



# CITY OF NORTH SALT LAKE

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## CITY COUNCIL MEETING NOTICE & AGENDA June 4, 2019

Posted May 31, 2019

Notice is given that the North Salt Lake City Council will hold a regular meeting on **JUNE 4, 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. Discussion of Proposed Concept Plan for Eaglewood Village
2. Approve City Council Minutes – May 21, 2019
3. Action Items
4. City Council Reports
5. Mayor's Report
6. Adjourn

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

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Lisa Baskin
3. Citizen Comment
4. Consideration of **Resolution 2019-16R**: A Resolution adopting utility rate adjustments for Solid Waste and Water
5. Public Hearing and Consideration of **Resolution 2019-21R**: A Resolution adopting the City of North Salt Lake Fiscal Year 2019-2020 Budgets
6. Consideration of **Resolution 2019-22R**: A resolution setting the Certified Property Tax Rate for FY2019-2020 at a rate not to exceed the rate determined by Davis County
7. Consideration of **Resolution 2019-24R**: A Resolution entering into Interlocal Cooperation Agreement (**2019-28A**) relating to the conduct of CDBG Program for Federal Fiscal Years 2020, 2021 and 2022
8. Consideration of **Ordinance 2019-06**: An ordinance rezoning property located at approximately 650 South Edgecrest Lane, from Special Use Restricted (SR) to P-District and approving a development agreement (**2019-19A**) for The Ridge PUD, CW Land, applicant
9. Consideration of Final Plat approval for The Ridge PUD located at approximately 650 South Edgecrest Lane, CW Land, applicant.
10. Consideration of bid award for the Orchard Drive Sidewalk Project from Kingdon Lane through 83 South
11. City Attorney Report
12. City Manager Report
13. Adjourn

**CLOSED SESSION**

1. Possible closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale, or lease of real property.  
*Utah Code 52-4-205*

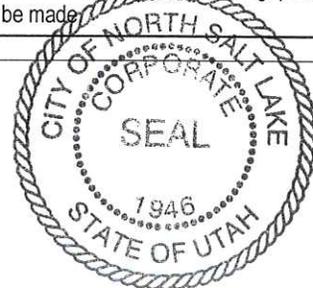
The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

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 this 31st day of May, 2019.

Dated this 31st day of May, 2019.

*Linda Herrocks*





## 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:** June 4, 2019

**SUBJECT:** Discussion of proposed concept plan for Eaglewood Village

---

Sherrie Llewelyn and I recently met with the Brighton Development group and were showed some conceptual plans for mixed use development on the remaining vacant parcels in the Eaglewood Village project. Our initial reaction to the plans was positive because it meets some of the City's objectives for having non-residential land uses on the remaining retail parcel north of The Stop. The plan also has mixed use buildings with non-residential on ground floors with residential above for the other two parcels. This is similar in design to building types that we've recently expressed an interest in.

In our meeting, we asked the group to prepare a more complete plan that includes building architecture and design. They requested an opportunity to discuss the proposal with the City Council in a work session and I thought that was a great approach so that we can know what the Council's preferences are in this case.

1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL MEETING – WORK SESSION  
3 MAY 21, 2019

4  
5 **DRAFT**  
6

7 Mayor Arave called the meeting to order at 6:05 p.m.

8  
9 PRESENT: Mayor Len Arave  
10 Council Member Brian Horrocks  
11 Council Member Stan Porter  
12 Council Member Ryan Mumford  
13 Council Member James Hood  
14 Council Member Lisa Watts Baskin  
15

16 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,  
17 Public Works Director; Janice Larsen, Finance Director; Craig Black, Assistant Police Chief;  
18 David Church; City Attorney; Sherrie Llewelyn, Community Development Director; Linda  
19 Horrocks, City Recorder; Connie Larson, Minutes Secretary.  
20

21 OTHERS PRESENT: Beth Holbrook, Hal Johnson, Laura Hanson, Utah Transit Authority; Bob  
22 Allsop, resident.  
23

24 1. UTAH TRANSIT AUTHORITY (UTA) DISCUSSION – BETH HOLBROOK AND  
25 HAL JOHNSON  
26

27 Beth Holbrook, Utah Transit Authority, gave a review of what the UTA Board is doing and their  
28 strategies for the future. The new government structure began in November 2018, and a new  
29 strategic procedure began to make sure the level of transparency is increasing and to allow the  
30 organization to function efficiently.  
31

32 Three items required by the legislation:  
33

- 34 • Anything over \$200,000 must come before the Board of Trustees.
- 35 • Advisory Council in Davis Council, with Erik Craythorne, from West Point. This  
36 Advisory Council will oversee the transit oriented development structure, capital asset  
37 structure, and service plan agreements. They will oversee and improve what is already  
38 established.
- 39 • The service plan indicates what will be done, and the Advisory Council will need to  
40 approve what is done structurally.  
41

42 UTA was initially given five projects to work on in the TOD (Transit Oriented Development). One  
43 of the projects approved will be Clearfield's Master Development Plan for a Frontrunner Station.  
44 UTA is working with the Wasatch Front Regional Council, who will delineate which projects will  
45 take place.

46 Ms. Holbrook displayed a map of the current bus routes that go through North Salt Lake. The UVX  
47 (Utah Valley Express) is Utah's (BUD) Bus Rapid Transit, has been very successful. It opened in  
48 August 2018, and there were 1.8 million drivers as of April 18, 2019. Under the UVX, a bus will  
49 stop every 16 minutes at a bus stop.

50

51 Laura Hanson is UTA's Planning Director. UTA is currently working on a service that is entitled,  
52 "UTA's Service Choices." She provided a link to a survey where policy directions and decisions  
53 will be made from the survey responses. Implementation of the changes will begin in the fall of  
54 2021.

55

56 The main two issues to focus on are:

57

- 58 • Maximizing Ridership: how often it runs, where it runs, and when it runs.
- 59 • Focus on Coverage: density, walkability, linearity, and proximity.

60

61 Mayor Arave asked if things are handled differently in south Davis County than north Davis  
62 County, and other surrounding counties. Ms. Hanson replied there will be three different  
63 percentage splits for the three different business units. Council Member Lisa Baskin asked what is  
64 being done about the Last Mile. Ms. Hanson replied having a great bus network is important, and  
65 working with bike sharing companies, bike shooters, and other active partnerships. The southern  
66 part of Salt Lake County is doing a pilot program, called a Micro Transit Pilot, where a UTA Lift  
67 bus will be available through the smartphone that is similar to calling a cab or Uber driver.

68

69 Hal Johnson reported there are an average of 6,100 riders a day on route 455, and there are 3,300  
70 riders a day on route 470. These are long routes that connect to Ogden, which is the reason the Salt  
71 Lake to Davis Connector Project will improve the service to make them faster and more travel  
72 time competitive. Service would be brought closer to the population centers on the east side of Salt  
73 Lake and Davis County to better serve the travel markets. The Wasatch Front Regional Council,  
74 UTA, UDOT, and Davis County are partners that are working on this project. UTA has been  
75 working on obtaining funding for this project since 2014 to do an environmental study and  
76 conceptual engineering.

77

78 2. ADJOURN

79

80 At 6:55 p.m., the meeting was adjourned to begin the regular session.

81

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING  
MAY 21, 2019

**DRAFT**

Mayor Arave called the meeting to order at 7:05 p.m. Council Member Brian Horrocks offered the invocation, and led those present in the Pledge of Allegiance.

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

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

OTHERS PRESENT: Brian Knowlton, Mr. Beyer, Robert & Debbie Anderson, John Beyer, John Brobern, Stew & Mic Nelson, John Knecht, Crystal Matulich, Milt Buhnman, Stephanie Beesley, Steven Moosman, Robert & Debra Peursou, Kowen Milk, Marilyn Thorne, Nick Bosen, Ryan Richins, Anabelle Ballard Family, Grant Iverson, Weston Kimber, Tim Hatch, Robert Nicholes, Corey Makech, Dee Lalliss, Katie Wang, Dough & Meg Koob, Joanne & Craig Powed, Roger Graves, Cherie Constance, Melissa Adams, Val Averett, Barry Bryson, Sarah Sorensen, Michael S. Moore, Henry Theurer, Ashlyn Otis, Judith & Gary Coleman, Kurt Bosen, Josh Danosh, Kerry Johnson, Amy & Eric Jacobsen, Mark Lee, Abby Ebert, JoAnn Hanson, John Tobin, Julie & Troy Somerville, Sol Himer, Karl Badger, Chris Jones, Tani Anderson, Richard Kendall, Marcia Cornell, James Corlion, Kathy & Randy Adams, John Hastings, Mindy & Cameron Marx, Carly Martin, Tenielle Humphrys, Colleen & Lonnie Stuart, Robert Evans, Dave Fielding, Robert Drinkault, Gary Herde, Patrick Salt, Kelly Jones, Arainna & Patrick Forth, Russ Wilding, Jeff Roberts, Mica Welch, Carolyn Bingham, Parker M., Sandell Smoot, Amy Cowley, Wendy & Mike Mele, Mary Kay Porter, David Zimmerman, Peter Watkin, Jeff Bateso.

1. PRESENTATION TO OUTGOING 2018-2019 YOUTH CITY COUNCIL  
EXECUTIVE COMMITTEE, AND SWEARING IN OF 2019-2020 COMMITTEE

Council Member James Hood recognized the outgoing Youth City Council for their work during the 2018-2019 year. They are: Youth Council Mayor, Gavin Tobin, Annabelle Ballard, Megan Welch, Cameron Marks, Houston Nagele, Tessa Parkinson, and Sammie Wong. Mayor Arave presented Youth Council Mayor, Gavin Tobin, with a \$1,000 scholarship.

126 The new 2019-2020 Youth Council Mayor is Annabelle Ballard. Youth Council members are:  
127 Cameron Marx, Katheryn Forth, Houston Naegle, Rachel Drinkhall, Ashlynn Otice, Sammie  
128 Wang, and Justin Tobin. Advisors are John and Marnie Tobin. Mayor Arave swore in the new City  
129 Youth Council.

130

131 2. CITIZEN COMMENTS

132

133 Barry Bryson, 349 Odell Lane, is president of his HOA association. He thanked the City and Ken  
134 Leetham for their help and response on emails, and on improvements on Odelle Lane. He is  
135 disappointed in the Planning Commission and many of the City Council members.  
136 He said the City Council should support current property owners and not future property owners.  
137 The density being proposed on Odell Lane is double of any other PUD on the street. High density  
138 should be on high density roads.

139

140 Sarah Sorenson, 413 East 100 North, expressed concern for her children walking to school at  
141 Orchard Elementary. This is a busy school, and there is no school zone. The proposed  
142 development will make a difference in increased traffic.

143

144 Carolyn Bingham, 1053 Manchester Drive, spoke with Ryan at Stericycle, and she wants the  
145 company out of the neighborhood. Ken Leetham, City Manager, said Stericycle is not moving to  
146 Tooele County, but they will be moving to Nevada in around three years. An update will be sent  
147 out at a later date.

148

149 Chrystal Martulich, 1120 East Fairway Drive, said if the City is paying \$350,000 to subsidize the  
150 golf course, if it is leased out, will there be a refund on taxes? She heard a rumor if the golf course  
151 fails, it will become development. Mayor Arave explained the property has to stay as a golf  
152 course.

153

154 3. CONSIDERATION OF **ORDINANCE 2019-04**: AN ORDINANCE REZONING  
155 PROPERTY LOCATED AT 378 EAST ODELL LANE FROM RESIDENTIAL-  
156 MULTIFAMILY (RM-7) TO P-DISTRICT, AND APPROVING A DEVELOPMENT  
157 AGREEMENT FOR ORCHARD GROVE TOWNHOMES, BRIGHTON  
158 DEVELOPMENT UTAH, APPLICANT

159

160 Sherrie Llewelyn, City Planner, displayed a current zoning map of Odell Lane. The current zoning  
161 is RM-7, which is the proposed zoning for the P-District for the Orchard Grove Townhomes  
162 development with three conditions:

163

- 164 1. Development Agreement requires the CC&R's and the HOA to provide mechanisms for  
165 single entities from acquiring and converting the townhomes to rental properties.
- 166 2. CC&R's and HOA provide mechanisms to designate the garages on the units as the primary  
167 residential parking, and individual driveways primary use be designated as guest parking.
- 168 3. Front setback on the Preliminary Plan be modified to show a ten-foot setback from the back  
169 of the sidewalk after the new dedication on Orchard Drive.

170 The General Development Plan was approved by the Planning Commission on April 2, 2019. An  
171 appeal hearing on the General Development Plan was held this morning, and the hearing officer  
172 upheld the decision of the City Council decision of February 12, 2019, where a public hearing was  
173 held. No single person or entity can own more than two units. Parking and landscaping codes are  
174 met. Amenities added are a fenced in dog area and top lot.

175  
176 Melissa Adams, 330 East Odell Lane, approves of the new plan. She asked the City Council to  
177 look at a long term plan of North Salt Lake. She would like to make the area better, and not more  
178 houses. The top lots are great, but she believes teachers like her do not use the top lot. She does  
179 not approve of the rezone.

180  
181 Mark Lee, 450 East 100 North, said at the April 2, 2019 meeting, the representative from Brighton  
182 Homes, Taylor Spendlove, said the buildings will not have any stucco. He asked the City Council  
183 to make certain there will be no stucco, and to get clarification on the setback of the building.

184  
185 Colleen Stewart, 341 Odell Lane, moved to North Salt Lake in 1976. She is worried about the  
186 traffic, and she is surprised no traffic study has been done, as it is heavy traffic. She is worried  
187 about the amount of traffic.

188  
189 Kelly Jones, 107 Osborne Circle, said the residents have worked hard to have a voice. She asked  
190 the City Council to consider placing fewer units on the corner of Odell and Orchard Drive.

191  
192 Mayor Arave closed the public hearing and opened the City Council discussion.

193  
194 Council Member Stan Porter, explained he has been accused somehow of “getting in” with the  
195 developer, because he has done business with them during the past year. When he started on the  
196 City Council several years ago, he talked with Rod Wood, and did the Land Use Management  
197 Development Act for the City. That ordinance was past, and it was used for several years. He was  
198 put on the Planning Commission and spent 12 years there. In the General Plan, the discussed area  
199 was going to be developed, and, somehow, there was an accusation he received a bargain deal. He  
200 discussed the underlying zone with residents in the area, and he showed them two drawings of  
201 duplexes and apartments. He did not talk with Planning Commission members, or discuss the  
202 density or plans on this project. The Planning Commission considered the development, and  
203 concerns of the citizens have been heard and have been passed to the City Council for approval.  
204 Council Member Porter said he has not had conversations with Brighton Homes since last fall.  
205 There were no secret deals, and there was no motivation from Brighton Homes for Council  
206 Member Porter to approve the project.

207  
208 Council Member Brian Horrocks said he has been accused of being nonresponsive. He explained  
209 once the appeal process was in progress, he did not return calls or emails as he was advised to wait  
210 until the appeal process was complete. He said he originally voted against the project, and the  
211 developer took the suggestions and made changes. When the changes were made, he voted “yes”  
212 to the project.

213 Council Member Lisa Baskin said she hears comments that the residents are fighting the City.  
214 There were three Planning Commission and two City Council meetings on this development. The  
215 appeal process was done very well, and Kelly Jones did a great job representing the citizens. She  
216 is troubled by the setback from Orchard Drive on the Clifton units, as it is too close to the road.  
217 She asked about a traffic study on Odell Lane, and if the street can handle the congestion. She  
218 walked the property, and feels the sight lines are not the problem. The problem is the homes are  
219 too close to Orchard Drive.

220

221 Council Member James Hood said he does not like the project. He believes delivery trucks and  
222 vehicles will be targeted for theft in this project. Density is an issue, and he believes the 12 units  
223 is still not appropriate. He would not want to live in the development, as it is not a safe location.  
224 Odell Lane is small and could handle some of the traffic that is purposed.

225

226 Council Member Ryan Mumford said he was previously on the Planning Commission, and there  
227 are many things he likes, but he is not satisfied with the density. He would like some units removed,  
228 and the black fence and two portions of the rear yards of the Hemmingway's recalculated, as not  
229 all of it is public space. He would like to see one or two less units.

230

231 Mayor Arave is concerned with the General Plan, because it encouraged this type of frontage along  
232 Orchard Drive. Ken Leetham said this was an urban design model, but it wasn't specific for  
233 Orchard Drive. The development is getting a park strip on Orchard Drive, and a separated sidewalk  
234 and widening of Odell Lane. With the rental of duplexes, there could be problems with code  
235 enforcement. Odell Lane is going to be widened, and there will be mechanisms for code  
236 enforcement.

237

238 Council Member Lisa Baskin asked if anything can be done with regard with the setback off  
239 Orchard Drive. Patrick Scott, Brighton Homes, said the setback on Orchard Drive is a concern,  
240 and he is trying to balance driveway parking. They addressed safety issues by creating a park strip  
241 and shifting the sidewalk back. The main entrance was shifted to create more driveway space.  
242 More right-of-way was added to have a greater setback. The desire is to not see backyards,  
243 driveways, fences, and garages from the front. Buildings went from three stories to two stories on  
244 Odell Drive, and the road will be widened.

245

246 Sherrie Llewelyn displayed elevations for Clifton. Sherrie stated stucco was removed from the  
247 approved materials in the agreement. Council Member Baskin asked how far forward the awning  
248 extends. Sherrie explained there is a six-foot sidewalk against the curb that is where the current  
249 property line is. An addition three to five feet will be dedicated for the right-of-way on Orchard  
250 Drive. There will be a four-foot side walk, a five-foot driveway, and a four-foot park strip. The  
251 Planning Commission stated the setback would be ten feet from the foundation wall to the new  
252 sidewalk. Patrick Scott said there is an 18-inch overhang that will not encroach into the setback.  
253 The zoning setback is 25 feet from the property lines. There will be five to six steps, but there  
254 could be more steps depending on how much elevation change is made.

255 **Council Member Brian Horrocks made a motion to consider Ordinance No. 2019-04**  
256 **rezoning the property at 370 East Odell Lane from Residential Family RM-7 to a P-District,**  
257 **and approving the development agreement for Orchard Groves Brighton Development, with**  
258 **the following conditions as stated by Sherrie Llewelyn:**

- 259
- 260 **1. Development Agreement require the CC&R's and the HOA to provide mechanisms for**  
261 **single entities from acquiring and converting the townhomes to rental properties.**
- 262 **2. CC&R's and HOA provide mechanisms to designate the garages on the units as the**  
263 **primary residential parking, and individual driveways primary use be designated as**  
264 **guest parking.**
- 265 **3. Front setback on the Preliminary Plan be modified to show ten-foot setback from the**  
266 **back of the sidewalk after the new dedication on Orchard Drive.**
- 267

268 **Mayor Arave explained the motion approves the rezone of the property, and adopts the**  
269 **Development Agreement. Council Member Stan Porter seconded the motion, which failed**  
270 **by a roll-call vote of (3-2). Council Members Hood, Horrocks, and Baskin were the**  
271 **descending votes.**

272

273 **Council Member James Hood made a motion to deny the rezone for the property from RM-**  
274 **7 to P-Zone, and deny the development agreement. Council Member Lisa Baskin seconded**  
275 **the motion but withdrew her second. Council Member Ryan Mumford seconded the motion,**  
276 **which failed by a roll-call vote of (2-3).**

- 277
- 278 **4. CONSIDERATION OF SUBDIVISION PRELIMINARY PLAN FOR ORCHARD**  
279 **GROVE TOWNHOMES LOCATED AT 378 EAST ODELL LANE, BRIGHTON**  
280 **DEVELOPMENT UTAH, APPLICANT**
- 281

282 **Council Member Ryan Mumford made a motion to table this item. Council Member Lisa**  
283 **Baskin seconded the motion, which was passed by unanimous vote (5-0).**

- 284
- 285 **5. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR THE WINNIE,**  
286 **PHASE 2, LOCATED AT APPROXIMATELY 650 NORTH ORCHARD DRIVE,**  
287 **CW LAND, APPLICANT**
- 288

289 Sherrie Llewelyn explained the proposed development is on the previous Winegars site on Orchard  
290 Drive north of the previous project that was discussed. In the original planning of this property,  
291 there is a one acre site that is a future development, but they did not know what they wanted to do  
292 with the site. After doing market research, the results were to build townhomes. The developer  
293 came to the Planning Commission six weeks ago and proposed 22 townhomes, which was tabled.  
294 They asked the developer to review the architecture, number of units, and tandem garages. The  
295 revised drawing was displayed with 20 units, which the Planning Commission approved. There is  
296 a change in the zoning that requires the CS Zone go through a P-District rezone in the Commercial  
297 Shopping District. The developer is being asked to look at the units along Orchard Drive for the  
298 possibility of doing live/work units for home offices and certain businesses.

299 The developer is required to add an amenity to the open space. There will be 73 units, for a total  
300 of 182 parking spaces, and there will be a bus shelter added to the site.

301  
302 Council Member Ryan Mumford asked if the units will be owned by the same owner. Ms.  
303 Llewelyn explained in Phase 1, the 53 units are for sale. The developer is deciding whether or not  
304 they want to plat the additional 20 units to be sold in the future. They will be held by a single  
305 ownership and be rental units. Council Member Brian Horrocks discussed the traffic that will be  
306 coming from this development. He would like to have a traffic study done for a traffic light on  
307 where the main road went into Winegar's Grocery Store.

308  
309 Darlene Carter, CW Group, 1222 Legacy Crossing Blvd., Centerville, said the property was  
310 purchased under the CS Zone. They are not sure what the front piece on Orchard Drive will be.  
311 There will be a 30-foot setback from the street with guest spaces. Council Member Ryan Mumford  
312 said this project came in as one development, but now it is being done in piecemeal. The original  
313 plan was for a credit union or a gym in front and 53 units in the back and now eight out of 20 units  
314 have tandem garages. That has now changed.

315  
316 **Council Member Ryan Mumford made a motion to table this item. Council Member Brian**  
317 **Horrocks seconded the motion, which was passed by unanimous vote (5-0).**

318  
319 6. PRESENTATION OF CITY MANAGER RECOMMENDATION RELATED TO  
320 THE PROPOSED LEASE OF EAGLEWOOD GOLF COURSE TO GreatLIFE,  
321 UTAH.

322  
323 Ken Leetham, City Manager, said the City needs to receive facts on the proposed lease of  
324 Eaglewood Golf Course. The City is not considering the sale of Eaglewood Golf Course.  
325 GreatLIFE, Utah is a company that approached North Salt Lake to operate and perform marketing  
326 for the golf course on behalf of the City. They are a franchise of GreatLIFE, and would form a golf  
327 board, and oversee an operating agreement. The City Council is considering this because the  
328 current loss is \$300,000 annually, and the golf course needs a new irrigation system at a cost of \$4  
329 million. This would be a way to share the cost of the irrigation system. Golf rounds are flat and  
330 declining in Utah and across the country. Golf requires a new marketing approach, and it could be  
331 more effective. Golfing needs to be more flexible and affordable to the public, as it is not affordable  
332 for the majority of the public in Utah.

333  
334 GreatLIFE Corp. is a recreation company, and they combine golf with fitness opportunities. They  
335 sell memberships for golf and fitness opportunities. If a membership is purchased, it can be used  
336 at GreatLIFE properties around the country at any of their facilities. The City Manager, Mayor,  
337 and Golf Course Director, visited several GreatLIFE facilities in the Kansas City area, and they  
338 were impressed with how well the golf courses and amenities appeared. GreatLIFE is trying to  
339 target families, not just golfing and gym memberships.

340  
341 Mayor Arave opened the public hearing for comments.

342 Brent Moyes, Golf Course Director, explained GreatLIFE has several properties. For this model  
343 to work, you have to get more memberships and more properties. With this being a franchise, it is  
344 not known what they would do here. Utah golfers are different, as there are many vested State  
345 employees in retirement and health care. He recommended to wait a few years before making a  
346 decision.

347  
348 John Meyer, 72 East 200 North, has lived in North Salt Lake for 52 years. He has worked at the  
349 golf course for 13 years. Eaglewood is different, in that the people who run the course work well  
350 together. The course is in great shape, and he doesn't want to see people who don't have any  
351 background in Utah running the golf course. Another management company went to Logan River,  
352 and took over the course for one year and then dumped it back to the City.

353  
354 Sheryl Allen, 6830 Country Court, said how much the Eaglewood Golf Course adds to the quality  
355 of life in the City. There are six people who are affiliated with Cordova that deeded 40 acres for a  
356 golf course with no restrictions. The people want to see a quality golf course, and it is premature  
357 to consider this. We have a quality course that has added significantly to the quality of life in Utah,  
358 and is an asset that doesn't need to be fixed at this time.

359  
360 Rich Kendall, 909 Eaglewood Loop, said caution is due on this subject. He would like to see a  
361 three year audited financial report on the company. Coral Canyon in St. George has gone downhill  
362 with every successive management company.

363  
364 Stuart Nelson, 1135 Eaglewood Loop, said there must be a fallback strategy. Perhaps we could  
365 look at successful city courses to cut down losses, and factor in we have a recreation center with a  
366 wide variety of recreation opportunities. If the course is losing \$300,000 a year, what is being done  
367 to look at fees and management?

368  
369 Roger Graves, 810 Eaglepoint Drive, is employed by the PGA of America. There are 168 golf  
370 management companies in the USA. GreatLIFE is a young, unproven company. Eaglewood Golf  
371 Course has many recreational uses throughout the year. He has observed Brent and John at the golf  
372 course, and they do exemplary work. PGA of America is willing to help. Mr. Graves suggested  
373 forming a golf committee to solve the money deficit.

374  
375 John Hastings, 31 North Eaglewood Drive, purchased his home because of the quality of the  
376 community. The golf course was not built for the profitability. It is an investment. It is not about  
377 the cost. He is concerned about an outside entity taking control of the golf course. Perhaps the City  
378 should partner with Bountiful courses. It's about quality of life and lifestyle and the quality of  
379 citizens.

380  
381 Dee Ellis, 300 North. When the golf course was first acquired by North Salt Lake, there was a 25  
382 year bond at \$350,000 per year to pay it off. The bond is now paid off. He asked how much money  
383 the golf course has returned to the City. The covenant is that it cannot be anything but a golf course.  
384 He feels the City should not pay a leasing company for what the City is already taking care of.

385 Robert Allsop, 1010 East Eaglewood Drive, Suite 1. He has lived in many places, and for the past  
386 ten years he has had an office at the golf course. The people of North Salt Lake have a huge  
387 investment in the golf course. He wants the current employees and management to stay.

388  
389 Troy Summerville, 288 Bogey Circle, said the golf course connects the City. This is a municipal  
390 golf course and be careful to not let it go.

391  
392 Mike Warren, 1630 Foothill Road, was active in the Airforce, and chose to retire in North Salt  
393 Lake 18 years ago. After a year of private partnerships, they look at the bottom line, and very little  
394 carrying. Staff at Eaglewood is carrying, and the golf course is an attractive gem.

395  
396 Tim Hatch, 86 North Fairway Drive, believes the quality of the golf course will go down if a  
397 private company takes over.

398  
399 Barry Bryson, 349 Odell Lane, said his grandfather ran the Provo Golf Course. He would like to  
400 see the course remain in the City's hands and run by residents.

401  
402 Josh Danosh, 117 North Eaglewood Drive, one way to make money is to increase sales and  
403 decrease overhead. Gyms do not make money. How will this company put money in a golf course  
404 if the fitness center loses money?

405  
406 Jeff Harbertsen, GreatLIFE, Utah, lives in Layton. The City Council asked about his relationship  
407 with Vanguard on The Ranches. Mr. Harbertsen purchased the majority (51-49) of The Ranches,  
408 and is not affiliated with Coral Canyon. Eaglewood Golf Course would be the first for GreatLIFE,  
409 Utah, and would have direction from GreatLIFE Corporate. Council Member Ryan Mumford  
410 asked if the same maintenance crews would stay. Mr. Harbertsen said the history is to keep the  
411 staff that is currently there. There would be added amenities to drop costs. GreatLIFE's model is  
412 for families to come and enjoy golfing. Council Member Horrocks asked about the presentation  
413 model to have a course in several cities. Mr. Harbertsen replied it would go by supply and demand.  
414 Each golf course would sustain itself, and expenses are paid by the golf course as it runs.  
415 GreatLIFE started in 1984, and they are the eighth largest in the country.

416  
417 Gary Herde, 39 East Eagleridge Drive, said the entire golf staff is wondering if they will have a  
418 job if another entity comes in.

419  
420 7. CONSIDERATION OF PLAT AMENDMENT TO THE NORTH SALT LAKE CITY  
421 CENTER SUBDIVISION, LOT 57 LOCATED AT 45 EAST CENTER STREET,  
422 FOR THE PURPOSE OF DIVIDING THE COMMERCIAL STRUCTURE INTO  
423 INDIVIDUAL COMMERCIAL CONDOMINIMUMS, BRIGHTON  
424 DEVELOPMENT UTAH, APPLICANT.

425  
426 Sherry Llewelyn explained this is the Brighton Subdivision across the way. The best use for Lot  
427 57 would be to condominize the lot. The Planning Commission recommends approval with no  
428 conditions. It is currently under construction, and the ownership will be sold separately.

429 **Council Member Brian Horrocks made a motion to approve the plat amendment for Lot 57**  
430 **of North Salt Lake City Center PUD, creating the North Salt Lake City Center**  
431 **Condominiums at 45 East Center. Council Member Ryan Mumford seconded the motion.**  
432 **Council Member Stan Porter recused himself from voting, as this was his property. The**  
433 **motion was passed by unanimous vote (4-0).**  
434

- 435 8. CONSIDERATION OF **ORDINANCE 2019-05: AN ORDINANCE REZONING**  
436 **PROPERTY LOCATED AT 24 WEST 150 NORTH FROM RESIDENTIAL-**  
437 **MULTIFAMILY (R1-7) TO P-DISTRICT AND APPROVING A DEVELOPMENT**  
438 **AGREEMENT FOR HEPWORTH TOWNHOMES, KNOWLTON GENERAL,**  
439 **APPLICANT.**  
440

441 Sherry Llewelyn explained this property is located on the corner of Main Street and 150 North and  
442 is zoned R1-7. The Planning Commission held a public hearing on January 8, 2019, and  
443 recommended for approval by the Planning Commission at the March 5, 2019 meeting. Previously  
444 in the General Development Plan, it was indicated each townhome would have a carport for one  
445 car, but now each unit will have two covered parking spaces in the back. There are six guest  
446 parking spaces and two parking spaces for each unit, which exceeds the 2.75 minimum spaces.  
447 The Planning Commission gave a favorable recommendation on May 14, 2019 with no conditions.  
448

449 **Council Member Lisa Baskin made a motion that the City Council approve the Ordinance**  
450 **2019-05 rezoning the property from R1-7 to P-District for Hepworth Townhomes located at**  
451 **approximately 24 West 150 North, along with the proposed development agreement with the**  
452 **following findings:**  
453

- 454 1. **The proposed P-District can be substantially completed within two (2) years of the**  
455 **establishment of the P-District.**
- 456 2. **The development contains one phase that can exist as an independent unit capable of**  
457 **creating an environment of sustained desirability and stability; and that the uses**  
458 **proposed will not be detrimental to present and potential surrounding uses, but will**  
459 **have a beneficial effect which could not be achieved under other zoning districts.**
- 460 3. **The proposed increased density will not generate traffic in such amounts as to overload**  
461 **the street network outside the P-District.**
- 462 4. **The area surrounding said development can be planned and zoned in coordination and**  
463 **substantial compatibility with the proposed development.**
- 464 5. **Any exception from standard ordinance requirements is warranted by the design**  
465 **incorporated into the final plan.**
- 466 6. **The P-District is in conformance with the City General Land Use Plan.**
- 467 7. **Existing or proposed utility services are adequate for the population and use densities**  
468 **proposed.**  
469

470 **Council Member Stan Porter seconded the motion, which passed by a vote of (3-2). Council**  
471 **Members Hood and Mumford were the descending votes.**

472 **Council Member Hood said it does not fit into the local neighborhood. Duplexes would be**  
473 **better, and there are already duplexes there.**

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9. CONSIDERATION OF A SITE PLAN FOR HEPWORTH TOWNHOMES LOCATED AT 24 WEST 150 NORTH, KNOWLTON GENERAL, APPLICANT.

