



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA JULY 15, 2025

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on July 15, 2025 at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm followed by the regular session at 7:00 pm in the Council Chambers.

Meetings of the City Council may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

The following items of business will be discussed; the order of business may be changed as time permits:

WORK SESSION – 6:00 p.m.

1. Discussion with Brighton Regarding Clifton Place Commercial Use Proposal
2. Annual Report of the Health and Wellness Committee by Mason Bennett, Chair
3. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer and Pledge of Allegiance ~ Tammy Clayton
3. Citizen Comment
4. Presentation of Youth City Council Scholarship Awards to Krish Thota, Mayor; Aurora Beebe, City Manager; Ainsley Reese, City Recorder; Allison Abel, Activities Committee Chair; Marin Otis, Service Committee Chair; and Rachel Allen, Leadership Committee Chair
5. Consideration of Councilmember Clayton's Appointment to the Civic Events Committee
6. Request by Dennis Allen, Resident, to Discuss Trees, Tree Preservation, and Carbon Credits for Trees Felled in the Hatch Park Project
7. Consideration of Eagleridge Drive Landscaping and Entry Feature
8. Consideration of Resolution 2025-28R: A Resolution Approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Orchard Drive Buffered Bike Lane Project and Authorizing Matching Funds
9. Consideration of Resolution 2025-29R: A Resolution Approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Main Street Safety Improvements Project and Authorizing Matching Funds
10. Consideration of Resolution 2025-30R: A Resolution Approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council (WFRC) for the South Davis Greenway Feasibility Study and Authorizing Matching Funds

11. Consideration of Resolution 2025-31R: A Resolution Approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council (WFRC) for Town Center Urban Design Standards and Authorizing Matching Funds
12. Consideration of Resolution 2025-32R: A Resolution Approving a Technical Planning Assistance Program Funds Cooperative Agreement with Utah Department of Transportation (UDOT) for a Safe Routes to Schools Plan and Authorizing Matching Funds
13. Public Hearing and Consideration of Resolution 2025-33R: A Resolution Adopting Amendments to the 2025-2026 Fiscal Year Budgets
14. Consideration of Ordinance 2025-14: An Ordinance Amending City Code Title 4 Chapter 3 and Title 8 Chapter 1 Adopting a Hardship Assistance Program Related to Utilities
15. Consideration of Ordinance 2025-13: An Ordinance Amending City Code Title 7, Chapter 7, Pertaining to Unsanctioned Camping on Public Grounds
16. Consideration of Golf Equipment Purchases in the Amount of \$92,824.32
17. Consideration of Resolution 2025-34R: A Resolution Declaring Surplus Property
18. Consideration of a Request by the Utah Department of Transportation for Feedback on Future I-15 Landscaping Improvements.
19. Approval of City Council Minutes of June 17, 2025
20. Discussion of Action Items
21. Council Reports
22. City Attorney Report
23. Mayor’s Report
24. City Manager Report
25. Adjourn

CLOSED SESSION

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

City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours’ notice. This meeting will be broadcasted live through the City’s YouTube channel: <https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the City Council meeting to be held **July 15, 2025** were posted on the Utah Public Notice Website:

<https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and
at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: July 14, 2025


Wendy Page, City Recorder



Summary Guide of City Council Agenda Items for July 15, 2025

This document is provided as a way to briefly understand the most important content and purposes of the agenda items at the upcoming meeting. It is hoped that this summary guide will assist you as you study in preparation for this meeting.

Work Session – No Council Action Required

- a. Request by Brighton Homes for Council feedback on a request related to Clifton Place commercial development. Location of development is the west two sides of the intersection of Redwood Road and 1100 North. See memos from Ken Leetham and Sherrie Pace.
- b. Annual report by the Health and Wellness Committee – Mason Bennett, Chair

Regular Session

Item 4: Presentation of Youth City Council Scholarship awards - No Council action required. Awards go to: Krish Thota, Mayor; Aurora Beebe, City Manager; Ainsley Reese, City Recorder; Allison Abel, Activities Committee Chair; Marin Otis, Service Committee Chair; Rachel Allen, Leadership Committee Chair.

Item 5: Consideration of appointment to Civic Events Committee – Council action required. Councilmember Clayton proposes to appoint Sarah Jensen to Seat 4 on the Committee.

