



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA OCTOBER 20, 2020

Posted October 15, 2020

Notice is given that the North Salt Lake City Council will hold a regular meeting on **OCTOBER 20, 2020** 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 a Redevelopment Agency meeting at 6:30 (separate agenda). The regular session will begin 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. Department Report – Community Development
2. Adjourn into Redevelopment Agency (RDA) meeting

REDEVELOPMENT AGENCY MEETING - 6:30 p.m.

This meeting has a separate agenda.

REGULAR SESSION - 7:00 p.m.

3. Introduction by Mayor Len Arave
4. Citizen Comment
5. Consideration of **Ordinance 2020-14**: An Ordinance rezoning property located at 71 North Highway 89, from Commercial Highway (CH) to P-District and approving an Amended Development Agreement (**2020-39A**) for NSL City Center Phase 2, Brighton Utah Development, applicant.
6. Consideration of a Preliminary Plan for NSL City Center Phase 2, Park Loft-City Center at 71 North Highway 89, Brighton Utah Development, applicant.
7. Discussion of matters related to COVID-19 pandemic and the City's response.
8. Consideration of bid award for a settling basin and wash bay facility at the City's Public Works building located at 842 North 400 West.
9. Overview of proposed secondary water line and street reconstruction on Eaglewood Loop and Rockwood Drive (included in the proposed budget amendment).
10. Public Hearing and Consideration of **Resolution 2020-28R**: A resolution amending the 2020-2021 Fiscal Year Budgets.
11. Approval of City Council Minutes of October 6, 2020

- 12. Action Items
- 13. Council Reports
- 14. Mayor’s Report
- 15. City Attorney Report
- 16. City Manager Report
- 17. Adjourn

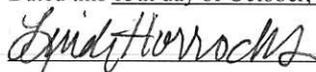
CLOSED SESSION

- 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*

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 15th day of October, 2020.

Dated this 15th day of October, 2020.

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CITY OF NORTH SALT LAKE

REDEVELOPMENT AGENCY (RDA) NOTICE & AGENDA OCTOBER 20, 2020 – 6:30 PM

Posted October 15, 2020

Notice is given that the City of North Salt Lake Redevelopment Agency will hold a meeting on TUESDAY, OCTOBER 20, 2020 City Hall, 10 E. Center Street, North Salt Lake. The following items of business will be discussed; the order of business may be changed as time permits.

1. Introduction
2. Review of the City of North Salt Lake Redevelopment Agency Annual Report – Lewis Young Robertson and Burningham (LYRB)
3. Adjourn into regular City Council meeting

The public is invited to participate in all City of North Salt Lake public meetings. If members of the public would like to participate electronically, this meeting will be available via Facebook Live:
<https://www.facebook.com/northsaltlake/>

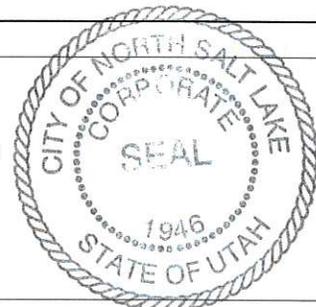
If you need special accommodations to participate in the City Council meeting, or have questions or comments, they may be submitted ahead of time to lindah@nslcity.org.

Notice of Posting:

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Dated this 15th day of October, 2020.

Linda H. Herricks



2020

ANNUAL REPORT

REDEVELOPMENT AGENCY
OF THE CITY OF NORTH SALT LAKE, UT

IN COMPLIANCE WITH UTAH CODE SECTION 17C-1-603



NOVEMBER 1, 2020



**LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.**

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SECTION 1: EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc. (“LYRB”) has been retained by the City of North Salt Lake Redevelopment Agency (the “Agency” or the “RDA”) to assist with the management of the Agency’s four project areas:

- Eaglewood Village CDA;
- Highway 89 CDA;
- Redwood Road CDA; and,
- Orbit EDA.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. As new reporting requirements were adopted in legislation and became effective in 2011 and again revised and updated in 2016 and 2019, this report facilitates the RDA’s compliance with the new code, providing the data necessary to fulfill the Agency Report requirements. This section of Utah Code mandates that the Agency provide an annual report to the county auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. The taxing entities involved in the various project areas of the Agency, to which this report is being provided, are summarized in the table below.

Table 1.1: RDA Taxing Entities

RDA TAXING ENTITIES	
Ken Leetham	City of North Salt Lake
Sherrie Llewelyn	City of North Salt Lake
Heidi Voordeckers	Davis County
Curtis Koch	Davis County
Reid Newey	Davis School District
Craig Carter	Davis School District
Tif Miller	South Davis Recreation District
Gary Hatch	Davis County Mosquito Abatement District
Dal Wayment	South Davis Sewer District
Tage Flint	Weber Basin Water Conservancy District
Deborah Jacobson	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Scott Smith	Utah State Tax Commission

This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of North Salt Lake.

OVERVIEW OF THE REDEVELOPMENT AGENCY

Originally, under the Act, each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of project areas to be used to achieve different outcomes, including Urban Renewal Area (URA) and Economic Development Area (EDA). In 2006, the Act was further modified to provide for an additional project area type, Community Development Area (CDA).

Changes to the Act, made in 2016 and 2019, put an end to the three aforementioned classifications. Going forward all project areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas (CRA). Previously created projects will still be subject to the predecessor



rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will need to conform to the CRA modifications.

CRAs are created under a Redevelopment Agency. To create a CRA, an Agency must first adopt a survey resolution that designates a survey area and authorizes the Agency to prepare a project area plan and budget. The draft budget and plan are then created and then the Agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the Agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing entities. If the agency plans to use eminent domain in the CRA, a blight study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the blight study from a taxing entity committee (TEC). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities. No TEC is required. The affordable housing requirement for this approach is only 10% of the CRA's tax increment revenue.

As of Tax Year (TY) 2019, the Agency had three active project areas, 1) Eaglewood Village, 2) Redwood Road, and 3) Highway 89. The first two project areas are classified as CDAs. The Highway 89 Project Area Triggered in TY 2019 and is classified as a CDA. The Orbit Project Area has not yet triggered. When the Orbit Project Area becomes active, it will be classified as an EDA.

AUTHORITIES AND POWERS OF THE AGENCY

The authority of the Agency is directed by UCA Title 17C.

17C-1-202

- A community development and renewal agency may:
 - Sue and be sued;
 - Enter into contracts generally;
 - Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
 - Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
 - Enter into a lease agreement on real or personal property, either as lessee or lessor;
 - Provide for urban renewal, economic development, and community development as provided in this title;
 - Receive tax increment as provided in this title;
 - If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
 - Accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
 - Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
 - Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency's other purposes, including:
 - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
 - Refunding bonds to pay or retire bonds previously issued by the agency; and
 - Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and
 - Transact other business and exercise all other powers provided for in this title.



GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

Table 1.2: Board of Trustees

GOVERNING BOARD OF TRUSTEES		
Len Arave	Chair	City of North Salt Lake Mayor
Natalie Gordon	Board Member	City of North Salt Lake Council Member
Brian J. Horrocks	Board Member	City of North Salt Lake Council Member
Ryan Mumford	Board Member	City of North Salt Lake Council Member
Lisa Baskin	Board Member	City of North Salt Lake Council Member
Stan Porter	Board Member	City of North Salt Lake Council Member

Table 1.3: Administration & Staff Members

ADMINISTRATION & STAFF MEMBERS		
Ken Leetham	City Manager	City of North Salt Lake
Sherrie Llewelyn	Community Development Director	City of North Salt Lake
David Church	Attorney	City of North Salt Lake

SUMMARY OF REQUESTED FUNDS

In accordance with Utah Code 17C-1-603(3), this report is for informational purposes only, and does not alter the amount of tax increment that this Agency is entitled to collect. **The Agency requests all tax increment legally available from each of the Agency's project areas described below;** however these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), project area budget(s), taxing entity committee resolutions, and/or interlocal cooperation agreements.

Table 1.4: Estimate of Tax Increment

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	TY 2020 (Ending Dec. 31, 2020)	TY 2021 (Beginning Jan. 1, 2021)
Property Tax Increment		
Eaglewood Village CDA	\$486,954	\$486,954
Redwood Road CDA	872,879	876,804
Orbit EDA	-	-
Highway 89 CDA	439,641	439,641
Total Revenue	\$1,802,474	\$1,803,399

Table 1.5: Active Project Area Acreage and Residential Housing

	ACREAGE				
	Developed	Undeveloped	Misc.	Total	Residential
Redwood Road CDA	483.3	65.5	72.9	621.7	7.3 ¹
Eaglewood Village CDA	58	14	20	92.1	37
Highway 89 CDA	45	73 ²	9	127	8.5 ³

¹ Constructed and under construction.

² Undeveloped and Underutilized.

³ Total completed residential construction.



GENERAL OVERVIEW OF ALL PROJECT AREAS

Table 1.6: Tax Increment Received

TAX INCREMENT RECEIVED – ALL PROJECT AREAS		
REVENUES	FY 2020 TOTALS	ESTIMATED REMAINING LIFE
Property Tax Increment		
Redwood Road CDA	\$738,707	8,764,111
Eaglewood Village CDA	481,083	3,408,675
Highway-89 CDA	337,992	6,154,921
Other Revenue		
Interest Earnings	2,348	-
Total Revenues	\$1,560,130	\$18,327,707
EXPENDITURES	FY 2020 TOTALS	ESTIMATED REMAINING LIFE
Redwood Road		
Housing Restriction	\$73,871	\$876,411
Agency for Projects & Programs	184,677	2,191,028
Developer Payment	443,224	5,258,467
City Revenue: Administrative Fee	36,935	438,206
Sub Total	\$738,707	8,764,111
Eaglewood Village		
City Revenue: Administrative Fee	\$24,054	\$82,782
Developer Payment	457,029	1,572,860
Fund Balance for Developer Incentives	-	1,753,033
Sub Total	\$481,083	\$3,408,675
Highway 89		
Housing Restriction	\$107,670	\$615,497
Agency for Projects & Programs	184,677	-
Developer Payment	1,153,747	5,077,851
City Revenue: Administrative Fee	111,688	461,623
Sub Total	\$1,557,782	\$6,154,971
Total Expenditures	\$2,777,572	\$18,327,757

SECTION 2: EAGLEWOOD VILLAGE CDA

Table 2.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 92	Purpose Develop land related to former gravel pit	Taxing District #44 #45	Tax Rate 0.011606 0.011795
Creation Year 2008	Base Year 2011	Term 15 Years	Trigger Year TY 2012	Expiration Year TY 2026
Base Value \$3,052,933	TY 2019 Value \$64,654,608	Increase 2018%	FY 2020 Increment \$481,083	Remaining Years 7 Years

The Eaglewood Village Community Development Project Area was created in December 2008 and is governed by (a) the “Eaglewood Village Community Development Project Area Plan” dated December 19, 2008, (b) the “Eaglewood Village Community Development Project Area Budget” dated December 19, 2008 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the “Interlocal Cooperation Agreement” between the Agency and the Davis Mosquito Abatement District dated September 18, 2009; (d) the “Interlocal Cooperation Agreement” between the Agency and the Davis County dated March 31, 2009; (e) the “Interlocal Cooperation Agreement” between the Agency and the City of North Salt Lake dated February 13, 2009; (f) the “First Amendment to Interlocal Cooperation Agreement” between the Agency and the City of North Salt Lake dated March 17, 2015; (g) the “Interlocal Cooperation Agreement” between the Agency and the South Davis Recreation District dated May 18, 2009; (h) the “Interlocal Cooperation Agreement” between the Agency and the South Davis Sewer District dated February 19, 2009; (i) the “Interlocal Cooperation Agreement” between the Agency and the Weber Basin Water Conservancy District; and (j) the “Interlocal Cooperation Agreement” between the Agency and the Davis County School District dated March 2, 2010 (collectively, the “Interlocal Agreements”). These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations of the Agency.

The purpose of the Project Area is to assist with the development of a retail/office complex, as well as multi/single family dwellings, in order to better meet the growing commercial and residential needs of the community. This development is envisioned to create jobs and increase property and sales tax revenues to the taxing entities. The Project Area lies within the southeast portion of the City and includes approximately 92 acres of land in the former gravel pit on the southeast corner of US 89 and Eagleridge Drive. A map of the Project Area is included as **Exhibit A**.

Illustration 2.1: Eaglewood Village





In March 2015, the Agency entered into the “First Amendment to Interlocal Cooperation Agreement” between the Agency and City. The agreement stated the following: “The County shall remit to the Agency beginning with property tax receipts in 2012 (“Year One”), 100 percent of the annual incremental property taxes collected from property within the Project Area for Year One through 2020 (“Year Nine”). The Agency shall then, within thirty (30) days after receipt, remit to the City 60 percent of the annual Incremental Property Tax received by the Agency, and the Agency shall keep the remaining 40 percent.”

SOURCES OF FUNDS

Table 2.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Property Tax Increment	\$481,083
Fund Balance	-
Total Sources of Funds	\$481,083

Table 2.3: Tax Increment Levels

PARTICIPATION RATES	
Taxing Entity	% of Tax Increment
North Salt Lake	40%
Davis County	75%
Davis County School District	65%
South Davis Sewer Improvement District	75%
County Library	75%
South Davis Recreation District	75%
South Davis Mosquito Abatement District	75%
Weber Basin Water Conservancy District	75%
South Davis Water District	75%

USES OF FUNDS

Pursuant to the Tax Increment Agreement (“Agreement”) entered into May 18, 2010 between the Agency and Eaglewood Village Inc. (the “Company”), the Company will be reimbursed up to \$6,715,186 of the actual costs related to infrastructure improvements which have been (or will be) made by the Company (or its successors), together with interest thereon equal to 6 percent per annum. Notwithstanding, said interest shall not exceed \$2,000,000. The Agreement further states the Agency is entitled to 5 percent of the tax increment for administrative fees and the remaining 95 percent is dedicated to reimbursing the Company. The Agreement is valid for 15 years, the life of the Project Area Plan.

Table 2.4: Uses of Funds

FY 2020 USES OF FUNDS	
City Revenue: Administrative Fee	\$24,054
Developer Payment	457,029
Fund Balance for Developer Incentives	-
Total Uses of Funds	\$481,083

PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 2.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
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TAX INCREMENT GENERATED IN PROJECT AREA

Property Tax Increment – FY 2020	\$481,083	\$443,885	108%
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RELATIVE GROWTH IN ASSESSED VALUE

Table 2.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2019 vs. 2018)	\$64,654,608	\$54,874,849	12%	12%
Lifetime Growth in Project Area (2019 vs. Base)	\$64,654,608	\$3,052,933	2018%	66%
ASSESSED VALUES IN NORTH SALT LAKE CITY				
Annual Growth in NSL (2019 vs. 2018)	\$2,153,870,094	\$2,037,583,569	6%	6%
Lifetime Growth in NSL (2019 vs. 1997)	\$2,153,870,094	\$456,353,735	372%	7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 2.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES	
-Job creation	
-Increase property and sales tax revenue	

GROWTH IN PROPERTY TAX INCREMENT

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA			
Tax Year 2019	\$481,083	\$35,435	1,358%
Lifetime Increment ⁴	\$1,992,893	\$226,131	881%
PASS THROUGH INCREMENT (ABOVE BASE)			
Tax Year 2019	\$254,654	\$35,435	719%
Lifetime Increment	\$1,214,603	\$226,131	537%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Quick Quack Car Wash is completed and has opened FY 2020. The City Council approved an amendment to the Eaglewood Village Development Agreement on the remaining lots 1A, 2 & 3, containing 13.9 acres, in the Eaglewood Village Subdivision. The amended General Development Plan includes the construction of 25,000 sq. ft. of retail space, 16,000 sq. ft. of office space and up to 446 residential units. The developer is Brighton Development Utah, LLC. Building permits are ready to be issued for the 4 story mixed use building containing 18,000 sq. ft. of retail and office space on the first floor and apartments above, as well as 2 other 4 story apartment buildings, and appurtenant structures and amenities. Construction will start Autumn 2020. An application has been received for 30,000 sq. ft. office/retail building to be constructed on lot 1A. Construction will be expected Spring/Summer 2021.

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

⁴ Values since 2015 based on available data.



Table 2.9: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2027	
	TOTALS	NPV@5%
REVENUES		
Increment	\$3,408,675	\$2,817,695
Total Revenue	\$3,408,675	\$2,817,695
EXPENDITURES		
City Revenue: Administrative Fee	\$82,782	\$70,267
Developer Payment	1,572,860	1,335,071
Fund Balance for Developer Incentives	1,753,033	1,412,358
Total Expenditures	\$3,408,675	\$2,817,695

OTHER ISSUES

LYRB has not identified any other major areas of concern with the Eaglewood Village CDA Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2020 actuals and projections for FY 2021 and FY 2022, as well as a multi-year budget from TY 2016 to 2026 for the Eaglewood Village Project Area.



Eaglewood Village

2020 Actual

	Tax Year	Year 8
	Payment Year	
ASSESSED VALUATION		
Taxable Value		
#44 Total Assessed		\$21,947,475
#44 Base Year Value		(\$3,036,497)
#45 Total Assessed		\$42,707,133
#45 Base Year Value		(\$16,436)
Total Incremental Value		\$61,601,675
TAX INCREMENT ANALYSIS		
Tax Rate		
#44 Tax Rate		0.011606
#45 Tax Rate		0.011795
Personal Property		0.011260
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
#44 Tax Increment		\$141,944
#45 Tax Increment		\$326,473
TOTAL DISTRIBUTION		\$481,083
EXPENDITURES		
City Revenue: Administrative Fee		\$24,054
Developer Payment		\$457,029
Fund Balance for Developer Incentives		\$0
TOTAL EXPENDITURES		\$481,083



Eaglewood Village

2021 Projected Budget

	Tax Year	Year 9
	Payment Year	2020
		2021
ASSESSED VALUATION		
Taxable Value		
#44 Total Assessed		\$21,947,475
#44 Base Year Value		(\$3,036,497)
#45 Total Assessed		\$43,457,133
#45 Base Year Value		(\$16,436)
Total Incremental Value		\$62,351,675
TAX INCREMENT ANALYSIS		
Tax Rate		
#44 Tax Rate		0.011922
#45 Tax Rate		0.012111
Personal Property		0.011260
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
#44 Tax Increment		\$145,828
#45 Tax Increment		\$341,126
TOTAL DISTRIBUTION		\$486,954
EXPENDITURES		
City Revenue: Administrative Fee		\$24,348
Developer Payment		\$462,606
Fund Balance for Developer Incentives		\$0
TOTAL EXPENDITURES		\$486,954



Eaglewood Village

2022 Projected Budget

	Tax Year	Year 10
	Payment Year	
ASSESSED VALUATION		
Taxable Value		
#44 Total Assessed		\$21,947,475
#44 Base Year Value		(\$3,036,497)
#45 Total Assessed		\$43,457,133
#45 Base Year Value		(\$16,436)
Total Incremental Value		\$62,351,675
TAX INCREMENT ANALYSIS		
Tax Rate		
#44 Tax Rate		0.011922
#45 Tax Rate		0.012111
Personal Property		0.011260
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
#44 Tax Increment		\$145,828
#45 Tax Increment		\$341,126
TOTAL DISTRIBUTION		\$486,954
EXPENDITURES		
City Revenue: Administrative Fee		\$9,739
Developer Payment		\$185,042
Fund Balance for Developer Incentives		\$292,172
TOTAL EXPENDITURES		\$486,954



