CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING
NOTICE & AGENDA
APRIL 6, 2021
Work Session: 6:00 pm – Regular Session 7:00 pm

Posted April 1, 2021

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on **APRIL 6, 2021** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Chambers followed by the regular session at 7:00 pm. Some members may participate electronically. The public can view the meeting electronically via Zoom link on page 2.

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. Introduction of new Public Works employees: Brian Caldwell, Scott Merrell, and Bracken Shepherd, Jared Taylor
2. Appointment and Swearing-in of Deputy City Recorder
3. Presentation from CIRCLES Salt Lake County, Wes Long and Noelle Leiser
4. Approval of City Council Minutes
    a. Budget Meeting Minutes of March 6, 2021
    b. March 16, 2021
5. Action Items
6. Council Reports
7. Adjourn

REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Natalie Gordon
3. Citizen Comment
4. Consideration of bid award: Eaglewood Loop Secondary Water Transmission Line & Street Reconstruction Project, Staker Parsons Companies in the amount of $2,063,468.50

5. Consideration of bid award: 5480 Tank Conversion for Secondary Water Project, Corrio Construction in the amount of $42,801

6. Public Hearing and Consideration of **Resolution 2021-04R**: A resolution adopting an amendment to adjust the 2020-2021 Fiscal Year Budgets

7. Consideration of a Plat Amendment for Eaglepointe Estates Lot 1021R and 1020R, located at 653 Country Court, Zack Olson, applicant

8. Consideration of a Preliminary and Final Plat for Rupp PUD, a 3 lot subdivision at 824 Eaglepointe Drive, Carl Rupp, applicant

9. Consideration of Final Plat approval for Silver Sky PUD at 212 North Highway 89, Ben Olsen, applicant

10. Consideration of **Resolution 2021-11R** approving the proposed amendment to the development agreement **(AGR 2021-14A**) and amending the General Development Plan & Concept Plan for Williamsburg Luxury Apartments at 256 South Hwy 89, Duaine Rasmussen, applicant

11. Consideration of Final Plat approval for Eaglewood Cove PUD Ph. 13, located at approximately 600 East Tanglewood Loop, Wilford Cannon, applicant

12. Consideration of **Resolution 2021-10R**: a resolution authorizing the City Manager, or designee, to submit an application to the Utah Division of State Parks and Recreation soliciting Recreational Trails Program (RTP) funds for the construction of the Town Center I-15 Trail between Center Street and 190 South Highway 89

13. Consideration of **Resolution 2021-12R**: a resolution proclaiming May 1, 2021 as Arbor Day in the City of North Salt Lake

14. Mayor's Report

15. City Attorney Report

16. City Manager Report

17. Adjourn

CLOSED SESSION

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

The public is invited to attend all City Council meetings. This meeting will be held electronically via Zoom, with joining information below:
Zoom link for Tuesday's City Council Meeting:

Topic: 4-6-21 NSL City Council Meeting
Time: Apr 6, 2021 06:00 PM Mountain Time (US and Canada)
Join Zoom Meeting: https://us02web.zoom.us/j/84572524901?pwd=UzlFRlo2aFQ0TTJyTm5tRHVjZDUzQT09
Meeting ID: 845 7252 4901
Passcode: 488586

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 1st day of April 2021.
Dated this 1st day of April 2021.

Linda D. Horrocks

CITY OF NORTH SALT LAKE CORPORATE SEAL 1946 STATE OF UTAH

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-BUDGET
MARCH 6, 2021

DRAFT

Mayor Arave called the meeting to order at 9:07 a.m.

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

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Dane Stone, South Davis Metro Fire Chief; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Via Zoom: Derek Israelsen, Mindi Israelsen, Carlos Navarro, SLCFF, and another woman (did not sign in).

1. WELCOME

Ken Leetham thanked staff for their efforts in preparing the budget, particularly Janice Larsen. He said the budget was one step in a transition for the City and how rare it was to find a City so committed and motivated to its own wellbeing. Mr. Leetham said others had noticed this as well such as Wasatch Front Regional Council who highlighted that the City was doing things the right way in regards to land use and affordable housing challenges. He said the City's financial position was excellent which would be demonstrated today and the current financial condition would continue to support the changes the City Council wished to make that would continue to improve the quality of life for residents of North Salt Lake.

2. DISCUSSION OF FISCAL YEAR 2022 PROPOSED BUDGET & CITY COUNCIL PRIORITIES

Ken Leetham reported on a new approach to reviewing the proposed budget by fund including governmental and enterprise funds. He said there would not be an emphasis on funds that did not have any changes, growth or staffing changes; rather, The meeting would go over all proposals to increase staffing, equipment, and changes to the City's general operations. Mr. Leetham showed a graph detailing the City's population growth of 23,738 residents in 2021 with an

increase over the next four years. He said at build-out the total would be approximately 27,000 to 30,000 depending on annexation.

Ken Leetham presented a graph that compared the number of permits issued from 2014 to 2021. Permits for 2021 included 60 single family lots, 35 townhomes, 171 multifamily rentals, 300 other permits, 5 new commercial buildings, and 60 commercial remodel/signs for a total valuation of $70,000,000.

Janice Larsen reported on the General Fund, which was the chief operating fund, she said the budgeted and projected amounts were very close due to a midyear budget adjustment that was completed the previous month. She explained that the recommended budget for fiscal year (FY) 2022 showed very little increase in property tax in the General Fund because even though there was a lot of growth most of the funds would show as revenue in the Redevelopment Agency. Sales tax revenue continued to come in higher than expected with staff estimating a 4% increase for next year. There would be a decrease in the intergovernmental revenues due to CARES Act Funds in 2020, which would not be continued in the upcoming year. The biggest change would be in the Road Tax with transportation and C Road monies.

Ms. Larsen then spoke on expenditures and the most significant increases over last year's budget. This included a 1.5% cost of living adjustment (COLA) and step increases for staff that were built into the budget. This percentage was based off recommendations by the Bureau of Labor and Statistics, Utah Retirement Systems (URS) and Zions Bank, and she said there were approximately ten employees who were at the top of their range and would not receive a step increase. She said insurance rates from the provider would arrive at the end of the month so she estimated a 10% increase. There was an increase in the Police Department with the addition of one officer and a 10% increase for the South Davis Metro Fire District.

Janice Larsen explained that the $1.3 million in other financing sources/uses for the current year was excess fund balance, which was moved to the Capital Fund for future projects. The other significant transfers were $998,000 restricted transportation tax for road projects as well as $800,000 in unrestricted cash for other road funds per the City Council. She also explained that in the administrative expenses that the projected was over the budget as staff was expecting FEMA to reimburse the costs related to the windstorm event.

Council Member Mumford asked about fines and forfeiture and if there was a lot of asset forfeiture in the City, and how the numbers were projected. Janice Larsen replied that this was court fines and since they had only been able to hold court virtually due to the pandemic the amount had dropped significantly in 2020.

Chief Black commented that this was a hot topic in the State but said the City did not do any asset forfeiture. He said if there was a case with substantial funds that were illegally acquired it

would be turned over to Davis Metro Narcotics or to a federal task force. The City would not be the beneficiary of those assets.

Janice Larsen reported on the available cash in the General Fund and said this was available for the City Council to use in funds such as Roads, Parks, etc. She said if you tracked the General Fund expenditures compared to the budget it was generally always under by 2%, which was typical.

Council Member Baskin asked if this meant the City was 2% under what was needed or 2% over. Janice Larsen replied that the actual expenditures were 2% less.

Janice Larsen said it was safe to say that the City Council had around $900,000 that they could chose to spend on projects without using fund balance.

Council Member Baskin questioned the budget line item, which said "due from other funds" related to the golf course. Janice Larsen responded that in previous years in the golf fund there was negative cash so funds were borrowed from the Capital Fund to cover that negative balance. She said the reason why this was a due to/due from and not a transfer was because of the contract with the previous landowner/developer stating that they would receive a portion of any golf course income or the City would have to pay back the debt. Staff tracked the losses so when the golf course did make an income it could be offset with that.

Janice Larsen reported on the Capital Projects Fund and said there were not any budget items or expenditures, but in the current year there was the transfer in of the excess balance from the General Fund. This would also include the estimate of where the cash balance would be for the coming fiscal year. This transfer in would be $100,000 from the Police Facilities Fund.

Mayor Arave clarified that the ending balance for the Capital Projects Fund was projected to be $5,508,800 for FY 2021 and that $3 million of that was for the golf course. Janice Larsen replied that the available cash in the Capital Projects Fund was approximately $2.9 million.

Janice Larsen said the Housing Fund was very straightforward with the required 10% transfer from the Redevelopment Agencies per the tax increment.

Mayor Arave asked about the plans for the funds received from the Redevelopment Agencies. Ken Leetham said that the City did need to create a plan for the use of these funds. He said there were some legislative bills that recently passed which expanded the tools for local government to participate in affordable housing. Mr. Leetham suggested that the City Council and staff come up with a plan this year for those funds.

Council Member Baskin asked if the State Legislature or the Federal Government required that the City set aside 10% of those funds. Ken Leetham replied that the City set aside 10% when

they created the Community Development project areas (CDA) for Redwood Road and Highway 89 as well as Orbit, which had not yet been triggered. He said these funds were accumulating but were restricted in their use. He said the legislature recently expanded the tools and the purposes for those funds.

Council Member Mumford asked about unrestricted and restricted cash in the Housing Fund. Janice Larsen responded that these unrestricted funds were for the building façade grant revenue.

Council Member Mumford also asked about the homeowner repair program and if these funds could also be used for that? Ken Leetham replied affirmatively and said this was one of the uses the Council could consider.

Janice Larsen reported on the Public Safety Fund and said the police impact fee revenue that was being collected was used to repay the police portion of the construction of City Hall.

Ken Leetham reported on the Park Development Fund and the major park initiatives including the expansion of Hatch Park and the City Hall properties, the Foxboro Wetlands Park, and the ongoing Parks Asset Replacement Plan. He said the estimated construction costs for the Wetlands Park was $3.2 million and Hatch Park was $3.7 million. Mr. Leetham estimated it would take $750,000 to acquire the remaining three parcels for the Hatch Park expansion and $3 million for the construction of the park. He said there was a Hatch Park redesign committee who was working on the proposed design but he was unsure how much the park estimate would actually be. The committee supported a new building such as a library, senior center, etc. Mr. Leetham said staff had identified available funding for the park including impact fees for Hatch Park and Redwood Road CDA funds for the Wetlands Park. This cash would allow the City to bond for $5,525,000 over ten years at 4% with an estimated payment of $565,000.

Ken Leetham showed the breakdown of the revenue for the Park Development Fund starting in 2021 through 2031. This included the available tax increment revenue from Redwood Road, the 55% debt payment, and the ending cash. He also reviewed the revenues available, the park impact fee revenue, and the RAP Tax revenue for Hatch Park in the Park Development Fund.

Council Member Mumford commented that the Redwood Road CDA ended in 2027. He asked what the estimated growth would be in the General Fund for 2028 and beyond. Ken Leetham commented that the City should currently be receiving 60% of the property tax generated from all the new growth in the CDA and 40% as TIF revenue. He said staff could try to calculate the amount.

Council Member Horrocks asked about the RAP tax and when this expired. Ken Leetham replied that it was every ten years and the RAP tax funds were being allocated to Hatch Park as the Wetlands Park was being funded by the Redwood Road CDA.

Council Member Horrocks asked about the 10% being set aside for the housing repair fund and asked if those funds could be used to purchase properties at Hatch Park. He suggested that the City could purchase homes in other parts of the City, renovate them, and do a 1031 exchange. Ken Leetham replied that this was a possibility. He said the legislature just clarified that local government could purchase property, act as a developer, and build, renovate and provide units.

Ken Leetham said the US 89 CDA TIF could also be used for the Hatch Park expansion. He said this was not reflected in the schedule as there were projects in the Town Center that the TIF could be used for but that this could be another source of revenue if necessary.

Mayor Arave asked if $3 million dollars was too much to pay to improve the Wetlands Park. He felt that the park could be significantly improved for less. He also said there were other areas in the City that needed to be addressed including Hatch Park, Tunnel Springs expansion, and the landslide area. Ken Leetham replied that these areas would be included in the Parks and Recreation Master Plan. He said the plan for the Wetlands Park could be revised and the City could reduce the funds expended.

Council Member Horrocks asked if the City could apply for federal funding to use on the Wetlands Park construction. Ken Leetham replied that staff had been unsuccessful in finding federal funds for the park.

Council Member Baskin spoke on public spending and asked who was paying for patient hospital stays due to COVID. Ken Leetham responded that as far as he knew patients were responsible for those costs.

Derek Israelsen (via Zoom) asked about potential bike parks for the City. Mayor Arave said that a bike park could be considered for the area above the landslide.

Council Member Porter asked what type of bike park Mr. Israelsen would be interested in. Derek Israelsen replied that he was the Woods Cross cycling coach and spoke on how riders were more easily injured on trails. He thought that a bike park or a pump track would be more conducive to skills training and safer for bike riders.

Ken Leetham replied that there were a couple of options for Derek Israelsen to participate with this request including the Parks and Arts Committee as well as feedback from the public for an amendment to the Parks and Recreation General Plan.

Council Members Porter and Mumford were in agreement that the area above the landslide would be a great location for a pump track and could be constructed affordably.

Council Member Mumford said that he also felt the Wetlands Park could also be completed for less than $3 million and would still be an amazing park. He wanted to discuss beautification along Eagleridge Drive, the potential for a pump track, and other parks at a future meeting.

Derek Israelsen commented that the team and their families would be willing to provide community service, trail building, etc.

Mayor Arave asked if Mr. Israelsen was familiar with the property and had expertise in designing the track. Mr. Israelsen replied that he had contacts with experience and would reach out to them.

Ken Leetham reported on cash balances and the ongoing reinvestment in existing parks. Staff recommended $250,000 per year for reinvestment in the parks. He said this year staff recommended $440,000 to repair and replace aging park facilities with $250,000 for reinvestment in subsequent years from the Park Capital Project Fund.

David Frandsen commented on the Parks reinvestment plan and said there would need to be some flexibility and adjustments every year. He gave the example of some repairs at Palmquist Park and an unexpected cost estimate of $250,000 for dirt work. He said the repairs and replacement would be based off actual use and wear and tear rather than industry standards.

Mayor Arave asked about Fund 32 with the RAP Tax receipts and payments. He asked if there should be a separate fund for parks related to repairs/replacement. Janice Larsen replied that it would make sense to include it in the Parks Capital Project Fund.

Mayor Arave clarified that impact fees would go to the Parks Capital Projects Fund but could only be used on certain parks; however, park repairs and replacement could be paid for with RAP Tax funds. Janice Larsen replied that while it was complicated, she kept track via a schedule of how the money was spent which was easier for her than setting up a new fund.

Council Member Baskin spoke on the parks that were nearing replacement and said that she never realized the value of pocket parks. She said that while they were generally an afterthought that they were worth the investment.

Council Member Mumford said the City was close to making a decision on aging equipment and playgrounds at Mathis and Palmquist parks and felt that they should be invested in now.

Mayor Arave asked what was included in the $440,000 for 2022 related to park repairs and expenditures. David Frandsen clarified that this plan focused on replacing what was already existing in the parks per industry standards.

Council Member Mumford said that the plan showed the breakdown for playgrounds with Stonehenge, Mathis, Palmquist, Oldam, Caleb, Buckington, Boston, Cambria parks with an estimated cost of $30,000 to $75,000 for the play structure replacement for 2022. Ken Leetham commented that the plan for 2022 also included resurfacing of the tennis courts and other items for the $440,000 proposed for 2022 versus the $250,000 proposed for subsequent years.

Council Member Mumford and David Frandsen both spoke on flexibility and how some parks could last another year without replacement, such as Boston Park, and the funds could be put towards fixing other parks, including Palmquist. The Parks Trails Arts and Recreation Board had reviewed each park and given it a letter grade.

Ken Leetham said the investment of $250,000 per year for park investment was a great starting point with a review of the parks yearly by staff and the Parks Committee with recommendations to the City Council.

There was a brief recess from 10:37 a.m. to 10:50 a.m.

Chief Dane Stone, South Davis Metro Fire (SDMF), reported that the budget for SDMF was setup through city assessments and property tax. He said the Davis County Sherriff's office would be discontinuing paramedic services and explained how each city paid a paramedic levy tax to the County. South Davis Metro Fire would then need to assess this tax and would pay back the County until 2022 when they ended the service. South Davis Metro Fire would then take on that fund. He said they currently had three paramedic units and would need to do a truth in taxation hearing to increase the funding through 2024. Chief Stone said staffing had increased by 30% with three on every truck and two on every ambulance.

Mayor Arave commented that staffing had not increased from 2005 to 2017. He said there was an increase in staffing in 2017 but the population had grown since then.

Chief Stone said that they were now meeting the National Fire Protection (NFPA) regulations for staffing with four firefighters on every engine and two on each ambulance but had occasions where they dropped down to minimum staffing. He commented that it was comforting to finally have appropriate staffing.

Mayor Arave stated that previously there were many part time employees and now there were only fulltime employees. Chief Stone replied that the part time staff filled in for vacation and sick leave but the drawback was that part time staff had side jobs and could not keep up on certifications.

Chief Stone reported that they had combined with Salt Lake City to run all the new recruits through their fire academy. He said this arrangement was very beneficial as it was a 16 week course that resulted in great firefighters and was a cheaper option.

Chief Stone said that there was a need for daytime operational staff. The requested budget would include three new staff members including a logistics position over all stations and apparatus. He said there was over $26 million in apparatus and buildings and currently they were being reactive instead of proactive. Chief Stone said there were 197 staff members that all required associated certifications and training. He said they were trying to obtain property, near the Holly Frontier refinery, to construct a training facility.

Council Member Mumford asked if Layton City and Davis County had training facilities. Chief Stone replied that Layton city had a facility but SDMF would have to pay to use it. He said Salt Lake City had a facility but it was too far away to effectively utilize due to call volume.

Chief Stone said that funds had been set aside for a training facility but it was difficult to find a property. He said that they had been working with Holly Frontier since 2007 and would continue to pursue this option. He said this facility would include a tank car from the railroad, refinery props, etc.

Council Member Porter asked if other refineries had been approached. Chief Stone replied that the other refineries were willing to help financially but he was hesitant to being in-debt to them. He said Holly Frontier had the most property but at this point he would be interested in around five acres in any industrial area.

Mayor Arave commented that the City was forecasting a 10% increase in the assessment to SDMF and asked if this seemed accurate. Ken Leetham replied that the City estimated 10% because the administrative committee would not recommend more than that.

Mayor Arave asked what the property tax increase might be. Chief Stone responded that the current property tax was 3.317% and was estimating 3.43%.

Ken Leetham commented that the District was short for the upcoming fiscal year approximately $2.6 million with the two sources of revenue as member assessments and a property tax increase.

Chief Stone spoke on other items in the budget including a market salary adjustment, the three daytime staff positions, an ambulance, a brush truck, and staff vehicles, plus the need to build capital to replace three, 25-year-old reserve engines.

Council Member Mumford asked about the biggest challenges in the next 2-5 years. Chief Stone replied that he would like to do a strategic plan but felt the training center, the potential for a new fire station to meet the population growth, and the need for another ambulance and fire station expansion if there was an annexation.

Mayor Arave asked if there was a concern with personnel issues once North Davis County began hiring. Chief Stone said some of the Davis County Sheriff's Department paramedics would move

to other fire departments. He explained that as SDMF did not require State certification fire 1 and 2 because all of the recruits went through Salt Lake City's program and had more training. He said just because you were a paramedic did not mean you would also want to be a firefighter but explained that they sent their recruits through paramedic school as well. Chief Stone said that the pay through SDMF was competitive as well.

Council Member Baskin asked about the levels of training to become an EMT versus a paramedic. Chief Stone replied that everyone in the fire department was an advanced EMT and had received advanced life support training. The paramedics went through an additional ten months training.

Mayor Arave asked about dispatch calls. Chief Stone responded that there was a discussion about the consolidation of dispatch. He said Clearfield would probably be eliminated and Bountiful would move to the same system that other cities were using which would be a good thing.

Chief Stone said another budget item was the station alert system, which was antiquated and would need to be replaced to work with the Spillman CAD dispatch system and would be roughly $400,000 for all five stations.

Ken Leetham reported on the Road Development Fund and spoke on the 2018 road condition report (LTAP) that Utah State had performed for the City. He said staff used this study to make decisions regarding repairs, improvements and maintenance. Mr. Leetham showed a map of street preservation with all of the expenditures from 2018 to 2021 with a total of $813,000. The next map showed street reconstruction at a total of $5,623,809 including $1,744,589 in associated sidewalks and trails. He said the proposed budget for this year was $2 million in road projects.

Ken Leetham said in FY 2021 that $4.2 million was proposed for the Road Capital Fund with $2 million in FY 2022. He detailed the transfers from the General Fund and explained that per the LTAP study that the City needed to spend at least $2 million on Road Capital projects every year to maintain and repair roads in the City.

Mayor Arave commented that the study showed that the roads were in poor condition. He asked if the City was making progress and if the City was spending enough on street preservation and if money could be saved on street repair. Ken Leetham commented that the City could spend more than $2 million but that was the recommendation. He said the City had doubled the amount spent on street sealing to $400,000.

Paul Ottoson commented that the LTAP study recommended the City spend $420,000 each year on street preservations.

Ken Leetham said that the City only spent $200,000 in FY 2020 due to the uncertainty with COVID. He said the proposal was to double the amount spent on street preservations in FY 2021 to make up for this.

Council Member Mumford said $4.2 million was budgeted for FY 2021 for road preservations and street projects. Paul Ottoson replied that some of the street projects were carried over from FY 2020.

Council Member Mumford said if the City only spent $200,000 and should have spent $400,000 in FY 2020 that there was a need to increase the funds spent in FY 2021. He suggested that the City spend $650,000 to meet the obligation for road maintenance. Council Member Horrocks seconded this suggestion.

Ken Leetham said there was funding for this so staff would add $650,000 for road preservation to the proposed budget.

Janice Larsen suggested, as there was fund balance available in FY 2020, that a budget adjustment could be done to allow for $400,000 to be allotted for this year. Council Member Horrocks commented that if prices were good that it may even be worth bonding for.

Council Member Mumford was in favor of this as well. David Frandsen said that it would be helpful for him to know as his crew performed crack sealing.

Council Member Gordon asked if both FY 2020 and 2021 budget amounts for road preservations should be raised to $420,000. Council Members Porter and Mumford were in favor of this.

Mayor Arave was in favor of spending even more and asked that staff advise them if this was necessary.

Council Member Mumford asked if the standards for road construction needed to be increased in the event of the possible annexation. Paul Ottoson said the roads were designed for a twenty-year lifespan. He said neighborhood roads were lasting longer but the collector roads, particularly in Foxboro with ground water, were having issues. Mr. Ottoson suggested that even the addition of a fabric would be helpful.

Council Member Horrocks said it would be nice if the taxing entity that created the Class C Road Funds paid for the repairs instead of using General Funds to subsidize it.

Council Member Baskin asked why this was not happening. Council Member Horrocks stated that taxes were not raised for 20 years, road costs went up, car mileage increased, plus the addition of electric and natural gas cars may have had an impact.

Mayor Arave felt that this was addressed in the fourth quarter cent sales tax and if this was allocated for maintenance. Ken Leetham replied that he would review this.

Council Member Gordon asked if the City decided to proceed with the ten-year bond for Hatch Park, if that would be part of this budget process. Ken Leetham replied that staff would bring the bond proposal back to the City Council even if it did not line up with the budget schedule.

Mayor Arave asked if the City decided to bond what the timeline would be and if it would need to be part of the upcoming election. Ken Leetham said that the City Council would first need to adopt a resolution stating they intended to bond, and would then adopt the bond approvals. He explained that a general obligation bond, which had a lower interest rate, would need to be part of the election as it could raise property taxes, etc.

Council Member Mumford commented that the proposal was not for a general obligation bond as it would be against a revenue stream, which meant it would not be part of the upcoming election.

There was a brief recess from 12:03 p.m. to 12:15 p.m.

Ken Leetham reported on Enterprise Funds and started with the Water Fund. He said there were not really any changes or rate increases proposed for the Water or Secondary Water Funds. Mr. Leetham said there was a five-year schedule proposed for water projects.

Council Member Baskin asked how much funding was dedicated to the Master Water study. Ken Leetham replied that it was approximately $230,000 in the current year. He said an amendment would come to the City Council for approval.

Council Member Horrocks questioned when the Tanglewood Loop project would occur. Paul Ottoson replied that the Eaglewood Loop project was out for bid, which included the street reconstruction and water line project that would occur in the upcoming summer. He said that the Eaglewood Phase 13 project was expected to commence in summer as well.

Council Member Porter asked about Sugar Plum Lane and the gated community that was started and abandoned. Paul Ottoson replied that he was unsure why no development was occurring.

Ken Leetham reported on the Storm Water Fund with no proposed rate changes. He said the water study would provide some direction. Mr. Leetham then reported on the Solid Waste Fund and said there was a need for a rate increase. He said the expenses rose dramatically in the last two years as Wasatch Integrated Waste increased their prices. Ace Recycling and Disposal also increased their cost and overall the City was short approximately $300,000 in that fund to break even. The increased proposal was to raise the garbage can rate to $4.50 per month and to raise the recycling cans rate $1.00 per month.

Mayor Arave asked for clarification because when Wasatch Integrated Waste raised their pricing $2 per can, the City also raised its pricing.

Council Member Mumford asked for a breakdown of the contracted services with Ace Disposal particularly if the City was proposing a 4% rate increase. Janice Larsen explained that a rate increase was needed last year too but the City declined to raise rates due to COVID. It was determined that staff would review the rate increase and provide the Council with additional information about a proposed increase.

Ken Leetham then reported on the Golf Enterprise Fund. He said Tyler Abegglen had been with the City almost a full season now and was proposing some necessary equipment purchases in the amount of $104,250.

Tyler Abegglen showed images of the existing and the proposed equipment. He said the Bernhard Express Reel Sharpener was used for sharpening the mowers for the greens. The existing equipment was purchased in 1996 and was labor intensive to repair. The proposed equipment was a Bernhard Express Dual 4250 Reel Sharpener for $49,500 and a Bernhard Anglemaster 4100 Bedknife Grinder for $24,750. Mr. Abegglen explained the need for a Lynx 64 Station Irrigation control, which had been damaged, at the cost of $30,000. He said a full irrigation remodel would be necessary in several years.

Council Member Mumford asked how much a full irrigation system remodel would cost. Tyler Abegglen replied that it would be approximately $3 million.

Tyler Abegglen spoke on the benefits of the new irrigation control and said it would result in water savings.

Council Member Mumford asked if the Golf Oversight Committee had already discussed these proposals. Tyler Abegglen replied that they had reviewed and recommended approval of these purchases.

Ken Leetham commented that the Golf Oversight Committee and staff had discussed renovating the clubhouse. He said that the proposal would be brought before the City Council.

Mayor Arave clarified that the $104,000 was for irrigation control and sharpeners. Tyler Abegglen replied that this was correct. He explained that the next equipment purchase would be new mowers in two years as well as replacement of the golf carts. Mr. Abegglen suggested selling the current golf carts and looking at a lease option.

Mayor Arave asked if the golf course proposal could be separated into wants versus needs. He also questioned if the roof repairs had been done. Tyler Abegglen replied that a temporary repair had been done to the roof but there was a need for replacement.

Council Member Mumford asked about admissions and lesson fees. He said it was unusually high in 2020 and was not reflected in the proposal for 2021. Tyler Abegglen responded that it was due in part to COVID so he was trying to estimate conservatively for 2021. He said revenue was not estimated to be down as much, and he had some requests to increase cart rates. Mr. Abegglen said it was unknown how popular golf would be going forward.

Mayor Arave asked if there was any interest in tournaments. Tyler Abegglen responded that 34 tournaments had been scheduled for 2021 and he hoped to get to 55. He also said there were several bookings for the event center as well.

Ken Leetham then reported on the Fleet Internal Service Fund with a recommendation for the replacement of two police vehicles for $100,000, the purchase of one new vehicle for a new police officer position at $50,000, and the replacement of five Public Works vehicles for $177,000 for a total of $327,500. He said staff could provide the City Council with the details of the vehicles to be replaced in an upcoming meeting.

David Frandsen commented that Public Works had not requested a new vehicle in the last two budget years.

Mayor Arave asked if the new police officer would be someone with experience. Chief Black replied that the budgeted amount was for a mid-level officer as they had great success finding lateral officers at mid-point.

Mayor Arave asked about turnover. Chief Black said that the pay scale adjustment last year helped with the high turnover. He said in the last couple of months one officer was let go from probation, one officer moved to another police department, and one officer retired.

Chief Black said he was working on an annual report and would like to have a work session with the City Council to review 2020.

Ken Leetham explained the budget timeline and said the City Council would review the tentative budget during the first meeting in May with a public hearing and would adopt the final budget by June 22nd.

Mayor Arave asked the City Council member to share their priorities.

Council Member Mumford recommended having a housing fund plan and discussion, a discussion about the Redwood Road CDA including the plan, revenues, and growth initiatives. He also asked to review the Highway 89 CDA and the Solid Waste Fund. He also said the 1100 North bridge was a priority. Other focuses included the Tunnel Springs expansion plan, the Highway 89 gravel pit/pond, the 75th anniversary of the City, and the Hatch Park redesign plan.

Council Member Gordon spoke on concerns with policing. She asked if there was a social worker team for domestic violence calls and expressed the need for a resource officer at Spectrum Academy. She then asked about plans for Liberty Fest for 2021.

Ken Leetham commented that Liberty Fest was in the budget and a meeting would be held to discuss this event.

Council Member Porter said he also wanted to see a plan for the Tunnel Springs Park expansion. He then asked for a small budgetary amount to update the history of the City and suggested the preparation of a book.

Council Member Horrocks commented that he was comfortable with the direction the City was going and the great job that staff performed. He felt it was critical to hold Liberty Fest this year.

Council Member Baskin requested the City's help with repairs to the fence at the Wood Museum in Bountiful. She also asked that staff look at the Deer Hollow reservoir for possible cracking and also to be repainted.

3. ADJOURN

Mayor Arave adjourned the meeting at 1:24 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday April 6, 2021 by unanimous vote of all members present.

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Linda Horrocks, City Recorder

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
MARCH 16, 2021

DRAFT

Mayor Arave called the meeting to order at 6:33 p.m.

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

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Via Zoom: Dee Lalliss, Brian Myers.

1. DEPARTMENT REPORT: COMMUNITY DEVELOPMENT

Sherrie Pace presented data that showed building permits for single family homes, townhomes/multifamily, multifamily rental, new commercial, and remodeled commercial/signs in the City from 2014 to 2021. The numbers for 2021 included 60 single family, 35 townhomes/multifamily, 171 multifamily rental, 300 other permits, 5 new commercial, 60 remodeled commercial/signs for a total valuation of $70,000,000. She explained the valuation added was per a formula on the building permits which was based on square footage and costs.

Mayor Arave asked how this correlated with property tax reports. Sherrie Pace replied that the County Assessor's Office used the information provided by the City for their assessments.

Sherrie Pace reported on the annexation policy plan update for the feasibility of the Misty River development. Staff would be meeting with Lewis Young regarding the plan the following day. She explained the annexation process, which would begin with the submittal of an annexation petition to the City. The City Council would then accept or deny the petition for further consideration, and if the petition was accepted the City recorder would then certify the petition. The City recorder would also post in the newspaper once a week for three weeks, provide public notice on the City's website for 10 days, and mail notices to the affected entities with 20 days. The next step would then be a public protest period for affected entities, rural property owners,

and property owners within ½ mile. Then if there were no protests or if they were resolved by the boundary commission, the applicant would submit a general development plan (P District) followed by new ordinances and zoning drafted by staff, a public hearing, code and map amendments and a recommendation by the Planning Commission. The City Council would then review and approve or deny the general development plan. If the general development plan was approved by the Council, the applicant would submit a preliminary plan with staff to prepare final code and map amendments as well as a development/annexation agreement. The Planning Commission would review the preliminary plan and development agreement and make a recommendation to the City Council. The City Council would consider a resolution to annex the petition area, an ordinance adopting the zoning map and code amendments, a development agreement annexation agreement, and a preliminary plan. If the City Council approved those considerations, the City recorder would file notice with the lieutenant governor within 30 days of approval. The lieutenant governor would then certify the annexation, and a notice of withdrawal to local districts would be sent regarding the addition of the area to the City.

Mayor Arave commented that there had been comments from Salt Lake and asked when they would be involved in the process. Sherrie Pace replied that Salt Lake had been involved extensively and had been working with the Airport Authority and the developer. The Airport Authority performed an air and noise study and found the project was even further away from the airport than what was shown on the study the developer had done.

Sherrie Pace reported that this development was 135 acres with approximately 17 acres of open space, parks, and trails. The proposed open space would be 17% parks and trails with 5% native vegetation open space. The proposal was for 1,050 dwelling units comprised of 7 estate lots, 454 single family homes, and 586 townhomes as well as a charter school on six acres. She said that the Jordan River Commission had requested a setback but one of the concerns was who would maintain the buffer. She explained that a portion of the buffer would be on the Cross E Ranch property.

Ms. Pace said Cross E Ranch provided a very general plan that had a town square with RV units along the river and some single family homes with a majority of the property to remain agricultural use.

Council Member Mumford asked if Cross E Ranch had changed their plans. Sherrie Pace replied that they did not want to develop the property right now and wanted to negotiate for future entitlements. She said she would send the entire annexation process to the City Council.

2. REPORT ON ROAD CLOSURES AND TRAFFIC CONTROL PLANS FOR UPCOMING CONSTRUCTION PROJECTS

Paul Ottoson reported on the Eaglewood Loop secondary water transmission line and street reconstruction project and showed a map of the vicinity. He explained that this project would be

completed all at once and as it was a very large project, so it would be broken into three phases. At the south end of Tanglewood Loop, this project would also tie into the Eaglewood Cove Phase 13 project. He reported that phase 1 would include the installation of all secondary water lines and removal of asphalt on Eaglewood Loop between Rockwood Drive and Elk Hollow Road, and all of Rockwood Drive. The asphalt would remain on Eaglewood Loop (north) between Eagleridge Drive and Elk Hollow Road as well as Tanglewood Loop Drive east of Rockwood Drive. There would be a hard closure at the intersection of Eaglewood Loop at Rockwood as well as the north end of Rockwood with resident access only. All traffic from Bountiful would travel down Elk Hollow Road.

Phase 2 would be divided into two parts with the removal of asphalt on Eaglewood Loop between Eagleridge Drive and Elk Hollow Road to complete excavation and road subgrade. One driveway into the golf course parking lot would remain open at all times. There would be a hard closure on Elk Hollow Road at the Bountiful City limit line.

Ken Leetham asked about the timeframe for construction in front of the golf course clubhouse. Paul Ottoson replied that it would be approximately one week. He said that the project was being done this way to lessen the impact on the golf course.

Mayor Arave asked if the project had already gone out for bid. Paul Ottoson responded that the bid opening was scheduled for the following week. He estimated it would take six months to complete the project.

Paul Ottoson reported on phase 2b and said there would a hard closure for Bountiful residents. The sections in phase 1 and 2 would then be asphalted. He said phase 3 would be the installation of all secondary water lines. This would include the south part of Eaglewood Loop. He said there was a golf cart crossing for Eaglewood Loop and the contract would require that they maintain a golf cart crossing between holes 2 and 3. Only residents of the four cul-de-sacs and Eaglewood Loop would be able to access the area.

Mr. Ottoson said additional issues for this project included Liberty Fest requirements in July, public information requirements, right of entry onto public property, landscape restoration, and the project schedule. There would be a clause in the contract which would require that all of Eaglewood Loop be smoothed out and trenches buried by July 2nd for Liberty Fest. He explained that the public information requirement included the need for the contractor to have a public information firm or department that would provide public information signs, post contract info, maps, and the project schedule, as well as notifying the City of any complaints, etc.

Paul Ottoson said that the public had not yet been notified but once the bid was awarded the contractor and the City would set up a meeting with residents for this purpose. He also spoke on the right of entry onto private property. He said every resident needed to sign up for secondary water and would not be able to opt out. In order to finish this project the contractor would need

to access private property to hook up the secondary water connection. Residents would need to sign a right-of-entry agreement and if any residents refused, they would need to hire their own contractor to complete the work. Mr. Ottoson said he hoped that the project would start in early May with the water lines to be completed in late October.

Ken Leetham commented that this was a big project but it needed to be completed. He said the residents would be appreciative once it was done. Mr. Leetham said the City would hold several public meetings to notify the residents about the project including navigating the construction site and meeting with the contractor to ask questions.

Paul Ottoson said that there was a pre bid meeting with seven contractors but said that while he thought the City would receive good pricing for the street reconstruction he was unsure about the pipe laying costs.

Ken Leetham stated that although the four cul-de-sacs off Eaglewood Loop were not included in this project, the City was planning to repair those in 2022.

3. ADJOURN

Mayor Arave adjourned the meeting at 7:02 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
MARCH 16, 2021

DRAFT

Mayor Arave called the meeting to order at 7:02 p.m. Council Member Stan Porter offered the invocation and led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Via Zoom: Dee Lalliss, resident; Brad Buehner, Altyn Vista applicant; Mark Burghardt; In-person: Mark Pantelakis, ILC Travel Outfitters; Todd Godfrey, Hayes Godfrey Bell.

1. CITIZEN COMMENT

There were no citizen comments.

2. PUBLIC HEARING: CONSIDERATION OF ORDINANCE 2021-03: AN ORDINANCE VACATING THE REAR YARD PUBLIC UTILITY EASEMENT ON LOTS 1511-1515 EAGLEPOINTE ESTATES, PH. 15 ADJACENT TO TUNNEL SPRINGS PARK

Sherrie Pace reported that the City recently sold a portion of City owned property between the north asphalt trail at Tunnel Springs Park and Eaglepointe Estates Ph. 15 to the north. The existing lots in Eaglepointe Estates each had a ten-foot public utility easement along the rear property lines. With the addition of the property between their rear property lines and the trail, the property owners expressed interest in utilizing the property for accessory uses such as pools. The existing PUE precludes the property owners from fully using that area. Therefore, the Development Review Committee (DRC) recommended that the rear public utility easement be

vacated, which could be done with an ordinance. Ms. Pace reported that the City had received clearances from Dominion, South Davis Sewer, Century Link, Comcast, Rocky Mountain Power, and NSL Public Works. Other affected entities have been mailed direct notice of the public hearing. Ms. Pace clarified that the ordinance would vacate the public utility easement.

Mayor Arave asked for clarification on the location of the easement. Sherrie Pace replied that the easement existed where it was platted and explained that as the residents now owned property on the other side where the City would be vacating the public utility easement.

At 7:09 p.m. Mayor Arave opened the public hearing. There were no comments and at 7:10 p.m. Council Member Mumford moved to close the public hearing. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

Council Member Baskin asked if the City needed to retain an easement. Sherrie Pace replied that if the City needed future access that could be done through the park property.

Council Member Mumford moved to approve Ordinance 2021-03 an ordinance vacating the rear yard public utility easements on lots 1511-1515, Eaglepointe Estates Ph. 15, with the following findings:

1) **There is good cause for the vacation;**
2) **Vacation of the public utility easement will allow the property owners full enjoyment of their property right;**
3) **The City has received no objections to the vacation from affected entities.**

Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

3. CONSIDERATION OF A CONCEPT PLAN FOR ALTYN VISTA PUD LOCATED AT 340 NORTH ORCHARD DRIVE, BRAD BUEHNER, APPLICANT

Sherrie Pace reported that the Buehners owned the two lots located at 340 and 360 North Orchard Drive, which contained 1.48 combined acres (64,469 square feet) in the R1-10 zone. The applicant proposed to subdivide the two lots into four by adding a private road between the existing homes. The proposed private road would be 20 feet wide and 260 feet long with a 70-foot hammerhead turnaround. She showed the proposed site plan and said it would be a planned unit development (PUD) with a private road. The Planning Commission reviewed and recommended approval with a condition that lot 2 be increased to the standard lot size of 10,000 square feet. Ms. Pace said several of the existing buildings would be removed while others would remain with variances on the setbacks per the PUD.