Item 6: Request by Dennis Allen, resident, to discuss trees, tree preservation and carbon credits for trees felled in the Hatch Park project – No Council action required. This request was approved for inclusion on the agenda by Councilmembers Baskin and Clayton.

Item 7: Consideration of Eagleridge Drive landscaping and entry feature – Council action required. Terracon, design consultants, have revised their plans and cost estimates to provide more options for improvements in this area. Dave Harris from Terracon will present options and answer questions.

Item 8: Consideration of Resolution 2025-28R: Approving an agreement to use 3rd quarter cent transportation funding for the Orchard Drive Buffered Bike Lane Project and approving matching funds – Council action required.

- a. This resolution approves an agreement to accept \$196,000 in County 3rd quarter cent transportation funds and a local project match obligation of \$49,000.
- b. Total project cost is \$245,000 and includes the installation of a 6-foot wide buffered bike lane along Orchard Drive from Eagleridge Drive to the City's northern City limit.
- c. Construction to occur in 2027.

Item 9: Consideration of Resolution 2025-29R: Approving an agreement to use 3rd quarter cent transportation funding for the Main Street Safety Improvement Project and approving matching funds – Council action required.

- a. This resolution approves an agreement to accept \$750,000 in County 3rd quarter cent transportation funds and a local project match obligation of \$570,000.
- b. This grant is a piece of several funding parts for the total project which is estimated to cost \$6,956,200. The City's total matches for all grants is \$2,394,848 and comes mostly from Roadway Impact Fees. Because this is a multi-year project, other funding sources may also be used before the end of the project.

- c. The project includes widening, as needed, new curb and gutter, and reconstruction of Main Street from the I-15 overpass to approximately 1000 North.

Item 10: Consideration of Resolution 2025-30R: Approving a WFRC Land Use Connection grant agreement for the South Davis Greenway Feasibility Project and approving matching funds – Council action required.

- a. This resolution approves an agreement to accept \$115,000 in WFRC grant funds and approves the City's local match of \$7,500.
- b. This project is a multi-city project that includes North Salt Lake, Bountiful, Centerville and Farmington. Each city will contribute \$7,500 in matching funds.
- c. The general purpose of the project is to identify and perform a feasibility study for an active transportation route from Salt Lake to Farmington with the intent of also connecting to trail systems going into Salt Lake County/City. In the future, this will assist in obtaining Utah Trails Network grant funds to build the trail system.

Item 11: Consideration of Resolution 2025-31R: Approving a WFRC Land Use Connection grant agreement for the Town Center Project and approving matching funds – Council action required.

- a. This resolution approves an agreement to accept \$75,000 in WFRC grant funds and approves the City's local match of \$25,000.
- b. This project will use a consultant to assist the City to create a new town center zone which contains building and urban design standards for the Town Center.

Item 12: Consideration of Resolution 2025-32R: Approving a UDOT Technical Planning Assistance (TPA) Program agreement for a Safe Routes to Schools Plan and approving matching funds – Council action required.

- a. This resolution approves an agreement to accept \$40,000 in UDOT TPA funds and approves the City's local match of \$10,000.
- b. This project will use a consultant to assist the City to create a citywide plan for safe walking and biking to all schools in the City.

Item 13: Public Hearing and Consideration of Resolution 2025-33R: Adopting amendments to the FY26 budget – Council action required.

- a. Budget amendments include mostly matching grant obligations from items 8-12 above and the need to renew the City's firewall software license which is a 3-year cost and will be spread out over the next three fiscal years.

Item 14: Consideration of Ordinance 2025-14: An Ordinance amending City Code Title 4, Chapter 3 and Title 8, Chapter 1, adopting a hardship assistance program related to public utilities – Council action required.

- a. The City Council requested the creation of a hardship program for public utilities and staff has created the attached ordinance provisions to codify the program.
- b. This item has been reviewed and recommended by the City's Audit Committee.

Item 15: Consideration of Ordinance 2025-13: An ordinance pertaining to unsanctioned camping – Council action required.

- a. The City Council took action on this item on the June 17, 2025 meeting, but there was some confusion over the final action and specific wording of the ordinance. The proposed ordinance

repeals Ordinance 2025-12 (passed on June 17th) and adopts new revisions to Title 7, Chapter 7 which reflect the Council's intent more accurately.

Item 16: Consideration of Golf equipment purchases – Council action required.