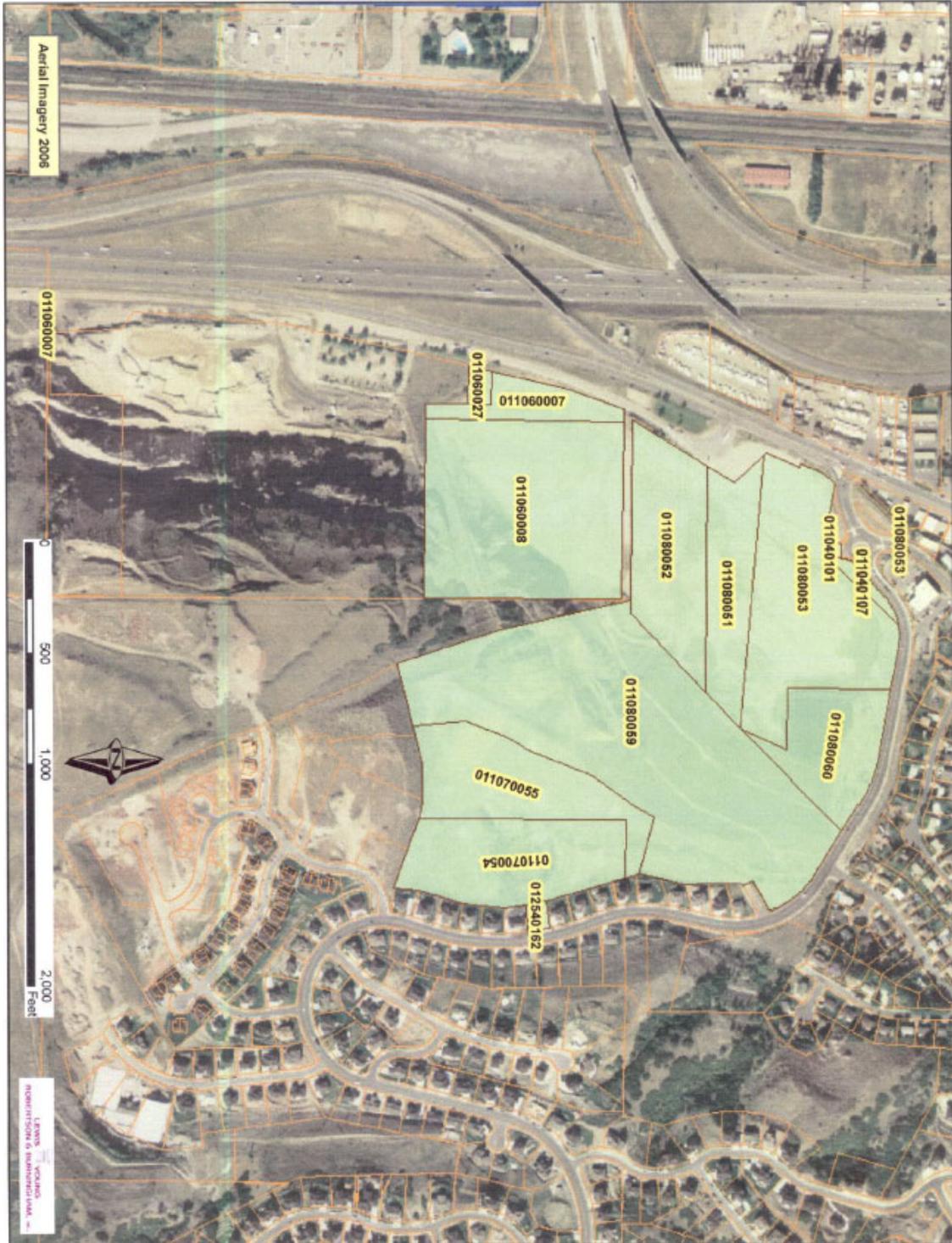
Eaglewood Village

Ongoing Budget

Multi-Year Project Area Budget Projections

Tax Year Payment Year	4 2015 2016	5 2016 2017	6 2017 2018	7 2018 2019	8 2019 2020	9 2020 2021	10 2021 2022	11 2022 2023	12 2023 2024	13 2024 2025	14 2025 2026	15 2026 2027
REVENUES												
TAXABLE VALUATION:												
#44 Real	9,267,609	11,359,121	15,961,691	18,179,248	21,341,217	21,341,217	21,341,217	21,341,217	21,341,217	21,341,217	21,341,217	21,341,217
#44 Personal	-	-	5,767	-	252	252	252	252	252	252	252	252
#44 Centrally Assessed	5,232	355,465	424,115	568,068	606,006	606,006	606,006	606,006	606,006	606,006	606,006	606,006
#44 Base Year Value	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)
#45 Real	17,051,190	27,128,595	35,341,035	38,638,422	42,113,660	42,863,660	42,863,660	42,863,660	42,863,660	42,863,660	42,863,660	42,863,660
#45 Personal	-	-	390,622	-	27,358	27,358	27,358	27,358	27,358	27,358	27,358	27,358
#45 Centrally Assessed	16,122	173,394	404,053	542,044	566,115	566,115	566,115	566,115	566,115	566,115	566,115	566,115
#45 Base Year Value	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)
Total Incremental Value	49,627,373	35,969,642	49,474,350	54,874,849	61,601,675	62,351,675	62,351,675	62,351,675	62,351,675	62,351,675	62,351,675	62,351,675
Tax Rates												
Total Tax Rate #44	0.013293	0.012764	0.011806	0.011560	0.011606	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922
Total Tax Rate #45	0.013543	0.012998	0.012020	0.011762	0.011795	0.012111	0.012111	0.012111	0.012111	0.012111	0.012111	0.012111
Total Personal Property Tax Rate	-	-	0.012998	0.012020	0.011260	0.011260	0.011260	0.011260	0.011260	0.011260	0.011260	0.011260
Participation Rate												
North Salt Lake	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Davis County	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County School District	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
South Davis Sewer Improvement District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
County Library	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Recreation District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Mosquito Abatement District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Weber Basin Water Conservancy District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Water District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Property Tax Increment #44												
Total Increment	53,528	71,098	101,362	116,663	141,944	145,828	145,828	145,828	145,828	145,828	145,828	145,828
Property Tax Increment #45												
Total Increment	149,550	228,384	280,166	296,752	326,473	341,126	341,126	341,126	341,126	341,126	341,126	341,126
Tax Increment Available for Budget												
Fund Balance	203,078	299,482	381,528	413,415	481,083	486,954	486,954	486,954	486,954	486,954	486,954	486,954
Total Funds for Budget	318,409	299,482	381,528	413,415	481,083	486,954	486,954	486,954	486,954	486,954	486,954	486,954
First Amendment Split												
Agency							194,781	194,781	194,781	194,781	194,781	194,781
City							292,172	292,172	292,172	292,172	292,172	292,172
EXPENDITURES												
City Revenue: Administrative Fee	15,920	14,974	19,076	20,671	24,054	24,348	9,739	9,739	9,739	9,739	9,739	9,739
Developer Payment	302,489	284,508	362,451	392,744	457,029	462,606	185,042	185,042	185,042	185,042	185,042	185,042
Fund Balance for Developer Incentives	-	-	-	-	-	-	292,172	292,172	292,172	292,172	292,172	292,172
Total Uses	318,409	299,482	381,528	413,415	481,083	486,954	486,954	486,954	486,954	486,954	486,954	486,954

EXHIBIT A: EAGLEWOOD VILLAGE MAP





SECTION 3: REDWOOD ROAD CDA

Table 3.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 621	Purpose Revitalize and enhance industrial corridor	Taxing District #44	Tax Rate 0.011606
Creation Year 2013	Base Year 2012	Term 15 Years	Trigger Year TY 2015	Expiration Year TY 2029
Base Value \$152,135,687	TY 2019 Value \$289,569,041	Increase 90%	FY 2020 Increment \$738,707	Remaining Years 10 Years

The Redwood Road Community Development Project Area was created in July 2013 and is governed by (a) the “Redwood Road Community Development Project Area Plan” dated July 16, 2013, (b) the “Redwood Road Community Development Project Area Budget” dated July 16, 2013 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the “Interlocal Cooperation Agreement” between the Agency and the Davis Mosquito Abatement District dated November 19, 2013; (d) the “Interlocal Cooperation Agreement” between the Agency and Davis County dated July 25, 2013 and the “Amendment to the Interlocal Cooperation Agreement” with Davis County dated December 17, 2013; (e) the “Interlocal Cooperation Agreement” between the Agency and the City of North Salt Lake dated July 16, 2013; (f) the “Interlocal Cooperation Agreement” between the Agency and the South Davis Recreation District dated September 16, 2013; (g) the “Interlocal Cooperation Agreement” between the Agency and the South Davis Sewer District dated November 19, 2013; (h) the “Interlocal Cooperation Agreement” between the Agency and the Weber Basin Water Conservancy District dated November 19, 2013; and (i) the “Interlocal Cooperation Agreement” between the Agency and the Davis County School District dated November 19, 2013 (collectively, the “Interlocal Agreements”). These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations of the Agency.

The purpose of the Project Area is to facilitate new quality development and improve existing private and public structures and spaces. The Project Area Plan allows for commercial, retail, office, industrial, light manufacturing, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County. The proposed community development project will provide infrastructure in an area that has inadequate sidewalk, curb and gutter, and street lighting. It is anticipated that the proposed infrastructure for the Redwood Road and Center Street intersection will spur development within the entire Project Area. Additionally, the community development project will plan for better utilization of transportation and remove pedestrian hazards through appropriate site access, signage, sidewalks and parking.

The Project Area is located along the Redwood Road corridor and follows the southern boundary of the City. The Project Area is comprised of approximately 372 parcels, equaling 621 acres of property. A map of the Project Area is included as **Exhibit B**. The Redwood Road project area triggered in TY 2015 and each of the taxing entities is participating at 45 percent.

SOURCES OF FUNDS

Table 3.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Tax Increment	\$738,707
Total Sources of Funds	\$738,707



USES OF FUNDS

Pursuant to the Tax Increment Participation Agreement between the Agency and Amsource Companies (“Amsource”), the Agency will pay Amsource 60 percent of the Redwood Road Tax Increment annually for 15 years or until \$1,500,000 has been paid.

Table 3.3: Uses of Funds

FY 2020 USES OF FUNDS	
Housing Restriction	\$73,871
Agency for Projects & Programs	184,677
Developer Payment	443,224
City Revenue: Administrative Fee	36,935
Total Uses of Funds	\$738,707

PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.4: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	FORECASTED	ACTUAL	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – TY 2019	\$629,204	\$738,707	117%

RELATIVE GROWTH IN ASSESSED VALUE

Table 3.5: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Lifetime Growth in Project Area (2019 vs. 2018)	\$289,569,041	\$249,633,287	16%	16%
Lifetime Growth in Project Area (2019 vs. Base)	\$289,569,041	\$152,145,687	90%	11%
ASSESSED VALUES IN NORTH SALT LAKE CITY				
Annual Growth in NSL (2019 vs. 2018)	\$2,153,870,094	\$2,037,583,569	6%	6%
Lifetime Growth in NSL (2019 vs. 1997)	\$2,153,870,094	\$456,353,735	372%	7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 3.6: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
-Increased jobs
-Improved public infrastructure
-Increased tax base
-Sales tax revenue

GROWTH IN PROPERTY TAX INCREMENT

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA			
Tax Year 2019	\$738,707	\$1,765,687	42%

Lifetime Increment ⁵	\$1,997,184	\$9,284,954	22%
PASS THROUGH INCREMENT (ABOVE BASE)			
Tax Year 2019	\$876,580	\$1,765,687	50%
Lifetime Increment	\$2,414,719	\$9,284,954	26%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Table 3.7: Notable Development

Location	Tenants
Foxboro Marketplace Pad B	Little Caesar's, Chinese Gourmet, Beauty Salon, H&R Block and Cricket Wireless
Foxboro Marketplace Pad C	Soda Flow and Super Cuts, 2 Available Tenant Spaces
Shared Wall with Lee's Marketplace	Ace Hardware
Foxboro Marketplace Pad E	Goldenwest Credit Union, medical offices forthcoming
Foxboro Marketplace Pad F	Holiday Oil and Del Taco
Foxboro Marketplace Pad H	AutoZone
Spectrum Academy Charter H.S.	Spectrum Academy Charter High School

In Foxboro Marketplace, significant additional construction and tenant finishes have occurred in 2018-2019. Construction on Pad B was completed in June 2018 and contains a 6,600 sq. ft. multi-tenant building on 0.91 acres has full occupancy with two restaurants, Little Caesar's Pizza and Chinese Gourmet, a beauty salon, H&R Block, and a Cricket Wireless Store. Pad C is 0.92 acres with an 8,813 sq. ft. multi-tenant retail building and construction was completed in April 2018 and includes a Soda Flow and a Super Cuts, with 2 additional vacant tenant spaces. Also, construction was completed in July 2018 on the site with a common wall shared on the north side of Lee's Market and is an Ace Hardware Store of 10,000 sq. ft. on 1.1 acres. Goldenwest Credit Union has completed construction on Retail Pad E (3,902 sq ft in size), the remainder of Pad E is vacant, but is slated for medical offices. and is expected to be completed by the end of 2018. Holiday Oil (1,827 sq ft) and Del Taco (2,775 sq. ft) were both constructed on Pad F (2.84 acres in size) and completed in March and April 2018. An AutoZone (7,382 sq. ft) was constructed on Pad H (0.945 acres in size) and was completed in July 2018. Construction of the Spectrum Academy Charter High School was completed in August 2018 and sits on 3.613 acres. Most of the tenant finishes have been complete, with several vacancies in pad D.

The residential component of the Marketplace had received site plan approval on 5.124 acres for 102 units. The development plan was amended by the City Council in June of 2019. The new residential component consists of six apartment buildings of stacked flat apartments in three stories. There is a total of 120 apartments with one to three-bedroom units. Each unit has either a single car garage or carport and the complex has generous amenities: swimming pool, clubhouse, playground, bbq/picnic area, and fitness room. Building permits have been issued and construction began October 2019. The multifamily construction is expected to be completed by Summer 2021. One or more buildings may have occupancy before the end of 2020.

Table 3.8: Future Development

Location	Tenants
I-215 Business Park	Office/ Industrial Buildings
Treviso Building	Industrial/Office Buildings
Riverbend 6	Multi-Tenant building
Gramoll Construction	Industrial/Office Building
MC Green Construction	Industrial/Office Building
Hughes Construction	Project Expansion
Maverik	Convenience Store and Gas Pumps

⁵ Values since 2015 based on available data.

Dickson Company	Warehouse
NSL Business District	11 Office/Warehouse, 5 Retail
Sandbar	Indoor/Outdoor Sand Volleyball
7th West Strip building	Industrial Office
Blue Mountain Building	Office Warehouse
Hughes General Contractors	Industrial/Office Building
Ancor	Building Addition
Pacesetters	Industrial/Office Building

Table 3.8 details future development in the Project Area. Within the Riverbend Industrial Subdivision are the following projects:

1. I-215 Business Park, with 4 office and industrial warehouse buildings on 5.47 acres with a total of 111,596 sq. ft. The fourth building has been completed. An additional building and 1-acre site were amended into the development plan and construction on the 17,500 sq. ft. building will be completed by Winter 2020
2. Treviso Building is a second industrial/office building on a 3.38-acre parcel. The building is 18,020 sq. ft. and began construction in fall 2019 and was complete Summer 2020. The first business is a dog day care facility.
3. Riverbend 6 – 30,000 sq. ft. multi-tenant building was completed Summer 2020. Tenants are unknown currently.

Other projects underway or completed in the Redwood Road CDA:

1. Construction on the Gramoll Construction building began was completed Spring of 2020. The building is on a 3.13-acre site and is 17,000 sq. ft. of office and shop space. Construction of MC Green building on the 3.41-acre lot has begun Summer 2020 and is expected to be complete Summer 2021. The remaining lot is programmed for a spec office/warehouse space on the remaining 2.76 ac. Lot.
2. Hughes Construction has begun construction on an addition 9,600 sq. ft. shop building on their property on Redwood Road in autumn 2020.
3. Maverik has finished construction on 4.92-acre site at 24 North Redwood Road of a new 6,270 sq. ft. convenience store with 14 passenger vehicle gas pumps and 8 truck and RV pumps, truck scales, and RV dump.
4. Dickson Company has completed construction at 21 North Cutler Drive on a 1.9-acre lot for a 26,000 sq. ft. office warehouse building. They have started construction on an additional 48,000 sq. ft. building on the remaining combined 3 acres expected completion during 2021.
5. Amazon has begun construction on a 200,000 sq. ft. “last mile” delivery facility on the former Gun Club property. The property is 56 acres in size and will employ approximately 800 people. The property will have significant impact on the RDA and other properties. The remaining 12 acres is programmed for the development of retail commercial that may include office, restaurants, lodging, and commercial retail. A site plan is expected in Spring of 2021.
6. Sandbar is an indoor/outdoor sand volleyball training and tournament facility on 1.52 acres and is 21,000 sq. ft. was completed in January 2018.
7. The 7th West Strip building is an industrial/office building on 1 acre and contains 15,456 sq. ft. was completed in August 2018 and 2 tenant finishes in 2019
8. Blue Mountain Building completes the second half of the office/warehouse building on Cutler Drive and Robinson Dr. It is 10,000 sq. ft. of additional business condo space on 2.16 acres. The building is under construction and is expected to be complete by spring 2020.
9. Hughes General Contractors has two new buildings, 3,000 square feet each, at approximately 1020 North Redwood Road, and completed in 2018.



10. Amcor (333 South Redwood Road) expanded their site by adding approximately 33,000 square feet of new building space. Construction was complete in April 2018. Amcor has again begun construction on an additional 7,000 sq. ft. of building and new conveyor system.
11. Pacesetters, at 780 N. 700 W., has a 20,000 sq. ft. building under construction that is anticipated to be complete in winter 2019.



FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 3.9: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2030	
	TOTALS	NPV@5%
REVENUES		
Increment	\$8,764,111	\$6,766,707
Total Revenue	\$8,764,111	\$6,766,707
EXPENDITURES	TOTALS	NPV@5%
Housing Restriction	\$876,411	\$676,671
Agency for Projects & Programs	2,191,028	1,691,677
Developer Payment	5,258,467	4,060,024
City Revenue: Administrative Fee	438,206	338,335
Total Expenditures	\$8,764,111	\$6,766,707

OTHER ISSUES

LYRB has not identified any major areas of concern with the Redwood Road Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2020 actuals and projected FY 2021 and FY 2022, as well as a multi-year budget from 2016 through 2029.



Redwood Road

2020 Actual

	Tax Year	
	Payment Year	Year 5
		2019
		2020
ASSESSED VALUATION		
Taxable Value		
#44 Total Assessed		\$289,569,041
#44 Base Year Value		(\$152,135,687)
Total Incremental Value		\$137,433,354
TAX INCREMENT ANALYSIS		
Tax Rate		
#44 Tax Rate		0.011606
Personal Property		0.011560
Participation Rate		
North Salt Lake		0.001284
Davis County		0.001760
Davis County School District		0.007492
South Davis Sewer Improvement District		0.000234
County Library		0.000329
South Davis Recreation District		0.000242
South Davis Mosquito Abatement District		0.000112
Weber Basin Water Conservancy District		0.000153
South Davis Water District (#45 only)		0.000189
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
#44 Tax Increment		\$738,707
TOTAL DISTRIBUTION		\$738,707
EXPENDITURES		
Housing Restriction		\$73,871
Agency for Projects & Programs		\$184,677
Developer Payment		\$443,224
City Revenue: Administrative Fee		\$36,935
TOTAL EXPENDITURES		\$738,707



Redwood Road 2021 Annual Budget

	Tax Year	
	Payment Year	Year 6
	2020	2021
ASSESSED VALUATION		
Taxable Value		
#44 Total Assessed	\$315,569,041	
#44 Base Year Value	(\$152,135,687)	
Total Incremental Value	\$163,433,354	
TAX INCREMENT ANALYSIS		
Tax Rate		
#44 Tax Rate	0.011922	
Personal Property	0.011606	
Participation Rate		
North Salt Lake	0.001284	45%
Davis County	0.001760	
Davis County School District	0.007492	
South Davis Sewer Improvement District	0.000234	
County Library	0.000329	
South Davis Recreation District	0.000242	
South Davis Mosquito Abatement District	0.000112	
Weber Basin Water Conservancy District	0.000153	
South Davis Water District (#45 only)	0.000189	
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
#44 Tax Increment	\$872,879	
TOTAL DISTRIBUTION	\$872,879	
EXPENDITURES		
Housing Restriction	\$87,288	
Agency for Projects & Programs	\$218,220	
Developer Payment	\$523,727	
City Revenue: Administrative Fee	\$43,644	
TOTAL EXPENDITURES	\$872,879	



Redwood Road 2022 Annual Budget

	Tax Year	
	Payment Year	
		Year 7
ASSESSED VALUATION		
Taxable Value		
#44 Total Assessed		\$315,569,041
#44 Base Year Value		(\$152,135,687)
Total Incremental Value		\$163,433,354
TAX INCREMENT ANALYSIS		
Tax Rate		
#44 Tax Rate		0.011922
Personal Property		0.011922
Participation Rate		
North Salt Lake		45%
Davis County		0.001284
Davis County School District		0.001760
South Davis Sewer Improvement District		0.007492
County Library		0.000234
County Library		0.000329
South Davis Recreation District		0.000242
South Davis Mosquito Abatement District		0.000112
Weber Basin Water Conservancy District		0.000153
South Davis Water District (#45 only)		0.000189
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
#44 Tax Increment		\$876,804
TOTAL DISTRIBUTION		\$876,804
EXPENDITURES		
Housing Restriction		\$87,680
Agency for Projects & Programs		\$219,201
Developer Payment		\$526,082
City Revenue: Administrative Fee		\$43,840
TOTAL EXPENDITURES		\$876,804