Mayor Arave stated that they looked like flag lots, which he thought was not allowed. Sherrie Pace replied that flag lots were allowed per conditional use or had not been subdivided but they would have needed a 50-foot wide driveway.

Council Member Horrocks commented that due to the housing crisis it seemed like many things were now being encouraged that were previously not allowed such as flag lots and ADUs.

Mayor Arave asked how wide the lots were. Sherrie Pace responded that she thought they were 90 feet wide on Orchard Drive but they were not even in size.

Council Member Baskin asked if the Planning Commission vote was unanimous. She said that in the future the City might not be happy with this development as it was creating an enclave/compound, which could be difficult for access. Council Member Porter said the previous concern was a high density PUD and this seemed like a more positive development.

Council Member Mumford commented that the private road did not line up with 3500 South and said he wanted to keep this area of the City zoned R-1-10. Sherrie Pace replied that a PUD was a conditional use or a permitted use with conditions. She said unless there were harmful effects to other property owners the City Council was obligated to approve. Ms. Pace explained that the City Council did have latitude regarding the setbacks and did not have to approve the varying distance.

Council Member Mumford asked about the Planning Commission approval to change the setbacks. Sherrie Pace replied that under the PUD ordinance the Planning Commission could vary the size of the lot, the setbacks, and the width at the preliminary plat level.

Council Member Horrocks moved that the City Council approve the concept plan for Altyn Vista PUD at 340 North Orchard Drive with the condition:

1) **Lot 2 will be increased to the minimum 10,000 square feet.**

Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

4. CONSIDERATION OF ORDINANCE 2021-04: AN ORDINANCE AMENDING LAND USE CODE, TITLE 10, CHAPTER 1, DEFINITIONS AND CHAPTER 25, COMMERCIAL HIGHWAY ZONE TO INCLUDE A PERMITTED USE "ARTISAN AND CRAFTSMAN INDUSTRY", MARK PANTELAKIS, APPLICANT

Sherrie Pace reported that the applicant, Mark Pantelakis, owned ILC Travel Outfitters at 328 North Highway 89. He approached the City about leasing space in his current building to other businesses including an auto repair facility and a specialty manufacturer of ammunition. She

stated that automotive repair and manufacturing would be prohibited uses in the Commercial Highway (CH) zone. Mr. Pantelakis requested a code amendment that would dramatically change the allowed uses in the CH zone. She presented Mr. Pantelakis' proposal which included adding auto body, convenience retail stores, industrial assembly, light manufacturing, online sales, and retail establishments under 20,000 square feet, automotive parts including assembly and manufacturing as permitted uses. He also suggested auto body shops and repair facilities as conditional uses.

Staff prepared an alternative code amendment with the proposed language, which included the changes to allow an "Artisan and Craftsman Industry" that would allow for the "production of goods in limited quantities by skilled workers using hand tools, small machinery or other traditional methods. The production, assembly and/or repair of artisan and craftsman goods shall create no noxious by-products and may include limited distribution and online sales." The language recommended that the "Artisan and Craftsman Industry" would be a permitted use in the CH zone with an 8,000 square foot maximum and "shall not create noxious by-products and must include a showroom or retail outlet."

Sherrie Pace said that staff felt that the proposed amendment may work for the assembly of the ammunition but would not allow automotive repair. The Development Review Committee (DRC) recommended approval of the proposed amendments with the following findings: that the proposed amendment was in accord with the comprehensive general plan, goals and policies of the City, that changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this title, that the proposed amendment is in accord with the Town Center Master Plan and the future implementation of the draft form based code, and that the uses proposed by the applicant are not in accord with the Town Center Master Plan and may negatively affect the implementation of the adopted plan. The Planning Commission held a public hearing on March 9, 2021. No public was present to comment on the proposed changes. The Planning Commission discussed the proposed amendments with the applicant and the future of the Town Center. The Planning Commission recommended approval of the alternative language proposed by staff.

Mayor Arave had some concerns with allowing both ammunition manufacturing and automotive in the proposed location especially as it was adjacent to a residential area.

Council Member Gordon commented that her concern was the materials involved with loading ammunition. She did not want this use in the Town Center area. Council Members Porter and Baskin were in agreement and felt these were incompatible uses for the zone.

Council Member Mumford did not feel that ammunition manufacturing was an issue. He spoke on the form based code and said as long as the exterior of the building was nice that the use was not a concern as long as it met safety requirements. He said the form based code allowed free market use in the area and controlled the negatives like outdoor storage.

Council Member Porter commented that the ammunition manufacturing would need to meet the fire code regulations for gun powder. Council Member Baskin stated she was also not comfortable with the retail component for ammunition manufacturing near neighborhoods.

Council Member Horrocks said he understood the concern and felt it could be mitigated; however, he understood the concerns of the Council.

Mayor Arave clarified that the City Council was in favor of adding the Artisan and Craftsman Industry but felt the manufacturing of ammunition was a stretch.

Sherrie Pace suggested staff could revise the language and recommended tabling this item.

Council Member Mumford gave the example of blown glass artwork or pottery and said that the concept of this would have a retail element while also allowing artisan manufacturing at the location as well.

Mark Pantelakis said he owned commercial property in the CH zone as well as in downtown Salt Lake. He explained how difficult it had been to stay in business with the pandemic, especially as more and more people were making on-line purchases through Amazon, etc. Mr. Pantelakis felt that if the City wanted retail that they needed to consider service industries that offered to retail clientele. He said there was a lot of high density housing in the area but no retail or restaurants and asked if he should sell his property to be redeveloped as housing.

Mark Pantelakis explained that the proposed business would not manufacture the bullets or gunpowder. He also said the automotive was a custom builder with a retail component. Mr. Pantelakis asked how the City would help retail survive.

Council Member Porter commented there were multiple factors in obtaining retail and felt that certain businesses, such as the ammunition manufacturing, may even deter other retail. He did not feel that the two proposed uses were a good fit for this location.

Mayor Arave explained that the City was trying to approve the appearance of Highway 89 and the proposed uses did not fit with the changes to the area. He expressed concern for Mr. Pantelakis and said staff would continue to work with him.

Council Member Gordon moved to table this item. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

5. CONSIDERATION OF RESOLUTION 2021-08R: A RESOLUTION APPROVING A CONSULTING SERVICES AGREEMENT (AGREEMENT 2021-12A) WITH HAYES

GODFREY BELL, PC FOR CITY ATTORNEY SERVICES AND APPOINTING A CITY ATTORNEY

Ken Leetham reported that the City has been seeking a replacement for David Church, City Attorney, who was retiring. During the course of this process, the City solicited proposals from interested and qualified firms and individuals. Staff interviewed six firms and brought two firms to the City Council for consideration. Staff recommended Todd Godfrey with Hayes Godfrey Bell to be the City principal attorney who would work directly with the Council and staff.

Todd Godfrey commented that he would be happy to answer any questions.

Council Member Mumford moved to approve Resolution 2021-08R: a resolution approving a consulting services agreement and appointing a City Attorney. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

6. CONSIDERATION OF PROPOSED AWARD OF BID FOR THE 1100 NORTH REDWOOD ROAD SIDEWALK PROJECT TO POST CONSTRUCTION IN THE AMOUNT OF $88,830

Paul Ottoson reported that this project consisted of constructing a six-foot wide asphalt sidewalk adjacent to the curb and gutter on the west side of Redwood Road from the north property line of the Hampton View Apartments to the City's north limit line. The north end of the sidewalk would tie into the existing sidewalk in Woods Cross City. He spoke on the difficulty of obtaining the property to complete this project and said that both property owners had agreed with the appraisal.

Mr. Ottoson said the low bidder for the project was Post Construction at $88,830. They have completed several projects in the City and their work has been very good. The City received a grant from the UDOT TAP Funds program with $98,750 from UDOT and $34,250 from the City for a total cost of $133,000. The grant would expire in June so the project would need to be completed before then. However, the cost to purchase the rights of way was over budget at $63,000 so a budget adjustment would be presented at the April 6 City Council meeting.

Council Member Mumford asked who would be responsible for the snow removal. Ken Leetham replied that he thought one of the conditions of the sale was that it would be the City's responsibility until the parcels were developed.

Sherrie Pace commented that she would verify where the City would be responsible for snow removal.

Council Member Gordon recommended the City Council award the Redwood Road sidewalk project at 1100 North to Post Construction for the price of $88,830. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

7. CONSIDERATION OF RESOLUTION 2021-07R: A RESOLUTION APPROVING ENTERING INTO AGREEMENT 2021-05A: AN INTERLOCAL COOPERATION AGREEMENT FOR MUNICIPAL ELECTION SERVICES WITH DAVIS COUNTY

Council Member Baskin expressed concern that the Council would be voting on this item when it had not been fully discussed.

Mayor Arave said that it would cost $25,000 for the City to offer Ranked Choice Voting through Utah County. He said it would cost $16,299 for Davis County to administer the traditional election plus an additional cost if a primary election is needed.

Council Member Porter stated that after the 2020 presidential election that there may be some concern if the City made changes this year as there seemed to be a general distrust about elections right now. He suggested that it was not the year to implement Ranked Choice Voting.

Council Member Mumford said that he wished the bill from the legislative session required Davis County to support Ranked Choice Voting as it would be hard to use another county to provide voting services for the City. He also agreed there was sensitivity after the presidential election and asked that this be a future discussion item.

Council Member Gordon asked for clarification on the cost of having two elections. Ken Leetham replied that it would cost $16,000 for each election with a traditional voting method and that Ranked Choice Voting would only require one election, but at the cost of over $25,000.

Council Member Baskin said she liked the idea of making ballots more accessible. She agreed with Council Member Porter that it may be the wrong year to cause people to question an election process again.

Council Member Horrocks moved that the City Council approve Resolution 2021-07R entering into an Interlocal Cooperation Agreement with Davis County for the 2021 Municipal Election Services, agreement number 2021-05A. Council Member Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

8. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of March 2, 2021 were reviewed.

Council Member Mumford moved to approve the City Council minutes from March 2, 2021 as amended. Council Member Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

9. ACTION ITEMS

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

10. COUNCIL REPORTS

Council Member Gordon reported on the Youth City Council's (YCC) participation in the food drive.

Council Member Mumford spoke on Liberty Fest and said it seemed like the State was starting to open up after the pandemic. He said the Parks and Arts Board was preparing for the Kite Festival and other spring activities and asked for the Council's opinion.

Council Member Gordon commented that the YCC would not be holding the annual Easter egg hunt this year.

Mayor Arave commented that it seemed acceptable to proceed with planning for these activities. Council Member Horrocks commented that outdoor activities certainly seemed safer.

Council Member Baskin asked if there was a future spike in COVID cases if the Parks and Arts Board and City would be ok to cancel events. Council Member Mumford replied that they could accommodate this and explained they held a drive-thru Halloween event with last-minute changes in 2020, which was a big success.

Council Member Porter spoke on the 2020 Get to the River Event and said it worked out well with some modifications.

Council Member Mumford asked if the Redwood Road TIF money could be used for the previously discussed 1100 North sidewalk project. Ken Leetham replied that it could and said he was making a list of projects that correlated with those funds.

Council Member Porter reported that the Jordan River Commission would hold a river trip for the April meeting. He also spoke about his desire to prepare a history book of the City. Council Members Baskin and Gordon offered to assist with reviewing the book.

Mayor Arave addressed Uniting Neighbors, emergency preparedness, Communities Who Care, and general health issues/concerns. He suggested appointing residents to a board that would encompass these aspects.

Council Member Horrocks asked if City Hall would be opened to the public. Ken Leetham replied that this would be discussed when the Governor or Davis County determined that the County's risk level for COVID transmission was in the low category.

Council Member Horrocks reported that he spoke with one of the Bountiful City Council members and her to address the Wood Museum property and the broken fence with her city.

Council Member Baskin commented on the Arbor Day event for the year and said she was eager to get that planned.

11. MAYOR'S REPORT

Mayor Arave reported that a newly proposed bus rapid transit (BRT) system would go from Farmington to Research Park at the University of Utah. He asked that staff meet with UDOT and UTA to determine the right-of-way for the City.

Mayor Arave reported on a meeting with the residents near Tunnel Springs Park regarding the street light issue. He said that while the residents would like to move or lower the lights that staff determined shielding the lights or installing dimmers with timers would be the best option.

12. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

13. CITY MANAGER'S REPORT

Ken Leetham reported that he had initiated discussions regarding the City's summer recreation program. He said there would be no spring soccer this year but potentially fall soccer and the summer rec program. He also said that the Liberty Fest planning committee met that day and would be moving forward with planning for this event. Mr. Leetham said that a planning committee had also been formed to prepare for the City's 75th anniversary. This committee was comprised of Linda Horrocks, Sherrie Pace, David Frandsen, two members from the Parks and Arts Board (Tammy Clayton and Rachel Shumway), two members from the Planning Commission (Brandon Tucker and Alisa Van Langeveld), and two City Council Members (Stan Porter and Ryan Mumford). This committee would have their first meeting March 30th. He said approximately $10,000 to $15,000 would be needed to brand for this event.

Ken Leetham said he would be sending the City Council the legislative updates from the League of Cities and Towns and said they would be holding a series of lectures related to these updates.

Mayor Arave asked if the City would receive any funds from the proposed $1.9 trillion dollar federal stimulus package. Ken Leetham said he believed the City would be receiving funds but was unsure of the amount.

Mayor Arave suggested that field space be preserved at Hatch Park in the redesign process and asked that this information be given to the Hatch Park Steering Committee.

14. ADJOURN

Mayor Arave adjourned the meeting at 8:47 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday April 6, 2021 by unanimous vote of all members present.

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Linda Horrocks, City Recorder

Action Items for April 6, 2021

Item	Staff	Description
New		
1	Sherrie	Email the Council info about who is responsible for snow removal per the 1100 North Redwood Road sidewalk project. *The City is responsible, by contract, until the properties are redeveloped.*
2	Ken	Mayor Arave spoke on Uniting Neighbors, emergency preparedness, Communities Who Care, and health. He suggested appointing residents to a board that would encompass these aspects.
3	Ken	Staff to setup a meeting with UDOT and UTA regarding the City's right of way related to the BRT system from Farmington to the U of U. *UTA is setting this up for April 15*
4	Ken, David	Mayor Arave suggested that field space be preserved at Hatch Park and asked that this information be given to the Hatch Park Steering Committee. *This information was given to the steering committee on March 22nd.*
5	Ken, Janice	Mayor Arave asked if the City would receive any of the $1.9 trillion federal stimulus and how much if so. *The current estimate that the City could receive $2,336,453.64.*
6	David, Paul	Check on need for re-treatment of concrete reservoir exterior at Deer Hollow Park. Also, check for cracking. *Staff is reviewing.*
Current		
1	Ken, Todd	Potentially have the Todd Godfrey review the odor issue from Sewer District property in Foxboro.
2	Ken	Staff to look into the possibility of hiring a history intern to help compile the City's history.
3	Sherrie; Ken	Staff to reach out to Wood Museum property owner and Bountiful City related to broken fence – Lower Eaglewood Drive. *(Wood sisters; Sheila Price and Suzina Glade. Carl Huffner is their attorney. Wilford Cannon also a contact for tours, etc.) Ken spoke with Wilford.*
4	Mayor, Ken, Sherrie	Mayor and Staff – review and present locations in the City for a new South Davis Rec District facility. *Staff to provide an update during the 4-6-21 Council meeting.*
5	Ken, Sherrie	Assignment to amend the Park and Recreation Element of the City's General Plan so that it includes Hatch Park, Tunnel Springs Expansion and Capital Projects and repairs. *An RFP is being prepared to complete the amendment.*
6	Paul	In conjunction with the re-routing of storm water near the 14th 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. *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. Paul met with contractor – going to get a design. (will need a budget adjustment)*
7	David, Linda	Reschedule service projects -- including Purge the Spurge at Wild Rose Trail (with YCC and residents help). *Staff will evaluate projects depending on COVID-19 restrictions.*
8	Ken, David, Sherrie	Staff to prepare policy (or review current policy) related to tree removal particularly when related to sidewalk damage. *Staff is working on a follow-up report to the City Council.*
9	Tyler, Julie McLachlan	Look at the possibility of expanding a recreation program up at the golf course. Clinics, lessons, paid classes/workshops, etc. *This idea will be included in the new proposals related to the golf course and efforts to increase revenues.*
10	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.
11	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. *Staff reviewing history committees of other cities and will draft resolution.*

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: April 6, 2021

Subject: Secondary Water Transmission Line & Street Reconstruction – Eaglewood Loop & Rockwood Drive Project

RECOMMENDATION

Staff recommends awarding the Secondary Water Transmission Line & Street Reconstruction – Eaglewood Loop & Rockwood Drive project to Staker Parsons Companies for the price of $2,063,468.50.

BACKGROUND

The water line portion of this project is a continuation of the City's secondary water system on the east bench adjacent to the Eaglewood Golf Course. This portion of the expansion includes installing new secondary water lines and laterals along Eaglewood Loop and Rockwood Drive and also tying in existing secondary laterals that are already installed along Woodbriar Way, which will convert these homes to the secondary water system. In addition, this project will also include the total street reconstruction of Eaglewood Loop, Rockwood Drive and Tanglewood Loop south.

The project will be done in phases so as to have as little impact as possible on traffic for the nearby residents and the golf course patrons. Two virtual meetings will be set up with the affected residents. These meetings will be held on Thursday, April 15th and Saturday, April 17th.

The City received six bids and they are shown below:

Contractor	Price
Staker Parsons Companies	$2,063,468.50
Great Basin Development	$2,413,238.00

Hughes General Contractors	$2,731,915.00
Ormond Construction	$2,749,634.28
Silver Spur	$2,970,345.00
Green Construction	$3,199,820.00

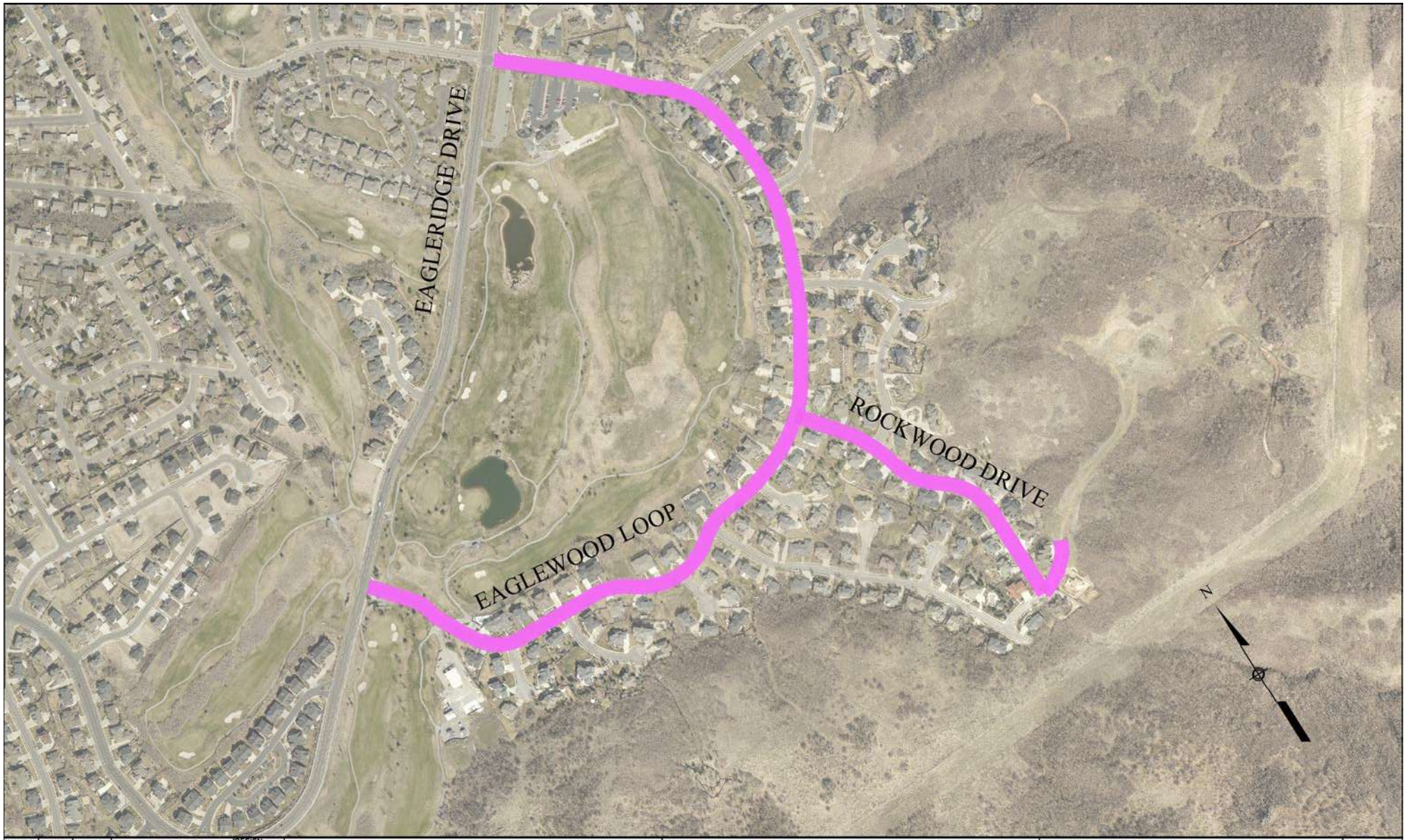
The total budget for this project is $2,594,896.02 and it has already been approved.

The budget can be further broken up into the water fund and the streets fund, as shown below:

	Budgeted Amount	Contracted Amount
Water Budget	$1,410,896.02	$1,362,511.25
Streets Budget	$1,184,000.00	$ 700,957.25

POSSIBLE MOTION

I recommend City Council award the Secondary Water Transmission Line & Street Reconstruction – Eaglewood Loop & Rockwood Drive project to Staker Parsons Companies for the price of $2,063,468.50.



REVISION	DATE	BY	DESCRIPTION

DESIGN GMK
DRAWN GMK
CHECKED GMK
DATE NOV 2020
F.B. NO.
P.G. NO.

SITE LOCATION

EAGLEWOOD LOOP

CITY OF NORTH SALT LAKE
10 East Center Street
North Salt Lake, UT 84054
(801) 335-8720

LEN ARAVE
Mayor

KEN LEETHAM
City Manager

SHEET 1
OF 1
PROJECT NO.

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: April 6, 2021

Subject: 5480 Tank Conversion for Future Secondary Water

RECOMMENDATION

Staff recommends awarding the 5480 Tank Conversion for Future Secondary Water project to Corrio Construction for the price of $42,801.00.

BACKGROUND

As part of the overall plan to supply the east bench area of Eaglewood Cove with secondary water, one of the two 5480 culinary water tanks must be converted to the secondary water system. This project involves installing two water lines approximately 30 feet in length that will stub into both tanks. During construction, one tank can be shut down while the other must remain in operation at all times. With the surrounding Eaglewood Cove Phase 13 development likely to begin construction soon, staff feels that this project needs to be completed before construction on the development begins. Another reason to start the project now is to finish before the weather gets hotter and demand on the tanks increases.

The City received three bids and they are shown below:

Contractor	Price
Corrio Construction	$42,801.00
Bowen Construction	$49,890.00
JR Burton	$68,715.30

The total budget for this project is $50,000 and it has already been approved.

POSSIBLE MOTION

I recommend City Council award the 5480 Tank Conversion for Future Secondary Water project to Corrio Construction for the price of $42,801.00.

REVISION	DATE	BY	DESCRIPTION

DESIGN KDB
DRAWN KDB
CHECKED PAD
DATE MAR 2021
F.B. NO.
P.G. NO.

AERIAL OF SITE

5480 TANK CONVERSION FOR
FUTURE SECONDARY WATER

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

LEONARD K ARAVE
Mayor

KEN LEETHAM
City Manager

SHEET 1 OF 1

PROJECT NO. 17-020

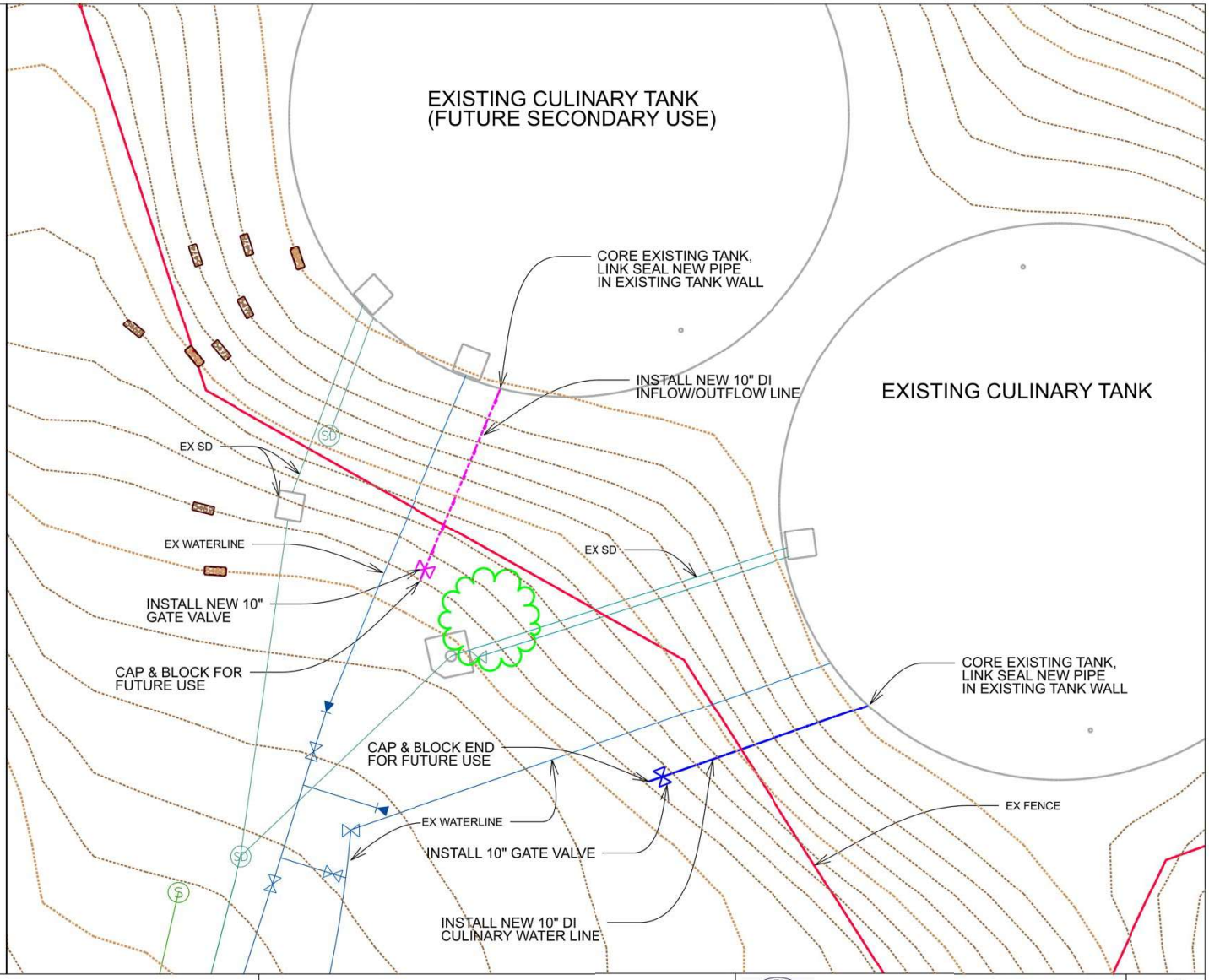
NOTES:

1. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE EXACT, BUT HAVE BEEN SHOWN FROM RECORD DRAWINGS & MOST CURRENT SURVEY DATA. CONTACT BLUE STAKES PRIOR TO EXCAVATION.
2. NORTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS SHALL BE FOLLOWED. THE CONTRACTOR IS REQUIRED TO CONTACT THE ENGINEER AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION. (KARYN BAXTER 801-335-8722)
3. THE CONTRACTOR SHALL HAVE ON SITE AT ALL TIMES AT LEAST ONE COPY OF THE SIGNED APPROVED PLANS & SPECIFICATIONS, AS WELL AS ALL PERMITS AS REQUIRED TO PERFORM THE WORK.
4. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED & SHEETED AS PER STATE AND FEDERAL REQUIREMENTS FOR SAFETY & PROTECTION OF WORKERS & OTHER UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION & SUBMITTING THEM TO THE ENGINEER PRIOR TO FINAL PAYMENT.
6. WATER LINES PRESENTLY IN USE CANNOT BE SHUT DOWN EXCEPT BY NSL WATER DEPARTMENT PERSONNEL. THE CONTRACTOR SHALL NOT, UNDER PENALTY OF FINES, OPERATE ANY WATER VALVES ON EXISTING CITY LINES.
7. EVERY FITTING SHALL HAVE MEGA-LUGS. M.J. FITTINGS TYPICAL.
8. STANDARD COVER SHALL BE 3'-0" FROM FINISHED GRADE TO TOP OF INSTALLED PIPE FOR SECONDARY WATER LINES (CULINARY FOLLOWS CITY STANDARD). GRADE STAKES WILL BE PROVIDED FOR WATERLINE DEPTH AND LOCATION AT NEW VALVE LOCATION.
9. ALL MATERIALS TO BE REMOVED (DURING EXCAVATION) MAY REMAIN ONSITE. IF EXISTING VEGETATION OR OTHER DEBRIS MUST BE HAULED AWAY, THIS WILL BE DONE BY OTHERS. THE EXISTING MATERIAL WILL BE REUSED FOR BACKFILL AT TANKS. IMPORTED SAND WILL BE REQUIRED FOR PIPE BEDDING, BUT SUITABLE SAND ON-SITE (IF ANY) MAY BE USED.

LEGEND

- NEW CULINARY WATERLINE
- NEW CULINARY WATERLINE FOR FUTURE SECONDARY USE
- EX DRAIN LINES
- EX WATER LINE
- EX SEWER
- EX FENCE

SCALE: 1'=20'



REVISION	DATE	BY	DESCRIPTION

DESIGN KDB
DRAWN KDB
CHECKED PAG
DATE MAR 2021
F.B. NO.
P.G. NO.

SITE PLAN

5480 TANK CONVERSION FOR FUTURE SECONDARY WATER

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

LEONARD K ARAVE
Mayor

KEN LEETHAM
City Manager

SHEET 2 OF 4

PROJECT NO. 17-020

RESOLUTION NO. 2021-04R

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 FUND, ROAD CAPITAL FUND, WATER FUND, SECONDARY WATER FUND, AND STORM WATER 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 Fund, Road Capital Fund, Water Fund, Secondary Water Fund, and Storm Water 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 April 6, 2021 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:

Decrease in contribution to fund balance in the amount of ($31,900)
Increase expenditures in the amount of $31,900

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

Increase revenues in the amount of ($25,000)
Increase expenditures and transfers-out in the amount of $124,400
Decrease contribution to fund balance in the amount of ($99,400)

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

Increase revenues/transfers-in in the amount of ($1,322,800)
Net increase expenditures in the amount of $946,300
Increase use of fund balance in the amount of $376,500

A change in the 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 ($115,500)
Increase expenditures in the amount of $115,500

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

Decrease contribution to fund balance in the amount of ($17,250)
Increase expenditures in the amount of $17,250

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 ($149,200)
Net increase expenditures in the amount of $149,200

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 6th day of April, 2021.

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	_____

FISCAL YEAR 2020-2021 BUDGET ADJUSTMENT - APRIL 2021

FUND	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	NOTES
GENERAL FUND					
	GENERAL & CONTRACTED SERVICES	$ 5,000	$ 15,000	$ 20,000	PLAN REVIEW CONSULTANT FOR COMPLEX DEVELOPMENT PROJECTS
	GENERAL & CONTRACTED SERVICES	55,000	16,900	71,900	SECURITY/AUTOMATIC DOOR LOCKS AND CITY HALL LIGHT REPLACEMENT
	NET CHANGE IN FUND BALANCE	55,100	(31,900)	23,200	DECREASE IN CONTRIBUTION TO FUND BALANCE
REDEVELOPMENT AGENCY					
	CAPITAL GRANTS - LOCAL GVRNMT	$ -	$ (25,000)	$ (25,000)	TOWN CENTER TRAFFIC CIRCULATION - GRANT REVENUE
	PROFESSIONAL & TECH - HWY 89	161,500	25,000	186,500	TOWN CENTER TRAFFIC CIRCULATION - GRANT EXPENDITURE
	TRANSFER OUT TO FUND REDWOOD ROAD PROJECT	-	99,400	99,400	REDWOOD ROAD SIDEWALK CONNECTION
	FUND BALANCE - CONTRIBUTION TO	71,000	(99,400)	(28,400)	DECREASE CONTRIBUTION TO FUND BALANCE
ROADS CAPITAL FUND					
	TRANSFER IN - REDEVELOPMENT AGENCY REDWOOD RD	$ -	$ (99,400)	(99,400)	REDWOOD ROAD TAX INCREMENT
	CAPITAL GRANTS - FEDERAL	-	(1,223,400)	(1,223,400)	GRANT REVENUE - MAIN STREET RECON
	ANNUAL SEAL COAT C ROAD	200,000	220,000	420,000	INCREASE ANNUAL ROAD WORK
	MAIN STREET RECONSTRUCTION	97,163	1,226,300	1,323,463	INCREASE PROJECT EXPENSE - GRANT RELATED/IMPACT FEES
	EAGLEWOOD LOOP SO ROCKWOOD	1,184,000	(400,000)	784,000	DECREASE BUDGET
	FOXBORO DR RECON-ELEM-FOXHLLW	285,000	(85,000)	200,000	DECREASE BUDGET
	EGLE RDG DR RECO, VISAV TO EWD	325,000	(100,000)	225,000	DECREASE BUDGET
	REDWOOD RD TRAIL(HAMPTON APTS)	133,000	35,000	168,000	INCREASE PROJECT EXPENSE - GRANT RELATED
	REDWOOD RD SIDEWALK- WEST CONN	250,000	50,000	300,000	INCREASE PROJECT EXPENSE - GRANT RELATED
	FUND BALANCE - USE OF	(602,826)	376,500	(226,326)	DECREASE USE OF FUND BALANCE
WATER FUND					
	PROF & TECHNICAL SERVICES	$ -	$ 115,500	$ 115,500	CONSULTANT -WATER STUDY
	FUND BALANCE - USE OF	(2,568,013)	(115,500)	(2,683,513)	INCREASE USE OF FUND BALANCE
SECONDARY WATER FUND					
	PROF & TECHNICAL SERVICES	$ 4,300	$ 17,250	$ 21,550	CONSULTANT -WATER STUDY
	FUND BALANCE - CONTRIBUTION TO	34,500	(17,250)	17,250	DECREASE CONTRIBUTION TO FUND BALANCE
STORM WATER FUND					
	PROF & TECHNICAL SERVICES	$ 16,000	$ 99,100	$ 115,100	CONSULTANT -WATER STUDY
	PIPE ALONG UPPR- UNION TO MAIN	$ 100,000	$ (39,900)	$ 60,100	DECREASE BUDGET
	DRAINAGE PROJECT @ HOLE #14	90,000	90,000	180,000	INCREASE PROJECT EXPENSE
	FUND BALANCE - USE OF	(900,900)	(149,200)	(1,050,100)	INCREASE USE OF FUND BALANCE

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 Pace, Community Development Director

DATE: April 6, 2021

SUBJECT: Consideration of a plat amendment Eaglepointe Estates Ph. 10, combining lots 1021R & 1020 R located at 653 East Country Court

---

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of amended plat of Eaglepointe Estates, Ph. 10, combining lots 1021R and 1020R with the following conditions:

1. Completion of engineering redlines, if any.

BACKGROUND

The proposed plat amendment combines lots 1021R and 1020R of Eaglepointe Estates Phase 10. Both lots are owned by a single property owner, the Nielson family. Lot 1021R is 0.35 acres and has a single family dwelling on it. Lot 1020R is 0.31 acres and is vacant. There are no public utility easements that must be vacated in order to combine the lots or build across the dividing lot line. The proposed lot will be approximately 0.66 acres in size.

Once the lots are combined, the applicant plans to add to the existing residence via sky bridge to the a new guest home/pool house/pool area. The preliminary plan of the addition includes a sky bridge connecting the existing structure to a proposed structure on lot 1020R. The proposed structure will act as a sort of pool house with other amenities such as a media room and three car garage. Due to the new structure being connected to the main dwelling by a sky bridge, it's considered an addition.

Under the City Subdivision ordinance, plat amendments require a public hearing. Notice was sent to property owners of the public hearing and comments regarding the following environmental items were requested:

1. Erosion, dust, soils and top soil loss;
2. Grades, slope stability and Geologic hazards;
3. Ground water, water courses, flood hazards and areas;
4. Vegetative types;
5. Wildlife and habitat;

6. Essential urban services presently available;
7. Fire potential;
8. Accumulation of solid and liquid wastes;
9. Potential area-wide economic impact of the development.

No comments regarding the plat amendment have been received.

REVIEW

The plat has been reviewed for compliance to the City Code and has been found to be in compliance. The Planning Commission recommended approval on March 23, 2021.