- a. The Golf Enterprise fund is requesting approval for the purchase of two GreensPro rollers (\$38k) and one Reelmaster mower (\$55k). These will replace ageing equipment that will be surplus in the next item. These proposed purchases are already in the FY26 budget.

Item 17: Consideration of Resolution 2025-34R: A resolution declaring surplus property in the Golf Enterprise Fund – Council action required.

- a. The Golf Enterprise fund is requesting approval to surplus and dispose of several pieces of equipment that have reached their end of life service.

Item 18: Consideration of landscaping options for interchanges in the I-15 reconstruction project – Council action required.

- a. UDOT has requested that the City select an option for landscaped areas found within the proposed interchanges of the I-15 reconstruction project.
- b. UDOT has proposed 4 options and the City will be liable to pay for all improvements over \$100,000 and maintain all landscaped areas.

Item 20: Discussion of action items – No Council action required. The action item document included in the packet materials has expanded responses and most items have deadlines for future completion or presentation in work meetings. This is in response to the City Council's request for further consideration of the action items in order to determine which items should stay or be eliminated.



CITY OF NORTH SALT LAKE

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

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: July 15, 2025

SUBJECT: Work Session Items

There are two items in the work session. The first is a request by Brighton Homes to present to the City Council a proposal for a commercial land use on the south side of their Clifton Place Development which is located on the west side of Redwood Road and the intersection of 1100 North. As a reminder, this development is trying to identify a non-residential land use for the frontage portion of their project. It was always anticipated that some retail/commercial land uses would be developed on the Redwood Road frontage(s) in the project. The specific proposal is for a private pickleball recreation facility and the reason Brighton is seeking clarification from the City Council is because the Development Review Committee is not supportive of the current proposal. I provided the City Council with a summary of this issue in an email on June 26, 2025. Brighton Homes will attend the meeting to make their request. Sherrie Pace has also attached a detailed memorandum that will help you prepare for this item.

The second item in the work session is an annual report from the City's Health & Wellness Committee. Mason Bennett, Committee Chair is planning on attending and presenting the report.



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: July 15, 2025
SUBJECT: Work session Discussion-Clifton South

BACKGROUND

The General Development Plan (GDP) was approved on 7/19/2022 and included:

North 6.12 acres
89 Townhomes
~2 acres of commercial
South 7.19 acres
110 townhomes
1 acre of commercial

The Development Agreement for Clifton was approved on October 4, 2022 along with the P-District Rezone and Preliminary Plan. The agreement included 89 townhomes on the North with approximately 2 acres of commercial and 110 townhomes on the South with approximately 1 acre of commercial.

The Development Agreement was not fully executed due to market conditions. On May 21, 2024 the City Council approved an amendment to the GDP and Development Agreement and preliminary plat. Clifton South was not included in the agreement, because the developer had not closed on the property. The number of units on the Clifton North was reduced from 89 to 74 townhomes to accommodate a new design with 2 story end units which had main floor master bedrooms. The commercial area was reduced to 1.87 acres due to the dedication of right of way on Redwood Road for the Redwood Road Trail.

The Development Agreement references the GDP for Clifton South, which is contemplated to be an amendment to the agreement upon purchase of the property to include 111 townhomes and a minimum of 1.14 acres of commercial property.

Permitted commercial land uses include:

- Car Wash
- Daycare
- Entertainment or Recreation
- Financial Services
- Gas station/convenience store
- General Office

General Retail
Hardware Stores
Medical Offices
Neighborhood Retail
Personal/Professional Services
Restaurants

Prohibited uses include:

Auto sales
Manufacturing
Nonstore retailers
Outdoor storage
Pawn shops, title loans, payday loans
Self storage rentals
Sexually oriented businesses
Support activities for transportation
Tobacco specialty stores
Warehousing and storage
Wholesale trade

The GDP reflected an anticipated commercial land use to include 1 to 2 multi-tenant buildings similar to those located at Lee's Market, or possibly 1 to 2 stand alone businesses like a gas station and fast food restaurant. The anticipated use within the multi-tenant buildings were small in size and scope.

Final Plat was approved in August of 2024 with the recording of Phase 1 of the Townhomes and Phase 3 of the Commercial Lot. Construction on the townhomes began earlier this year.

REQUEST

Brighton approached the Development Review Committee (DRC) with a proposal to construct a single building on the Clifton North commercial lot a few months ago. The proposed use would be an indoor private pickleball facility. Similar to the other area pickleball businesses like The Kitchen or The Picklr. Upon review of the proposal the DRC had several concerns that the proposal did not fit on the property, it was too big in scale for compatibility with the townhomes, did not appear to have sufficient parking, and the site plan did not account for the property that had been dedicated to right of way along Redwood Road.