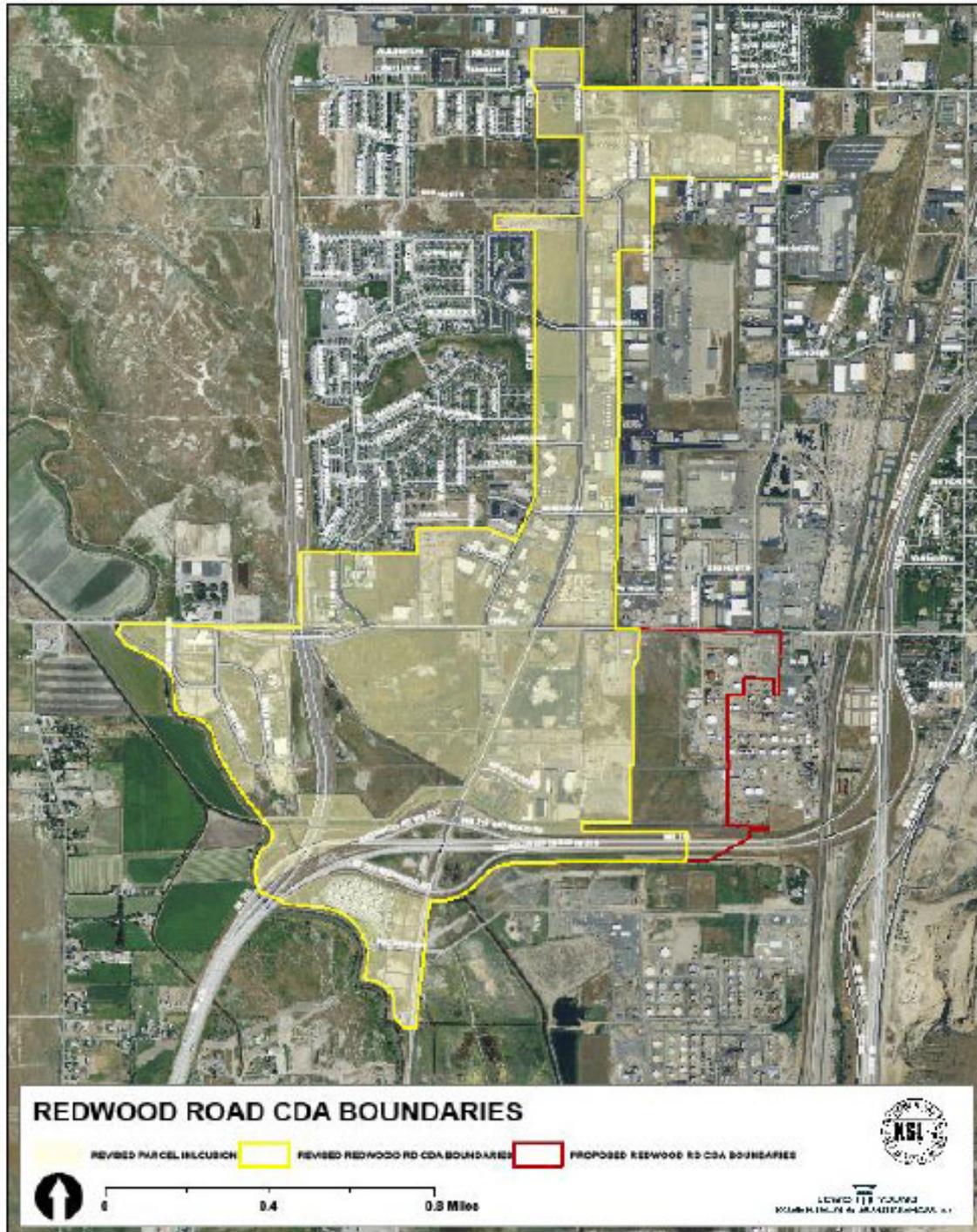
Redwood Road

Ongoing Budget

Multi-Year Project Area Budget Projections

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Tax Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Payment Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
REVENUES															
TAXABLE VALUATION:															
#44 Real Property	141,233,232	150,264,529	198,571,190	212,172,355	234,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775
#44 Personal	23,964,544	33,084,400	33,715,926	33,293,125	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448
#44 Centrally Assessed	6,142,473	2,057,020	2,560,044	4,167,907	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818
#44 Total Assessed Value	171,340,249	185,405,949	234,847,160	249,633,287	289,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041
Real Base	(152,135,687)	(152,135,687)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)
Personal Property Base			(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)
Incremental Assessed Value	19,204,562	33,270,262	82,711,473	97,497,600	137,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354
Total Assessed Value	171,347,749	185,412,249	234,847,160	249,633,287	289,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041
Total Base Year Value	(152,145,687)	(152,145,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)
Total Incremental Value	19,202,062	33,266,562	82,711,473	97,497,600	137,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354
Tax Rates															
Total Tax Rate #44	0.013293	0.012764	0.011806	0.011560	0.011606	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922
Total Tax Rate #45	0.013543	0.012998	0.012020	0.011759	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795
Total Personal Property Tax Rate	-	-	0.012764	0.011806	0.011560	0.011606	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922
Participation Rate															
North Salt Lake	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
Property Tax Increment #44															
Total Increment	114,879	191,098	444,180	508,358	738,707	872,879	876,804	876,804	876,804	876,804	876,804	876,804	876,804	876,804	876,804
Property Tax Increment #45															
Total Increment	(15)	(22)	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment Available for Budget															
	114,864	191,076	444,180	508,358	738,707	872,879	876,804	876,804	876,804	876,804	876,804	876,804	876,804	876,804	876,804
EXPENDITURES															
Housing Restriction	11,486	19,108	44,418	50,836	73,871	87,288	87,680	87,680	87,680	87,680	87,680	87,680	87,680	87,680	87,680
Agency for Projects & Programs		47,769	111,045	127,089	184,677	218,220	219,201	219,201	219,201	219,201	219,201	219,201	219,201	219,201	219,201
Developer Payment		114,646	266,508	305,015	443,224	523,727	526,082	526,082	526,082	526,082	526,082	526,082	526,082	526,082	526,082
City Revenue: Administrative Fee	109,120	9,554	22,209	25,418	36,935	43,644	43,840	43,840	43,840	43,840	43,840	43,840	43,840	43,840	43,840
Total Uses	120,607	191,076	444,180	508,358	738,707	872,879	876,804								
Base Year Revenue	2,022,475	1,941,990	1,796,114	1,758,689	1,765,687	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762

EXHIBIT B: REDWOOD ROAD MAP



On March 5, 2013 the Agency, by resolution, designated the proposed Redwood Road CDA boundaries (shown in red). Upon further review, the Agency decided to revise the boundaries to include only the parcels shown in yellow. Thus, only the parcels in yellow, or the "Revised Redwood Road CDA Boundaries" will be affected by the CDA.

SECTION 4: ORBIT EDA

Table 4.1: Project Area Overview

OVERVIEW				
Type RDA	Acreage 72	Purpose Industrial and Light Manufacturing	Taxing District #44 #45	Tax Rate - -
Creation Year FY 2013	Base Year TBD	Term 20 Years	Trigger Year TBD	Expiration Year FY 2035

The Orbit Economic Development Project Area was created in September 2013 and is governed by (a) the “Orbit Economic Development Project Area Plan” dated September 17, 2013, (b) the “Orbit Economic Development Project Area Budget” dated September 17, 2013, (c) the Taxing Entity Committee Resolution approving the Project Area Budget dated August 8, 2013, and (d) all other associated ordinances and resolutions approving and adopting the plan and budget. These documents define the duration and use of property tax generated within the Project Area, as well as conditions and obligations of the Agency.

Additionally, the Agency entered into a Tax Increment Participation Agreement with Orbit Irrigation Products, Inc. (“Orbit”) on March 6, 2013, which states the Agency will pay Orbit 69.5 percent of the tax increment generated by the Orbit Expansion Project on an annual basis (subject to the continuing new jobs requirement outlined in the Agreement) for 20 years. The remaining 30.5 percent of tax increment will be used as follows: housing needs: 10 percent, EDA administration: 7.5 percent, and infrastructure costs: 13 percent. The Project Area must trigger by FY 2020.



The purpose of the Project Area is to encourage the expansion of existing businesses within the Project Area. This enhancement of economic vitality to the Project Area will benefit the community, City, County and the State. The Project Area Plan allows for industrial and light manufacturing uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County. The proposed community development project will provide additional needed infrastructure in the Project Area.

Private and public infrastructure associated with the development project is essential to promoting economic development activities.

The Project Area is located between the railroad tracks just east of Main Street and I-15 with 2600 South as the northern border. The Project Area is comprised of approximately 26 parcels and 72 acres. A map of the Project Area is included as **Exhibit C**.

This Project Area has not yet been triggered. The Project Area Budget specifies that tax increment must be triggered no later than March 1, 2020. However, the deadline came and went because the company had not met any of the development requirements. Therefore, the Agency is now considering what best paths to take in the future in terms of trigger dates and development agreements. The Agency will receive tax increment based upon the schedule outlined below. This outline will have to be adjusted based on any new agreements or changes the Agency decides to make.

Table 4.2: Tax Increment Levels

TAX INCREMENT LEVELS		
Years	% of Tax Increment	# of Years
Davis County	75%	20
County Library	75%	20
Davis County School District	75%	20
North Salt Lake City	75%	20
Weber Basin Water Conservancy District	75%	20
Davis County Mosquito Abatement District	75%	20
South Davis Sewer Improvement District	75%	20
South Davis Recreation District	75%	20

OTHER ISSUES

The main issue is that the original resolutions and related interlocal agreements for the Project Area did not include language that would trigger the collection of tax increment within the Project Area automatically. The Agency was authorized to trigger the collection of increment anytime between Project Area Plan adoption and the latest date of March 1, 2020, but according to the Davis County Auditor’s office it requires some affirmative action to be taken to trigger tax increment, which deadline has been missed this year. If the Agency/City would like to trigger the Project Area next year they have a couple of options as outlined below.

Issues:

1. The plan says, “In no case will the Agency trigger increment collection after March 1, 2020.”
2. According to the county, the Agency missed the opportunity to trigger this year.
3. None of the agreed-upon performance requirements related to Orbit have taken place.
4. The Participation Agreement with Orbit states, “this Agreement may be modified or amended by, and only by, a written instrument duly authorized and executed by the Company and the Agency.”

Options:

In all situations, the earliest the Agency could receive funds is in FY 2022.

1. The Agency could assume that the language in the Project Area Plan really means what is in the agreement; that the timing of incentive payments will commence in the first complete tax year after the initial performance date. In this case the performance standards have still not been met and the Agency could not reimburse Orbit even if they started collecting the increment. The Agency would only need to adopt a resolution to start collecting. Also be aware that this would limit the benefit to Orbit in future years and could open the Agency to some liability.
2. The Agency could work and negotiate with Orbit to amend the Project Area Plan to have new language and budgets allowing the project to trigger in TY 2021. The Agency would still need to adopt a resolution after the amendments notifying the county of their intent to start collecting the increment. In this case, the Agency still could not reimburse Orbit without proof of completed requirements, but they could modify or interpret the interlocal agreements to permit the Agency to receive and use tax increment for Project Area related expenditures.
3. The Agency could work and negotiate with Orbit to amend the Project Area Plan and agreement to have new language, budgets, and development requirements allowing the project to trigger in TY 2021. Depending on

the development requirements negotiated the Agency could start giving the increment to Orbit sooner. The Agency would still need to adopt a resolution showing their intent to collect the increment.

PROJECT AREA MULTI-YEAR BUDGETS

The following represents the original multi-year Project Area Budget which includes a multi-year projection of revenues and expenditures.



Orbit Project Area

North Salt Lake City, Davis County, Utah

Incremental Tax Analysis	Payment Year Tax Year	2020 2019	2021 2020	2022 2021	2023 2022	2024 2023	2025 2024	2026 2025	2027 2026	2028 2027	2029 2028	2030 2029	2031 2030	2032 2031	2033 2032	2034 2033	2035 2034	2036 2035	2037 2036	2038 2037	2039 2038		
Cumulative Taxable Value	Year																						
Orbit Expansion		9,763,097	9,763,097	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175		
Additional Industrial		-	-	469,403	938,806	1,408,209	1,877,612	2,347,015	2,816,417	3,285,820	3,755,223	4,224,626	4,694,029	5,163,432	5,632,835	6,102,238	6,571,641	7,041,044	7,510,446	7,979,849	8,449,252		
Base Year Residential Overlap (Manufactured Homes)				(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)		
Total Incremental Value		9,763,097	9,763,097	19,082,606	19,552,009	20,021,412	20,490,815	20,960,218	21,429,620	21,899,023	22,368,426	22,837,829	23,307,232	23,776,635	24,246,038	24,715,441	25,184,844	25,654,247	26,123,649	26,593,052	27,062,455		
Taxing Entity Property Tax Rate¹	2015 Tax Rate																					Total	NPV
North Salt Lake	0.001517	14,811	14,811	28,948	29,660	30,372	31,085	31,797	32,509	33,221	33,933	34,645	35,357	36,069	36,781	37,493	38,205	38,917	39,630	40,342	41,054	659,640	428,868
Davis County	0.001905	18,599	18,599	36,352	37,247	38,141	39,035	39,929	40,823	41,718	42,612	43,506	44,400	45,294	46,189	47,083	47,977	48,871	49,766	50,660	51,554	828,354	538,559
Davis County School District	0.008555	83,523	83,523	163,252	167,267	171,283	175,299	179,315	183,330	187,346	191,362	195,378	199,393	203,409	207,425	211,441	215,456	219,472	223,488	227,504	231,519	3,719,986	2,418,568
South Davis Sewer Improvement District	0.000303	2,958	2,958	5,782	5,924	6,066	6,209	6,351	6,493	6,635	6,778	6,920	7,062	7,204	7,347	7,489	7,631	7,773	7,915	8,058	8,200	131,754	85,661
County Library	0.000361	3,524	3,524	6,889	7,058	7,228	7,397	7,567	7,736	7,906	8,075	8,244	8,414	8,583	8,753	8,922	9,092	9,261	9,431	9,600	9,770	156,974	102,058
South Davis Recreation District	0.000334	3,261	3,261	6,374	6,530	6,687	6,844	7,001	7,157	7,314	7,471	7,628	7,785	7,941	8,098	8,255	8,412	8,569	8,725	8,882	9,039	145,234	94,425
South Davis Mosquito Abatement District	0.000122	1,191	1,191	2,328	2,385	2,443	2,500	2,557	2,614	2,672	2,729	2,786	2,843	2,901	2,958	3,015	3,073	3,130	3,187	3,244	3,302	53,049	34,490
Weber Basin Water Conservancy District	0.000196	1,914	1,914	3,740	3,832	3,924	4,016	4,108	4,200	4,292	4,384	4,476	4,568	4,660	4,752	4,844	4,936	5,028	5,120	5,212	5,304	85,227	55,411
Totals	0.013293	129,781	129,781	253,665	259,905	266,145	272,384	278,624	284,864	291,104	297,343	303,583	309,823	316,063	322,303	328,542	334,782	341,022	347,262	353,501	359,741		
Total Incremental Revenue Within Project Area		129,781	129,781	253,665	259,905	266,145	272,384	278,624	284,864	291,104	297,343	303,583	309,823	316,063	322,303	328,542	334,782	341,022	347,262	353,501	359,741	5,780,218	3,758,040
Property Tax Participation Rate																							
North Salt Lake		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Sewer Improvement District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
County Library		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Recreation District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Mosquito Abatement District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Weber Basin Water Conservancy District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Proposed CDA Project Area Budget																						Total	NPV
North Salt Lake		11,108	11,108	21,711	22,245	22,779	23,313	23,847	24,382	24,916	25,450	25,984	26,518	27,052	27,586	28,120	28,654	29,188	29,722	30,256	30,790	494,730	321,651
Davis County		13,949	13,949	27,264	27,935	28,606	29,276	29,947	30,618	31,288	31,959	32,630	33,300	33,971	34,642	35,312	35,983	36,654	37,324	37,995	38,665	621,266	403,919
Davis County School District		62,642	62,642	122,439	125,451	128,462	131,474	134,486	137,498	140,510	143,521	146,533	149,545	152,557	155,569	158,580	161,592	164,604	167,616	170,628	173,639	2,789,989	1,813,926
South Davis Sewer Improvement District		2,219	2,219	4,337	4,443	4,550	4,657	4,763	4,870	4,977	5,083	5,190	5,297	5,403	5,510	5,617	5,723	5,830	5,937	6,043	6,150	98,816	64,245
County Library		2,643	2,643	5,167	5,294	5,421	5,548	5,675	5,802	5,929	6,056	6,183	6,310	6,438	6,565	6,692	6,819	6,946	7,073	7,200	7,327	117,731	76,543
South Davis Recreation District		2,446	2,446	4,780	4,898	5,015	5,133	5,251	5,368	5,486	5,603	5,721	5,838	5,956	6,074	6,191	6,309	6,426	6,544	6,662	6,779	108,925	70,818
South Davis Mosquito Abatement District		893	893	1,746	1,789	1,832	1,875	1,918	1,961	2,004	2,047	2,090	2,133	2,176	2,219	2,261	2,304	2,347	2,390	2,433	2,476	39,787	25,868
Weber Basin Water Conservancy District		1,435	1,435	2,805	2,874	2,943	3,012	3,081	3,150	3,219	3,288	3,357	3,426	3,495	3,564	3,633	3,702	3,771	3,840	3,909	3,978		
Total		97,336	97,336	190,249	194,929	199,608	204,288	208,968	213,648	218,328	223,008	227,687	232,367	237,047	241,727	246,407	251,087	255,766	260,446	265,126	269,806	4,335,164	2,776,972
Total Sources		97,336	97,336	190,249	194,929	199,608	204,288	208,968	213,648	218,328	223,008	227,687	232,367	237,047	241,727	246,407	251,087	255,766	260,446	265,126	269,806		
Uses of Tax Increment Funds																							
Project Development Costs	82.5%	80,302	80,302	156,955	160,816	164,677	168,538	172,399	176,260	180,120	183,981	187,842	191,703	195,564	199,425	203,286	207,146	211,007	214,868	218,729	222,590		
RDA Administrative Costs	7.5%	7,300	7,300	14,269	14,620	14,971	15,322	15,673	16,024	16,375	16,726	17,077	17,428	17,779	18,130	18,481	18,831	19,182	19,533	19,884	20,235		
Housing	10.0%	9,734	9,734	19,025	19,493	19,961	20,429	20,897	21,365	21,833	22,301	22,769	23,237	23,705	24,173	24,641	25,109	25,577	26,045	26,513	26,981		
Total Uses	100%	97,336	97,336	190,249	194,929	199,608	204,288	208,968	213,648	218,328	223,008	227,687	232,367	237,047	241,727	246,407	251,087	255,766	260,446	265,126	269,806		
Remaining Revenue for Taxing Entities																						Total	NPV
North Salt Lake		3,703	3,703	7,237	7,415	7,593	7,771	7,949	8,127	8,305	8,483	8,661	8,839	9,017	9,195	9,373	9,551	9,729	9,907	10,085	10,263	164,910	107,217
Davis County		4,650	4,650	9,088	9,312	9,535	9,759	9,982	10,206	10,429	10,653	10,877	11,100	11,324	11,547	11,771	11,994	12,218	12,441	12,665	12,888	207,089	134,640
Davis County School District		20,881	20,881	40,813	41,817	42,821	43,825	44,829	45,833	46,837	47,840	48,844	49,848	50,852	51,856	52,860	53,864	54,868	55,872	56,876	57,880	929,996	604,642
South Davis Sewer Improvement District		740	740	1,446	1,481	1,517	1,552	1,588	1,623	1,659	1,694	1,730	1,766	1,801	1,837	1,872	1,908	1,943	1,979	2,014	2,050	32,939	21,415
County Library		881	881	1,722	1,765	1,807	1,849	1,892	1,934	1,976	2,019	2,061	2,103	2,146	2,188	2,231	2,273	2,315	2,358	2,400	2,442	39,244	25,514
South Davis Recreation District		815	815	1,593	1,633	1,672	1,711	1,750	1,789	1,829	1,868	1,907	1,946	1,985	2,025	2,064	2,103	2,142	2,1				

EXHIBIT C: ORBIT MAP



SECTION 5: HIGHWAY 89 PROJECT AREA

Table 5.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 127.8	Purpose Community Development	Taxing District #344 #345 #387	Tax Rate 0.012832 0.012832 0.012832
Creation Year 2015	Base Year 2014	Term 15 Years	Trigger Year TY 2019	Expiration Year FY 2031
Base Value \$51,316,617	TY 2019 \$121,911,234	Increase 138%	FY 2020 Increment \$329,424	Remaining Years 14 Years

The Highway 89 Project Area was created in February 2015 and is located along Highway 89. The area is governed by (a) the “Highway 89 Community Development Project Area Plan” dated March 29, 2016, (b) the “Highway 89 Community Development Project Area Budget” dated March 29, 2016 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the “Interlocal Cooperation Agreement” between the Agency and North Salt Lake City dated March 5, 2015; (d) the “Interlocal Cooperation Agreement” between the Agency and Davis County dated March 16, 2015; (e) the “Interlocal Cooperation Agreement” between the Agency and David County Mosquito Abatement District dated March 16, 2015; (f) the “Interlocal Cooperation Agreement” between the Agency and South Davis Recreation District dated March 16, 2015; (g) the “Interlocal Cooperation Agreement” between the Agency and Davis County School District dated June 12, 2015; (h) the “Interlocal Cooperation Agreement” between the Agency and South Davis Sewer Improvement District dated March 16, 2015; (i) the “Interlocal Cooperation Agreement” between the Agency and South Davis Water Improvement District dated March 16, 2015; (j) the “Interlocal Cooperation Agreement” between the Agency and Weber Basin Water Conservancy District dated March 16, 2015.

The primary objective of the CDA is to create a “Town Center” along Highway 89, which would include a combination of retail, office, and residential uses. Tax increment generated from the CDA will assist the Agency in achieving this objective by providing a means to: 1) assemble land to promote higher and more beneficial uses; and 2) provide redevelopment infrastructure improvements (including assistance with demolition, architectural treatments, and streetscapes). The Project Area includes 45 developed acres, 66 underutilized acres, 7 undeveloped acres and 9 acres designated as miscellaneous.

This Project Area triggered in FY 2019 and began remitting tax increment in FY 2020. The Agency will receive tax increment based upon the projected schedule outlined below.