POSSIBLE MOTION

I move that the City Council approved the plat amendment that combines lots 1021R and 1020R of the Ealgepointe Estates Phase 10 Subdivision at 653 and 665 East Country Court with the following condition:

1. Completion of Engineering Redlines, if any.

Attachments

1) Aerial/Zoning Map
2) Amended Plat

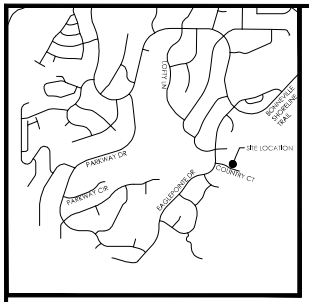
Plat Amendment
Eaglepointe Estates Ph. 10 – Lot 1021R & 1020R
Zoning

Plat Amendment
Eaglepointe Estates Ph. 10 – Lot 1021R & 1020R
Aerial

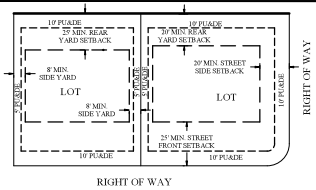
EAGLEPOINTE ESTATES PH 10

LOTS 2020R AND 2021R AMENDED

LOCATED IN THE SE CORNER OF SECTION 12 AND THE NE CORNER OF SECTION 13, T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
MARCH 2021



VICINITY MAP
N.T.S



TYPICAL R1-10 BUILDING SETBACKS

GRAPHIC SCALE

30 0 15 30 60 120

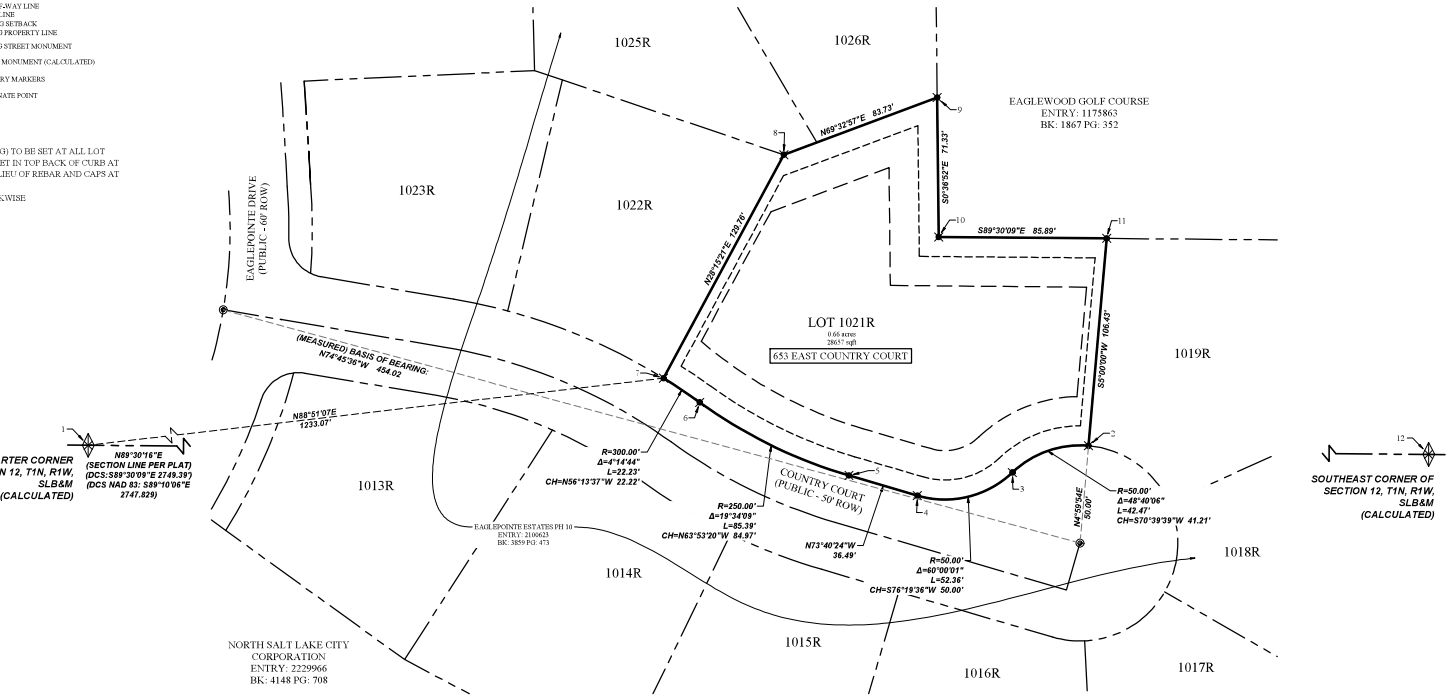
(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- EXISTING STREET MONUMENT
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- COORDINATE POINT

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ROTATE BEARINGS 0°20'10" CLOCKWISE TO CONVERT TO NAD 83



Davis County Coordinates		
Point #	Northing	Easting
1	97366.7500	110568.2300
2	97356.9101	112018.3099
3	97343.2643	111979.4287
4	97331.4449	111930.8457
5	97341.7028	111895.8272
6	97379.1004	111819.5265
7	97391.4554	111801.0521
8	97505.7535	111862.4817
9	97535.0091	111940.9344
10	97463.6832	111941.6993
11	97462.9374	112027.5861
12	97342.9000	113317.5100

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date

BOUNDARY DESCRIPTION

All of Lot 1020R and Lot 1021R, EAGLEPOINT ESTATES PHASE 10, according to the Official Plat thereof recorded August 29, 2005 as Entry No. 2100623 in the Office of the Davis County Recorder

Contains: 28657 square feet or 0.66 acres+/-

NOTE:
ROTATE BEARINGS 0°20'10" CLOCKWISE
TO CONVERT TO NAD 83

OWNER'S DEDICATION

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

EAGLEPOINTE ESTATES PH 10
LOTS 2020R AND 2021R AMENDED

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

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

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
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, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL AS TO FORM THIS ___ DAY OF _____ 20___ BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

RECOMMENDED FOR APPROVAL AS TO FORM THIS ___ DAY OF _____ A.D., 20___

NORTH SALT LAKE CITY ENGINEER

CITY ATTORNEY

RECOMMENDED FOR APPROVAL AS TO FORM THIS ___ DAY OF _____ A.D., 20___

NORTH SALT LAKE CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS _____ DAY OF _____ 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: _____
CITY RECORDER

RECORDED # _____

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

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____
FEE

_____
COUNTY RECORDER

Z:_2021\21-0003 Nelson Residence\Design\21-0003 Eaglepointe Ph 10 - final plat.dwg

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 Pace, Community Development Director

DATE: April 6, 2021

SUBJECT: Consideration of Preliminary Plan and Final Plat for Rupp PUD, a 3-lot subdivision at 824 Eaglepointe Drive

---

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the requested preliminary plan and final plat for a three lot subdivision, Rupp PUD Subdivision, at 824 Eaglepointe Drive subject to the following conditions:

1. All construction and use of the lots will conform to the approved Slope Stability Assessment (revision 2) dated December 4, 2020;
2. Addition of plat note to the final plat; (completed)
3. Completion of Engineering Redlines. (completed, except submission of CAD file)

BACKGROUND

These properties are located at 824 Eaglepointe Drive and contain approximately 3.34 acres. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots. The property is located south of the Parkway Drive landslide adjacent to the now vacated Phase 19 of Eaglepointe Estates Subdivision. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots, as a PUD subdivision with one flag lot. The Concept Plan and Conditional Use Permit for the flag lot were approved in July 2019. The lot sizes range from 39,870 sq. ft. to 2.5 acres in size.

The property has undergone extensive geotechnical hazards review. Earthtech Engineering conducted the geohazards investigation. The previous 2016 report from Earthtech had raised concerns with the global stability of the hill side given that the landslide below had not been buttressed. In 2019 Mr. Rupp purchased the property and hired IGES to conduct additional testing and modeling. The City's geotech consultant is GeoStrata, who reviewed and approved the final report. An approved geotechnical report is required prior to receiving Preliminary Plan and Final Plat approval.

The approved Geotech Report Dated 12-4-2020 finds the property suitable for development and makes the following recommendations:

1. Any habitable structures be setback from the edge of the slope a minimum distance of 189 feet or 65.4 feet from the north property boundary;

2. Grading should be done by balancing the site and not adding additional structural fill to the hillslope;
3. Landscaping be done with positive drainage with no areas of ponding allowed, further intensive watering of landscaping should be avoided or minimized;
4. Minimize the introduction of water into the subsurface with no onsite sewage or storm drain disposal;
5. The final grading plan shall be prepared by IGES conforming to these recommendations and the plan should be reviewed by Geostrata.

An excerpt of the report is attached to this memo. A copy of the full report is available by contacting staff.

REVIEW

These properties are located at 824 Eaglepointe Drive and contain approximately 3.34 acres. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots. Lots 1 & 2 have direct frontage along Eaglepointe drive. The Final Plat has been modified from Concept Plan, with lots 1 & 2 having the required width of 80' at the front setback line of 30' and the flag lot has been corrected with a 30' wide and 139' long staff.

The lots have been modified slightly to incorporate additional property to the north. All additional property that was not included in the geologic hazards investigation has been labeled as outside the building envelope and declared a critical slope easement. No structures, grading, fill, or disturbance of vegetation is permitted. All lots meet the minimum lot size of 10,000 sq. ft.; lot 1 is 0.915 acres, lot 2 is 0.916 acres, and lot 3 is 2.506 acres. The City Engineer has reviewed each lot has demonstrated a minimum 5,000 sq. ft. of building envelope with an average slope of 30% or less.

There were several minor engineering redlines on the construction drawings and final plat as noted in the Planning Commission recommendation. The only outstanding engineering item is the submission of the CAD file. The Preliminary Plan and Final Plat have been reviewed for conformity to the Land Use Code and Subdivision Ordinance and have been found to be compliant with adopted standards and regulations.

POSSIBLE MOTION

I move that the City Council approve the preliminary plan and final plat for Rupp PUD at 824 east Eaglepointe Drive subject to the following conditions:

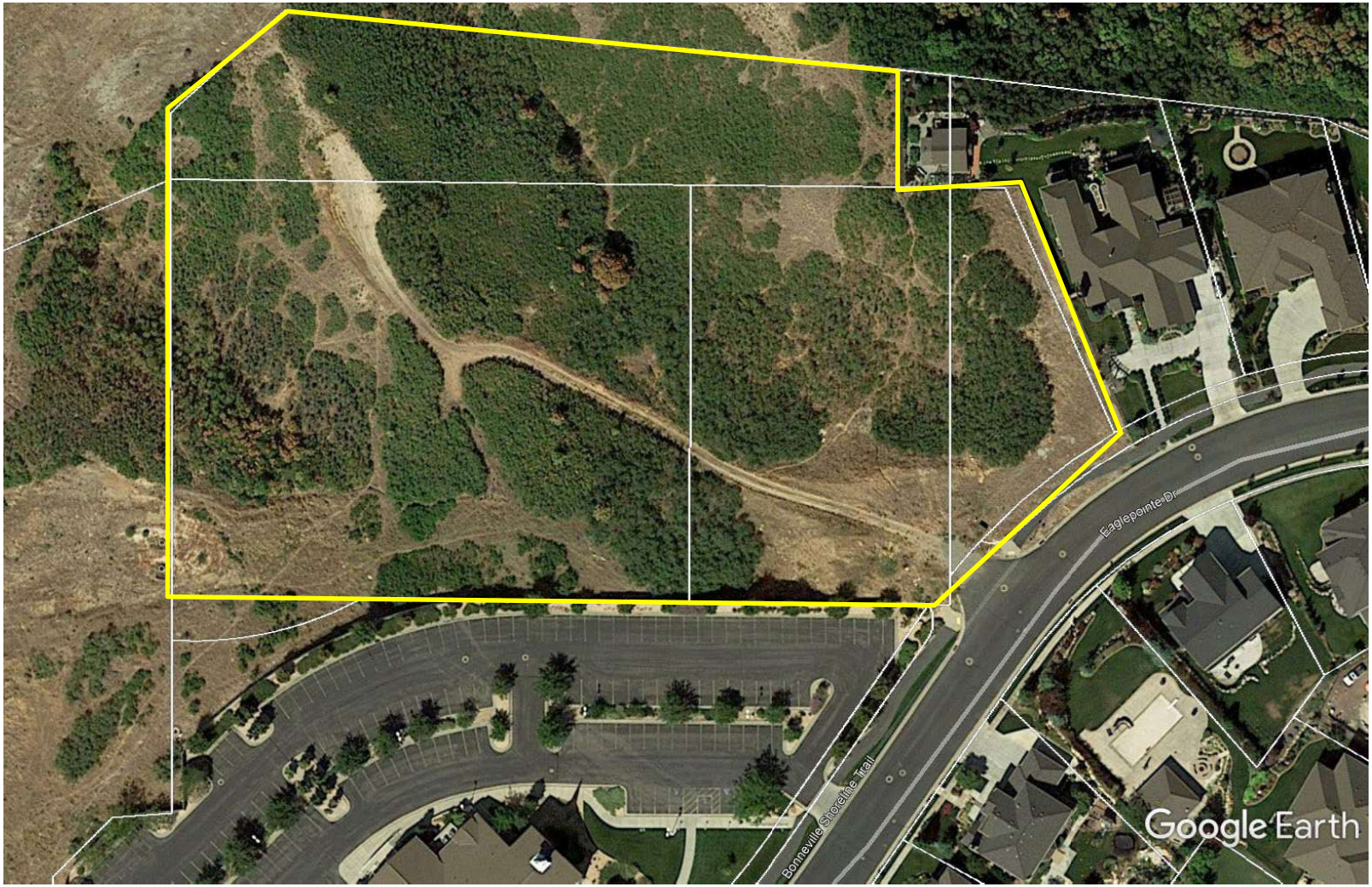
1. All construction and use of the lots will conform to the approved Slope Stability Assessment (revision 2) dated December 4, 2020;
2. Submission of Computer Aided Drawing (CAD) file

Attachments

1) Aerial/Zoning Map
2) GeoHazard Findings and Recommendations
3) Final Plat

Preliminary Plan & Final Plat
Rupp PUD Subdivision
Zoning

Preliminary Plan & Final Plat
Rupp PUD Subdivision
Aerial



Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Suite 100, Draper, Utah, 84020
Phone (801) 748-4044 | Fax (801) 748-4045
www.igesinc.com

Slope Stability Assessment (Revision 2)

Lake View Subdivision
824 Eaglepointe Drive
North Salt Lake, Utah
IGES Project No. 03254-002

December 4, 2020

Prepared for
Mr. Carl Rupp
1006 West Beardsley Place
Salt Lake City, Utah 84119

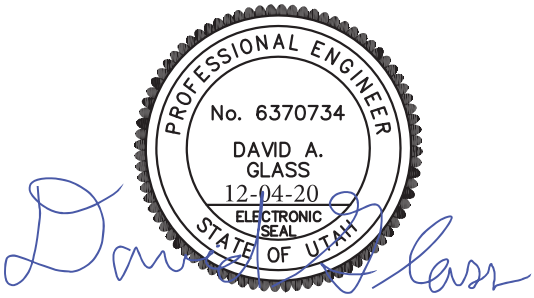
Slope Stability Assessment (Revision 2)
Lake View Subdivision
824 Eaglepointe Drive
North Salt Lake, Utah

IGES Project No. 03254-002

December 4, 2020

Prepared by:

Peter E. Doumit, P.G., C.P.G.
Senior Geologist



David A. Glass, P.E.
Senior Geotechnical Engineer

ideas for a changing world

1.0 EXECUTIVE SUMMARY

This report presents the results of a slope stability assessment conducted for the proposed Lake View Subdivision, located at approximately 824 Eaglepointe Drive in North Salt Lake, Utah. Based on the surficial and subsurface conditions encountered across the proposed development, **it is our opinion that the major slope northwest of the property is currently stable under the existing conditions and the proposed development is not anticipated to be adversely impacted by geologic hazards, provided that the recommendations presented in this report are incorporated into the design and construction of the project**.

- In general, the property is underlain by a thin colluvial cover overlying a thick package of Lake Bonneville sand and gravel deposits, which in turn overlie pre-Lake Bonneville clay, gravel and sand, and marsh deposits. Drilling did not penetrate the full thickness of the marsh deposits, so the presence of weathered Norwood Formation materials underlying the marsh deposits across the property cannot be precluded.

- Two sonic exploratory borings were drilled as part of this assessment to depths of 152 feet and 162 feet below the existing grade, respectively. The borings were drilled with the intent to: 1) spot-check data collected from subsurface explorations excavated in previous geotechnical investigations by others on the property; 2) provide sound geologic, geotechnical, laboratory, and water level data for slope stability modeling; and 3) identify the depth to a potential landslide slide plane (if present, and assumed to be associated with weathered Norwood Formation bedrock).

- The data collected as part of this investigation indicates:
  - Weathered Norwood Formation materials were not encountered in the subsurface within the borings.
  - The contact between the Norwood Formation and Lake Bonneville sand and gravel deposits was observed on the slope behind the Eagle Ridge tennis courts at an elevation (approximately 4,984 msl) higher than the bottom of both sonic borings completed for this project (4,982.9 msl for LV-B-1 and 4,978.3 msl for LV-B-2).
  - Lake Bonneville highstand sand and gravel deposits extend to a depth of between 97 and 98.5 feet below existing grade, with pre-Bonneville highstand sediments extending to the boring total depths.
  - Organic material observed in the pre-Bonneville highstand clay-rich sediments, including tree branches and other vegetative debris, were radiocarbon dated to be Late Pleistocene-aged.
  - The weathered Norwood Formation is either not present beneath the property, or is deeper than 152 feet below existing grade. If present, the contact between

these materials and the overlying Lake Bonneville highstand or pre-Bonneville highstand sediments is dipping back into the hillslope to the southeast.
  - Groundwater level has remained relatively constant at around 80 feet below existing grade over the course of almost two months of monitoring.

- The subsurface geologic model associated with the Lake View Subdivision property is different from the nearby Pace Lane Landslide model, likely due to localized differences in geologic contacts related to a variable depositional and preexisting geologic setting between the two locales. Therefore, both models are assumed to be correct when appropriately applied to the respective subject property.

- The slope stability analysis indicates that the stability of the prominent slope to the northwest, with respect to the Lake View property, meets the minimum static and seismic factors of safety of 1.5 and 1.0, respectively, for both circular and non-circular modes of failure, with the establishment of a building setback of approximately 189 feet from the edge of the slope, which is approximately 65.4 feet from the northern property boundary for Lot 3 (see Figure A-9). The setback line reduces some of the buildable area for Lot 3, but does not preclude development on the rest of the lot and does not impact Lots 1 and 2. Hence, the Lake View Subdivision is considered safe for development from a slope stability perspective.

NOTE: The scope of services provided within this report are limited to the assessment of the subsurface conditions at the subject site. The executive summary is provided solely for purposes of overview and is not intended to replace the report of which it is part and should not be used separately from the report.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

Based upon the geologic reconnaissance of the project area and associated slope, a review of reports and data for the Lake View Subdivision property and nearby properties (largely relating to the nearby Pace Lane Landslide), the geologic conditions observed in the exploration borings, radiocarbon age dating results, and the results of the slope stability assessment, the property is considered suitable for development from a slope stability perspective, provided the recommendations presented herein are incorporated into the design and construction of the project.

From the geologic, geotechnical, and slope stability results discussed herein, the following conclusions are made regarding the slope stability of the subject property:

1. In general, the property is underlain by a thin colluvial cover overlying a thick package of Lake Bonneville sand and gravel deposits, which in turn overlie pre-Lake Bonneville highstand clay, gravel and sand, and marsh deposits. Drilling did not penetrate the full thickness of the marsh deposits, so the presence of weathered Norwood Formation materials underlying the marsh deposits across the property cannot be precluded.

2. Two sonic exploratory borings were drilled as part of this assessment to depths of 152 feet and 162 feet below the existing grade, respectively. The borings were drilled with the intent to: 1) spot-check data collected from subsurface explorations excavated in previous geotechnical investigations by others on the property; 2) provide sound geologic, geotechnical, laboratory, and water level data for slope stability modeling; and 3) identify the depth to a potential landslide slide plane (if present, and assumed to be associated with weathered Norwood Formation bedrock).

3. The data collected as part of this investigation indicates:
    - Weathered Norwood Formation materials were not encountered in the subsurface within the borings.
    - The contact between the Norwood Formation and Lake Bonneville sand and gravel deposits was observed on the slope behind the Eagle Ridge tennis courts at an elevation (approximately 4,984 msl) higher than the bottom of both sonic borings completed for this project (4,982.9 msl for LV-B-1 and 4,978.3 msl for LV-B-2).

- Lake Bonneville highstand sand and gravel deposits extend to a depth of between 97 and 98.5 feet below existing grade, with pre-Bonneville highstand sediments extending to the boring total depths.
- Organic material observed in the pre-Bonneville highstand sediments, including tree branches and other vegetative debris, were radiocarbon dated to be Late Pleistocene-aged.
- The weathered Norwood Formation is either not present beneath the property, or is deeper than 152 feet below existing grade. If present, the contact between these materials and the overlying Lake Bonneville highstand or pre-Bonneville highstand sediments is dipping back into the hillslope to the southeast.
- Groundwater level has remained relatively constant at around 80 feet below existing grade over the course of almost two months of monitoring.

4. The subsurface geologic model associated with the Lake View Subdivision property is different from the nearby Pace Lane Landslide model, likely due to localized differences in geologic contacts related to a variable depositional and preexisting geologic setting between the two locales. Therefore, both models are assumed to be correct when appropriately applied to the respective subject property.

5. The slope stability analysis indicates that the stability of the prominent slope to the northwest, with respect to the Lake View property, meets the minimum static and seismic factors of safety of 1.5 and 1.0, respectively, for both circular and non-circular modes of failure with the establishment of a building setback of approximately 189 feet from the edge of the slope, which is approximately 65.4 feet from the northern property boundary for Lot 3 (see Figure A-9). The setback line reduces some of the buildable area for Lot 3, but does not preclude development on the rest of the lot and does not impact Lots 1 and 2. Hence, the Lake View subdivision is considered safe for development from a slope stability perspective.

6.2 RECOMMENDATIONS

Given the findings of this slope stability assessment, IGES recommends the following:

1. We recommend that any habitable structures be setback from the edge of the slope a minimum distance as defined by the structural setback line as designated on Figure A-9. This structural setback is only applicable to Lot 3.

2. Avoidance of the addition of structural fill to the hillslope. Site grading plans should utilize the removal of native materials from the ridges and replacement of these materials into the relict drainages rather than the introduction of imported structural fill. Grading of the subdivision should be completed in such a way as to 'balance' the site and not increase destabilizing forces (e.g. placing large amounts of fill near the crest of the slope).

3. It is recommended that the landscaping for this development have positive drainage and no areas where the ponding of water can take place. If an area of ponded water is desired (e.g., for a landscaping feature or pool), it is recommended that the pond or pool be lined so as to minimize the amount of water introduced into the subsurface. Landscaping that requires intensive watering (e.g., hydrophilic plants) should be avoided or minimized.

4. It is critical to minimize the introduction of water into the subsurface to limit the potential for the activation of new landslides. On-site sewage or storm-drain disposal should not be allowed.

5. IGES should provide a final grading plan review to evaluate if the proposed grading conforms to the recommendations provided in this report.

7.0 CLOSURE

7.1 LIMITATIONS

The concept of risk is a significant consideration of geotechnical analyses. The analytical means and methods used in performing geotechnical analyses and development of resulting recommendations do not constitute an exact science. Analytical tools used by geotechnical engineers are based on limited data, empirical correlations, engineering judgment and experience. As such the solutions and resulting recommendations presented in this report cannot be considered risk-free and constitute IGES's best professional opinions and recommendations based on the available data and other design information available at the time they were developed. IGES has developed the preceding analyses, recommendations and designs, at a minimum, in accordance with generally accepted professional geotechnical engineering practices and care being exercised in the project area at the time our services were performed. No warrantees, guarantees or other representations are made.

The information contained in this report is based on limited field testing and understanding of the project. The subsurface data used in the preparation of this report were obtained largely from the explorations made for the Lake View Subdivision project. It is very likely that variations in the soil, rock, and groundwater conditions exist between and beyond the points explored. The nature and extent of the variations may not be evident until construction occurs and/or additional explorations are completed. If any conditions are encountered at this site that are different from those described in this report, IGES must be immediately notified so that we may make any necessary revisions to recommendations presented in this report. In addition, if the scope of the proposed construction or grading changes from those described in this report, our firm must also be notified.

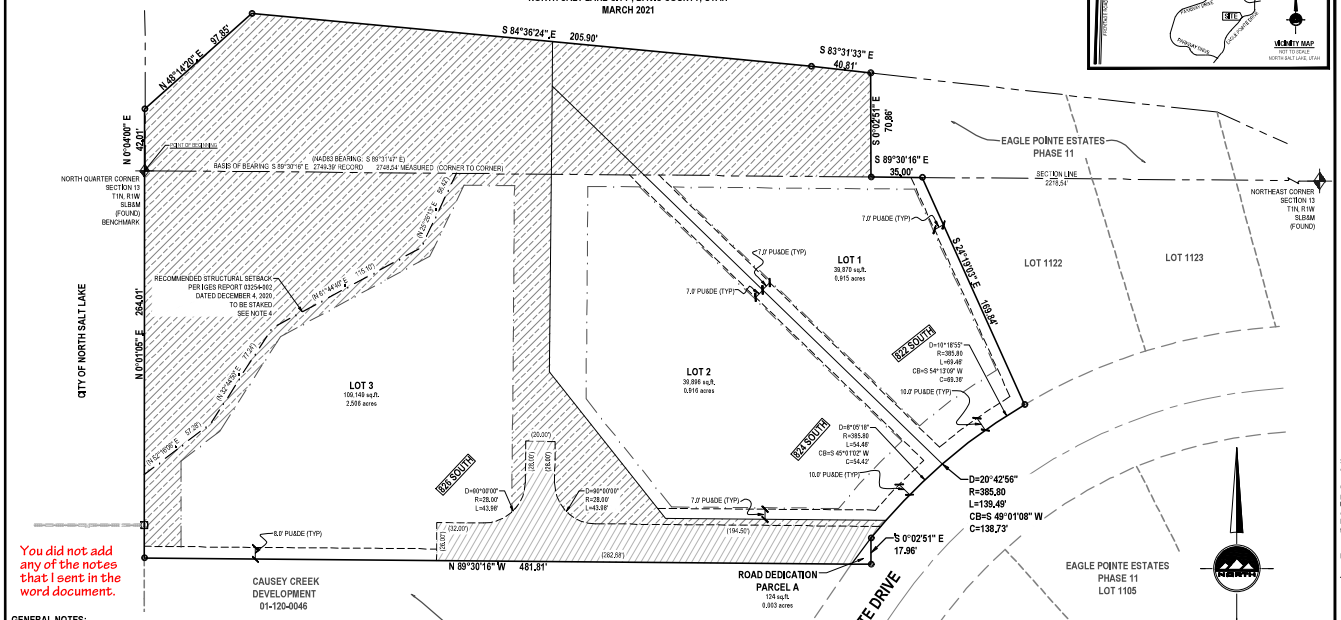
This report was prepared for our client's exclusive use on the project identified in the foregoing. Use of the data, recommendations or design information contained herein for any other project or development of the site not as specifically described in this report is at the user's sole risk and without the approval of IGES, Inc. It is the client's responsibility to see that all parties to the project including the designer, contractor, subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk.

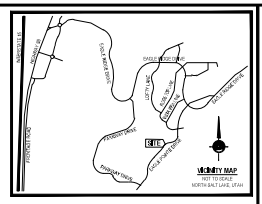
We recommend that IGES be retained to review the final design plans, grading plans and specifications to determine if our engineering recommendations have been properly incorporated in the project development documents. We also recommend that IGES be

retained to evaluate construction performance and other geotechnical aspects of the project as construction initiates and progresses through its completion.

RUPP PUD

"A PLANNED UNIT DEVELOPMENT"
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 13
AND THE SOUTHEAST QUARTER OF
SECTION 12
TOWNSHIP 1 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY , DAVIS COUNTY, UTAH
MARCH 2021





You did not add any of the notes that I sent in the word document.

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-10
   A. FRONT YARD SETBACK IS 30'
   B. REAR YARD SETBACK IS 25'
   C. SIDE YARD SETBACK IS 8'
2. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
3. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
4. STRUCTURAL SETBACK WILL BE STAKED ALONG WITH REAR CORNERS WITH LATH PER NORTH SALT LAKE CITY REQUIREMENTS.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUADE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUADE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUADE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUADE.

Side yard is 8' & 12'=total 20'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUADE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)
- CRITICAL SLOPE EASEMENT
- EMERGENCY ACCESS ROAD AND PUADE EASEMENT

INDIVIDUAL LOT NOTE

DEVELOPER
CARL RUPP
1006 W. BEARDSLEY PLACE
SALT LAKE CITY, UT. 84119
801-301-8676

SURVEY RECORDING DATA
DATE:
DRAWING No.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RUPP PUD and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the North Quarter Corner of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°04'00" East 42.01 feet along the section line;
thence North 48°14'20" East 97.85 feet;
thence South 84°36'24" East 383.03 feet;
thence South 83°31'33" East 40.81 feet to the West line of Lot 1122, Eaglepointe Estates Phase 11;
thence South 00°02'51" East 70.96 feet along said West line to the North line of Section 13;
thence South 89°30'16" East 35.00 feet;
thence South 24°19'03" East 159.84 feet along the West line of Lot 1122 to the Southwest Corner of Lot 1122 Eaglepointe Estates Phase 11, also being on the northwesterly right of way line of a 12 foot wide landscape strip shown on Eaglepointe Estates Phase 11;
thence southwesterly 139.49 feet along the arc of a 385.80 foot radius curve to the left, (center bears South 30°37'26" East and long chord bears South 49°01'08" West 138.73 feet, with a central angle of 20°42'56") along the northwesterly right of way line of a 12 foot wide landscape strip, also being the boundary line to an angle point in the boundary line of Eaglepointe Estates Phase 11;
thence South 0°02'51" East 17.85 feet along the boundary line to an interior corner of Eaglepointe Phase 11;
thence North 89°30'16" West 465.30 feet along and beyond the boundary line of Eaglepointe Estates Phase 11 to the East line of Eaglepointe Estates Phase 10;
Thence North 0°01'05" East 264.01 feet along the East line of Eaglepointe Estates Phase 10, (North 0°02'21" East on said plat) to the Point of Beginning.

Contains 145,733 square feet, 3.346 acres, 3 lots, and 1 Parcel.

(NAD83 Bearing being South 89°31'47" East between the North Quarter Corner and the Northeast Corner of said Section 13 per Davis County Township Reference Plat)

March 4, 2021
Trent R. Williams — Date
8034679

PROFESSIONAL LAND SURVEYOR — Registered No. 8034679 — TRENT R. WILLIAMS — STATE OF UTAH

OWNER'S DEDICATION

Known all men by those presents that I/we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

RUPP PUD

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: _____ By: _____
By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis) S.S.

On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company 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 and acknowledged to me that said Corporation executed the same.

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

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis) S.S.

On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

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

RUPP PUD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 1 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.8313
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

CITY ATTORNEY'S RECOMMENDATION
RECOMMENDED THIS _____ DAY OF _____, 20____
BY THE NORTH SALT LAKE CITY ATTORNEY.
NORTH SALT LAKE CITY ATTORNEY

PLANNING COMMISSION RECOMMENDATION
RECOMMENDED THIS _____ DAY OF _____, 20____
BY THE CITY PLANNING COMMISSION APPROVAL
CHAIRMAN, NORTH SALT LAKE CITY PLANNING COMMISSION

CITY ENGINEER'S RECOMMENDATION
RECOMMENDED THIS _____ DAY OF _____, 20____
BY THE NORTH SALT LAKE CITY ENGINEER
NORTH SALT LAKE CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE NORTH SALT LAKE CITY COUNCIL.
CITY RECORDER — CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER : 121068
MANAGER : C.PRESTON
DRAWN BY : N.RIVER
CHECKED BY : T.WILLIAMS
DATE : 3/4/21

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 Pace, Community Development Director

DATE: April 6, 2021

SUBJECT: Consideration of Final Plat approval for Silver Sky Lofts (formerly Sunview Village) located at 212 North Highway 89

RECOMMENDATION

The Planning Commission recommends to the City Council approval of the requested final plat with the following conditions:

1. Addition of a 6x8 concrete pad (2% slope or less) in the park strip at the bus stop location to meet ADA access requirements;
2. Any outstanding engineering redlines (if any) be addressed, prior to final plat recordation.

BACKGROUND

The preliminary plan and rezone to P-District were recommended for approval by the Planning Commission on December 8, 2020 and approved by the City Council on December 15, 2020 with the following conditions:

1) The private road right of way shall be continued the full width to the east property line providing a pedestrian and vehicular cross easement on behalf of the property to the east; and
2) The landscape within in the park strip along Highway 89 will be verified to be salt tolerant.
3) There cannot be a single owner of more than three units in this development.

The property is a total of approximately 1.05 acres. The general development plan for Sunview Village was recommended for approval by the Planning Commission on August 28, 2018 and approved by the City Council on September 4, 2018. The approval included the concept plan for 13 town home units, to be sold for owner occupancy. The Planning Commission reviewed the final plat for Silver Sky PUD on March 23, 2021 and has made a favorable recommendation to the Council.

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

Since Preliminary Plan review the DRC has received information from UTA that additional right of way will be needed for future BRT. An additional 10 feet has been requested and the buildings have all been moved 10 feet to the east. This change allows the units in the first building to meet the minimum 18' driveway length. Staff has also been notified that the bus stop needs to be improved with a concrete pad in the park strip. The concrete must be poured at a slope no greater than 2% in order for the bus wheel chair ramp to deploy correctly and safely.

The final plat has been reviewed by the DRC and has been recommended for final plat approval. The plat has been reviewed by the City Engineer to determine that all redlines have been corrected. The only other outstanding items are the submittal of the Computer Aided Design (CAD) file and the final approval letter from the South Davis Water regarding the water system design.

POSSIBLE MOTION

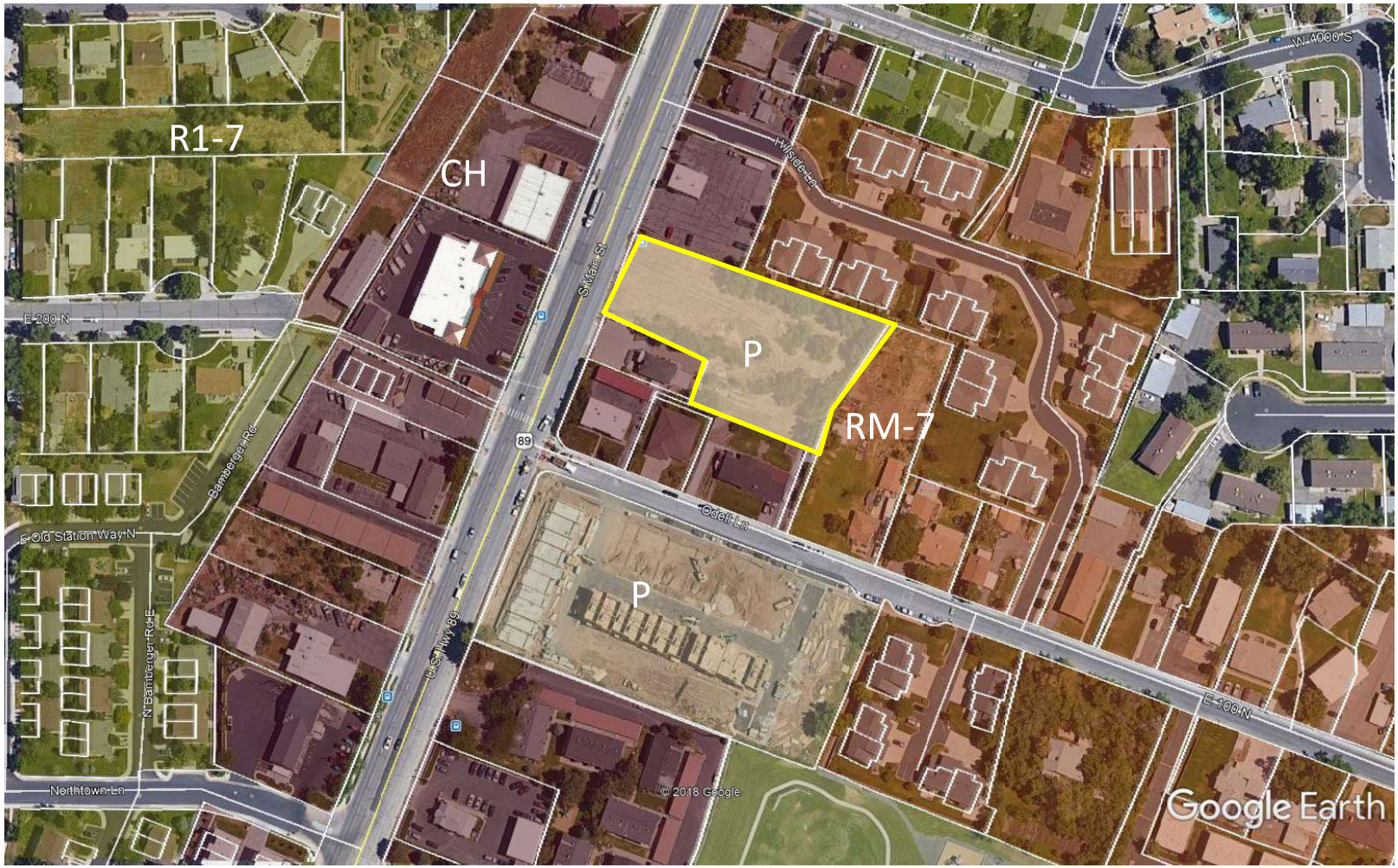
I move that the City Council approve of the requested final plat for Silver Sky Lofts PUD at 212 North Highway 89, with the following conditions:

1. Addition of a 6x8 concrete pad (2% slope or less) in the park strip at the bus stop location to meet ADA access requirements;
2. Submission of the Computer Aided Design (CAD) file;
3. Verification of South Davis Water District approval of water design.

Attachments

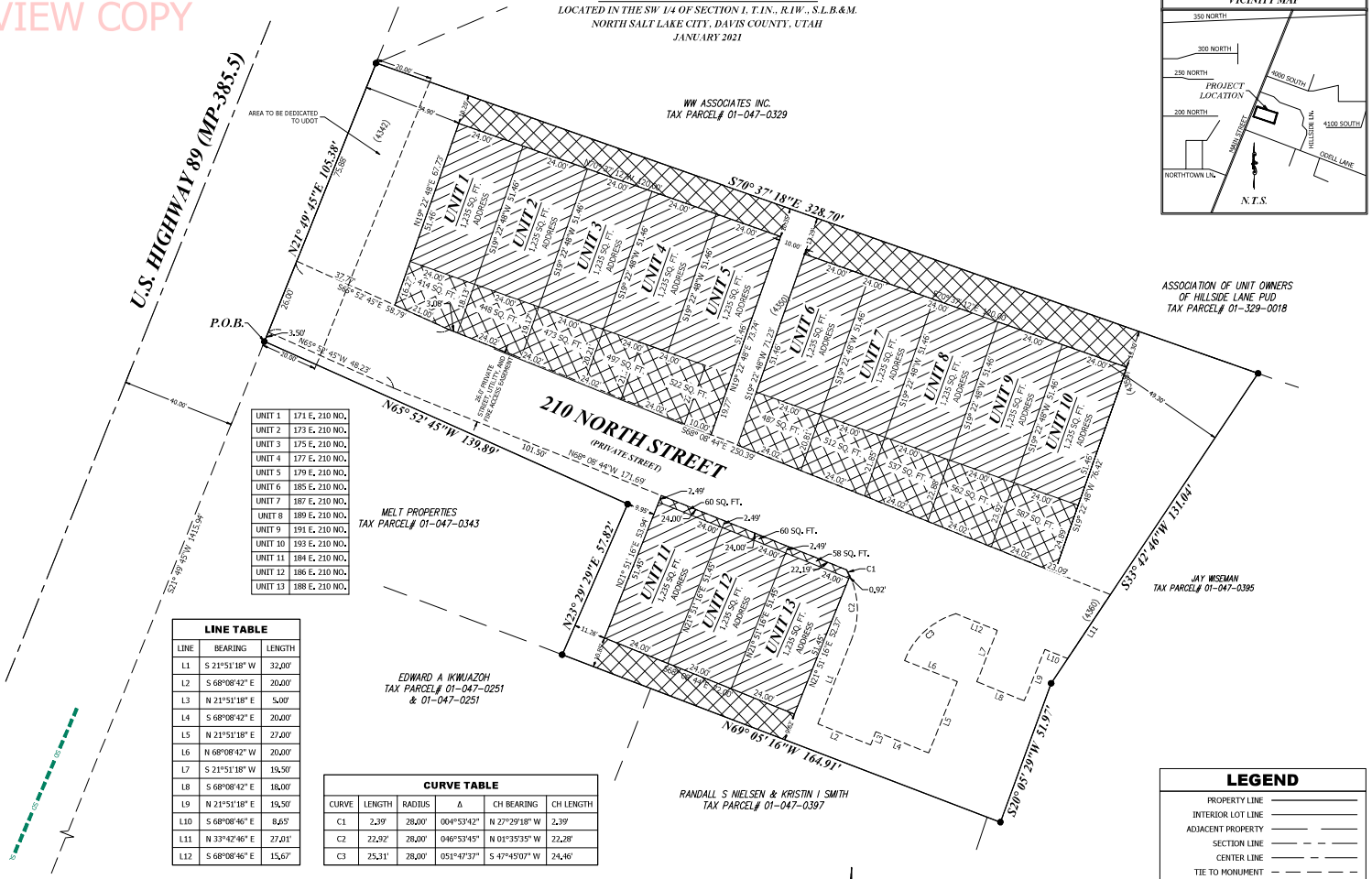
1) Aerial/Zoning Map
2) Final Plat

Silver Sky Lofts
212 North Highway 89
Aerial/Zoning



SILVER SKY LLC P.U.D.

LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
JANUARY 2021



UNIT 1	171 E. 210 NO.
UNIT 2	173 E. 210 NO.
UNIT 3	175 E. 210 NO.
UNIT 4	177 E. 210 NO.
UNIT 5	179 E. 210 NO.
UNIT 6	185 E. 210 NO.
UNIT 7	187 E. 210 NO.
UNIT 8	189 E. 210 NO.
UNIT 9	191 E. 210 NO.
UNIT 10	193 E. 210 NO.
UNIT 11	184 E. 210 NO.
UNIT 12	186 E. 210 NO.
UNIT 13	188 E. 210 NO.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 21°51'18" W	32.00'
L2	S 68°08'42" E	20.00'
L3	N 21°51'18" E	5.00'
L4	S 68°08'42" E	20.00'
L5	N 21°51'18" E	27.00'
L6	N 68°08'42" W	20.00'
L7	S 21°51'18" W	19.50'
L8	S 68°08'42" E	18.00'
L9	N 21°51'18" E	19.50'
L10	S 68°08'46" E	8.65'
L11	N 33°42'46" E	27.01'
L12	S 68°08'46" E	15.67'

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	2.39'	28.00'	004°53'42"	N 27°29'18" W	2.39'
C2	22.92'	28.00'	046°53'45"	N 01°35'35" W	22.28'
C3	25.31'	28.00'	051°47'37"	S 47°45'07" W	24.46'

106.35'
S89° 54' 24" W 2542.43'
S89° 54' 24" W 2648.78' (2652.84'-D.C.S.)
BASIS OF BEARING - SECTION LINE
SW COR., SECTION 1, T.1N., R.1W., S.L.B.&M.; FOUND D.C.S. MONUMENT
SOUTH 1/4 COR., SECTION 1, T.1N., R.1W., S.L.B.&M.; FOUND D.C.S. MONUMENT

SCALE: 1" = 20'

NOTES

1. COMMON AND LIMITED COMMON AREAS ARE ALSO PUBLIC UTILITY EASEMENTS (P.U.E.).
2. PUBLIC UTILITY EASEMENTS ARE ALSO DRAINAGE EASEMENTS.
3. LIMITED COMMON AREAS CORRESPOND TO THEIR ADJOINING UNITS.
4. THE MEASURED STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 89° 45' 26" WEST (DAVIS COUNTY SURVEYOR), CALCULATED USING NAD 1983 STATE PLACE COORDINATES IN THE UTAH NORTH ZONE.

Client: Foresight
Contact: Ben Olsen
Phone #: 801-971-5757
Address: PO BOX 1594
Email: bolsen@foresightutah.com

VICINITY MAP

LEGEND

- PROPERTY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY
- SECTION LINE
- CENTER LINE
- TIE TO MONUMENT
- EASEMENT LINE
- PRIVATE AREA
- COMMON AREA
- LIMITED COMMON AREA
- RECORD CALLS ( )
- SET 5/8" REBAR WITH ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND EMPLOYED BY ENTELLUS, INC., LOCATED AT 1470 SOUTH 600 WEST, WOODS CROSS, UTAH (PHONE # 801-298-2236), DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS "SILVER SKY LLC P.U.D.", AND THAT THE SAME HAS BEEN SURVEYED AS SHOWN ON THIS PLAT AND THAT RECORD OF SURVEY S2013-07-0252 HAS BEEN FILLED IN THE OFFICE OF THE COUNTY SURVEYOR.

JEREMIAH R. CUNNINGHAM, UT #9182497

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF A HIGHWAY WHICH POINT IS SOUTH 89°54'24" WEST 2542.43 FEET ALONG THE SECTION LINE AND NORTH 21°49'45" EAST 1415.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 21°49'45" EAST ALONG SAID HIGHWAY 105.38 FEET; THENCE SOUTH70°37'18" EAST 328.70 FEET; THENCE SOUTH 33°42'46" WEST 131.04 FEET; THENCE SOUTH 20°05'29" WEST 51.97 FEET; THENCE NORTH 69°05'16" WEST 164.91 FEET; THENCE NORTH 23°29'29" EAST 57.82 FEET; THENCE NORTH 65°52'45" WEST 139.89 FEET TO THE POINT OF BEGINNING, CONTAINING 1.054 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE UNITS, LIMITED COMMON SPACE, AND COMMON SPACE, HEREAFTER TO BE KNOWN AS SILVER SKY LLC P.U.D., DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS.

SIGNED THIS _____ DAY OF _____, 20____.

DEBBIE OLSEN, TRUSTEE OF THE DEBBIE OLSEN TRUST DATED OCTOBER 7, 2008

BENNY G. OLSEN, TRUSTEE OF THE DEBBIE OLSEN TRUST DATED OCTOBER 7, 2008

TRUST ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20_____ THERE PERSONALLY APPEARED BEFORE ME DEBBIE OLSEN AND BENNY G. OLSEN, TRUSTEE OF THE DEBBIE OLSEN TRUST DATED OCTOBER 7, 2008, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

Entellus™
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJ# 1618001
09/28/2020 CWF
01/05/2021 JAF

NORTH SALT LAKE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH THIS _____ DAY OF _____, 20___, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____

MAYOR: _____

NORTH SALT LAKE CITY ENGINEER

RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20___.

_____
NORTH SALT LAKE CITY ENGINEER

NORTH SALT LAKE CITY ATTORNEY

RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20___.

_____
NORTH SALT LAKE CITY ATTORNEY

NORTH SALT LAKE CITY PLANNING COMMISSION

RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20___.

_____
CHAIRMAN

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____,
_____ FILED FOR RECORD AND RECORDED THIS ____ DAY OF_____,
20___, AT _____ IN BOOK ____ PAGE _____,
COUNTY RECORDER _____.
BY _____
DEPUTY

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 Pace, Community Development Director

DATE: April 6, 2021

SUBJECT: Consideration of a General Development Plan amendment for Williamsburg Luxury Apartments located at approximately 256 South Highway 89

RECOMMENDATION

The Planning Commission recommends to the City Council approval of the General Development Plan for Williamsburg Luxury Apartments subject to the following conditions:

1. The sidewalk and park strip on Highway 89 be continued to the future intersection at Eaglegate Drive;
2. A full site plan which meets the layout and setbacks as presented is submitted for approval;
3. The development agreement be amended and approved by the City Council to increase the total unit count to 246, a minimum parking ratio of 1.8 spaces per unit and a requirement that 1 parking space per unit be provided for each unit, which space may not be unbundled and rented separately.

BACKGROUND

The City Council approved the General Development Plan for Williamsburg Luxury Apartments on October 2, 2018. The plan was amended in January of 2019 with a change of architecture. Since that time Castlewood Development has entered into a purchase agreement with the current owners for the project. The new owners (Castlewood Dev.) were responsible for the demolition and removal of the dilapidated structures that were on the property, as part of their purchase agreement.

The General Development Plan was approved for a total of 214 units in 4 buildings (4 story) with one building being mixed use and containing 10,444 sq. ft. of retail. The developer would like to amend the plan with 3 apartment buildings, one 5 story and two 4 story buildings each with an additional pedestal level of parking. The commercial/retail use would no longer be within a mixed use building and instead is proposed to be a stand-alone structure.

The Planning Commission reviewed the application on March 23, 2021 and made a favorable recommendation to the City Council.

REVIEW

Castlewood Development is requesting the following changes to plan and the development agreement:

1. Increase the number of dwelling units from 214 to 246 an increase of 32 units
2. Un-mix the residential and commercial land uses
3. Increase the maximum height for Building A (5 story + pedestal)
4. Reduce the front setback for Building B from 27 feet from new curb to 25 feet
5. Reduction in parking ratio from 1.94 spaces per unit to 1.81 spaces per unit

The developer has requested an increase in unit count from 214 to 246. The approved density on the 5.91 acre parcel is 36.2 units/acre. The requested density 41.6 units/acre. The biggest concern raised by the increase of units is parking. The DRC requiring that each unit be provided 1 covered space assigned to it and that this parking is not unbundled from the tenant leases. Unbundling all parking creates the situation similar to Eaglewood Lofts where residents don't want to pay extra to have an assigned space, and instead choose to park on Orchard Drive. The Planning Commission discussed the increased density and decreased parking ratio and believe that there would little additional impact, given the development is located adjacent to existing bus routes and is the station location for the future BRT line.

The previous approval set the parking rate at 1.5 spaces per 1 bedroom unit and 2 spaces per 2-3 bedroom unit. The developer is proposing that the 1.5 spaces per unit be applied to all 246 proposed units. With reconfiguration of the layout, the proposal provides 445 spaces. If the ratio decrease is approved and the same parking is assumed for the commercial use (30) spaces, the development has 14 additional spaces for commercial. Each units is required to have one cover parking space (under the building or separate garage) assigned to it (cannot be unbundled).

2018 Approval					**2018 Ratio Applied to Unit Increase Proposal**					**2021 Requested Amendment**				
Units	2018	Parking Ratio			Units	2021	Parking Ratio			Units	2021	Parking Ratio		
1 bdrm	81	1.5	122		1 bdrm	114	1.5	171		1 bdrm	114	1.5	171	
2 bdrm	110	2	220		2 bdrm	109	2	218		2 bdrm	109	1.5	163.5	
3 bdrm	23	2	46		3 bdrm	23	2	46		3 bdrm	23	1.5	34.5	
Guest	214	0.25	54		Guest	246	0.25	62		Guest	246	0.25	62	
Retail					**Retail**					**Retail**				Rest /Off
Street Level	10,444	1/200 (0.65)	34		Street Level	4,700	1/200 (0.65)	15		Street Level	4,700	1/200 (0.65)	15	31
	0				2nd Level	4700	1/200 (0.65)	15		2nd Level	4700	1/250 (0.65)	15	12
Shared Parking			-34		Shared Parking			-30		Shared Parking			-30	-30
Total Parking	**Requirement**		**441**		**Total Parking**	**Requirement**		**497**		**Total Parking**	**Requirement**		**431**	**444**
		Total Provided	415				Total Provided	447				Total Provided	445	
		Deficit	26				Deficit	50				Deficit	0	
		Overall Ratio	1.94				Overall Ratio	1.82				Overall Ratio	1.81	

Previously the development agreement required a fence along the front property line. The DRC has discussed recommending a change that would eliminate the fence along the front property line and instead would extend the public sidewalk and park strip to the intersection with Eaglegate Dr. City staff and the developer are approaching UDOT regarding the second access and hope to have this resolved prior to final site plan approval. A condition of approval will require the submission of a full site plan review including all infrastructure improvements. The Planning Commission agreed with the completion of the required park strip and sidewalk.

The proposed architecture is similar in design and colors as the previous design. The DRC has no objection to the proposed architecture. The DRC recommended that Building B have a more prominent pedestrian entry near the new bus shelter. The remainder of the site is similar in layout and use as the previous approval. The elevations for the commercial building show signage for Chile Amor, to that end the developer is working with the owners of the restaurant regarding relocating, but have not yet reached an agreement.

POSSIBLE MOTION

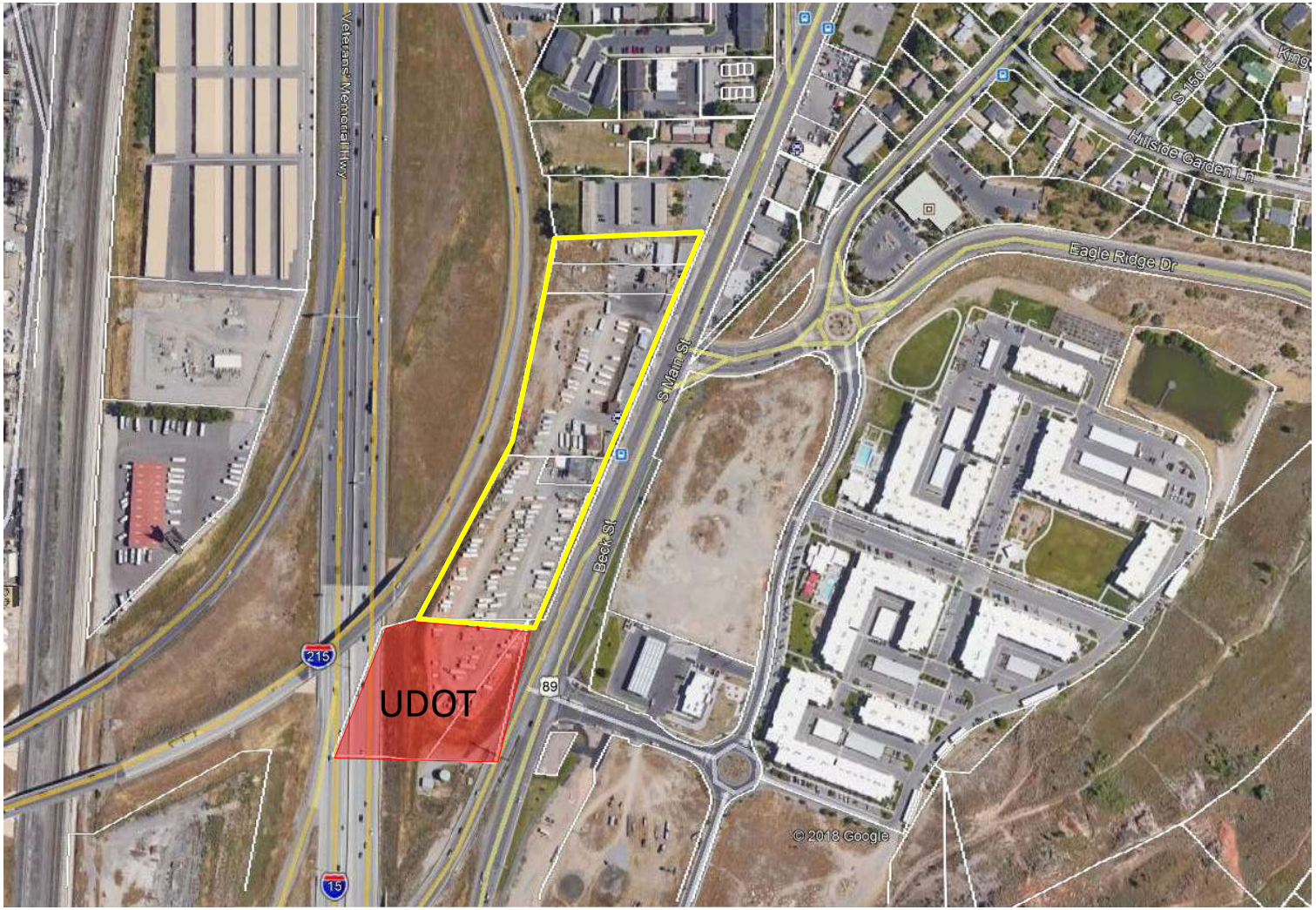
I move that the City Council approve **Resolution 2021-11R** approving the amendment to the development agreement (**AGR2021-14A**) and amending General Development Plan for Williamsburg Luxury Apartments subject to the following conditions:

1. The sidewalk and park strip on Highway 89 be continued to the future intersection at Eaglegate Drive;
2. A full site plan which meets the layout and setbacks as presented is submitted for approval;
3. The development agreement is amended and approved to increase the total unit count to 246, a minimum parking ratio of 1.8 spaces per unit and a requirement that 1 parking space per unit be provided for each unit, which space may not be unbundled and rented separately.

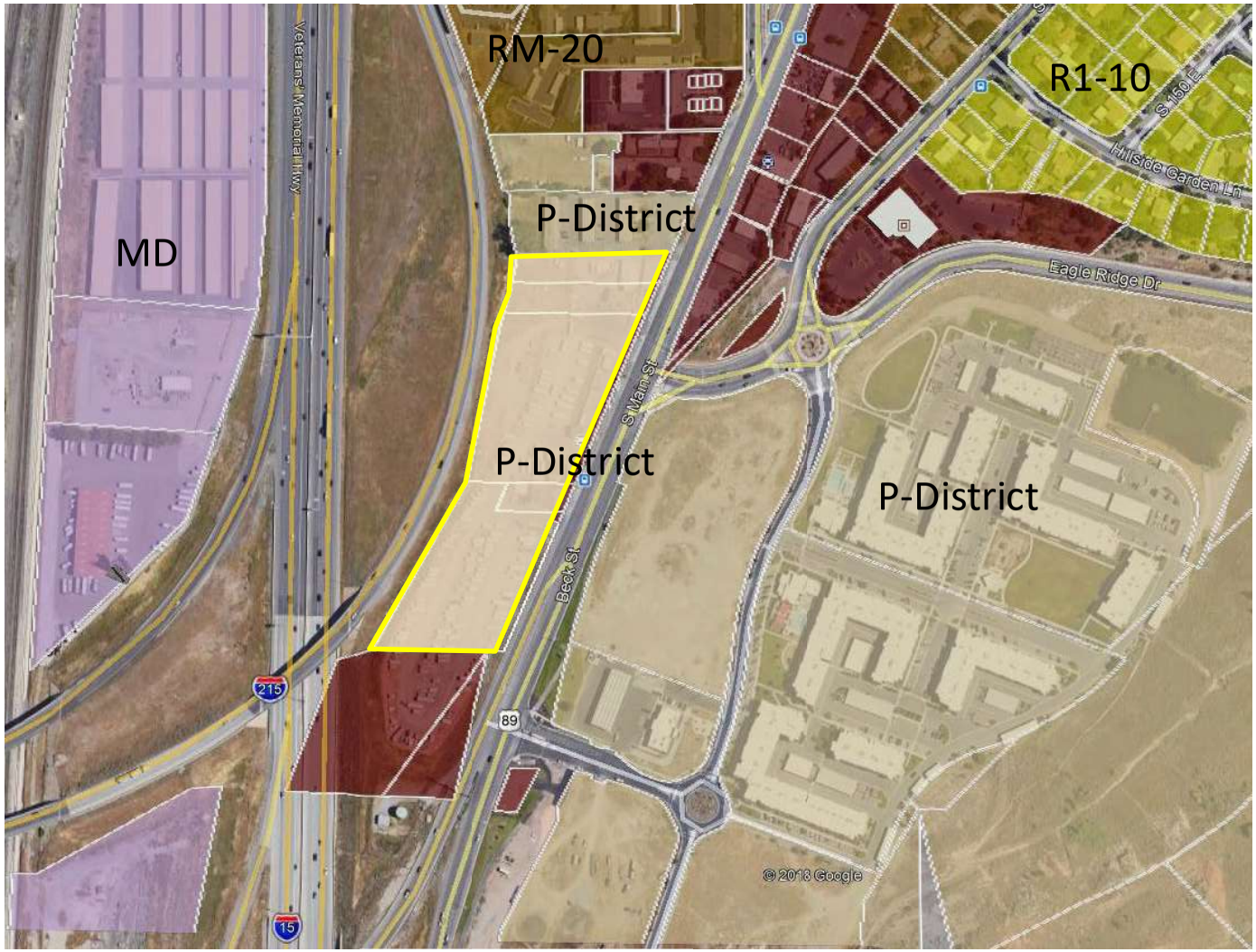
Attachments

1) Aerial/Zoning Map
2) Revised Concept
3) Elevations
4) Resolution 2021-11R
5) Draft Amended Development Agreement (AGR2021-14A)

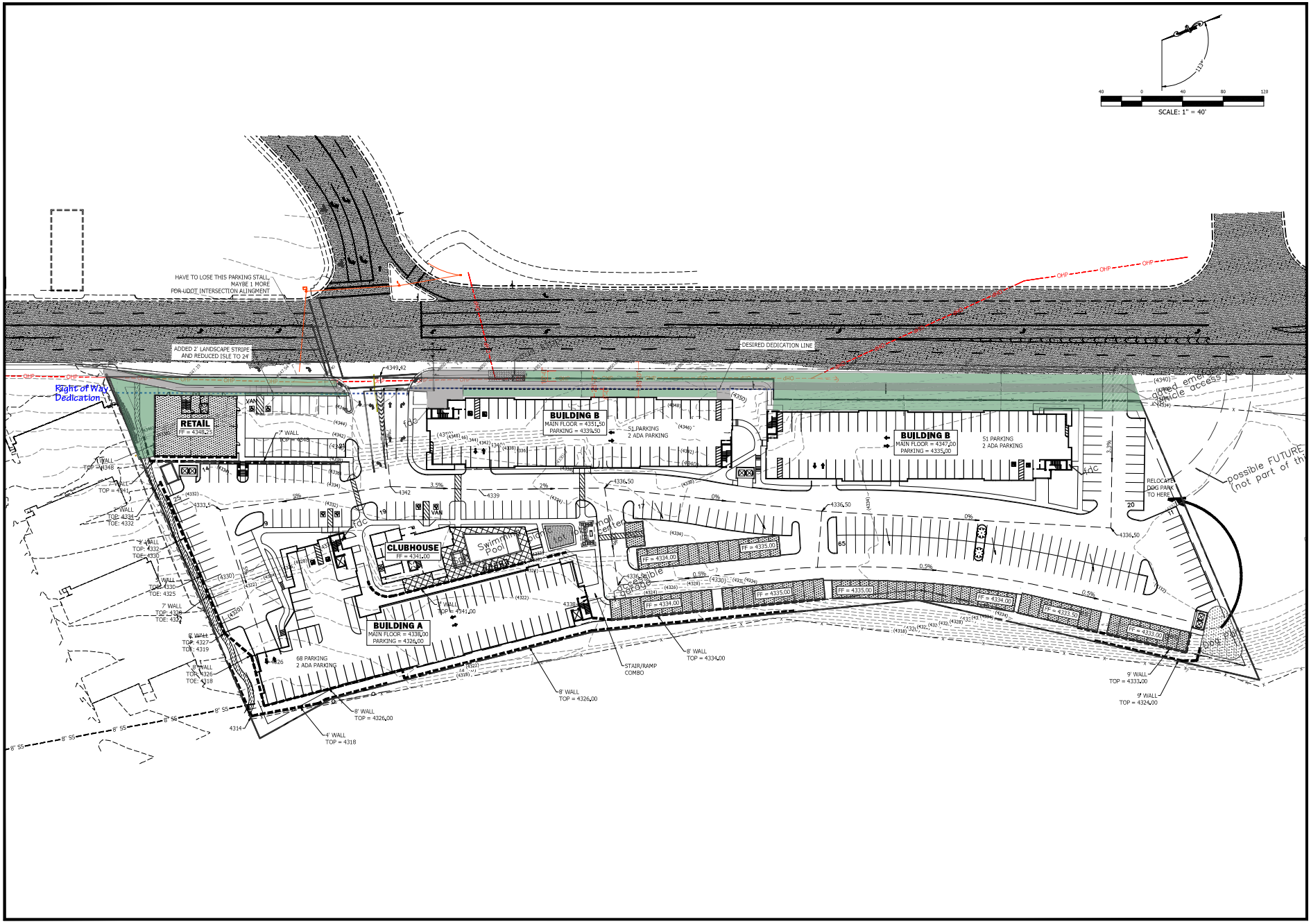
Amended General Development Plan
Williamsburg Luxury Apartments– 256 South Highway 89
Aerial



Amended General Development Plan
Williamsburg Luxury Apartments– 256 South Highway 89
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)



1470 South 600 West
Woods Cross, UT 84010
Phone 801 298 2236
www.Entellus.com
Entellus

PRELIMINARY NOT FOR CONSTRUCTION

DEVELOPER

CASTLEWOOD DEVELOPMENT
DUANE RASMUSSEN
6990 S 900 EAST, SUITE 130
SALT LAKE CITY, UT 84047
801-208-4000
duaine@castlewooddevelopment.com

WILLIAMSBURG

250 SOUTH HIGHWAY 89
LOCATED IN THE NE 1/4 OF SECTION 11, T 2 N., R. 1 W., S.L.B.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN:	XXX
APPROVED:	STA
PROJECT #:	######
FEASIBILITY 1935001.dwg	

C400

####

EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

BUILDING A

KCB architecture

EAST ELEVATION

SOUTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

KCB architecture

BUILDING B

- ASPHALT SHINGLE
- CEMENT BOARD FLAT PANEL SIDING WITH BATTENS - PAINTED
- DARK BRONZE PARAPET CAP
- LIGHT STUCCO
- MEDIUM STUCCO
- WROUGHT IRON RAILING - DARK BRONZE
- ALUMINUM STOREFRONT WINDOW - DARK BRONZE
- BRICK VENEER
- BRONZE VINYL WINDOWS
- METAL FACIA AND SOFFIT BALCONY

MATERIALS

KGB architecture

SOUTH ELEVATION

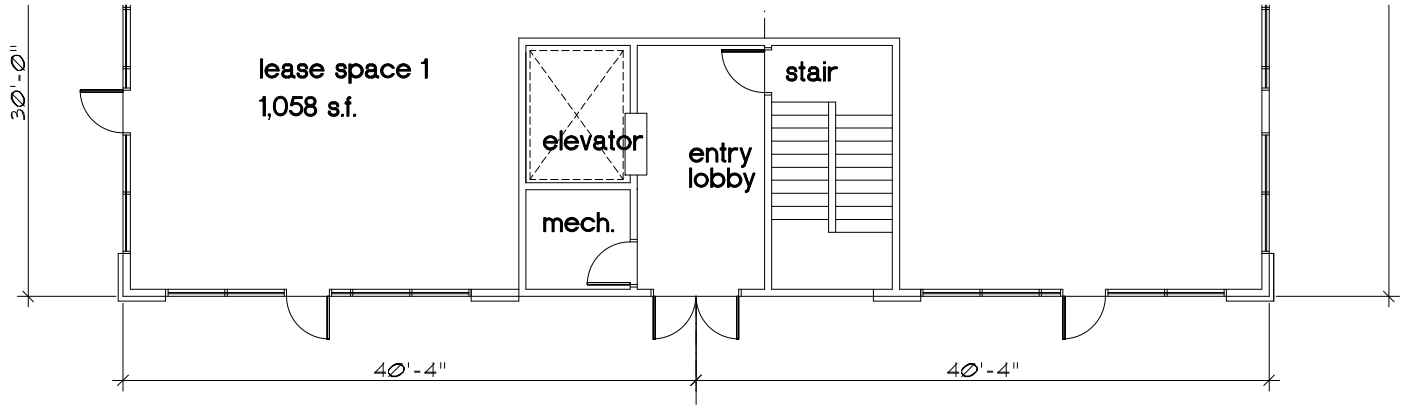
WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

KCB architecture

CLUBHOUSE



commercial bldg - main floor

SCALE: 1/8" = 1'-0"

commercial bldg - east elevation

SCALE: 1/8" = 1'-0"

RESOLUTION NO. 2021-11R

A RESOLUTION OF THE CITY OF NORTH SALT LAKE CITY COUNCIL APPROVING ENTERING INTO A DEVELOPMENT AGREEMENT FOR WILLIAMSBURG LUXURY APARTMENTS

BE IT HEREBY RESOLVED that the City Council of the City of North Salt Lake authorizes the Mayor to execute, in behalf of the City of North Salt Lake, the Development Agreement for Williamsburg Luxury Apartments (2021-14A).

APPROVED by the City Council of the City of North Salt Lake, Utah, this 6th day of April, 2021.

BY THE CITY COUNCIL:

_____
Len Arave, Mayor

ATTEST:

_____
Linda Horrocks, City Recorder

City Council Vote as Recorded:

Name	*vote*
Lisa Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____

2021-14A

DEVELOPMENT AGREEMENT
WILLIAMSBURG LUXURY APARTMENTS
AT NORTH SALT LAKE

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the _____day of_____, 2021__ (the "Effective Date"), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the "City"), and__Castlewood Development Inc.**,** a Utah corporation (the "Developer"). The Developer and the City are sometimes collectively referred to herein as the "Parties" or singularly as a "Party."

RECITALS

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

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

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

(1) a General Development Plan (the "General Development Plan") for the Property of a mixed use Project with two hundred fourteen (~~214~~246) apartment units and ~~mixed~~ commercial space as follows:

a. Building A: a five (5) story pedestal apartment~~mixed use~~ building containing one hundred and ten (110) residential apartments and seventy (70) ~~with 10,444 sq. ft. of retail, thirty (30) residential apartments and twenty five (25)~~ parking garage spaces at basement level;

b. Building B: a ~~f~~four~~ive~~ (~~45~~) story pedestal apartment building containing sixty-eight~~four~~ (~~64~~68) residential apartments and fifty-two (~~50~~52) parking garage spaces at basement level;

c. Building C: a four~~five~~ (~~45~~) story pedestal apartment building containing sixty-eight~~four~~ (~~64~~68) residential apartments and fifty-two (~~50~~52) parking garage spaces at basement level;

d. Building D: a two ~~five~~ (~~25~~) story ~~mixed use~~ commercial/retail/office ~~apartment~~ building containing approximately nine thousand four hundred gross square feet (9,400)~~fifty-six (56) residential apartments and forty-five (45) parking garage spaces at basement level~~; ~~and~~

e. Covered parking: one covered parking space shall be provide for each unit and shall be provided as a requirement for each units lease. Covered parking may not be unbundled from the rental units basic lease agreement. Covered parking may be provided within the basement level of buildings A, B, & C and within detached garages as shown on the General Development Plan. The developer shall have the option to use carports in lieu of garages, provide the carports are constructed of high quality materials with similar or complementary design and colors.

~~d.~~f. Clubhouse: a two (2) story clubhouse building containing containing five thousand seven hundred eighty square feet (5,780); and

g. The following residential & community amenities shall be provided as generally depicted on the Amended General Development Plan:
   i. Community clubhouse, pool, and recreational facilities which may include indoor and outdoor facilities.
   ii. Outdoor gathering spaces along trails, sidewalks, patios, or courtyard areas.
   iii. Tot lot/Playground.
   iv. Dog exercise area, fenced.
   v. City Trail Connection from Highway 89 to the planned trail along the Interstate.

~~e. Recreational amenities as detailed on the Final Site Plan, including a community club house, pool, and outdoor recreation areas.~~

(2) the re-zoning of the Property to the Planned P District, (the "P District Zoning") subject to approval of an acceptable development agreement.

D. The project to be developed upon the Property pursuant to the General Development Plan is known as the Williamsburg Luxury Apartments and is generally located at 256 South Highway 89 in the City of North Salt Lake (the "Project").

E. Pursuant to the City's approval of the General Development Plan on the _____ day of _____, 2021, the Plan consists of two hundred ~~fourteen~~ forty-six (~~214~~246) residential units and approximately 9,400 sq. ft. of commercial use with associated parking, landscaping and other improvements. A copy of the approved General Development Plan is attached hereto as **Exhibit "B."**

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

AGREEMENT

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

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

2. General Development Plan Approval. To the fullest extent of its legal powers and authority and for the duration of the Term (as described below) of this Agreement, the City hereby approves the General Development Plan for the Project, including the density, use, configuration, and specification designations as described in the General Development Plan and as described elsewhere herein. The developer may not substantively deviate from the 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 except as

specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

3. Term. The vested rights described in this Agreement shall be effective for a period of ten (10) years following the date on which this Agreement is adopted by the city Council of North Salt Lake and signed by the City's Mayor (the "Term").

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

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

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 Williamsburg Luxury Apartments".

d. Fencing. The project shall be fenced ~~in accord with~~with materials and in a style similar to that shown within **Exhibit "E"** subsection F as follows:

i. Fencing along the Highway 89 corridor shall not be required, but shall be allowed provided the fencing along Highway 89 ~~being~~ is composed of decorative metal fencing with columns of masonry consistent with the materials and colors used in the primary building construction.

ii. Interior fencing around the swimming pool shall be of the same decorative metal and masonry as described along the front property line.

iii. The fencing along the south and west property line shall be a solid masonry or other concrete panel fence consistent with the material and colors of the primary buildings, with the exception of the first twenty (20) ~~feet~~ foot setback from the Highway 89 property line, which shall be a continuation of the fencing material allowed along the front property line.

iv. The garages sited adjacent to the west property line shall act as the perimeter fencing, provided a continuous barrier is built along the perimeter of the project by connecting the required fencing on both sides of the garage structures. Fencing and garage wall materials shall be the same or similar in complementary colors and style. Roof drainage for all garage structures shall be provided within the development site.

~~.~~v. The north side property line shall be one of the following: (1) the material and color approved as part of the City's Edge Development Agreement on property directly adjacent and north of the Project; or (2) the same material and configuration of the south property line, including the first twenty (20) feet from Highway 89. In either event the Developer shall be responsible to contact the adjoining property owner to coordinate installation of the common boundary fence, installation of any retaining walls along the property boundary, and arrange for any cost sharing agreement, if applicable.

e. 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 Williamsburg".

f. Phasing Plan. Phasing Plan. The Developer intends to construct the project in one phase, and shall be completed in the following order Building A~~B~~ and the clubhouse and then Building ~~B~~D~~A~~ (commercial). The residential recreational amenities shall be constructed and completed prior to the occupancy of the second residential structure obtains occupancy. The remaining b~~B~~uildings ~~C & D~~ may be constructed in any order convenient to the Developer after or concurrent to the construction of Buildings A and D. Occupancy for Buildings A, B, & C shall only be granted upon concurrent construction and completion of one covered parking space per unit within that building.

g. Required Public Improvements. City agrees to coordinate with Developer the placement of conduits, chases and other piping required for the development of the project. The Developer agrees to construct all required public improvements, at its expense. Additionally the following specific requirements shall apply:

i. Storm Drain. There currently exists on the property a storm drain easement in favor of the City of North Salt Lake containing a twenty-four (24") inch storm drain line. That line may be relocated on the property, provided a new easement is granted to the City, the design and location is approved by the City Engineer, per the approved construction plans.

ii. Overhead Power. There currently exists overhead power lines along the property line within the UDOT owned right of way for Highway 89. It shall be the developer's responsibility to bury said power lines along Highway 89, removing the five power poles along the property line/right of way. The Developer may coordinate the removal of the poles and burial of the power line with the adjacent property owner to the north, who has buried his portion of the line per the approval of the City's Edge Project.

iii. Dedication of Right of Way. The Developer agrees to dedicate additional right of way for the Highway 89 corridor and construct a seven (7) foot sidewalk and minimum eight (8) foot park strip as shown on the final site plan as shown in **Exhibit "C"**. The dedication shall be the full length of the property to allow for the City, UDOT, or UTA installation of additional sidewalk in the future.

iv. Bus Stop. The Developer agrees to dedicate an easement for the installation of a bus shelter in the location and manner shown on the approved site plan as shown in Exhibit **"C"**. The Developer shall be responsible to coordinate the design and installation of the bus shelter and amenities directly with the Utah Transit Authority (UTA) and any UTA required agreements.

v. Future southern access. The Developer agrees to provide an easement on the southern end of the Project for the purpose of access to future improvements that may be made to the intersection of Highway 89 and Eaglegate Drive, with the possible installation of a traffic signal light and extension to the southern border of the project. The Developer, or future assignee, shall be required to connect the parking area access to the new intersection, if built, and abandon the emergency egress ~~between buildings B and~~south of building C within twelve (12) months of completion of any future construction of the intersection.

h. Parking. Within the boundary of the Project parking shall be provided as follows:

~~**Residential**~~	~~Units~~	~~Covered~~	~~Uncovered~~	~~Covered~~	~~Uncovered~~	~~Total Spaces~~
~~1 bedroom units~~	~~81~~	~~1/unit~~	~~0.5/unit~~	~~81~~	~~40.5~~	~~121.5~~
~~2-3 bedroom units~~	~~133~~	~~1/unit~~	~~1/unit~~	~~133~~	~~133~~	~~266~~
~~Guest~~		~~-~~	~~1/4 units~~	~~-~~	~~53.5~~	~~53.5~~
~~**Commercial**~~						
~~Retail Space 1/200 sf (65%)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~34~~	~~34~~
~~Allowance for Shared Retail with Guest Parking~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-34~~	~~-34~~
~~-~~		~~-~~	~~-~~	~~214~~	~~227~~	~~-~~
~~Total Required (ADA Required 9 w/2 van accessible) (2.06 spaces/unit)~~						~~441~~
~~Total Parking Provided (1.94 spaces/unit)~~						~~415~~
~~Parking Deficit~~						~~26~~

2021 Requested Amendment				
Units	2021	Parking Ratio		
1 bdrm	114	1.5	171	
2 bdrm	109	1.5	163.5	
3 bdrm	23	1.5	34.5	
Guest	246	0.25	62	
Retail				Rest /Off
Street Level	4,700	1/200 (0.65)	15	31
2nd Level	4700	1/250 (0.65)	15	12
Shared Parking			-30	-30
Total Parking	**Requirement**		**431**	**444**
		Total Provided	445	
		Deficit	0	
		Overall Ratio	1.81	

5. 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 at the time of the submittal of their respective development applications. The developer is solely responsible for payment of any required fees to the South Davis Water District and South Davis Sewer District.

6. Agreement to Run with the Land/Assignment. A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit "G"**. 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 City has consented in writing to the assignment, which consent shall not be unreasonably withheld.

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

To Developer: Castlewood Development Inc.
6900 South 900 East, Suite 130
Salt Lake City, UT 84047

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.

8. 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.

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

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

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

12. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any person or Parties other than the City. The Parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

[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 Recorder

CITY
CITY OF NORTH SALT LAKE

_____
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
Castlewood Development Inc.
6900 South 900 East, Suite 130
Salt Lake City, UT 84047

_____
By: Jeffrey Duke
Its: President

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 01-104-0033, 01-104-0034, 01-104-0035, 01-104-0036, 01-104-0097 and containing approximately 5.825 acres.

Legal Description:

Parcel 01-104-0033

BEGINNING ON THE WEST SIDE OF STATE HIGHWAY AT A POINT WHICH BEARS SOUTH 89°53' WEST 407.2 FEET AND SOUTH 0°42' EAST 1010.15 FEET AND SOUTH 22°37' WEST 427.8 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 22°37' WEST 75 FEET; THENCE WEST 330.4 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY OF THE STATE ROAD COMMISSION OF UTAH; THENCE NORTHEASTERLY ALONG SAID EAST LINE 70 FEET, MORE OR LESS, TO A POINT 344 FEET DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 344 FEET TO THE POINT OF BEGINNING.

Parcel 01-104-0034

BEGINNING ON THE WEST SIDE OF A STATE HIGHWAY AT A POINT WHICH BEARS SOUTH 89°53' WEST 407.2 FEET AND SOUTH 0°42' EAST 1010.15 FEET AND SOUTH 22°37' WEST 502.8 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 22°37' WEST 75 FEET; THENCE WEST 316.8 FEET MORE OR LESS, TO THE EAST LINE OF PROPERTY OF THE STATE ROAD COMMISSION OF UTAH; THENCE NORTHEASTERLY ALONG THE SAID EAST LINE 70 FEET, MORE OR LESS, TO A POINT 330.4 FEET DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 330.4 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT OF WAY EASEMENT, AS CREATED BY THAT CERTAIN EASEMENT, RECORDED APRIL 22, 2002, AS ENTRY NO. 1747246, IN BOOK 3029, AT PAGE 45, OFFICIAL RECORD OF DAVIS COUNTY, UPON PART OF AN ENTIRE TRACT OF PROPERTY, IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN , IN DAVIS COUNTY, UTAH. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 89 AT A POINT WHICH IS 407.20 FEET SOUTH 89°42' WEST (AND) 1010.75 FEET SOUTH 00°42' EAST AND 637.79 FEET SOUTH 22°37' WEST FROM THE NORTHEAST CORNER OF SAID SECTION 11: AND RUNNING THENCE SOUTH 22°37' WEST 40.00 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 67°23' WEST 157.04 FEET; THENCE NORTH 31.91 FEET TO THE NORTH BOUNDARY LINE OF SAID ENTRE TRACT; THENCE EAST 40.00 FEET ALONG SAID NORTH BOUNDARY LINE; THENCE SOUTH 5.24 FEET; THENCE SOUTH 67°23' EAST 130.374 FEET TO THE POINT OF BEGINNING.

Parcel 01-104-0035

BEGINNING ON THE WEST SIDE OF HIGHWAY AT POINT WHICH BEARS SOUTH 89°42’ WEST 407.2 FEET AND SOUTH 0°42’ EAST 1010.75 FEET AND SOUTH 22°37’ WEST 577.8 FEET FROM NORTHEAST CORNER SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH 22°37’ WEST 413.5 FEET ALONG SAID HIGHWAY WEST 237 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO THE STATE ROAD COMMISSION IN 226-418; THENCE NORTHEASTERLY ALONG SAID EAST LINE 390 FEET, MORE OR LESS, TO THE NORTH LINE OF GRANTOR’S LAND AT A POINT WEST OF BEGINNING; THENCE EAST 316.8 FEET TO THE POINT OF BEGINNING.