Council Member Lisa Baskin said she finds it interesting that T. J. Riley was consulted and asked for his perspective on the trees for the park strips.

**Council Member Lisa Baskin made a motion for the City Council to approve the proposed site plan for the Hepworth eight-plex located at 24 West 150 North subject to the following:**

- 1. Confirmation whether alleyway access for the northern neighbor will be provided via a gate.**
- 2. Adjacent sidewalk along 150 North and Main Street to be replaced by the developer as part of the project.**

**Council Member Ryan Mumford seconded the motion, which was passed by a unanimous vote (5-0).**

10. CONSIDERATION OF **ORDINANCE 2019-01**: AN ORDINANCE AMENDING TITLE 6, MOTOR VEHICLES & TRAFFIC, REGARDING PARKING REGULATIONS.

Sherry Llewelyn explained this item was discussed at a work session a month ago. She received the final changes before the work session this evening. Council Member Baskin said the transcript language regarding the payment for transcripts that is in Sections 427 and 437 should be eliminated. The following language should be added: “The requesting party will pay for the transcripts of the court proceedings.”

Council Member Ryan Mumford asked if a discount applies. Council Member Lisa Baskin explained this is the second piece to the fee schedule. The fee schedule of \$60 is ample to regulate, and if paid timely \$40 is taken off. If paid in time, \$20 will be taken off. This is to allow parking in the winter, and it is hoped the Code Enforcement will clean up the cars parked across sidewalks.

**Council Member Ryan Mumford made a motion for the City Council to adopt Resolution 2019-19-01 amending Title 6, Motor Vehicles and Traffic, pertaining to on-street parking regulations, and Title 7, Public Ways and Property as proposed with attachments (1) and (2) as amended. Council Member Stan Porter seconded the motion, which was passed by unanimous roll-call vote (5-0).**

11. CONSIDERATION OF **RESOLUTION 2019-19R**: A RESOLUTION AMENDING THE CONSOLIDATED FEE RESOLUTION ESTABLISHING CIVIL PENALTIES RELATED TO PARKING VIOLATIONS.

516 **Council Member Stan Porter made a motion for the City Council to approve Resolution**  
517 **2019-R adopting certain amendments to the City of North Salt Lake’s Comprehensive Fee**  
518 **Schedule and establishing an effective date. Council Member Lisa Baskin seconded the**  
519 **motion, which was passed by unanimous roll-call vote (5-0).**

520

521 12. CONSIDERATION OF A BID AWARD FOR THE REDWOOD ROAD SIDEWALK  
522 – 50 NORTH TO 100 NORTH AND 600 NORTH TO 1050 NORTH PROJECT IN  
523 THE AMOUNT OF \$121,042.68 TO W.M. GREEN.

524

525 Paul Ottoson, City Engineer, explained the City received two separate grants through UDOT’s  
526 Pedestrian Safety Program. One is for the new sidewalk from Center Street to 1100 North, and the  
527 other is from 600 North to 1050 North. Both projects are on the east side of Redwood Road. The  
528 State portion is \$86,250, and the City will match for a total of \$115,000. W. M. Green was the low  
529 bid at a \$121,000, and staff will come back in June for the budget adjustment. The Center Street  
530 to 1100 North budget has not been finalized. The City’s share will be \$35,000.

531

532 **Council Member Stan Porter made a motion for the City Council to award the Redwood**  
533 **Road sidewalk project from 50 North to 100 North, and 600 North to 1050 North project to**  
534 **W. M. Green Inc., for the price of \$121,042.68. The City match is \$35,000. Council Member**  
535 **Brian Horrocks seconded the motion, which was passed by unanimous roll-call vote (5-0).**

536

537 13. CONSIDERATION OF A BID AWARD FOR MISCELLANEOUS STREET  
538 PRESERVATION – JUNE 2019 PROJECT IN THE AMOUNT OF \$248,394.52 TO  
539 HOLBROOK ASPHALT.

540

541 Paul Ottoson explained this is the annual street preservation with Holbrook Asphalt. The City is  
542 in favor of the high density mineral bonded matrix overlay that is more durable than slurry seal.  
543 The bonded overlay is for roads that receive more volume of traffic. It acts like a chip seal with a  
544 top coating and holds better. Ken Leetham suggested if the City Council wants more roads to be  
545 repaired, then the expenditure of \$100,000 can be increased for the next fiscal year if the budget  
546 is amended at the end of this fiscal year for additional projects. The repairs can be completed by  
547 this August. The City has used Holbrook Asphalt over the years, and have been very pleased with  
548 the company and the product.

549

550 **Council Member Brian Horrocks made a motion to award a contract to Holbrook Asphalt**  
551 **for the street preservations for \$248,394.52. Council Member James Hood seconded the**  
552 **motion, which was passed by unanimous roll-call vote (5-0).**

553

554 14. CITY ATTORNEY REPORT

555

556 David Church reported there is no change on the trial schedule for the litigation in the Eaglepointe  
557 landslide case. Settlement negotiating is still ongoing. The trial is scheduled for August, and the  
558 City’s position has not changed.

559 15. MINUTES REVIEW AND APPROVAL

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**The City Council reviewed the minutes of May 14, 2019. Council Member Brian Horrocks made a motion to approve the minutes as amended. Council Member Ryan Mumford seconded the motion, which was passed by unanimous vote (5-0).**

16. CITY COUNCIL REPORTS

Council Member James Hood expressed appreciation for the City Youth Council presentation.

Council Member Ryan Mumford reported the Kite Festival went very well. Many residents told him they hope the festival will be held in future years. The recreation program for soccer for North Salt Lake ended last week and went well. He would like an update on what the program cost. The residents want it again, and planning will need to take place if it is to continue.

Council Member Stan Porter reported he walked the wetlands recently, and more trees need to be added other than Russian Olives. It looks better than it did before

17. MAYOR'S REPORT

Mayor Arave reported the Sewer District is still having issues with algae. If they decide to ?? it will cost \$10 - \$12 million. Eventually the north plant will be moved to the south plant. The Fire District has a new budget, and they have a \$48,000 increase for next year.

18. CITY MANAGER REPORT

Ken Leetham reported the Legacy Park softball field is completed, and looks very nice. On May 29<sup>th</sup>, there will be a South Davis Active Transportation Plan at City Hall. It will be from 3:00 p.m. to 6:00 p.m.

19. ADJOURN TO REDEVELOPMENT AGENCY MEETING

**At 11:20 p.m., Council Member Stan Porter made a motion to adjourn to the Redevelopment Agency Meeting. Council Member Lisa Baskin seconded the motion, which was passed by unanimous vote (5-0).**

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Mayor

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City Recorder

### Action Items (for June 4, 2019)

Item	Staff	Description
<b>New</b>		
1	David	Council Member Stan Porter reported he walked the wetlands recently, and more trees need to be added other than Russian Olives.
<b>Current</b>		
1	David	Bikes coming too fast from flow trails into Wild Rose Park – need better signage to stay on trail out to parking lot. <i>Staff has inspected the problem and will be installing signage and possibly barriers that will protect and separate pedestrians from cyclists.</i>
2	Janice	CM Mumford asked for cost of the youth soccer program <i>(Staff to provide closer to end of season).</i>
3	Ken Craig	Staff to work on emergency preparedness reporting and coordination with Davis County rather than NSL – and whether it should be organized and run by South Davis Fire. <i>Staff is working with surrounding communities and the Fire District to evaluate staffing needs and possible sharing of an employee.</i>
4	Ken	Council Member Hood said that residents complained about animal control and that calls were not being addressed in a timely manner (dead animals not removed from the roads). <i>Ken contacted Rhett from the County. They prioritize their calls but make every effort to be responsive. Rhett invited residents to make more than one call if they feel that Animal Control is not responding well.</i>
5	Paul David Ken	Various assignments related to water and water planning including: collection of water usage data by area, analysis and recommendation related to water conservation rate structure, and long-range planning for water needs. <i>Staff met with Weber Basin Water Conservancy District and requested their assistance with a water rights application for re-use water and to evaluate the City's report on water usage, source, storage and distribution.</i>
6	David, Ken	Staff to follow-up on adding trees to park strips on Fox Hollow at Foxboro roundabout. <i>Ken will report back to Council.</i>
7	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>(Resolution to create this committee – on a June meeting agenda)</i>
8	Paul Ken	Staff to review current ordinance regarding road cuts including adding more restrictive provisions to the current three year wait on new roads as well as conditions in franchise agreements. <i>Paul is researching possible code amendments.</i>
9	Linda	Staff to arrange a tour of Wasatch Resource Recovery Plant for interested City Council members and staff. <i>Schedule with Matt Myers (Wait until July to be fully operational.)</i>
10	Ken	Staff to report back on the progress of mining on Monte Thomas parcel. <i>Ken had a brief phone conference with David Church and Jody Burnett on this matter. More research will be required and staff will continue to work to understand the impacts of HB288, Critical Infrastructure bill (gravel and mining operations).</i>
11	Paul Sherrie	Look at sidewalk on 3800 S. and US89 where residents are walking in the street to get to bus stop on US89. <i>Paul will contact Davis Co. Sherrie will inquire as to the available use of Prop 1 funds. (2/27)</i>
12	Sherrie	Staff to review current lighting ordinances/regulations related to light pollution and report back to City Council. <i>Staff has received model lighting ordinances from Utah Dark Skies and is preparing report on current regulations. (1/30)</i>
13	Ken	Staff to follow up with City attorney on Media One issue. <i>Attorney to look at next enforcement steps.</i>
14	Craig David	Look at monitoring options for Tunnel Springs including DVR system and other technology, police access, motion sensors, public access, etc. <i>Staff is proceeding w/ enhanced camera system.</i>
15	Paul David Sherrie	Staff to prepare options for repair/replacement of Eaglewood Village dock. Also look at placing trees around the pond or adding this area to Arbor Day. <i>Draft concept plan was presented to Parks and Arts Board. Concept plan was cost prohibitive - will look at a simpler design.</i>
16	David	Council review the parks & trails brochures before printed. <i>Parks &amp; Arts comm. to review draft.</i>

**RESOLUTION NO. 2019-16R**

**A RESOLUTION ADJUSTING THE SOLID WASTE AND CULINARY WATER SECTIONS OF THE CITY OF NORTH SALT LAKE COMPREHENSIVE FEE SCHEDULE**

WHEREAS, the City of North Salt Lake (*“the City”*) has reviewed the projected revenues, expenditures, and cash balances in the Solid Waste and Culinary Water Funds and has determined an adjustment to certain rates is necessary to maintain the financial position of these funds.

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

Section 1. Rate Changes. The following revisions to the fee schedule are hereby adopted by the City:

Sanitation/Solid Waste –

	<u>Current Rate</u>	<u>Waste Management Rate Increase</u>	<u>Wasatch Integrated Increase</u>	<u>Proposed Rate</u>
First Can	\$ 11.17	3% \$ 0.34	\$ 2.00	\$ 13.51
Additional Can	11.17	3% \$ 0.34	\$ 2.00	\$ 13.51
Recycle	5.53	3% \$ 0.17		\$ 5.70

Culinary Water –

Schedule Attached

Section 2. Effective Date. This Resolution hereby adopted is effective June 4, 2019 and the new rates in this resolution are effective July 1, 2019.

Adopted this 4th day of June, 2019.

**CITY OF NORTH SALT LAKE**

By:

\_\_\_\_\_  
Leonard K. Arave, Mayor

ATTEST:

By:

\_\_\_\_\_  
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
James Hood	_____
Brian Horrocks	_____
Lisa Baskin	_____
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 Voice  
(801) 335-8719 Fax  
www.nslcity.org

LEONARD K. ARAVE  
Mayor

KEN LEETHAM  
City Manager

## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** May 30, 2019

**SUBJECT:** Adoption of FY2019-2020 Final Budgets

---

### **RECOMMENDATION**

I recommend that the City Council adopt Resolution 2019-21R: A resolution adopting the FY2019-2020 budgets.

### **BACKGROUND**

As you know, the City Council is required to adopt a final budget by June 22nd for the upcoming fiscal year. The City's Tentative Budget was distributed to the Governing Body and available for public inspection on May 7th, 2019.

The final budget has been adjusted to include; transfers from the General Fund to the Road Capital Fund and the Park Capital Fund, and a few other minor adjustments to operating expenditures. A schedule of these changes is attached.

### **PROPOSED MOTION**

I move that the City Council approve Resolution 2019-21R: A resolution adopting the FY2019-2020 budgets.

**ADJUSTMENTS TO FINAL BUDGET**

<b>ACCOUNT</b>	<b>TENTATIVE</b>	<b>CHANGE</b>	<b>FINAL</b>	<b>NOTE</b>
FUND BALANCE - USE OF	\$ -	\$ (50,100)	(50,100)	BALANCE BUDGET
WAGE AND BENEFIT	211,000	9,000	220,000	MANAGEMENT ANALYST
TRANSFERS TO CAPITAL PROJECTS	311,400	(311,400)	-	TRANSFERS TO PARKS AND ROADS
TRANSFERS TO PARK CAPITAL	-	100,000	100,000	ADDITIONAL PARK PROJECTS
TRANSFERS TO ROAD CAPITAL	940,000	200,000	1,140,000	ADDITIONAL ROAD PROJECTS
GENERAL & CONTRACTED SERVICES	57,500	12,500	70,000	DISPATCH - CONTRACT
OTHER ASSETS-SIGNAGE	10,000	35,000	45,000	STREET SIGNS AND TOUR OF UTAH
TEMPORARY EMPLOYEES	35,000	5,000	40,000	EXTENDED SEASON
	<u>\$ 1,564,900</u>	<u>\$ -</u>	<u>\$ 1,564,900</u>	
TRANSFER FROM GENERAL FUND	-	(100,000)	(100,000)	ADDITIONAL PARK PROJECTS
ANNUAL REPAIR & REPLACE -TBD	100,000	100,000	200,000	
TRANSFER FROM GENERAL FUND	(940,000)	(200,000)	(1,140,000)	ADDITIONAL ROAD PROJECTS
CONTRIBUTION TO FUND BALANCE	940,000	200,000	1,140,000	
MACH & EQUIP - METERS REPLACE	70,000	30,000	100,000	GIS - METER REPLACEMENT
FUND BALANCE - CONTRIBUTION TO	760,900	(30,000)	730,900	

# City of North Salt Lake

North Salt Lake, Utah



## FISCAL YEAR 2020 FINAL BUDGET

Adopted June 4, 2019

Prepared by:  
City of North Salt Lake  
Finance Department

**GENERAL FUND  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<b>Actual FY 2018</b>	<b>Budget FY 2019</b>	<b>Projected FY 2019</b>	<b>Recommended FY 2020</b>
<b>Revenues</b>				
Taxes:				
Property	2,897,000	\$ 2,956,000	\$ 2,902,000	\$ 2,932,000
Sales and use	4,309,000	4,341,000	4,490,000	4,670,000
Franchise	1,868,000	1,832,000	1,851,000	1,851,000
Licenses and permits	233,000	233,000	228,000	228,000
Intergovernmental revenues	1,071,000	1,105,800	1,153,400	1,155,000
Charges for services	573,000	610,500	812,700	772,000
Fines and forfeitures	435,000	440,000	440,000	440,000
Interest	79,000	50,000	80,000	80,000
Miscellaneous	39,000	36,000	42,000	40,000
<b>Total Revenues</b>	<b>11,504,000</b>	<b>11,604,300</b>	<b>11,999,100</b>	<b>12,168,000</b>
<b>Expenditures</b>				
General government:				
Legislative	229,000	237,700	236,700	247,700
Administrative	931,000	1,032,800	989,000	1,097,000
Buildings	58,000	100,700	98,000	88,500
Judicial	271,000	339,400	333,200	341,800
Total general government	<b>1,489,000</b>	<b>1,710,600</b>	<b>1,656,900</b>	<b>1,775,000</b>
Public safety:				
Police department	3,472,000	4,111,800	3,931,100	4,263,900
Fire department	1,247,000	1,304,000	1,334,800	1,466,000
Total public safety	<b>4,719,000</b>	<b>5,415,800</b>	<b>5,265,900</b>	<b>5,729,900</b>
Public works:				
Streets department	1,455,000	1,543,000	1,624,000	1,632,500
Engineering	196,000	233,300	211,400	245,800
Total public works	<b>1,651,000</b>	<b>1,776,300</b>	<b>1,835,400</b>	<b>1,878,300</b>
Community Development				
Planning and zoning	298,000	352,900	329,900	422,900
Building inspection	188,000	207,100	197,100	212,000
Total community development	<b>486,000</b>	<b>560,000</b>	<b>527,000</b>	<b>634,900</b>
Parks	921,000	985,600	987,650	999,500
<b>Total Expenditures</b>	<b>\$ 9,266,000</b>	<b>\$ 10,448,300</b>	<b>\$ 10,272,850</b>	<b>\$ 11,017,600</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>\$ 2,238,000</b>	<b>\$ 1,156,000</b>	<b>\$ 1,726,250</b>	<b>\$ 1,150,400</b>
<b>Other Financing Sources (Uses)</b>				
Transfer in - RDA	22,000	22,000	22,000	30,000
Transfer out-capital fund	(1,100,300)	(139,000)	(671,250)	-
Transfer out-park fund	(100,000)	-	-	(100,000)
Transfer out-road fund	(915,000)	(1,049,000)	(1,087,000)	(1,140,500)
Contributions	21,000	10,000	10,000	10,000
<b>Total Other Financing Sources (Uses)</b>	<b>(2,072,300)</b>	<b>(1,156,000)</b>	<b>(1,726,250)</b>	<b>(1,200,500)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 165,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (50,100)</b>
<b>Fund Balance, Beginning</b>	<b>3,127,300</b>	<b>3,293,000</b>	<b>3,293,000</b>	<b>3,293,000</b>
<b>Fund Balance, Ending</b>	<b>\$ 3,293,000</b>	<b>\$ 3,293,000</b>	<b>\$ 3,293,000</b>	<b>\$ 3,242,900</b>

**REDEVELOPMENT FUND  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<u>Actual FY 2018</u>	<u>Budget FY 2019</u>	<u>Projected FY 2019</u>	<u>Recommended FY 2020</u>
<b>Revenues</b>				
Taxes	\$ 825,700	\$ 885,000	\$ 922,000	\$ 922,000
Interest	3,200	800	1,000	1,000
<b>Total Revenues</b>	<u>828,900</u>	<u>885,800</u>	<u>923,000</u>	<u>923,000</u>
<b>Expenditures</b>				
Community *	679,400	710,750	717,800	712,800
<b>Total Expenditures</b>	<u>679,400</u>	<u>710,750</u>	<u>717,800</u>	<u>712,800</u>
<b>Excess (Deficiency) of Revenues     Over (Under) Expenditures</b>	<u>149,500</u>	<u>175,050</u>	<u>205,200</u>	<u>210,200</u>
<b>Other Financing Sources (Uses)</b>				
Transfer out	(66,000)	(72,000)	(72,900)	(80,900)
<b>Total Other Financing Sources (Uses)</b>	<u>(66,000)</u>	<u>(72,000)</u>	<u>(72,900)</u>	<u>(80,900)</u>
<b>Net Change in Fund Balance</b>	<u>\$ 83,500</u>	<u>\$ 103,050</u>	<u>\$ 132,300</u>	<u>\$ 129,300</u>
<b>Fund Balance, Beginning</b>	<u>(31,600)</u>	<u>51,900</u>	<u>51,900</u>	<u>184,200</u>
<b>Fund Balance, Ending</b>	<u>\$ 51,900</u>	<u>\$ 154,950</u>	<u>\$ 184,200</u>	<u>\$ 313,500</u>

\*Includes developer reimbursements

**HOUSING FUND**  
**REVENUE AND EXPENDITURES**  
**ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<u>Actual FY 2018</u>	<u>Budget FY 2019</u>	<u>Projected FY 2019</u>	<u>Recommended FY 2020</u>
<b>Revenues</b>				
Intergovernmental- grants	\$ 10,000	\$ -	\$ 91,000	\$ -
Interest	300	-	1,000	1,000
<b>Total Revenues</b>	<u>10,300</u>	<u>-</u>	<u>92,000</u>	<u>1,000</u>
<b>Expenditures</b>				
Community development	13,500	-	87,470	60,000
<b>Total Expenditures</b>	<u>13,500</u>	<u>-</u>	<u>87,470</u>	<u>60,000</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(3,200)</u>	<u>-</u>	<u>4,530</u>	<u>(59,000)</u>
<b>Other Financing Sources (Uses)</b>				
Transfer in	44,000	50,000	50,900	50,900
<b>Total Other Financing Sources (Uses)</b>	<u>44,000</u>	<u>50,000</u>	<u>50,900</u>	<u>50,900</u>
<b>Net Change in Fund Balance</b>	<u>\$ 40,800</u>	<u>\$ 50,000</u>	<u>\$ 55,430</u>	<u>\$ (8,100)</u>
<b>Fund Balance, Beginning</b>	<u>30,000</u>	<u>70,800</u>	<u>70,800</u>	<u>126,230</u>
<b>Fund Balance, Ending</b>	<u>\$ 70,800</u>	<u>\$120,800</u>	<u>\$ 126,230</u>	<u>\$ 118,130</u>

**LOCAL BUILDING AUTHORITY  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<u>Actual FY 2018</u>	<u>Budget FY 2019</u>	<u>Projected FY 2019</u>	<u>Recommended FY 2020</u>
<b>Revenues</b>				
Rent	\$ 59,800	\$ 62,000	\$ 60,000	\$ 60,000
Interest	200	-	200	200
<b>Total Revenues</b>	<u>60,000</u>	<u>62,000</u>	<u>60,200</u>	<u>60,200</u>
<b>Expenditures</b>				
Property rental	24,600	23,700	30,500	30,500
Debt service:				
Principal	75,000	92,000	92,000	94,000
Interest	44,900	28,300	28,300	26,300
<b>Total Expenditures</b>	<u>\$ 144,500</u>	<u>\$ 144,000</u>	<u>\$ 150,800</u>	<u>\$ 150,800</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>\$ (84,500)</u>	<u>\$ (82,000)</u>	<u>\$ (90,600)</u>	<u>\$ (90,600)</u>
<b>Other Financing Sources (Uses)</b>				
Transfer in	83,000	82,000	82,000	75,000
<b>Total Other Financing Sources (Uses)</b>	<u>83,000</u>	<u>82,000</u>	<u>82,000</u>	<u>75,000</u>
<b>Net Change in Fund Balance</b>	<u>\$ (1,500)</u>	<u>\$ -</u>	<u>\$ (8,600)</u>	<u>\$ (15,600)</u>
<b>Fund Balance, Beginning</b>	35,000	33,500	33,500	24,900
<b>Fund Balance, Ending</b>	<u>\$ 33,500</u>	<u>\$ 33,500</u>	<u>\$ 24,900</u>	<u>\$ 9,300</u>

**DEBT SERVICE  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<u>Actual FY 2018</u>	<u>Budget FY 2019</u>	<u>Projected FY 2019</u>	<u>Recommended FY 2020</u>
<b>Revenues</b>				
Property taxes	\$ 433,700	\$ 430,000	\$ 450,000	\$ 450,000
Intergovernmental	73,100	47,000	45,000	45,000
Interest	7,200	2,500	7,200	7,200
<b>Total Revenues</b>	<u>514,000</u>	<u>479,500</u>	<u>502,200</u>	<u>502,200</u>
<b>Expenditures</b>				
Principal	180,000	185,000	185,000	190,000
Interest	149,500	142,100	142,100	134,100
<b>Total Expenditures</b>	<u>\$ 329,500</u>	<u>\$ 327,100</u>	<u>\$ 327,100</u>	<u>\$ 324,100</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>\$ 184,500</u>	<u>\$ 152,400</u>	<u>\$ 175,100</u>	<u>\$ 178,100</u>
<b>Other Financing Sources (Uses)</b>				
Transfer out-	<u>(8,000)</u>	<u>(257,000)</u>	<u>(257,000)</u>	<u>(175,000)</u>
<b>Total Other Financing Sources (Uses)</b>	<u>(8,000)</u>	<u>(257,000)</u>	<u>(257,000)</u>	<u>(175,000)</u>
<b>Net Change in Fund Balance</b>	<u>\$ 176,500</u>	<u>\$ (104,600)</u>	<u>\$ (81,900)</u>	<u>\$ 3,100</u>
<b>Fund Balance, Beginning</b>	<u>329,300</u>	<u>505,800</u>	<u>505,800</u>	<u>423,900</u>
<b>Fund Balance, Ending</b>	<u>\$ 505,800</u>	<u>\$ 401,200</u>	<u>\$ 423,900</u>	<u>\$ 427,000</u>

**CAPITAL PROJECT FUND  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<u>Actual FY 2018</u>	<u>Budget FY 2019</u>	<u>Projected FY 2019</u>	<u>Recommended FY 2020</u>
<b>Revenues</b>				
Intergovernmental - grant	\$ 4,000	\$ -	\$ 24,000	\$ -
Interest	34,200	20,000	25,000	25,000
<b>Total Revenues</b>	<u>38,200</u>	<u>20,000</u>	<u>49,000</u>	<u>25,000</u>
<b>Expenditures</b>				
General government - projects	36,300	382,352	312,300	110,000
<b>Total Expenditures</b>	<u>\$ 36,300</u>	<u>\$ 382,352</u>	<u>\$ 312,300</u>	<u>\$ 110,000</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>\$ 1,900</u>	<u>\$ (362,352)</u>	<u>\$ (263,300)</u>	<u>\$ (85,000)</u>
<b>Other Financing Sources (Uses)</b>				
Transfer in-	1,200,300	184,000	716,250	25,000
Transfer out-	(20,000)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>1,180,300</u>	<u>184,000</u>	<u>716,250</u>	<u>25,000</u>
<b>Net Change in Fund Balance</b>	<u>\$ 1,182,200</u>	<u>\$ (178,352)</u>	<u>\$ 452,950</u>	<u>\$ (60,000)</u>
<b>Fund Balance, Beginning</b>	<u>3,088,800</u>	<u>4,271,000</u>	<u>4,271,000</u>	<u>4,723,950</u>
<b>Fund Balance, Ending</b>	<u>\$ 4,271,000</u>	<u>\$ 4,092,648</u>	<u>\$ 4,723,950</u>	<u>\$ 4,663,950</u>

**PARK CAPITAL FUND  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<b>Actual FY 2018</b>	<b>Budget FY 2019</b>	<b>Projected FY 2019</b>	<b>Recommended FY 2020</b>
<b>Revenues</b>				
Impact fees	\$ 186,000	\$ 303,000	\$ 264,000	\$ 475,000
Interest	4,900	3,000	6,000	6,000
<b>Total Revenues</b>	<b>190,900</b>	<b>306,000</b>	<b>270,000</b>	<b>481,000</b>
<b>Expenditures</b>				
Parks, recreation, and	112,100	491,400	507,600	200,000
<b>Total Expenditures</b>	<b>\$ 112,100</b>	<b>\$ 491,400</b>	<b>\$ 507,600</b>	<b>\$ 200,000</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>\$ 78,800</b>	<b>\$ (185,400)</b>	<b>\$ (237,600)</b>	<b>\$ 281,000</b>
<b>Other Financing Sources (Uses)</b>				
Transfer in	120,000	175,000	175,000	200,000
Transfer out	(75,000)	-	-	-
Contributions	38,800	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>83,800</b>	<b>175,000</b>	<b>175,000</b>	<b>200,000</b>
<b>Net Change in Fund Balance</b>	<b>\$ 162,600</b>	<b>\$ (10,400)</b>	<b>\$ (62,600)</b>	<b>\$ 481,000</b>
<b>Fund Balance, Beginning</b>	<b>224,200</b>	<b>386,800</b>	<b>386,800</b>	<b>324,200</b>
<b>Fund Balance, Ending</b>	<b>\$ 386,800</b>	<b>\$ 376,400</b>	<b>\$ 324,200</b>	<b>\$ 805,200</b>

**PARK CAPITAL FUND  
CAPITAL PROJECT SCHEDULE  
REVENUE AND EXPENDITURES**

<b>Fiscal Year</b>		<b>Other Unrestricted</b>	<b>Restricted Cash - Impact Fee</b>	<b>Total</b>
2018-2019	Beginning Cash	\$ 194,000	\$ 210,000	\$ 404,000
	Revenues			
	Impact Fee Revenue	\$ -	\$ 260,400	\$ 260,400
	Transfer In Rap-Debt Service Fund	175,000	-	175,000
		<u>175,000</u>	<u>260,400</u>	<u>435,400</u>
	Project			
	Sports Turf @ Regional Park	\$ 59,500	\$ -	\$ 59,500
	Asphalt Overlay @ Us-89 Parkwa	35,000	-	35,000
	Replace Playground Equip @ Palmquist	60,000	-	60,000
	Annual Repair & Replace -TBD	175,000	-	175,000
	Tunnel Springs Park	4,000	-	4,000
	Trails Development	25,050	25,050	50,100
	Foxboro Wetlands Park	-	104,000	104,000
	Hatch Park Expansion - Master Plan	-	20,000	20,000
		<u>358,550</u>	<u>149,050</u>	<u>507,600</u>
	Ending Cash	\$ 10,450	\$ 60,950	\$ 71,400
<b>Fiscal Year</b>		<b>Other Unrestricted</b>	<b>Restricted Cash - Impact Fee</b>	<b>Total</b>
2019-2020	Beginning Cash	\$ 10,450	\$ 60,950	\$ 71,400
	Revenues			
	Impact Fee Revenue	\$ -	\$ 529,800	\$ 529,800
	Transfer In General Fund	100,000	-	100,000
	Transfer In Rap-Debt Service Fund	100,000	-	100,000
		<u>200,000</u>	<u>529,800</u>	<u>729,800</u>
	Project			
	Annual Repair & Replace -TBD	\$ 100,000	\$ -	\$ 200,000
		<u>100,000</u>	<u>-</u>	<u>200,000</u>
	Ending Cash	\$ 110,450	\$ 590,750	\$ 601,200