SOURCES OF FUNDS

Table 3.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Tax Increment	\$329,424
Total Sources of Funds	\$329,424

Table 5.2: Tax Increment Levels

TAX INCREMENT LEVELS		
Years	% of Tax Increment	# of Years
Davis County	40%	15
County Library	40%	15
Davis County School District	40%	15
North Salt Lake City	40%	15
Weber Basin Water Conservancy District	40%	15
Davis County Mosquito Abatement District	40%	15
South Davis Water Improvement District	40%	15
South Davis Sewer Improvement District	40%	15
South Davis Recreation District	40%	15

USES OF FUNDS

Table 3.3: Uses of Funds

FY 2020 USES OF FUNDS	
Housing Restriction	\$33,799
Agency for Projects & Programs	-
Developer Payment	253,494
City Revenue: Administrative Fee	50,699
Total Uses of Funds	\$337,992

PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.4: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	FORECASTED	ACTUAL	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – TY 2019	\$339,532	\$329,424	97%

RELATIVE GROWTH IN ASSESSED VALUE

Table 3.5: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Lifetime Growth in Project Area (2019 vs. 2018)	\$121,911,234	\$133,501,050	-9%	-9%
Lifetime Growth in Project Area (2019 vs. Base)	\$121,911,234	\$51,316,617	138%	19%
ASSESSED VALUES IN NORTH SALT LAKE CITY				
Annual Growth in NSL (2019 vs. 2018)	\$2,153,870,094	\$2,037,583,569	6%	6%
Lifetime Growth in NSL (2019 vs. 1997)	\$2,153,870,094	\$456,353,735	372%	7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 3.6: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
-Increased jobs
-Improved public infrastructure
-Increased tax base

-Sales tax revenue

GROWTH IN PROPERTY TAX INCREMENT

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA			
Tax Year 2019	\$329,424	\$263,398	125%
Lifetime Increment ⁶	\$329,424	\$263,398	125%
PASS THROUGH INCREMENT (ABOVE BASE)			
Tax Year 2019	\$473,835	\$263,398	180%
Lifetime Increment	\$473,835	\$263,398	180%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Table 5.3: Notable Development

Location	Townhome	Apartment	Twin Home
Odell Crossing	42	-	-
Lofts at 99	10	-	-
Chesham Village	84	-	-
Parkview	-	24	-

As shown in Table 5.3, the following new construction is complete:

1. Odell Crossing (2.0 acres) was completed in 2017. The development includes a 42-unit townhome apartment project at 170 East Odell Lane.
2. The Lofts at 99 (0.50 acres) was completed in 2015. The project included a 10-unit owner occupied townhome project at North Towne Lane and Hwy 89.
3. Chesham Village (5.0 acres) was completed in 2019. The development included 84 owner-occupied townhomes located at approximately 250 East 350 North.
4. The Parkview Townhome Apartments (1.0 acres) were completed in 2016. The project includes 24-apartment townhome units at 770 North Hwy 89. This project included the redevelopment of a vacant restaurant building.
5. R&R BBQ (0.75 acres) was completed in 2018. The 4,500 sq. ft. restaurant was a redevelopment project at the site of a former gas station/Subway Sandwich shop.
6. A 7600 sq. ft. dance studio building (0.50 acres) was completed in 2018. The studio is located in unincorporated Davis County; however, it lies within the RDA boundary.

Table 5.4: Future Development

Location	Townhome	Apartment	Twin Home
NSL City Center	81	-	-
City's Edge South	-	27	-
Cities Edge Central	21	-	-
Town Plaza	54	-	-
Arrowhead Twin Homes	-	-	10
Townes at Vantage Point	26	-	-
Williamsburg Apartments	-	214	-

As shown in Table 5.4, the following projects are under construction:

⁶ Values since 2015 based on available data.



1. NSL City Center (3.6 Acres) containing a 4 story office/retail building with at the corner of Center and Hwy 89 (21,000 sq. ft.) has been completed and is partially occupied with JZW, Capital Rock, and Brighton Development and 56 townhome residential structures are approximately 50% complete. Additional redevelopment on the 1.7-acre parcel to the north has received conceptual approval for an additional 25 town home units.
2. City's Edge South Apartments (1.49 Ac.) Rehab of 16 existing apartments in 2 buildings, removal of 1 existing 8-unit building, and construction of a new 15 unit and 12-unit apartment buildings. The project has a 5-year deed restriction on 16 of the units to meet the 80% AMI for moderate income housing. Under construction 15 unit building expected completion Winter 2020, 12 unit building expected completion Summer 2021.
3. City's Edge Central (0.84 Ac.) vacant site under construction with 21 townhome apartments, expected completion Winter 2020.
4. Towne Plaza (5 Ac.) 54 residential owner-occupied townhomes (90% complete) full completion Spring 2021, 1 office/retail building of 19,000 sq. ft., & 1 office building with 24,500 sq. ft. Office/retail construction expected to begin construction in Spring 2021.
5. Arrowhead Twin Homes (1 Ac)-Under review, expected construction 2021, 10 owner occupied twin home residential units at 150 East 350 North
6. Townes at Vantage Point (1.5 Ac.)-Approved 26-unit owner occupied 26-unit townhomes at 142 South Orchard Drive (redevelopment of 2 single family homes) construction began Spring 2020 and is expected to be completed by Summer 2021.
7. Williamsburg Luxury Apartments (6 Ac)-Approved 214-unit high rise (5 stories) mixed use development with 10,000 sq. ft. of main floor retail in one of four buildings. Approvals granted; construction set to begin Spring 2021. This is a redevelopment site of the Hughes RV, and several smaller misc. business buildings at 240 south Highway 89.

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 3.9: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2031	
	TOTALS	NPV@5%
REVENUES		
Increment	\$6,154,971	\$4,351,847
Total Revenue	\$6,154,971	\$4,351,847
EXPENDITURES		
Housing Restriction	\$615,497	\$435,185
Agency for Projects & Programs	-	-
Developer Payment	5,077,851	3,590,273
City Revenue: Administrative Fee	461,623	326,388
Total Expenditures	\$6,154,971	\$4,351,847

OTHER ISSUES

LYRB has not identified any major areas of concern with the Highway 89 Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2020 actuals and projected FY 2021 and FY 2022, as well as a multi-year budget from 2019 through 2031.



HWY 89

2020 Actual

	Tax Year	Year 1
	Payment Year	
ASSESSED VALUATION		
Taxable Value		
Total Assessed		\$121,911,234
Base Year Value		(\$51,316,617)
Total Incremental Value		\$70,594,617
TAX INCREMENT ANALYSIS		
Total Tax Rate		0.012832
Participation Rate		40%
Davis County		0.001760
Davis County School District		0.007492
North Salt Lake		0.001284
Weber Basin Water Conservancy District		0.000153
Davis County Mosquito Abatement District		0.000112
South Davis Water District		0.000189
Davis County Service Area #1		0.001037
South Davis Sewer District		0.000234
South Davis Recreation District		0.000242
County Library		0.000329
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
#344, #345, #387		\$329,424
TOTAL DISTRIBUTION		\$329,424
EXPENDITURES		
Project Development Costs		\$271,775
RDA Administrative Costs		\$24,707
Housing		\$32,942
TOTAL EXPENDITURES		\$329,424



HWY 89 2021 Projected Budget

			Year 2
	Tax Year		2020
	Payment Year		2021
ASSESSED VALUATION			
Taxable Value			
Total Assessed			\$134,911,234
Base Year Value			(\$51,316,617)
Total Incremental Value			\$83,594,617
TAX INCREMENT ANALYSIS			
Total Tax Rate			0.013148
Participation Rate			40%
Davis County			0.001760
Davis County School District			0.007808
North Salt Lake			0.001284
Weber Basin Water Conservancy District			0.000153
Davis County Mosquito Abatement District			0.000112
South Davis Water District			0.000189
Davis County Service Area #1			0.001037
South Davis Sewer District			0.000234
South Davis Recreation District			0.000242
County Library			0.000329
PROJECT AREA BUDGET			
TAX INCREMENT REVENUES			
#344, #345, #387			\$439,641
TOTAL DISTRIBUTION			\$439,641
EXPENDITURES			
Project Development Costs			\$362,704
RDA Administrative Costs			\$32,973
Housing			\$43,964
TOTAL EXPENDITURES			\$439,641

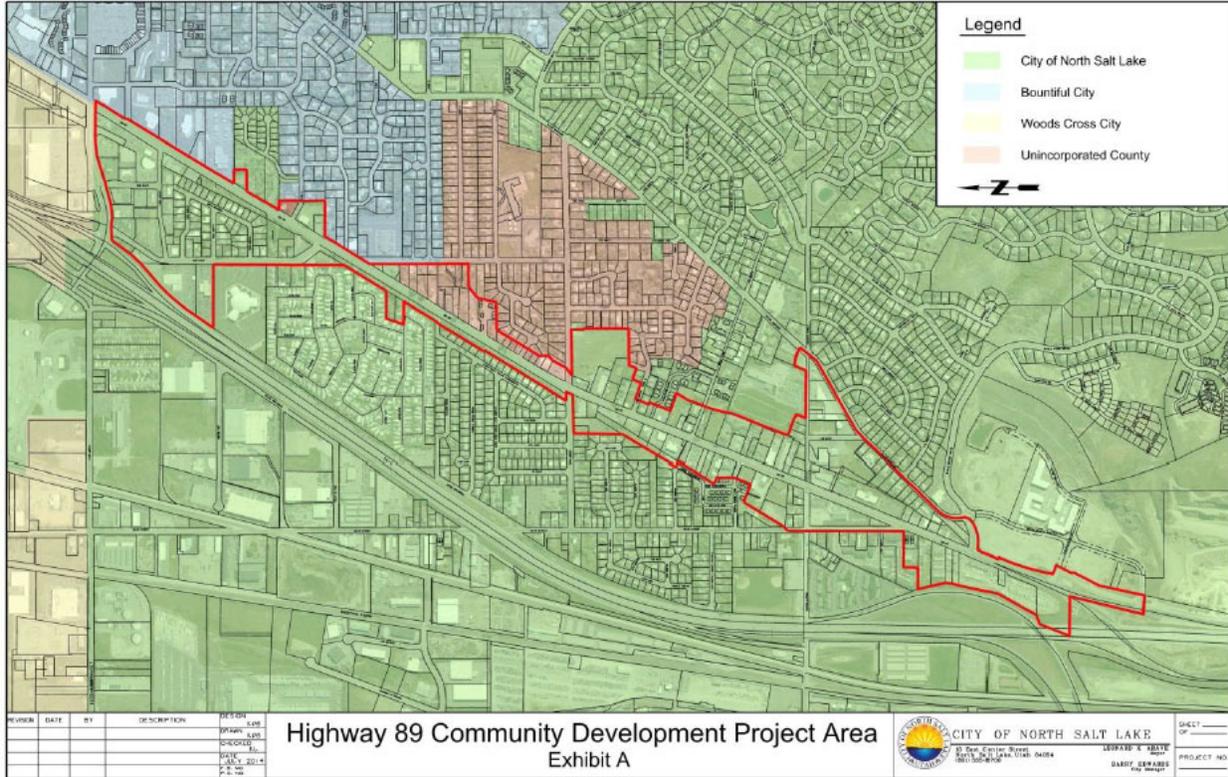


HWY 89

2022 Projected Budget

	Tax Year	Year 3
	Payment Year	
	2021	2022
ASSESSED VALUATION		
Taxable Value		
Total Assessed		\$134,911,234
Base Year Value		(\$51,316,617)
Total Incremental Value		\$83,594,617
TAX INCREMENT ANALYSIS		
Total Tax Rate		0.013148
Participation Rate		40%
Davis County		0.001760
Davis County School District		0.007808
North Salt Lake		0.001284
Weber Basin Water Conservancy District		0.000153
Davis County Mosquito Abatement District		0.000112
South Davis Water District		0.000189
Davis County Service Area #1		0.001037
South Davis Sewer District		0.000234
South Davis Recreation District		0.000242
County Library		0.000329
PROJECT AREA BUDGET		
TAX INCREMENT REVENUES		
#344, #345, #387		\$439,641
TOTAL DISTRIBUTION		\$439,641
EXPENDITURES		
Project Development Costs		\$362,704
RDA Administrative Costs		\$32,973
Housing		\$43,964
TOTAL EXPENDITURES		\$439,641

EXHIBIT D: HWY 89 MAP





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: October 20, 2020
SUBJECT: Consideration of ORD2020-14: rezoning property from CH to P-District at 71 North Highway 89 and approving an Amended Development Agreement (AGR2020-39A) for NSL City Center Phase 2

RECOMMENDATION

The Planning Commission recommends approval to the City Council the rezone request from CH to P-District for NSL City Center phase 2 located at 71 North Highway 89, along with the proposed amended development agreement with the following conditions:

1. Engineering corrections of civil drawings prior to final plat approval.

BACKGROUND

The purpose of this application is to facilitate an addition to City Center P-District Development located at 25 East Center Street. The property at 71 North is 1.55 acres and will be added as a second phase to the residential portion of the existing 3.6-acre City Center project. The amended general development plan for City Center was approved by the City Council on August 18, 2020. In conjunction with the P-District rezone request, the amended development agreement will include preliminary plat approval for the project.

REVIEW

Phase 2 of NSL City Center contain 29 additional new townhome units and an amendment to the location of 6 units from phase 1. There are 9 units fronting Hwy 89 north matching the phase 1 setbacks, sidewalk improvements and park strip. An additional 20 feet of right of way will be dedicated along Hwy 89 for future expansion with Bus Rapid Transit. A pedestrian path way and landscape will be provided between the buildings with 21' in width to accommodate landscaping on either side.

Staff requested the applicant adhere to the new draft subdivision ordinance and maintain a 15' property boundary from all units to provide adequate space for private rear yards, pedestrian circulation, and visual aesthetic separation.

Of the new 29 units and the relocated 6 units from the first phase, 27 units have full length driveways. An additional 13 guest parking spaces will be added to the site and each unit will have a 2 car garage. The total parking for the revised GDP is proposed as follows:

Ph. 1 Residential Base	56 Units	2.25/unit	1 Cov. /unit	Base:	126
Res. Provided			Garage	Driveway	Total
2 Bedroom	22 Units	spaces/unit	44	16	60
3 Bedroom	34 units	spaces/unit	68	50	118
				Provided:	178
Ph. 2 Residential Base	29 Units	2.25/unit	1 Cov. /unit	Base:	66
Res. Provided			Garage	Driveway	Total
2 Bedroom	12 Units	spaces/unit	24	12	36
3 Bedroom	17 units	spaces/unit	34	22	66
Guest Surface					13
		3.96 spaces per unit		Provided:	115

Improvements to the landscaping areas are estimated at an additional 0.5 acres (30%). Total landscaping is approximately 27% for the whole project. The developer is working with the North Town Station HOA on an agreement to share maintenance of the existing adjacent open space and make improvements to the facilities including repair and replacement of the existing vinyl fence, a fenced dog area, benches, landscaping, and detention.

The proposed architecture will have the same dark brick, stucco and metal, with a modern architecture style. The site has good pedestrian circulation throughout the development with additional access to Highway 89. The amended GDP and the proposed rezone conform to the goals of the adopted Town Center Master Plan.

DEVELOPMENT AGREEMENT

The proposed amendment to the development agreement for NSL City Center will add the site plan, landscape plan, and preliminary plat of phase 2 to the existing land use and architectural standards. The same terms and restrictions which applied to phase 1 will apply to phase 2, including the requirements for individual ownership.

POSSIBLE MOTION

I move that the City Council approve ORD2020-14 rezoning the property at 71 North Highway 89 from CH to P-District and approve the proposed amended development agreement (AGR2020-39A) for NSL City Center Phase 2 with the following findings:

Findings:

1. The proposed P district can be substantially completed 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.

Attachments

- 1) Aerial
- 2) Zoning Map
- 3) ORD2020-14
- 4) AGR2020-39A
- 5) Preliminary Plan
- 6) Landscape Plan
- 7) North Town Station HOA Landscape Plan



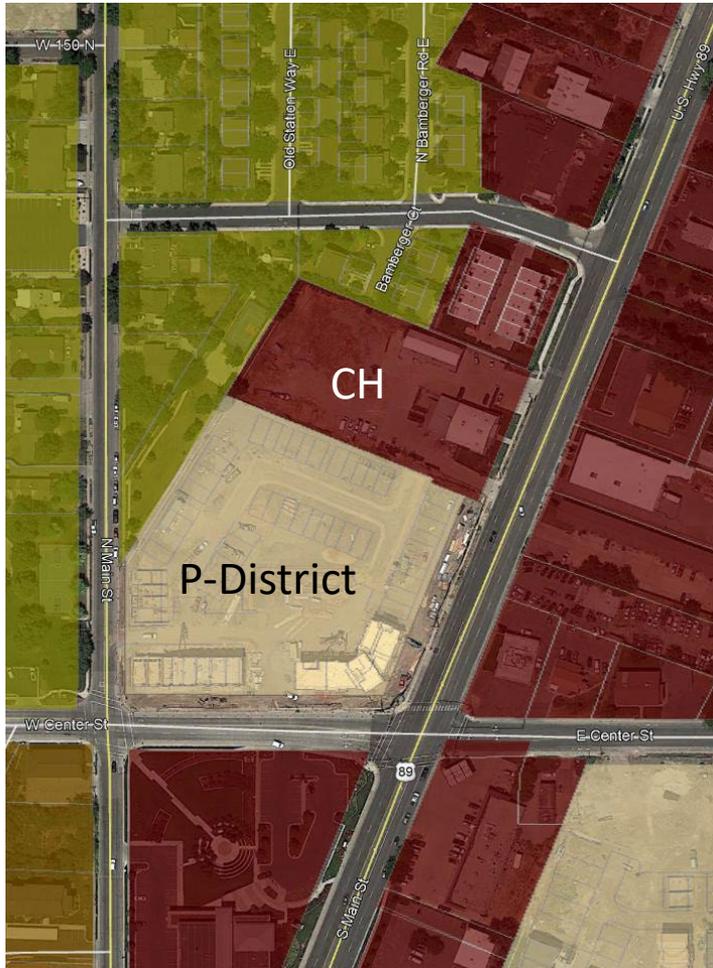
© 2020 Google

Imagery Date: 6/15/20

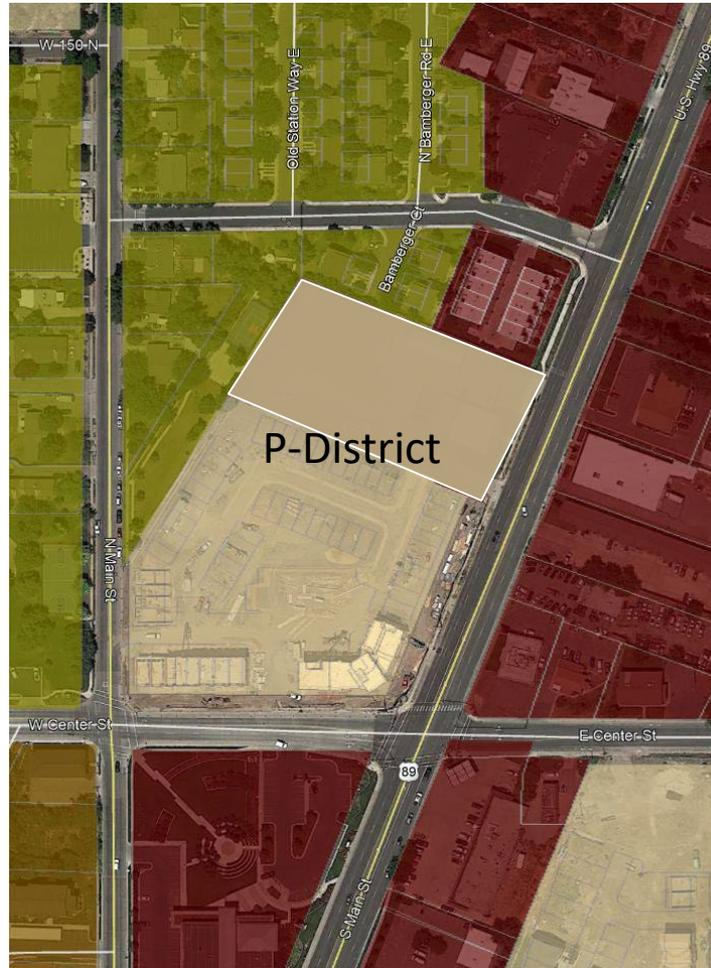


NSL City Center Ph. 3 Zoning

Current Zoning



Proposed Zoning



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

ORDINANCE NO. 2020-14

AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 71 NORTH HIGHWAY 89 WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM CH, COMMERCIAL HIGHWAY TO P, PLANNED DISTRICT.

WHEREAS, the City of North Salt Lake has received an application from Clinton Thomas to amend the zoning for property located generally at 71 North Highway 89 from CH, Commercial Highway 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 1.55 acres of property located generally at 71 North Hwy 89 within the city limits of the City of North Salt Lake, and more particularly described as Davis County parcel number 01-047-0180, from CH, Commercial Highway 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 20TH DAY OF OCTOBER, 2020.

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 Gordon	_____
Council Member Horrocks	_____
Council Member Baskin	_____
Council Member Mumford	_____
Council Member Porter	_____

Property Description:

BEG ON E SIDE OF HWY #2, 1827.8 FT S & 3900.3 FT, M/L, W FR N 1/4 COR OF SEC 6-T1N-R1E, SLM;
RUN TH ALG E SIDE OF SD HWY S 0°48' E 25 FT; TH N 89°52'30" E 180 FT; TH S 0°48' E 75 FT; TH N
89°52'30" E 257.75 FT; TH N 1°22'40" W 99.86 FT; TH W 437.6 FT TO POB. CONT. 0.70 ACRES.