Parcel 01-104-0036

COMMENCING AT A POINT SOUTH 89°53’ WEST 407.2 FEET AND SOUTH 0°42’ EAST 1010.75 FEET AND SOUTH 22°37’ WEST 991.3 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTHERLY LINE OF GRANTOR’S PROPERTY WESTERLY 155.0 FEET, THENCE SOUTH 22°37’ WEST 70.0 FEET PARALLEL TO AND 155 FEET WESTERLY FROM THE EAST LINE OF GRANTOR’S LAND; THENCE PARALLEL TO AND 70 FEET SOUTHERLY FROM THE NORTHERLY LINE OF GRANTOR’S PROPERTY EASTERLY 155.0 FEET TO THE EASTERLY LINE OF GRANTOR’S PROPERTY; THENCE ALONG SAID EASTERLY LINE NORTH 22°37’ EAST 70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

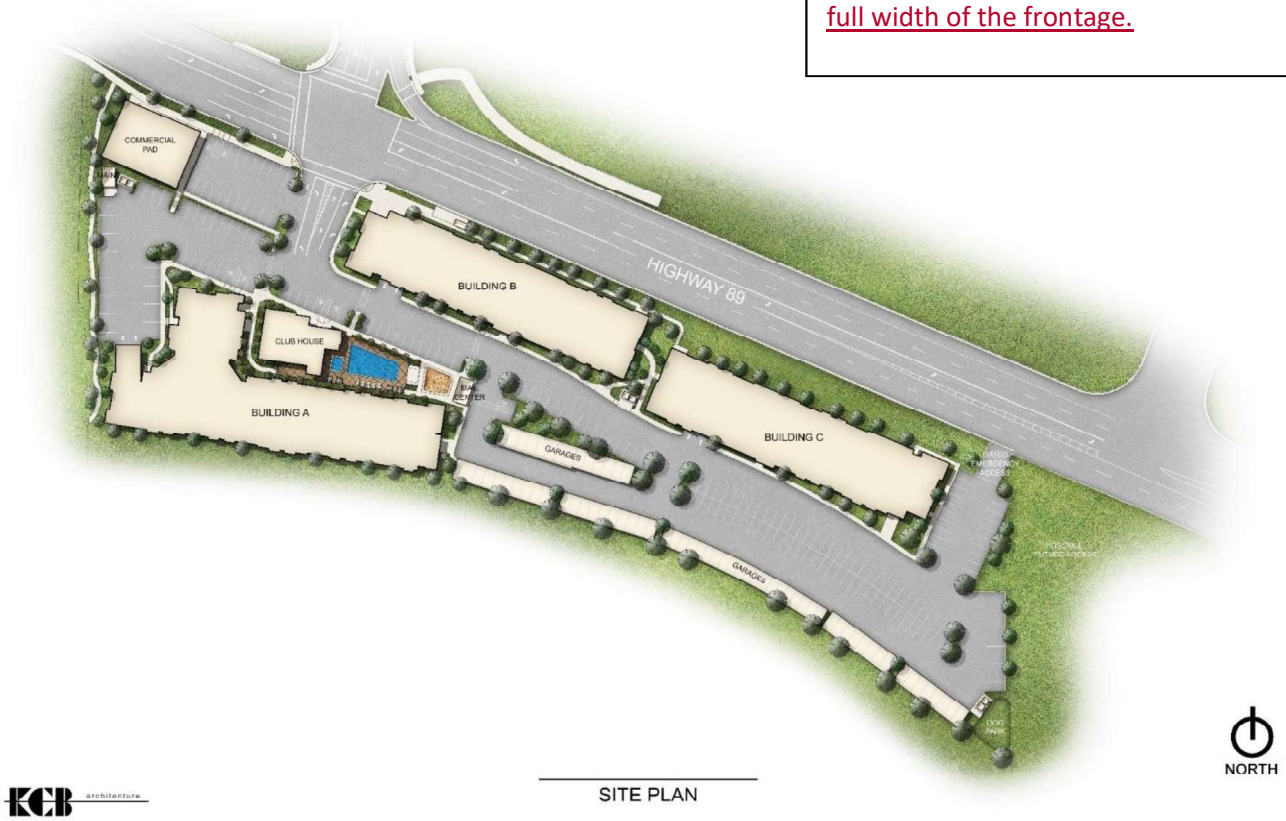
Parcel 01-104-0097

COM AT A PT LOC N 89°53' W ALG THE SEC LINE 925.68 FT & S 1921.50 FT FR THE NE COR OF SEC 11-T1N-R1W, SLM; TH S 22°37' W 70.00 FT; TH S 89°14'50" E 155.00 FT TO THE W'LY R/W LINE, STATE HWY 91; TH ALG SD R/W AS FOLLOWS: S 22°37' W 27.50 FT, N 67°23' W 20.00 FT, S 22°56'57" W 322.00 FT (1.0 FT OFFSET & PARALLEL TO STATE ROAD COMMISSION FENCE LINE); TH S 89°28'43" W 288.16 FT TO THE STATE ROAD COMMISSION PPTY LINE; TH N 29°34'16" E 442.37 FT (1.0 FT OFFSET & PARALLEL TO STATE ROAD COMMISSION FENCE LINE); TH S 89°14'50" E 96.37 FT TO THE POB.

EXHIBIT "B"
GENERAL DEVELOPMENT PLAN

The General Development Plan for the Williamsburg Luxury Apartments project approved by the City Council on the _____ day of _____, 2021.

Insert updated GDP after approved, show sidewalk and street trees the full width of the frontage.



KGB architecture

SITE PLAN

WEST ELEVATION

BUILDING B

EXHIBIT "C"
SITE PLAN

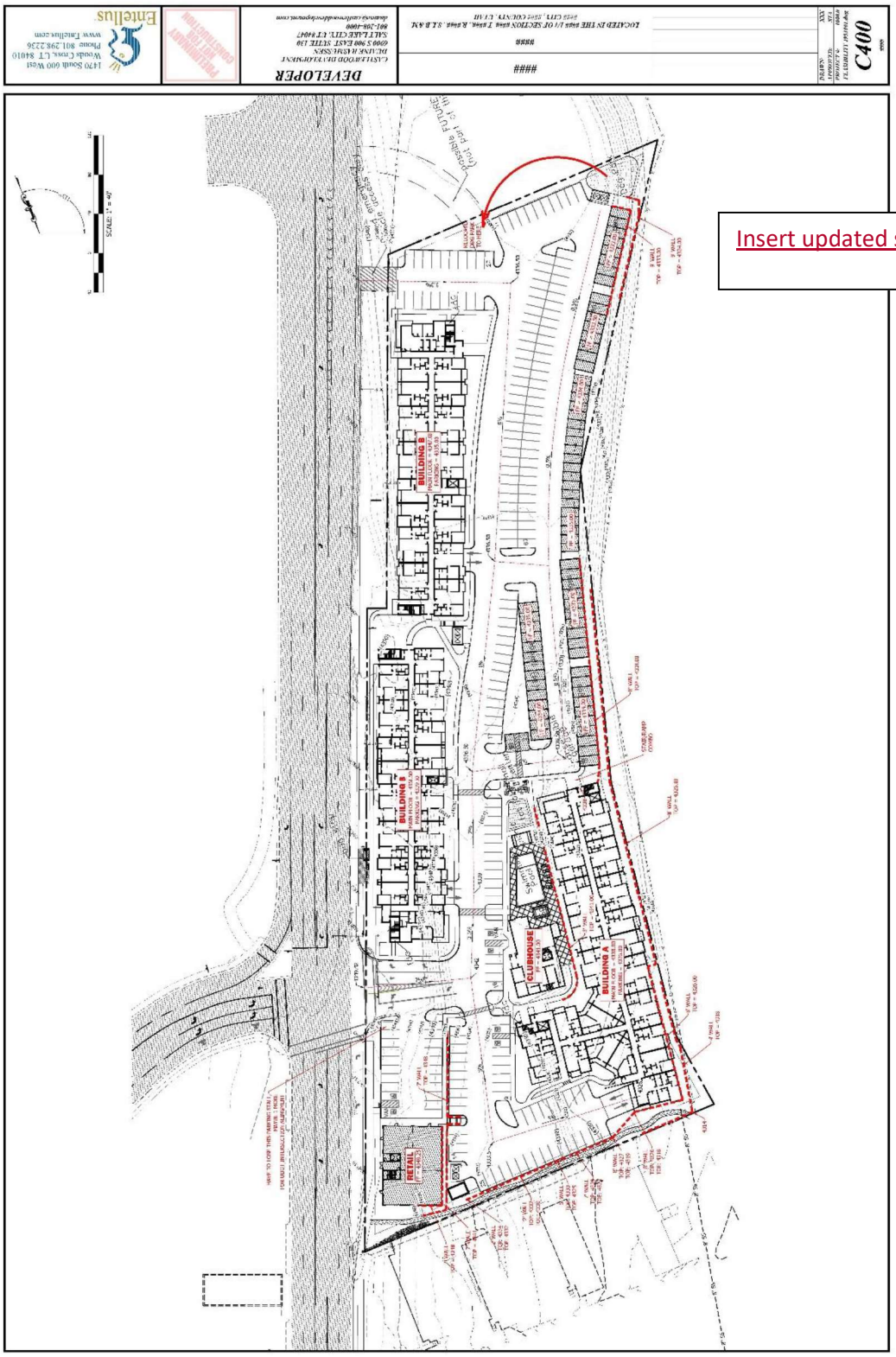
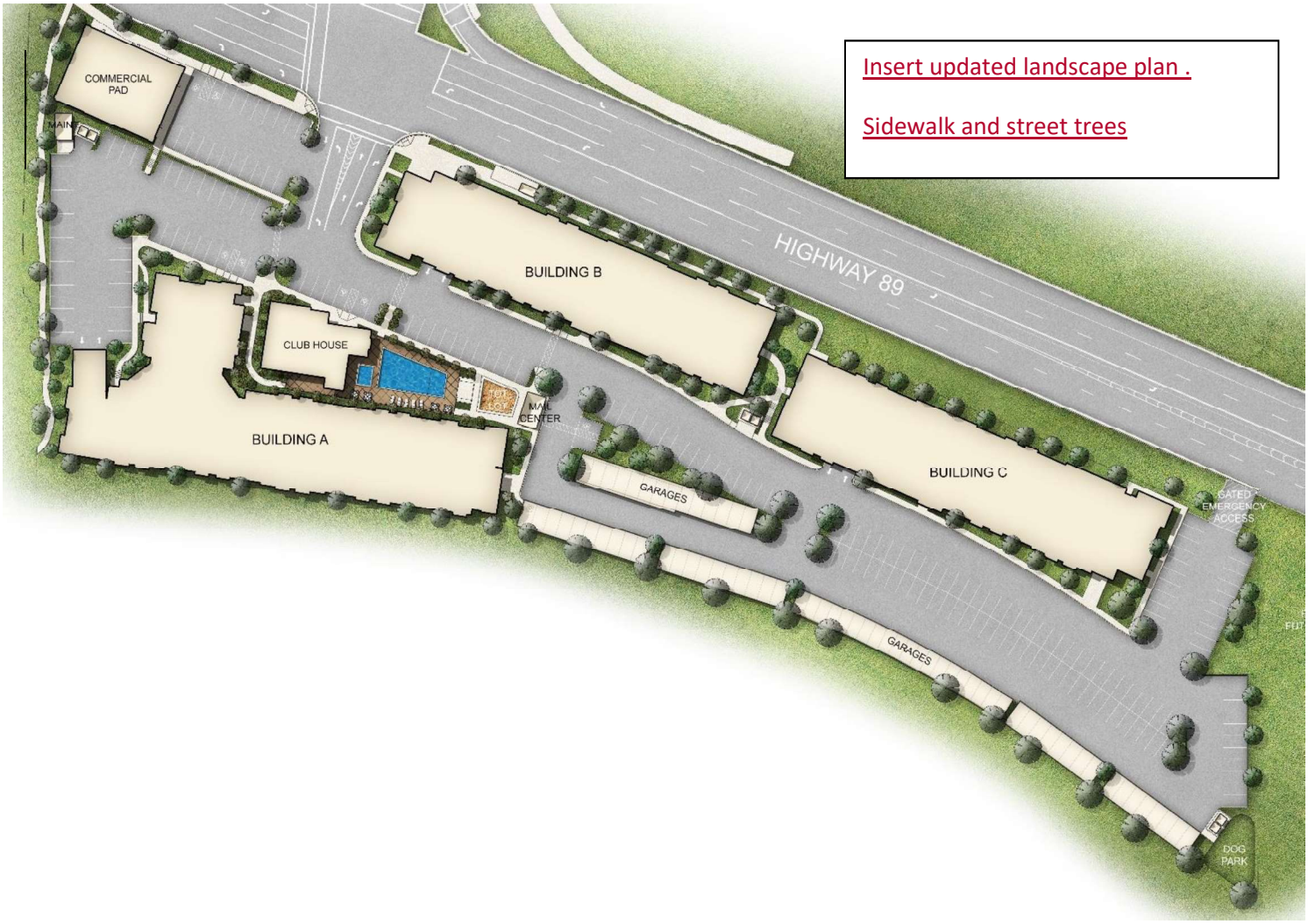


EXHIBIT "C"
LANDSCAPE PLAN (1 of 2)



Insert updated landscape plan .

Sidewalk and street trees

EXHIBIT "C"
LANDSCAPE PLAN (~~1~~ 2of 2)

Insert updated landscape plan .

Sidewalk and street trees

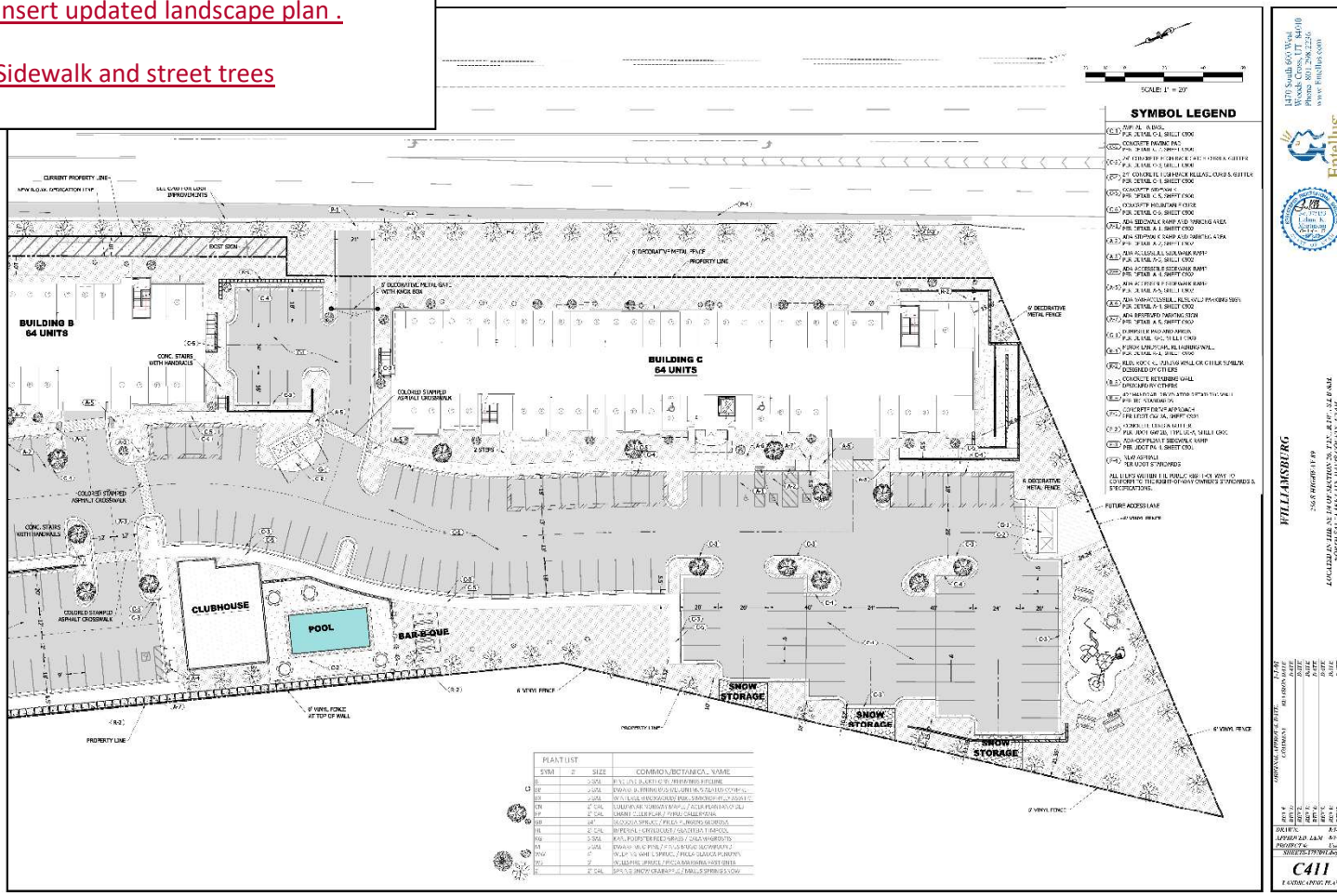


EXHIBIT "D"

WILLIAMSBURG LUXURY APARTMENTS P DISTRICT LAND USE STANDARDS

1. Purpose. This Exhibit outlines the standards pursuant to which Williamsburg Luxury Apartments Residential uses shall be developed within the P District. References herein to the term "Code" shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances.

2. Residential Standards.
   a. Lot Area:
      i. Due to the nature of development, there shall be no minimum lot area; however, no residential unit constructed in the P district shall have a living area less than ~~668~~ 500 square feet and a minimum of 1~~2~~ bedroom.
   b. Maximum Coverage Area.
      i. Due to the nature of development a, there shall be no maximum coverage area per lot.
   c. Maximum Height of Buildings.
      i. The maximum height for all residential structures in the P District shall be ~~fifty~~seventy-five (~~55~~75) feet from finished final grade.
   d. Lot Width and Depth:
      i. The minimum lot width and depth for the lot shall be as depicted on the approved site plan.
   e. Setbacks, front:
      i. The front yard setback shall be a minimum of ten (10') feet from the newly dedicated right-of-way line of Highway 89 and a minimum of twenty-~~seven~~ five (~~27'~~25') from the new curb alignment shown on the General Development Plan.
   f. Setbacks, rear:
      i. The minimum rear yard setback from the development boundary shall be a minimum of ~~fifteen~~ nine (~~15~~9) feet. With the exception of the private garage structures along the west property line which may be one foot from the property line. Carport structures, including overhang, shall be no nearer than three (3) feet from the side or rear property line.
   g. Setbacks, side:
      i. The minimum side yard setback from the development boundary shall be a minimum of ~~five~~ ten (10~~5~~) feet.
   h. Minimum Landscape Percentage.
      i. The minimum landscape percentage for the entire development shall be 25%.
   i. Accessory Buildings:
      i. Accessory buildings or structures within the common area shall include only those necessary for the operations of the apartments and enjoyment of the residents, such as maintenance buildings, mailbox kiosks, trash enclosure, carports, recreational amenities, etc.
   j. Fence:
      i. The maximum solid fence height within 20 feet of a public street shall be four (4')feet.

ii. The maximum height for the remainder of the perimeter fence shall be eight (8) feet. A minimum six foot masonry or concrete panel fence shall be required in the P District west and south property line the property in accordance with the Development Agreement The garages placed along the west property line shall serve as said wall and shall be connected by the required wall. Maximum fence height shall not apply to the garage structures.~~.~~ Fencing along the front property line and first twenty (20') feet of setback shall be of decorative metal with masonry columns ~~in accordance with the Development Agreement~~. The fencing on the north property may be either masonry, concrete panel, or the material approved per the development agreement with City's Edge to the north.

k. Parking shall be provided as follows
   i. For each unit there shall be provided one (1) covered space, garage or carport.
   ii. Total parking required shall be 1.81~~39~~ spaces per residential unit.
   iii. Guest parking and commercial parking for Building ~~A~~ D shall be considered shared parking and shall be available for the use of the retail space during regular business hours and may be utilized for guest or tenant parking during non-business hours.

3. Permitted Uses.
   a. Residential
      i. Multi-Family Apartments, including accessory structures, such as garages, carports, recreational equipment/structures, club house & leasing offices, mail kiosk or shelter.
      ii. Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended.
   b. Commercial-The following uses shall be permitted uses in this zone:
      i. General office.
      ii. General retail and personal services, except for those that are prohibited in this zone.
      iii. Restaurants.
   c. Commercial Uses-The following uses shall be prohibited in this zone:
      i. Auto Sales & Service
      ii. Manufacturing
      iii. Pawnshops, title loan, quick loan or other payday loan or check cashing services.
      iv. Self Storage
      v. Sexually Oriented Businesses
      vi. Tobacco specialty stores
      vii. Uses requiring outdoor storage
      viii. Warehousing and storage facilities
      ix. Wholesale trade

EXHIBIT "E"

ARCHITECTURAL STANDARDS FOR
WILLIAMSBURG LUXURY APARTMENTS

The Architectural Rules and Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in Williamsburg Luxury Apartments and for maintaining an orderly construction environment. These guidelines will be used by the Declarant in conjunction with the Declaration of Covenants, Conditions, Restrictions, and Easements (Declaration), and any undefined terms shall have the same meaning as contained therein.

Design Standards:

A. Exterior Elevations

All exterior elevations shall be consistent with general scheme and design as depicted below and as approved in the General Development Plan for Williamsburg Luxury Apartments. Exterior elevations will be of masonry and stucco construction with metal balconies and trim. Architectural windows shall be utilized as depicted in the graphic below, including mullions on all residential units. ~~The minimum transparency for the ground floor level of Building A shall be 65%, with a minimum transparency for all other floors and for all other buildings shall be 15% per story.~~ Building DA shall have a separate front outside entrance for each ground floor retail, commercial, or office unit. All facades shall be treated with similar architectural trim and features and shall include the use of the following as depicted below: architectural cornices, window lintels and sills, mullions, horizontal and vertical courses.

WEST ELEVATION

A. Design Guidelines

a. Street Façade. Street facade requirements apply only to facades facing visible from Highway 89, those facades visible from Interstate 215 and Interstate 15, are excluded from these requirements and are not considered street facing facades.

i. The minimum amount of transparency required on street facades with street frontage shall be measured by the ratio of the area of the total windows on a story to the area of the story total façade with the following required minimums:

	Ground Story Transparency	Upper Floor Transparency
Commercial or Office Buildings	65%	25%
High Rise Residential Buildings	25%	15%

ii. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

iii. Blank Wall Limitation.

1. No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and

2. No horizontal segment of a story's facade greater than 15 feet in width may be windowless.

iv. Horizontal Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.

v. Vertical Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

b. Entrance Requirements. Entrances Recession or Covering. Any Primary Entrance shall either be recessed or provide an awning, porch, covered or arcade walkway, or balcony. The depth of the recession or covering must be at least 5', and must be 1' wider than the entrance on both sides measured in line with the building facade.

c. Roof Requirements.

i. Roof Screening. Roof appurtenances must be screened from view of the street(s) using elements described in the requirements below.

ii. Variation in Roof Line. Any facade visible from a public right-of-way, including pedestrian, transit, and bicycle corridors, shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each sixty (60) linear feet of facade length.

iii. Parapet Height. Height is measured from the top of the upper story to the top of the parapet.

1. Minimum height is two feet with a maximum height of six feet.

2. The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).

d. Materials and Colors.

i. Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.

ii. Permitted primary building materials include high quality, durable, natural materials, such as stone, brick, ship lap siding, fiber cement board lapped, shingled, stucco, glass.

iii. Secondary Facade Materials. Secondary facade materials are not to exceed 20% of the building facade. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only.

iv. Color. Main building colors shall be established by the developer and agreed upon by the Planning Commission. Colors utilized shall be an integral part of the building design and shall exhibit evidence of coordination and selection with respect to the overall visual effect of the building. The color of each façade material shall be harmonious with the color of all other façade materials used on the same building, as well as the color of façade materials used on adjacent buildings.

~~.~~v. Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all buildings.

~~i.~~vi. The following colors and materials shall be used in the construction of all buildings, including the club house and garages. Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color pallet.

e. Windows, Awnings, and Shutters.

i. Windows. All windows shall be high quality architectural windows.

ii. Awnings. If installed, all awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated.

iii. Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample.

f. Balconies.

i. The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot.

ii. Size. 80% of Balconies shall be a minimum of five (5) feet deep and nine (9) feet wide.

iii. Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.

iv. Facade Coverage. A maximum of 50% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

v. Projection Over Setback. Balconies may hang directly over set-back but may not extend into the UDOT right-of-way.

vi. Clearance. Balconies shall have a minimum 10' clearance.

g. Carports.

i. The design of carports shall be consistent with the design elements of the primary buildings, including the use of high quality materials with matching trim, support post columns and decorative surrounds, roof materials and colors.

ii. The roof overhang of any carport shall be no nearer than three (3) feet from the side or rear property line, nor extend into the required drive aisle width.

iii. The height of the lowest eave line of the carport shall not exceed ten (10) feet and and shall be a minimum of seven (7) feet .

iv. The height of the highest eave shall not exceed fourteen (14) feet.

v. All carports shall be equipped with a gutter or drainage system that drains storm water to the nearest drainage facility.

vi. Examples of appropriate designed carports

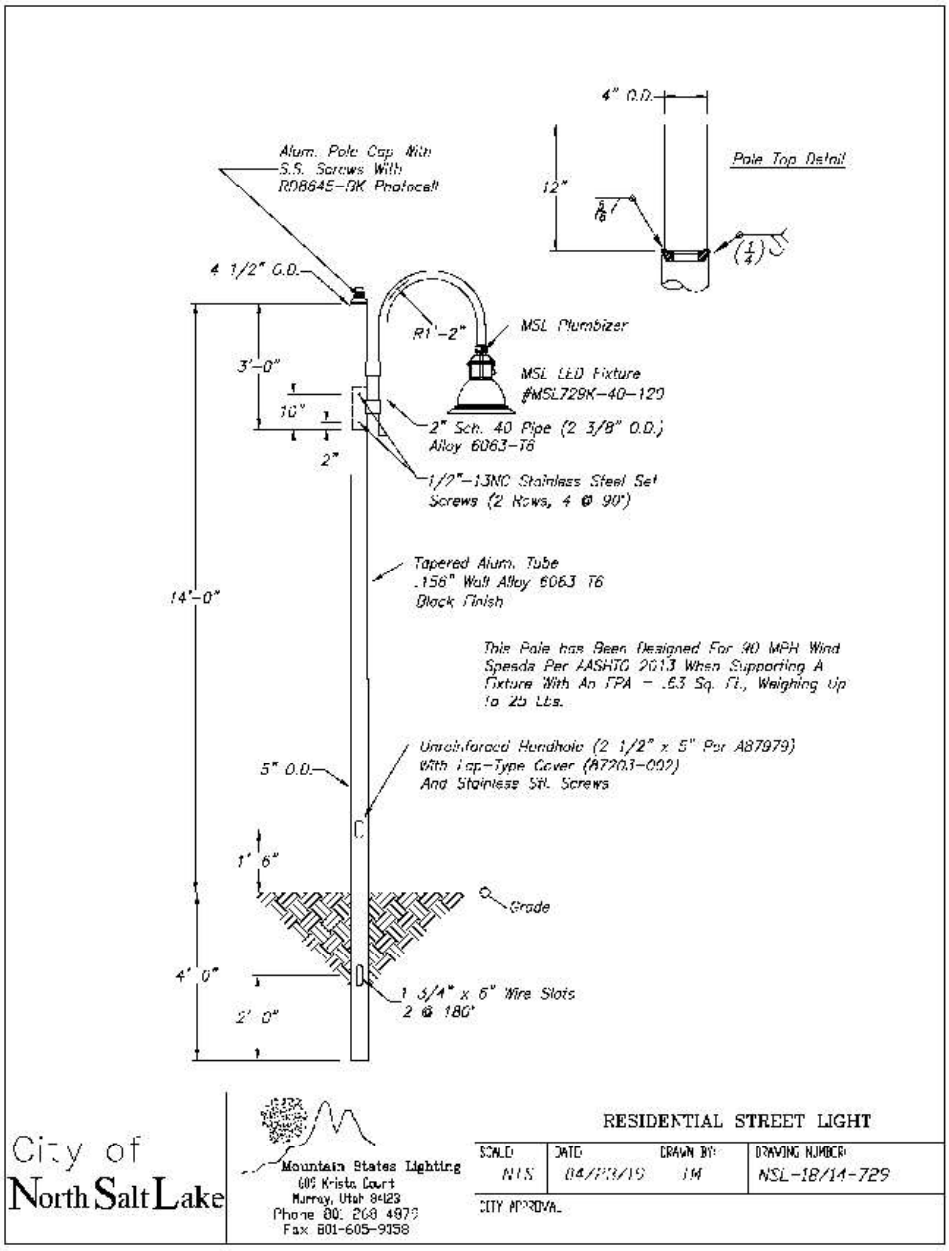
~~D~~C. Lamp Posts, Building Lighting

a. The development shall utilize building and parking lot lighting which complement the following city residential lighting standard in black. All building and parking lot lighting shall be diffused cut off type fixtures ensuring that light does not leave the property and is placed in the appropriate locations to ensure safety and security, while minimizing the risk of fugitive light pollution. Declarant will install the commercial quality lamp post, shown below or another mutually agreed upon between the City and Developer:

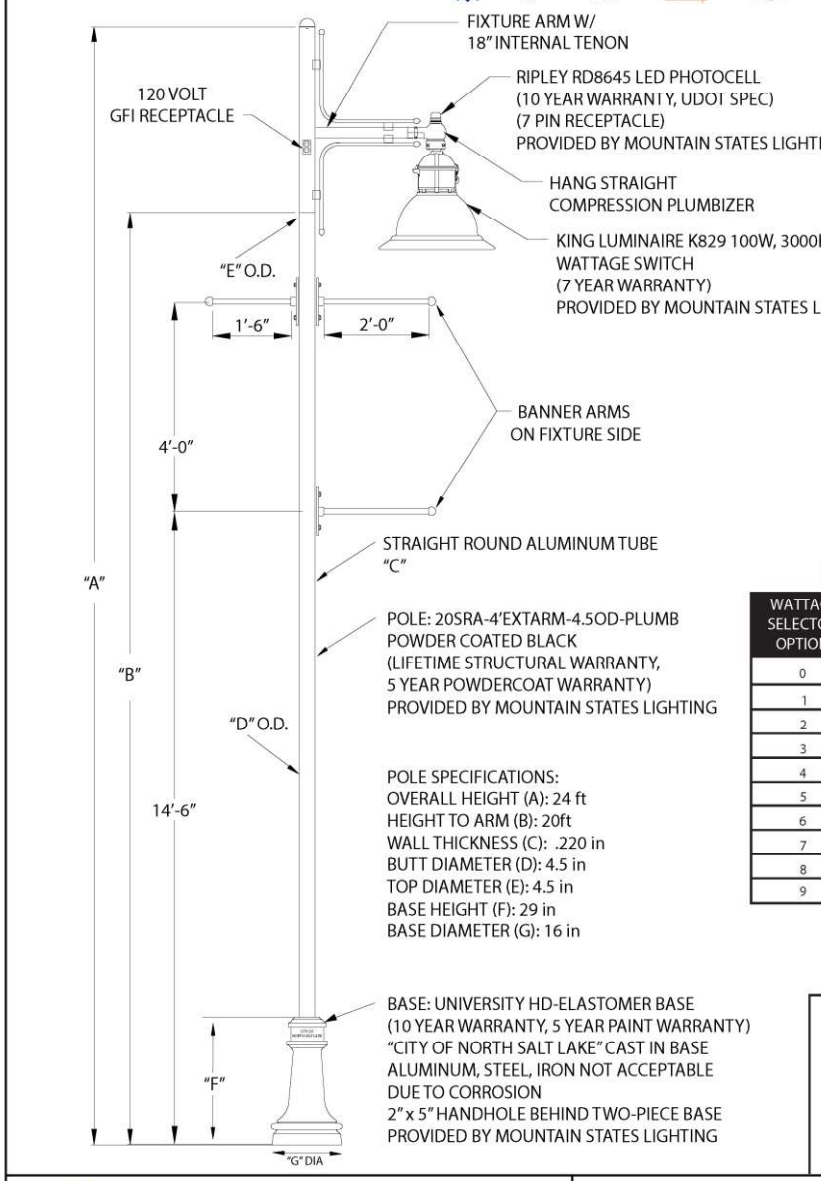
b. Declarant will submit a lighting plan and photometric detailing the location of the proposed lamp posts and the lighting coverage with ~~building permit~~site plan application.

c. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

Interior Site Lighting



Highway 89 Street Lamp Standard



~~E~~D. Landscaping

Upon completion of each building, the Declarant shall install landscaping in accordance with the approved landscape plan. A unity of the design of an overall development master plan shall be achieved by the repetition of certain plant varieties, colors and materials to tie the overall development together. All landscaping and irrigation shall utilize efficient landscaping techniques and drought tolerant species where possible.

~~F~~E. Mailboxes

Mailbox clusters, with mailboxes and newspaper receptacles will be provided by Declarant based on the requirements and approval of the U.S. Postal Service and shall be under a roof structure and protected from the elements.~~within the enclosed lobby of each building~~. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

~~G~~F. Fencing Material

Permitted fencing material shall be similar in nature to the following examples with masonry that complements the building masonry. These fence standards shall not apply in those areas where the garage structures are being used as fencing.

Highway 89 Fencing Type

Side and Rear Property Line Fencing Examples

EXHIBIT "F"
SIGNAGE STANDARDS

The following sign regulations shall apply to the Williamsburg Luxury Apartments P-District.

A. **Commercial Signage**

1. On-site signs be allowed for wall or hanging signs that are of consistent design elements to the architecture. Material, height, lighting, and lettering style, must create a visual continuity and add quality to the development. Monument, pole, or pylon multi-tenant signs shall not be permitted

2. Wall signs shall be permitted as follows:
   a. Each storefront shall be permitted one (1) wall sign per façade;
   b. The maximum wall sign area shall not exceed 15% of the storefront surface area (average height x lineal building/unit width) not to exceed100 square feet.
   c. Signs shall be placed on the building façade to be scaled appropriately with the façade width and height and not conflict with the architectural design features of the building.
   d. Examples of appropriate design and placement for wall signs:

3. Window signs are allowed for ground floor windows only. They shall not be located to block clear view of exits or entrances or to create a safety hazard. Window signs shall not disrupt the employee visibility to the parking area or of law enforcement personnel into the business. The following shall also apply:
   a. Window signs shall not cover more than fifty percent (50%) of any single window, nor more than thirty percent (30%) of the entire surface area of a group of windows on each building façade;
   b. Window signs and permanent wall signs combined shall not exceed thirty percent (30%) of the exterior wall area of the tenant;
   c. Properties subject to sale, lease, or rent may be allowed to have a window sign up to one-hundred (100) square feet regardless of permanent wall signage.

d. Appropriate window sign example:

4. Awning & Canopy Signs shall be permitted only main floor doors and windows as follows:
   a. Materials: Fabricate awnings using fire-resistant canvas in a color that is appropriate to the period of the building.
   b. Shape: Select awning shapes that reflect the door or window openings they cover. Limit valances to approximately eight to twelve inches in length.
   c. Lettering and symbols: Lettering should generally be placed on the valance portion of the awning.
   d. Internal illumination: Do not use internal illumination or other techniques that cause awnings to glow; however, illumination may be concealed in the awning to provide directional light to illuminate sidewalks or storefronts.
   e. Appropriate awning and canopy signs:

5. Projecting Signs are the preferred sign design for main floor retail businesses and shall be of consistent design as per the architectural standards enumerated in the development restrictive covenants.
    a. Placement—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
    b. Public right-of-way—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
    c. Area-Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

6. Temporary Signs
    a. Banners-one 3 x 12 foot banner per year is permitted to celebrate a grand opening, anniversary, or announce major sales. The banner can be displayed for a period not to exceed 45 consecutive days for existing businesses and 60 days for new businesses.
    b. A-Frame/Post-Style Commercial Sidewalk signs are permitted subject to the following performance standards:
        i. Maximum height-4 feet
        ii. Maximum sign area-2 x 2 feet.
        iii. Sign frame shall be constructed of black wrought iron or similar metal material.
        iv. Sign can only be displayed during business hours.
        v. One sign allowed per business.
        vi. Sign shall not impede pedestrian traffic or pose a safety hazard.
        vii. Example temporary sign:

7. PROHIBITED SIGNS. The following is a list of some of the signs that are prohibited:
   a. Permanent signs that are designed to rotate or move by any means.
   b. Signs mounted on trailers.
   c. Signs with exposed braces and guy wires.
   d. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
   e. Signs with changeable copy.
   f. Flags or banners, balloons, or inflatable signs.
   g. Examples of prohibited signs.

B. Residential Signs.

1. Residential identification signs shall be limited to no more than one (1) per entrance;
2. Signs shall only display the name, logo, and address of the development;
3. Residential identification signs shall not exceed a height of seven feet (6') and a total size of one hundred (50) square feet of sign area;
4. Maximum sign text shall be fifty percent (25%) of sign area;
5. Signs located at entrances must be set back a minimum of five feet (5') from the property line and shall not be placed within the clear view area of any driveway;
6. Indirect illumination is permitted;
7. One (1) temporary sign is allowed for sale, lease, or rent of residential property per street frontage and is limited to no greater than thirty-two (32) square feet for a period of time not to exceed one (1) year from the issuance of a certificate of occupancy.

EXHIBIT "G"
RECORDABLE 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

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 Castlewood Development, Inc., **a Utah corporation,** whose address is 6900 South 900 East, Suite 130, Salt Lake City, UT 84047 ("Developer").

Developer and the City have entered into that certain "Development Agreement for "Williamsburg Luxury Apartments", dated _____ (referred to herein as the "Agreement") regarding the real property to be known as the Williamsburg Luxury Apartments and more particularly described on the attached **Schedule "A"** (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

State of Utah)
ss.

County of Davis)

This instrument was acknowledged before me on _____, 20___, by _____ as _____ of City of North Salt Lake, a Utah municipal corporation.

[Seal] _____
NOTARY PUBLIC

My Commission Expires:_____

"DEVELOPER"
Castlewood Development Inc.
6900 South 900 East, Suite 130
Salt Lake City, UT 84047

By:____Jeffrey Duke_____
Title: President_____

State of Utah)
ss.
County of Davis)

This instrument was acknowledged before me on _____, 20____, by _____ as _____ of _____, a Utah Limited Liability company.

[Seal]

_____
NOTARY PUBLIC

My Commission Expires:_____

SCHEDULE "A"

LEGAL DESCRIPTION

Parcels: 01-104-0033, 01-104-0034, 01-104-0035, 01-104-0036, 01-104-0097

Parcel 01-104-0033

BEGINNING ON THE WEST SIDE OF STATE HIGHWAY AT A POINT WHICH BEARS SOUTH 89°53' WEST 407.2 FEET AND SOUTH 0°42' EAST 1010.15 FEET AND SOUTH 22°37' WEST 427.8 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 22°37' WEST 75 FEET; THENCE WEST 330.4 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY OF THE STATE ROAD COMMISSION OF UTAH; THENCE NORTHEASTERLY ALONG SAID EAST LINE 70 FEET, MORE OR LESS, TO A POINT 344 FEET DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 344 FEET TO THE POINT OF BEGINNING.

Parcel 01-104-0034

BEGINNING ON THE WEST SIDE OF A STATE HIGHWAY AT A POINT WHICH BEARS SOUTH 89°53' WEST 407.2 FEET AND SOUTH 0°42' EAST 1010.15 FEET AND SOUTH 22°37' WEST 502.8 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 22°37' WEST 75 FEET; THENCE WEST 316.8 FEET MORE OR LESS, TO THE EAST LINE OF PROPERTY OF THE STATE ROAD COMMISSION OF UTAH; THENCE NORTHEASTERLY ALONG THE SAID EAST LINE 70 FEET, MORE OR LESS, TO A POINT 330.4 FEET DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 330.4 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT OF WAY EASEMENT, AS CREATED BY THAT CERTAIN EASEMENT, RECORDED APRIL 22, 2002, AS ENTRY NO. 1747246, IN BOOK 3029, AT PAGE 45, OFFICIAL RECORD OF DAVIS COUNTY, UPON PART OF AN ENTIRE TRACT OF PROPERTY, IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN , IN DAVIS COUNTY, UTAH. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 89 AT A POINT WHICH IS 407.20 FEET SOUTH 89°42' WEST (AND) 1010.75 FEET SOUTH 00°42' EAST AND 637.79 FEET SOUTH 22°37' WEST FROM THE NORTHEAST CORNER OF SAID SECTION 11: AND RUNNING THENCE SOUTH 22°37' WEST 40.00 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 67°23' WEST 157.04 FEET; THENCE NORTH 31.91 FEET TO THE NORTH BOUNDARY LINE OF SAID ENTRE TRACT; THENCE EAST 40.00 FEET ALONG SAID NORTH BOUNDARY LINE; THENCE SOUTH 5.24 FEET; THENCE SOUTH 67°23' EAST 130.374 FEET TO THE POINT OF BEGINNING.