**PUBLIC SAFETY FUND  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<u>Actual FY 2018</u>	<u>Budget FY 2019</u>	<u>Projected FY 2019</u>	<u>Recommended FY 2020</u>
<b>Revenues</b>				
Impact fees	\$ 55,600	\$ 53,500	\$ 40,000	\$ 84,000
Interest	700	300	600	600
<b>Total Revenues</b>	<u>56,300</u>	<u>53,800</u>	<u>40,600</u>	<u>84,600</u>
<b>Other Financing Sources (Uses)</b>				
Transfer out-	<u>(100,000)</u>	<u>(45,000)</u>	<u>(45,000)</u>	<u>(25,000)</u>
<b>Total Other Financing Sources (Uses)</b>	<u>(100,000)</u>	<u>(45,000)</u>	<u>(45,000)</u>	<u>(25,000)</u>
<b>Net Change in Fund Balance</b>	<u>\$ (43,700)</u>	<u>\$ 8,800</u>	<u>\$ (4,400)</u>	<u>\$ 59,600</u>
<b>Fund Balance, Beginning</b>	<u>67,600</u>	<u>23,900</u>	<u>23,900</u>	<u>19,500</u>
<b>Fund Balance, Ending</b>	<u><u>\$ 23,900</u></u>	<u><u>\$ 32,700</u></u>	<u><u>\$ 19,500</u></u>	<u><u>\$ 79,100</u></u>

**ROAD CAPITAL FUND  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<u>Actual FY 2018</u>	<u>Budget FY 2019</u>	<u>Projected FY 2019</u>	<u>Recommended FY 2020</u>
<b>Revenues</b>				
Impact fees	\$ 255,200	\$ 246,300	\$ 225,000	\$ 352,000
Intergovernmental- grants	-	554,828	1,060,600	202,500
Interest	33,100	29,000	33,000	33,000
Miscellaneous	6,300	-	-	-
<b>Total Revenues</b>	<u>294,600</u>	<u>830,128</u>	<u>1,318,600</u>	<u>587,500</u>
<b>Expenditures</b>				
Highways and streets - projects	993,300	3,205,030	3,297,400	1,750,000
<b>Total Expenditures</b>	<u>\$ 993,300</u>	<u>\$ 3,205,030</u>	<u>\$ 3,297,400</u>	<u>\$ 1,750,000</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>\$ (698,700)</u>	<u>\$ (2,374,902)</u>	<u>\$ (1,978,800)</u>	<u>\$ (1,162,500)</u>
<b>Other Financing Sources (Uses)</b>				
Transfer in	915,300	1,049,000	1,087,000	1,240,000
Transfer in - prior year restricted	-	-	538,900	-
<b>Total Other Financing Sources (Uses)</b>	<u>915,300</u>	<u>1,049,000</u>	<u>1,625,900</u>	<u>1,240,000</u>
<b>Net Change in Fund Balance</b>	<u>\$ 216,600</u>	<u>\$ (1,325,902)</u>	<u>\$ (352,900)</u>	<u>\$ 77,500</u>
<b>Fund Balance, Beginning</b>	<u>1,871,400</u>	<u>2,088,000</u>	<u>2,088,000</u>	<u>1,735,100</u>
<b>Fund Balance, Ending</b>	<u>\$2,088,000</u>	<u>\$ 762,098</u>	<u>\$ 1,735,100</u>	<u>\$ 1,812,600</u>

**ROAD CAPITAL FUND  
CAPITAL PROJECT SCHEDULE  
REVENUE AND EXPENDITURES**

<b>Fiscal Year</b>	<b>Other Unrestricted</b>	<b>C-road and Fuel Tax</b>	<b>Restricted Cash - Impact Fee</b>	<b>Grants</b>	<b>Total</b>
2018-2019					
Beginning Cash	\$ 376,200	\$ 538,900	\$ 1,927,000	\$ -	\$ 2,842,100
Revenues					
Impact Fee Revenue	\$ -	\$ -	\$ 225,000	\$ -	\$ 225,000
Transfer Of Unrestricted Funds - General Fund	200,000	-	-	-	200,000
Transportation Related Tax	-	887,000	-	-	887,000
Grants & Contributions	-	-	-	1,060,550	1,060,550
	<u>200,000</u>	<u>887,000</u>	<u>225,000</u>	<u>1,060,550</u>	<u>2,372,550</u>
Project					
Miscellaneous Slurry Seals	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
130 East Str - Additional Improvements	-	319,600	106,600	-	426,200
Uppr Queue Cutter Signal @ Ctr	-	-	8,500	-	8,500
725 East Repair @ Lds Church Property	-	15,000	-	-	15,000
Oakwood-Valley View Reconstruction	-	85,000	-	-	85,000
1100 N Overlay	-	69,000	-	-	69,000
Redwood Road Betterment	268,500	-	-	100,000	368,500
Orchard Dr No Reconstruction Eaglewood Dr	-	505,000	-	-	505,000
Overlay - Center St	-	14,200	-	-	14,200
Center St Reconstruction	-	-	31,700	-	31,700
Bus Shelter	-	16,000	-	64,600	80,600
Redwood Road Trail (Hampton Apts. To City Limit )	34,250	-	-	98,750	133,000
1100 North Railroad Crossing Widening (60 E & 80 W)	-	-	75,000	-	75,000
Signal Light At Center Stand 400 West	-	-	136,500	-	136,500
Orchard Dr No Sidewalk - East Side (Center To 83 S)	-	-	64,250	192,750	257,000
Orchard Dr No Sidewalk - 89 S-183 S	-	33,300	-	351,700	385,000
1100 North Bridge - Design	-	-	63,000	-	63,000
Center St And Foxboro Sidewalk	-	-	4,200	150,000	154,200
Jordan River Trail Expansion	7,500	-	-	2,500	10,000
Tree Planting Center St Ph 1	-	-	75,000	-	75,000
Redwood Rd Sidewalk - East Side Ctr To 120 N	10,000	-	-	30,000	40,000
Edgewood/Landslide Trail	26,000	-	-	14,000	40,000
Redwood Rd Sidewalk - East Side 600-1100 N	18,750	-	-	56,250	75,000
	<u>365,000</u>	<u>1,307,100</u>	<u>564,750</u>	<u>1,060,550</u>	<u>3,297,400</u>
Ending Cash	\$ 211,200	\$ 118,800	\$ 1,587,250	\$ -	\$ 1,917,250

<b>Fiscal Year</b>	<b>Other Unrestricted</b>	<b>C-road and Fuel Tax</b>	<b>Restricted Cash - Impact Fee</b>	<b>Grants</b>	<b>Total</b>
2019-2020					
Beginning Cash	\$ 211,200	\$ 118,800	\$ 1,587,250	\$ -	\$ 1,917,250
Revenues					
Impact Fee Revenue	\$ -	\$ -	\$ 352,000	\$ -	\$ 352,000
Transportation Tax	-	940,000	-	-	940,000
Transfer Of Unrestricted Funds - General Fund	200,000	-	-	-	200,000
Grants & Contributions	-	-	-	202,500	202,500
	<u>200,000</u>	<u>940,000</u>	<u>352,000</u>	<u>202,500</u>	<u>1,694,500</u>
Project					
Miscellaneous Street Preservations	\$ 545,000	\$ 55,000	\$ -	\$ -	\$ 600,000
Orchard Dr ) & E-Ridge Dr @Round-About	-	545,000	-	-	545,000
Eagleridge Dr (Round-About To Parkview)	-	293,000	-	-	293,000
Jordan River Trail Expansion	109,500	-	-	202,500	312,000
	<u>654,500</u>	<u>893,000</u>	<u>-</u>	<u>202,500</u>	<u>1,750,000</u>
Ending Cash	\$ (243,300)	\$ 165,800	\$ 1,939,250	\$ -	\$ 1,861,750

**WATER FUND**  
**REVENUE AND EXPENDITURES**  
**ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<b>Actual FY 2018</b>	<b>Budget FY 2019</b>	<b>Projected FY 2019</b>	<b>Recommended FY 2020</b>
<b>Operating Revenues</b>				
Charges for services:				
Metered water sales	\$ 3,895,900	\$ 4,071,100	\$ 4,075,000	\$ 4,181,400
Connection fees	34,700	40,400	40,000	35,000
Miscellaneous	23,300	4,040	5,000	5,000
<b>Total Operating Revenues</b>	<b>3,953,900</b>	<b>4,115,540</b>	<b>4,120,000</b>	<b>4,221,400</b>
<b>Operating Expenses</b>				
Salaries and benefits	833,000	892,000	872,000	1,061,000
Office expense and supplies	112,800	118,300	123,000	118,800
Equipment - supplies and maintenance	70,000	(74,000)	153,000	153,800
Buildings and grounds - supplies and maintenance	54,300	63,000	57,000	57,500
Special department supplies	230,800	355,000	335,000	305,000
Power purchases	417,500	470,000	420,000	450,000
Water purchases	544,000	580,000	610,000	665,000
Professional services	129,200	310,000	306,000	108,000
Miscellaneous	27,100	28,000	27,000	28,000
<b>Total Operating Expenses</b>	<b>2,418,700</b>	<b>2,742,300</b>	<b>2,903,000</b>	<b>2,947,100</b>
<b>Operating Income (Loss)</b>	<b>\$ 1,535,200</b>	<b>\$ 1,373,240</b>	<b>\$ 1,217,000</b>	<b>\$ 1,274,300</b>
<b>Non-operating</b>				
Interest income	68,900	30,805	65,000	40,000
Impact fee revenues(Currently Neg \$297,000)	255,200	480,000	500,000	604,000
Build America Bond Interest Subsidy	52,100	51,000	49,000	46,600
Debt Service Payments	(706,400)	(711,900)	(711,900)	(714,000)
Capital-Infrastructure & Equipment	(336,400)	(2,419,700)	(2,424,700)	(520,000)
<b>Total Non-operating</b>	<b>\$ (666,600)</b>	<b>\$ (2,569,795)</b>	<b>\$ (2,522,600)</b>	<b>\$ (543,400)</b>
<b>Fund Balance - use of(-) cont to +</b>	<b>868,600</b>	<b>(1,196,555)</b>	<b>(1,305,600)</b>	<b>730,900</b>
<b>Cash beginning balance- unrestricted</b>		<b>4,664,600</b>	<b>4,664,600</b>	<b>3,335,000</b>
<b>Cash ending balance</b>	<b>4,664,600</b>	<b>4,424,045</b>	<b>3,335,000</b>	<b>3,461,900</b>
<b>Cash beginning balance - restricted impact revenue</b>		<b>(296,900)</b>	<b>(296,900)</b>	<b>(272,900)</b>
<b>Cash ending balance</b>	<b>(296,900)</b>	<b>(1,252,900)</b>	<b>(272,900)</b>	<b>331,100</b>

**WATER FUND  
CAPITAL PROJECT SCHEDULE  
REVENUE AND EXPENDITURES**

<b>Fiscal Year</b>	<b>Operating and Other Income</b>	<b>Restricted Cash - Impact Fee</b>	<b>Total</b>
2018-2019			
Beginning Cash	\$ 4,664,600	\$ (296,900)	\$ 4,367,700
Revenues			
Impact Fee Revenue	-	500,000	500,000
Operating Cash	619,100	-	619,100
	<u>619,100</u>	<u>500,000</u>	<u>1,119,100</u>
Project			
Comprehensive Water Study	\$ -	\$ 200,000	\$ 200,000
Misc Rehab Cul Water Reservoir	37,700	-	37,700
Equalization 350 E And Morton	305,000	-	305,000
Misc Interior Piping Reservoirs	54,000	36,000	90,000
5200 Pump Bldg #1 Retrofit	100,000	-	100,000
Prv Vault & Valve Replacement	60,000	40,000	100,000
Cntr St Waterline Uppercross	-	200,000	200,000
Woodbriar - Conv To 2Nd	7,600	-	7,600
E-Wood Cove Secondary Phase 2	449,400	-	449,400
5480 Tank Convert To Secondary	50,000	-	50,000
Trans Line - Tanglewood - 5480	110,000	-	110,000
Steel Tank Booster Pump	40,000	-	40,000
Eaglewood Pump St Morton By	650,000	-	650,000
Redwood Rd Betterment	60,000	-	60,000
Water Line Us-89 @ City Center	25,000	-	25,000
	<u>1,948,700</u>	<u>476,000</u>	<u>2,424,700</u>
Ending Cash	\$ 3,335,000	\$ (272,900)	\$ 3,062,100

<b>Fiscal Year</b>	<b>Operating and Other Income</b>	<b>Restricted Cash - Impact Fee</b>	<b>Total</b>
2019-2020			
Beginning Cash	\$ 3,335,000	\$ (272,900)	\$ 3,062,100
Revenues			
Impact Fee Revenue	-	604,000	604,000
Operating Cash	676,900	-	676,900
	<u>676,900</u>	<u>604,000</u>	<u>1,280,900</u>
Project			
150 North (Main St To Freeway), Existing 4" Ci Tank Repairs	\$ 185,000	\$ -	\$ 185,000
Prv Vault & Valve Replacement	150,000	-	150,000
Capital Equipment - Truck New Positions	35,000	-	35,000
	<u>520,000</u>	<u>-</u>	<u>520,000</u>
Ending Cash	\$ 3,491,900	\$ 331,100	\$ 3,823,000

**SECONDARY WATER FUND  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<b>Actual FY 2018</b>	<b>Budget FY 2019</b>	<b>Projected FY 2019</b>	<b>Recommended FY 2020</b>
<b>Operating Revenues</b>				
Charges for services:				
Metered water sales	\$ 448,954	\$ 454,000	\$ 448,000	\$ 448,000
<b>Total Operating Revenues</b>	<b>448,954</b>	<b>454,000</b>	<b>448,000</b>	<b>448,000</b>
<b>Operating Expenses</b>				
Salaries and benefits	124,789	113,000	115,000	180,000
Office expense and supplies	12,798	20,600	15,600	15,600
Equipment - supplies & maintenance	4,155	30,000	30,000	30,000
Water purchases	134,516	145,000	145,000	145,000
Professional services	4,077	12,000	12,000	4,000
Miscellaneous	10,708	14,000	10,500	14,400
<b>Total Operating Expenses</b>	<b>291,043</b>	<b>334,600</b>	<b>328,100</b>	<b>389,000</b>
<b>Operating Income (Loss)</b>	<b>\$ 157,911</b>	<b>\$ 119,400</b>	<b>\$ 119,900</b>	<b>\$ 59,000</b>
<b>Nonoperating Income (Expense)</b>				
Interest income	10,043	3,350	9,000	9,000
Impact fee revenues	32,847	5,000	6,500	6,000
<b>Total Nonoperating</b>	<b>42,890</b>	<b>8,350</b>	<b>15,500</b>	<b>15,000</b>
<b>Fund Balance - use of(-) cont to +</b>	<b>200,801</b>	<b>127,750</b>	<b>135,400</b>	<b>74,000</b>
<hr/> <hr/>				
Cash beginning balance- unrestricted		654,800	654,800	783,700
Cash ending balance	654,800	777,550	783,700	851,700
<hr/> <hr/>				
Cash beginning balance - restricted		86,000	86,000	92,500
Cash ending balance	86,000	91,000	92,500	98,500
<hr/> <hr/>				

**STORM WATER FUND**  
**REVENUE AND EXPENDITURES**  
**ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<u>Actual</u> <u>FY 2018</u>	<u>Budget</u> <u>FY 2019</u>	<u>Projected</u> <u>FY 2019</u>	<u>Recommended</u> <u>FY 2020</u>
<b>Operating Revenues</b>				
Charges for services:				
User Fees	\$ 757,900	\$ 760,000	\$ 760,000	\$ 760,000
<b>Total Operating Revenues</b>	<u>757,900</u>	<u>760,000</u>	<u>760,000</u>	<u>760,000</u>
<b>Operating Expenses</b>				
Salaries and benefits	214,200	255,000	252,500	315,500
Office expense and supplies	18,700	27,500	25,500	31,200
Equipment - supplies and maintenance	138,100	177,000	154,100	171,600
Professional services	27,700	28,700	30,900	31,000
Miscellaneous	1,600	5,000	5,000	5,000
<b>Total Operating Expenses</b>	<u>400,300</u>	<u>493,200</u>	<u>468,000</u>	<u>554,300</u>
<b>Operating Income (Loss)</b>	<u>\$ 357,600</u>	<u>\$ 266,800</u>	<u>\$ 292,000</u>	<u>\$ 205,700</u>
<b>Nonoperating Income (Expense)</b>				
Interest income	18,100	13,500	17,000	14,000
Impact fee revenues	132,300	221,000	250,000	248,000
Build America Bond Interest Subsidy	7,500	7,600	7,600	7,600
Debt Service Payments	(103,200)	(122,200)	(47,700)	(47,200)
Capital-Infrastructure & Equipment	(281,300)	(1,252,700)	(1,272,600)	(360,000)
<b>Total Non-operating</b>	<u>\$ (226,600)</u>	<u>\$ (1,132,800)</u>	<u>\$ (1,045,700)</u>	<u>\$ (137,600)</u>
<b>Fund Balance - use of(-) cont to +</b>	131,000	(866,000)	(753,700)	68,100
<hr/>				
Cash beginning balance- unrestricted		952,000	952,000	136,500
Cash ending balance	952,000	53,200	136,500	106,600
Cash beginning balance - restricted impact revenue		241,500	241,500	303,300
Cash ending balance	241,500	274,300	303,300	401,300

**STORM WATER FUND  
CAPITAL PROJECT SCHEDULE  
REVENUE AND EXPENDITURES**

<b>Fiscal Year</b>		<b>Operating and Other Income</b>	<b>Restricted Cash - Impact Fee</b>	<b>Total</b>
2018-2019	Beginning Cash	\$ 952,000	\$ 241,500	\$ 1,193,500
	Revenues			
	Operating Income	316,700	-	316,700
	Impact Fee Revenue	-	250,000	250,000
		<u>316,700</u>	<u>250,000</u>	<u>566,700</u>
	Project			
	28 No Valley View Dr Detention	\$ 80,000	\$ 20,000	\$ 100,000
	Eaglepointe Est Aux Storm	402,100	100,500	502,600
	Pipe Along Uppr- Union To Main	100,000	-	100,000
	Nathan Clark Basin To Coventry	390,000	-	390,000
	Deer Hollow Park-Upper Basin	60,000	20,000	80,000
	Foxboro 1100 N Swale Improve	100,000	-	100,000
	Debt Service Payments	-	47,700	47,700
		<u>1,132,100</u>	<u>188,200</u>	<u>1,320,300</u>
	Ending Cash	\$ 136,600	\$ 303,300	\$ 439,900
2019-2020	Beginning Cash	\$ 136,600	\$ 303,300	\$ 439,900
	Revenues			
	Operating Income	227,200	-	227,200
	Impact Fee Revenue	-	248,000	248,000
		<u>227,200</u>	<u>248,000</u>	<u>475,200</u>
	Project			
	Center Street Box Culvert - 650-700 W	\$ 150,000	\$ 150,000	\$ 300,000
	Eaglewood Village Det. Basin Improvements	60,000	-	60,000
		<u>210,000</u>	<u>150,000</u>	<u>360,000</u>
	Ending Cash	\$ 153,800	\$ 401,300	\$ 555,100
6/30/2021	Beginning Cash	\$ 153,800	\$ 401,300	\$ 555,100

**SOLID WASTE FUND  
REVENUE AND EXPENDITURES  
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<b>Actual FY 2018</b>	<b>Budget FY 2019</b>	<b>Projected FY 2019</b>	<b>Recommended FY 2020</b>
<b>Operating Revenues</b>				
Charges for services:				
User fees	\$ 935,400	\$ 1,016,400	\$ 1,017,000	\$ 1,188,000
<b>Total Operating Revenues</b>	<b>935,400</b>	<b>1,016,400</b>	<b>1,017,000</b>	<b>1,188,000</b>
<b>Operating Expenses</b>				
Salaries and benefits	71,000	84,500	82,500	115,500
Office expense and supplies	20,700	23,000	23,000	23,400
Equipment - supplies and maintenance	48,900	45,000	45,000	55,000
Special department supplies	26,700	35,000	30,000	32,000
Professional services	4,700	3,500	5,000	5,000
Contracted services	719,300	794,160	791,500	955,200
<b>Total Operating Expenses</b>	<b>891,300</b>	<b>985,160</b>	<b>977,000</b>	<b>1,186,100</b>
<b>Operating Income (Loss)</b>	<b>\$ 44,100</b>	<b>\$ 31,240</b>	<b>\$ 40,000</b>	<b>\$ 1,900</b>
<b>Nonoperating Income (Expense)</b>				
Interest income	3,300	2,000	4,000	4,000
<b>Total Nonoperating</b>	<b>3,300</b>	<b>2,000</b>	<b>4,000</b>	<b>4,000</b>
<b>Fund Balance - use of(-) cont to +</b>	<b>47,400</b>	<b>33,240</b>	<b>44,000</b>	<b>5,900</b>
Cash beginning balance- unrestricted		190,900	190,900	234,900
Cash ending balance	190,900	224,140	234,900	240,800

**GOLF FUND**  
**REVENUE AND EXPENDITURES**  
**ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<b>Actual</b>	<b>Budget</b>	<b>Projected</b>	<b>Recommended</b>
	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2019</b>	<b>FY 2020</b>
<b>Operating Revenues</b>				
Charges for services:				
Admissions and lesson fees	\$ 558,300	\$ 605,000	\$ 562,000	\$ 580,000
Equipment and facility rents	396,200	408,000	396,000	432,000
Concession and merchandise sales	197,400	185,000	180,000	213,000
<b>Total Operating Revenues</b>	<b>1,151,900</b>	<b>1,198,000</b>	<b>1,138,000</b>	<b>1,225,000</b>
<b>Operating Expenses</b>				
Salaries and benefits	763,200	803,200	784,200	809,200
Office expense and supplies	9,400	10,250	7,000	9,400
Buildings and grounds - supplies and maintenance	80,500	34,000	38,300	34,500
Power purchases	35,700	47,000	36,000	36,000
Water purchases	89,000	122,000	105,500	105,500
Professional services	35,600	40,000	40,000	39,000
Merchandise	91,300	90,000	95,000	95,000
Miscellaneous	40,600	45,500	39,000	40,000
<b>Total Operating Expenses</b>	<b>1,145,300</b>	<b>1,191,950</b>	<b>1,145,000</b>	<b>1,168,600</b>
<b>Operating Income (Loss)</b>	<b>\$ 6,600</b>	<b>\$ 6,050</b>	<b>\$ (7,000)</b>	<b>\$ 56,400</b>
<b>Nonoperating Income (Expense)</b>				
Interest expense	(22,800)	(16,000)	(21,000)	(19,200)
Debt Service Payments	(82,700)	(78,600)	(78,600)	(80,500)
Capital-Infrastructure & Equipment	(136,700)	(256,000)	(248,500)	(129,500)
<b>Total Non-operating</b>	<b>\$ (242,200)</b>	<b>\$ (350,600)</b>	<b>\$ (348,100)</b>	<b>\$ (229,200)</b>
<b>Fund Balance - use of(-) cont to +</b>	<b>(235,600)</b>	<b>(344,550)</b>	<b>(355,100)</b>	<b>(172,800)</b>
Cash beginning balance- unrestricted		(2,413,100)	(2,413,100)	(2,768,200)
Cash ending balance - due to capital support	(2,413,100)	(2,757,650)	(2,768,200)	(2,941,000)

**FLEET FUND**  
**REVENUE AND EXPENDITURES**  
**ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<b>Actual</b>	<b>Budget</b>	<b>Projected</b>	<b>Recommended</b>
	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2019</b>	<b>FY 2020</b>
<b>Operating Revenues</b>				
Charges for services:	\$ 792,100	\$ 891,400	\$ 929,200	\$ 970,200
<b>Total Operating Revenues</b>	<u>792,100</u>	<u>891,400</u>	<u>929,200</u>	<u>970,200</u>
<b>Operating Expenses</b>				
Salaries and benefits	198,100	156,000	167,500	177,600
Equipment - supplies and maintenance	168,700	204,000	204,000	204,000
<b>Total Operating Expenses</b>	<u>366,800</u>	<u>360,000</u>	<u>371,500</u>	<u>381,600</u>
<b>Operating Income (Loss)</b>	<u>\$ 425,300</u>	<u>\$ 531,400</u>	<u>\$ 557,700</u>	<u>\$ 588,600</u>
<b>Nonoperating Income (Expense)</b>				
Interest income	\$ 900	\$ 1,000	\$ 5,000	\$ 5,000
Gain (loss) from sale of capital assets	72,900	233,600	200,000	12,000
Interest expense	(13,200)	(11,700)	(14,307)	(11,500)
Debt Service Payments	(103,400)	(99,500)	(129,583)	(133,000)
Capital-Infrastructure & Equipment	(755,200)	(716,800)	(716,800)	(90,000)
<b>Total Nonoperating Income (Expense)</b>	<u>\$ (798,000)</u>	<u>\$ (593,400)</u>	<u>\$ (655,690)</u>	<u>\$ (217,500)</u>
<b>Fund Balance - use of(-) cont to +</b>	(372,700)	(62,000)	(97,990)	371,100
<hr/>				
Cash beginning balance- unrestricted		442,500	442,500	344,510
Cash ending balance	442,500	380,500	344,510	715,610

**FISCAL YEAR 2019 VEHICLE REPLACEMENT REQUEST**

<b>LIFE</b>	<b>DESCRIPTION</b>	<b>EXPECTED MILES</b>	<b>ACTUAL MILES</b>	<b>ORIGINAL PURCHASE</b>	<b>TRADE/ SALE</b>	<b>REPLACEMENT COST</b>	<b>Net Cost</b>
5	Ford Explorer 13	80,000	87,820	\$37,500.83	-\$7,000.00	\$50,000.00	\$43,000.00
5	Toyota Camry 12	80,000	68,000	\$27,086.00	-\$5,000.00	\$40,000.00	\$35,000.00
Total Replacements				\$64,587	-\$12,000	\$90,000	\$78,000

**RESOLUTION NO. 2019-21R**

**A RESOLUTION ADOPTING THE NEXT FISCAL YEAR 2019~2020 GENERAL FUND, REDEVELOPMENT AGENCY, SPECIAL REVENUE FUND, DEBT SERVICE FUND, CAPITAL PROJECTS FUNDS, ENTERPRISE FUNDS, INTERNAL SERVICE FUND BUDGETS, AND SALARY SCHEDULE.**

WHEREAS, the City of North Salt Lake has considered the adoption of its 2019~2020 General Fund, Redevelopment Agency, Housing Fund, Local Building Authority Fund, Debt Service Fund, Capital Projects Funds, Enterprise Funds, Internal Service Fund Budget, and the salary schedule, and finds that it is in the best interest of the citizens and the City as a whole to adopt each of these aforesaid budgets; and

WHEREAS, a public hearing was properly noticed and held on Tuesday, June 4, 2019, for public comment concerning the adoption of said budgets; and

WHEREAS, such action is authorized by statute; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE AS FOLLOWS:

The General Fund Budget in the amount of \$12,258,100 is hereby adopted for the 2018~2019 fiscal year.

The Redevelopment Agency Budget in the amount of \$923,000 is hereby adopted for the 2019~2020 fiscal year.

The Housing Fund Budget in the amount of \$60,000 is hereby adopted for the 2019~2020 fiscal year.

The Local Building Authority Fund Budget in the amount of \$150,800 is hereby adopted for the 2019~2020 fiscal year

The RAP Tax Debt Service Budget in the amount of \$502,200 is hereby adopted for the 2019~2020 fiscal year.

The Capital Projects Budget in the amount of \$110,000 is hereby adopted for the 2019~2020 fiscal year.

The Parks Capital Project Budget in the amount of \$681,000 is hereby adopted for the 2019~2020 fiscal year.

The Police Facilities Capital Project Budget in the amount of \$84,600 is hereby adopted for the 2019~2020 fiscal year.

The Roadways Capital Project Budget in the amount of \$1,750,000 is hereby adopted for the 2019~2020 fiscal year.

The Culinary Water Enterprise Budget in the amount of \$4,912,000 is hereby adopted for the 2019~2020 fiscal year.

The Pressurized Irrigation Water Enterprise Budget in the amount of \$463,000 is hereby adopted for the 2019~2020 fiscal year.

The Storm Water Enterprise Budget in the amount of \$1,029,600 is hereby adopted for the 2019~2020 fiscal year.

The Solid Waste Utility Enterprise Budget in the amount of \$1,192,000 is hereby adopted for the 2019~2020 fiscal year.

The Eaglewood Golf Enterprise Budget in the amount of \$1,397,800 is hereby adopted for the 2019~2020 fiscal year.

The Fleet Internal Service Budget in the amount of \$987,200 is hereby adopted for the 2019~2020 fiscal year.

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake and shall take immediate effect.

Passed and approved by the City Council of the City of North Salt Lake, this 4<sup>th</sup> day of June, 2019.

CITY OF NORTH SALT LAKE

By:

\_\_\_\_\_  
LEONARD K. ARAVE  
Mayor

Attest:

By:

\_\_\_\_\_  
LINDA D. HORROCKS  
Recorder

City Council Vote as Recorded:

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

**RESOLUTION NO. 2019-22R**

**A RESOLUTION SETTING THE CERTIFIED PROPERTY TAX RATE FOR ALL PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE CITY OF NORTH SALT LAKE, UTAH FOR FISCAL YEAR 2019~2020**

WHEREAS, Utah State Law requires the City of North Salt Lake to establish and set forth the property tax rate before June 22 of each year for property located within the boundaries of the City of North Salt Lake; and

WHEREAS, it is the intent and desire of the City to comply with all applicable state and local laws regarding the adoption of a property tax rate and the levying of property taxes.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE AS FOLLOWS:

That a proposed property tax rate in an amount not to exceed the rate to be determined by Davis County Treasurer be adopted for the 2019~2020 fiscal year

Passed and approved by the City Council of the City of North Salt Lake, this 4th day of June, 2019.

CITY OF NORTH SALT LAKE

By:

\_\_\_\_\_  
LEONARD K. ARAVE  
Mayor

Attest:

By:

\_\_\_\_\_  
LINDA D. HORROCKS  
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	_____



**Davis**  
COUNTY

# Clerk / Auditor

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Davis County Administration - P.O. Box 618 - Farmington Utah 84025  
Telephone: (801) 451-3213 – Fax: (801) 451-3421

**Curtis Koch, MBA, CGFM**  
Clerk/Auditor

## MEMO

Re: *Urban County Qualification Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years (FYs) 2020-2022*

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The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Davis County currently has twelve eligible participating cities in the CDBG program and the areas of the unincorporated county; South Weber will opt-in as of FY20-22. (*Layton and Clearfield have their own CDBG entitlement programs*)

The U.S. Department of Housing and Urban Development (HUD) requires that Davis County requalify as an Urban County for the CDBG program every three years, see *24 CFR 570.307(a)* . Davis County became an Entitlement County in 2010 with twelve participating cities. The initial interlocal agreements between the County and cities had an automatic three year renewal.