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

AGR2020-39A
FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT
CITY CENTER 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 **NSL PARK LOFTS, 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. WHEREAS, the City entered into a certain development agreement for City Center at North Salt Lake on October 9, 2018 (the “Original Development Agreement”), by and between the City of North Salt Lake, a Utah municipal corporation (the “City”) and NSL Park Lofts, LLC, a Utah Limited Liability company (the “Developer”) in connection with the redevelopment of certain real property owned by the Developer and located in the City of North Salt Lake, which property is commonly referred to as “NSL City Center”.

B. WHEREAS, the Developer has made application for a P-District rezone on adjacent property at 71 North Highway 89 and formally requested the property described on **Exhibit “A-1”** (the “Property”) be included in the General Development Plan and said Development Agreement be amended to include said Property;

C. WHEREAS, 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.

D. WHEREAS, 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 Amendment (the “General Development Plan”) for the Property consisting of 1.55 acres fronting Hwy 89 and directly abutting the existing development; 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 amendment. This Agreement constitutes such acceptable development agreement.

E. WHEREAS, on August 11, 2020 the Planing Commission issued a positive recommendation to the City Council for the approval of the amended General Development Plan Amendment, subject to ceratin conditions;

F. WHEREAS, on August 18, 2020 the City Council approved the amended General Development Plan Amendment, subject to certain conditions;

G. WHEREAS, the Parties now desire to enter into this first amendment in order to amend the Original Agreement to reflect the approved General Development Plan Amendment to include the Property.

H. WHEREAS, Pursuant to city code 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 Amended 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. Accordingly, to the maximum extent permitted under the laws of the State of Utah and the United States, the parties hereto intend that this Agreement grants to Developer the right to develop the Project, as outlined in this Agreement without modification or interference by the City, except as specifically set forth herein. The parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509. The Developer may not substantively deviate from the Amended General Development Plan without prior approval by the City. 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 in effect as of the Effective Date, except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

Notwithstanding the foregoing, the Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v.*

City of Logan, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

3. Exhibits “B” (General Development Plan) and “C” (Landscape and Site Plans) of the Original Agreement are hereby modified to include the property as shown in Exhibit “B-1”.

4. 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”).

5. 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-1”** of this Agreement and are entitled Landscape and Site Plans.

b. 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 described in attached **Exhibit “D”** and are hereby approved by the City for use in the Project and are entitled P District Land Use Standards.

c. 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 for City Center and Park Lofts at City Center”.

d. Developer and City hereby agree that signage and design standards should be applied to the development of all lots within the Project. These specific rules and standards are shown in **Exhibit “F”** of this Agreement and are entitled, “Signage Design & Standards for City Center and Park Lofts at City Center”.

e. Required Public Improvements. The Developer shall be responsible for the installation and costs associated with all improvements for the Property.

5. Individual ownership. The developer shall record with the development restrictive covenants that preclude purchase of more than 3 residential units by any single entity or person.

6. Payment of Fees. 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 as of the Effective Date of this Agreement. At the time of this agreement, the schedule for the payment of impact fees is as follows:

- a. Culinary Water: at building permit
- b. Secondary Water: at building permit
- c. Sewer: at building permit to South Davis Sewer District
- d. Storm Drain: at pre-construction meeting for development improvements
- e. Roadway: at building permit
- f. Parks: at building permit

7. 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 “H”**. 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. 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 Developer delivers advance written notice to the City of the assignment.

8. 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: NSL Park Lofts LLC
 Attn: Nathan W. Pugsley
 45 East Center Street Suite # _____
 North Salt Lake, Utah 84054

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 6.

9. Default. In the event either Party fails to perform its 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.

10. Marketing and Sales. The Developer shall have the right to (a) place a sales trailer upon the Property and to operate its marketing and sales activities from such trailer, (b) use as a sales office the

residential unit labeled in the General Development Plan as Unit 9, and (c) post customary marketing and advertising signage upon the Property relating to the Project.

11. Maintenance of Public Improvements. All improvements dedicated to the City shall be maintained by the City to at least the same level of service provided by the City to other public improvements.

12. 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.

13. 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.

14. 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.

15. 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.

16. By signing this agreement, NSL Park Lofts, LLC, as the owner of said Property, hereby consents to the terms and conditions of the Original Agreement, as modified by this first amendment.

17. The Original Agreement, as amended by this First Amendment, is hereby ratified and confirmed, and remains in full force and effect.

[The remainder of this page is intentionally left blank.]

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

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.

DEVELOPER
NSL Park Lofts LLC

By: Nathan W. Pugsley
Its: Manager

EXHIBIT "A-1"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 01-047-0180 and containing approximately 1.55 acres.

Legal Description:

BEG AT A PT ON W LINE OF STATE HWY; N 89°52' W 2542.7 FT & N 78°17' W 82.7 FT & N 22°01' E 321 FT FR S 1/4 COR SEC 1-T1N-R1W, SLM; TH N 67°59' W 71.45 FT; TH N 22°01' E 7.13 FT; TH N 67°39'50" W 309.19 FT, M/L, TO E'LY LINE OF BERR R/W; TH N 31°26' E 181.82 FT, M/L, ALG SD R/W; TH S 67°59' E 347.9 FT, M/L, TO W LINE HWY; TH S 22°01' W 188.4 FT, M/L, TO POB. CONT. 1.55 ACRES.

EXHIBIT "B-1"
AMENDMENT TO THE GENERAL DEVELOPMENT PLAN



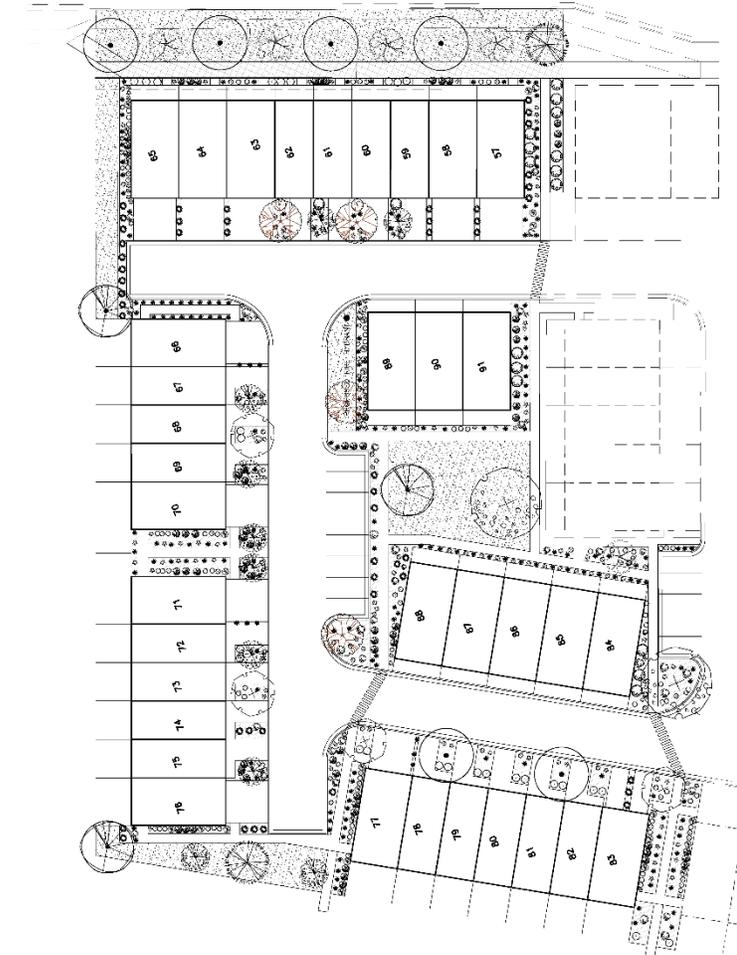
EXHIBIT "C-1" LANDSCAPE & SITE PLANS



REVISIONS
DATE: 11/15/2020
BY: J. REEVE
REVISIONS
DATE: 11/15/2020
BY: J. REEVE

North Salt Lake - City Center Phase 2
Landscape Plan
North Salt Lake, Davis County, UT

PROJECT NO.: 2020-001
DATE: 11/15/2020
SHEET NO.: 3 OF 3
SCALE: AS SHOWN

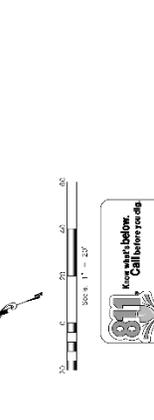


PLANT TABLE

PLANT	Symbol	Scientific Name	Common Name	Size
1	(Symbol)	Aspen	Aspen	2' tall
2	(Symbol)	Blue Spruce	Blue Spruce	2' tall
3	(Symbol)	Colorado Spruce	Colorado Spruce	2' tall
4	(Symbol)	Juniper	Juniper	2' tall
5	(Symbol)	White Pine	White Pine	2' tall
6	(Symbol)	Rocky Mountain Juniper	Rocky Mountain Juniper	2' tall
7	(Symbol)	Red Pine	Red Pine	2' tall
8	(Symbol)	White Pine	White Pine	2' tall
9	(Symbol)	Blue Spruce	Blue Spruce	2' tall
10	(Symbol)	Colorado Spruce	Colorado Spruce	2' tall
11	(Symbol)	Juniper	Juniper	2' tall
12	(Symbol)	White Pine	White Pine	2' tall

PLANT	Symbol	Scientific Name	Common Name	Size
13	(Symbol)	White Oak	White Oak	2' tall
14	(Symbol)	Red Oak	Red Oak	2' tall
15	(Symbol)	Black Oak	Black Oak	2' tall
16	(Symbol)	Pin Oak	Pin Oak	2' tall
17	(Symbol)	White Oak	White Oak	2' tall
18	(Symbol)	Red Oak	Red Oak	2' tall
19	(Symbol)	Black Oak	Black Oak	2' tall
20	(Symbol)	Pin Oak	Pin Oak	2' tall

PLANT	Symbol	Scientific Name	Common Name	Size
21	(Symbol)	White Oak	White Oak	2' tall
22	(Symbol)	Red Oak	Red Oak	2' tall
23	(Symbol)	Black Oak	Black Oak	2' tall
24	(Symbol)	Pin Oak	Pin Oak	2' tall
25	(Symbol)	White Oak	White Oak	2' tall
26	(Symbol)	Red Oak	Red Oak	2' tall
27	(Symbol)	Black Oak	Black Oak	2' tall
28	(Symbol)	Pin Oak	Pin Oak	2' tall

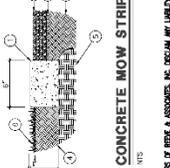


PLANTING NOTES

1. This site plan is a landscape plan and does not include any structural or mechanical details. The contractor shall verify all dimensions and locations of all structures and utilities before any construction begins.
2. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.
3. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.
4. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.
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7. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.
8. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.
9. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.
10. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.
11. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.
12. All plantings shall be installed in accordance with the specifications and quantities shown on these plans. The contractor shall provide all necessary irrigation and maintenance for the first year after installation.

CONCRETE MOW STRIP

1. 1/2" ASPHALT
2. 1/2" SAND
3. 1/2" SAND
4. 1/2" SAND
5. 1/2" SAND
6. 1/2" SAND
7. 1/2" SAND
8. 1/2" SAND
9. 1/2" SAND
10. 1/2" SAND
11. 1/2" SAND
12. 1/2" SAND



SHRUB PLANTING

1. 1/2" ASPHALT
2. 1/2" SAND
3. 1/2" SAND
4. 1/2" SAND
5. 1/2" SAND
6. 1/2" SAND
7. 1/2" SAND
8. 1/2" SAND
9. 1/2" SAND
10. 1/2" SAND
11. 1/2" SAND
12. 1/2" SAND



CONIFEROUS TREE PLANTING

1. 1/2" ASPHALT
2. 1/2" SAND
3. 1/2" SAND
4. 1/2" SAND
5. 1/2" SAND
6. 1/2" SAND
7. 1/2" SAND
8. 1/2" SAND
9. 1/2" SAND
10. 1/2" SAND
11. 1/2" SAND
12. 1/2" SAND



DECIDUOUS TREE PLANTING

1. 1/2" ASPHALT
2. 1/2" SAND
3. 1/2" SAND
4. 1/2" SAND
5. 1/2" SAND
6. 1/2" SAND
7. 1/2" SAND
8. 1/2" SAND
9. 1/2" SAND
10. 1/2" SAND
11. 1/2" SAND
12. 1/2" SAND

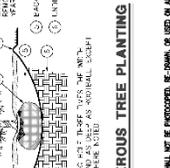


EXHIBIT “D”
LAND USE STANDARDS
(See AGR2018-35A)

EXHIBIT “E”
ARCHITECTURAL STANDARDS
(See AGR2018-35A)

EXHIBIT “F”
SIGNAGE STANDARDS
(See AGR2018-35A)

**EXHIBIT “G”
PHASING PLAN
(See AGR2018-35A)**

EXHIBIT "H"
MEMORANDUM OF AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054

2020-39A

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (“Memorandum”) is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the “City,” and **NSL PARK LOFTS, LLC., a Utah limited liability company**, whose address is 45 East Center Street Suite #___, North Salt Lake, Utah 84054 (“Developer”).

Developer and the City have entered into that certain “Development Agreement” for “FIRST AMENDMENT TO THE NSL CITY CENTER”, dated _____ (referred to herein as the “Agreement”) regarding the real property to be known as the City Center & Park Lofts at City Center development and more particularly described on the attached **Schedule “A-1”** (the “Property”). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder’s Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

“CITY”

CITY OF NORTH SALT LAKE

ATTEST:

City Recorder

By: _____
Mayor

EXHIBIT "A-1"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 01-047-0180 and containing approximately 1.55 acres.

Legal Description:

BEG AT A PT ON W LINE OF STATE HWY; N 89°52' W 2542.7 FT & N 78°17' W 82.7 FT & N 22°01' E 321 FT FR S 1/4 COR SEC 1-T1N-R1W, SLM; TH N 67°59' W 71.45 FT; TH N 22°01' E 7.13 FT; TH N 67°39'50" W 309.19 FT, M/L, TO E'LY LINE OF BERR R/W; TH N 31°26' E 181.82 FT, M/L, ALG SD R/W; TH S 67°59' E 347.9 FT, M/L, TO W LINE HWY; TH S 22°01' W 188.4 FT, M/L, TO POB. CONT. 1.55 ACRES.

SHEET 1 OF 1

THE PARK LOFT - CITY CENTER A PLANNED LOT DEVELOPMENT & AMENDING A PORTION OF THE NORTH SALT LAKE - CITY CENTER P.U.D., LOTS 24-29 AND COMMON AREA PRELIMINARY PLAT 'NOT TO BE RECORDED'

PART OF THE SW 1/4 OF SECTION 1 AND THE SE 1/4 OF SECTION 2, T.1N., R.1W., S.L.B. & M., U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2020



VICINITY MAP
NOT TO SCALE

CURVE TABLE

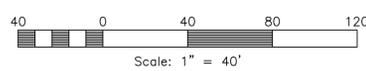
#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	5.00'	3.21'	3.16'	1.66'	N49°28'40"W	36°49'32"

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N31°17'E	1.22'
L2	S67°53'26"E	2.03'
L3	N22°06'34"E	2.00'
L4	S21°49'49"W	11.86'
L5	S67°53'26"E	4.00'
L6	N21°49'49"E	2.95'
L7	S68°04'48"E	26.68'
L8	N22°00'40"E	7.40'
L9	S67°59'20"E	20.44'
L10	S21°47'24"W	5.73'

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = PROPOSED BUILDING
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = EXISTING OVERHEAD POWERLINE
- = EXISTING POWER POLE
- = EXISTING LIGHT POLE
- = PUBLIC UTILITY EASEMENT
- = PRIVATE LOTS
- = LIMITED COMMON AREA AND PUBLIC UTILITY AND DRAINAGE EASEMENT
- = CROSS ACCESS EASEMENT
- = UDOT RIGHT-OF-WAY DEDICATION



NOTES

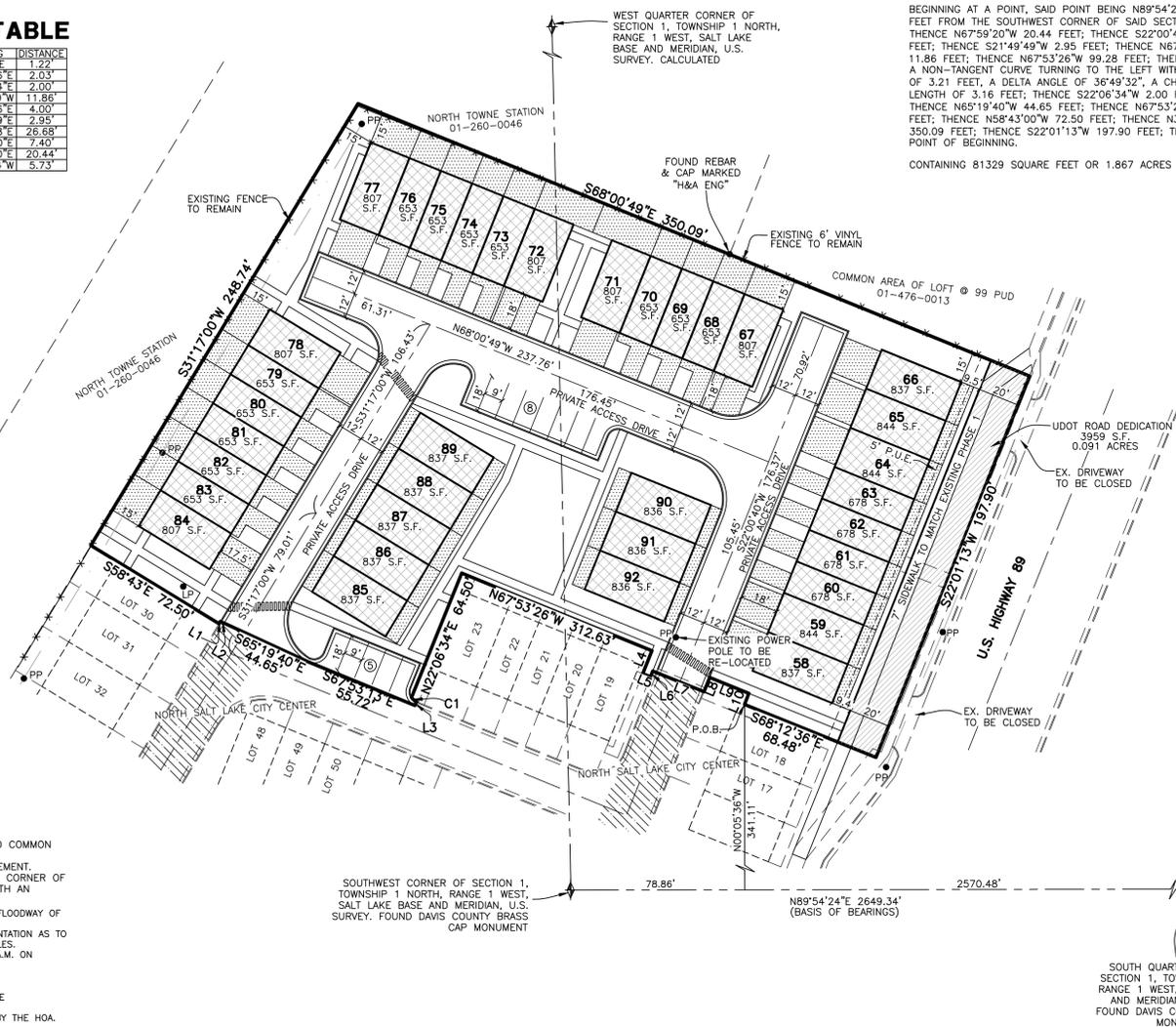
- ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREAS NOT LABELED AS PRIVATE LOTS, AND LIMITED COMMON AREA ARE TO BE CONSIDERED COMMON AREA.
- ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4337.62' NAVD 88 AS DERIVED FROM GPS RTK VRS MEASUREMENTS.
- ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.
- APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- RESIDENTIAL PARKING EASEMENT IN FAVOR OF LOTS 57-91 ALLOWS PARKING FROM 5:30 P.M. TO 7:00 A.M. ON WEEKDAYS AND 24 HOUR PARKING ON SATURDAYS AND SUNDAYS.
- CROSS ACCESS EASEMENT TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- SNOWFLOWING FOR THE PARALLEL PARKING STALLS ON THE NORTH SIDE OF CENTER STREET WILL BE THE RESPONSIBILITY OF THE HOA.
- THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.
- STREETS TO MATCH NORTH SALT LAKE - CITY CENTER.
- CROSS ACCESS EASEMENT ACROSS NORTH SALT LAKE - CITY CENTER PLAT, ENTRY NO. 3143083, BOOK 7199, PAGE 226 OF OFFICIAL RECORDS AT THE DAVIS COUNTY RECORDERS OFFICE.
- ACCESS EASEMENT TO NORTH TOWN STATION PUD OPEN SPACE PER AGREEMENT AS RECORDED AS ENTRY #_____ OF OFFICIAL RECORDS AT THE DAVIS COUNTY RECORDERS OFFICE.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°54'24"E 78.86 FEET AND N00°05'36"W 341.11 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N21°47'24"E 5.73 FEET; THENCE N67°59'20"W 20.44 FEET; THENCE S22°00'40"W 7.40 FEET; THENCE N68°04'48"W 26.68 FEET; THENCE S21°49'49"W 2.95 FEET; THENCE N67°53'26"W 4.00 FEET; THENCE N21°49'49"E 11.86 FEET; THENCE N67°53'26"W 99.28 FEET; THENCE S22°06'34"W 64.50 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 3.21 FEET, A DELTA ANGLE OF 36°49'32", A CHORD BEARING OF S49°28'40"E, AND A CHORD LENGTH OF 3.16 FEET; THENCE S22°06'34"W 2.00 FEET; THENCE N67°53'13"W 55.72 FEET; THENCE N65°19'40"W 44.65 FEET; THENCE N67°53'26"W 2.03 FEET; THENCE S31°17'00"W 1.22 FEET; THENCE N58°43'00"W 72.50 FEET; THENCE N31°17'00"E 248.74 FEET; THENCE S68°00'49"E 350.09 FEET; THENCE S22°01'13"W 197.90 FEET; THENCE N68°12'36"W 68.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 81329 SQUARE FEET OR 1.867 ACRES MORE OR LESS.