Parcel 01-104-0035

BEGINNING ON THE WEST SIDE OF HIGHWAY AT POINT WHICH BEARS SOUTH 89°42’ WEST 407.2 FEET AND SOUTH 0°42’ EAST 1010.75 FEET AND SOUTH 22°37’ WEST 577.8 FEET FROM NORTHEAST CORNER SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH 22°37’ WEST 413.5 FEET ALONG SAID HIGHWAY WEST 237 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO THE STATE ROAD COMMISSION IN 226-418; THENCE NORTHEASTERLY ALONG SAID EAST LINE 390 FEET, MORE OR LESS, TO THE NORTH LINE OF GRANTOR’S LAND AT A POINT WEST OF BEGINNING; THENCE EAST 316.8 FEET TO THE POINT OF BEGINNING.

Parcel 01-104-0036

COMMENCING AT A POINT SOUTH 89°53’ WEST 407.2 FEET AND SOUTH 0°42’ EAST 1010.75 FEET AND SOUTH 22°37’ WEST 991.3 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTHERLY LINE OF GRANTOR’S PROPERTY WESTERLY 155.0 FEET, THENCE SOUTH 22°37’ WEST 70.0 FEET PARALLEL TO AND 155 FEET WESTERLY FROM THE EAST LINE OF GRANTOR’S LAND; THENCE PARALLEL TO AND 70 FEET SOUTHERLY FROM THE NORTHERLY LINE OF GRANTOR’S PROPERTY EASTERLY 155.0 FEET TO THE EASTERLY LINE OF GRANTOR’S PROPERTY; THENCE ALONG SAID EASTERLY LINE NORTH 22°37’ EAST 70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel 01-104-0097

COM AT A PT LOC N 89°53' W ALG THE SEC LINE 925.68 FT & S 1921.50 FT FR THE NE COR OF SEC 11-T1N-R1W, SLM; TH S 22°37' W 70.00 FT; TH S 89°14'50" E 155.00 FT TO THE W'LY R/W LINE, STATE HWY 91; TH ALG SD R/W AS FOLLOWS: S 22°37' W 27.50 FT, N 67°23' W 20.00 FT, S 22°56'57" W 322.00 FT (1.0 FT OFFSET & PARALLEL TO STATE ROAD COMMISSION FENCE LINE); TH S 89°28'43" W 288.16 FT TO THE STATE ROAD COMMISSION PPTY LINE; TH N 29°34'16" E 442.37 FT (1.0 FT OFFSET & PARALLEL TO STATE ROAD COMMISSION FENCE LINE); TH S 89°14'50" E 96.37 FT TO THE POB.

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 Pace, Community Development Director

DATE: April 6, 2021

SUBJECT: Consideration of Final Plat Approval for Eaglewood Cove PUD, Phase 13

RECOMMENDATION

The Planning Commission recommends to the City Council approval of the Final Plat for Eaglewood Cove, phase 13 located at approximately 600 East Tanglewood Loop, with the following condition:

1. Any remaining engineering redline corrections, specifically the water tank and pump house construction drawings, be completed prior to recordation of final plat.

BACKGROUND

The previously approved concept plan for Eaglewood Cove Phases 13-15 consisted of 75 lots east of the existing phases of Eaglewood Cove development. The concept plan was approved by the City Council on July 19, 2016. Since that approval the developer has been conducting an extensive Geological Hazards Investigation of the property leading to numerous changes in layout design and a reduction from 75 lots to 72 lots. The proposed development is divided into three phases, 13, 14, and 15. Preliminary Plan approval was granted on November 10, 2020 with a condition that sidewalks be added to one side of each street. That correction has been met. The subdivision will also be a planned unit development (PUD) subdivision to provide for common ownership of the private streets, the HOA maintained storm water detention facilities, and for architectural review prior to building permits.

The developer of this project has been working with the City geologic consultants to address the requirements of the 2016 geologic hazards ordinance. Under the ordinance, geotechnical reports are to be submitted prior Preliminary Plan. The full geologic hazard study has been completed and reviewed and has been approved by the city geotech consultant. Conditions specific to each lot regarding requirements of construction have been noted on the plat and are listed in the approved report. The approved plan is dated March 29, 2021 and includes all required corrections approved by the city geotech.

A conditional use permit was approved by the Planning Commission for the proposed flag lots in the development on July 12, 2016. The exception to cul-de-sac length was approved as part of the concept plan approval. Previously the fire district had required that the homes on the loop road be fire sprinkled or the road widened, since that time the number of lots on the loop road has been reduced to less than 30 and the requested restriction is no longer necessary.

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

The development is divided into 3 plats, plat 13 is 52.7 acres and contains 39 lots with lot sizes varying from 0.60 acres to 6.34 acres. The final plat have been reviewed by the DRC and have been recommended for final plat approval. The only outstanding issue relate to the design of the water tank and pump house. The following are the items to be addressed that are expected to be complete prior to the Council meeting:

1. Submission of a landscape plan for the area outside of the fenced water tanks at 5480 must be submitted with the building permit for the pump house and must be designed in accordance with the landscaping recommendations contained within the geotech report;
2. Kern River approval letter, in process with encroachment agreement (this will be required prior to plat recordation).
3. Engineering drawings be amended to address the steep eastern slope of the 5480 tank site;
4. The generator for the pump house requires verification that it is sized correctly to provide power to operate the pumps at the required level of service during a power outage; *(to be verified by Jon Ruckert)*
5. Submission of structural calculations for the pump house structure; *(received, under review by structural consultant)*
6. Addition to the tank drawings detailing the antenna location for the 5800 tank and the chlorine residual control system, including shed.
7. Public utility easements for offsite sewer and storm drain line below Parcel B; *(submitted, under review by Attorney)*
8. Deeds for expansion of 5480 tank site and 5800 tank site; *(submitted, under review by City Attorney)*

The proposed recommended motion reflects the motion from the Planning Commission with their findings and condition, and also includes the above noted specific engineering requirements. Additionally it should be noted that the design spec for the new neighborhood streetlight is currently under review, and may be modified to address the issues related to clearance within the road right of way.

POSSIBLE MOTION

I move that the City Council I move that the Planning Commission recommend to the City Council the approval of the proposed final plat for Eaglewood Cove Subdivision, phase 13 located at approximately 600 South Tanglewood Loop, subject to the following findings and conditions:

Findings:

1. The proposed final plat meets the minimum standards of the land use code for final plat approval;
2. The proposed layout minimizes the necessary cuts and fills and provides and efficient design;
3 The geotechnical report has been approved by the city consultant and is dated March 31, 2021 Revision 2 and the plat has been designed to meet the specific standards and recommendations contained therein;
4. The plat contains the appropriate notes regarding the individual lots and requirements of the geotechnical report.

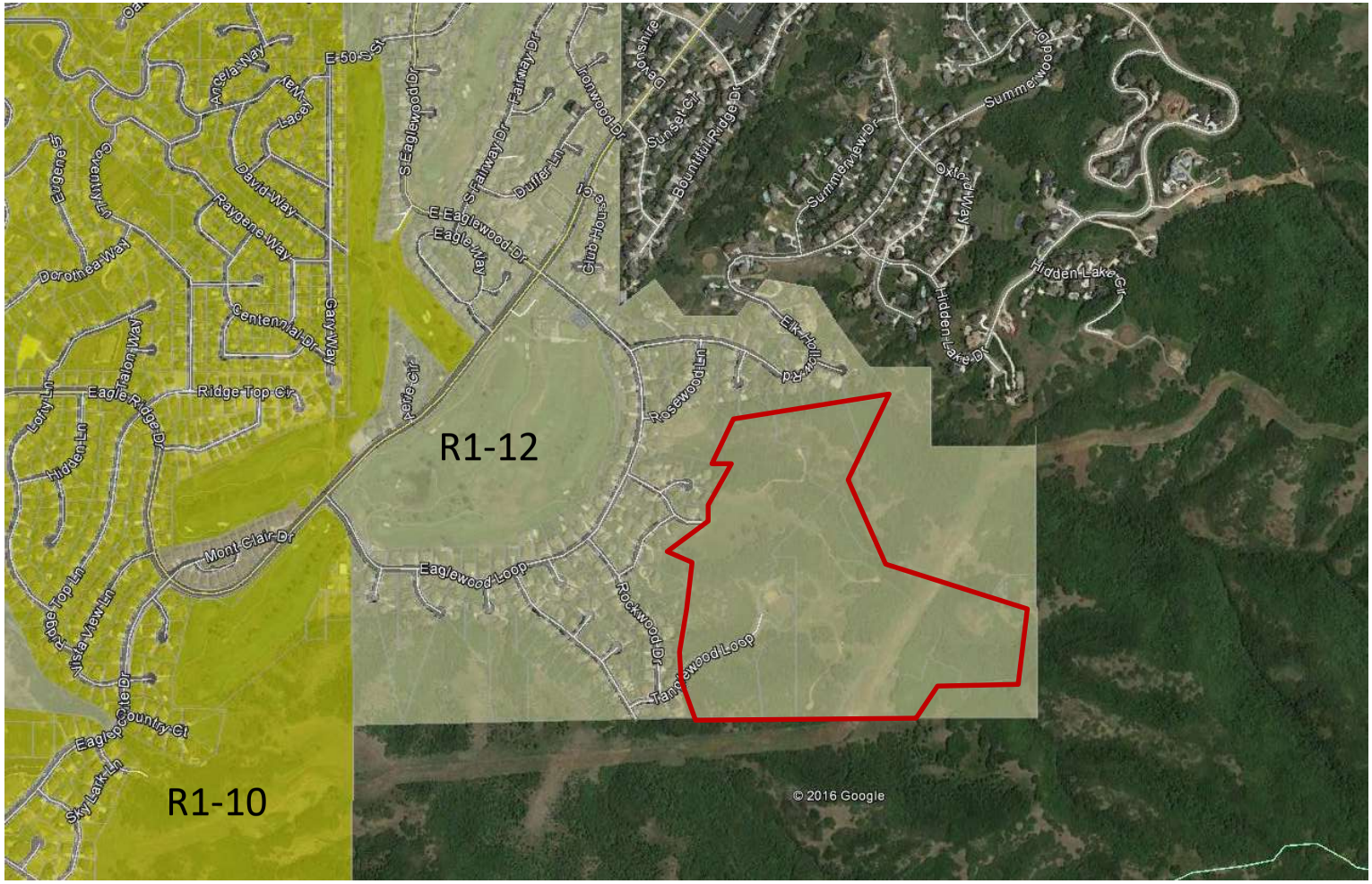
Conditions:

1. Submission of a landscape plan for the area outside of the fenced water tanks at 5480 must be submitted with the building permit application for the pump house and must be designed in accordance with the landscaping recommendations contained within the geotech report dated March 31, 2021;
2. Submission of a letter or other agreement with Kern River regarding the encroachment and installation of the private road and associated utilities is required prior to recordation of the plat;
3. Verification that the generator for the pump house requires verification that it is sized correctly to provide power to operate the pumps at the required level of service during a power outage;
4. Approval by the City Engineer of the structural calculations for the pump house structure
5. Addition to the tank drawings detailing the antenna location for the 5800 tank and the chlorine residual control system, including shed.
6. Submission of the executed public utility easements for offsite sewer and storm drain line below Parcel B;
7. Submission of executed deeds for expansion of 5480 tank site and 5800 tank site.

Attachments

1) Aerial/Zoning Map
2) Geotech Report Excerpt
    a. Section 7: Geologic Conclusions and Recommendations
    b. Section 8: Engineering Conclusions and Recommendations
    c. Table H: Special recommendations for individual lots
3) Final Plat

Final Plat
Eaglewood Cove Ph. 13– 600 South Tanglewood Loop
Aerial



7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

Based upon the geologic reconnaissance of the project area, the geologic conditions observed in the exploration borings, test pits, and trenches, and the results of the slope stability assessment, the property is considered suitable for development from a geologic hazards perspective, provided the recommendations presented herein are incorporated into the design and construction of the project.

From the geologic evidence discussed herein, the following conclusions are made:

1. IGES largely concurs with the updated UGS (2019) geologic mapping across the property that has eliminated the older (relict) landslide designation and replaced it with Tc2 bedrock. The subsurface data indicates that what was originally mapped as older landslide deposits is likely weathered, partially indurated/lithified Tc2 bedrock.

2. Regardless of the unit designation, the Tc2 deposits are buttressed to the west by Lake Bonneville sand and gravel deposits that do not show signs of post-deposition movement. Therefore, this natural buttress has precluded subsequent movement even if a deeper-seated landslide slide plane is present (though no subsurface data has indicated the presence of such a deeper slide plane).

3. The earth materials present in the subsurface include primarily weathered Tc2 bedrock, comprised of a combination of quartzite and limestone clasts in a clayey and sandy matrix, commonly containing abundant calcium carbonate in irregular, discontinuous masses. These deposits are underlain by hard, well-cemented conglomerate and conglomeratic sandstone bedrock (unit Tc2).

4. Localized, younger landslide deposits are present on the property, but the hazard to development can be mitigated to an acceptable risk either through avoidance (in changing the location of the buildable area for particular lots) or by engineering methods (mass grading, over-excavation, or buttressing). Subsurface data indicates that these deposits are less than 20 feet thick and typically less than 10 feet thick. While these deposits appear stable under static conditions, our slope stability analysis indicates that some slope deformation could occur under seismic conditions.

5. Two distinct landslide lobes in the northern and southern portion of the property, respectively, are largely consistent with those mapped by the UGS (2019). However, based on the subsurface investigation of these deposits, the two landslide lobes are believed to have been deposited via different modes of transport and deposition

(specifically, translational movement for the northern landslide lobe, and earthflow-type movement for the southern landslide lobe). Nevertheless, a conservative approach has been adopted and both landslides have been modeled as translational failures utilizing residual shear strengths.

6. The landslide hazard risk associated with the property is considered to be high for all parts of the property designated as being underlain by young landslide deposits (Qlsy). For all other parts of the property, the landslide hazard risk is generally considered to be low. For certain steep natural slopes that are marginally stable under seismic conditions, deformation zones have been defined; these areas are considered to have a low to moderate risk associated with landslides (e.g. the risk is associated with lateral ground deformation, not a landslide in the traditional sense). Within these deformation zones, development is feasible; however, the Structural Engineer must design the residential foundations to accommodate a specific level of lateral ground deformation arising from a design-level seismic event. This specifically applies to Lots 1407-1410.

7. Debris-flow and flooding hazards are considered to be low for the entire property, except for within the unnamed ephemeral drainage that passes through the northern part of the property, in which case the risk is considered to be low to moderate for flooding hazards.

8. Liquefaction, rockfall, surface-fault-rupture, and shallow groundwater hazards are considered to be low for the entire property.

7.2 RECOMMENDATIONS

Given the findings of this geologic hazards assessment, IGES recommends the following:

1. For the southern landslide lobe area, we recommend that geologic units classifying as 'young landslide' (Qlsy) be completely over-excavated[1] beneath the entire building footprint of all habitable structures in those areas where the young landslide is identified. *The intent of the over-excavation is to disrupt the landslide basal shear/slide plane within the building footprint, such that there will no longer exist a preferential plane of weakness under the home upon which subsurface materials can move*. Most of the soils observed at the site are anticipated to be suitable for re-purposing as structural fill following the over-excavation. However, soils classifying as fat clay (CH) are not to be re-purposed as structural fill underlying roads or structures,

[1] Over-excavation: any soil removed in an effort to remediate adverse geotechnical or geologic conditions in addition to the minimum excavation required.

but may be used for embankments provided the fat clay is buried at least 10 feet below finish grade. This over-excavation is anticipated for Lots 1301-1307, 1336-1339, 1502, 1503, and 1517, where the landslide mass is encountered in the subsurface.

2. It is recommended that mass-grading be performed across the entire northern landslide area to completely over-excavate and mitigate the landslide hazard for the lots in this area. *The intent of the over-excavation is to disrupt the landslide basal shear/slide plane across the mapped landslide, such that there will no longer exist a preferential plane of weakness upon which subsurface materials can move*. Mass-grading will involve the over-excavation of the landslide mass *within the Eaglewood property boundary* (some of the northern landslide will necessarily be left in-place since the landslide mass extends beyond the Eaglewood project limits). An appropriate grading transition should be made at the property boundary where over-excavation ceases and undisturbed ground begins, such that the post-over-excavation slope conditions are brought as close to the pre-over-excavation state as possible. Specifically, mass grading is anticipated to impact Lots 1318-1320, 1325-1332, and 1401 where the landslide mass is encountered in the subsurface.

3. As an option, mass-grading may also be performed for the southern landslide area (in a similar fashion as the northern landslide) if deemed practical from a constructability standpoint based on the observed extents of the landslide in the field. However, IGES does not *require* mass-grading for the southern landslide; for the southern landslide mitigation is only required within the footprint of residential structures. For clarification, mass-grading of the lateral extents of the entire landslide mass is applicable to the northern landslide only (not the southern landslide) due to the differences in the type of landslide deposit (translational for the northern slide, and earthflow for the southern slide), since a translational landslide is expected to have a distinct basal shear plane across the entire deposit (plane of weakness), whereas an earthflow deposit is not expected to have a basal shear plane (a smaller basal shear plane may be present locally), however the contact between the landslide deposits and the underlying earth materials are expected to be largely depositional. Based on current subsurface data, mass-grading of the entire southern landslide is not required. However, the Client should be aware that, although not anticipated, should differing subsurface conditions be observed during construction (i.e., a present and laterally continuous basal shear plane, larger extents of the landslide than currently mapped), mass-grading part or all of the southern landslide could be recommended.

4. Over-excavation of landslide deposits within the southern landslide is not required for roads or buried utilities. However, if roadways will require six feet or more of new embankment fill, thereby applying a significant new load to the underlying landslide

deposits, then as a precaution the road alignment should be over-excavated below the landslide deposits (where identified) to disrupt the basal shear plane, if present.

5. It is recommended that foundation excavation observations be performed by a qualified engineering geologist to evaluate all lots that are located within the UGS-recommended surface fault rupture special study area for the antithetic fault trace in the eastern portion of the property. This includes Lots 1301-1307, 1309-1312, 1336-1339, and 1502-1517. It should be noted that this is an added safety measure, as the fault is considered inactive, but has had Late Quaternary-aged movement (movement within the last 130,000 years). If active faults or other adverse geologic conditions are identified in the foundation excavation, further investigation, relocation of proposed structures, modification of building foundations, and/or additional structural reinforcement may be required.

6. It is critical to minimize the introduction of water into the subsurface to limit the potential for activation of new landslides or the re-activation of existing landslides, specifically for those areas located on topographic highs or those areas with high topographic relief. To this end, the following recommendations for individual lot landscaping have been developed, in part with input from the North Salt Lake City Community Development and Engineering departments:

    a. It is recommended that landscape plans be developed with the assistance of a qualified professional versed in low-water landscaping techniques. The landscape plan should be designed to address water conservation techniques, minimizing areas of sod, and utilizing drought-tolerant plant species.
    b. It is recommended that the landscaping for this development have 5% positive drainage away from the home a minimum distance of 10 feet and have no areas where the ponding of water can take place.
    c. Private ponds, swimming pools, landscaped water courses/waterfalls, and other areas of ponded water for landscape features are permissible but should be lined with an impermeable membrane to limit infiltration and minimize the amount of water introduced into the subsurface. Small, localized ditches or gullies that act as ephemeral drainages need not be lined.
    d. The use of drought-tolerant sod such as Bermuda, St. Augustine, Bahia, Fescues, and drought-tolerant varieties of Bluegrass, among others, are recommended along with Waterwise Landscaping recommendations from the Weber Basin Water Conservancy District.
    e. Landscaping that requires intensive watering (e.g., hydrophilic plants) should be avoided or minimized. This includes flora that is native to wetlands and wet environments (southeast United States, northwest United States, Central and

South America, plants native to riparian areas, etc.) and may consist of cattail, golden club, dogwood, holly, and magnolia, among others.

f. Drought-tolerant plants and/or local native species are recommended. Drought-tolerant plants typically consist of flora native to arid environments (Utah and the Southwest, desert regions, the Mediterranean, North Africa, etc.) and may include various species of cactus, aloe, fountain grass, palo verde, lilac, poppies, manzanita, sage, etc.

g. Low-water landscaping techniques such as desert landscaping and/or Xeriscape is encouraged (see Section 8.9).

7. IGES recommends that storm water retention basins not be constructed within, or above, any mapped younger landslide areas; detention basins may be allowed provided the design is optimized to minimize infiltration into the subgrade. Additionally, retention basins may be allowed provided passive land drains in the vicinity of retention basins are part of the civil plans, with the design to be approved by IGES. On-site sewage or storm-drain disposal should not be allowed. It should be noted that the preceding recommendations are specific to the general grading of the development and is not necessarily lot-specific.

8. An IGES geologist or geotechnical engineer should observe all slope cuts during construction activities, particularly during rough-grading, and foundation excavations for this property to assess for the presence (or absence) of adverse geologic conditions, and to provide site-specific recommendations for mitigation if adverse geologic conditions are encountered.

9. The lot-specific recommendations presented in the *Table of Lots* displayed in Appendix H corresponding to an individual lot should be implemented preceding development of the respective lot.

8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS

8.1 GENERAL CONCLUSIONS

Based on the subsurface conditions encountered at the site, it is our opinion that the subject site is suitable for the proposed development provided that the recommendations presented in this report are incorporated into the design and construction of the project. Due to the presence of shallow bedrock at the site, heavy duty excavators may be required for some of the roadway cuts and utility excavations on site; some isolated areas may require heavy-duty rippers. The foundation for future residential structures may consist of conventional shallow spread footings founded either entirely on competent native earth materials or entirely on a zone of structural fill at least two feet thick. Building foundations over a bedrock/fill transition zone is not allowed (e.g. no structure may be founded partially on undisturbed native earth materials and partially on structural fill). Some localized areas of potential slope instability exist within the site; however, these areas are limited to where 'young landslide' (Qlsy) deposits underlie residential building envelopes or within two identified *zones of deformation* (see Plate 3). These areas of instability can be mitigated with remedial grading, primarily through either removal/replacement or the construction of a buttress stability fill, or (in the case of the zones of deformation) designing the residential foundations to accommodate a specified level of lateral ground deformation arising from a design-level earthquake.

The following sub-sections present our recommendations for general site grading, design of foundations, slabs-on-grade, lateral earth pressures and soil corrosion.

8.2 EARTHWORK

Prior to the placement of structural fill or other man-made improvements, general site grading is recommended to provide proper support for roadway embankments, foundations, exterior concrete flatwork and concrete slabs-on-grade. Site grading is also recommended to provide proper drainage and moisture control on the subject property and to aid in preventing differential settlement of structures as a result of variations in subgrade conditions.

8.2.1 General Site Preparation and Grading

Below proposed structures, fills, and man-made improvements, all vegetation, topsoil, debris and undocumented fill (if any) should be removed. Any existing utilities should be re-routed or protected in-place. Tree roots may be encountered and should be grubbed-out and replaced with structural fill if exposed in the foundation excavation. Foundation excavations and roadway embankment subgrades should be assessed for soft or loose soils; any soft/loose areas should be compacted in place if the depth is less than 12 inches or removed and replaced with structural fill as recommended in this report.

8.2.2 Excavations

Soft, porous, potentially expansive, or otherwise unsuitable soils beneath foundations or concrete flatwork may need to be over-excavated and replaced with structural fill. If over-excavation is required, the excavations should extend a minimum of ½ foot laterally for every foot of depth of over-excavation. Excavations should extend laterally at least two feet beyond slabs-on-grade. Structural fill should consist of granular materials and should be placed and compacted in accordance with the recommendations presented in this report.

Prior to placing structural fill, all excavation bottoms should be scarified to at least 6 inches, moisture-conditioned as necessary to at or slightly above optimum moisture content (OMC) and compacted to at least 95 percent of the maximum dry density (MDD) as determined by ASTM D-1557 (modified Proctor). The scarification recommendation need not apply where hard, competent bedrock is exposed.

8.2.3 Excavation Stability

The contractor is responsible for site safety, including all temporary slopes and trenches excavated at the site and design of any required temporary shoring. The contractor is responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Based on our observations, soil types may vary at this site ranging from *Type C* soils (clays) to *Type B* soils (sand/gravel) to *Type A* soils (conglomerate bedrock). Close coordination between the competent person and IGES should be maintained to facilitate construction while providing safe excavations.

Based on Occupational Safety and Health (OSHA) guidelines for excavation safety, trenches with vertical walls up to 5 feet in depth may be occupied. Where very moist soil conditions or groundwater is encountered, or when the trench is deeper than 5 feet, we recommend a trench-shield or shoring be used as a protective system to workers in the trench. As an alternative to shoring or shielding, the excavations may be laid-back as follows:

- Conglomerate Bedrock: 0.75H:1V (53 degrees)
- Cohesive Clays: 1H:1V (45 degrees)
- Sand/Gravel: 1.5H:1V (33.7 degrees)

Where conglomerate bedrock is exposed, any potentially loose or hazardous rocks should be scaled from the side of the excavation. Where different earth materials are exposed in an excavation, a composite lay-back may be feasible. Near-vertical cuts greater than 5 feet may be feasible within particularly competent bedrock, subject to approval by IGES or the OSHA “competent person” upon site inspection.

8.2.4 Structural Fill and Compaction

All fill placed for the support of structures, flatwork or pavements, should consist of structural fill. Structural fill may consist of excavated onsite soils and/or bedrock, or an approved imported granular soil. Within three feet of foundations or pavement the fines should have a liquid limit less than 45. Structural fill should be free of vegetation and debris and contain no rocks larger than 4 inches in nominal size (6 inches in greatest dimension). Soils not meeting the aforementioned criteria may be suitable for use as structural fill but must be approved by IGES prior to use. However, soil classifying as Fat CLAY (CH) (based on USCS classification) are generally not suitable for use as structural fill, with the exception that Fat CLAY may be used in roadway embankments provided it is placed at least 5 feet below pavement subgrade (bottom of aggregate section, measured vertically).

All structural fill should be placed in maximum 8-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 10-inch loose lifts if compacted by light-duty rollers, and maximum 12-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. These values are *maximums*; the Contractor should be aware that thinner lifts may be necessary to achieve the required compaction criteria. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by IGES. Structural fill placed beneath footings and pavements should be compacted to at least 95 percent of the MDD as determined by ASTM D-1557. The moisture content should be at or slightly above the OMC for all structural fill – compacting dry of optimum is discouraged. Any imported fill materials should be approved by IGES prior to importing. Also, prior to placing any fill, the excavations should be observed by IGES to assess whether unsuitable materials have been removed. In addition, proper grading should precede placement of fill, as described in the General Site Preparation and Grading subsection (Section 8.2.1) of this report.

In addition, all utility trenches backfilled below pavement sections, curb and gutter and concrete flatwork, should be backfilled with structural fill compacted to at least 95 percent of the MDD as determined by ASTM D-1557. All other trenches, including landscape areas, should be backfilled and compacted to approximately 90 percent of the MDD (ASTM D-1557).

Backfill around basement walls should be compacted to approximately 90 percent MDD as determined by ASTM D-1557. Failure to properly water-condition and compact basement wall backfill may result in settlements of several inches should the backfill become wet. Only small compaction equipment should be used near basement walls.

Specifications from governing authorities having their own precedence for backfill and compaction should be followed where applicable.

8.2.5 Oversize Material

If desired, oversize material (cobbles and boulders, at least 6 inches in greatest dimension) may be included in structural fill if they are placed in a manner that will not result in voids, loose soils, or uncompacted soils. These oversized particles should not be placed within 5 feet of the top of any embankment or within 5 feet of the outer slope of the embankment. If oversized particles are used in structural fill as discussed above, it is imperative that the Contractor place and compact fill around oversized particles in accordance with the recommendations presented in the previous paragraphs. In addition to these recommendations, it is likely that the Contractor will be required to use small compaction equipment such as hand-operated jumping jack compactors to compact the structural fill within 2 feet of the oversized particle. We also recommend that a qualified geotechnical engineer or soil technician observe placement and compaction around oversized particles.

8.2.6 Erosion Control

Consideration should be given to the use of erosion control fabrics/waddles to facilitate the growth of vegetation on all cut and fill slopes. We recommend that the Contractor give consideration to covering embankment fill, fill slopes, or cut slopes with topsoil that was removed during initial clearing and grubbing activities. The surface of the slope should be rough so that when the topsoil is placed, it will not be easily eroded and transported during snowmelt or wet seasons. The topsoil should be placed in a single 4-inch thick lift and track-walked with a dozer or hoe. Topsoil should be placed on slopes that are no steeper than 2H:1V, unless mechanically held in place (e.g. an anchored HPTRM is used). The track marks left by the dozer should not be flattened and should serve as areas to collect water and seeds to aid in growing native vegetation on the man-made slopes. An approved seed mix should be used in growing vegetation on man-made slopes, cuts, and other disturbed areas.

8.3 FOUNDATIONS

8.3.1 Habitable Structures

The following recommendations are for residential structural foundations. Foundation plans should be reviewed by IGES or another geo-professional to assess compatibility with the recommendations presented herein.

Based on our field observations and considering the presence of relatively competent earth materials over the majority of the site, we recommend that the footings for future

residential structures be founded *entirely* on bedrock (Tc2 conglomerate or conglomeratic sandstone), *entirely* on a minimum of 2 feet of structural fill, or entirely on competent native surficial soils. Bedrock/soil or fill/native transition zones are not allowed. If earth materials in addition to bedrock are exposed in the footing excavations, then the footings should be deepened such that all footings bear on competent bedrock. Alternatively, the building pad may be over-excavated a minimum of 2 feet below the bottom of proposed footings and replaced with structural fill, such that the footings bear entirely on a uniform fill blanket. Where utilized, all fill beneath the foundations should consist of structural fill and should be placed and compacted in accordance with our recommendations presented in Section 8.2.4 of this report.

In general, the expansion potential of site soils is expected to be *low*; however, based on laboratory testing, the presence of soils classifying as *medium* could be present locally. In consideration of the foregoing, IGES recommends the following:

- Where foundation subgrade consists of soils classifying as Fat CLAY (LL ≥50, greater than 50% fines), the foundations should be underlain by a minimum of 3 feet of granular structural fill.

IGES or another qualified geotechnical engineer should observe all foundation subgrades prior to placement of steel or concrete; if potentially expansive earth materials are identified, an Expansion Index test (EI) test may be desired to assess an appropriate foundation design.

Shallow spread or continuous wall footings constructed on competent bedrock may be proportioned utilizing a maximum net allowable bearing pressure of **5,000 pounds per square foot (psf)**. However, if the foundations are underlain by a minimum of 2 feet of structural fill or competent native soils, a maximum net allowable bearing pressure of **2,500 psf** should be used for design. The net allowable bearing values presented above are for dead load plus live load conditions. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings. The allowable bearing capacity may be increased by one-third for short-term loading (wind and seismic).

All foundations exposed to the full effects of frost should be established at a minimum depth of 36 inches below the lowest adjacent final grade. Interior footings, not subjected to the full effects of frost (e.g., a continuously heated structure), may be established at higher elevations, however, a minimum depth of embedment of 12 inches is recommended for confinement purposes.

8.3.2 Water Tanks

Our understanding of the water tank portion of the Eaglewood Cove project is based primarily on the plan set prepared by Hansen & Associates (Hansen) dated June 2014 (revised February 4, 2021), 12 sheets. The plans indicate there will be two 325,000-gallon cast-in-place concrete water storage tanks, with one tank intended for culinary water and the other tank intended for secondary (irrigation) water. The plans indicate both tanks will effectively be mirror images of each other; the tanks will be 60 feet in diameter (round footprint) and will be about 16 feet in height. Both tanks will be buried, with the bottom of the foundations being at an elevation of roughly 5,796.5 feet. The tanks will be supported on a continuous or 'ring' footing along the perimeter, with five interior spot footings supporting interior columns to support the tank roof.

The grading plans indicate that the finish grade at the surface surrounding the tanks will be at about 5,817 feet, and existing grade varies from about 5,810 to 5,817 feet; thus, finish grade will be higher than existing grade by approximately 2 to 4 feet. To excavate down to the foundation grade, a cut of up to 17 feet below existing grade will be necessary.

Water Tank Foundation Subgrade Preparation

Based on the drawings provided we understand that the slab-on-grade will be underlain by 12 inches of select granular material (roadbase or similar) and the spot footings and ring foundation will be underlain by a the same select granular material (on the order of 4 inches), presumably placed for leveling purposes and/or a capillary break. Considering the relatively thin granular layer under the foundations, the foundations will effectively be supported on native subgrade.

Prior to placement of the select granular material, the exposed native subgrade should be scarified a minimum of 6 inches, moisture-conditioned as necessary, and compacted to a minimum of 95% of the maximum dry density (ASTM D1557). At the time of compaction of the exposed native subgrade, the moisture content should be at, or slightly above, optimum moisture content. The structural fill layer should be placed in a maximum 6-inch loose lift and compacted to 95% of the maximum dry density (ASTM D1557).

Water Tank Foundations

Shallow spread or continuous wall footings constructed on competent earth materials as described in the previous paragraphs may be proportioned utilizing a maximum net allowable bearing pressure of **3,000 psf**. The net allowable bearing value presented herein is for dead load plus live load conditions. The allowable bearing capacity may be increased by one-third for short-term loading (wind and seismic).

8.4 SETTLEMENT

8.4.1 Static Settlement

Static settlement of properly designed and constructed conventional foundations, founded as described above, are anticipated to be on the order of 1 inch or less. Differential settlement is expected to be half of the total settlement over a distance of 30 feet.

8.4.2 Dynamic Settlement

Based on the field data collected for this site, it is our opinion that the onsite native bedrock and/or surficial soils (stiff clays, medium dense sands and gravels) will exhibit negligible seismically-induced settlement during a MCE_R seismic event. Similarly, properly compacted structural fill is expected to exhibit negligible seismically induced settlement during a MCE_R seismic event.

8.5 SLOPE GRADING RECOMMENDATIONS

The following generalized recommendations are for engineered slopes (cut slopes and fill slopes). Recommendations for grading of cut slopes are intended to minimize the potential for future surficial failures. For the purposes of this report, surficial failure includes excessive erosion, sloughing, slumping, mass wasting, rockfall, and similar relatively shallow failures.

In limited areas, some cut slopes that expose/daylight younger landslide deposits should be constructed as a buttress fill, as conceptually illustrated on Figure F-1, *Buttress Stability Fill Detail*. This is particularly applicable to the existing cut slope below Lots 1301 and 1302, which will need to be re-built to mitigate the hazard to these two lots. All keyway and buttress fill designs should be approved by IGES prior to construction.

For slope cuts in competent bedrock or competent surficial soils (colluvium, older landslide deposits), the cut slope should be no steeper than 2H:1V. Some cut slopes that expose hard, competent bedrock may be able to be cut at a steeper slope (about 1.5H:1V), but should be reviewed on a case-by-case basis by IGES prior to implementation.

General recommendations for construction of buttress fills and fill slopes are presented in the following sections:

8.5.1 General Specifications

All cut slopes and back cuts should be geologically mapped in detail by IGES during grading to verify the geologic conditions upon which the following recommendations were made. Buttress fills should be constructed no steeper than 2:1 and should be constructed with a

keyway (see Figure F-1). In general, the keyway back cut should be constructed no steeper than 1.5H:1V gradient, assuming the back cut will have a minimum factor of safety of 1.2. Flatter back cuts will reduce the potential for back cut failures. Front cuts should be cut at a maximum 1H:1V slope gradient unless field conditions indicate a flatter gradient should be used to provide adequate stability. In order to decrease the risk of back cut failure, cut slopes should be off-loaded prior to excavating the buttress back cut (if applicable). In addition, the amount of time the back cut remains exposed and unsupported should be minimized to reduce the risk of back cut failure. All stability fills should be a minimum of 10 feet wide (equipment width) at the top of the slope and at all mid-slope terraces.

8.5.2 Keyway Sizing

As a minimum, keyways should be excavated 2 feet below toe grade; deeper keyway excavations may be necessary, depending on the height of the slope and prevailing geologic conditions. The minimum keyway width is 8 feet but may need to be wider depending on local conditions. The width of a keyway is measured horizontally from the toe of slope (top of front cut) to the toe of the back cut (heel), with a 2 percent drop to the heel. The depth of a keyway is measured from the toe of the fill slope to the bottom of the keyway.

8.5.3 Drainage

All excavations for buttress fills and/or fill slopes should be provided with subdrains at the heel to reduce the potential for infiltrating water to perch and migrate toward the slope face. Local areas of particularly abundant groundwater may require subdrainage in addition to the typical heel subdrains as detailed on Figure F-1. Subdrains placed along the back cut of buttress fills and/or fill slopes may be constructed with 4-inch perforated PVC pipe, surrounded by approximately 6 cubic feet per lineal foot of ¾ inch gravel, wrapped in permeable filter material. Subdrains should be provided with outlet drains every 100 feet. In addition, backdrains consisting of 4-inch perforated PVC pipe, surrounded by approximately 6 cubic feet per lineal foot of ¾ inch gravel, wrapped in permeable filter material, with outlets provided every 100 feet laterally should be constructed every 25 vertical feet along the back cut for buttress fills and fill slopes. All subdrains and backdrains should be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys. Some modification to the drainage recommendations presented herein may be feasible; however, any change should be approved by IGES prior to implementation.

8.5.4 Benching

Where fills are to be placed on ground with slopes steeper than 5H:1V, the ground should be stepped or benched (see Figure F-2 for a graphic illustration). At a minimum, benches should be constructed every four (4) vertical feet. Benches shall be excavated a minimum lateral depth of four (4) feet into competent material or as otherwise recommended by IGES. However, the *lowest* bench should be excavated a minimum lateral depth of 15 feet into competent material (this measurement may include the key width).

8.5.5 Slope Protection

Slope planting and other measures should be provided immediately following construction. Slope protection polymers, straw waddles, and/or jute mesh should also be considered to limit the amount of erosion on slopes subject to erosion until landscaping and other permanent erosion protection measures are fully in place. Additional slope protection recommendations are presented in Section 8.2.6 and Section 8.9.

8.5.6 Earthwork Recommendations

In addition to the normal compaction procedures for structural fill specified in Section 8.2.4, compaction of fill slopes shall be accomplished by backrolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results acceptable to IGES. As an alternative to slope compaction, slopes may be constructed 2 to 3 feet 'fat' and trimmed back using a bulldozer with a slope board or similar equipment. Upon completion of grading, relative compaction of the fill out to the slope face shall be at least 90 percent of the maximum dry density per ASTM D 1557 (modified Proctor).

8.6 DEEP FILL RECOMMENDATIONS

The following recommendations are for relatively deep fills, particularly canyon fills. Specific recommendations are presented in the following paragraphs:

8.6.1 Removal of Compressible Soils

We recommend that potentially compressible surficial soils and undocumented fill (if encountered) be removed until bedrock or firm competent native material is encountered. IGES should observe and approve all removal bottoms prior to placement of engineered fill.

8.6.2 Drainage

All canyon fills (if any) should be provided with a canyon drain to reduce the potential for infiltrating water to perch, thereby reducing effective stresses at depth and potentially inducing settlement. Local areas of particularly abundant groundwater may require subdrainage in addition to the typical canyon drain as detailed on Figure F-3. Canyon drains

may be constructed with 6-inch perforated PVC pipe, surrounded by approximately 9 cubic feet per lineal foot of ¾-inch gravel, wrapped in permeable filter material. Canyon drains should be provided with a suitable outlet. All canyon drains should be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys. Some modification to the drainage recommendations presented herein may be feasible; however, any change should be approved by IGES prior to implementation.