Brighton has since modified their proposal to move the proposed facility to Clifton South on 2.5 acres of that property, previously 1.17 acres on the south property would be commercial. This would reduce the number of townhomes on the south property and are also requesting an increase in the number of townhome units on Clifton North to compensate for the change.

The DRC has told the developer that they will not recommend the proposed change to the Development Agreement and General Development Plan for the following reasons:

1. The scale of the proposed 16 court facility is not compatible with the residential use of the townhomes. Other mixed use developments work when the peak hours of parking demand for commercial uses do not correspond with the peak hours demands of the residential uses. A successful example is the Brighton City Center project across from City Hall. The office hours are Monday-Friday 7 a.m. to 5 p.m. which allow the residential uses to utilize

- the shared parking after 7 p.m. on weekdays and all day on weekends. Pickleball facilities such as that proposed would have peak evening hour and weekend demands which would conflict in use with residents.
2. The land use is not compatible with a residential use. If the Pickleball facility were paired with other commercial uses, like shopping or dining or an institutional use like a medical facility the Clifton South property would be acceptable.
 3. Pickleball facilities, much like the current volleyball facilities, have tournaments that draw many attendees, both players and spectators. The City has already experienced significant conflict between those facilities and neighboring land uses in the industrial and commercial areas even on weekends when those other industrial uses are not as active on weekdays. The DRC is concerned with the conflict that homeowners of the townhomes will create a neighborhood of disgruntled citizens who will be upset with the incompatibility of the two uses.

It should be noted that while the approved commercial land uses on Clifton North include recreation, the Clifton South property is not included at this time in the Development Agreement. The change as proposed would require approval by the Council with recommendation from the Planning commission on an amended General Development Plan and Development Agreement.

Attachments

- 1) Clifton South Parcel Proposed Layout
- 2) General Development Plan
- 3) Approved Development Agreement

26 Somersets
 55 Camdens
 81 Lots on the south

Residential Parking Tabulation
136 Garage Stalls
54 Driveway Stalls
37 Parking Stalls
227 Total Parking Spaces
2.8 Stalls Per Unit

Commercial Area Stats
118,657 SF Commercial Lot
2.72 Acres
52,541 SF Facility
16 Courts
151 Stalls On Pickleball Property