HUD's requalification process requires the County to review and update all of the interlocal participation agreements during this time period. For this year's requalification process the County has opted to renew all the interlocal agreements with updated and amended language and have the cities adopt agreements by resolution.

The interlocal agreement needs to be signed as set forth in the signature block and returned to the County by June 7, 2019. Each participating city will need to adopt by resolution and have the mayor sign the agreement.



**Davis**  
COUNTY

# *Clerk / Auditor*

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Davis County Administration - P.O. Box 618 - Farmington Utah 84025  
Telephone: (801) 451-3213 – Fax: (801) 451-3421

**Curtis Koch, MBA, CGFM**  
Clerk/Auditor

May 10, 2019

Mr. Ken Leetham  
City Manager  
10 East Center Street  
North Salt Lake, Utah 84054

Re: *Interlocal Cooperation Agreement Relating to the Conduct of Community Development Block Grant Program for Federal Fiscal Years 2020, 2021, and 2022*

Dear Ken:

Recently Davis County notified the city of Bountiful that the County is in the process of renewing the Urban County Community Development Block Grant (CDBG) program. This process is in accordance with 24 CFR 570.307(a) to meet U.S. Dept. of Housing and Urban Development (HUD) for the CDBG Urban Counties Program qualification requirements for Fiscal years 2020-2022.

In reviewing the past agreement it was determined that an update to the original agreement from 2010 is required to maintain the eligibility of all parties. As such the County has prepared the attached interlocal CDBG participation agreement. This agreement supersedes all previous agreements and amends and adds required changes adds requirements as mandated by HUD.

The process for adoption is as follows:

- Review and;
- Adopt by resolution;
- Signature by the Mayor;
- Return by June 7, 2019

If you have any questions or require further assistance, please contact Stephen Lyon at 801-451-3495 or via email at [slyon@co.davis.ut.us](mailto:slyon@co.davis.ut.us).

Sincerely,

Stephen F. Lyon, MPA  
Grants Administrator

INTERLOCAL COOPERATION AGREEMENT RELATING TO THE CONDUCT  
OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
FOR FEDERAL FISCAL YEARS 2020, 2021, AND 2022

This Agreement is between Davis County, Utah, a body politic and corporate and legal subdivision of the state of Utah (the "County"), and the City of North Salt Lake, a municipal corporation of the state of Utah (the "City"). The County and the City may be collectively referred to as the "Parties" in this Agreement.

RECITALS

A. In 1974, the United States Congress enacted the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 et seq.) (the "Act"); and

B. The primary objective of the Act is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income; and

C. To implement the objectives of the Act, the United States Department of Housing and Urban Development ("HUD") has issued regulations governing the conduct of the Community Development Block Grants ("CDBG") program, published in 24 Code of Federal Regulations ("CFR"), Part 570 (the "Regulations"); and

D. Pursuant to the Regulations, a county may qualify as an "urban county," as defined in Section 570.3 of the Regulations and Section 102(a)(6) of the Act, and thereby become eligible to receive entitlement grants from HUD for the conduct of CDBG program activities as an urban county; and

E. The county has qualified as an urban county and is eligible to receive entitlement grants from HUD for the conduct of CDBG program activities as an urban county; and

F. Pursuant to the Regulations, certain units of general local government located within the County's boundaries, including the City, may be included in the urban county for qualification and grant calculation purposes by entering into cooperation agreements with the County; and

G. The Parties desire to enter into this Agreement.

NOW, for and in consideration of the mutual promises, obligations, and/or covenants contained herein, and for other good and valuable consideration, the receipt, fairness, and sufficiency of which are hereby acknowledged, and the Parties intending to be legally bound, the Parties do hereby agree as follows:

1. This Agreement covers the CDBG entitlement program, as delineated under the Act and the Regulations. Through this Agreement, the City is a part of the County (as an urban county under the Act and Regulations) for CDBG qualification and grant calculation purposes.
2. By executing this Agreement, the City acknowledges, understands, and agrees with all of the following:

- A. The City may not apply for grants from appropriations under the State CDBG program for the Three-year Qualification Period.
  - B. The City may receive a formula allocation under the HOME program only through the County, as an urban county under the Act. Thus, even if the County does not receive a HOME formula allocation, the City is precluded from forming a HOME consortium with other local governments. The provisions of this subsection directly above, however, do not preclude the County or the City from applying to the state of Utah for HOME funds, if allowed by the state of Utah.
  - C. The City may receive a formula allocation under the Emergency Solutions Grants (“ESG”) program only through the County, as urban county under the Act. The first sentence of this subsection does not preclude the County or the City from applying to the state of Utah for ESG funds, if allowed by the state of Utah.
3. The period covered by this Agreement is federal fiscal years 2020, 2021, and 2022 (the “Three-year Qualification Period”). This Agreement commences on October 1, 2019 and will remain in effect through the later of September 30, 2022, or until the CDBG funds and program income received (with respect to activities carried out during the Three-year Qualification Period) are expended and the funded activities completed. The Parties acknowledge and agree that they may not terminate this Agreement and may not withdraw from this Agreement while it remains in effect.
  4. The Parties agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities. The City agrees and authorizes the County to undertake essential community renewal and lower income housing activities within the City’s municipal boundaries, including CDBG program activities and projects within the City’s municipal boundaries. The City further agrees and authorizes the County to undertake essential community development and housing assistances activities within the City’s municipal boundaries. More specifically, the Parties agree to cooperate in the development and selection of CDBG program activities and projects to be conducted or performed within the City’s municipal boundaries.
  5. The Parties agree to:
    - A. Take all actions necessary to assure compliance with the County’s certification under Section 104(b) of the Act; specifically, to conduct and administer the grant in conformity with the Civil rights Act of 1964 and the Fair Housing Act, and to conduct and administer the grant in a manner that affirmatively furthers fair housing;
    - B. Comply with Section 109 of the Act, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975;
    - C. Comply with all other applicable laws; and
    - D. Comply with the applicable provisions of the grant agreements received by the County from HUD as well as the rules, regulations, guidelines, circulars and other requisites promulgated by the various federal departments, agencies, administrations and commissions relating to the CDBG program.

6. The Parties acknowledge, understand, and agree that the County may not provide any CDBG funding for activities in or in support of any cooperating unit of general local government, including the City that does not affirmatively further fair housing within its jurisdiction, or that impedes the County's actions to comply with the County's fair housing certification.
7. The City affirms that it has adopted and is enforcing:
  - A. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
  - B. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction.
8. The Parties agree not to veto or otherwise obstruct the implementation of the approved consolidated plan. The Parties further agree that the County has the final responsibility for selecting CDBG program activities and projects as well as submitting the consolidated plan to HUD.
9. Pursuant to Section 570.501(b) of the Regulations, the Parties acknowledge and agree that the City is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in Section 570.503 of the Regulations.
10. The Parties acknowledge and agree that a unit of general local government may not sell, trade, or otherwise transfer all or any portion of CDBG funds to another metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations; rather, CDBG funds must be used for activities eligible under Title I of the Act
11. Any notices that may or must be sent under the terms and/or provisions of this Agreement should be delivered, by hand delivery or by United States mail, postage prepaid, as follows:

<u>To the City:</u>  North Salt Lake Attn: City Manager 10 East Center Street North Salt Lake, UT 84054	<u>To the County:</u>  Davis County Attn: CDBG Grants Administrator P.O. Box 618 Farmington, UT 84025
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12. No separate legal entity is created by this Agreement.
13. This Agreement will be authorized and approved by the legislative body of each Party by resolution or ordinance in accordance with Section 11-13-202.5, Utah Code Annotated, as amended, and a duly executed original counterpart of this Agreement will be filed with the keeper of records of each Party in accordance with Section 11-13-209, Utah Code Annotated, as amended. Moreover, this Agreement will be submitted to the authorized

attorney for each Party for a legal opinion satisfying the Act and in accordance with applicable provisions of Section 11-13-202.5, Utah Code Annotated, as amended.

14. This Agreement, including all attachments, if any, constitutes and/or represents the entire agreement and understanding between the Parties with respect to the subject matter herein. There are no other written or oral agreements, understandings, or promises between the Parties that are not set forth herein. Unless otherwise set forth herein, this Agreement supersedes and cancels all prior agreements, negotiations, and understandings between the Parties regarding the subject matter herein, whether written or oral, which agreements, if any, are void, nullified, and of no legal effect if they are not recited or addressed in this Agreement.
15. This Agreement and its provisions may not be supplemented, amended, modified, changed, discharged, or terminated verbally. Rather, this Agreement and all provisions hereof may only be supplemented, amended, modified, changed, discharged, or terminated by an instrument in writing, signed by the Parties.
16. If any part or provision of this Agreement is found to be invalid, prohibited, or unenforceable in any jurisdiction, such part or provision of this Agreement shall, as to such jurisdiction only, be inoperative, null and void to the extent of such invalidity, prohibition, or unenforceability without invalidating the remaining parts or provisions hereof, and any such invalidity, prohibition, or unenforceability in any jurisdiction shall not invalidate or render inoperative, null or void such part or provision in any other jurisdiction. Those parts or provisions of this Agreement, which are not invalid, prohibited, or unenforceable, shall remain in full force and effect.
17. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, and all such counterparts taken together shall constitute one and the same Agreement.

[This space is left blank intentionally. Signature pages follow.]

SIGNATURE PAGE FOR DAVIS COUNTY, UTAH, TO THE INTERLOCAL  
COOPERATION AGREEMENT RELATING TO THE CONDUCT OF COMMUNITY  
DEVELOPMENT BLOCK GRANT PROGRAM FOR FEDERAL FISCAL YEARS 2020,  
2021, AND 2022

DAVIS COUNTY, UTAH

\_\_\_\_\_  
Randy B. Elliott, Chair  
Board of Davis County Commissioners  
Dated: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Curtis Koch  
Davis County Clerk/Auditor  
Dated: \_\_\_\_\_

LEGAL OPINION

This Agreement and the terms and provisions of this Agreement are fully authorized under state law and local law. This Agreement provides full legal authority for the County to undertake essential community renewal and lower income housing activities within the City's municipal boundaries. This Agreement is further reviewed and approved as to proper form and compliance with applicable law.

\_\_\_\_\_  
Michael D. Kendall  
Davis County Deputy Civil Attorney  
Dated: \_\_\_\_\_

SIGNATURE PAGE FOR THE CITY OF NORTH SALT LAKE, UTAH,  
TO THE INTERLOCAL COOPERATION AGREEMENT RELATING TO THE  
CONDUCT OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
FOR FEDERAL FISCAL YEARS 2020, 2021, AND 2022

CITY OF NORTH SALT LAKE, UTAH

\_\_\_\_\_  
Len Arave  
Mayor  
Dated: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Linda Horrocks  
City Recorder  
Dated: \_\_\_\_\_

LEGAL OPINION

This Agreement and the terms and provisions of this Agreement are fully authorized under state law and local law. This Agreement provides full legal authority for the County to undertake essential community renewal and lower income housing activities within the City's municipal boundaries. This Agreement is further reviewed and approved as to proper form and compliance with applicable law.

\_\_\_\_\_  
David Church  
Attorney for the City of North Salt Lake  
Dated: \_\_\_\_\_

**RESOLUTION NO. 2019-24R**

**A RESOLUTION OF THE CITY OF NORTH SALT LAKE  
CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION  
AGREEMENT (2019-28A) BETWEEN DAVIS COUNTY AND THE CITY  
RELATING TO THE CONDUCT OF COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM FOR FEDERAL FISCAL YEARS  
2020, 2021 AND 2022**

**WHEREAS**, the City has agreed to allow Davis County to administer its potential share of Community Development Block Grant (CDBG) funds; and

**WHEREAS**, in reviewing past agreements relating to the CDBG program, Davis County determined that an update to the original agreement from 2010 is required to maintain the eligibility of all parties; and

**WHEREAS**, pursuant to the provisions of the Interlocal Cooperation Act, Utah Code Title 11, Chapter 13, public agencies, including political subdivisions of the State of Utah, are authorized to enter into written agreements with one another for joint or cooperative actions.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of North Salt Lake authorizes the Mayor to execute, in behalf of the City of North Salt Lake, an Interlocal Cooperation Agreement, a copy of which is attached, with Davis County relating to the conduct of Community Development Block Grant Program for Federal Fiscal Years 2020, 2021, and 2022.

APPROVED by the City Council of the City of North Salt Lake, Utah, this 4th day of June, 2019.

BY THE CITY COUNCIL:

\_\_\_\_\_  
Len Arave, Mayor

ATTEST:

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	_____

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



# 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:** June 4, 2019  
**SUBJECT:** Consideration of **Ordinance 2019-06**: An ordinance rezoning property located at approximately 650 South Edgecrest Lane, from Special Use Restricted (SR) to P-District and approving a development agreement (**2019-19A**)

### RECOMMENDATION

The Planning Commission recommends to the City Council approval of the rezone request from SR to P-District for The Ridge located at approximately 650 South Edgecrest Lane, along with the proposed development agreement with the following:

1. The townhomes along the public streets will be modified to have rear entry garages, be moved to a setback of 12' from the street, and shall have front porches added to the façade;
2. The CC&Rs and HOA will provide mechanisms to prevent single entities from acquiring and converting multiple town homes to rental properties.

### BACKGROUND

This application was previously before the Council on April 2, 2019 with the Preliminary Plan approval. Action on the zone change was tabled, so that staff could continue to refine the proposed development agreement and have it approved with the Final Plat application.

The rezoning of the property requires a public hearing by the Planning Commission which was held on November 13, 2018, with a recommendation to the City Council and then final action by the Council.

This application is concurrent to the subdivision final plat approval. The City Council will consider the proposed development agreement with the recommendation on rezone. The development agreement addresses the following items:

- Approved General Development Plan, including the site plan and landscape plan;

- Development layout of buildings, parking, landscaping, sidewalks, fencing, amenities, lighting, etc.;
- Total residential number of townhome units and single family lots for a total density of 3 dwelling units per acre;
- Architectural design and building materials;
- Phasing;
- Open space ownership and maintenance;
- Fencing; and
- Other miscellaneous legal requirements.

The Planning Commission reviewed these application on March 26, 2019 and recommended approval to the City Council. The applicant has modified the final plat in accordance with the Planning Commission recommendations from preliminary plan and the rezone.

## **REVIEW**

### **Site Plan**

The proposed site plan for The Ridge contains an area of for sale town homes with 2 car wide garages. The internal streets in the townhome area will be private streets, owned and maintained by a home owners association. The remaining streets are proposed to be public streets. Those streets will obtain access via Edgecrest Lane and Parkway Drive. A small area (80 sq.ft.) will need to be obtained from Eaglepointe Development for the construction of the connection to Parkway Drive.

The 51 townhome units will be platted for individual sale and will be governed by a private HOA. The DRC is recommending the Development Agreement and CCR's include provisions for owner occupancy requirements and limit purchase of several units by single entities for rental purposes. All units are rear entry from an alley and the units adjacent to public streets will have the front doors facing street. Additional off street guest parking spaces are being provided within the townhome area

The single family lots range in size from approximately 5,000 sq. ft. up to 31,000 sq. ft. There are 64 lots with a minimum width of 50' and 39 lots with a minimum width of 80' for a total of 103 single family lots. At the present time, it is anticipated that the majority of the homes will be built by a production or semi-custom builder, and that the remaining lots will be sold to custom builders. The homes on the 50' lots will be 40' in width and the homes on the 80' lots will be a maximum of 65' in width. Any lots sold to custom home builders and will be required to meet the same setback standards of the 50' and 80' lots. The single family lots will all be required to have 2 car garages and 2 car driveways.

### **Conceptual Building Plans**

As previously approved under the General Development Plan, the proposed architecture for the single family homes incorporates hardie board, brick, stone and stucco. The designs range from traditional to contemporary. The design parameters are established within the development agreement and will be reviewed by an HOA Design Review Board prior to submittal for a building permit to the city. The proposed townhome structures are 2 stories. The attached proposed development agreement incorporates the architectural standards.

## **Landscape Plan & Fencing**

Improvements to the landscaping include the native grass open space and the more traditional landscaping expected with single family homes. Street trees will be provided by the developer as shown on the landscape plan. The developer is proposing to install a 5' woven wire perimeter fence on the west and south project boundaries. This will be required to be installed prior to issuance of any building permit. Lots adjacent to the perimeter with the boundary fence, will replace the fence with permanent fencing within 6 months of certificate of occupancy along with their required landscaping installation. Approved fencing materials are included in the development agreement and shall be reviewed by the HOA Design Review Board prior to request for a land use permit from the City for installation.

## **Pedestrian connection/trails plan**

The site will contain sidewalks throughout the development. A trail system will also be constructed. There will be a public trail within the pipeline easement. The city will participate in the construction of that portion of the trail with funds that have been obtained from the development of Edgewood and Bella Vida. The remainder of the interior trail system will be maintained by the Home Owners Association.

## **POSSIBLE MOTION**

### **Rezoning:**

I move that the City Council approve ORD2019-06 rezoning property located at approximately 650 South Edgecrest Lane, from Special Use Restricted (SR) to P-District and approving the proposed development agreement **(2019-19A)** for The Ridge PUD with the following findings and conditions:

### Findings:

1. The proposed P district can be substantially commenced within two (2) years of the establishment of the P district.
2. The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
3. The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P district.
4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
5. Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.
6. The P district is in conformance with the city general land use plan.
7. Existing or proposed utility services are adequate for the population and use densities proposed.

### Conditions:

1. Figure D-1 in Exhibit D (Directional Drainage Plan for individual lots with lot line swales) be added to the development agreement

## Attachments

- 1) Aerial/Zoning Map
- 2) Proposed Development Agreement
- 3) ORD2019-06

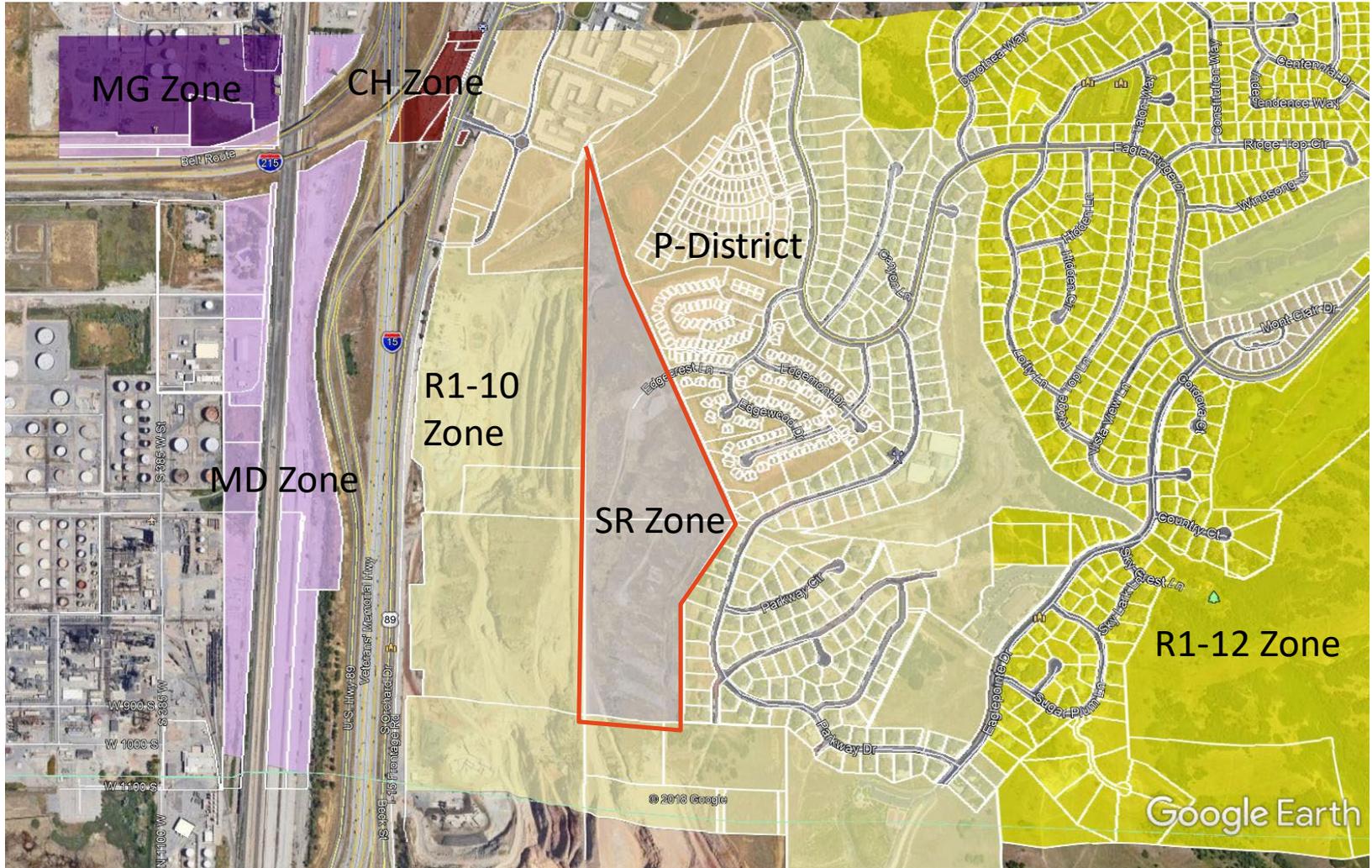


# The Ridge

## P-District Rezone & Preliminary Plan

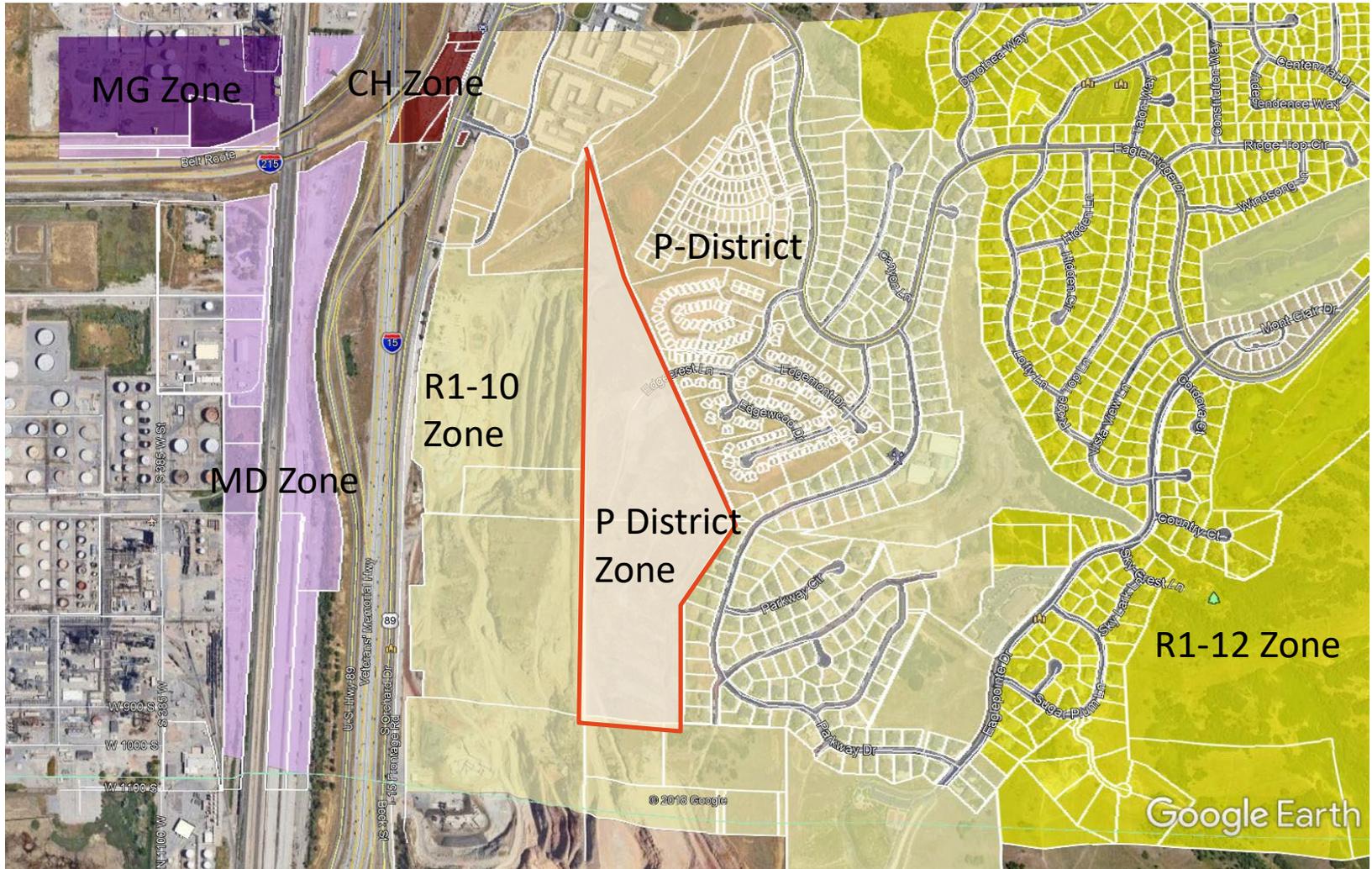
### 650 South Edgcrest Lane

### Current Zoning





# The Ridge P-District Rezone & Preliminary Plan 650 South Edgcrest Lane Proposed Zoning



When Recorded  
Return to:  
City of North Salt Lake  
10 East Center Street  
North Salt Lake, UT 84054

AGR 2019-19A

## **DEVELOPMENT AGREEMENT** **THE RIDGE AT NORTH SALT LAKE**

**THIS DEVELOPMENT AGREEMENT** (the “Agreement”) is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 20\_\_\_ (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and **CW LAND CO. LLC**, a Utah limited liability company, (the “Developer”). The Developer and the City are sometimes collectively referred to herein as the “Parties” or singularly as a “Party.”

### RECITALS

A. As of the Effective Date hereof, Developer is the owner of the property described on **Exhibit “A”** (the “Property”) hereto, located within the City of North Salt Lake, Davis County, Utah.

B. The development of the Property is governed by the City’s Title 10 Land Use and Subdivision Ordinances (the “Code”). All Section references contained herein shall refer to the Code.

C. Pursuant to section 10-13-3 of the Code, the Developer has filed an application for and received approval by the City for the following:

- (1) a General Development Plan (the “General Development Plan”) for the Property consisting of single family and town home residential units; and
- (2) the re-zoning of the Property to the Planned P District, (the “P District Zoning”) subject to approval of an acceptable development agreement.

D. The Project to be developed upon the Property pursuant to the General Development Plan is known as “The Ridge” and is generally located at 650 South Edgecrest Lane in the City of North Salt Lake (the “Project”).

E. Pursuant to the City’s approval of the General Development Plan on the 20<sup>th</sup> day of November, 2018, the Plan consists of 103 single family residential units and 51 town home units with associated parking, landscaping and other improvements. A copy of the approved General Development Plan is attached hereto as **Exhibit “B.”**

F. Pursuant to section 10-13-2-D, exceptions to or modification of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted. By this Agreement, the Parties desire to stipulate the required standards with respect to: land use; building size, layout, materials and architecture; landscaping; parking; signage size, placement, height, and design; lighting; fencing materials; and any other standards specified herein and included within the Project’s P District Zoning.

## AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. Incorporation of Recitals and Exhibits. The above Recitals and Exhibits attached and referenced herein are hereby incorporated into this Agreement.

2. General Development Plan Approval. To the fullest extent of its legal powers and authority and for the duration of the Term (as described below) of this Agreement, the City hereby approves the General Development Plan for the Project, including the density, use, configuration, and specification designations as described in the General Development Plan and as described elsewhere herein. The Developer may not substantially deviate from the General Development Plan without prior approval of the City staff; provided, however, the parties acknowledge that the General Development Plan may be modified by the Final Plat(s) ultimately approved by the City for the Property, and if that occurs, the Final Plat(s) shall govern and control with respect to any modified items. Subject to the terms of this Agreement and subject to the Developer's compliance with other provisions of the Code not specifically modified herein, the Developer shall have the right to have, Preliminary Design Plan, Site Plan, Final Plat, Construction Plans and Building Permits (as those terms are defined in section 10-3 of the Code) approved by the City and to develop the Project as proposed and approved. The Developer hereby agrees that the Project is subject to all City ordinances except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

3. Term. The vested rights described in this Agreement shall be effective for a period of ten (10) years following the date on which this Agreement is adopted by the city Council of North Salt Lake and signed by the City's Mayor (the "Term"). Developer may extend the Term by an additional five (5) years so long as Developer has, prior to expiration of the Term, used good faith efforts to progress the Project.