8.6.3 Benching

See Section 8.5.4.

8.6.4 Settlement Monitoring

Post-grading settlement monitoring should be performed in areas where the fill is greater than 30 feet in depth. We recommend that the grading contractor be made responsible for the construction and protection of all settlement monuments.

The settlement monuments should be accurately surveyed by the civil engineer every two weeks for the first three months and monthly thereafter. The settlement monitoring should continue until IGES has determined that the rate of settlement, and the estimated total and differential settlement projected over the 50-year design life of the development are within acceptable limits.

Construction of improvements in the areas where settlement monitoring is being performed must be delayed until the completion of the monitoring program in the respective areas. It is difficult to accurately predict the length of time that the settlement monitoring program will be required. However, it has been our experience with fills of similar depth, that a period of about 3 to 9 months is typical. Three months is the minimum time required to obtain sufficient data for estimating long-term settlement regardless of the depth of fill.

8.7 EARTH PRESSURES AND LATERAL RESISTANCE

8.7.1 Residential Structures

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing and the supporting soils. In determining the frictional resistance against concrete, a coefficient of friction of 0.45 for undisturbed earth materials or structural fill should be used.

Ultimate lateral earth pressures from natural soils and *granular* backfill acting against retaining walls and buried structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in Table 8.7.1. The coefficients and densities presented in Table 8.7.1 assume no buildup of hydrostatic pressures. The force of the water should be added to the presented values if hydrostatic pressures are anticipated.

Table 8.7.1
Recommended Lateral Earth Pressure Coefficients

Condition	Level Backfill		2:1 Backfill	
	Lateral Pressure Coefficient	Equivalent Fluid Density (pcf)	Lateral Pressure Coefficient	Equivalent Fluid Density (pcf)
Active (Ka)	0.33	42	0.53	67
At-rest (Ko)	0.50	63	0.80	100
Passive (Kp)	3.0	375	-	-

Clayey soils drain poorly and may swell upon wetting, thereby greatly increasing lateral pressures acting on earth retaining structures. Therefore, clayey soils should not be used as retaining wall backfill. Backfill should consist of either native granular soil or sandy imported material with an Expansion Index (EI) less than 25.

Walls and structures allowed to rotate slightly should use the active condition; if the element is constrained against rotation (i.e., a basement wall) the at-rest condition should be used. These values should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by ½.

8.7.2 Water Tanks

Lateral forces imposed by seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing and the supporting soils. In determining the frictional resistance against concrete, a coefficient of friction of 0.48 for concrete elements founded on a roadbase or crushed rock subgrade.

Ultimate lateral earth pressures from *granular* backfill acting against the water tank walls may be computed from the lateral earth pressure coefficients or equivalent fluid densities presented in Table 8.7.2. The coefficients and equivalent fluid densities presented in

Table 8.7.2 assume no buildup of hydrostatic pressures. The force of the water should be added to the presented values if hydrostatic pressures are anticipated.

IGES recommends that these forces be calculated with a *non-inverted triangle* with the resultant force being applied at a height of 1/3H measured from the base of the wall (for either the static or the seismic cases). Seismic lateral earth pressures have been assessed using Anderson et al. (2008) and Lew et al. (2010). For the seismic case, the seismic active (K_{AE}) should be used – this value consists of active earth pressure and the seismic active earth pressure added together; therefore, do not add the K_{AE} value to either the active (Ka) or the at-rest (Ko) pressures (Ko is only for static analysis, do not use for seismic analysis). A seismic reduction for passive resistance is not required.

Table 8.7.2
Recommended Lateral Earth Pressure Coefficients – Water Tanks

Condition	Level Backfill		2:1 Backfill	
	Lateral Pressure Coefficient	Equivalent Fluid Density (pcf)	Lateral Pressure Coefficient	Equivalent Fluid Density (pcf)
Active (Ka)	0.297	37.2	0.471	58.8
At-rest (Ko)	0.470	58.8	0.745	93.2
Passive (Kp)	3.26	407	-	-
Seismic Active (K_{AE})	0.485	60.7	1.118	139.7

8.8 CONCRETE SLAB-ON-GRADE CONSTRUCTION

To minimize settlement and cracking of slabs, and to aid in drainage beneath the concrete floor slabs, all concrete slabs should be founded on a minimum 4-inch layer of compacted gravel overlying structural fill or competent native earth materials. The gravel should consist of free draining gravel or road base with a 3/4-inch maximum particle size and no more than 5 percent passing the No. 200 mesh sieve. The layer should be compacted to at least 95 percent of the MDD as determined by ASTM D-1557. Where fat clay is observed (LL≥50) we recommend a minimum over-excavation of 12 inches below subgrade (12 inches below the 4 inches of compacted gravel).

All concrete slabs should be designed to minimize cracking as a result of shrinkage. Consideration should be given to reinforcing the slab with a welded wire fabric, re-bar, or fibermesh. Slab reinforcement should be designed by the structural engineer; however, as a minimum, slab reinforcement should consist of 4”x4” W2.9xW2.9 welded wire mesh within the middle third of the slab. We recommend that concrete be tested to assess that

the slump and/or air content is in compliance with the plans and specifications. If slump and/or air content are beyond the recommendations as specified in the plans and specifications, the concrete may not perform as desired. We recommend that concrete be placed in general accordance with the requirements of the American Concrete Institute (ACI).

A capillary break consisting of clean gravel or a moisture barrier (vapor retarder) consisting of 10-mil thick Visqueen (or equivalent) plastic sheeting should be placed below slabs-on-grade where moisture-sensitive floor coverings or equipment is planned. Prior to placing this moisture barrier, any objects that could puncture it, such as protruding gravel or rocks, should be removed from the building pad. Alternatively, the subgrade should be covered with 2 inches of clean sand.

Our experience indicates that use of reinforcement in slabs and foundations can generally reduce the potential for drying and shrinkage cracking. However, some cracking can be expected as the concrete cures. Minor cracking is considered normal; however, it is often aggravated by a high water/cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. The use of low slump concrete can reduce the potential for shrinkage cracking; saw cuts in the concrete at strategic locations can help to control and reduce undesirable shrinkage cracks.

8.9 MOISTURE PROTECTION AND SURFACE DRAINAGE

During Construction: Over-wetting the soils prior to, during, or after construction may result in softening and pumping, causing equipment mobility problems and difficulty in achieving compaction. Every effort should be taken to ensure positive drainage away from roadway areas to reduce the potential for water to migrate below pavements and concrete flatwork. The recommended minimum slope is two percent (2%) in pavement areas. Moisture should not be allowed to infiltrate the soils in the vicinity of, or upslope from, the roadways.

Conversely, where fat clays are exposed under proposed pavements, slabs-on-grade, or similar structural elements, the clays should not be allowed to dry out. Where exposed, these soils should be occasionally moistened, or kept covered with plastic sheeting or a few inches of soil to minimize drying-out until just before construction.

Slope Protection: To aid in maintaining surficial slope stability, we recommend that a water interceptor swale be constructed at the top of all engineered slopes (cut slopes, fill slopes). This swale should be designed to intercept all uphill slope drainage and divert the

drainage around the slopes. The drainage should be controlled as it travels around the slopes and should be tied into the curb and gutter or other drainage system associated with the road. In addition, drainage swales are recommended every 25 vertical feet on the face of fill slopes taller than 30 feet as detailed on Figure F-1.

Residential Structures: Moisture should not be allowed to infiltrate into the soils in the vicinity of the foundations. As such, design strategies to minimize ponding and infiltration near the home should be implemented. Structures that are located near the toe of ascending slopes may be subject to sheet flow during periods of heavy rain or snow melt. Therefore, the Civil Engineer may also wish to consider construction of additional surface drainage to intercept surface runoff, or a curtain drain to intercept seasonal groundwater flow, if any.

We recommend that desert or Xeriscape landscaping be *considered* within 5 feet of foundations. We consider Xeriscape landscaping to include native plants or drought-tolerant plants that limit water requirements, use of drip irrigation systems, and other similar low-water forms of landscaping such as desert landscaping or landscaping without vegetation (e.g. a rock garden). We further recommend roof runoff devices be installed to direct all runoff a minimum of 10 feet away from structures or beyond the limits of backfill (whichever distance is greater). Irrigation valves should be placed a minimum of 5 feet from foundations and *must always be placed beyond the limits of foundation backfill*. The builder should be responsible for compacting the exterior backfill soils around the foundation in lifts no greater than 12 inches to 90 percent of the maximum dry density (ASTM D1557). Additionally, the ground surface within 10 feet of structures should be constructed so as to slope a minimum of five percent away. Pavement sections should be constructed to divert surface water off of the pavement into storm drains. Parking strips and roadway shoulder areas should be constructed to prevent infiltration of water into the areas surrounding pavement.

IGES recommends a perimeter foundation drain be constructed for any proposed habitable structure with a subterranean component (e.g., a basement); the perimeter drain should be designed in accordance with guidelines presented in the most current edition of the International Residential Code (IRC).

8.10 PRELIMINARY PAVEMENT DESIGN

8.10.1 Pavement Design - Residential

The near-surface soils will vary significantly across the site, grading from fine-grained silts and clays to coarse sand and gravel, and in many areas the road cuts will expose competent bedrock; accordingly, based on our observations, for pavement design we have modeled a

CBR of 5 for fine-grained soils, a CBR of 20 for coarse-grained soils, and a CBR of 35 for conglomerate bedrock. Anticipated traffic volumes were not available at the time this report was prepared; however, based on our understanding of the project development we assume traffic on the roadways would consist primarily of passenger cars with occasional heavy vehicles associated with construction, municipal waste collection, possibly school buses, and similar. The following pavement designs have been developed for a 20-year design life assuming a 0 percent annual growth rate, and our assumed equivalent single axle load (ESAL) of 150,000 ESALs for interior roadways. Based on the information obtained and the assumptions listed above, recommended pavement sections are presented in Table 8.10.

The pavement section thicknesses presented in Table 8.10 assume that there is no mixing over time between the road base and the clayey subgrade (where present). In order to prevent mixing or fines migration, and thereby prolong the life of the pavement section, we recommend that the owner give consideration to placing a filter fabric between the native clayey soils and the road base, such as the Mirafi 140N or an IGES-approved equivalent. This recommendation only applies to areas underlain by clay; where the subgrade consists of sand or gravel, a separation fabric will provide only modest benefit.

Table 8.10
Conventional Pavement Design

Material Type	Fine-Grained Soil	Coarse-Grained Soil	Bedrock
Asphalt Concrete Pavement (inches)	4	4	4
Untreated Road Base (inches)	8	8	6
Subbase (inches) (min. CBR of 30)	9	Rework*	n/a

*Where coarse/granular soils are present on the pavement subgrade, re-work the upper 10 inches, moisture-condition as necessary, and compact to 95% of the modified Proctor (ASTM D1557).

During construction, a significant amount of heavy construction traffic occurs. Some distress may manifest on pavement sections during this initial construction time period. Maintenance may need to be performed after completion of construction.

As a minimum, the upper 6 inches of the fine-grained soils and 10 inches of coarse-grained soils beneath all pavement sections should be reworked in-place and compacted to at least 95% of the MDD with the moisture content at or slightly above the OMC as determined by ASTM D-1557 (highly organic earth materials that appear to be topsoil should not be left in-place or be allowed to be mixed-in with the reworked soil). Asphalt

has been assumed to be a high stability plant mix and base course material composed of crushed stone with a minimum CBR of 70. Road base should be compacted to a minimum density of 95 percent as determined by ASTM D-1557 (Modified Proctor). Asphalt should be compacted to a minimum of 96 percent of the Marshall maximum density. Asphalt and aggregate base material should conform to local requirements. Subbase should be a coarse, granular pit-run material with a minimum CBR of 30.

Where Portland Cement Concrete (PCC) pavements are planned, such as near trash enclosures or other areas expected to support heavy truck traffic, the pavement is recommended to be a minimum of 5 inches in thickness. Concrete pavement should be underlain by a minimum 6 inches of aggregate base course.

If conditions vary significantly from our stated assumptions, IGES should be contacted so we can modify our pavement design parameters accordingly. Prior to placing the first course of aggregate, IGES should evaluate the pavement subgrade to assess whether the subgrade consists of coarse-grained soils (which can be re-worked in-place), or fine-grained silts and clays that will require least 9 inches of subbase.

8.10.2 Pavement Design – Water Tanks

An access road for the two water tanks is planned; traffic along this access road is expected to be infrequent and will consist of an occasional service vehicle (light-duty pickup truck), perhaps one or two times per month. Considering the limited use this access road will see, the access road may be constructed with 3 inches of asphalt over 8 inches of road base.

8.10.3 Pavement Construction

The preceding pavement design options meet AASHTO design guidelines and the requirements of North Salt Lake; however, where particularly soft, pumping subgrade is encountered, difficulty may be encountered during construction, particularly with respect to stabilization of the pavement subgrade. If soft, pumping soils or mobility problems arise during construction, one of the following options may be implemented:

A. Where soft subgrade is encountered, Mirafi RS380i reinforcement (or an IGES-approved equivalent) can be placed between the soft subgrade and the subbase. *The subbase should be compacted in two lifts*; some pumping/deflection may be noticed during compaction of the first lift, however upon placement of the final lift the 12 inches of subbase over 380i is expected to stabilize the subgrade.

B. Stabilization of soft or pumping subgrade can also be accomplished by using a clean, coarse angular material worked into the soft subgrade. We recommend the material

be greater than 3 inches in nominal diameter, but less than 6 inches. Alternately, a locally available pit-run gravel may be suitable but should contain a high percentage of particles larger than 3 inches diameter and have less than 5 percent fines (material passing the No. 200 Sieve). A pit-run gravel may not be as effective as a coarse, angular material in stabilizing the soft soils and will likely require more material be placed. The stabilization material should be worked (pushed) into the soft subgrade soils until a relatively firm and unyielding surface is established. Once a relatively firm and unyielding surface is achieved, the area may be brought to final design grade using structural fill. Other earth materials not meeting aforementioned criteria may also be suitable; however, such material should be evaluated on a case-by-case basis and should be approved by IGES prior to use.

C. Where soft soils are encountered, the Contractor should consider compaction using static methods (e.g., wheel-rolling with heavy earth-moving equipment such as a loader or scraper). Compaction over soft soils using vibratory methods often proves to be marginally effective.

8.11 CONSTRUCTION CONSIDERATIONS

The following items of note should be brought to the attention of the Contractor who will be performing earthwork and/or building the foundations within the project area:

1. For residential structures built on a slope with a walk-out basement, it is possible that the foundations on the down-hill side of the structure will require deepening of 3 feet or more to bear on competent earth materials – this is due to the potential presence of thick sequences of topsoil on some slopes.

2. *For all foundations*, prior to placement of steel, concrete, or structural fill, IGES should assess the subgrade for the presence of adverse conditions, which may include (but not necessarily be limited to): a) transitions zones, b) soft/loose soil, c) the presence of potentially expansive soil, or d) potentially adverse geologic structures. If potentially expansive soils are identified, an expansion index test may be performed to provide a rational basis for foundation design or remedial grading; this test typically takes upwards of one week to complete.

3. Testing Frequency: Native soils used as structural fill should be tested for density and moisture. Imported fill soils should be tested in accordance with the recommendations presented in this report. Attached are Testing Frequency Tables to be used as a **guideline** for the testing frequency during construction (Appendix G). It is possible that minimum testing requirements recommended by local regulating agencies may exceed those included in this report. Testing should be completed to

the higher standard presented in Appendix G, by North Salt Lake building code, or by the governing utility agency.

4. Some lots may require special considerations for construction (e.g. minimum set-backs, special over-excavation requirements, etc.). A *Table of Lots* is presented in Appendix H that details special recommendations for individual lots, if any.

5. We recommend that IGES perform a final grading plan review for the subdivision as a whole as well as for individual lots for conformance to the recommendations provided in this geotechnical and geologic hazard report.

Table H
Table of Lots

Lot Identification	Special Recommendations
Lot 1301	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within surface-fault-rupture (SFR) special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1302	Buildable area mostly within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1303	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1304	Buildable area mostly within Qlsy; complete removal/replacement of Qlsy deposits. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1305	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1306	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits, or simple avoidance as only a small portion of the buildable area is anticipated to be impacted by Qlsy. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1307	Buildable area largely within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1308	Structural setback from top of water tank cut slope H/3.
Lot 1309	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1310	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1311	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1312	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.

Lot Identification	Special Recommendations
Lot 1313	No special recommendations.
Lot 1314	No special recommendations.
Lot 1315	No special recommendations.
Lot 1316	No special recommendations.
Lot 1317	No special recommendations.
Lot 1318	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint (mass grading anticipated).
Lot 1319	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1320	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1321	No special recommendations.
Lot 1322	No special recommendations.
Lot 1323	No special recommendations.
Lot 1324	Structural set-back from top of cut slope H/3.
Lot 1325	Buildable area largely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1326	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint (mass grading anticipated).
Lot 1327	Buildable area largely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1328	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1329	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1330	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint (mass grading anticipated).
Lot 1331	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1332	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1333	No special recommendations, but adjacent to landslide deposits. Complete removal/replacement of Qlsy deposits within building footprint (if encountered).
Lot 1334	No special recommendations.
Lot 1335	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1336	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint, or simple avoidance since the Qlsy only impacts a small portion of the buildable area. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.

Lot Identification	Special Recommendations
Lot 1337	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1338	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated). Within SFR special study area; foundation excavation observation.
Lot 1339	Buildable area largely within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation.
Lot 1401	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint (mass grading anticipated), or simple avoidance since the Qlsy only impacts a small portion of the buildable area.
Lot 1402	Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1403	No special recommendations.
Lot 1404	No special recommendations.
Lot 1405	Structural set-back of H/3 from top of cut slope.
Lot 1406	Structural set-back of H/3 from top of cut slope.
Lot 1407	In the absence of additional site-specific investigation, habitable structures must be located south of the recommended structural setback line as depicted on Plate 3. The home must be designed to accommodate 7.2 cm of lateral deformation in the event of a design-level earthquake.
Lot 1408	In the absence of additional site-specific investigation, habitable structures must be located south of the recommended structural setback line as depicted on Plate 3. The home must be designed to accommodate 7.6 cm of lateral deformation in the event of a design-level earthquake.
Lot 1409	In the absence of additional site-specific investigation, habitable structures must be located south of the recommended structural setback line as depicted on Plate 3. The home must be designed to accommodate 7.0 cm of lateral deformation in the event of a design-level earthquake.
Lot 1410	In the absence of additional site-specific investigation, habitable structures must be located south of the recommended structural setback line as depicted on Plate 3. The home must be designed to accommodate 5.9 cm of lateral deformation in the event of a design-level earthquake.
Lot 1411	Habitable structures must be located south of the recommended structural setback line as depicted on Plate 3.
Lot 1412	Structural set-back of 25 feet from toe of fill slope. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1413	Assumed main level near street grade with walk-out basement. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1501	Structural setback from top of water tank cut slope H/3.

Lot Identification	Special Recommendations
Lot 1502	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1503	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1504	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1505	Habitable structures must be located south of the recommended structural setback line as depicted on Plate 3. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1506	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1507	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions.
Lot 1508	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions.
Lot 1509	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions.
Lot 1510	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1511	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1512	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1513	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1514	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions. 20-foot structural set-back from toe of fill slope to the south.
Lot 1515	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions.
Lot 1516	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.

Lot Identification	Special Recommendations
Lot 1517	Buildable area adjacent to landslide deposits; complete removal/replacement of Qlsy deposits within building footprint (if encountered), or simple avoidance as only a small portion of the buildable area is anticipated to be impacted by Qlsy if encountered. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1518	No special recommendations. Assumed main level near street grade with walk-out basement.
Lot 1519	No special recommendations. Assumed main level near street grade with walk-out basement.
Lot 1520	No special recommendations.

Notes:

a) Remedial grading for the northern landslide (impacting Lots 1318-1320, 1325-1332, and 1401) is to be performed via mass grading. Mass grading efforts will be based upon observations of the subsurface made in the field and the lateral extent and thickness of the landslide deposits at the time of grading operations. The limits of mass grading may be more or less than the mapped landslide areas as shown on Plates 1 and 3.

b) Remedial grading for the southern landslide (impacting Lots 1301-1307, 1336-1339, 1502, 1503, and 1517) is to be performed via an over-excavation of the landslide deposits within the building footprint of the home. The over-excavation will be based upon observations of the subsurface made in the field and the lateral extent and thickness of the landslide deposits at the time of the foundation excavation.

c) Surface-fault-rupture hazard special study area (SFR) foundation excavation observations are an added safety measure for Lots 1301-1307, 1309-1312, 1335-1339, and 1502-1507, as the fault is considered inactive, but has had Late Quaternary-aged movement (movement within the last 130,000 years). If active faults or other adverse geologic conditions are identified in the foundation excavation, further investigation, relocation of proposed structures, modification of building foundations, and/or additional structural reinforcement may be required.

d) Structural set-back from slopes is measured horizontally from the bottom of footing to the face of the slope.

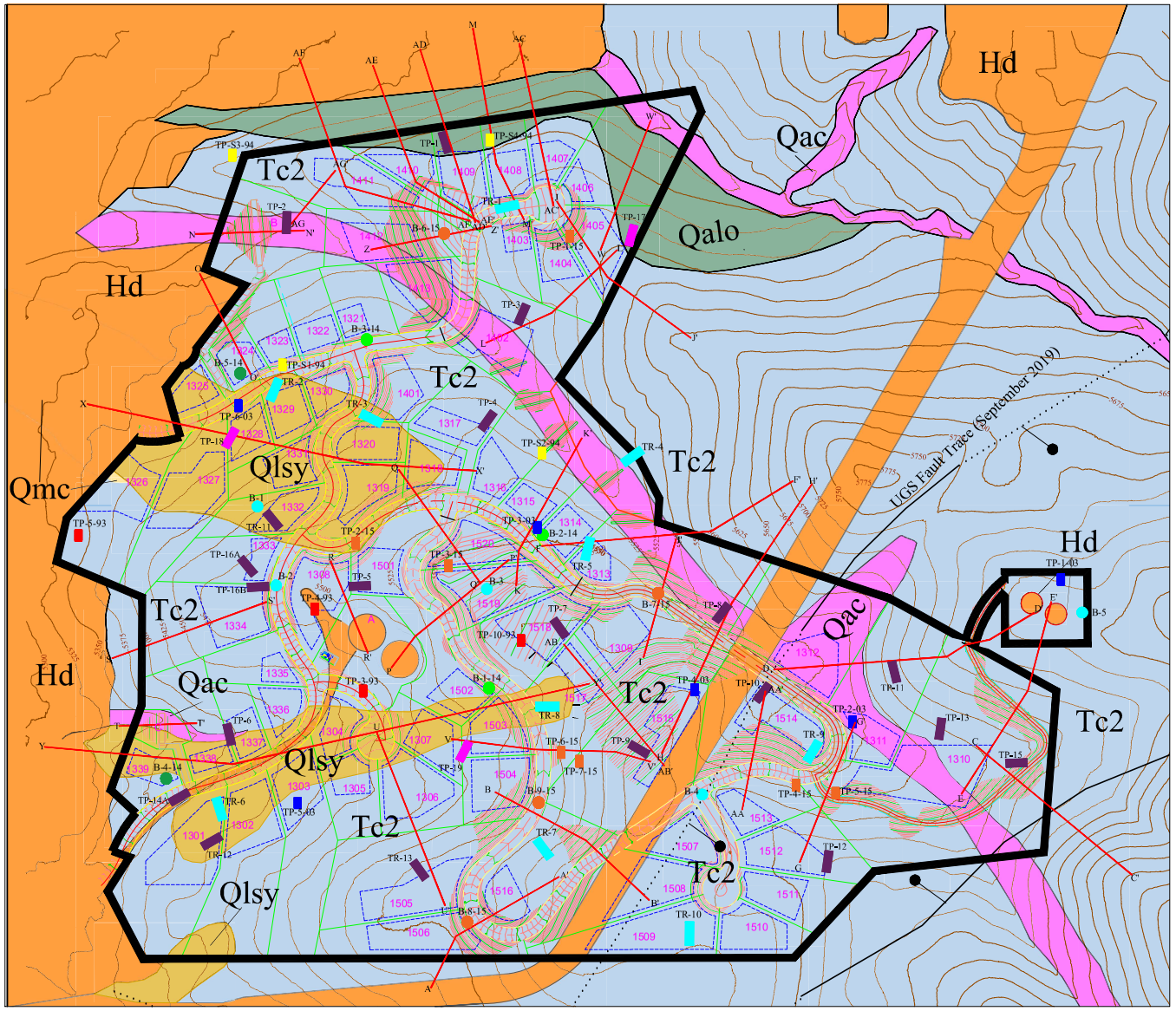
Topo Data From:

- State of Utah 0.5-meter LiDAR data (2013-2014)

Contour Interval: 5'

*All Geologic Contacts Approximately Located; modified from draft (In Progress) Geologic Map of Parts of the Salt Lake City North and Fort Douglas 7.5' Quadrangles, McKean and Anderson (September 2019).

*UGS basemap is noted as draft and subject to change.



LEGEND

Geologic Units:

- Hd — Human Disturbed (Recent)
- Qlsy — Young Landslide (Holocene)
- Qac — Alluvium and Colluvium (Holocene)
- Qmc — Colluvium and Small Mass-Movement Deposits (Holocene-Pleistocene)
- Qalo — Older Alluvium (Pleistocene)
- Tc2 — Conglomerate and Conglomeratic Sandstone Bedrock (Tertiary)

Historical Excavations:

- Toland '93 Original
- Toland '94 Additional
- EarthTec '03
- GSH '14 Original
- GSH '14 Additional
- GSH '15 Additional
- IGES '17 Original

2018 Investigation Map Elements:

- IGES Test Pit/ Trench Additional
- Property Boundary
- Cross-Section Lines

2019 Supplemental Investigation:

- IGES Test Pit
- Cross-Section Lines

N

SCALE: 1"=150'

PLATE 1-Rev.6 3-15-21
Local Geology and Geotechnical Map

Geologic Hazard and Slope Stability Investigation
Eaglewood Cove 13-15 Subdivision
North Salt Lake City, Utah

Date: 12/14/20
Project: 02488-002

IGES

EAGLEWOOD COVE SUBDIVISION PHASE 13

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTH HALF OF
SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND
MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

NOTES

1.) All un-fenced property corners will be set with a 5/8" rebar and plastic cap stamped "Bingham Eng." a rivet or carved "X" where the property corner is in concrete or asphalt.

2.) Private roadways (44' wide right-of-way, sidewalk one side only) shall be covered by a blanket easement for private and public utilities. Said easement shall be created by this reference.

3.) Private roadways shall have an access easement across it to allow access to adjoining private parcels. Said easement shall be created by this reference.

4.) Private roadways shall be owned and maintained by the Eaglewood Cove Homeowners Association.

5.) All front and rear public utility easements shown hereon are 10.00 feet wide unless otherwise noted. All side public utility easements are 7 feet unless otherwise noted.

6.) The plat coordinates shown hereon are based on the datum of the Davis County Surveyor. Record bearings, distances and coordinate values are shown in brackets [ ]. All other dimensions and coordinate values are measured. Bearings and distances shown in ( ) are easement dimensions. Bearings and distances shown in < > are buildable area dimensions.

7.) Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater tables.

8.) Street lights on private streets within the P.U.D. shall be operated and maintained by the Eaglewood Cove Homeowners Association.

9.) Detention basins, along with storm drain mains, inlet boxes, and storm drain manholes located within private roadways and lots shall be owned and maintained by the Eaglewood Cove Homeowners Association.

10.) Development on corner lots within this plat shall conform to the City's adopted clear vision requirements found in Section 10-1-31, City Code.

11.) All lots are deemed restricted lots and governed according to Title 10, Chapter 12 of the North Salt Lake City Code.

12.) Fire Sprinkling

a.) Due to slope of the streets, South Davis Metro Fire shall require that homes on Lots 1301-1303 and 1335-1339 shall be fire sprinkled.

b.) Due to the required fire flow capacity and the fixed culinary tank size for the development (300,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.

13.) Ownership of Parcels B and C is hereby dedicated to the Eaglewood Cove Homeowners Association. Parcels B and C are covered by a storm drainage easement in their entirety.

14.) BUILDING ENVELOPES: All homes and structures shall be contained within the building envelopes as specified on the plat. Approval of accessory structures outside the building envelope shall only be permitted on slopes less than 30% within the required setbacks for the zone. Lot grading outside of the designated building envelopes shall not be allowed to modify the natural grade for the purposes of meeting this requirement. Adjustments to the building envelope up to 10% may be approved by the Community Development Director with the advice of the City Engineer and a finding that requested modification is warranted by environmental features, site conditions, location of existing improvements, architecture or sustainability consideration, or retention of native vegetation and slope. For purposes of this restriction 'accessory structures shall not include mechanical equipment or systems necessary for the operation of permitted private recreational uses, such as ski or sledding tow rope motors and pulleys, which may be constructed in areas greater than 30% slope.

15.) CRITICAL SLOPE EASEMENT DESCRIPTION

a.) AREA OF APPLICATION The Critical Slope Easement restrictions set forth hereinbelow shall apply to those portions of each lot that are situated outside of the building envelope of each lot and the slope of which is in excess of thirty percent (30%). Said portions of the lot that are situated outside of the building envelope of each lot and the slope of which in excess of thirty percent (30%) slope shall be collectively referred to as the Critical Slope Easement Areas'. A detailed slope plan is required to be submitted for review by North Salt Lake City pursuant to the issuance of the building permit for each Lot. The site plan shall contain existing grade and proposed final grading and shall clearly identify those areas of the respective lot that are situated outside of the building envelope that have slopes in excess of thirty percent (30%).

b.) UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS There is reserved unto North Salt Lake City and any public utility company or private utility, easements within the Critical Slope Easement Areas for the installation, construction, maintenance, repair, and replacement of any utility services and utility lines which serve the Subdivision.

c.) RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS Except as set forth herein, the Critical Slope Easement Areas shall be used and occupied by the respective owners of the lots and their respective guests and invitees in accordance with the restrictions set forth hereinbelow. Such use will be restricted to foot traffic only. No paving, outbuilding, shed or temporary building of any kind shall be erected, constructed, permitted or maintained on, under, or within the Critical Slope Easement Areas. Furthermore, except as provided herein, the owner of the Lot upon which any of the Critical Slope Easement Areas are located shall not excavate, grade, fill, litter, dump or disturb the vegetation (except as is reasonably necessary when planting additional plants, shrubs, or trees) nor store materials upon, over, or across the Critical Slope Easement Areas. Soils excavated as part of the footing and foundation may be temporarily stored within the building envelope for the purposes of backfilling the foundation and the remaining soil should be removed from the site or incorporated in landscaping and not deposited on critical slope easements. The owners of the Lots may plant additional plants, shrubs, and trees upon the Critical Slope Easement Areas including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation will be limited to hand digging and the use of a small trencher for irrigation purposes.

d.) PRIVATE RECREATIONAL USES. The owners of the Lots may request a land use permit from the Community Development Department for construction of accessory structures or land uses outside of the building envelope for the purposes of private recreational (non-commercial) use under the following restrictions:

i.) Submittal of a survey, prepared by a licensed surveyor, demonstrating the slope of the area where an accessory structure is to be placed has a slope less than 30%.

ii.) The property owner has demonstrated that the construction for the land use can be completed in a manner which protects and preserves the native vegetation; or minimizes disturbing vegetation and an appropriate restoration bond is submitted equal to the estimated restoration costs.

iii.) Construction of structures shall be limited to a maximum one structure 200 sq. ft. or less, and a maximum height of 14' to the top of roof. Accessory dwelling units and garages shall not be permitted outside the building envelope, unless they are directly adjacent to the building envelope.

iv.) Land use permits shall be accompanied by a letter from the HOA acknowledging their approval and conditions for the structure and land use requested.

v.) Structures shall be designed and use similar materials of the main structure on the property or shall be designed to blend into the natural environment.

vii.) Examples of appropriate land uses outside the building envelope are: private recreational picnic areas, small pavilions, gazebos, trails, gardens and garden sheds, sports courts (200 sq. ft. or less), etc. Land uses such as private ski or sledding runs which require the use of motorized tow ropes, may only be permitted with mechanical systems that are contained entirely within an accessory structure or cabinet, and are constructed to reduce or dampen noise from the tow motor. Operation of a tow rope shall only be permitted during daytime hours. No lighting of the runs is permitted.

e.) DEVELOPER The foregoing notwithstanding, said restrictions upon excavation, grading, and filling shall not apply to grading and filling performed by the developer of the Lots in accordance with an approved development grading plan.

f.) MAINTENANCE The respective owners of the Lots upon which any portion of the Critical Slope Easement Areas may be located shall be responsible for maintaining that portion of the Critical Slope Easement Areas which is located on their respective lots.

g.) EASEMENTS DEEMED CREATED Any and all conveyances of any lot on which any portion of the Critical Slope Easement Areas outside of the applicable Building Envelope for each lot shall be construed to grant and reserve such Critical Slope Easement Areas as provided herein even though no specific reference to such easements appears in any such conveyance.

16.) Native vegetation shall not be disturbed on slopes greater than 30%, except as allowed on Section 15C above.

17.) DRIVEWAY SLOPES: All driveways shall not exceed 10% grade.

18.) CROSS EASEMENT ACCESSES: The following lots contain cross easement accesses including shared driveways which easement is defined and governed in the CC&R's: Lots 1301 & 1302. Said easement shall provide for: (a) the design and construction of the driveway access easement area by the respective parties thereto, (b)the ongoing maintenance and repair of the driveway access easement area by the respective parties thereto; (c) snow removal from the driveway access easement area; and (d) how the costs of both maintenance & repair and snow removal of the driveway access easement area shall be allocated between the respective owners. Said easement shall be managed and enforced by the Eaglewood Cove Home Owners Association.

19.) RESTRICTED ACCESS AREAS: For Lots marked with restricted access shall have limited entry from those areas for property maintenance, temporary construction access, or other permitted uses only. No permanent vehicular access from those areas shall be permitted without review and approval of the city development review committee and a finding that the requested access will result in a safer access than could otherwise be approved outside the restricted access area, will result in few cuts and fills, and has been reviewed and approved by the city's geotechnical consultant.

20.) GEOTECH: IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH BULDING PERMIT APPLICATION: 'A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.'

THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL & GEOLOGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15", PREPARED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES INC. (IGES) DATED JUNE 30, 2020 AND UPDATED _____. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE H SPECIAL RECOMMENDATIONS BY LOT.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know by all men by these presents, that the undersigned owner of the parcel of land shown on this plat, and described hereon, have caused the parcel to be subdivided into the lots, public utility easements and private roadways as shown on this plat to be hereafter known as:

EAGLEWOOD COVE SUBDIVISION PHASE 13

W. Scott Kjar, Manager
Eaglewood Investment LLC

_____, _____
North Salt Lake City
"Owner of Parcel A"

George W. Cannon, General Partner
MRF Family Limited

ACKNOWLEDGMENT

State of Utah)
:ss
County of Davis)

On this _____ day of_____, 2021, personally appeared before me, W. Scott Kjar, who being by me duly sworn, did say that he is the manager of Eaglewood Investment LLC, and that the foregoing instrument was signed on behalf of said Eaglewood Investment LLC, and said W. Scott Kjar acknowledged to me that said Eaglewood Investment LLC executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____

ACKNOWLEDGMENT

State of Utah)
:ss
County of Davis)

On this _____ day of _____, 2021, personally appeared before me, _____, who being by me duly sworn, did say that he is the _____ of North Salt Lake City, and that the foregoing instrument was signed on behalf of said North Salt Lake City, and said _____ acknowledged to me that said North Salt Lake City executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____

ACKNOWLEDGMENT

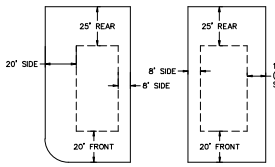
State of Utah)
:ss
County of Davis)

On this _____ day of _____, 2021, personally appeared before me, George W. Cannon, who being by me duly sworn, did say that he is the General Partner of MRF Family Limited, a Utah Limited Partnership, and that the foregoing instrument was signed on behalf of said MRF Family Limited, and said George W. Cannon acknowledged to me that said MRF Family Limited, executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____



CORNER LOT INTERIOR LOT

TYPICAL SETBACK DETAILS

MINIMUM SETBACKS:
FRONT = 20' (TYP., EXCEPT WHERE DESIGNATED BUILDING ENVELOPE REQUIRES A GREATER SETBACK AS SHOWN)
SIDE YARD = 8'
TOTAL WIDTH OF TWO SIDE YARDS = 20'
REAR YARD = 25'
CORNER LOT REAR YARD = 20'

(8' SIDE YARDS GRAPHICALLY SHOWN)

SURVEYOR'S CERTIFICATE

I D. Gregg Meyers do hereby certify that I am a Professional Land Surveyor, and that I hold License Number 312770 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described hereon in accordance with Section 17-23-17 Utah State Code, and have verified all measurements and placed monuments as represented on this plat, and have subdivided said tract of land into private roads, lots and parcels together with public utility easements hereafter to be known as Eaglewood Cove Subdivision Phase 13.