378 Total Site Parking



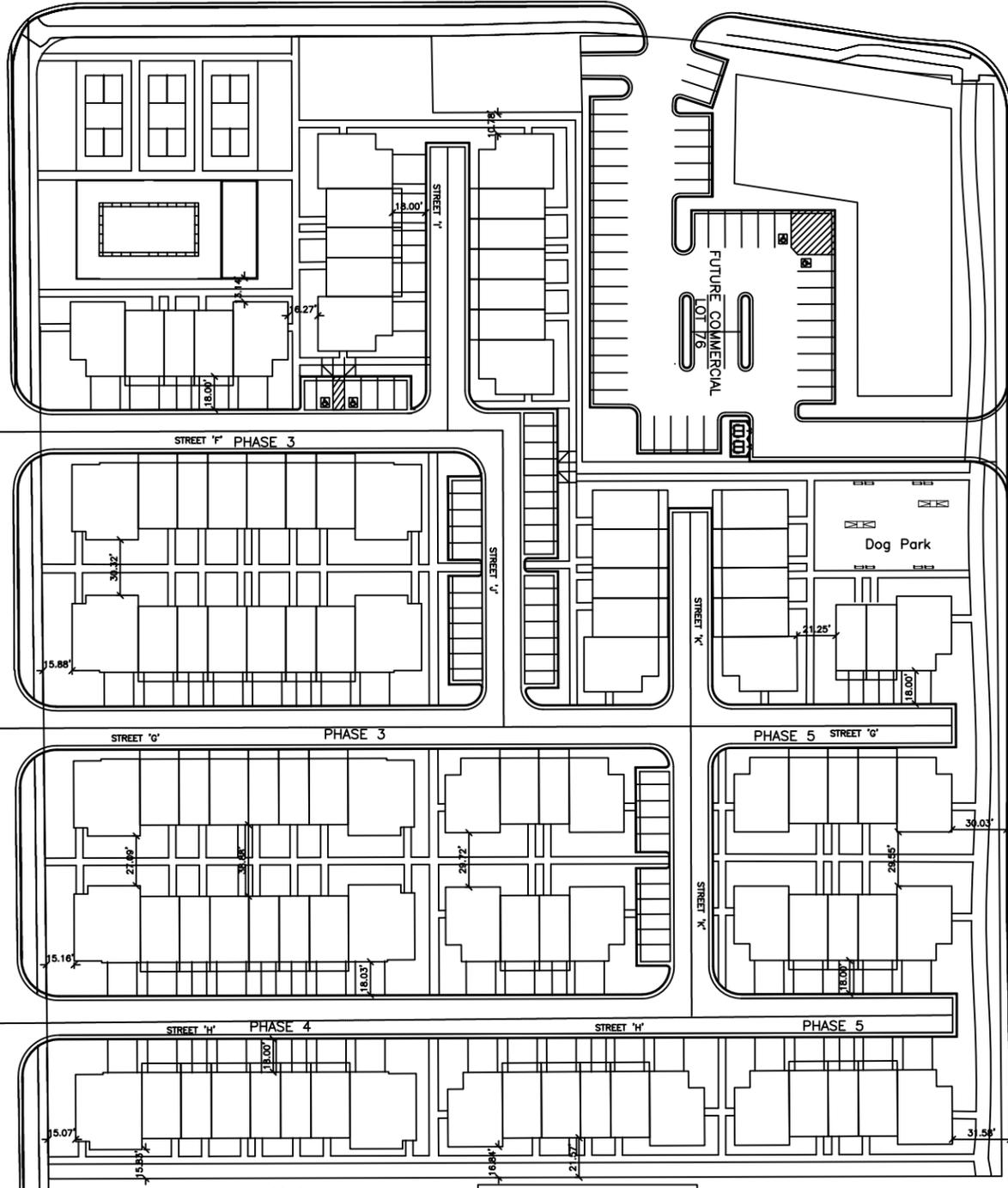
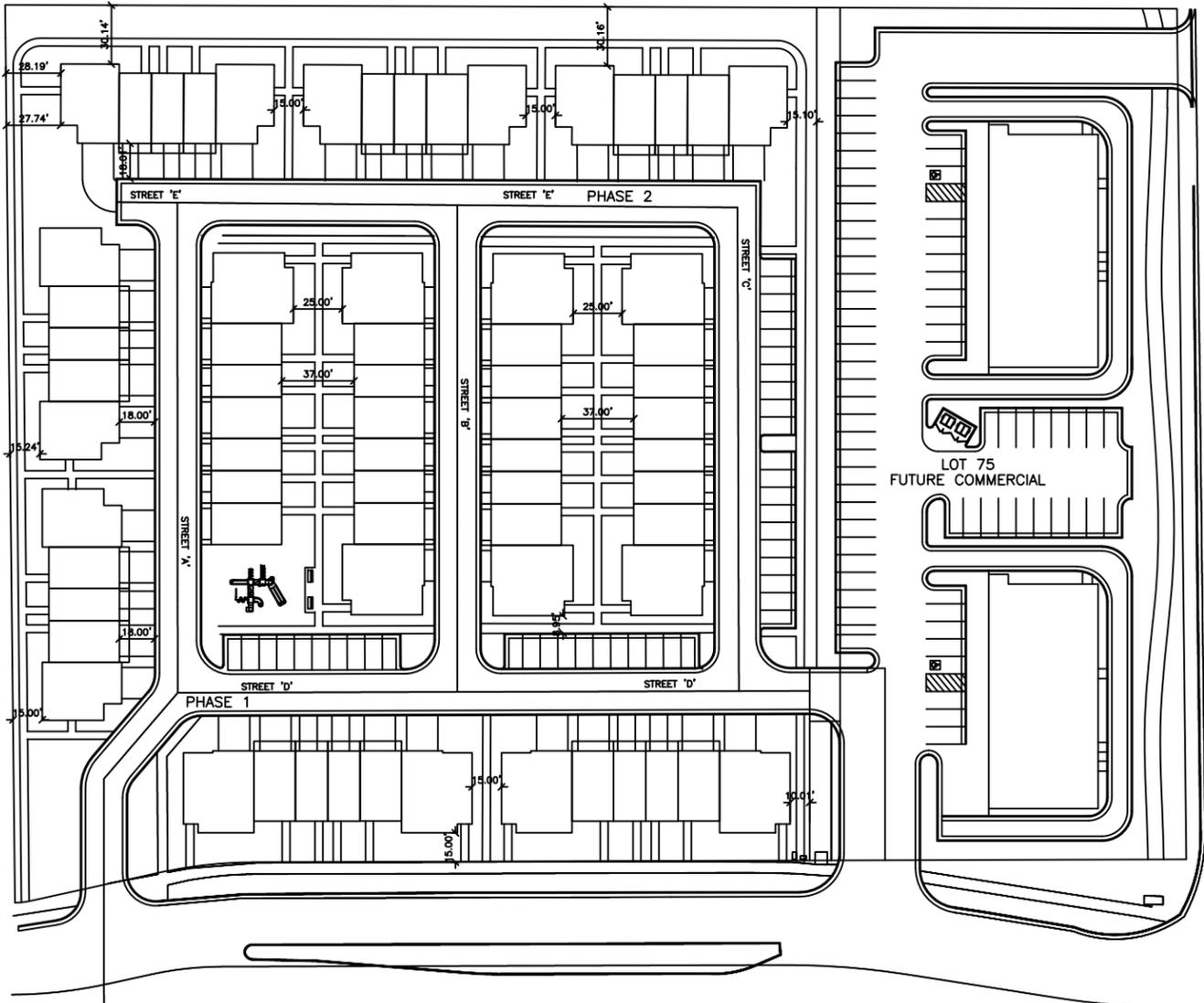
81 Lots on the south
 27 Lots Lost on the south