4. Development of the Project. The Project shall be developed by Developer and/or Developer's successors and assigns in accordance with all of the requirements contained herein.

a. Notwithstanding anything in the Code to the contrary, the general layout, parking, fencing, and landscaping of the Project shall be substantially in the form of **Exhibit "C"** of this Agreement entitled "Landscape and Site Plans".

b. The Developer, designee, assignee, or individual builder, shall be responsible for the installation of the street trees within the Project and adjacent to the lot, prior to the occupancy of each single family dwelling and townhome. In the event that the street trees cannot be planted due to seasonal issues, the builder may post a landscape bond for the assurance of installation within 6 months from the date of temporary occupancy. The Developer is hereby authorized to require one or more individual builders to satisfy some or all obligations under this Section 4(b), provided that such individual builder(s) agrees to perform such obligations in writing.

c. The Developer, shall be responsible for the installation of street trees and landscaping to the property to be owned and maintained by the Home Owner's Association. In the event the Project is completed in more than one phase, the landscaping for phase 1 shall be substantially completed prior to commencement of additional phases, unless a landscape bond is provided for the remaining landscaping. Street trees and adjacent landscaping within the entry areas, which entry areas are graphically depicted in **Exhibit "C"** of this Agreement and are generally described as the Project boundary line from Edgcrest Lane to lot 101 and the Project boundary line from Parkway Drive to lot 145 shall be completed within 12 months of final inspection and acceptance of those public streets. Street trees in areas adjacent to open space to be maintained and owned by the HOA shall also be installed

within the same time period, or in conjunction with adjacent open space landscaping improvements, whichever is sooner.

d. Street trees shall be planted in conformance with city street tree ordinance for minimum separation distance. In the event that a street tree ordinance has not been adopted prior to the occupancy of any dwelling units, street trees shall be installed per reasonable recommendation of the city public works department using best practices for street trees based upon the species approved. **(Figure C-3)**

e. Open Space and Trails. All open space shall be owned and maintained by the homeowners association incorporated or to be incorporated for the Project; provided, however, that during the initial development and construction phase of the Project, the Developer will own such open space. The Developer will convey fee title ownership of the open space to the homeowners association at the appropriate time as the Project progresses.. A public easement and dedication of the main trail (the "Trail") within the gas pipeline easement as shown on **Figure C-5** shall be made to the City.

i. The City agrees to participate in the construction cost of the trail with funds previously obtained from the approvals of adjacent developments, currently held in trust by the City. Upon completion of the dedicated trail section, which shall be a public trail owned and maintained by the City. The estimated construction costs for the trail is a total of \$1 per lineal foot for design and \$5 per lineal foot for construction. The total length of the public trail portion is estimated to be 4,517 lineal feet, including 344 lineal feet of off-site trail. The City shall promptly reimburse the Developer for the actuals cost of approximately 2,334 lineal feet, up to \$14,000. The area of participation includes the approximate 344 feet of off-site trails. **(Figure C-6)**

ii. The minimum trail design shall be a meandering natural trail with a maximum grade of eight (8) percent. Variances to the design width may be approved by the City engineer due to topography or the necessity of switchbacks.

iii. The Developer shall install in conjunction with the construction of the public streets a parking area consisting of four (4) parking spaces that will be dedicated to the public for the use of access to the public trail system. Upon acceptance of the road, the dedicated parking area shall be owned and maintained by the city.

iv. The parties acknowledge that the obligations to construct and pay for the Trail under this Section 4(e) are subject to any restrictions or limitations in any existing easements or other title encumbrances or agreements, and to the extent necessary, the parties will cooperate in good faith to receive approvals to authorize the construction of the Trail.

v. The Developer shall be responsible to pay all applicable water connection and water development fees for landscape water connections to the open space. The Developer will be responsible to establish the utilities account for the open space landscape improvements and provide a mechanism to transfer said utility account at such time when the open space and common area responsibilities are transferred from the Developer to the HOA.

f. Perimeter Fencing. The Developer, or assignee, shall be responsible for the installation of boundary fencing along the west and south property lines in the locations shown on **Figure C-7**. The Developer shall install the boundary fence prior to the issuance of any building permits within the Development. The fence shall be a field fence of T-posts and woven wire and shall be a height of 5 feet. Lots adjacent to the Project boundary shall be required to replace the section of perimeter fencing on the rear property line of each lot with permanent fencing on a lot by lot basis. Upon the completion of the construction of each perimeter adjacent home, the permanent fencing shall be installed along the rear property line within six

(6) months of issuance of a certificate of occupancy in conjunction with the landscaping installation in the event that six (6) month date falls between October 1-April1, the homeowner shall be allowed until the following July 1st to complete the fencing with the landscaping. The permanent fencing shall be of a durable material, such as composite, textured vinyl panels, masonry, or decorative metal and shall be a minimum of 6' tall. The fencing shall be colored in neutral colors and shall exclude white.

g. Other Fencing. All fencing within the project, other than the boundary fence, shall be of durable material, such as composite, textured vinyl panels, masonry, or decorative metal as detailed. Examples of approved durable materials, such as composite, textured vinyl panels, masonry, or decorative metal are shown in **Figure C-8**. Fences may be solid opaque fence or a semi-transparent picket type. Fence installation shall be in conformance with City Code §10-1-33. White vinyl shall not be permitted on slopes greater than 25%, nor shall be it be permitted along the rear property lines of lots 109-127, 210-218, or 238-244. All fence materials and installation shall be reviewed and approved by the HOA Design Review Board prior to making application for a land use fence permit to the City.

h. Amenities. The Developer, or assignee, shall provide the following amenities, as generally illustrated on the approved landscape plan contained in Exhibit C:

i. A minimum of one pocket park, privately owned and operated within the single family portion of the Project. The Developer may convey fee title ownership of such pocket park to the homeowners association for the Project, and the Developer may use its reasonable discretion to determine the exact layout and included features, if any, included within the pocket part.

ii. A minimum of one tot-lot within the open space area of the town homes. The Developer may convey fee title ownership of such tot-lot to the homeowners association for the Project, and the Developer may use its reasonable discretion to determine the exact layout and included features, if any, included within the tot-lot.

i. Notwithstanding anything in the Code to the contrary, the land use standards, including but not limited to, setbacks, building heights, uses, etc., for all structures to be developed within the Project shall be as the Land Use Standards set forth in **Exhibit "D"**, which Land Use Standards are hereby approved by the City for use in the Project and are entitled P District Land Use Standards.

j. Developer and City hereby agree that architectural standards should be applied to the development of all lots within the Project. These specific rules and standards are shown in **Exhibit "E"** of this Agreement and are entitled, "Architectural Standards".

i. Prior to applying for each single family building permit the Architectural Control Committee operated by the Home Owner's Association, in accord with the adopted codes, covenants, and restrictions ("CC&Rs") for the Project, shall review each plan for compliance to the restrictive covenants and provide a letter of approval or otherwise indicated the approval upon the building plans submitted to the City for review.

ii. For purposes of this Agreement, the architectural designs and elevations illustrated within Exhibit E are to serve as general examples of the quality, style, colors, and materials which may be used in construction of the homes and townhomes. The examples are not intended to limit the designs, floor plans, or variations expected within the Project but to serve as guidelines to the builders and the Architectural Control Committee. The Developer is permitted to use general design themes such as Craftsman, Farmhouse, Modern, Prairie, and Traditional, but the Developer shall not be limited to only these designs. The examples shown are used solely to demonstrate the use of quality features of the construction within the Project, such as:

1. High quality materials such as brick, stone, stucco and fiber cement board;
2. Porches and entries that complement the curb appeal of the home;

3. Architectural accents that complement the particular style of the home, such as board and batten, shutters, railings, moldings, beams, mullions, doors, metal awnings, outdoor lighting, etc.
4. There shall be no minimum number of architectural accents required on each home, only that architectural accents be used appropriately on each home.

k. Developer and City hereby agree that signage design standards should be applied to the development of all community entry signs within the Project. These specific rules and standards are shown as Figure C-4 of **Exhibit “C”** of this Agreement

l. Phasing Plan. The Developer intends to construct the Project in two (2) phases, as mutually agreed upon and attached hereto and incorporated herein as **Exhibit “F.”**. The General Development Plan generally calls for construction to commence on phase one first and followed by phase two, provided the Developer may commence construction for both phases at the same time. The phasing of the Project shall not preclude the Developer from recording multiple Final Plats within each phase, provided that construction may not begin on any dwelling unit until such time that the public street between Edgecrest Lane and Parkway Drive (or such other secondary access as deem satisfactory by the parties) meets the minimum standard per Utah State Code for access of emergency vehicles, that the minimum life safety infrastructure has been installed, tested, and accepted, and a bond has been posted for any remaining critical infrastructure as defined by Utah State Code.

m. Model Homes. No more than four (4) single family dwellings may be utilized as model homes at any one time. No more than one town home building, regardless of the number of units in the building, shall be utilized as model home(s) at any one time. No model home may begin operation until such time that a certificate of occupancy has been issued for the dwelling unit.

n. Construction/Sales Trailers. Builders wishing to place construction trailers or sales trailers on the Project site, shall obtain a building permit for such. Trailers shall be removed from the site within 30 days of issuance of certificate of occupancy for the final dwelling unit for which the trailer was utilized during construction.

o. Platting. The Developer may seek approval for one or more Final Plats within the development upon recordation of the Development Agreement and effective zone change to the P-District. Preliminary Plan approval for each phase was approved by the City Council on April 2, 2019 and is attached hereto as **“Exhibit G”**. The Final Plat shall be prepared in accordance with the Preliminary Plan approval and any conditions of approval. The Final Plat shall be recorded with the office of the County Recorder within two (2) years of Final Plat approval. The Planning Commission may approve an extension of one (1) year, provided that the Developer has commenced construction and has continued diligently towards completion. Any expired Final Plats may be resubmitted for approval and shall be approved per the terms of this Agreement.

p. Ownership. The Developer shall provide within the adopted CC&Rs for the Project provisions which preclude the ownership of more than three (3) townhome units by a single person or entity for the purpose of rental properties.

q. Required Public Improvements. The City agrees to coordinate with Developer the placement of conduits, chases and other piping required for the development of the Project. The Developer agrees to construct all required public improvements, at its expense, except for the improvements as otherwise noted in this Agreement.

- i. Pressure Reduction Valve/Vault. The City is in the process of developing a new design standard for pressure reduction valves/vaults within the City. The Developer shall install the valve/vault identified in the new design standard and the City agrees to pay the difference in costs associated with the installation of the upgrade. The City shall be responsible to provide to the Developer qualified bids, per the city purchasing resolution, for the PRV required under

the current standards, including installation costs to determine the cost difference. Upon completion of the installation the Developer shall provide the City with an invoice and receipts of payment for said installation. Within thirty (30) days the City shall reimburse the Developer for the difference of installation costs.

- ii. **Street Lights.** The Developer shall be responsible for the installation of underground improvements for street light fixtures in the locations approved on the Final Plat. The Developer shall bond for the cost of the street lights and the installation costs, per the city street light installation contract. The approved street lights are shown in Figure E-4. The City shall install the street lights and invoice the developer for the associated costs of the street lights and installation upon completion. The City shall release the required bond amount upon payment of the associated installation costs invoice.

r. **Mass Grading.** During the construction of the Project, the developer, or assignee, shall be responsible for submitting an operation plan for any mass grading, including the use of any heavy equipment, including any use of screeners and rock crushers. The operation plan shall include detailed information regarding any locations requiring blasting of rock or other earthen materials, the location, storage, and security of any explosives to be utilized. The plan shall address dust control measures, hours of operation, blasting notification for adjacent residential uses, material storage and stock piles, site security, hauling, any other measures as required by the City Engineer, Fire Marshall, Community Development Director, or any state agency which requires licensing such as the Department of Environmental Quality, Division of Air Quality, Division of Oil, Gas, and Mines, OSHA, or MSHA as applicable. The approval of the operations plan shall not be unreasonably withheld from the Developer, provided the plan does not endanger the health, safety, and welfare of the adjacent property owners and workers on the site.

s. The purchaser of each lot shall receive from the Developer, assignee, builder, or future owner a “Seller Disclosure” as provided in “Exhibit H” notifying the purchaser of the proximity of the adjacent gravel pit operation.

5. **Payment of Fees.** The Developer agrees to pay fees, except for any waivers, credits or other considerations noted in this Agreement, as required by the City’s adopted fee schedule in effect at the time of the submittal of their respective development applications. Development and connection fees shall be assessed upon individual building permit as required by the City’s adopted fee schedule. The Developer shall be required to pay the development and connection fees for any open space areas at the time of recording the plat contain said improvements.

6. **Agreement to Run with the Land/Assignment.** A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit “I”**. The rights and obligations of Developer under this Agreement shall be those affecting the Property, and shall run with and be binding upon the Property and its successors and assigns, or any portion thereof. The terms of this Agreement shall be deemed to expire as to any portion of the Property upon the issuance of a certificate of occupancy for a structure on the subject portion of the Property. A termination of this Agreement shall not affect the validity of subdivision plats recorded during the Term. Neither Developer nor their successors and assigns shall have the right to assign this Agreement, in whole or in part, unless: (a) such assignee becomes the owner of fee simple title to that portion of the Property affected by the rights and obligations under this Agreement that are being assigned, and (b) the City has consented in writing to the assignment, which consent shall not be unreasonably withheld; provided, however, that the Developer is pre-approved to effectuate any assignment to an affiliate of the Developer without further consent from the City, provided that condition (a) above is satisfied. For purposes of this section, the term “affiliate” shall refer to any entity under common control or ownership with the Developer..

7. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such Party at its address shown below:

To Developer: CW Land Co., LLC  
Attn: Land Development Team  
1222 W. Legacy Crossing Blvd., Suite 6  
Centerville, Utah 84014

To the City: City of North Salt Lake  
Attn: City Manager  
10 East Center Street  
North Salt Lake, Utah 84054

In the event that either of the Parties desires to change its address as shown above, such Party shall provide written notice to the other Party pursuant to the requirements of this Section 7.

8. Default. In the event either Party fails to perform its material obligations hereunder or to comply with the terms thereof, within thirty (30) days after giving written notice of default and the failure of the defaulting Party to cure such default, or if the default is of a nature that it cannot be reasonably cured within 30 days, then to have diligently and in good faith commenced to cure such default, and the non-defaulting Party may, at its election, have the following remedies:

- a. All rights and remedies available in equity, including injunctive relief or specific performance, but shall have no claim for money damages.
- b. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.
- c. The right to draw upon any security posted or provided in connection with the Project and this Agreement.
- d. The right to terminate this Agreement.
- e. The rights and remedies set forth herein shall be cumulative.

9. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regularly approvals given by the City for the Property and/or the Project or any phase thereof containing the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties or understandings between the Parties which are not contained in this Agreement, regulatory approvals and related conditions.

10. Severability. The Parties hereto agree that the provisions hereto are severable. If any provision of this Agreement is held invalid, the remainder of this Agreement shall be effective and shall remain in full force and effect unless amended or modified by mutual consent of the Parties.

11. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

12. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any person or Parties other than the City. The Parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement and a property owner owning a residence for which a certificate of occupancy has been issued shall have no rights or claims under this Agreement.

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

**ATTEST:**

**CITY**  
CITY OF NORTH SALT LAKE

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

\_\_\_\_\_  
By: Len Arave  
Its: Mayor

**DEVELOPER**  
  
CW LAND CO., LLC,  
A Utah Limited Liability Company

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All property included in Davis County Parcel Identification numbers: 01-107-0061 & 01-112-0033 containing approximately 49 acres.

**Legal Description:**

A portion of the Southwest quarter of Section 12 and the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing: South 89°51'14" East between the Southwest corner and the South quarter corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian); thence North 00°08'43" West 2,647.75 feet along the section line to the West quarter corner of said Section 12, said point also being on the Southerly line of Eaglewood Village Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2811244 in Book 6051 at Page 367; thence South 13°37'06" East 608.86 feet along said plat and along the Westerly line of The Views at Eaglewood Village P.U.D. Village Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2770620 in Book 5868 at Page 911; thence South 18°26'57" East 490.01 feet along said plat to the Northwest corner of The Villas at Bella Vida, Phase 3 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2994702 in Book 6679 at Page 930; thence South 27°30'14" East 192.38 feet along said plat; thence South 23°41'31" East 504.09 feet along said plat and along the Westerly line of The Villas at Bella Vida, Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2604394 in Book 5301 at Page 400 and along the Westerly line of Edgewood Estates P.U.D. Phase 1 Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 1822155 in Book 3206 at Page 69 to the Northwest corner of Edgewood Estates Phase 2, Plat F Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151973 in Book 3990 at Page 1273; thence South 24°09'11" East 167.73 feet along said plat to the Northwest corner of Edgewood Estates Phase 2, Plat E Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151972 in Book 3990 at Page 1272; thence South 24°17'13" East 751.53 feet along said plat and along the Westerly line of Edgewood Estates Phase 2, Plat I Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2570069 in Book 5160 at Page 2067 and along the Westerly line of Edgewood Estates Phase 2, Plat J Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 287793 in Book 5944 at Page 852; thence South 60°28'00" West 19.82 feet; thence South 29°59'42" East 89.54 feet; thence South 0.76 feet; thence South 30°00'00" East 29.74 feet; thence South 60°00'00" West 19.11 feet; thence South 05°05'38" West 0.88 feet to the Northwest corner of Eaglepointe Estates Phase 13, Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2695680 in Book 5633 at Page 1619; thence South 32°35'35" West 612.24 feet along said plat and along the Westerly line of Eaglepointe Estates Phase 13 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2272417 in Book 4287 at Page 1113; thence South 00°06'49" West 799.12 feet along said plat to the South line of the Northwest quarter of the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'02" West 657.84 feet along the 16th section (40 acre) line to the West line of said Section 13; thence North 00°06'49" East 1,317.77 feet along the section line to the point of beginning.

Contains: 49.22 acres+/-

# EXHIBIT "B" GENERAL DEVELOPMENT PLAN

The General Development Plan for the The Ridge approved by the City Council on the 20th day of November, 2018.



DEVELOPMENT SUMMARY	UNITS	AREA	% OF TOTAL	SETBACKS
ORIGINAL PROPERTY	-	49.22 ACRES	100%	-
ESTATE LOTS (80' FRONTAGE)	36 D.U.	10.0 ACRES	20.3%	Front Yard: The minimum depth of the front yard shall be ten (10) feet. Side Yard: The minimum depth of the side yard shall be seven (7) feet. Back Yard: The minimum depth of the back yard shall be ten (10) feet. The minimum depth of the front yard shall be ten (10) feet. The minimum depth of the side yard shall be seven (7) feet. The minimum depth of the back yard shall be ten (10) feet.
SMALLER LOTS (50' FRONTAGE)	68 D.U.	9.29 ACRES	18.9%	Front Yard: The minimum depth of the front yard shall be ten (10) feet. Side Yard: The minimum depth of the side yard shall be seven (7) feet. Back Yard: The minimum depth of the back yard shall be ten (10) feet. The minimum depth of the front yard shall be ten (10) feet. The minimum depth of the side yard shall be seven (7) feet. The minimum depth of the back yard shall be ten (10) feet.
TOWNHOMES	51 D.U.	3.57 ACRES	7.2%	Front Yard: The minimum depth of the front yard shall be ten (10) feet. Side Yard: The minimum depth of the side yard shall be seven (7) feet. Back Yard: The minimum depth of the back yard shall be ten (10) feet. The minimum depth of the front yard shall be ten (10) feet. The minimum depth of the side yard shall be seven (7) feet. The minimum depth of the back yard shall be ten (10) feet.
OPEN SPACE	-	20.56 ACRES	41.8%	-
RIGHT OF WAY	-	5.8 ACRES	11.8%	-

Note: This plan is for illustrative purposes only.

## THE RIDGE concept plan

NORTH SALT LAKE, DAVIS COUNTY  
11/12/18

18-410

C.W.  
**LAND**  
CO.

**FOCUS**  
LAND MANAGEMENT, INC.

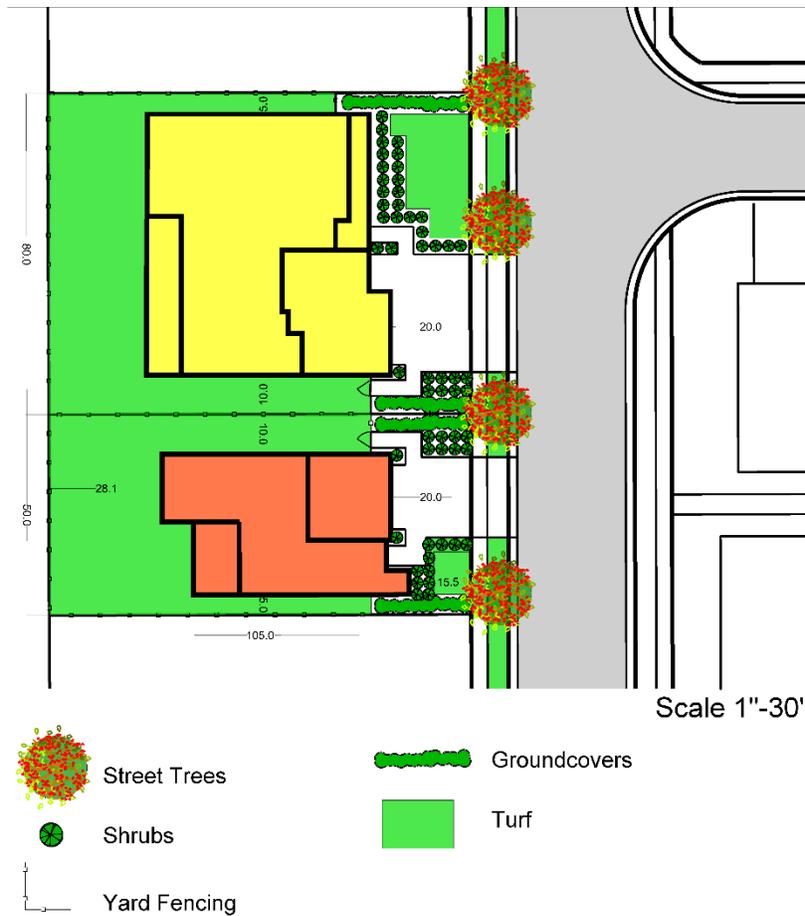
**EXHIBIT "C"**  
**LANDSCAPE & SITE PLANS**

( No example or image shown herein shall be exclusively binding upon the Developer, or assignee. All exhibits are added for the purposes of providing context for the criteria set forth herein.)

- A. Conceptual and illustrative typical landscape and site plans are attached for the Single Family Residential lots (Figure C-1) and the Multi-Family Residential (Townhome) Lots (Figure C-2).

*Figure C-1 Single Family*

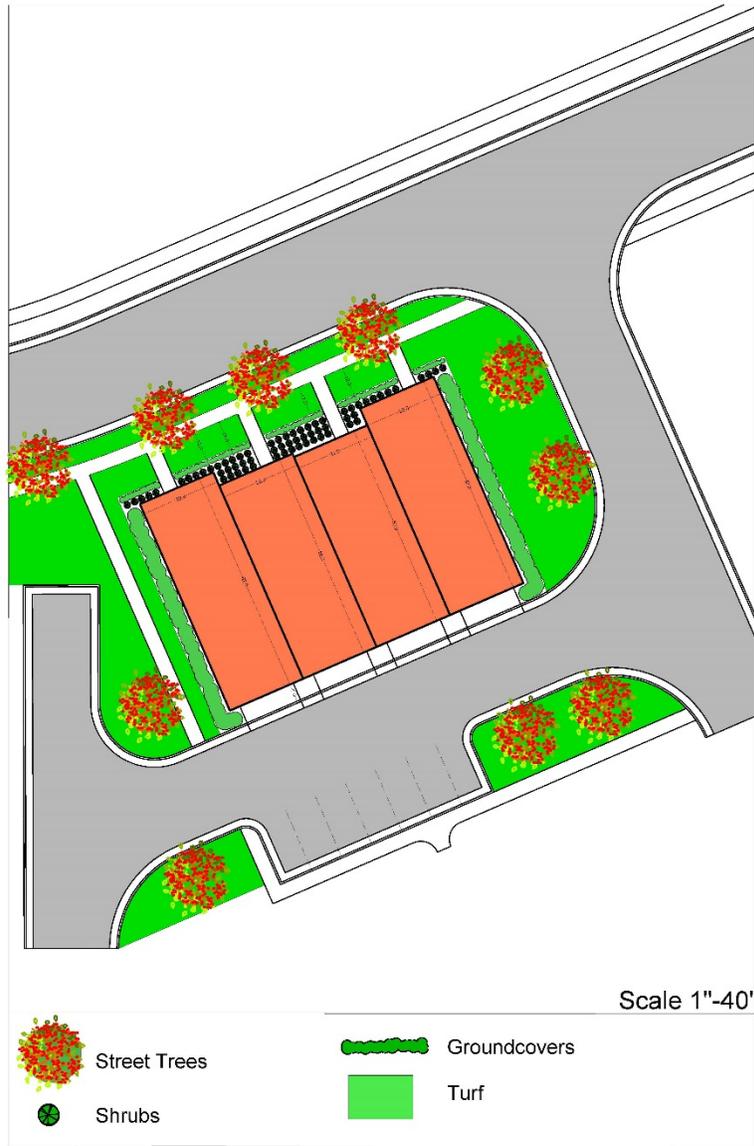
**Single Family Residential  
Conceptual Landscaping and Site Plan**



Landscaping shown is conceptual and illustrative and is subject to revision.  
Dimensions shown are typical and are subject to revision within minimum permitted.

Figure C-2 Multi-Family

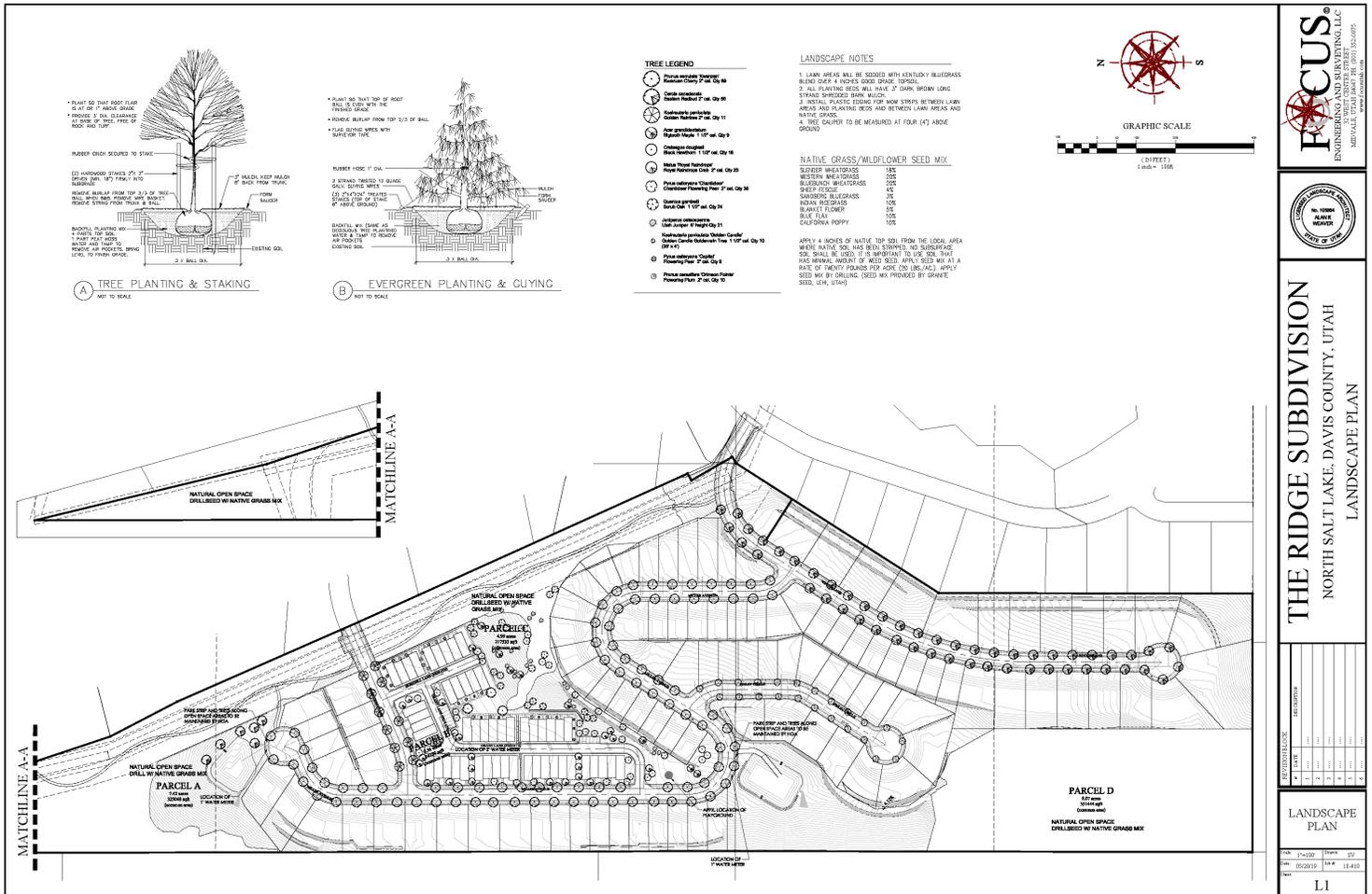
Multi-Family Residential (Townhomes)  
Conceptual Landscaping and Site Plan



Landscaping shown is conceptual and illustrative and is subject to revision.  
Dimensions shown are typical and are subject to revision within minimum permitted.