Date: 03/17/2021

D. Gregg Meyers
P.L.S. No. 312770

PROFESSIONAL LAND SURVEYOR
LICENSE #312770
D. GREGG MEYERS
3/17/21
STATE OF UTAH

REVIEW ONLY

BOUNDARY DESCRIPTION:

A parcel of land located in the South Half of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the east corner of Lot 608, Eaglewood Cove Subdivision Phase 6 as recorded in the office of the Davis County Recorder as Entry No. 1262635, said point is North 00°19'12" East along the Quarter Section Line 707.35 feet from the South Quarter Corner of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, and running thence along the boundary of said Phase 6, Eaglewood Cove Subdivision Phase 5 as recorded in said office as Entry No. 1254115 and Eaglewood Cove Subdivision Phase 9 as recorded in said office as Entry No. 1348344 the following seven (7) courses and distances: 1) North 00°19'12" East 299.98 feet, 2) North 67°16'41" West 259.21 feet, 3) North 13°15'18" East 123.44 feet, 4) North 41°48'41" East 291.12 feet, 5) easterly along the arc of a 225.00 foot radius non-tangent curve to the left, the center of which bears North 11°39'20" East, through a central angle of 31°43'41" a distance of 124.60 feet (chord bearing N 85°47'29" E, chord length 123.01'), 6) North 15°59'00" West 143.25 feet and 7) North 37°43'49" East 75.87 feet to a point on the boundary line of the Goolen Parcel as recorded as Entry No. 221244 in said office; thence along said boundary the following three (3) courses and distances: 1) South 68°28'30" East 5.73 feet, 2) North 48°53'30" East 28.81 feet and 3) North 23°34'00" East 45.28 feet to the northeast corner of Lot 909 of said Phase 9; thence along the boundary of said Phase 9 and the boundary of Eaglewood Cove Subdivision Phase 10 as recorded in said office as Entry No. 1506422 the following three (3) courses and distances: 1) North 37°49'49" East 209.97 feet, 2) North 67°53'36" West 120.00 feet and 3) North 19°04'50" East 270.53 feet; thence South 70°55'10" East 263.92 feet; thence South 02°41'45" West 162.92 feet; thence North 85°27'05" East 144.69 feet; thence South 18°29'50" East 156.94 feet; thence South 07°32'30" East 94.00 feet; thence South 82°27'30" West 58.98 feet; thence westerly along the arc of an 76.00 foot radius curve to the left, through a central angle of 10°57'20" a distance of 14.53 feet (chord bearing S 76°58'50" W, chord length 14.51'); thence South 71°30'10" West 7.81 feet; thence southwesterly along the arc of a 12.50 foot radius curve to the left, through a central angle of 90°00'00" a distance of 19.63 feet (chord bearing S 26°30'10" W, chord length 17.68'); thence South 18°29'50" East 32.31 feet; thence southerly along the arc of a 124.00 foot radius curve to the right, through a central angle of 47°18'33" a distance of 102.39 feet (chord bearing S 05°09'27" W, chord length 99.50'); thence South 61°11'16" East 118.63 feet; thence North 45°02'21" East 261.24 feet; thence South 55°06'05" East 159.15 feet; thence North 86°06'06" East 92.15 feet; thence South 24°14'00" East 230.00 feet; thence South 37°29'57" East 150.00 feet; thence South 71°49'36" East 800.01 feet; thence South 60°54'02" East 530.00 feet; thence South 04°31'52" West 450.00 feet; thence South 83°42'55" West 475.00 feet; thence North 40°30'18" West 245.94 feet; thence North 12°47'48" West 104.31 feet; thence northerly along the arc of a 76.00 foot radius non-tangent curve the left, the center of which bears North 12°47'48" West, through a central angle of 132°22'38" a distance of 175.59 feet (chord bearing N 11°00'53" E, chord length 139.06'); thence North 55°10'26" West 297.07 feet; thence South 34°49'34" West 92.93 feet; thence North 78°05'59" West 183.56 feet; thence South 39°38'51" West 96.06 feet; thence North 38°12'11" West 228.92 feet; thence North 18°34'24" East 98.09 feet; thence northwesterly along the arc of a 174.00 foot radius non-tangent curve to the right, the center of which bears North 18°34'24" East, through a central angle of 25°37'16" a distance of 77.81 feet (chord bearing N 58°36'58" W, chord length 77.16'); thence North 45°48'20" West 184.47 feet; thence northwesterly along the arc of a 296.00 foot radius curve to the left, through a central angle of 31°45'47" a distance of 164.09 feet (chord bearing N 61°41'14" W, chord length 162.00'); thence westerly along the arc of a 12.50 foot radius compound curve to the left, through a central angle of 85°22'04" a distance of 18.62 feet (chord bearing S 59°44'51" W, chord length 16.95'); thence South 17°03'49" West 15.79 feet; thence North 72°56'11" West 48.00 feet; thence northwesterly along the arc of a 12.50 foot radius non-tangent curve to the left, the center of which bears North 72°56'11" West, through a central angle of 109°46'14" a distance of 23.95 feet (chord bearing N 37°49'18" W, chord length 20.45'); thence southwesterly along the arc of a 296.00 foot radius compound curve to the left, through a central angle of 43°41'01" a distance of 225.68 feet (chord bearing S 65°27'04" W, chord length 220.25'); thence southwesterly along the arc of a 124.00 foot radius reverse curve to the right, through a central angle of 26°53'10" a distance of 58.19 feet (chord bearing S 57°03'06" W, chord length 57.65'); thence South 19°30'17" East 46.08 feet; thence South 69.36 feet; thence South 86°24'20" East 90.96 feet; thence South 37°58'31" East 141.74 feet; thence southeasterly along the arc of a 65.00 foot radius non-tangent curve to the right, the center of which bears South 39°18'01" West, through a central angle of 30°53'16" a distance of 35.04 feet (chord bearing S 35°15'21" E, chord length 34.62'); thence South 19°48'43" East 23.53 feet; thence southerly along the arc of a 60.00 foot radius non-tangent curve to the right, the center of which bears South 70°05'17" West, through a central angle of 89°52'43" a distance of 94.12 feet (chord bearing S 25°01'38" W, chord length 84.76'); thence South 70°00'00" West 31.03 feet; thence South 25°00'00" West 19.62 feet; thence South 61°38'46" East 198.95 feet; thence South 01°07'46" East 276.08 feet; thence South 83°13'27" West 352.63 feet; thence South 11°28'37" West 337.03 feet to the South Section Line of said Section 7; thence South 89°56'22" West along said line 475.61 feet to the southeast corner of Lot 408, Eaglewood Cove Subdivision Phase 4 as recorded in said office as Entry No.1169753; thence along the boundary of said Phase 4 the following three (3) courses and distances: 1) North 27°31'10" West 211.48 feet, 2) northeasterly along the arc of a 274.96 foot radius non-tangent curve to the left, through a central angle of 23°25'17" a distance of 112.40 feet (chord bearing N 32°17'59" E, chord length 111.62') and 3) North 69°23'46" West 49.95 feet to the east line of Lot 409, said Phase 4; thence along said east line and the east line of Hanson Estate Subdivision Lot 1 as recorded in said office as Entry No. 145839 northeasterly along the arc of a 325.00 foot radius non-tangent curve to the right, through a central angle of 22°04'11" a distance of 125.19 feet (chord bearing N 31°37'19" E, chord length 124.41'); thence North 47°21'36" West along the northeasterly line of said Hanson Estate Subdivision Lot 1 95.61 feet to the southeast corner of Lot 607, said Phase 6; thence North 20°00'00" East along the boundary of said Phase 6 252.37 feet to the point of beginning.

Containing 2,302,025 Square Feet or 52.847 Acres, 39 Lots, 3 Parcels, and 4 Private Streets.

Rotate this description 00°19'28" to match the NAD83 Utah State Plane coordinate system, North Zone. See Basis of Bearing.

City Council Approval	Recommended for Approval	Recommended for Approval	Recommended for Approval	Davis County Recorder
Presented to the City Council of North Salt Lake City, Utah This _____ day of _____, 2021 at which time this subdivision was approved and accepted. _____ Mayor _____ Attest: City Recorder	This _____ day of _____, 2021. _____ City Engineer	This _____ day of _____, 2021. _____ Chairman, Planning Commission	This _____ day of _____, 2021. _____ City Attorney	Entry No. _____ Fee Paid _____ Filed for record and recorded this _____ day of _____, 2021 at _____ in Book _____ of Official Records Page _____ _____ County Recorder By: _____ Deputy Recorder

Plat Prepared By:

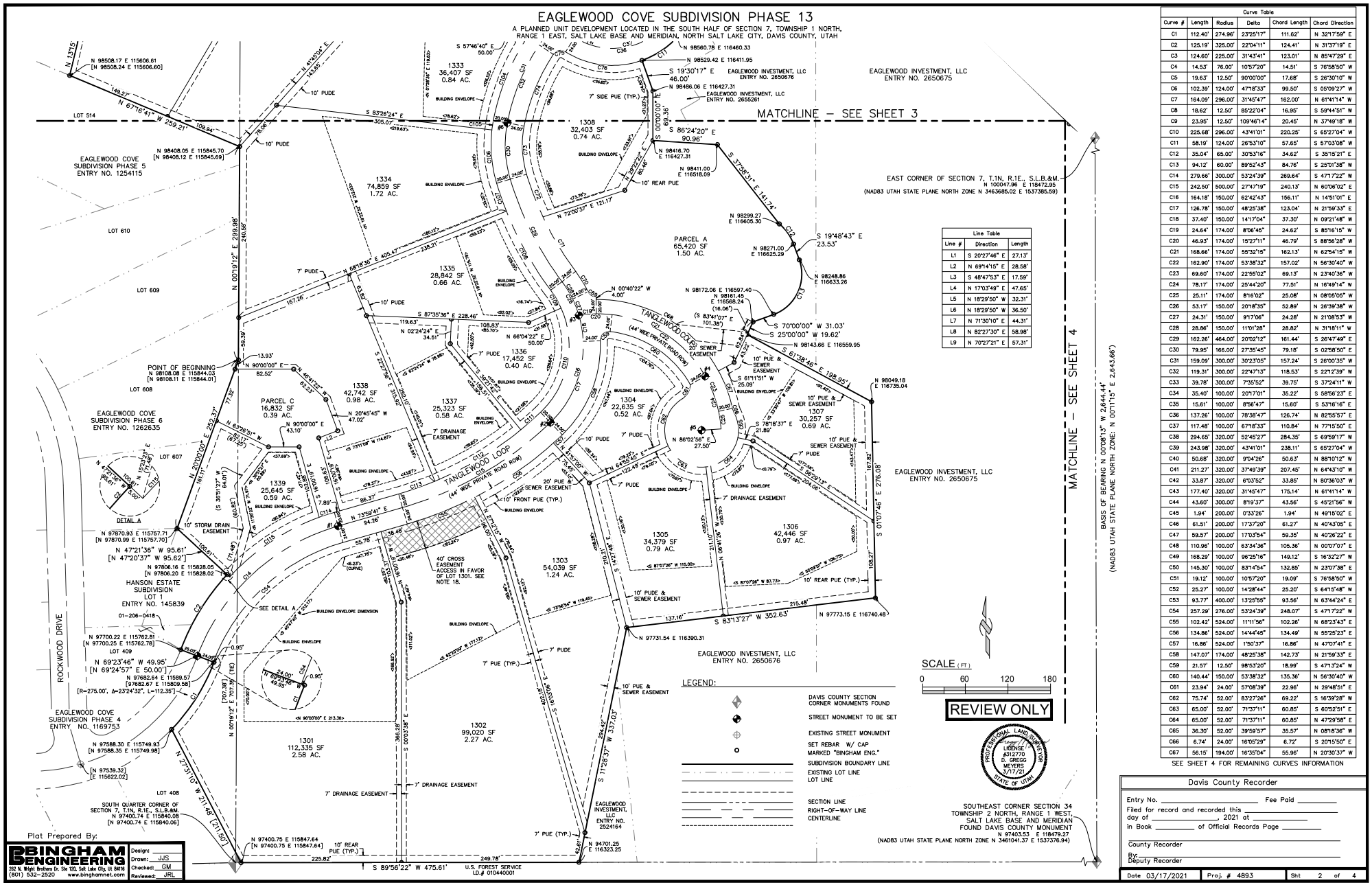
BINGHAM ENGINEERING
262 N. Wright Brothers Dr. Ste 105, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

Design: ____
Drawn: JJS
Checked: GM
Reviewed: JRL

Date 03/17/2021 | Proj. # 4893 | Sht 1 of 4

EAGLEWOOD COVE SUBDIVISION PHASE 13

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



Line Table		
Line #	Direction	Length
L1	S 20°27'46" E	27.13'
L2	N 69°14'15" E	28.58'
L3	S 48°47'53" E	17.59'
L4	N 17°03'49" E	47.65'
L5	N 18°29'50" W	32.31'
L6	N 18°29'50" W	36.50'
L7	N 71°30'10" E	44.31'
L8	N 82°27'30" E	58.98'
L9	N 70°27'21" E	57.31'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	112.40'	274.96'	23°25'17"	111.62'	N 32°17'59" E
C2	125.19'	325.00'	22°04'11"	124.41'	N 31°37'19" E
C3	124.60'	225.00'	31°43'41"	123.01'	N 85°47'29" E
C4	14.53'	76.00'	10°57'20"	14.51'	S 76°58'50" W
C5	19.63'	12.50'	90°00'00"	17.68'	S 26°30'10" W
C6	102.39'	124.00'	47°18'33"	99.50'	S 05°09'27" W
C7	164.09'	296.00'	31°45'47"	162.00'	N 61°41'14" W
C8	18.62'	12.50'	85°22'04"	16.95'	S 59°44'51" W
C9	23.95'	12.50'	109°46'14"	20.45'	N 37°49'18" W
C10	225.68'	296.00'	43°41'01"	220.25'	S 65°27'04" W
C11	58.19'	124.00'	26°53'10"	57.65'	S 57°03'08" W
C12	35.04'	65.00'	30°53'16"	34.62'	S 35°15'21" E
C13	94.12'	60.00'	89°52'43"	84.76'	S 25°01'38" W
C14	279.66'	300.00'	53°24'39"	269.64'	S 47°17'22" W
C15	242.50'	500.00'	27°47'19"	240.13'	N 60°06'02" E
C16	164.18'	150.00'	62°42'43"	156.11'	N 14°51'01" E
C17	126.78'	150.00'	48°25'38"	123.04'	N 21°59'33" E
C18	37.40'	150.00'	14°17'04"	37.30'	N 09°21'48" W
C19	24.64'	174.00'	8°06'45"	24.62'	S 85°16'15" W
C20	46.93'	174.00'	15°27'11"	46.79'	S 88°56'28" W
C21	168.66'	174.00'	55°32'15"	162.13'	N 62°54'15" W
C22	162.90'	174.00'	53°38'32"	157.02'	N 56°30'40" W
C23	69.60'	174.00'	22°55'02"	69.13'	N 23°40'36" W
C24	78.17'	174.00'	25°44'20"	77.51'	N 16°49'14" W
C25	25.11'	174.00'	8°16'02"	25.08'	N 08°05'05" W
C26	53.17'	150.00'	20°18'35"	52.89'	N 26°39'38" W
C27	24.31'	150.00'	9°17'06"	24.28'	N 21°08'53" W
C28	28.86'	150.00'	11°01'28"	28.82'	N 31°18'11" W
C29	162.26'	464.00'	20°02'12"	161.44'	S 26°47'49" E
C30	79.95'	166.00'	27°35'45"	79.18'	S 02°58'50" E
C31	159.09'	300.00'	30°23'05"	157.24'	S 26°00'35" W
C32	119.31'	300.00'	22°47'13"	118.53'	S 22°12'39" W
C33	39.78'	300.00'	7°35'52"	39.75'	S 37°24'11" W
C34	35.40'	100.00'	20°17'01"	35.22'	S 58°56'23" E
C35	15.61'	100.00'	8°56'47"	15.60'	S 53°16'16" E
C36	137.26'	100.00'	78°38'47"	126.74'	N 82°55'57" E
C37	117.48'	100.00'	67°18'33"	110.84'	N 77°15'50" E
C38	294.65'	320.00'	52°45'27"	284.35'	S 69°59'17" W
C39	243.98'	320.00'	43°41'01"	238.11'	S 65°27'04" W
C40	50.68'	320.00'	9°04'26"	50.63'	N 88°10'12" W
C41	211.27'	320.00'	37°49'39"	207.45'	N 64°43'10" W
C42	33.87'	320.00'	6°03'52"	33.85'	N 80°36'03" W
C43	177.40'	320.00'	31°45'47"	175.14'	N 61°41'14" W
C44	43.60'	300.00'	8°19'37"	43.56'	S 45°21'56" W
C45	1.94'	200.00'	0°33'26"	1.94'	N 49°15'02" E
C46	61.51'	200.00'	17°37'20"	61.27'	N 40°43'05" E
C47	59.57'	200.00'	17°03'54"	59.35'	N 40°26'22" E
C48	110.96'	100.00'	63°34'36"	105.36'	N 00°07'07" E
C49	168.29'	100.00'	96°25'16"	149.12'	S 16°32'27" W
C50	145.30'	100.00'	83°14'54"	132.85'	N 23°07'38" E
C51	19.12'	100.00'	10°57'20"	19.09'	S 76°58'50" W
C52	25.27'	100.00'	14°28'44"	25.20'	S 64°15'48" W
C53	93.77'	400.00'	13°25'55"	93.56'	N 63°44'24" E
C54	257.29'	276.00'	53°24'39"	248.07'	S 47°17'22" W
C55	102.42'	524.00'	11°11'56"	102.26'	N 68°23'43" E
C56	134.86'	524.00'	14°44'45"	134.49'	N 55°25'23" E
C57	16.86'	524.00'	1°50'37"	16.86'	N 47°07'41" E
C58	147.07'	174.00'	48°25'38"	142.73'	N 21°59'33" E
C59	21.57'	12.50'	98°53'20"	18.99'	S 47°13'24" W
C60	140.44'	150.00'	53°38'32"	135.36'	N 56°30'40" W
C61	23.94'	24.00'	57°08'39"	22.96'	N 29°48'51" E
C62	75.74'	52.00'	83°27'26"	69.22'	S 16°39'28" W
C63	65.00'	52.00'	71°37'11"	60.85'	S 60°52'51" E
C64	65.00'	52.00'	71°37'11"	60.85'	N 47°29'58" E
C65	36.30'	52.00'	39°59'57"	35.57'	N 08°18'36" W
C66	6.74'	24.00'	16°05'29"	6.72'	S 20°15'50" E
C67	56.15'	194.00'	16°35'04"	55.96'	N 20°30'37" W

SEE SHEET 4 FOR REMAINING CURVES INFORMATION

Davis County Recorder

Entry No. _____ Fee Paid _____

Filed for record and recorded this _____ day of _____, 2021 at _____ in Book _____ of Official Records Page _____

County Recorder

By: _____
Deputy Recorder

Plat Prepared By:

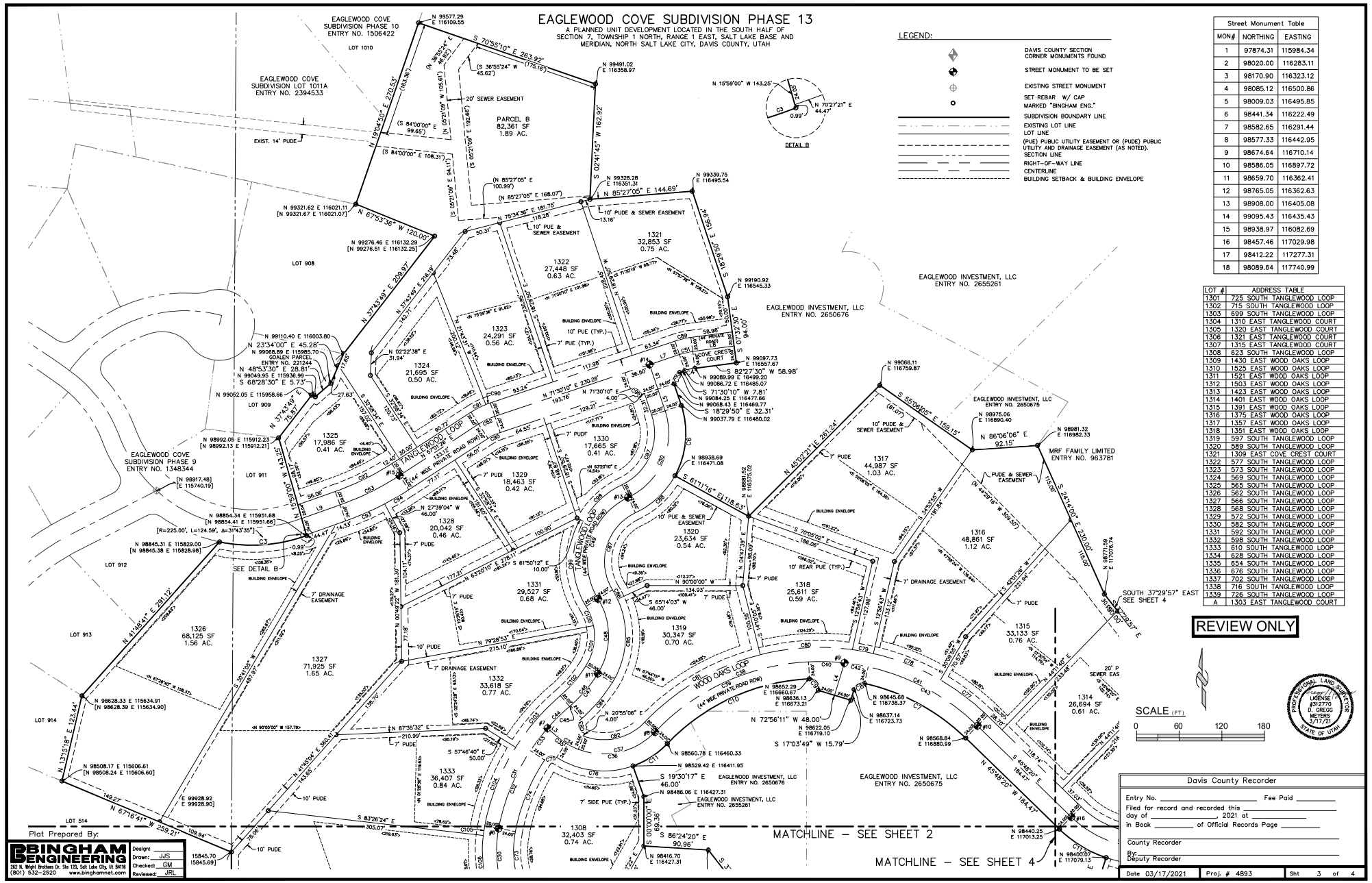
BINGHAM ENGINEERING
262 N. Wright Brothers Dr. Ste 105, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

Design: ____ Drawn: JJS Checked: GM Reviewed: JRL

Date 03/17/2021 | Proj. # 4893 | Sht 2 of 4

EAGLEWOOD COVE SUBDIVISION PHASE 13

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- (PUE) PUBLIC UTILITY EASEMENT OR (PUDE) PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED).
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK & BUILDING ENVELOPE

Street Monument Table		
MON#	NORTHING	EASTING
1	97874.31	115984.34
2	98020.00	116283.11
3	98170.90	116323.12
4	98085.12	116500.86
5	98009.03	116495.85
6	98441.34	116222.49
7	98582.65	116291.44
8	98577.33	116442.95
9	98674.64	116710.14
10	98586.05	116897.72
11	98659.70	116362.41
12	98765.05	116362.63
13	98908.00	116405.08
14	99095.43	116435.43
15	98938.97	116082.69
16	98457.46	117029.98
17	98412.22	117277.31
18	98089.64	117740.99

LOT #	ADDRESS TABLE
1301	725 SOUTH TANGLEWOOD LOOP
1302	715 SOUTH TANGLEWOOD LOOP
1303	699 SOUTH TANGLEWOOD LOOP
1304	1310 EAST TANGLEWOOD COURT
1305	1320 EAST TANGLEWOOD COURT
1306	1321 EAST TANGLEWOOD COURT
1307	1315 EAST TANGLEWOOD COURT
1308	623 SOUTH TANGLEWOOD LOOP
1309	1430 EAST WOOD OAKS LOOP
1310	1525 EAST WOOD OAKS LOOP
1311	1521 EAST WOOD OAKS LOOP
1312	1503 EAST WOOD OAKS LOOP
1313	1423 EAST WOOD OAKS LOOP
1314	1401 EAST WOOD OAKS LOOP
1315	1391 EAST WOOD OAKS LOOP
1316	1375 EAST WOOD OAKS LOOP
1317	1357 EAST WOOD OAKS LOOP
1318	1351 EAST WOOD OAKS LOOP
1319	597 SOUTH TANGLEWOOD LOOP
1320	589 SOUTH TANGLEWOOD LOOP
1321	1309 EAST COVE CREST COURT
1322	577 SOUTH TANGLEWOOD LOOP
1323	573 SOUTH TANGLEWOOD LOOP
1324	569 SOUTH TANGLEWOOD LOOP
1325	565 SOUTH TANGLEWOOD LOOP
1326	562 SOUTH TANGLEWOOD LOOP
1327	566 SOUTH TANGLEWOOD LOOP
1328	568 SOUTH TANGLEWOOD LOOP
1329	572 SOUTH TANGLEWOOD LOOP
1330	582 SOUTH TANGLEWOOD LOOP
1331	592 SOUTH TANGLEWOOD LOOP
1332	598 SOUTH TANGLEWOOD LOOP
1333	610 SOUTH TANGLEWOOD LOOP
1334	628 SOUTH TANGLEWOOD LOOP
1335	654 SOUTH TANGLEWOOD LOOP
1336	676 SOUTH TANGLEWOOD LOOP
1337	702 SOUTH TANGLEWOOD LOOP
1338	716 SOUTH TANGLEWOOD LOOP
1339	726 SOUTH TANGLEWOOD LOOP
A	1303 EAST TANGLEWOOD COURT

PROFESSIONAL LAND SURVEYOR LICENSE #312770 D. GREGG MEYERS 3/17/21 STATE OF UTAH

Davis County Recorder

Entry No. _____ Fee Paid _____

Filed for record and recorded this _____ day of _____, 2021 at _____ in Book _____ of Official Records Page _____

County Recorder

By: _____ Deputy Recorder

Plat Prepared By:

BINGHAM ENGINEERING
262 N. Wright Brothers Dr. Ste 105, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

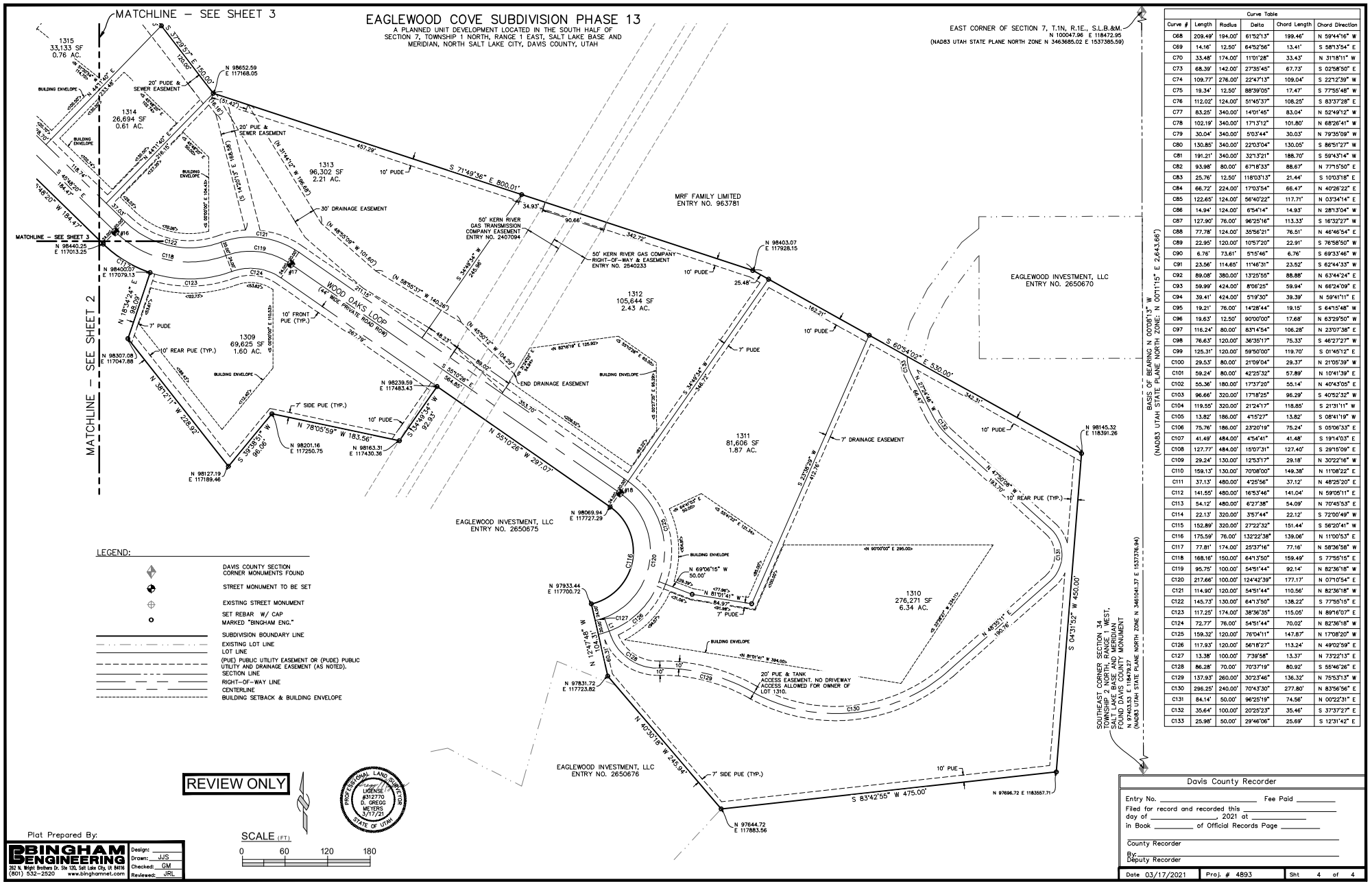
Design: ____ Drawn: JJS Checked: GM Reviewed: JRL

15845.70
15845.69

Date 03/17/2021	Proj. # 4893	Sht 3 of 4

EAGLEWOOD COVE SUBDIVISION PHASE 13

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C68	209.49'	194.00'	61°52'13"	199.46'	N 59°44'16" W
C69	14.16'	12.50'	64°52'56"	13.41'	S 58°13'54" E
C70	33.48'	174.00'	11°01'28"	33.43'	N 31°18'11" W
C73	68.39'	142.00'	27°35'45"	67.73'	S 02°58'50" E
C74	109.77'	276.00'	22°47'13"	109.04'	S 22°12'39" W
C75	19.34'	12.50'	88°39'05"	17.47'	S 77°55'48" W
C76	112.02'	124.00'	51°45'37"	108.25'	S 83°37'28" E
C77	83.25'	340.00'	14°01'45"	83.04'	N 52°49'12" W
C78	102.19'	340.00'	17°13'12"	101.80'	N 68°26'41" W
C79	30.04'	340.00'	5°03'44"	30.03'	N 79°35'09" W
C80	130.85'	340.00'	22°03'04"	130.05'	S 86°51'27" W
C81	191.21'	340.00'	32°13'21"	188.70'	S 59°43'14" W
C82	93.98'	80.00'	67°18'33"	88.67'	N 77°15'50" E
C83	25.76'	12.50'	118°03'13"	21.44'	S 10°03'18" E
C84	66.72'	224.00'	17°03'54"	66.47'	N 40°26'22" E
C85	122.65'	124.00'	56°40'22"	117.71'	N 03°34'14" E
C86	14.94'	124.00'	6°54'14"	14.93'	N 28°13'04" W
C87	127.90'	76.00'	96°25'16"	113.33'	S 16°32'27" W
C88	77.78'	124.00'	35°56'21"	76.51'	N 46°46'54" E
C89	22.95'	120.00'	10°57'20"	22.91'	S 76°58'50" W
C90	6.76'	73.61'	5°15'46"	6.76'	S 69°33'46" W
C91	23.56'	114.65'	11°46'31"	23.52'	S 62°44'33" W
C92	89.08'	380.00'	13°25'55"	88.88'	N 63°44'24" E
C93	59.99'	424.00'	8°06'25"	59.94'	N 66°24'09" E
C94	39.41'	424.00'	5°19'30"	39.39'	N 59°41'11" E
C95	19.21'	76.00'	14°28'44"	19.15'	S 64°15'48" W
C96	19.63'	12.50'	90°00'00"	17.68'	N 63°29'50" W
C97	116.24'	80.00'	83°14'54"	106.28'	N 23°07'38" E
C98	76.63'	120.00'	36°35'17"	75.33'	S 46°27'27" W
C99	125.31'	120.00'	59°50'00"	119.70'	S 01°45'12" E
C100	29.53'	80.00'	21°09'04"	29.37'	N 21°05'39" W
C101	59.24'	80.00'	42°25'32"	57.89'	N 10°41'39" E
C102	55.36'	180.00'	17°37'20"	55.14'	N 40°43'05" E
C103	96.66'	320.00'	17°18'25"	96.29'	S 40°52'32" W
C104	119.55'	320.00'	21°24'17"	118.85'	S 21°31'11" W
C105	13.82'	186.00'	4°15'27"	13.82'	S 08°41'19" W
C106	75.76'	186.00'	23°20'19"	75.24'	S 05°06'33" E
C107	41.49'	484.00'	4°54'41"	41.48'	S 19°14'03" E
C108	127.77'	484.00'	15°07'31"	127.40'	S 29°15'09" E
C109	29.24'	130.00'	12°53'17"	29.18'	N 30°22'16" W
C110	159.13'	130.00'	70°08'00"	149.38'	N 11°08'22" E
C111	37.13'	480.00'	4°25'56"	37.12'	N 48°25'20" E
C112	141.55'	480.00'	16°53'46"	141.04'	N 59°05'11" E
C113	54.12'	480.00'	6°27'38"	54.09'	N 70°45'53" E
C114	22.13'	320.00'	3°57'44"	22.12'	S 72°00'49" W
C115	152.89'	320.00'	27°22'32"	151.44'	S 56°20'41" W
C116	175.59'	76.00'	132°22'38"	139.06'	N 11°00'53" E
C117	77.81'	174.00'	25°37'16"	77.16'	N 58°36'58" W
C118	168.16'	150.00'	64°13'50"	159.49'	S 77°55'15" E
C119	95.75'	100.00'	54°51'44"	92.14'	N 82°36'18" W
C120	217.66'	100.00'	124°42'39"	177.17'	N 07°10'54" E
C121	114.90'	120.00'	54°51'44"	110.56'	N 82°36'18" W
C122	145.73'	130.00'	64°13'50"	138.22'	S 77°55'15" E
C123	117.25'	174.00'	38°36'35"	115.05'	N 89°16'07" E
C124	72.77'	76.00'	54°51'44"	70.02'	N 82°36'18" W
C125	159.32'	120.00'	76°04'11"	147.87'	N 17°08'20" W
C126	117.93'	120.00'	56°18'27"	113.24'	N 49°02'59" E
C127	13.38'	100.00'	7°39'58"	13.37'	N 73°22'13" E
C128	86.28'	70.00'	70°37'19"	80.92'	S 55°46'26" E
C129	137.93'	260.00'	30°23'46"	136.32'	N 75°53'13" W
C130	296.25'	240.00'	70°43'30"	277.80'	N 83°56'56" E
C131	84.14'	50.00'	96°25'19"	74.56'	N 00°22'31" E
C132	35.64'	100.00'	20°25'23"	35.46'	S 37°37'27" E
C133	25.98'	50.00'	29°46'06"	25.69'	S 12°31'42" E

Plat Prepared By:

BINGHAM ENGINEERING
262 N. Wright Brothers Dr. Ste 105, Salt Lake City, Ut. 84116
(801) 532-2520 www.binghamnet.com

Design: ____
Drawn: JJS
Checked: GM
Reviewed: JRL

Davis County Recorder

Entry No. _____ Fee Paid _____
Filed for record and recorded this _____
day of _____, 2021 at _____
in Book _____ of Official Records Page _____

County Recorder
By: Deputy Recorder

Date 03/17/2021 | Proj. # 4893 | Sht 4 of 4

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: Ali Avery, Long Range Planner

DATE: April 6, 2021

SUBJECT: Resolution No. 2021-10R: A resolution authorizing the City Manager, or designee, to submit an application to the Utah Division of State Parks and Recreation soliciting Recreational Trails Program (RTP) funds for the construction of the Town Center I-15 Trail between Center Street and 190 South Highway 89.

RECOMMENDATION

Staff recommends approval of the resolution authorizing the City Manager, or designee, to submit an application to the Utah Division of State Parks and Recreation soliciting Recreational Trails Program (RTP) grant funds for the construction of the Town Center I-15 Trail between Center Street and 190 South Highway 89, and authorizing city matching funds.

BACKGROUND

The proposed Town Center I-15 Trail is located immediately adjacent to the east side of I-15 between Center Street and 190 South Highway 89 (see attached map). This trail is intended to be a non-vehicular connection from the south end of the Town Center at Eaglewood Village to the core of the Town Center at Hatch Park. The trail is part of a robust trail network planned for the Town Center. The trail can be found in the Town Center Master Plan, South Davis Active Transportation Plan, and the WFRC Regional Transportation Plan.

The trail is proposed to be a multi-use asphalt path 8 feet in width, where feasible, and will begin at the Williamsburg project running west, and then follow the western property lines of all the properties running north to Center Street. The trail segments that abut properties that are currently redeveloping, or under consideration for redevelopment, will be installed by the respective developers (City's Edge and Williamsburg). The property owners of the remaining properties have not been contacted yet, as City Staff felt it was best to wait until funding was available to make them a purchase offer.

The total estimated cost of the project is $538,000, including right-of-way acquisition. In March of this year, City Staff submitted a nomination for UDOT Transportation Infrastructure Funding (TIF) for the construction of the remaining section of the trail from 190 South Highway 89 to Center Street. In that application, the City requested $322,800 from UDOT and proposed a City match of $215,200 (40% of the total project cost).

City Staff is now seeking funds from the Utah Division of State Parks and Recreation for RTP grant funds to pay for the City's match proposed in the UDOT TIF nomination. The RTP grant requires a 50/50 match. City Staff is proposing that $215,200 (40%) be requested in RTP funds (the same amount as the City's match in the UDOT TIF nomination) and that the City provide $322,800 (60%) in matching funds with the hope that the money from the UDOT TIF is awarded to the City. Providing greater than a 50% match on the RTP application will make the project more competitive and, if the City also receives the UDOT TIF funds, then the entire project will be paid for with grant funds. To further clarify, a breakdown of the costs are as follows:

UDOT Active Transportation TIF
$322,800 UDOT (60%)
$215,200 NSL (40%)
$538,000 Total

State Parks and Recreation RTP
$215,200 RTP (40%)
$322,800 NSL (60%)
$538,000 Total

If the City is only awarded one of grants, then the City will be responsible for the respective local match associated with that grant, which could potentially come from trails funds and/or RDA funds. For both of these grant opportunities, construction would not begin until 2022.

POSSIBLE MOTION

I move that the City Council approve Resolution 2021-10R authorizing the City Manager, or designee, to submit an application to the Utah Division of State Parks and Recreation soliciting Recreational Trails Program (RTP) grant funds for the construction of the Town Center I-15 Trail between Center Street and 190 South Highway 89, and authorizing city matching funds.

Attachments:
1) Location Map
2) Resolution No. 2021-10R

RESOLUTION NO. 2021-10R

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO SUBMIT AN APPLICATION TO THE UTAH DIVISION OF STATE PARKS AND RECREATION SOLICITING RECREATIONAL TRAILS PROGRAM (RTP) GRANT FUNDS FOR THE CONSTRUCTION OF THE TOWN CENTER I-15 TRAIL BETWEEN CENTER STREET AND 190 SOUTH HIGHWAY 89

WHEREAS, the Utah Division of State Parks and Recreation has a program designed for the construction of new trails; and

WHEREAS, City Staff has identified the Town Center I-15 Trail as a high priority in the implementation of the Town Center Master Plan and the South Davis Active Transportation Plan; and

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to improve trail access within the Town Center and connecting to the future Bus Rapid Transit system on Highway 89.

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

1. The City Manager, or his designee, is hereby instructed and authorized to submit an application to the Utah Division of State Parks and Recreation for RTP funds for the following project:

   The construction of a trail parallel to the east side of I-15 approximately between Center Street and 190 South Highway 89. The total cost of the project is $538,000. The request is for $215,200 in RTP funds and $322,800 in matching funds from the City.

2. City staff is hereby instructed and authorized to set aside $322,800 from the City's Trails Fund for matching funds for the Town Center I-15 Trail project.

3. This Resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 6th day of April, 2021.

BY THE CITY COUNCIL:

_____

Len Arave, Mayor

City Council Vote as Recorded:

Name	*vote*
Lisa Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____

ATTEST:

_____

Linda Horrocks, City Recorder


N

RESOLUTION NO. 2021-12R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE PROCLAIMING MAY 1, 2021 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

WHEREAS, Arbor Day is observed throughout the nation and the world on the fourth Friday in April, and

WHEREAS, Arbor Day will be observed in the City of North Salt Lake on May 1, 2021 at Legacy Park in North Salt Lake, and

WHEREAS, the dedication of Utah's urban and community foresters, city officials, and citizens in planting and caring for trees is a cause for celebration and re-dedication, and

WHEREAS, trees beautify our entire city and enhance our surroundings when planted and cared for in our public parks, along park strips, on private lands, and within recreation areas such as our golf course and biking and hiking trails, and

WHEREAS, trees clean the air and water, attract birds and wildlife by providing habitat, moderate the earth's temperature, decrease energy costs, provide shade and windbreaks, impede the erosion of our precious topsoil, and create a more livable community, and

WHEREAS, trees increase property values in North Salt Lake, enhance the economic vitality of its business areas, and beautify our surroundings, and

WHEREAS, trees, wherever they are planted, are a source of enjoyment, hope, and spiritual renewal.

NOW, THEREFORE, I, LEONARD K. ARAVE, Mayor of the City of North Salt Lake, do hereby proclaim Arbor Day in our city and urge all citizens to celebrate Arbor Day and to support efforts to provide and to protect our trees and woodlands for this generation and future generations.

PROCLAIMED AND SIGNED by the City of North Salt Lake, this 6th day of April, 2021.

BY THE CITY COUNCIL:

City Council Vote as Recorded:

Name	*vote*
Lisa Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____

_____
Len Arave, Mayor

ATTEST:

_____
Linda Horrocks, City Recorder