ADDRESS TABLE

#	ADDRESS
58	25 E. CENTER ST. #58
59	25 E. CENTER ST. #59
60	25 E. CENTER ST. #60
61	25 E. CENTER ST. #61
62	25 E. CENTER ST. #62
63	25 E. CENTER ST. #63
64	25 E. CENTER ST. #64
65	25 E. CENTER ST. #65
66	25 E. CENTER ST. #66
67	25 E. CENTER ST. #67
68	25 E. CENTER ST. #68
69	25 E. CENTER ST. #69
70	25 E. CENTER ST. #70
71	25 E. CENTER ST. #71
72	25 E. CENTER ST. #72
73	25 E. CENTER ST. #73
74	25 E. CENTER ST. #74
75	25 E. CENTER ST. #75
76	25 E. CENTER ST. #76
77	25 E. CENTER ST. #77
78	25 E. CENTER ST. #78
79	25 E. CENTER ST. #79
80	25 E. CENTER ST. #80
81	25 E. CENTER ST. #81
82	25 E. CENTER ST. #82
83	25 E. CENTER ST. #83
84	25 E. CENTER ST. #84
85	25 E. CENTER ST. #85
86	25 E. CENTER ST. #86
87	25 E. CENTER ST. #87
88	25 E. CENTER ST. #88
89	25 E. CENTER ST. #89
90	25 E. CENTER ST. #90
91	25 E. CENTER ST. #91
92	25 E. CENTER ST. #92

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **THE PARK LOFT - CITY CENTER** IN **NORTH SALT LAKE, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH SALT LAKE, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **THE PARK LOFT - CITY CENTER**, AND DO HEREBY DEDICATE TO UDOT FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO UDOT", AND DO HEREBY DEDICATE TO NORTH SALT LAKE CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO CITY" AND DO HEREBY DEDICATE THE AREAS SHOWN HEREON AS PRIVATE ACCESS DRIVES, PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALSO TO DEDICATE THE CROSS ACCESS EASEMENT LOCATED ON THE COMMERCIAL LOT TO ALL PRIVATE LOT OWNERS FOR ACCESS AND PARKING TO BE MAINTAINED BY THE HOA.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF SAID CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF SAID CORPORATION AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY
MY COMMISSION NO. _____
PRINTED FULL NAME OF NOTARY _____

PROJECT INFORMATION

Surveyor: **T. HATCH**
Designer: **E. ROCHE**
Begin Date: **08-26-2020**
Project Name: **THE PARK LOFT - CITY CENTER**
Number: **6440-21**
Scale: **1"=30'**
Revision: **9-15-20**
Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD _____
AND RECORDED, _____ AT _____
IN BOOK _____ OF _____
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR: _____
DAVIS COUNTY RECORDER _____
DEPUTY, _____



RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
DEVELOPER:
BRIGHTON HOMES
45 E. CENTER STREET #103
NORTH SALT LAKE, UT. 84054
CITY ENGINEER _____

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
CITY ATTORNEY _____

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
CHAIRMAN, PLANNING COMMISSION _____

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,
THIS _____ DAY OF _____, 20____.
CITY RECORDER ATTEST: _____
MAYOR: _____

PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
10		Acer platanoides 'Columnar'	Columnar Norway Maple	2" cal.
5		Acer campestre	Hedge Maple	2" cal.
3		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" cal.
2		Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2" cal.
4		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
2		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal.
4		Prunus cerasifera 'Thundercloud'	Thundercloud Flowering Plum	2" cal.
6		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
28		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
2		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
17		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
25		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
68		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
94		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

Ornamental Grasses

Quantity	Symbol	Scientific Name	Common Name	Size
49		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.

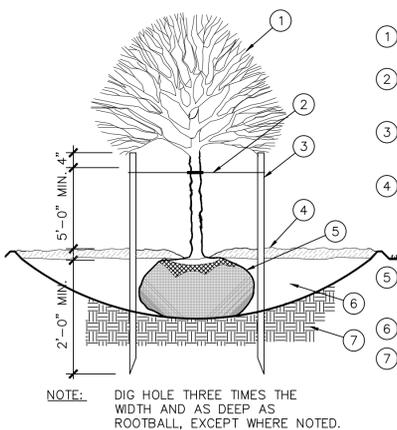
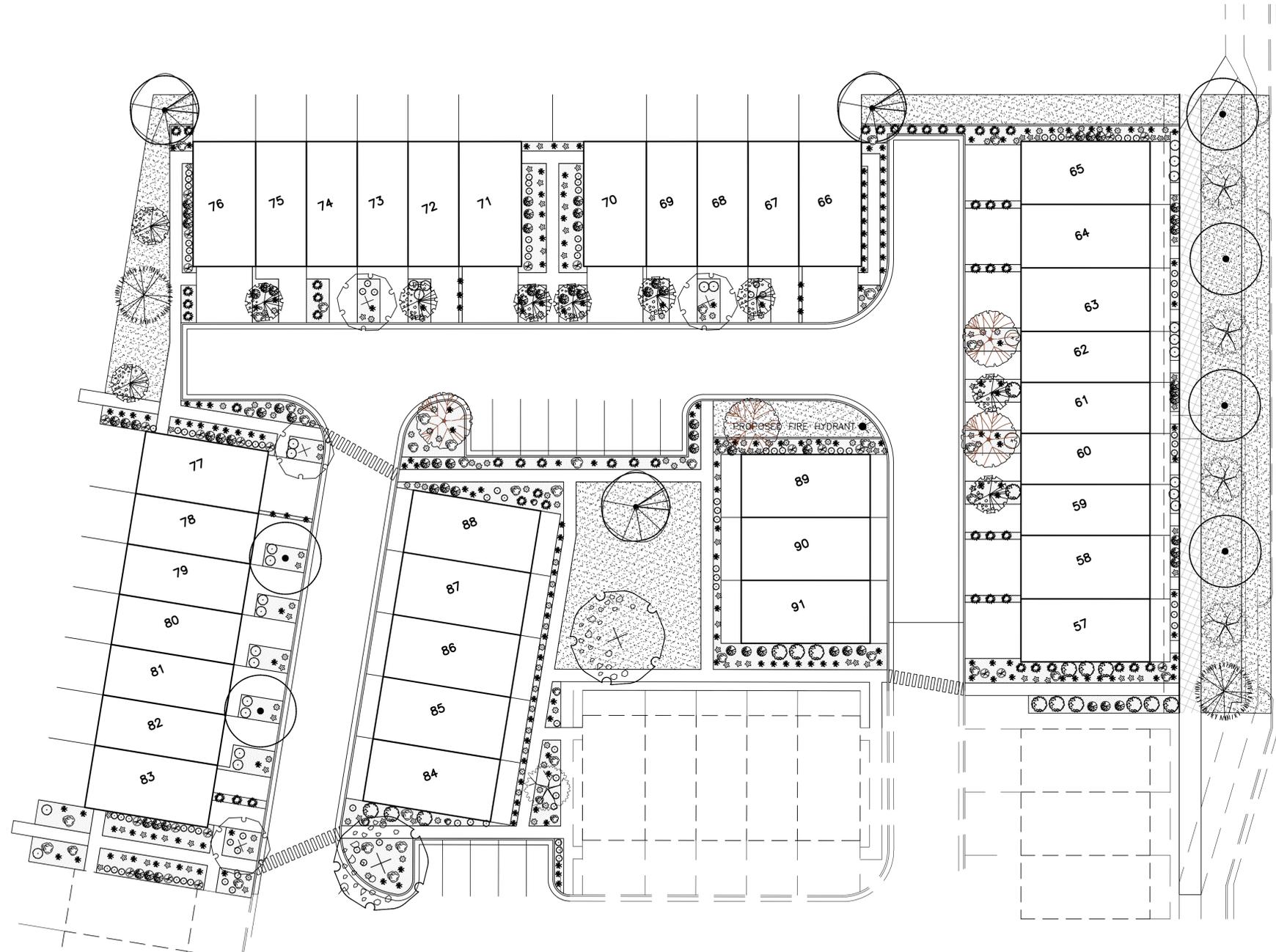
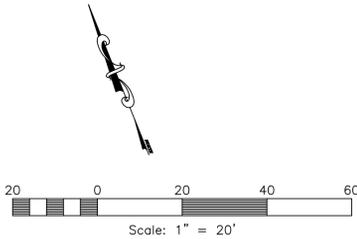
PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
197		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
86		Iris pallida 'Variegata'	Variegated Sweet Iris	1 gal.
85		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

OTHER

Symbol	Description	Size/Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Crushed Gravel Mulch - Match Previous Phase	2" Minus
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Concrete Mow Strip	6"x6"
	Landscape Boulders	3'-5' Diameter

Note: Street trees in public r.o.w. are required to be a 2" caliper, as measured at 4 feet above final grade. ORD2019-11.

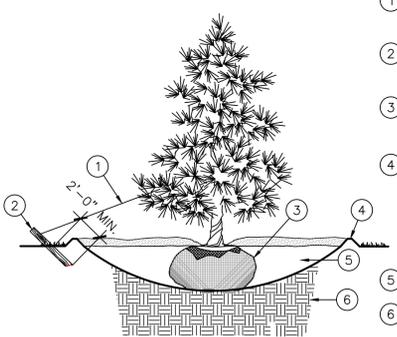


- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

NTS

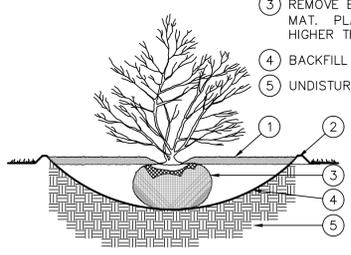


- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4" x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS



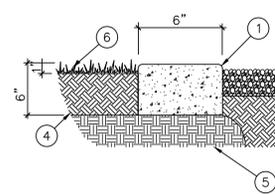
- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS

- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- 2 BARK/ROCK MULCH
- 3 FINISH GRADE/WEED FABRIC
- 4 TOPSOIL
- 5 COMPACTED SUBGRADE
- 6 LAWN



CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.

3/26/2019 | n.peterson | G:\6440 Brighton Homes\21 - NSL City Center - Phase 2\Landscapes\NSL City Center Ph. 2_LB&Irr.dwg

Reeve & Associates, Inc.
IRA
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 921-3100 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	2020.7.7	NP CONCEPT LANDSCAPE
	2020.7.21	NP CONCEPT REVISIONS
	2020.7.29	NP CONCEPT REVISIONS
	2020.8.25	NP L.S. & IRRIGATION

North Salt Lake - City Center Phase 2
 North Salt Lake, Davis County, Utah
Landscape Plan



Project Info.

Landscape Architect:	Nathan C. Peterson
Drafter:	N. Peterson
Begin Date:	2020
Name:	NSL - City Center Phase 2
Number:	6440-21

Sheet	3
L1	Sheets



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: October 20, 2020
SUBJECT: Consideration of a Preliminary Plan for NSL City Center Phase 2 located at 71 North Hwy 89

RECOMMENDATION

The Planning Commission recommends approval to the City Council the preliminary plan for NSL City Center phase 2 located at 71 North Highway 89 with the following condition:

1. Engineering corrections of civil drawings prior to final plat approval.

BACKGROUND

The purpose of this application is to facilitate an preliminary plan for NSL City Center phase 2 located at 71 North Highway 89. The property is 1.55 acres and will be added as a second phase to the residential portion of the existing 3.6-acre City Center project. The amended general development plan for City Center was approved by the City Council on August 18, 2020. This application accompanies the P-District Rezone application.

REVIEW

Phase 2 of NSL City Center contain 29 additional new townhome units and an amendment to the location of 6 units from phase 1. There are 9 units fronting Hwy 89 north matching the phase 1 setbacks, sidewalk improvements and park strip. An additional 20 feet of right of way will be dedicated along Hwy 89 for future expansion with Bus Rapid Transit. A pedestrian path way and landscape will be provided between the buildings with 21' in width to accommodate landscaping on either side.

Staff requested the applicant adhere to the new draft subdivision ordinance and maintain a 15' property boundary from all units to provide adequate space for private rear yards, pedestrian circulation, and visual aesthetic separation.

Of the new 29 units and the relocated 6 units from the first phase, 27 units have full length driveways. An additional 13 guest parking spaces will be added to the site and each unit will have a 2 car garage. The total parking for the revised GDP is proposed as follows:

Ph. 1 Residential Base	56 Units	2.25/unit	1 Cov. /unit	Base:	126
Res. Provided			Garage	Driveway	Total
2 Bedroom	22 Units	spaces/unit	44	16	60
3 Bedroom	34 units	spaces/unit	68	50	118
				Provided:	178
Ph. 2 Residential Base	29 Units	2.25/unit	1 Cov. /unit	Base:	66
Res. Provided			Garage	Driveway	Total
2 Bedroom	12 Units	spaces/unit	24	12	36
3 Bedroom	17 units	spaces/unit	34	22	66
Guest Surface					13
		3.96 spaces per unit		Provided:	115

Improvements to the landscaping areas are estimated at an additional 0.5 acres (30%). Total landscaping is approximately 27% for the whole project. The developer is working with the North Town Station HOA on an agreement to share maintenance of the existing adjacent open space and make improvements to the facilities including repair and replacement of the existing vinyl fence, a fenced dog area, benches, landscaping, and detention.

The proposed architecture will have the same dark brick, stucco and metal, with a modern architecture style. The site has good pedestrian circulation throughout the development with additional access to Highway 89. The amended GDP and the proposed rezone conform to the goals of the adopted Town Center Master Plan.

The DRC has reviewed the plan and finds it in compliance with the requirements for preliminary plan approval with the exception of minor engineering redlines that can be corrected prior to final plat.

POSSIBLE MOTION

I move that the City Council approve the preliminary plan for NSL City Center, Ph. 2, Park Lofts at City Center located at 71 North Highway 89 with the following condition:

1. Engineering corrections of civil drawings prior to final plat approval.

Attachments

- 1) Preliminary Plan

SHEET 1 OF 1

THE PARK LOFT - CITY CENTER A PLANNED LOT DEVELOPMENT & AMENDING A PORTION OF THE NORTH SALT LAKE - CITY CENTER P.U.D., LOTS 24-29 AND COMMON AREA PRELIMINARY PLAT 'NOT TO BE RECORDED'

PART OF THE SW 1/4 OF SECTION 1 AND THE SE 1/4 OF SECTION 2, T.1N., R.1W., S.L.B. & M., U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2020



VICINITY MAP
NOT TO SCALE

CURVE TABLE

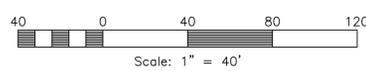
#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	5.00'	3.21'	3.16'	1.66'	N49°28'40"W	36°49'32"

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N31°17'E	1.22'
L2	S67°53'26"E	2.03'
L3	N22°06'34"E	2.00'
L4	S21°49'49"W	11.86'
L5	S67°53'26"E	4.00'
L6	N21°49'49"E	2.95'
L7	S68°04'48"E	26.68'
L8	N22°00'40"E	7.40'
L9	S67°59'20"E	20.44'
L10	S21°47'24"W	5.73'

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = PROPOSED BUILDING
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = EXISTING OVERHEAD POWERLINE
- = EXISTING POWER POLE
- = EXISTING LIGHT POLE
- = PUBLIC UTILITY EASEMENT
- = PRIVATE LOTS
- = LIMITED COMMON AREA AND PUBLIC UTILITY AND DRAINAGE EASEMENT
- = CROSS ACCESS EASEMENT
- = UDOT RIGHT-OF-WAY DEDICATION



NOTES

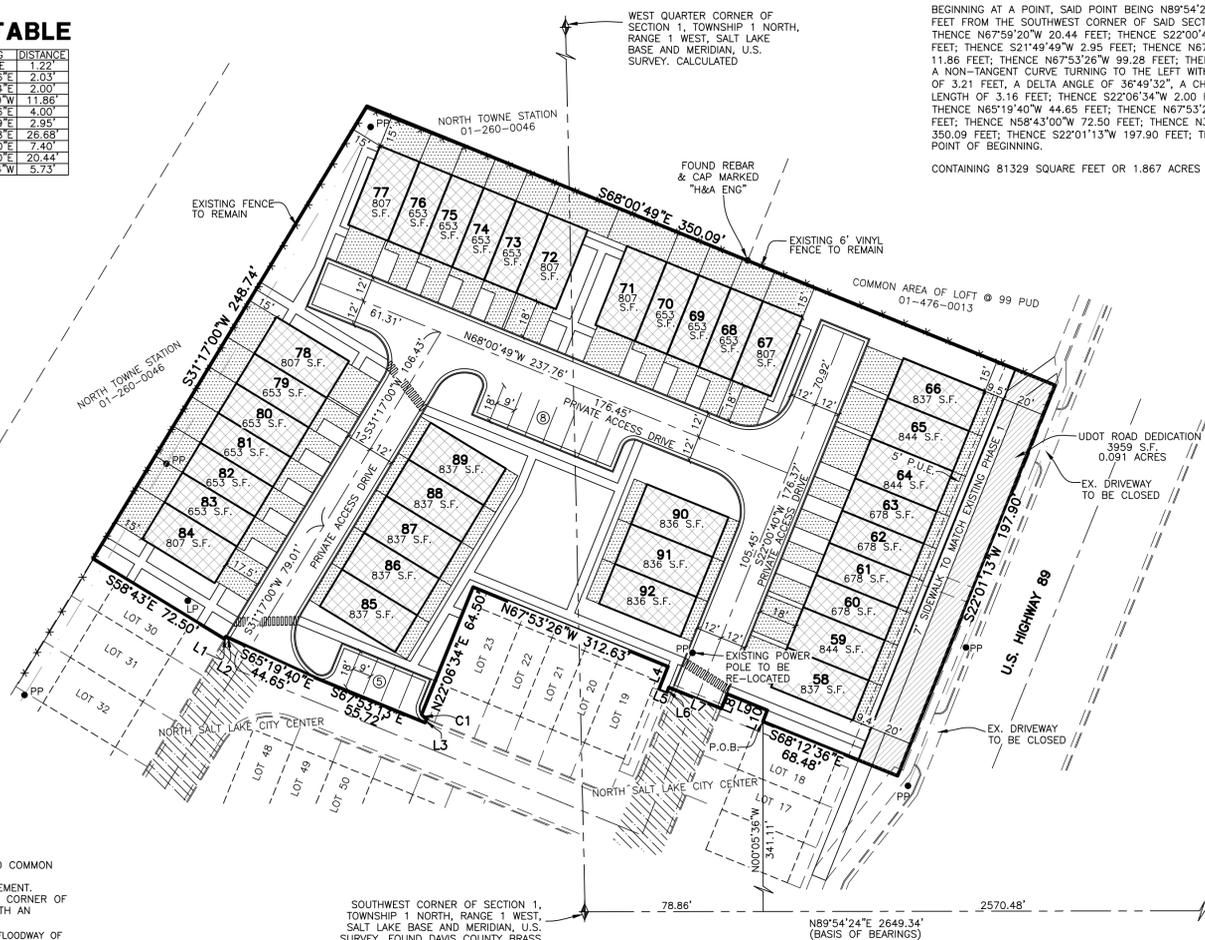
- ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREAS NOT LABELED AS PRIVATE LOTS, AND LIMITED COMMON AREA ARE TO BE CONSIDERED COMMON AREA.
- ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4337.62' NAVD 88 AS DERIVED FROM GPS RTK VRS MEASUREMENTS.
- ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.
- APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- RESIDENTIAL PARKING EASEMENT IN FAVOR OF LOTS 57-91 ALLOWS PARKING FROM 5:30 P.M. TO 7:00 A.M. ON WEEKDAYS AND 24 HOUR PARKING ON SATURDAYS AND SUNDAYS.
- CROSS ACCESS EASEMENT TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- SNOWFLOWING FOR THE PARALLEL PARKING STALLS ON THE NORTH SIDE OF CENTER STREET WILL BE THE RESPONSIBILITY OF THE HOA.
- THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.
- STREETS TO MATCH NORTH SALT LAKE - CITY CENTER.
- CROSS ACCESS EASEMENT ACROSS NORTH SALT LAKE - CITY CENTER PLAT, ENTRY NO. 3143083, BOOK 7199, PAGE 226 OF OFFICIAL RECORDS AT THE DAVIS COUNTY RECORDERS OFFICE.
- ACCESS EASEMENT TO NORTH TOWN STATION PUD OPEN SPACE PER AGREEMENT AS RECORDED AS ENTRY #_____ OF OFFICIAL RECORDS AT THE DAVIS COUNTY RECORDERS OFFICE.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°54'24"E 78.86 FEET AND N00°05'36"W 341.11 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N21°47'24"E 5.73 FEET; THENCE N67°59'20"W 20.44 FEET; THENCE S22°00'40"W 7.40 FEET; THENCE N68°04'48"W 26.68 FEET; THENCE S21°49'49"W 2.95 FEET; THENCE N67°53'26"W 4.00 FEET; THENCE N21°49'49"E 11.86 FEET; THENCE N67°53'26"W 99.28 FEET; THENCE S22°06'34"W 64.50 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 3.21 FEET, A DELTA ANGLE OF 36°49'32", A CHORD BEARING OF S49°28'40"E, AND A CHORD LENGTH OF 3.16 FEET; THENCE S22°06'34"W 2.00 FEET; THENCE N67°53'13"W 55.72 FEET; THENCE N65°19'40"W 44.65 FEET; THENCE N67°53'26"W 2.03 FEET; THENCE S31°17'00"W 1.22 FEET; THENCE N58°43'00"W 72.50 FEET; THENCE N31°17'00"E 248.74 FEET; THENCE S68°00'49"E 350.09 FEET; THENCE S22°01'13"W 197.90 FEET; THENCE N68°12'36"W 68.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 81329 SQUARE FEET OR 1.867 ACRES MORE OR LESS.