B. Open Space landscaping shall be installed per the approved General Development Plan's Landscape Plan. (Figure C-3)

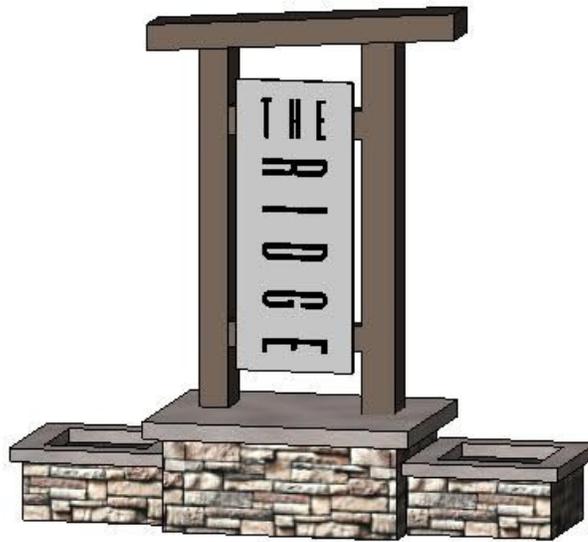
Figure C-3



C. Monument signage will be constructed at the two neighborhood entrances on Edgecrest Lane and from Parkway Drive.

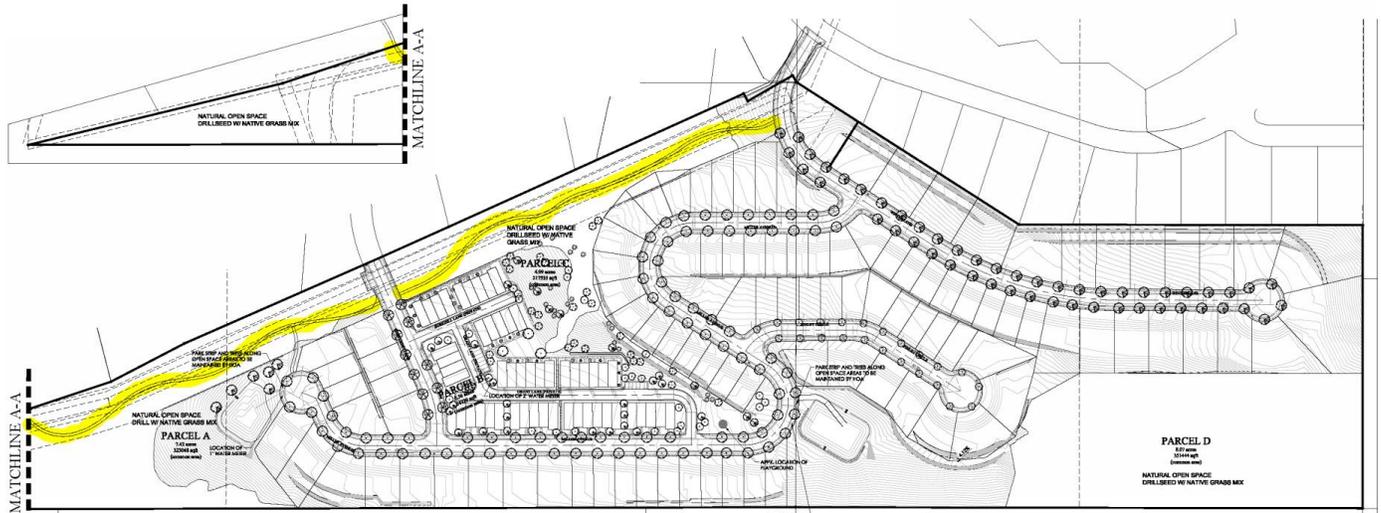
1. One monument sign will be placed at each of the two entrances on private property owned and maintained by the homeowner's association.
2. The homeowner's association will maintain the signs including periodic maintenance and upkeep and repairs as needed.
3. Final design of the monument signs will be submitted for review and approval as part of the Final Plat application. The figure below is a conceptual and illustrative depiction of the anticipated sign at this time, but it is subject to revision prior to submittal for review and approval. (Figure C-4)

*Figure C-4 Monument Sign*



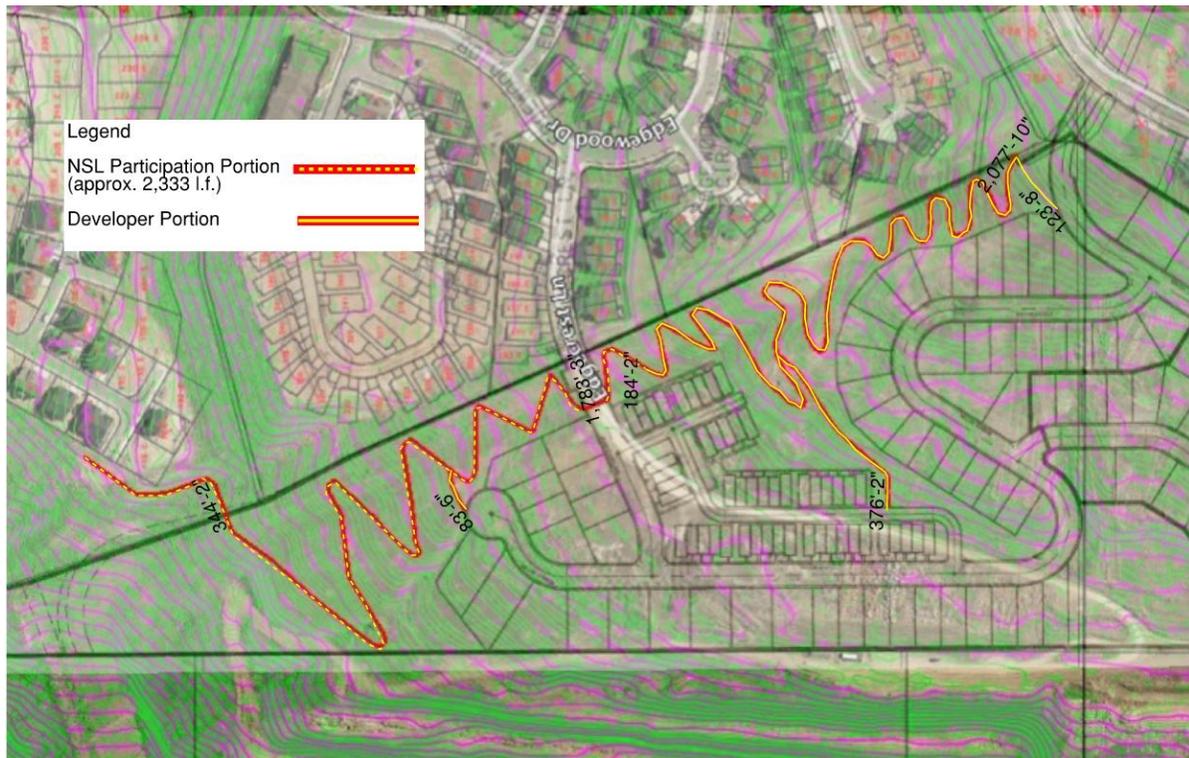
D. **Public Trail.** The area highlighted in Figure C-5 shall be the trail dedicated for public use.

Figure C-5



E. **Trail Construction.** The approximate location and length of the trail system to be constructed by the Developer are shown in Figure C-6. The figure also details the portion of the public trail, that the City will participated in the cost of design and construction.

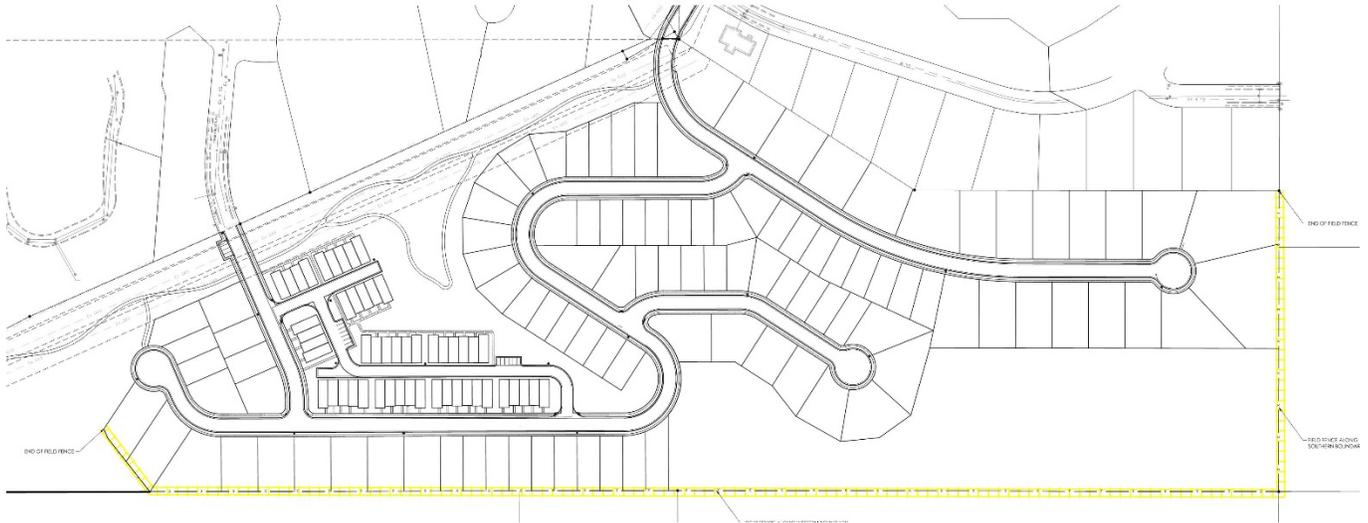
Figure C-6



**F. Fencing.** Fencing will be installed by the Developer, the home builder, or the home owner.

1. Perimeter Fencing. The Developer shall install a field fence of T-posts and woven wire along the western and southern property lines as shown in Figure C-7. The fence shall be installed prior to the issuance of any building permits within the Development.

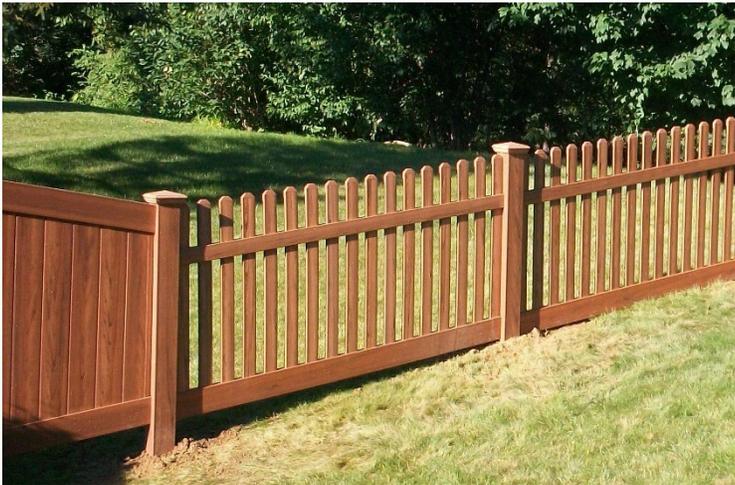
*Figure C-7*



2. Perimeter Adjacent Lots, Rear Yard Fencing. On lots adjacent to the perimeter with perimeter fencing, the perimeter fence shall be replaced on a lot by lot basis, with permanent fencing of an approved fencing material as described below. The fence shall be completed as part of the required landscaping and shall be installed within six (6) months of final occupancy, in the event that the six (6) month date falls between October 1-April 1, the homeowner shall be allowed until the following July 1st to complete the fencing with the landscaping.
3. Thematic fencing will be used throughout The Ridge. The fencing permitted shall be of durable materials, such as composite, textured vinyl panels, masonry, or decorative metal. Fences may be solid opaque fence or a semi-transparent picket type. Fence installation shall be in conformance with City Code §10-1-33. White vinyl shall not be permitted on slopes greater than 25%, nor shall it be permitted along the rear property lines of lots 109-127, 210-218, or 238-244. All fence materials and installation shall be reviewed and approved by the HOA Design Review Board prior to making application for a land use fence permit to the City.
4. The following figures are provided for illustrative purposes of the types of fencing materials that may be used. Actual fencing and color may vary.

*Figure C-8*

Textured & Colored PVC Vinyl Panel Fencing



## Colored Composite Fencing



## Decorative Metal Fencing



## Masonry Fencing



**EXHIBIT “D”  
LAND USE STANDARDS**

Purpose. This Exhibit outlines the standards pursuant to which the Project’s uses shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances. Any standards not listed herein shall be bound by the standard City Code Regulations.

<b>LAND USE STANDARD</b>	<b>Single Family Residential</b>	<b>Multi-Family Residential</b>
<b>Permitted Uses:</b>	<p>Single family dwellings. Accessory dwelling units, as regulated by North Salt Lake City Code, Section 10-1-44, as amended.</p> <p>Accessory structures including pools and spas.</p> <p>Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended.</p> <p>Model Homes, no more than 4 model homes shall be permitted at any one time. Model Homes may not be operated until such time that occupancy has been granted for the dwelling.</p>	<p>Multi-family attached dwellings, rear loaded from private alleys. Any units constructed along a public street, shall have front doors facing the street.</p> <p>Accessory structures including clubhouses, pools and spas.</p> <p>Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended.</p> <p>Model Homes, no more than 1 town home building shall be permitted for use as model home(s) at any one time. Model Homes may not be operated until such time that occupancy has been granted for the dwelling(s).</p>
<b>Maximum Coverage Area:</b> The maximum building coverage area per lot shall be:	50%	No maximum
<b>Maximum Height of Buildings:</b> The maximum height for all residential structures as regulated by city code section 10-1-25 shall be:	35 Feet	35 Feet
<b>Front Yard Setback:</b> The minimum front yard setback shall be:	20 feet to the garage facade; living space, porches, stairs, and roof eaves may extend into the front setback up to 8 feet.	<p>Setbacks for all structures shall be as depicted on the approved Preliminary Plan.</p> <p>Town homes fronting public streets shall have minimum setback of 12’</p>
<b>Side Yard Setback:</b> The minimum side yard setback shall be:	<p>50 Foot Wide Lots: 5 feet Interior and 10 feet on side street of corner lots</p> <p>80 Foot Wide Lots: 5 feet, a combined total of 15 feet and a side street setback of 10’</p>	Setbacks for all structures shall be as depicted on the approved Preliminary Plan

<b>LAND USE STANDARD</b>	<b>Single Family Residential</b>	<b>Multi-Family Residential</b>
<b>Rear Yard Setback:</b> The minimum rear yard setback shall be:	15 feet	Setbacks for all structures shall be as depicted on the approved Preliminary Plan
<b>Garage Facade</b>	The garage façade shall extend no greater than 5 feet from the front façade or porch roof line, whichever is closest to the front property line.	Not applicable
<b>Setbacks, accessory structures:</b>	Accessory structures and uses over 18 inches in height, shall only be permitted in the rear yard and shall be a minimum of 6 feet behind the home, and a minimum of 5 feet from the rear and side property line.	Setbacks for all accessory structures shall be as depicted on the approved Preliminary Plan
<b>Driveway, curb cut</b>	Single family lots with less than 70 feet of frontage at the front property line shall be limited to a maximum 20 foot curb cut for the driveway.	Not Applicable

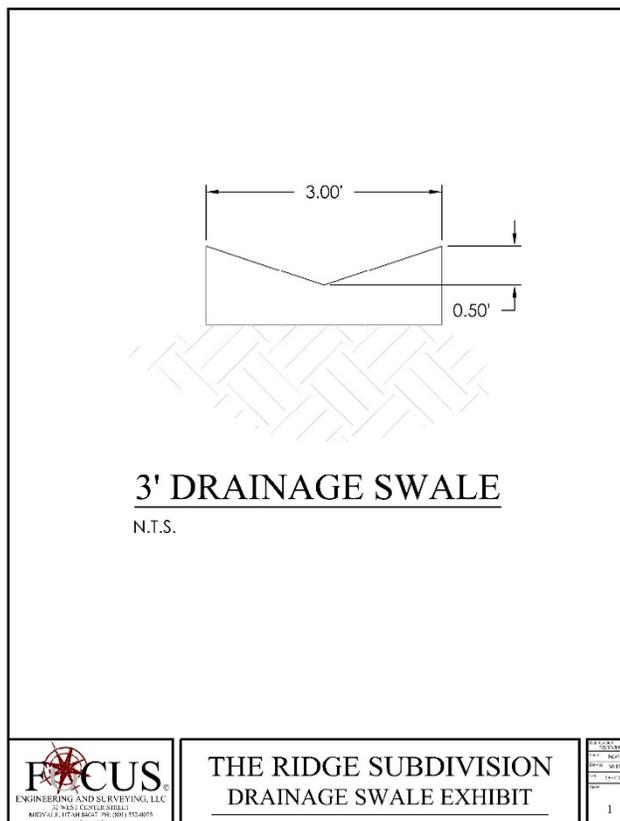
<b>LAND USE STANDARD</b>	<b>Single Family Residential</b>	<b>Multi-Family Residential</b>
<b>Landscaping:</b>	<p>Landscaping shall be completed on each lot and within the respective park strip within 6 month of final occupancy, in the event that date falls between October 1-April 1, the homeowner shall be allowed until July 1st of the following year to complete the landscaping.</p> <p>Park strips shall be landscaped with a minimum 50% vegetative materials, rock mulch used in the park strip must be “1-inch minus”.</p> <p>Trees planted in the park strip shall be permit but shall be limited to those tree species with the minimum recommended separation provided within the City Tree Ordinance, if adopted.</p> <p>In the event that a Tree Ordinance has not been adopted or is not in effect, all trees must be approved by the City Public Works Department for appropriate size, species, and separation in relation to the soil quality and width of the park strip.</p> <p>Trees planted on private property shall be located a minimum of 10 feet from the sidewalk, additional distance may be required depending on tree species, and if provided for within the adopted Tree Ordinance.</p>	<p>Landscaping shall be completed on each lot and within the respective park strip within 6 month of final occupancy, in the event that date falls between October 1-April 1, the homeowner shall be allowed until July 1st of the following year to complete the landscaping.</p> <p>Park strips shall be landscaped with a minimum 50% vegetative materials, rock mulch used in the park strip must be “1-inch minus”.</p> <p>Trees planted in the park strip shall be permit but shall be limited to those tree species with the minimum recommended separation provided within the City Tree Ordinance, if adopted.</p> <p>In the event that a Tree Ordinance has not been adopted or is not in effect, all trees must be approved by the City Public Works Department for appropriate size, species, and separation in relation to the soil quality and width of the park strip.</p> <p>Trees planted on private property shall be located a minimum of 10 feet from the sidewalk, additional distance may be required depending on tree species, and if provided for within the adopted Tree Ordinance.</p>

LAND USE STANDARD	Single Family Residential	Multi-Family Residential
<b>Storm Water Drainage</b>	<p>Single family lots designated with side or rear storm drain easements as shown on the recorded plat: All building permits shall be accompanied by a final grading plan, including the installation of required storm drain easements and improvements in conformance with Figure D-1, Drainage Plan, which indicates the required drainage directions. Figure D-2 below provides a typical cross section design for side or rear yard swales, other designs shall be approved by the City Building Official with the advise of the City Engineer.</p> <p>Homeowners shall be prohibited from altering, removing, or otherwise impeding storm water drainage easements without first obtaining a building permit for such alteration.</p>	Not Applicable
<b>Walls and fences:</b> Governed by City Code 10-1-33 with the following exceptions:	Sloped rear yards with a slope greater than 25% shall be required to use fencing materials that are constructed of materials and colored as to blend into the natural environment. White vinyl shall not be permitted on slopes over 25%.	Sloped rear yards with a slope greater than 25% shall be required to use fencing materials that are constructed of materials and colored as to blend into the natural environment. White vinyl shall not be permitted on slopes over 25%.
<b>Parking:</b> Shall be provided as follows:	<p>Each home shall include a minimum two (2) car garage and a minimum two (2) car driveway.</p> <p>RV parking shall only be permitted in the side yard and setback from the front property line a minimum 20 feet. RV parking shall be hard surfaced with concrete or asphalt.</p>	<p>Each unit shall include a minimum two (2) car garage, not in tandem. (unless such tandem results from it being greater than a two (2) car garage)</p> <p>Guest parking shall be provided at a ratio of 0.25 parking spaces per unit and shall be located to provide convenient walking access to each front door at a distance not greater than 200 feet.</p> <p>RV parking shall not be permitted in the Town Home portion of the Project.</p>

Figure D-1  
Storm Water Drainage Easements

*Insert Directional Drainage Plan for individual lots with lot line swales.*

Figure D-2  
Typical Storm Drainage Swale (cross section)



## **EXHIBIT “E”**

### **ARCHITECTURAL STANDARDS**

The architectural rules, design standards and construction guidelines, as contained herein, are to be used as required standards for the Developer and its assigns in preparing plans and specifications for any proposed construction or improvement in The Ridge and for maintaining an orderly construction environment. To the extent this **Exhibit “E”** conflicts with or otherwise modifies **Exhibit “D”** or applicable City code, the terms of this **Exhibit “E”** shall control. The Design Review Board (DRB) for the project’s HOA shall be responsible to review and approve all plans for compliance with the design standards prior to submittal to the City for building permit. The DRB shall submit a letter of approval with each permit, or other acceptable electronic approval. In the event that a conflict arises in interpretation of these standards by the DRB and the city, representatives of the DRB and the city shall meet in good faith to resolve the conflict.

No example or image shown herein shall be exclusively binding upon the Developer, or assignee. All exhibits are added for the purposes of providing context for the criteria set forth herein.

#### **SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS:**

- A. The Single Family portion of the Project shall be developed as shown in the approved General Development Plan and the Restrict Covenants for the Project shall have at a minimum the following requirements:
1. The architectural designs and elevations illustrated within Exhibit E are to serve as general examples of the quality, style, colors, and materials to be used in construction of the homes and townhomes. The examples are not intended to limit the designs, floor plans, or variations expected within the development but to serve as guidelines to the builders and design review board. General design themes such as Craftsman, Farmhouse, Modern, Mountain Modern, Prairie, and Traditional shall not limit the development to only these designs. The examples shown are used solely to demonstrate the use of quality features of the construction within the development, such as:
    - a. High quality materials such as brick, stone, stucco and cement fiber board;
    - b. Porches and entries that complement the curb appeal of the home;
    - c. Architectural accents that complement the particular style of the home, such as board and batten, shutters, railings, moldings, beams, mullions, doors, metal awnings, outdoor lighting, etc.
    - d. There shall be no minimum number of architectural accents required on each home, only that architectural accents be used appropriately on each home.
  2. All residential elevations shall be designed and constructed using the following design guidelines:
    - a. Overall massing of the front elevation should include multiple façade elements including gables, hips and projections to add variety and differentiation.
    - b. Multiple rooflines should create different heights of the unit.
    - c. Traditional aluminum or vinyl siding is not permitted. Aluminum or vinyl fascia and trim shall be permitted.

- d. The front façade should include a minimum of two (2) treatments including masonry, fiber cement paneling and stucco.
  - e. Side and rear facades that face a street or park area should also have a minimum of two (2) treatments.
  - f. Covered porches.
  - g. The garage façade shall extend no more than 5 feet from the front façade or porch roof line.
  - h. Other high quality materials may be permitted upon agreement of the Design Review Board and the City Community Development Director.
3. The minimum number of variations in model floor plans and elevations available to be constructed shall be three (3) floor plans and two (2) elevation designs per floor plan.
  4. No home of the same model & elevation shall be built on the lot adjacent or directly across the street.
  5. If applied to a front elevation, architectural features such as brick or stone wainscoting shall be wrapped around the side façade a minimum of 18 inches.
  6. Architectural windows shall be required on all facades adjacent to a street.
- B. Accessory structures shall be finished with of similar materials, architectural style, and colors of the main structure.
- C. Materials, Colors, Stone, Stucco and Cement Fiber Board. Building colors and materials shall be reviewed and approved by the design review board. This approval shall be in advance of submitting a building permit to the City. A variety of colors, materials and textures is encouraged throughout the Project.

**FIGURE E-1**

**40 Foot Wide Single Family Residential Designs**

( No example or image shown herein shall be exclusively binding upon the Developer, or assignee. All exhibits are added for the purposes of providing context for the criteria set forth herein.)



Plan 1  
Utah Traditional



Plan 2  
Mountain Modern

**FIGURE E-1**  
**40 Foot Wide Single Family Residential Designs**  
~Continued~



Plan 3  
Prairie



Plan 4  
Craftsman

**FIGURE E-1**  
**40 Foot Wide Single Family Residential Designs**

~Continued~



Plan 5  
Modern Farmhouse

**FIGURE E-2**

**65 Foot Wide Single Family Residential Designs**

( No example or image shown herein shall be exclusively binding upon the Developer, or assignee. All exhibits are added for the purposes of providing context for the criteria set forth herein.)



**FIGURE E-2**  
**65 Foot Wide Single Family Residential Designs**  
~Continued~



**MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS:**

- A. The Town Home portion of the Project shall be developed as shown in the approved General Development Plan. All exterior residential elevations shall be consistent with general scheme and design as depicted below and as approved in the General Development Plan for The Ridge. The graphic below is illustrative of the type, materials, and style of architecture required by this Agreement.
1. All residential elevations shall be designed and constructed using the following design guidelines.
    - a. Overall massing of the front elevation should include multiple façade elements including gables, hips and projections to add variety and differentiation.
    - b. Multiple rooflines should create different heights of the unit.
    - c. Aluminum or vinyl siding is not permitted.
    - d. The front façade should include a minimum of two (2) treatments including masonry, fiber cement paneling and stucco.
    - e. Side and rear facades that face a street or park area should also have a minimum of two (2) treatments.
    - f. Covered porches or entries.
    - g. Front facing garages shall not be permitted on public streets.
    - h. Architectural windows shall be required on all facades adjacent to a street.

# FIGURE E-3 Multi-Family Townhome Residential Design Standards



LENNAR SERIES 2 - TOWNHOMES

PERPECTIVE VIEW  
FARMHOUSE - 3  
D105  
12 DEC., 2016

## MATERIAL CHART - FARMHOUSE

### COLOR SCHEME - 01 - Farmhouse



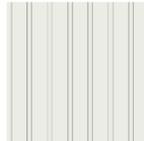
**ENTRY DOORS**  
Material: Fiberglass  
Manufacturer: TBD  
Color: SW 4435 DeLemined Orange



**GARAGE DOORS**  
Material: Steel  
Manufacturer: TBD  
Color: TBD - Charcoal



**WINDOWS**  
Material: Vinyl  
Manufacturer: AMSCO Studio  
Color: White or optional Cap Stock Black



**BOARD AND BATT FIBER CEMENT**  
Material: Fiber Cement  
Manufacturer: TBD  
Color: SW 7005 "Pure White"



**FIBER CEMENT LAP SIDING**  
Material: Fiber Cement Lap Siding  
6" Exposure  
Manufacturer: TBD  
Color: SW 7005 "Pure White"



**ROOFING**  
Material: Asphalt Shingle  
Manufacturer: GAF Timberline or Equal  
Color: Charcoal



**FASCIA TRIM/GUTTERS/D RIP EDGE**  
Material: Aluminum/Fiber Cement/JMI  
Manufacturer: TBD  
Color: Charcoal 379 (Genlek)

### COLOR SCHEME - 02 - Farmhouse



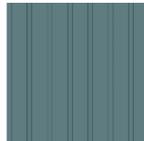
**ENTRY DOORS**  
Material: Fiberglass  
Manufacturer: TBD  
Color: SW 4435 DeLemined Orange



**GARAGE DOORS**  
Material: Steel  
Manufacturer: TBD  
Color: TBD - Charcoal



**WINDOWS**  
Material: Vinyl  
Manufacturer: AMSCO Studio  
Color: White or optional Cap Stock Black



**BOARD AND BATT FIBER CEMENT**  
Material: Fiber Cement  
Manufacturer: TBD  
Color: SW 6228 "ReLuge"



**FIBER CEMENT LAP SIDING**  
Material: Fiber Cement Lap Siding  
6" Exposure  
Manufacturer: TBD  
Color: SW 6228 "ReLuge"



**ROOFING**  
Material: Asphalt Shingle  
Manufacturer: GAF Timberline or Equal  
Color: Charcoal



**FASCIA TRIM/GUTTERS/D RIP EDGE**  
Material: Aluminum/Fiber Cement/JMI  
Manufacturer: TBD  
Color: White

# FIGURE E-3 Multi-Family Townhome Residential Design Standards

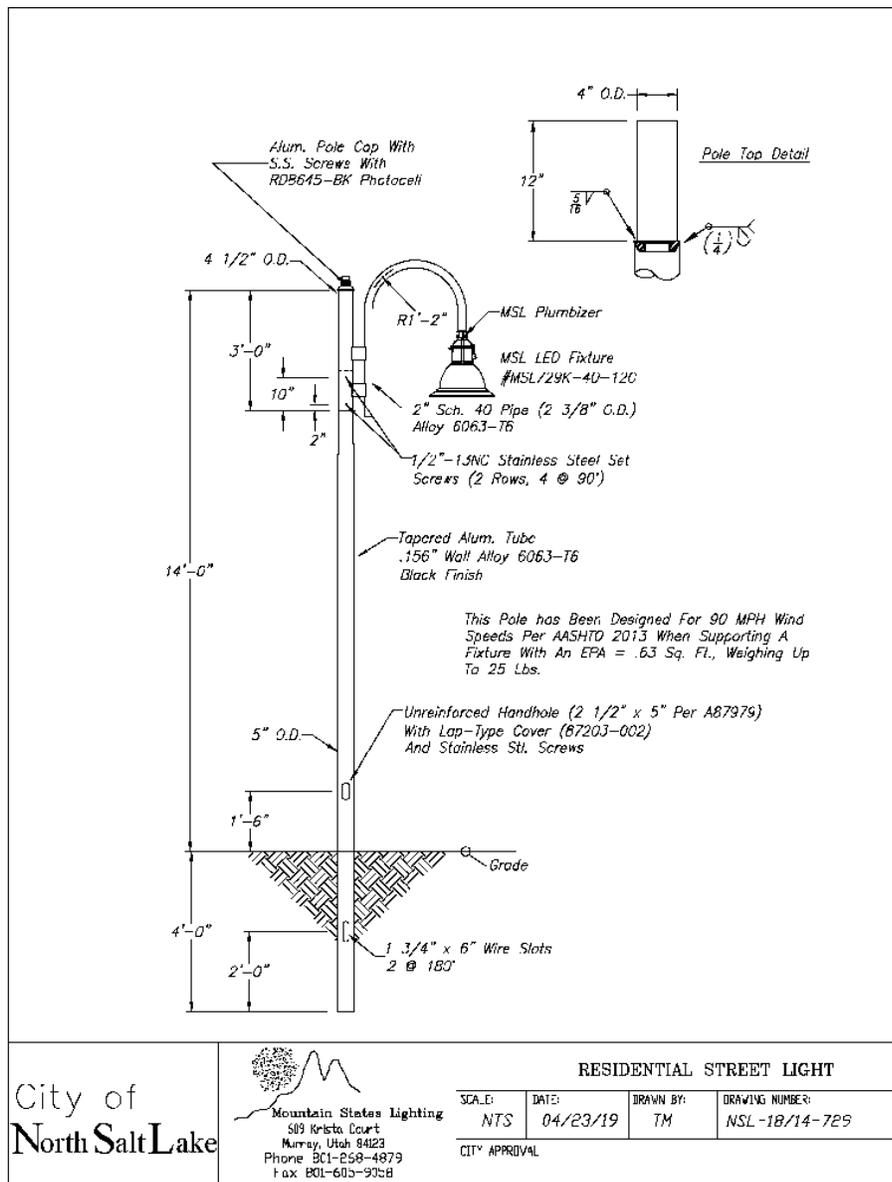
~Continued



**GENERAL DEVELOPMENT STANDARDS**

A. Lamp Posts and Building Lighting. The entire development shall be regularly interspersed by themed lighting/light poles which utilize cutoff fixtures which cast light downward. The Developer shall be responsible for the installation of underground improvements for street light fixtures in the locations approved on the Final Plat. The Developer shall bond for the cost of the street lights and the installation costs, per the city street light installation policy and fee schedule. The City shall install the street lights and invoice the developer for the associated costs of the street lights and installation upon completion. The City shall release the required bond amount upon payment of the associated installation costs invoice.

Figure E-4



B. **Mailboxes.** Mailbox clusters, with mailboxes and newspaper receptacles shall be provided by the Developer based on the requirements and approval of the U.S. Postal Service. Replacements necessitated by damage from whatever source shall be at the expense of the Developer or its assigns.





**EXHIBIT “H”  
SELLER DISCLOSURE**

Upon acceptance of a purchase offer, a copy of this notice shall be provided to the prospective owners of all lots within The Ridge Subdivision, North Salt Lake City, Utah, for review during the due diligence period of the sales contract. A copy of this disclosure shall be recorded with the office of the Davis County Recorder and is required to be submitted to any person who enters into a sales contract to purchase a lot or home within The Ridge Subdivision.

The notice may be modified to identify the current owner/operator of the mining operation(s) within 1,000 feet of the boundary of the subdivision, the contact information, other pertinent information regarding available notification methods for the blasting or general mining activities that may be available at that time, or modifications to state or local ordinances which require notification to potential buyers.

**Seller Disclosure**  
**Notice Of Proximity To A Mining Operation**

*This disclosure shall be provided at the time a purchase contract has been accepted on this property.*

This disclosure refers to the property located at:

Parcel Id: \_\_\_\_\_ Lot #: \_\_\_\_\_

Address: \_\_\_\_\_ North Salt Lake , Utah , 84054

This following property, is located in close proximity to an active mining operation.

The current operator of the mining activity and their contact information is:

**Owner/Operator:** Lakeview Rock Products **Address:** 900 North Redwood Road, PO Box 54070  
**Telephone:** 801.292.7161 North Salt Lake, UT 84054

- The mining operation is permitted and licensed by: State of Utah Division of Oil Gas and Mines.
- Mining operations may produce vibration, noise, and dust which are regulated by city ordinances and the Division of Air Quality.
- The mining operation utilizes blasting in their operation which may be noticeable to residents within the area, such as ground vibrations or air pressure vibrations.
- The mining operations provides a courtesy notification emails to those persons wishing to receive notices of scheduled blasting. Persons may subscribe to notifications by sending an email to [blastingnotice@lakeviewrock.com](mailto:blastingnotice@lakeviewrock.com)

**In Compliance with State Code §10-9a-904, the following notice is required:**

**Vested Critical Infrastructure Materials Operations**

This property is located in the vicinity of an established vested critical infrastructure materials operations in which critical infrastructure materials operations have been afforded the highest priority use status. It can be anticipated that such operations may now or in the future be conducted on property included in the critical infrastructure materials protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience that may result from such normal critical infrastructure materials operations.