ADDRESS TABLE

#	ADDRESS
58	25 E. CENTER ST. #58
59	25 E. CENTER ST. #59
60	25 E. CENTER ST. #60
61	25 E. CENTER ST. #61
62	25 E. CENTER ST. #62
63	25 E. CENTER ST. #63
64	25 E. CENTER ST. #64
65	25 E. CENTER ST. #65
66	25 E. CENTER ST. #66
67	25 E. CENTER ST. #67
68	25 E. CENTER ST. #68
69	25 E. CENTER ST. #69
70	25 E. CENTER ST. #70
71	25 E. CENTER ST. #71
72	25 E. CENTER ST. #72
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75	25 E. CENTER ST. #75
76	25 E. CENTER ST. #76
77	25 E. CENTER ST. #77
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79	25 E. CENTER ST. #79
80	25 E. CENTER ST. #80
81	25 E. CENTER ST. #81
82	25 E. CENTER ST. #82
83	25 E. CENTER ST. #83
84	25 E. CENTER ST. #84
85	25 E. CENTER ST. #85
86	25 E. CENTER ST. #86
87	25 E. CENTER ST. #87
88	25 E. CENTER ST. #88
89	25 E. CENTER ST. #89
90	25 E. CENTER ST. #90
91	25 E. CENTER ST. #91
92	25 E. CENTER ST. #92

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **THE PARK LOFT - CITY CENTER** IN **NORTH SALT LAKE, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH SALT LAKE, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **THE PARK LOFT - CITY CENTER**, AND DO HEREBY DEDICATE TO UDOT FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO UDOT", AND DO HEREBY DEDICATE TO NORTH SALT LAKE CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO CITY" AND DO HEREBY DEDICATE THE AREAS SHOWN HEREON AS PRIVATE ACCESS DRIVES, PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALSO TO DEDICATE THE CROSS ACCESS EASEMENT LOCATED ON THE COMMERCIAL LOT TO ALL PRIVATE LOT OWNERS FOR ACCESS AND PARKING TO BE MAINTAINED BY THE HOA.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF SAID CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY,

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF SAID CORPORATION AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY
MY COMMISSION NO. _____
PRINTED FULL NAME OF NOTARY _____

PROJECT INFORMATION

Surveyor: **T. HATCH**
Designer: **E. ROCHE**
Begin Date: **08-26-2020**
Project Name: **THE PARK LOFT - CITY CENTER**
Number: **6440-21**
Scale: **1"=30'**
Revision: **9-15-20**
Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____



RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
DEVELOPER:
BRIGHTON HOMES
45 E. CENTER STREET #103
NORTH SALT LAKE, UT. 84054
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,
THIS _____ DAY OF _____, 20____.
CITY RECORDER ATTEST: _____
MAYOR: _____



CITY OF NORTH SALT LAKE

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: October 20, 2020

SUBJECT: Discussion of COVID-19-related matters

You may recall at our last City Council meeting, the Council made a request to have a discussion item on the agenda for the purpose of discussing COVID-19 matters. This item is for discussion only, but should also be used to create and give assignments, if any, to City staff related to our COVID-19 response.



NORTH SALT LAKE ENGINEERING

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, City Engineer
Date: October 20, 2020
Subject: Public Works Settling Basin

RECOMMENDATION

Staff recommends awarding the Public Works Settling Basin Project to Wasatch West Contracting for the price of \$372,000.00.

BACKGROUND

Our Public Works department is in need of a settling basin for excess materials that come from street sweeping, cleaning of storm drain pipes, and water leaks. In the past, these materials were brought to South Davis Sewer District, where the materials were allowed to dry before going to the Davis County landfill in Layton. The sewer district is now no longer allowing cities to bring material in.

In addition to being a settling basin, this structure will also act as a wash bay for our public works trucks. The current wash bay does not meet State regulations and during an audit that was done a couple of years ago they requested this be updated to meet current code.

The City received five bids and they are shown below:

<u>Contractor</u>	<u>Price</u>
Wasatch West Contracting	\$372,000.00
Beck Construction & Excavation	\$417,242.00
PRT Builders	\$456,616.00
ACME Construction	\$490,590.00
VanCon Inc.	\$669,775.00

The City has never contracted with Wasatch West Contracting before so references will be checked before City Council meeting.

The budget for this project is \$250,000 so a budget adjustment will also have to be approved to complete the job.

POSSIBLE MOTION

I recommend City Council award the Public Works Settling Basin Project to Wasatch West Contracting for the price of \$372,000.00.



SETTLING BASIN



NORTH SALT LAKE ENGINEERING

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: October 20, 2020

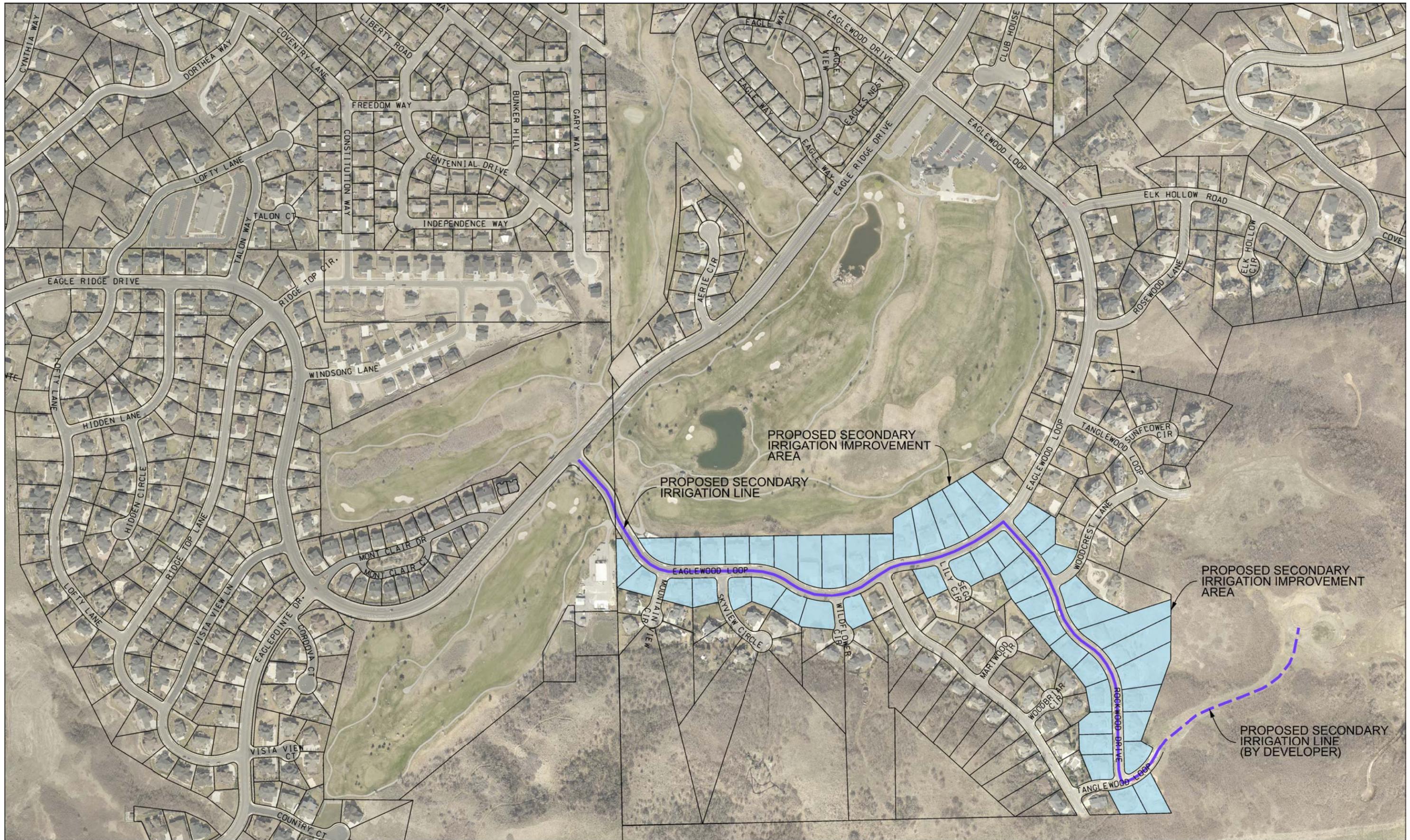
Subject: Overview of Eaglewood Cove Irrigation System Expansion and Street Reconstruction

Several years ago, the City's culinary water system had a very difficult time keeping up with demand in the east bench area. Both the 5200 and 5480 tanks were hitting dangerously low levels during the summer months and the velocities in the piping system were very high. A water study was completed and it was determined that either a new secondary water system was needed or the existing culinary system would have to be upgraded with additional pipe lines. The City chose the former and has been working diligently to create a secondary water system in this area.

In 2012, the City began the process of getting secondary water to the east bench. An agreement between the City and Weber Basin Water Conservancy District for 800 acre feet of secondary water was reached. In 2013, a secondary reservoir and pump building were constructed at Deer Hollow Park, and a new transmission line was constructed to the golf course. To date, the golf course and the Crestpointe subdivision have secondary water. Currently, the annual usage is approximately 400 acre feet. The next steps of City's secondary water plans are to continue installing secondary water improvements in the surrounding neighborhood for the remaining 400 acre feet of water. In 2016, secondary water lines and laterals were installed on Woodbriar Way, Woodbriar Circle, and Mariwood Circle and in 2017 the transmission line was continued from the pump building at the lake by hole #8 along the fairway of hole #2 to Eaglewood Loop (See Map 1 for all existing improvements).

City staff is now requesting that the next phase of this project be completed. This next phase will continue the transmission line along Rockwood Drive and Tanglewood Loop South where laterals would also be installed to all adjacent residents. From the end of Tanglewood Loop, the line will tie into the 5480 tank and this will be completed by the developer of the Eaglewood Cove 13-15 subdivisions (See Map 2). All future connections in this development will also be completed by the developer. Also included in this phase is continuing the secondary system along the west side of Eaglewood Loop to Eagleridge Drive (See Map 2).

Funding for the secondary water improvements is already in place and the design is complete. The holdup on this project has been securing funding to reconstruct Eaglewood Loop, Rockwood Drive and Tanglewood Loop South. The estimated costs for the street reconstruction projects are \$700,000. This item is included in the budget adjustment package which is also on tonight's agenda.



REVISION	DATE	BY	DESCRIPTION	DESIGN	GMK
				DRAWN	GMK
				CHECKED	GMK
				DATE	02.20.2020
				F.B. NO.	
				P.G. NO.	

Map 2

Proposed Secondary Irrigation



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

LEN ARAVE
 Mayor
 KEN LEETHAM
 City Manager

SHEET 2
 OF 2
 PROJECT NO.
 X



CITY OF NORTH SALT LAKE FINANCE DEPARTMENT

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

Len Arave
Mayor

Janice Larsen
Finance Director

Memorandum

TO: Honorable Mayor and City Council

FROM: Janice Larsen, Finance Director

DATE: October 20, 2020

SUBJECT: Resolution adopting staff recommended budget adjustments

A detailed schedule of the staff recommended adjustments is attached. Below is a summary explanation of the adjustments for each of the Funds:

General Fund

Total General Fund revenues in Fiscal Year 2020-2021 are expected to exceed the original budgeted revenues by a significant amount. To date, the City has received \$1,234,650, in CARES Act funds. As you may remember, \$436,900 of the first tranche of CARES Act funds were committed to other Davis County entities. From the guidance received from the Treasury Department and discussions with other parties involved, it appears the remaining balance from the first tranche and the full amount from the second tranche can be used to offset Public Safety payroll expenditures. The balance currently available to fund expenditures directly related to the COVID 19 and Public Safety wages and benefits, is approximately \$797,750. Out of this same amount, the City may have some additional COVID-19-related expenses. At this time the exact amount of the third tranche is not available. Budget adjustments are recommended for the CARES Act revenue and expenditures as delineated above.

In addition to the CARES Act funds, the cities sales tax and development revenues are higher than expected in the first quarter. We are cautiously optimistic this trend will continue. A more detailed estimate of the cities estimated revenues will be presented to Council in January of 2021, when 3 additional months of actual sales tax revenue data will be available.

Staff is also recommending budget increases in a few General Fund Expenditures lines. The first requested increase is related to the costs of responding to the recent wind storm event. The increase includes overtime wages in the amount of \$31,200 and supplies and equipment in the amount of \$42,500. It is unknown at this time if these expenditures will be reimbursed by FEMA, but the City has submitted a preliminary request for reimbursement.

Office space in the Public Works building is limited. In the past, two Police Officers have been working from the building so they are close to activity on the West side. Because office space was needed for Public Works employees, a free standing mobile structure has been placed in the Public Works lot. The mobile structure was not purchased, but is rented at a monthly rate of \$650. There were costs to place the structure and install power, heat, internet, etc. The additional budget requested in the Police Department is cover the total cost of \$13,500 for the first year.

Since the projected downturn in revenues last year and in the 1st quarter of this year have not occurred, City management is also requesting council approval to fund the annual November sick leave conversion/buyout. The sick leave buyout was just one of several wage and benefit reductions that were withdrawn from the Fiscal Year 2020-2021 budget in response to the possible significant reduction in revenues projected in the General Fund. The cost in the General Fund to add this back into the budget is expected to be \$33,500 and \$12,500 in the various Enterprise Funds. Sick leave buyout is an annual one-time payment that can be paid from funds currently available. Management also believes that this would be a good-faith gesture to our employees, particularly since the reasons for taking this benefit away have not really materialized.

Redevelopment Agency

The recommended budget adjustment in the RDA is for a land purchase in the amount of \$151,500.

Housing Fund

The budget adjustment is requested in the Housing Fund related to a Building Façade improvement grant, requiring an equal match from the City. The grant would result in an increase in revenue in the amount of \$25,000 and grant expenditures in the amount of \$50,000.

Parks Capital Fund

The budget adjustment is requested by staff to fund the cost of a Hatch Park design. The requested amount is \$20,000. The funds are currently available in the Park Capital Fund.

Road Capital Fund

A project in the Road Fund was completed \$106,400 under budget, resulting in a budget reduction, while several other projects are being added. The first and most significant new project is reconstruction of part of Eaglewood Loop and Rockwood Drive related to the secondary water expansion. Road tax funds will be used to fund this \$700,000 project. The second additional project is for construction of a sidewalk connection on the west side of Redwood Road surrounding the intersection of 1100 North Street. This project is being funded primarily by grant revenue in the amount of \$182,500, with matching funds from the city in the amount of \$67,500. The third budget addition is to fund payment of developer contracts in the amount of \$84,500 for work done related to

the Town Center project. This reimbursement is in addition to \$216,000 paid in the previous fiscal year and will be funded with impact fee revenues.

Water Fund

The existing Eaglewood Pump Station project requires an additional \$25,000 to fund the cost of landscaping surrounding the structure. Staff also recommends funding a water line project located on US-89, from Center street to 100 North. A budget adjustment for this project is requested in the amount of \$43,700. A small adjustment in the amount of \$5,500 is also recommended to fund the sick leave buyout for Water Fund employees.

Storm Water Fund

The original Storm Water budget included \$250,000 for construction of a sediment settling basin and wash bay. Bids recently received were much higher than the expected amount. Additional budget in the amount of \$130,000, is requested to complete the project. This facility is needed in order to comply with State and Federal environmental quality provisions and was the subject of a State audit that identified the deficiency and ordered the correction.

Fleet Fund

In the prior fiscal year, the City was awarded a grant from the State Department of Environmental Quality. The grant is to fund the replacement of an existing natural gas vehicle. The replacement truck was ordered early in 2020, but was not received until the July. Budget adjustments are needed for grant revenue in the amount of \$109,000 and vehicle expenditures in the amount of \$116,000.

FISCAL YEAR 2020-2021 BUDGET ADJUSTMENT - OCTOBER 2020

FUND	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	NOTES
GENERAL FUND					
	CAPITAL GRANTS - FEDERAL	\$ -	\$ (1,234,650)	\$ (1,234,650)	CARES ACT GRANT REVENUE
	GRANT - CONTRACT PAYMENTS	-	436,900	436,900	CARES ACT PAYMENT TO OTHER ENTITIES
	EMERGENCY RESPONSE	25,000	73,800	98,800	DAVIS COUNTY WIND EVENT - RESPONSE
	RENTAL OF EQUIPMENT & VEHICLES	-	13,500	13,500	RENTAL POLICE DEPT MOBILE UNIT
	GENERAL FUND SICK LEAVE BUYOUT	-	33,600	33,600	INCREASE TO FUND SICK LEAVE BUYOUT
	NET CHANGE IN FUND BALANCE	(36,900)	676,850	639,950	NET INCREASE IN CONTRIBUTION TO FUND BALANCE
REDEVELOPMENT AGENCY					
	PROFESSIONAL & TECH - HWY 89	\$ 10,000	\$ 151,500	\$ 161,500	LAND PURCHASE
	FUND BALANCE - CONTRIBUTION TO	222,500	(151,500)	71,000	DECREASE CONTRIBUTION TO FUND BALANCE
HOUSING FUND					
	CAPITAL GRANTS - FEDERAL	\$ -	\$ (25,000)	\$ (25,000)	BUILDING FACADE GRANT
	GRANT EXPENDITURES	-	50,000	50,000	BUILDING FACADE EXPENDITURES
	FUND BALANCE - CONTRIBUTION TO	124,500	(25,000)	99,500	DECREASE CONTRIBUTION TO FUND BALANCE
PARKS CAPITAL FUND					
	HATCH PARK	\$ -	\$ 20,000	\$ 20,000	DESIGN - HATCH PARK
	NET CHANGE IN FUND BALANCE	600	(20,000)	(19,400)	NET INCREASE USE OF FUND BALANCE
ROADS CAPITAL FUND					
	CAPITAL GRANTS - LOCAL GVRNMT	\$ -	\$ (182,500)	\$ (182,500)	INCREASE PROJECT EXPENSE - SIDEWALK
	REDWOOD ROAD SIDEWALK	-	250,000	250,000	INCREASE PROJECT EXPENSE - GRANT
	EAGLERIDGE DR RD-ABOUT-PRKVIEW	106,400	(106,400)	-	REDUCE BUDGET - COMPLETED PROJECT
	EAGLEWOOD LOOP	-	700,000	700,000	INCREASE PROJECT EXPENSE - IMPACT FEE RELATED
	CITY CENTER 25 EAST REIMBURSEMENT	-	84,500	84,500	INCREASE PROJECT EXPENSE - CONTRACT REIMBURSEMENT
	FUND BALANCE - USE OF	(388,726)	(745,600)	(1,134,326)	INCREASE USE OF FUND BALANCE
WATER FUND					
	WATER FUND SICK LEAVE BUYOUT	\$ -	\$ 5,500	\$ 5,500	INCREASE TO FUND SICK LEAVE BUYOUT
	EAGLEWOOD PUMP ST MORTON BY	166,493	25,000	191,493	INCREASE PROJECT EXPENSE - LANDSCAPE
	US-89 WATER LINE (CENTER TO 100 NO)	-	43,700	43,700	INCREASE PROJECT EXPENSE
	FUND BALANCE - USE OF	(2,010,213)	(74,200)	(2,084,413)	INCREASE USE OF FUND BALANCE
STORM WATER FUND					
	NEW WASH BAY PUBLIC WORKS	\$ 250,000	\$ 130,000	\$ 380,000	BID EXCEEDED ORIGINAL ESTIMATE
	FUND BALANCE - USE OF	(765,500)	(130,000)	(895,500)	INCREASE USE OF FUND BALANCE
FLEET FUND					
	STATE GRANT FOR PLOW TRUCK	\$ -	\$ (109,000)	\$ (109,000)	FY 2020 GRANT AWARD
	VEHICLE	-	116,000	116,000	FY 2020 GRANT AWARD VEHICLE RECEIVED FY 2021
	USE OF FUND BALANCE	(138,800)	(7,000)	(145,800)	INCREASE USE OF FUND BALANCE

CASH BALANCE SCHEDULE AS OF SEPTEMBER 30, 2020

FUND	UNRESTRICTED/RESTRICTED	CASH BALANCE
GENERAL FUND	UNRESTRICTED CASH <i>(Includes remaining balance of CARES funds)</i>	\$ 4,629,075
RDA	UNRESTRICTED CASH	191,645
HOUSING FUND	UNRESTRICTED CASH RESTRICTED CASH	107,492 114,654
LOCAL BUILDING AUTHORITY	UNRESTRICTED CASH RESTRICTED CASH	(16,291) 86,770
RAP TAX DEBT SERVICE	UNRESTRICTED CASH RESTRICTED CASH	266,479 85,935
CAPITAL PROJECTS	UNRESTRICTED CASH <i>DUE FROM OTHER FUNDS - GOLF COURSE</i>	3,168,766 2,921,931
PARKS CAPITAL PROJECTS	UNRESTRICTED CASH RESTRICTED CASH IMPACT	528,343 1,000,429
PUBLIC SAFETY CAPITAL	RESTRICTED CASH IMPACT	180,251
ROAD CAPITAL PROJECTS	UNRESTRICTED CASH RESTRICTED CASH IMPACT	630,437 2,158,103
CULINARY WATER	UNRESTRICTED CASH RESTRICTED CASH IMPACT RESTRICTED CASH BONDS	5,960,791 346,408 395,394
SECONDARY WATER	UNRESTRICTED CASH RESTRICTED CASH IMPACT	948,375 97,793
STORM WATER	UNRESTRICTED CASH RESTRICTED CASH IMPACT	764,153 520,491
SOLID WASTE	UNRESTRICTED CASH	286,501
GOLF FUND	UNRESTRICTED CASH <i>DUE TO OTHER FUNDS - CAP PROJ</i>	294,602 (2,921,931)
FLEET	CASH ALLOCATION	466,455

RESOLUTION NO. 2020-28R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE ADOPTING AN AMENDMENT TO ADJUST THE FISCAL YEAR 2020~2021 GENERAL FUND, REDEVELOPMENT AGENCY, HOUSING FUND, PARK CAPITAL FUND, ROAD CAPITAL FUND, WATER FUND, STORM WATER FUND AND FLEET FUND BUDGETS.