**SELLER'S REPRESENTATION** Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for a buyers due diligence with regards to mining activities within the vicinity.

**SELLER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SELLER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**BUYER'S RECEIPT AND ACKNOWLEDGEMENT** I acknowledge receipt of this Disclosure and understand my responsibility to conduct my due diligence with respect to mining operations within the vicinity.

**BUYER** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**BUYER** \_\_\_\_\_ **DATE:** \_\_\_\_\_



County of Davis )

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by \_\_\_\_\_ as \_\_\_\_\_ of City of North Salt Lake, a Utah municipal corporation.

[Seal]

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**“DEVELOPER”**

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

Title: \_\_\_\_\_

State of Utah )

§

County of Davis )

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, a Utah Limited Liability company.

[Seal]

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

## SCHEDULE "A"

All property included in Davis County Parcel Identification numbers: 01-107-0061 & 01-112-0033 containing approximately 49 acres.

### Legal Description:

A portion of the Southwest quarter of Section 12 and the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing: South 89°51'14" East between the Southwest corner and the South quarter corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian); thence North 00°08'43" West 2,647.75 feet along the section line to the West quarter corner of said Section 12, said point also being on the Southerly line of Eaglewood Village Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2811244 in Book 6051 at Page 367; thence South 13°37'06" East 608.86 feet along said plat and along the Westerly line of The Views at Eaglewood Village P.U.D. Village Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2770620 in Book 5868 at Page 911; thence South 18°26'57" East 490.01 feet along said plat to the Northwest corner of The Villas at Bella Vida, Phase 3 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2994702 in Book 6679 at Page 930; thence South 27°30'14" East 192.38 feet along said plat; thence South 23°41'31" East 504.09 feet along said plat and along the Westerly line of The Villas at Bella Vida, Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2604394 in Book 5301 at Page 400 and along the Westerly line of Edgewood Estates P.U.D. Phase 1 Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 1822155 in Book 3206 at Page 69 to the Northwest corner of Edgewood Estates Phase 2, Plat F Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151973 in Book 3990 at Page 1273; thence South 24°09'11" East 167.73 feet along said plat to the Northwest corner of Edgewood Estates Phase 2, Plat E Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151972 in Book 3990 at Page 1272; thence South 24°17'13" East 751.53 feet along said plat and along the Westerly line of Edgewood Estates Phase 2, Plat I Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2570069 in Book 5160 at Page 2067 and along the Westerly line of Edgewood Estates Phase 2, Plat J Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 287793 in Book 5944 at Page 852; thence South 60°28'00" West 19.82 feet; thence South 29°59'42" East 89.54 feet; thence South 0.76 feet; thence South 30°00'00" East 29.74 feet; thence South 60°00'00" West 19.11 feet; thence South 05°05'38" West 0.88 feet to the Northwest corner of Eaglepointe Estates Phase 13, Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2695680 in Book 5633 at Page 1619; thence South 32°35'35" West 612.24 feet along said plat and along the Westerly line of Eaglepointe Estates Phase 13 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2272417 in Book 4287 at Page 1113; thence South 00°06'49" West 799.12 feet along said plat to the South line of the Northwest quarter of the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'02" West 657.84 feet along the 16th section (40 acre) line to the West line of said Section 13; thence North 00°06'49" East 1,317.77 feet along the section line to the point of beginning.

Contains: 49.22 acres+/-

**ORDINANCE NO. 2019-06**

**AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 650 SOUTH EDGECREST LANE WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM SR, SPECIAL USE RESTRICTED TO P, PLANNED DISTRICT.**

**WHEREAS**, the City of North Salt Lake has received an application from CW Land Co. to amend the zoning for property located generally at 650 South Edgecrest Lane from SR, Special Use Restricted to P, Planned District; and

**WHEREAS**, the proposed zoning change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law and the City of North Salt Lake's ordinances to obtain public input regarding the proposed revisions to the Zoning Map.

**WHEREAS**, the Planning Commission has made a recommendation to the City Council concerning the proposed zoning change as required by City Code and Utah Code; and

**WHEREAS**, the City Council has reviewed this application and finds that it is consistent with the comprehensive general plan, goals and policies of the City and that changed conditions make the proposed amendment reasonably necessary to carry out the purposes stated in Title 10 of the Land Use Ordinance.

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

**Section 1. Zoning Map Amendment.** The City of North Salt Lake Zoning Map is hereby amended to change the zoning of approximately 49.22 acres of property located generally at 650 South Edgecrest Lane within the city limits of the City of North Salt Lake, and more particularly described as Davis County parcel number 01-107-0061 & 01-112-0033, from SR, Special Use Restricted to P, Planned District.

**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 4<sup>th</sup> DAY OF JUNE, 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 Hood	_____
Council Member Horrocks	_____
Council Member Baskin	_____
Council Member Mumford	_____
Council Member Porter	_____

## Property Description:

All property included in Davis County Parcel Identification numbers: 01-107-0061 & 01-112-0033 containing approximately 49 acres.

## Legal Description:

A portion of the Southwest quarter of Section 12 and the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing: South 89°51'14" East between the Southwest corner and the South quarter corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian); thence North 00°08'43" West 2,647.75 feet along the section line to the West quarter corner of said Section 12, said point also being on the Southerly line of Eaglewood Village Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2811244 in Book 6051 at Page 367; thence South 13°37'06" East 608.86 feet along said plat and along the Westerly line of The Views at Eaglewood Village P.U.D. Village Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2770620 in Book 5868 at Page 911; thence South 18°26'57" East 490.01 feet along said plat to the Northwest corner of The Villas at Bella Vida, Phase 3 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2994702 in Book 6679 at Page 930; thence South 27°30'14" East 192.38 feet along said plat; thence South 23°41'31" East 504.09 feet along said plat and along the Westerly line of The Villas at Bella Vida, Phase 2 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2604394 in Book 5301 at Page 400 and along the Westerly line of Edgewood Estates P.U.D. Phase 1 Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 1822155 in Book 3206 at Page 69 to the Northwest corner of Edgewood Estates Phase 2, Plat F Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151973 in Book 3990 at Page 1273; thence South 24°09'11" East 167.73 feet along said plat to the Northwest corner of Edgewood Estates Phase 2, Plat E Subdivision according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2151972 in Book 3990 at Page 1272; thence South 24°17'13" East 751.53 feet along said plat and along the Westerly line of Edgewood Estates Phase 2, Plat I Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2570069 in Book 5160 at Page 2067 and along the Westerly line of Edgewood Estates Phase 2, Plat J Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 287793 in Book 5944 at Page 852; thence South 60°28'00" West 19.82 feet; thence South 29°59'42" East 89.54 feet; thence South 0.76 feet; thence South 30°00'00" East 29.74 feet; thence South 60°00'00" West 19.11 feet; thence South 05°05'38" West 0.88 feet to the Northwest corner of Eaglepointe Estates Phase 13, Amended Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2695680 in Book 5633 at Page 1619; thence South 32°35'35" West 612.24 feet along said plat and along the Westerly line of Eaglepointe Estates Phase 13 Subdivision, according to the official plat thereof on file in the office of the Davis County Recorder as Entry No. 2272417 in Book 4287 at Page 1113; thence South 00°06'49" West 799.12 feet along said plat to the South line of the Northwest quarter of the Northwest quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'02" West 657.84 feet along the 16th section (40 acre) line to the West line of said Section 13; thence North 00°06'49" East 1,317.77 feet along the section line to the point of beginning.

Contains: 49.22 acres+/-



# 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:** June 4, 2019  
**SUBJECT:** Consideration of Final Plat approval for The Ridge PUD located at 650 South Edgcrest Lane

---

### RECOMMENDATION

The Planning Commission recommends approval to the City Council the final plat for The Ridge PUD located at approximately 650 South Edgcrest Lane, subject to the following:

1. Final zone change approval and development agreement by the City Council;
2. Engineering redline corrections of construction drawings be completed and approved by the City Engineer meeting all applicable design and construction standards as required by city ordinance;
3. Submission of letter of approval in regards to grading plan within the Kern River and Dominion Energy Pipeline Easements.

### BACKGROUND

The Ridge located at approximately 650 South Edgcrest Lane between Edgewood Estates and the Lakeview Rock Products mine. The property contains approximately 49.26 acres and is currently zoned Special Use Restricted, which allows primarily mining operations. The preliminary plan was approved by the City Council on April 2, 2019. Action on the final zone change was tabled by the City Council to allow the developer and staff to complete additional work on the draft development agreement. The intent of the City Council was to approve the final zone change and development agreement with the Final Plat approval. The Planning Commission reviewed the final plat on May 28, 2019 and made a favorable recommendation to the Council.

### REVIEW

The project will be recorded in one phase. The Final Plat and construction drawings have been reviewed for compliance with the development agreement and city code. There are some redline corrections outstanding on the construction drawings, due to the size and scope of the project, three separate reviews and corrections have been undertaken by the staff and the developer's engineer and surveyor to resolve the design issues. The City Engineer and the DRC believe that the overall design, layout, grading, and drainage issues have been resolved pending submittal of the final corrections.

The final plat, geotechnical report, and grading permit have been reviewed by the City geotechnical

consultant and are in compliance with the City ordinance. All retaining walls have been designed in conformance to the Geotechnical requirements of the study and consultants.

All previous conditions from preliminary plan approval have been incorporated into the Development Agreement, namely the townhomes are all rear loaded with 12' setbacks and the CC&Rs preclude town home ownership by a single entity of multiple units as rentals.

### **POSSIBLE MOTION**

I move that the City Council approve the Final Plat for The Ridge located at approximately 650 South Edgecrest Lane, with the following conditions:

1. Engineering redline corrections of construction drawings be completed and approved by the City Engineer meeting all applicable design and construction standards as required by city ordinance;
2. Submission of letters of approval in regards to grading plan within the Kern River and Dominion Energy Pipeline Easements.

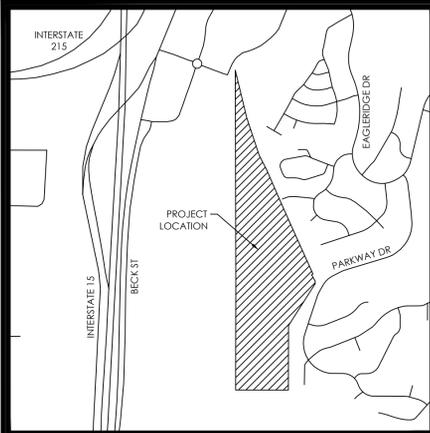
Attachments:

- 1) Aerial Map
- 2) Final Plat

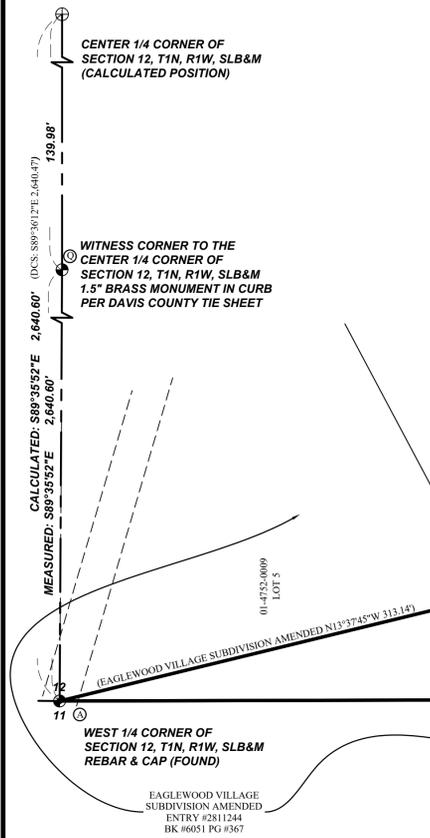


# The Ridge Final Plat 650 South Edgcrest Lane





VICINITY MAP  
N.T.S.



# THE RIDGE SUBDIVISION P.U.D.

## FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W, SALT LAKE BASE & MERIDIAN  
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

1 OF 7

NOTES:

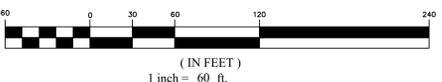
- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
- IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED:  
VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS  
THIS PROPERTY IS LOCATED IN THE VICINITY OF AND ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
- UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATION(S).
- APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE AND REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT, A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
- ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
- TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.
- ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDEYARD, UNLESS OTHERWISE NOTED.
- ALL LOTS WITH LESS THAN 75' FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM 20' WIDE CURB CUT FOR THE DRIVEWAY.
- ALL DIMENSIONS FOR TOWNHOMES ARE PERPENDICULAR OR PARALLEL TO THE REFERENCE BEARING.

LEGEND

- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - EXISTING PROPERTY LINE
- - - P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- - - LOT LINE
- - - CENTER LINE
- ⊙ SECTION MONUMENT (FOUND)
- ⊕ STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



GRAPHIC SCALE



**SURVEYORS CERTIFICATE**

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn \_\_\_\_\_ Date \_\_\_\_\_  
Professional Land Surveyor  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**

A portion of the SW 1/4 of Section 12 and the NW 1/4 of Section 13, Township 1 North, Range 1 West, Salt Lake Base & Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:  
Beginning at the Southwest Corner of Section 12, T1N, R1W, SLB&M (Basis of Bearing: S89°51'14"E between the Southwest Corner and South 1/4 Corner of Section 12, T1N, R1W, SLB&M); thence N00°08'43"W 2,647.75 feet along the Section line to West 1/4 Corner of said Section 12, said point also being on the southerly line of EAGLEWOOD VILLAGE AMENDED Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2811244 in Book #6051 at Page #367; thence S13°37'06"E 608.86 feet along said plat and along the westerly line of THE VIEWS AT EAGLEWOOD VILLAGE P.U.D. VILLAGE PHASE 2 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2770620 in Book #5868 at Page #911; thence S18°26'57"E 490.01 feet along said plat to the northwest corner of THE VILLAS AT BELLA VIDA, PHASE 3 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2994702 in Book #6679 at Page #930; thence S27°30'14"E 192.38 feet along said plat; thence S23°41'31"E 504.09 feet along said plat and along the westerly line of THE VILLAS AT BELLA VIDA, PHASE 2 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2604394 in Book #5301 at Page #400 and along the westerly line of EDGEWOOD ESTATES P.U.D. PHASE 1 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #1822155 in Book #3206 at Page #3206 the northwest corner of EDGEWOOD ESTATES PHASE 2, PLAT F Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2151973 in Book #3990 at Page #1273; thence S24°09'11"E 167.73 feet along said plat to the northwest corner of EDGEWOOD ESTATES PHASE 2, PLAT E Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2151972 in Book #3990 at Page #1272; thence S24°17'13"E 751.53 feet along said plat and along the westerly line of EDGEWOOD ESTATES PHASE 2, PLAT I Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2570069 in Book #5160 at Page #2067 and along the westerly line of EDGEWOOD ESTATES PHASE 2, PLAT J Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #287793 in Book #5944 Page #852; thence S60°28'00"W 19.82 feet; thence S29°59'42"E 89.54 feet; thence South 0.76 feet; thence S30°00'00"E 29.74 feet; thence S60°00'00"W 19.11 feet; thence S05°05'38"W 0.88 feet to the northwest corner of EAGLEPOINTE ESTATES PHASE 13, AMENDED Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2695680 in Book #5633 at Page #1619; thence S32°35'35"W 612.24 feet along said plat and along the westerly line of EAGLEPOINT ESTATES PHASE 13 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2272417 in Book # 4287 at Page #1113; thence S00°06'49"W 799.12 feet along said plat to the south line of the Northwest 1/4 of the Northwest 1/4 of Section 13, T1N, R1W, SLB&M; thence N89°57'02"W 657.84 feet along the 16th Section (40 acre) line to the west line of said Section 13; thence N00°06'49"E 1,317.77 along the Section line feet to the point of beginning.  
Contains: 49.22 acres +/-

**OWNER'S DEDICATION**

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

**THE RIDGE SUBDIVISION  
FINAL PLAT**

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 32 WEST CENTER STREET  
 MIDVALE, UTAH 84047 PH: (801) 352-0075  
 www.focusutah.com

PLANNING COMMISSION  
RECOMMEND APPROVAL AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

CITY ENGINEER  
RECOMMEND APPROVAL AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
NORTH SALT LAKE CITY ENGINEER \_\_\_\_\_

CITY ATTORNEY  
RECOMMEND APPROVAL AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
NORTH SALT LAKE CITY ATTORNEY \_\_\_\_\_

CITY COUNCIL  
PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED APPROVAL AND ACCEPTED.  
MAYOR \_\_\_\_\_  
ATTTEST: \_\_\_\_\_  
CITY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
\$ \_\_\_\_\_  
FEE \_\_\_\_\_ COUNTY RECORDER

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# THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT  
 LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,  
 SALT LAKE BASE & MERIDIAN  
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

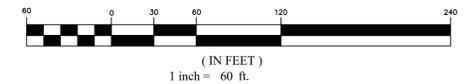
2 OF 7  
 EDGWOOD ESTATES  
 PHASE 2, PLAT E  
 ENTRY #2151972 BK #3990 PG #1272

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



## GRAPHIC SCALE



### NOTES:

- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
- IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED:  
 VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS  
 THIS PROPERTY IS LOCATED IN THE VICINITY OF AND ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
- UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATION(S).
- APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE AND REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
- ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
- TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.
- ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDEYARD, UNLESS OTHERWISE NOTED.
- ALL LOTS WITH LESS THAN 75 FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM 20' WIDE CURB CUT FOR THE DRIVEWAY.

## LOT SETBACKS:

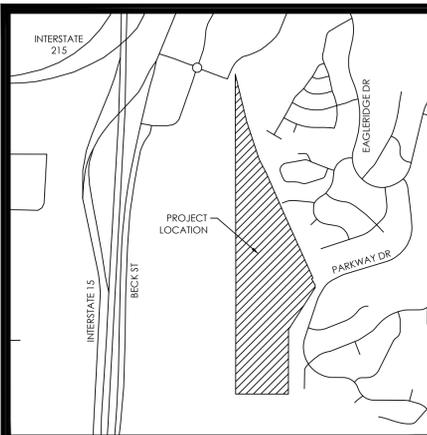
### SINGLE FAMILY LOTS:

FRONT SETBACK  
 LIVING AREA/PORCH - 12'  
 GARAGE - 20'

SIDE SETBACK (50-79' WIDE LOTS)  
 INTERIOR LOT LINE - 5'  
 SIDE STREET - 10'

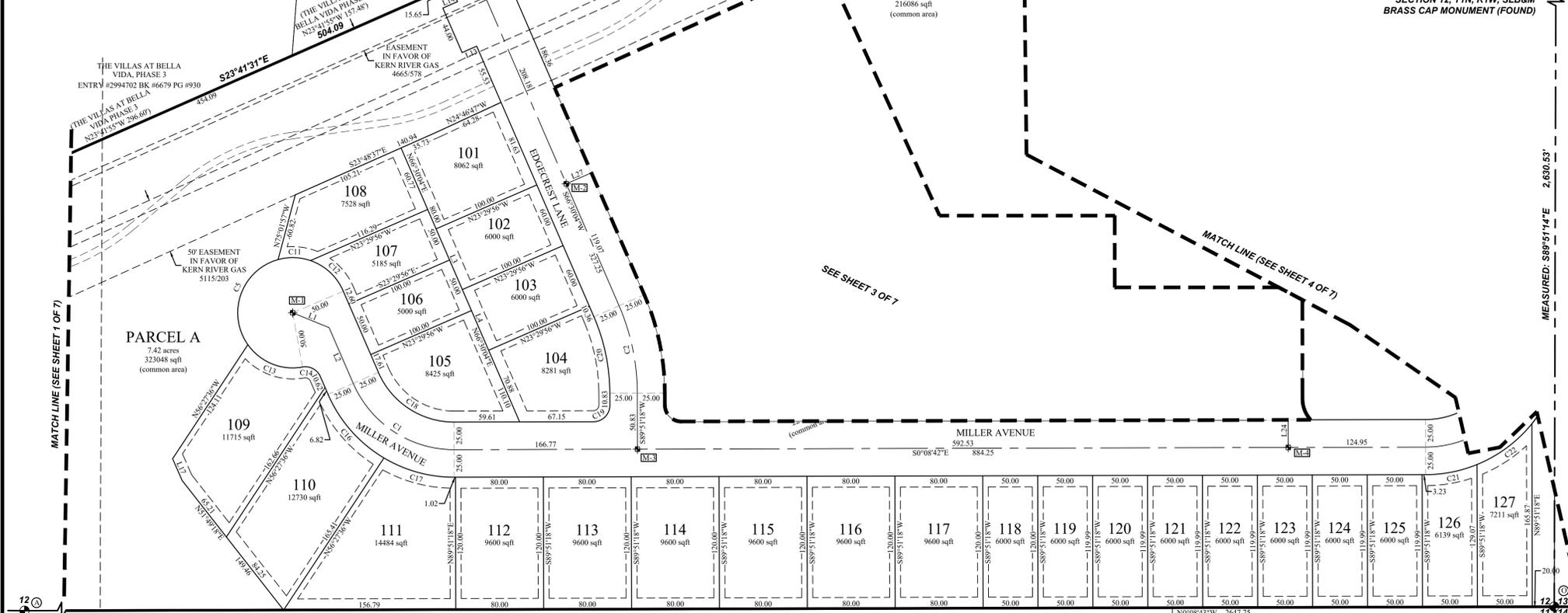
SIDE SETBACK (80'+ WIDE LOTS)  
 INTERIOR LOT LINE - 5', COMBINED WIDTH 15'  
 SIDE STREET - 10'

REAR SETBACK  
 REAR SETBACK 15'



## VICINITY MAP

N.T.S.



MEASURED: N0°08'43"W 2,647.75'  
 (DCS: N0°09'16"W 2,647.73')

MEASURED: N0°08'43"W 2,647.75'  
 (DCS: N0°09'16"W 2,647.73')

MEASURED: S89°51'14"E 2,630.53'

MEASURED: S89°51'14"E 2,630.53'

MEASURED: N0°08'43"W 2,647.75'

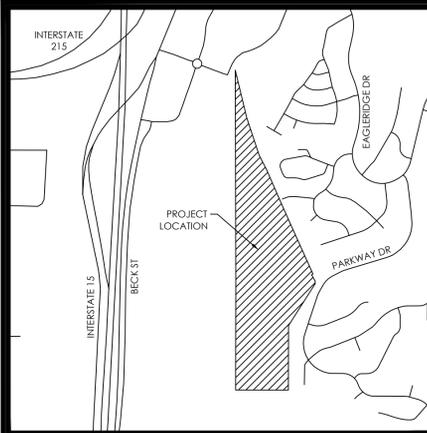
**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 32 WEST CENTER STREET  
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 www.focusutah.com

RECORDED # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF DAVIS  
 RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

\$ \_\_\_\_\_ COUNTY RECORDER

Z:\\_2018\18-410 Granite NSL\Design\18-410.dwg Sheets\FINAL\C2.2 - FINAL PLAT - PHASE 1.dwg



VICINITY MAP  
N.T.S

# THE RIDGE SUBDIVISION P.U.D.

## FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,  
SALT LAKE BASE & MERIDIAN  
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

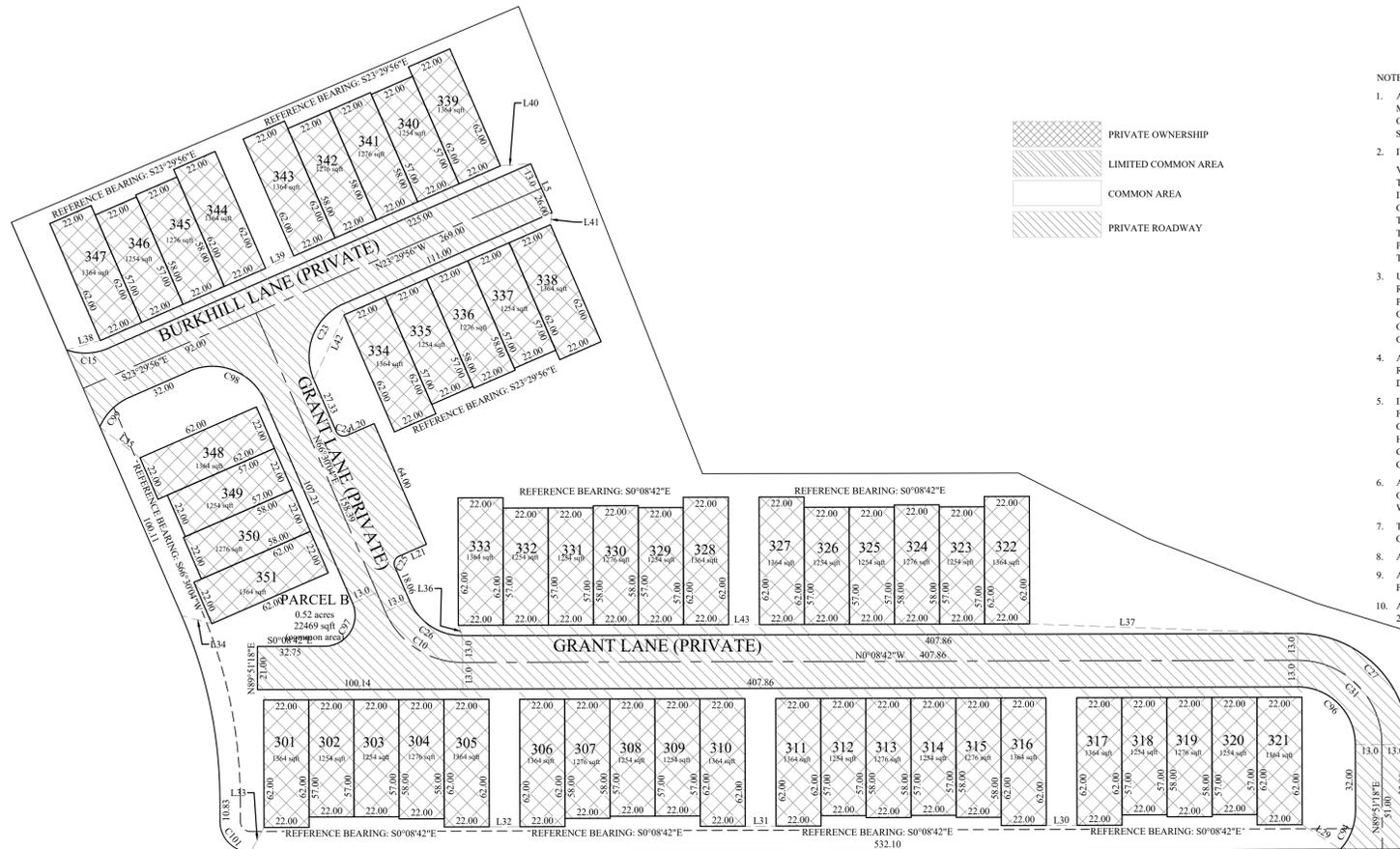
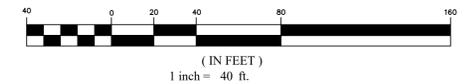
3 OF 7

### LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



### GRAPHIC SCALE



- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE ROADWAY

### NOTES:

1. AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
2. IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED:  
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3. UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATION(S).
4. APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE AND REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
5. IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT, A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
6. ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
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10. ALL LOTS WITH LESS THAN 75' FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM 20' WIDE CURB CUT FOR THE DRIVEWAY.

### LOT SETBACKS:

#### SINGLE FAMILY LOTS:

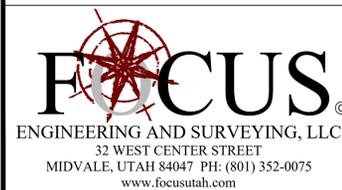
FRONT SETBACK  
LIVING AREA/PORCH - 12'  
GARAGE - 20'

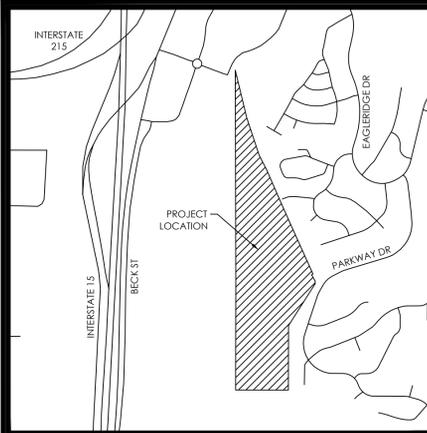
SIDE SETBACK (50'-79' WIDE LOTS)  
INTERIOR LOT LINE - 5'  
SIDE STREET - 10'

SIDE SETBACK (80'+ WIDE LOTS)  
INTERIOR LOT LINE - 5', COMBINED WIDTH 15'  
SIDE STREET - 10'

REAR SETBACK  
REAR SETBACK 15'

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
\$ \_\_\_\_\_ COUNTY RECORDER  
FEE \_\_\_\_\_





VICINITY MAP  
N.T.S.

NOTE: LOT 244 MUST FRONT FINLEY CIRCLE AND WILL NOT BE ALLOWED TO FRONT MILLER AVENUE.  
LOT 159 MUST FRONT MILLER AVENUE AND WILL NOT BE ALLOWED TO FRONT FINLEY CIRCLE.