WHEREAS, the City of North Salt Lake has considered the adoption of an amendment to increase the 2020~2021 budgets for General Fund, Redevelopment Agency, Housing Fund, Park Capital Fund, Road Capital Fund, Water Fund, and Storm Water Fund, Fleet Fund, and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budget; and

WHEREAS, a public hearing was properly noticed and held on Tuesday October 20, 2020 for public comment concerning the adoption of said budgets; and

WHEREAS, such action is authorized by statute.

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

A change in the General Fund budget is hereby adopted for the 2020~2021 fiscal year in the following amounts:

Increase revenues in the amount of (\$1,234,650)
Increase in contribution to fund balance in the amount of \$676,850
Increase expenditures in the amount of \$557,800

A change in the Redevelopment Agency budget is hereby adopted for the 2020~2021 fiscal year in the following amounts:

Increase use of fund balance in the amount of (\$151,500)
Increase expenditures in the amount of \$151,500

A change in the Housing Fund budget is hereby adopted for the 2020~2021 fiscal year in the following amounts:

Increase revenues in the amount of (\$25,000)
Decrease contribution to fund balance in the amount of (\$25,000)
Increase expenditures in the amount of \$50,000

A change in the Parks Capital Fund budget is hereby adopted for the 2020~2021 fiscal year in the following amounts:

Increase use of fund balance in the amount of (\$20,000)
Increase expenditures in the amount of \$20,000

A change in the Road Capital Fund budget is hereby adopted for the 2020~2021 fiscal year in the following amounts:

Increase revenues in the amount of (\$182,500)
Increase use of fund balance in the amount of (\$745,600)
Increase expenditures in the amount of \$928,100

A change in the Water Fund budget is hereby adopted for the 2020~2021 fiscal year in the following amounts:

Increase in use of fund balance in the amount of (\$74,200)
Increase expenditures in the amount of \$74,200

A change in the Storm Water Fund budget is hereby adopted for the 2020~2021 fiscal year in the following amounts:

Increase use of fund balance in the amount of (\$130,000)
Increase expenditures in the amount of 130,000

A change in the Fleet Fund budget is hereby adopted for the 2020~2021 fiscal year in the following amounts:

Increase revenues in the amount of (\$109,000)
Increase use of fund balance in the amount of (\$7,000)
Increase expenditures in the amount of \$116,000

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 North Salt Lake this 20th day of October, 2020.

CITY OF NORTH SALT LAKE
By:

Len Arave, Mayor

Attest:

By:

Linda Horrocks, City Recorder

City Council Vote as Recorded

Council Member Baskin _____
Council Member Gordon _____
Council Member Horrocks _____
Council Member Mumford _____
Council Member Porter _____

1
2 CITY OF NORTH SALT LAKE
3 CITY COUNCIL MEETING-REGULAR SESSION
4 OCTOBER 6, 2020

5 **DRAFT**

6
7 This meeting was held electronically via Zoom. The host site was located at 10 East Center
8 Street in North Salt Lake.

9
10 Mayor Arave called the meeting to order at 6:02 p.m.

11
12 PRESENT: Mayor Len Arave
13 Council Member Lisa Watts Baskin
14 Council Member Natalie Gordon
15 Council Member Brian Horrocks
16 Council Member Ryan Mumford
17 Council Member Stan Porter

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

23
24 OTHERS PRESENT: Dee Lalliss, resident; Dal Wayment, South Davis Sewer District.

25
26 1. CITIZEN COMMENT

27
28 There were no citizen comments.

29
30 2. APPROVAL OF CITY COUNCIL MINUTES

31
32 The City Council minutes of September 15, 2020 were reviewed and approved.

33
34 **Council Member Mumford moved to approve the City Council meeting minutes from**
35 **September 15, 2020 as written. Council Member Gordon seconded the motion. The motion**
36 **was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

37
38 3. ACTION ITEMS

39
40 The action items list was reviewed. Completed items were removed from the list.

41 4. COUNCIL REPORTS

42
43 Council Member Horrocks reported on the annual fall cleanup and said that some of the
44 feedback he received from residents included scheduling future cleanups on a different weekend
45 from the LDS General Conference.

46
47 Council Member Baskin mentioned the fall cleanup and that the Public Works guys do a great
48 job. She also said she appreciated the help received from local missionaries.

49
50 Council Member Baskin then said she felt there was a lot to discuss regarding COVID, but since
51 it was not on the agenda, they would need to address it another time.

52
53 Council Member Mumford reported that there were two upcoming events including the NSL
54 Reads event and the announcement of the photo and essay contest winners. He said the NSL
55 Reads event would be held October 7th at City Hall and via Facebook Live with guest author
56 Kaylynn Flanders. Council Member Mumford commented that several creative entries had been
57 received but wished that more residents had participated. He said the essay topic was to write
58 about the individual's unique story.

59
60 Council Member Mumford also reported that the annual Halloween Fun Run would be replaced
61 with a Halloween costume party and dance. He said this change was due to challenges with
62 COVID-19 and social distancing, etc. The Halloween event would be held on Saturday October
63 31st from 9 a.m. to 11 a.m. at Hatch Park.

64
65 Council Member Porter reported on the Jordan River Commission board meeting, which
66 included a presentation about Monarch butterflies becoming endangered. He said Monarchs only
67 eat milkweed and the commission was encouraged to plant milkweed along the river to try and
68 help the butterflies.

69
70 Council Member Porter also spoke on the recent Jordan River Parkway study and said he would
71 send the City Council the results from the study. He said that residents like using the Jordan
72 River Parkway and would like to see cleaner water. He asked for the City's help in keeping the
73 streets swept and storm drains clean.

74
75 Council Member Gordon reported that the Youth City Council (YCC) met at Legacy Park and
76 cleaned up trash along the trail. She said the YCC would meet on the first and third Tuesdays of
77 each month. Council Member Gordon then asked for an agenda item related to concerns about
78 local businesses not requiring their employees to wear masks.

79
80 5. MAYOR'S REPORT

81

82 Mayor Arave reported that there had been several meetings regarding a possible bridge over the
83 railroad tracks at 1100 North and obtaining funding for that project. He and staff met with
84 lobbyists and senators who were in favor of the project and potentially obtaining a \$30 million
85 bond. Mayor Arave spoke on the third quarter tax and the City's request for one million to be
86 allocated for this project. He said that Representative Melissa Ballard suggested reaching out to
87 Woods Cross to see if they would help with funding the project.

88
89 Mayor Arave mentioned the proposed annexation and said it would be a bigger project than
90 initially imagined.

91
92 Mayor Arave also reported on the South Davis Recreation District and said swimming pool
93 issues caused damage to the roof, which would cost several hundred thousand dollars to fix.

94
95 6. CITY ATTORNEY'S REPORT

96
97 David Church had nothing to report.

98
99 7. CITY MANAGER'S REPORT

100
101 Ken Leetham reported that staff put together a webpage on the City's website to keep the public
102 updated on the request for annexation. He said that items from the meeting the Mayor mentioned
103 would be on the webpage as well.

104
105 Ken Leetham then discussed the sewer district and the odor events. He said this item was
106 originally on the agenda under a closed session. Mr. Leetham said that the City issued a citation
107 and the period for compliance had passed and the main purpose for the closed session was for the
108 City Council to provide direction for staff. He suggested that a reasonable position would be for
109 the City to allow the Sewer District to work to remedy the smells and take corrective action
110 before becoming adversarial.

111
112 Ken Leetham explained that Council Member Mumford had kept a record of odor events from
113 July 20 to September 20. He said that it appeared to be at least 2-3 events per week. Mr. Leetham
114 then said Dal Wayment with the Sewer District was present to provide updates on the progress
115 made and what was occurring related to these incidents.

116
117 Dal Wayment, South Davis Sewer District, reported that he sent a summary to City staff and the
118 City Council, which included every item from the Jacobs study, summarized every issue and
119 detailed what was done to remedy these issues. He said there were several remaining significant
120 issues that were being addressed including loading and movement of bio solids with smells being
121 carried on the breeze or on the trucks. Mr. Wayment said that one of the last solutions was to
122 construct a geodesic dome over the entire facility and to scrub the air. He said this could include
123 mists and vapors or chemicals with fragrance. He explained that they were working with several

124 companies on a mist that would neutralize the odor through deodorant molecules locking onto
125 odor molecules.

126

127 Dal Wayment said they were working with three different vendors on the odor eliminating mist
128 and would have proposals soon. He said they planned to surround the bio solid storage area but
129 may include the entire east, north and south fence areas as well. Mr. Wayment said this solution
130 should be effective, as it would trap the odor regardless of where it was coming from on the site.
131 He said that the trucks would also be sprayed with a mist as well. Mr. Wayment said that one of
132 the vendors, GOC Tech, treated several other similar facilities in the State with no complaints.

133

134 Dal Wayment said they also planned to have a big air scrubber and vapor system installed in the
135 raw waste receiving building for the employees as well. He said the vapor was food grade and
136 nontoxic so it could be misted inside the building on a continuous basis to provide a better
137 working environment. Mr. Wayment said the Board authorized a dispersion study at the cost of
138 \$92,000 but GOC advised against performing the study and using the funds for equipment
139 instead. He said he would work with the Board on building infrastructure, which could be in
140 place in a few weeks.

141

142 Ken Leetham asked if the vapor barrier technology option would work. Dal Wayment replied
143 that this was the preferred solution and would take four to six weeks to install based on fragile
144 supply lines and current lead times.

145

146 Council Member Mumford asked if there were any changes anticipated going into colder
147 weather months. Dal Wayment responded that the earliest issues occurred in October last year.
148 He said the main odors then were from the drying beds, which were now empty. He said he did
149 not anticipate any new issues due to the colder weather.

150

151 Council Member Mumford spoke on spikes and kill events related to times when bacteria died at
152 the plant. Dal Wayment said that the plant had 10,000 connections to the sewer system and
153 periodically events would alter the biology, which could not be controlled. He explained that an
154 odor scrubber was added to the trickling filter tower.

155

156 Council Member Baskin commented that she read through the Jacobs study and her takeaway
157 was that hydrogen sulfide was being emitted and was also found at the loading of the bio solids
158 and the gas conditioning skid. She said this was supposedly resolved with chemistry and a
159 carbon filter per the report. Dal Wayment replied that the loading area was the main odor source
160 that they were working on and he did not feel like they had a hydrogen sulfide problem, as it was
161 a very noticeable rotten egg-smelling odor. He said they had not received complaints related to
162 that particular type of odor.

163

164 Council Member Baskin asked what the odor could be. Dal Wayment replied that the report was
165 correct in that larger levels of hydrogen sulfide were detected at the fence line but they had not

166 tested for it in the neighborhoods. He said the odor problems were not sulfur-based but were
167 nitrogen-based compounds.

168
169 Council Member Baskin asked how they were addressing the loading area. Dal Wayment
170 responded that this is where the vapor system would be utilized. He explained that when the bio
171 solids left the site they would be sprayed with a mist.

172
173 Council Member Baskin asked how confident Mr. Wayment was that this solution would work.
174 Dal Wayment replied that he was quite confident as Jacobs recommended the vendors and local
175 companies which utilized the service were satisfied with the results.

176
177 Council Member Baskin spoke on several charts and graphs from the study, which included
178 temperatures and humidity. She said there seemed to be a lag time when there was a fluctuation
179 that resulted in the odor. Council Member Baskin asked if the temperature could be kept
180 consistently around 70 degrees, as that was the breaking point. She asked if temperature controls
181 could be part of the solution as well and mentioned several figures showing lag times with
182 temperature fluctuations and odor spikes. Dal Wayment replied that he would be interested in
183 reviewing the graphs and discussing this with Council Member Baskin.

184
185 Council Member Baskin then commented that the South Davis Sewer District Board was
186 comprised of City mayors and asked if individuals with science backgrounds should be on the
187 board rather than elected officials. Dal Wayment replied that the city councils appointed the
188 board member and said the councils could appoint someone other than a mayor or council
189 member.

190
191 Council Member Baskin asked if it would be beneficial to have someone with a related
192 background on the board. Dal Wayment replied that while it would not hurt the benefit to having
193 elected officials on the board was that they represented their community. He said that the Sewer
194 District hired that kind of expertise.

195
196 Council Member Baskin asked about obtaining expertise from the gas companies related to the
197 odor issues, which were nitrogen based. Dal Wayment responded that they obtained input from
198 representatives from the Holly refinery. He said one of the issues was the bioreactor, which was
199 remedied with a carbon canister to scrub the gas from that process.

200
201 Council Member Baskin commented that while she trusted Dal Wayment, she wondered what
202 the plan would be if the mister did not work to remedy the odor issues. Dal Wayment replied that
203 if the mister did not work the next solution would be to erect and enclose the bio solid storage
204 and loading areas with a dome. He said they had a design prepared which was similar to facilities
205 used by UDOT for sand and salt storage. Mr. Wayment said the dome would sit atop existing
206 concrete walls and would have odor scrubbers as well.

207

208 Council Member Gordon commented that Dal and South Davis Sewer had exerted a lot of effort
209 to solve the problem. She suggested a three-month extension and asked if this would provide
210 enough time to install the vapor system. Dal Wayment replied that he was hopeful everything
211 could be installed within 90 days.

212

213 Council Member Gordon said the odor issues were worse in warm weather months and that
214 within three months the City could review the situation. She expressed that the odors were not a
215 minimal concern however.

216

217 Mayor Arave stated that Council Member Gordon made a proposition but there was not an
218 agenda item for the Council to discuss or vote on. He asked if there was desire for the City
219 Council to go into a closed session to further discuss this item.

220

221 Mayor Arave clarified that Council Member Gordon had suggested allowing a 90-day extension.
222 Council Members Horrocks and Porter felt this was reasonable.

223

224 Ken Leetham restated the position that the City Council would allow South Davis Sewer a 90-
225 day extension to complete the solution that was discussed in this meeting. David Church
226 commented that if the City was allowing South Davis Sewer an additional 90 days then no
227 motion was necessary. He explained that the closed session would only be necessary if the City
228 Council wanted to go in a different direction.

229

230 Council Member Baskin said that meeting electronically due to COVID caused a disconnect. She
231 felt that the usual synergy between the Council and staff was not present and asked when
232 Council meetings could be held in person. Mayor Arave commented that it was possible to hold
233 in person meetings and that most cities were meeting in person now. He added that it was a real
234 challenge for those who did not want to meet in person.

235

236 Council Member Gordon said that there should be an option to allow for online participation if
237 meetings were held in person.

238

239 Mayor Arave asked staff to look into holding meetings in person while allowing for online
240 participation.

241

242 Council Member Mumford commented that technology was critical and spoke on recording live
243 meetings to allow the public to watch later. He also asked that technology be utilized to allow
244 those attending virtually the opportunity to speak during the meetings. He said he missed the
245 work session and staff/department updates.

246

247 The City Council discussed having in person meeting capabilities at the October 20th meeting.

248

249 8. ADJOURN

250

251 Mayor Arave adjourned the meeting at 7:18 p.m.

252

253

254

255

256

Mayor

City Recorder

Action Items for October 20, 2020

Item	Staff	Description
New		
1	Ken Linda	CM Gordon requested an agenda item to address local businesses not requiring their employees to wear masks. <i>This will be on the 10/20/20 agenda.</i>
2	Ken Staff	Staff and Council to reach out to any contacts with Woods Cross on potential funding for the 1100 North bridge project. <i>Ken is meeting with Gary Uresk this week.</i>
3		Staff and CM Baskin to discuss temperature fluctuations and odor spikes as shown on charts/graphs from the Jacobs report with Dal Wayment.
4	Staff	Staff to prepare technology to allow for both in person and online participation in future meetings.
Current		
1	Sherrie Ken	Angie Keaton requested a dedicated webpage on the annexation including the noise study per the Salt Lake Tribune?). She also asked that the Mayor (or representative) attend an event (webinar?) hosted by the Salt Lake City library on September 23 rd . Staff is working on this. <i>The webpage has been prepared and can be reached at http://www.nslcity.org/638/Annexation</i>
2	Paul	Mayor Arave requested pricing related to the UTA bus shelters/Prop 1 Funding. <i>Staff will report that information to the City Council.</i>
3	Paul	In conjunction with the re-routing of storm water near the 14 th hole on the golf course, Staff to research using the water in a water feature at the Eaglewood Sign in that same area. CM Horrocks mentioned that there is probably additional water in the storm drain coming down lower Foxhill, as it often floods the street onto Eaglewood. <i>Staff is evaluating several potential options for fixing this storm drain and including potential water features as a part of the design of the repair. Will report to CC when staff report is more complete.</i>
4	David	Staff to review whether the second Saturday pickup was worth the cost/had value. Staff to also research options for pickup of heavier items and a potential replacement for the second Saturday pickup. <i>Staff is preparing a report for the City Council on this.</i>
5	Ken, Craig	Staff to reach out to Salt Lake City regarding a homeless community of tents and motorhomes in between the two cities (up Victory Road).
6	Craig Ken	Potential for implicit bias training for City Council, Planning Commission, and staff. <i>Craig and Ken are working on this; looking at training possibly this fall.</i>
7	David	Staff to research the cost of offering a green waste program through Ace. <i>Staff is preparing a report for the City Council.</i>
8	Sherrie	Staff to reach out to the LDS Church to discuss vacant property located at Amberly and Norfolk Drive. (Also, request was made to review potential change to development agreement to allow for a 55+ community). <i>This parcel is in compliance with all property maintenance codes. Kyle Hamblin, Church Real Estate Div. stated the property is currently being evaluated for intent of future use. It takes a few months. He asked we check back in November 2020. (7/22/2020)</i>
9	David, Linda	Reschedule service projects -- including Purge the Spurge at Wild Rose Trail (with YCC and residents help). <i>Staff will evaluate the feasibility of projects depending on COVID-19 restrictions.</i>
10	David, Sherrie	Staff to prepare policy (or review current policy) related to tree removal particularly when related to sidewalk damage. <i>Staff is working on a follow-up report to the City Council.</i>
11	CD Dept.	Staff to work with Bountiful Veterans Park Foundation to reach out to the community to obtain the names of veterans in the community that would like to be honored on the memorial wall at the park. Staff to also work with Stan Porter and the PTAR Board to plan for next phases of possible improvements in the City's Veterans Memorial Park. <i>Ali has received the name list from Bountiful and is researching grant opportunities. (UPDATED 5/26/2020)</i>

12	Tyler, Julie McLachlan	Look at the possibility of expanding a recreation program up at the golf course. Clinics, lessons, paid classes/workshops, etc. <i>This idea will be included in the new proposals related to the golf course and efforts to increase revenues.</i>
13	Sherrie, DRC	Council requested zoning recommendations from staff for two parcels on the east side of Orchard Drive north of Center Street, Odell Lane, and the RM-20-zoned neighborhood on the west side of Orchard Drive south of Center Street. <i>The DRC has reviewed the parcels and is currently considering options for rezoning the property.(3/5/20)</i>
14	Ken	Staff would prepare a proposal related to small insurance claims and a fund to pay for these types of items in-house rather than submitting them through insurance.
15	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 proposal to engage a 3rd party to perform water comprehensive plan in FY 2021 Budget.</i>
16	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>Staff reviewing history committees of other cities and will draft resolution.</i>