**LOT SETBACKS:**

**SINGLE FAMILY LOTS:**

**FRONT SETBACK**  
LIVING AREA/PORCH - 12'  
GARAGE - 20'

**SIDE SETBACK (50-79' WIDE LOTS)**  
INTERIOR LOT LINE - 5'  
SIDE STREET - 10'

**SIDE SETBACK (80+ WIDE LOTS)**  
INTERIOR LOT LINE - 5', COMBINED WIDTH 15'  
SIDE STREET - 10'

**REAR SETBACK**  
REAR SETBACK 15'

**LEGEND**

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

**THE RIDGE SUBDIVISION P.U.D.**

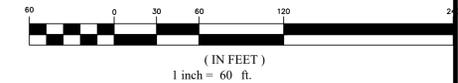
FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,  
SALT LAKE BASE & MERIDIAN  
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

4 OF 7

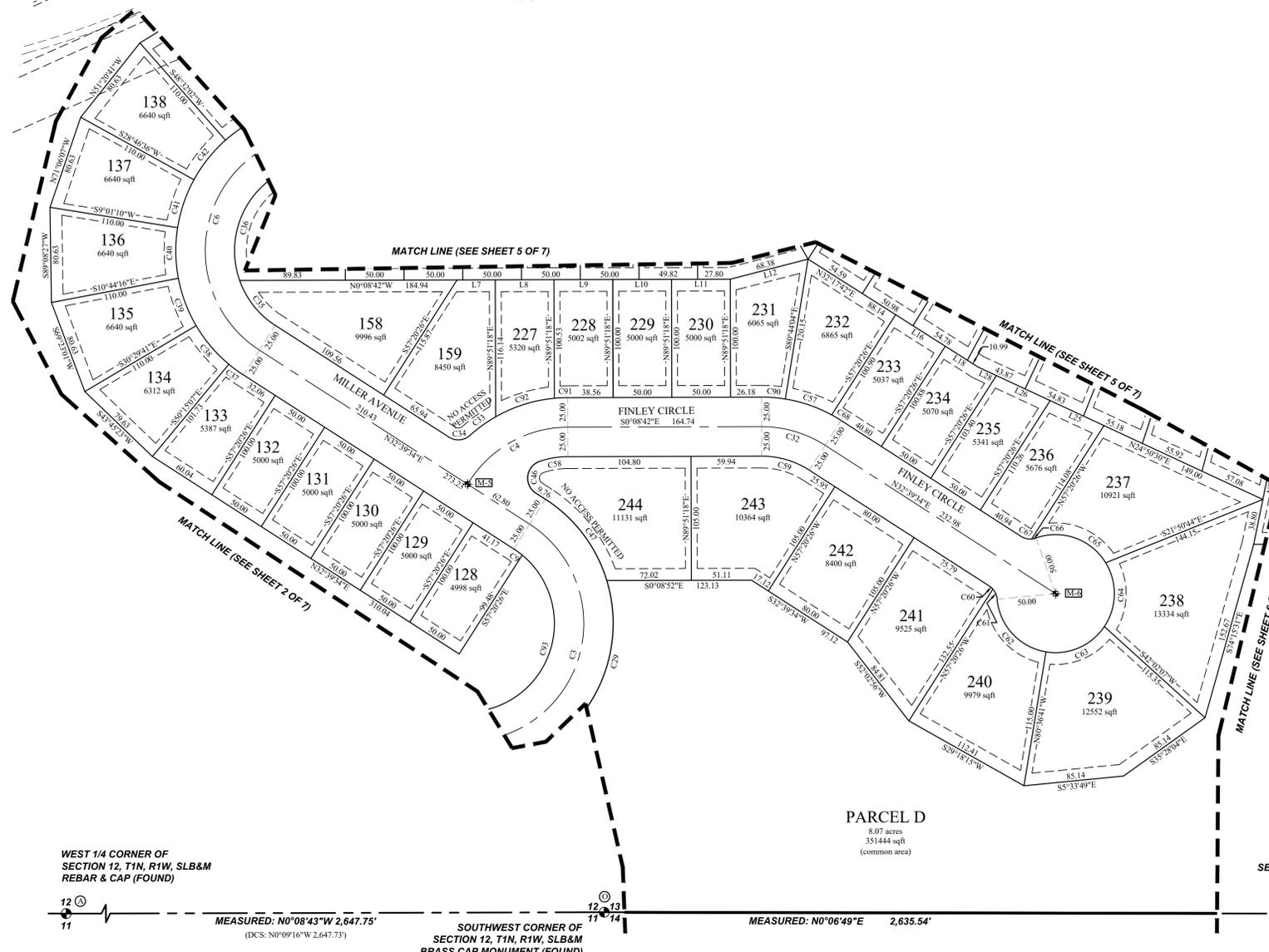


GRAPHIC SCALE



NOTES:

- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
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- ALL LOTS WITH LESS THAN 75' FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM 20' WIDE CURB CUT FOR THE DRIVEWAY.



WEST 1/4 CORNER OF SECTION 12, T1N, R1W, SLB&M REBAR & CAP (FOUND)

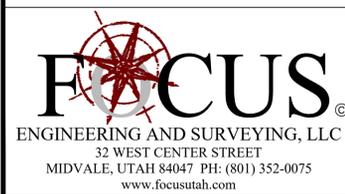
MEASURED: N0°08'43"W 2,647.75'  
(DCS: N0°09'16"W 2,647.73')

SOUTHWEST CORNER OF SECTION 12, T1N, R1W, SLB&M BRASS CAP MONUMENT (FOUND)

MEASURED: N0°06'49"E 2,635.54'

WEST 1/4 CORNER OF SECTION 13, T1N, R1W, SLB&M (CALCULATED POSITION)

PARCEL D  
8.07 acres  
351444 sqft  
(common area)



RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
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FEE \_\_\_\_\_

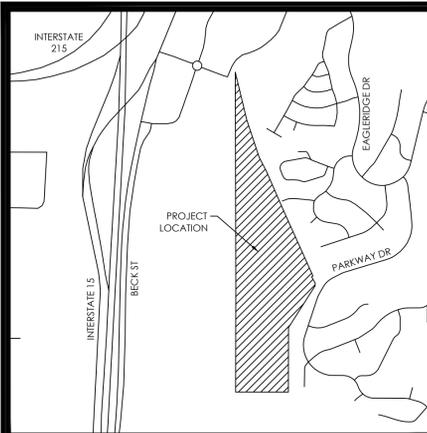
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# THE RIDGE SUBDIVISION P.U.D.

## FINAL PLAT

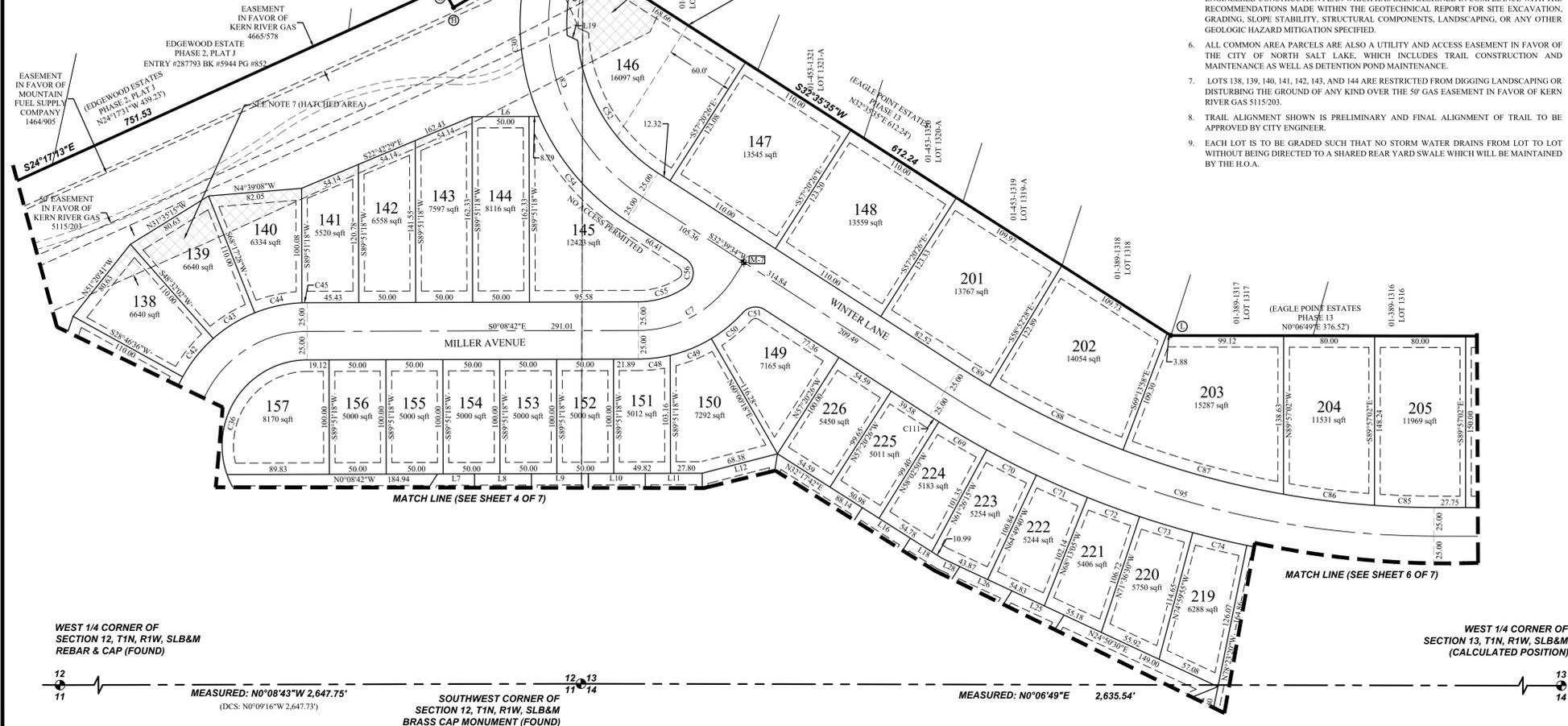
LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,  
SALT LAKE BASE & MERIDIAN  
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

5 OF 7



### VICINITY MAP

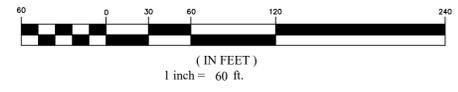
N.T.S.



- NOTES:
- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
  - IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED: VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS. THIS PROPERTY IS LOCATED IN THE VICINITY OF AND ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
  - UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE BUYER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATION(S).
  - APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE AND REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
  - IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
  - ALL COMMON AREA PARCELS ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
  - LOTS 138, 139, 140, 141, 142, 143, AND 144 ARE RESTRICTED FROM DIGGING, LANDSCAPING OR DISTURBING THE GROUND OF ANY KIND OVER THE 50' GAS EASEMENT IN FAVOR OF KERN RIVER GAS 5115203.
  - TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.
  - EACH LOT IS TO BE GRADED SUCH THAT NO STORM WATER DRAINS FROM LOT TO LOT WITHOUT BEING DIRECTED TO A SHARED REAR YARD SWALE WHICH WILL BE MAINTAINED BY THE H.O.A.



### GRAPHIC SCALE



### LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

### LOT SETBACKS:

- SINGLE FAMILY LOTS:**  
 FRONT SETBACK  
 LIVING AREA/PORCH - 12'  
 GARAGE - 20'
- SIDE SETBACK (50-79' WIDE LOTS)**  
 INTERIOR LOT LINE - 5'  
 SIDE STREET - 10'
- SIDE SETBACK (80'+ WIDE LOTS)**  
 INTERIOR LOT LINE - 5', COMBINED WIDTH 15'  
 SIDE STREET - 10'
- REAR SETBACK**  
 REAR SETBACK 15'

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 32 WEST CENTER STREET  
 MIDVALE, UTAH 84047 PH: (801) 352-0075  
 www.focusutah.com

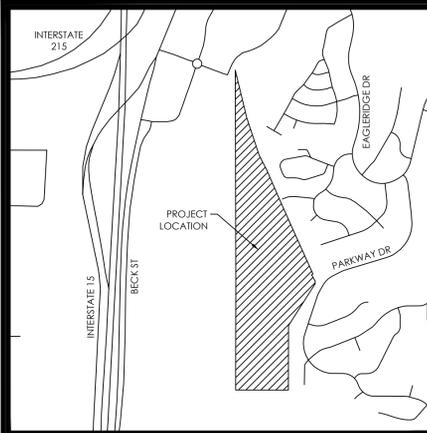
RECORDED # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF DAVIS  
 RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 \$ \_\_\_\_\_  
 FEE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

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# THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,  
SALT LAKE BASE & MERIDIAN  
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH  
6 OF 7

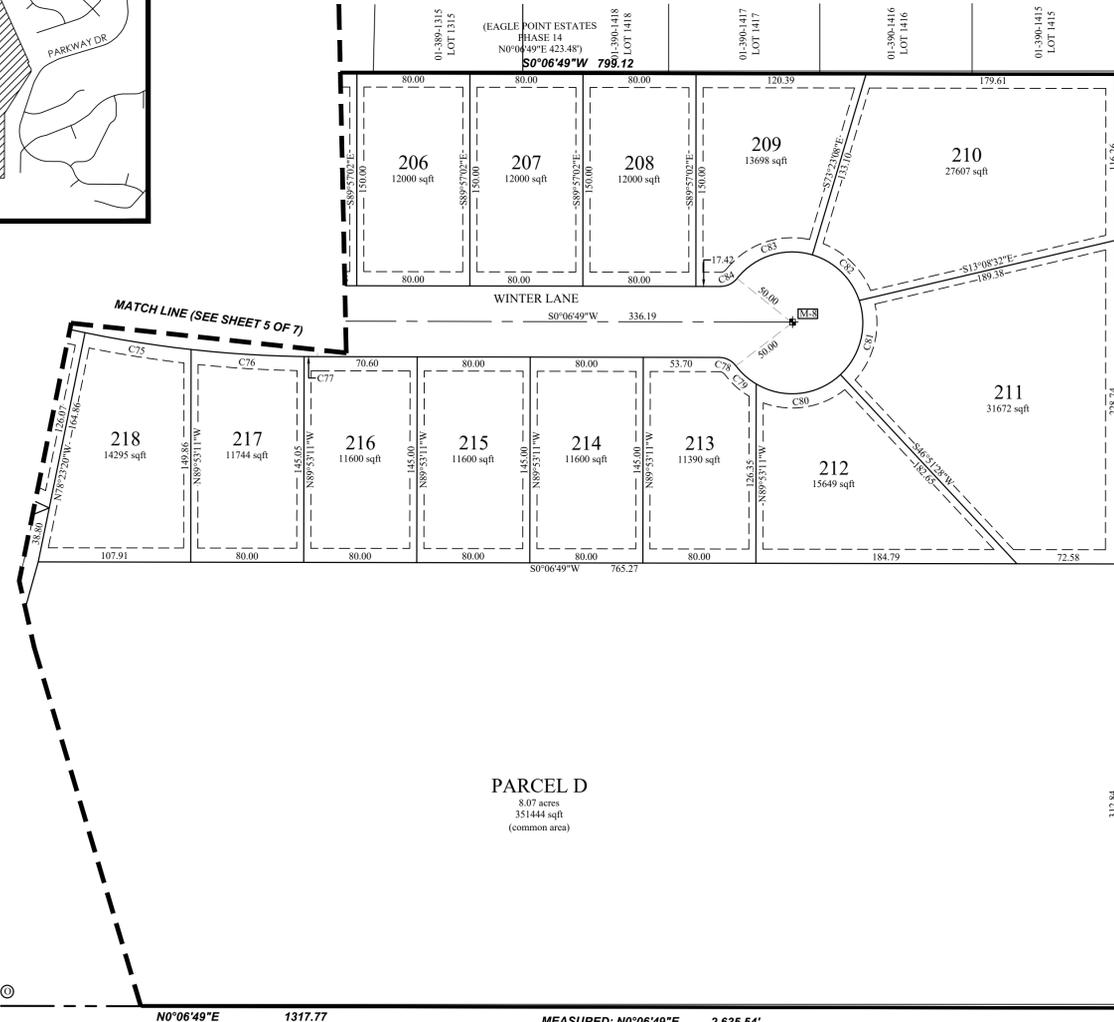


VICINITY MAP  
N.T.S.



GRAPHIC SCALE

(IN FEET)  
1 inch = 60 ft.



- NOTES:
- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
  - IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED:  
VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS  
THIS PROPERTY IS LOCATED IN THE VICINITY OF AND ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
  - UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATION(S).
  - APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE AND REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
  - IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
  - ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
  - TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.
  - ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
  - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDEYARD, UNLESS OTHERWISE NOTED.
  - ALL LOTS WITH LESS THAN 75' FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM 20' WIDE CURB CUT FOR THE DRIVEWAY.

**LEGEND**

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE NOTED)
	LOT LINE
	CENTER LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS

WEST 1/4 CORNER OF SECTION 12, T1N, R1W, SLB&M REBAR & CAP (FOUND)

MEASURED:  
N0°08'43"W 2,647.75'  
(DCS: N0°09'16"W 2,647.73')

SOUTHWEST CORNER OF SECTION 12, T1N, R1W, SLB&M BRASS CAP MONUMENT (FOUND)

WEST 1/4 CORNER OF SECTION 13, T1N, R1W, SLB&M (CALCULATED POSITION)

**LOT SETBACKS:**

- SINGLE FAMILY LOTS:**
- FRONT SETBACK**  
LIVING AREA/PORCH - 12'  
GARAGE - 20'
  - SIDE SETBACK (50-79' WIDE LOTS)**  
INTERIOR LOT LINE - 5'  
SIDE STREET - 10'
  - SIDE SETBACK (80+ WIDE LOTS)**  
INTERIOR LOT LINE - 5', COMBINED WIDTH 15'  
SIDE STREET - 10'
  - REAR SETBACK**  
REAR SETBACK 15'

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
\$ \_\_\_\_\_  
FEE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

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Z:\2018\18-410 Granite NSL\Design\18-410.dwg\Sheets\FINAL\C2.6 - FINAL PLAT - PHASE 1.dwg

# THE RIDGE SUBDIVISION P.U.D.

## FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,  
SALT LAKE BASE & MERIDIAN  
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

7 OF 7

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	100.00	66°38'46"	116.32	S33°10'41"W	109.87
C2	200.00	23°21'14"	81.52	N78°10'41"E	80.96
C3	100.00	147°11'54"	256.90	S73°44'34"E	191.86
C4	100.00	57°11'44"	99.82	N28°44'34"W	95.73
C5	50.00	109°49'26"	95.84	S70°24'48"E	81.83
C6	100.00	147°11'54"	256.90	N73°44'34"W	191.86
C7	100.00	57°11'44"	99.82	S28°44'34"E	95.73
C8	180.00	80°19'54"	252.37	S72°49'31"W	232.20
C9	75.00	6°45'44"	8.85	N36°02'26"E	8.85
C10	41.00	66°38'46"	47.69	S33°10'41"W	45.05
C11	50.00	34°23'15"	30.01	S01°41'32"W	29.56
C12	50.00	48°09'12"	42.02	S42°57'46"W	40.80
C13	50.00	64°49'45"	56.57	N22°15'36"E	53.60
C14	15.00	76°39'20"	20.07	N28°10'24"E	18.60
C15	28.00	42°43'56"	20.88	S02°07'58"E	20.40
C16	125.00	35°50'08"	78.18	N48°35'00"E	76.91
C17	125.00	30°48'38"	67.22	N15°15'37"E	66.41
C18	75.00	66°38'46"	87.24	S33°10'41"W	82.40
C19	15.00	90°00'00"	23.56	S45°08'42"E	21.21
C20	175.00	23°21'14"	71.33	N78°10'41"E	70.84
C21	125.00	21°58'19"	47.94	N11°07'52"W	47.64
C22	125.00	28°45'23"	62.74	N36°29'43"W	62.08
C23	28.00	90°00'00"	43.98	N68°29'56"W	39.60
C24	4.00	90°00'00"	6.28	S21°30'04"W	5.66
C25	4.00	90°00'00"	6.28	N68°29'56"W	5.66
C26	28.00	66°38'46"	32.57	S33°10'41"W	30.76
C27	54.00	90°00'00"	84.82	N44°51'18"E	76.37
C28	28.00	42°43'55"	20.88	S68°29'19"W	20.40
C29	125.00	56°04'17"	122.33	S78°54'32"E	117.51
C30	205.00	37°55'10"	135.67	N85°42'37"E	133.21
C31	41.00	90°00'00"	64.40	N44°51'18"E	57.98
C32	100.00	32°48'16"	57.25	N16°15'26"E	56.48
C33	125.00	12°17'01"	26.80	S35°43'47"E	26.75
C34	15.00	74°31'52"	19.51	S04°36'22"E	18.17
C35	75.00	37°43'27"	49.38	S51°31'18"W	48.49
C36	75.00	109°28'16"	143.30	N54°52'51"W	122.47
C37	125.00	7°05'19"	15.46	N36°12'13"E	15.45
C38	125.00	19°45'26"	43.10	N49°37'36"E	42.89
C39	125.00	19°45'26"	43.10	N69°23'01"E	42.89
C40	125.00	19°45'26"	43.10	N89°08'27"E	42.89

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	125.00	19°45'26"	43.10	S71°06'07"E	42.89
C42	125.00	19°45'26"	43.10	S51°20'41"E	42.89
C43	125.00	19°45'26"	43.10	S31°35'15"E	42.89
C44	125.00	19°28'05"	42.47	S11°58'30"E	42.27
C45	125.00	2°05'45"	4.57	S01°11'35"E	4.57
C46	15.00	128°29'13"	33.64	N83°05'50"W	27.02
C47	125.00	40°23'35"	88.12	S52°51'22"W	86.31
C48	125.00	12°54'55"	28.18	N06°36'10"W	28.12
C49	125.00	17°57'04"	39.16	N22°02'10"W	39.00
C50	125.00	16°31'09"	36.04	N39°16'16"W	35.91
C51	15.00	80°11'24"	20.99	N07°26'08"W	19.32
C52	155.00	52°00'11"	140.68	S58°39'40"W	135.90
C53	164.00	25°28'29"	72.92	N80°46'35"W	72.32
C54	205.00	34°05'27"	121.97	N49°42'18"E	120.18
C55	75.00	33°32'45"	44.21	S17°01'49"E	43.57
C56	15.00	113°25'51"	29.69	N89°22'19"E	25.08
C57	125.00	19°10'27"	41.83	S18°51'09"W	41.64
C58	75.00	18°42'31"	24.49	N09°29'58"W	24.38
C59	75.00	32°48'16"	42.94	N16°15'26"E	42.36
C60	15.00	16°16'51"	4.26	N40°48'00"E	4.25
C61	15.00	35°44'21"	9.36	N66°48'36"E	9.21
C62	50.00	75°17'27"	65.70	N47°02'03"E	61.08
C63	50.00	65°28'51"	57.14	N23°21'07"W	54.08
C64	50.00	65°28'51"	57.14	N88°49'58"W	54.08
C65	50.00	77°47'15"	67.88	S19°31'59"W	62.79
C66	15.00	14°51'53"	3.89	S11°55'42"E	3.88
C67	15.00	37°09'19"	9.73	S14°04'54"W	9.56
C68	125.00	4°13'11"	9.21	S30°32'58"W	9.20
C69	825.00	3°23'25"	48.82	N30°15'27"E	48.81
C70	825.00	3°23'25"	48.82	N26°52'02"E	48.81
C71	825.00	3°23'25"	48.82	N23°28'37"E	48.81
C72	825.00	3°23'25"	48.82	N20°05'12"E	48.81
C73	825.00	3°23'25"	48.82	N16°41'47"E	48.81
C74	825.00	3°23'25"	48.82	N13°18'22"E	48.81
C75	825.00	5°16'36"	75.98	N08°58'22"E	75.95
C76	825.00	5°34'05"	80.18	N03°33'01"E	80.14
C77	825.00	0°39'09"	9.40	N00°26'24"E	9.40
C78	15.00	52°38'41"	13.78	N26°26'10"E	13.30
C79	50.00	22°09'44"	19.34	N41°40'38"E	19.22
C80	50.00	73°44'18"	64.35	N06°16'23"W	60.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C81	50.00	65°15'45"	56.95	N75°46'24"W	53.92
C82	50.00	54°58'51"	47.98	S44°06'18"W	46.16
C83	50.00	67°53'27"	59.25	S17°19'52"E	55.84
C84	15.00	51°23'24"	13.45	S25°34'53"E	13.01
C85	775.00	3°51'57"	52.29	S02°02'48"W	52.28
C86	775.00	5°57'37"	80.62	N06°57'35"E	80.59
C87	775.00	10°49'39"	146.45	S15°21'13"W	146.24
C88	775.00	9°37'09"	130.11	S25°34'36"W	129.96
C89	775.00	2°16'23"	30.75	S31°31'22"W	30.75
C90	125.00	9°24'38"	20.53	S04°33'37"W	20.51
C91	125.00	5°15'11"	11.46	S02°46'18"E	11.46
C92	125.00	24°11'23"	52.77	S17°29'35"E	52.38
C93	75.00	140°26'00"	183.83	S70°21'42"E	141.15
C94	28.00	42°43'56"	20.88	S68°46'45"E	20.40
C95	800.00	32°32'45"	454.43	S16°23'11"W	448.34
C96	28.00	90°00'00"	43.98	N44°51'18"E	39.60
C97	15.00	113°21'14"	29.68	S56°49'19"E	25.07
C98	28.00	90°00'00"	43.98	N21°30'04"E	39.60
C99	28.00	42°43'56"	20.88	N44°51'18"E	20.40
C100	225.00	23°21'14"	91.71	N78°10'41"E	91.08
C101	15.00	90°00'00"	23.56	S44°51'18"W	21.21
C111	825.00	0°42'24"	10.18	N32°18'22"E	10.18

Davis County Coordinates		
Point ID	Northing	Easting
(A)	100021.20	107931.28
(B)	99429.45	108074.64
(C)	98964.63	108229.71
(D)	98793.99	108318.56
(E)	98332.39	108521.11
(F)	98179.34	108589.74
(G)	97494.33	108898.85
(H)	97484.56	108881.61
(I)	97407.01	108926.37
(J)	97380.50	108941.24
(K)	97370.94	108924.69
(L)	96854.24	108594.82
(M)	96055.12	108593.23
(N)	96055.69	107935.39
(O)	97373.46	107938.00
(P)	94737.92	107932.77
(Q)	100004.21	110431.42
(M-1)	98521.90	108204.61
(M-2)	98272.86	108321.50
(M-3)	98208.08	108080.88
(M-4)	97615.55	108082.38
(M-5)	97489.76	108300.78
(M-6)	96989.28	108207.93
(M-7)	97229.55	108658.89
(M-8)	96286.86	108418.69

Line Table		
LINE	DIRECTION	LENGTH
L1	S22°07'43"W	35.75
L2	N66°30'04"E	55.13
L3	N66°30'04"E	60.00
L4	N66°30'04"E	60.00
L5	S66°30'04"W	26.00
L6	S00°08'42"E	58.79
L7	N00°08'42"W	32.51
L8	N00°08'42"W	50.00
L9	N00°08'42"W	50.00
L10	N00°08'42"W	50.00
L11	N00°08'42"W	50.00
L12	N14°24'50"W	68.38
L13	N23°29'56"W	14.50
L14	S23°29'56"E	14.50
L16	N32°17'42"E	50.00
L17	S66°18'17"W	21.51
L18	N32°17'42"E	33.21
L19	N25°00'14"E	10.33
L20	S23°29'56"E	14.50
L21	N23°29'56"W	14.50
L22	S57°20'26"E	2.66
L23	S57°20'26"E	16.15
L24	N89°51'18"E	25.00
L25	N24°50'30"E	50.47
L26	N24°50'30"E	50.47
L27	S23°29'56"E	25.00
L28	N24°50'30"E	16.95
L29	S32°43'47"W	22.11
L30	S00°08'42"E	15.00
L31	S00°08'42"E	15.00
L32	S00°08'42"E	15.00
L33	N61°34'26"W	13.66
L34	N14°39'47"E	15.26
L35	N37°22'59"E	24.66
L36	S68°03'13"W	5.39
L37	S02°02'35"W	130.96
L38	N15°21'15"W	17.17
L39	S23°29'56"E	15.00
L40	S03°50'42"E	14.87
L41	S82°32'06"E	5.83
L42	N64°59'43"W	34.71
L43	S00°08'42"E	15.00

NOTES:

- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
- IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED:  
VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS  
THIS PROPERTY IS LOCATED IN THE VICINITY OF AND ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
- UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATION(S).
- APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE AND REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT, A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
- ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
- TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.
- ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P&DE) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDEYARD, UNLESS OTHERWISE NOTED.
- ALL LOTS WITH LESS THAN 75 FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM 20' WIDE CURB CUT FOR THE DRIVEWAY.

### LOT SETBACKS:

**SINGLE FAMILY LOTS:**  
FRONT SETBACK  
LIVING AREA/PORCH - 12'  
GARAGE - 20'

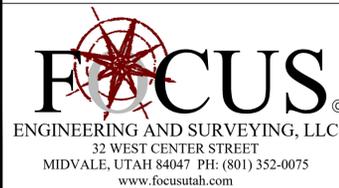
**SIDE SETBACK (50-79' WIDE LOTS)**  
INTERIOR LOT LINE - 5'  
SIDE STREET - 10'

**SIDE SETBACK (80+ WIDE LOTS)**  
INTERIOR LOT LINE - 5', COMBINED WIDTH 15'  
SIDE STREET - 10'

**REAR SETBACK**  
REAR SETBACK 15'

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
\$ \_\_\_\_\_ COUNTY RECORDER





## NORTH SALT LAKE ENGINEERING

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10 East Center Street  
North Salt Lake, Utah  
84054  
(801) 335-8723  
Paulo@nslcity.org

LEONARD ARAVE  
Mayor

PAUL OTTOSON, PE  
City Engineer

### **MEMORANDUM**

To: Honorable Mayor & City Council

From: Paul Ottoson

Date: June 4, 2019

Subject: Orchard Drive Sidewalk – Kingdon Lane through 83 South

### **RECOMMENDATION**

City Staff recommends awarding the “Orchard Dr. Sidewalk – Kingdon Lane through 83 South” project to Acme Construction, Inc. for \$188,092.50.

### **BACKGROUND**

The City has received two separate grants to construct sidewalk along the east side of Orchard Drive from Kingdon Lane to 183 South which would then complete it so there will be sidewalk all the way from Center Street to the round-about at Eagleridge Drive. The overall project has been phased into two projects. The first phase is a grant from UDOT and the boundaries go from Kingdon Lane to 83 South, while the second phase is a federal grant through Wasatch Front Regional Council and its boundaries are from 89 South to 183 South. The first phase, Kingdon Ln. through 83 South, is the subject of this bid award.

This project consists of reducing the asphalt width of Orchard Drive from 43 feet to 36 feet by relocating the curb & gutter and installing a 5 foot parkstrip and 5 foot sidewalk. Two 5-foot bike lanes will continue on this section of Orchard Drive and the travel lanes will be reduced from 15 feet wide to 13 feet wide.

The grant and city share amounts are shown below:

#### Orchard Drive sidewalk (North)

UDOT TAP Funds:	\$192,750.00
City Match*:	\$64,250.00
Total:	\$257,000.00
- Bid Amount:	\$188,092.50
Remaining:	\$68,907.50 (engineering and inspections)

\*The City has up to \$80,000 available in Prop 1 Funds through UTA to be spent towards the City's match on the Orchard Drive North and Orchard Drive South projects.

The City received two bids and they are shown below:

<u>Contractor</u>	<u>Bid Amount</u>
ACME Construction, Inc.	\$188,092.50
Bowen Construction Co.	\$198,277.50

### **RECOMMENDATION**

I recommend the City Council award the "Orchard Dr. Sidewalk – Kingdon Ln. through 83 South project" to Acme Construction, Inc. for the price of \$188,092.50.

AREA OF PROPOSED  
NEW SIDEWALK

130 EAST

ORCHARD DRIVE

MASON LANE

KINGDON LANE

251 E.

248 E.

55 S.

57 S.

63 S.

75 S.

77 S.

83 S.







77

77