24 Somerset
 23 Camden
 10 Wyndam Type
 11 Carlisle Type

112 Garage Stalls
 (not counting tandem)
 61 Driveway Stalls
 41 Parking Stalls

68 Units this phase

208 Total Stalls (3.05 Ratio)



30 Somerset
 38 Camden
 21 Wyndam Type
 10 Carlisle Type
 99 Units this phase

168 Garage Stalls
 (not counting tandem)
 98 Driveway Stalls
 45 Parking Stalls
 302 Total Stalls (3.05 Ratio)

54 Somerset
 61 Camden
 29 Wyndam Type
 23 Carlisle Type
 167 Units Total

280 Garage Stalls
 (not counting tandem)
 118 Driveway Stalls
 112 Parking Stalls
 510 Total Stalls (3.05 Ratio)

Project Totals

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

AGR2024-11A
DEVELOPMENT AGREEMENT
CLIFTON PLACE NORTH PUD

9th THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the day of September, 2024 (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and **Clifton Townhomes NSL, LLC**, a Utah limited liability company, (the “Developer”). The Developer and the City are sometimes collectively referred to herein as the “Parties” or singularly as a “Party.”

RECITALS

A. As of the Effective Date hereof, Developer is (or has a signed purchase contract with the owner), 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(s) consisting of 6.12 acres fronting Redwood Road and 1100 North; and

(2) the re-zoning of the Property to the Planned P District, (the “P District Zoning”) subject to approval of an acceptable development agreement. This Agreement constitutes such acceptable development agreement.

D. The project to be developed upon the Property pursuant to the General Development Plan is known as Clifton Place North and is generally located at the northwest corner of the Redwood Road and 1100 North intersection in the City of North Salt Lake (the “Project”).

E. Pursuant to the City’s approval of the General Development Plan on the 19th day of July, 2022 and the General Development Plan Amendment on May 21, 2024, the Project is divided into two development areas. The first development area is the real property located north of 1100 North (as depicted in the General Development Plan) consisting of a total of 68 residential units and 1.87 acres of commercial property (known as the “Northern Property” or “Clifton Place North”). An addendum to this Development Agreement will be submitted at a later date for the second development area which is located south of 1100 North (as depicted on the General Development Plan) consisting of a maximum of 111 residential units and a minimum 1.14 acres of commercial property (known as the “Southern Property” or “Clifton Place South”). A copy of the approved General Development Plan is attached hereto as **Exhibit “B”**. A copy of the amended General Development Plan for Clifton Place North is attached hereto as **Exhibit “B-1”**.

F. Pursuant to section 10-13-2-D of the Code, 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 defined 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 in this Agreement and the attached Exhibits. Accordingly, to the maximum extent permitted under the laws of the State of Utah and the United States, the parties hereto intend that this Agreement grants to Developer the right to develop the Project, as outlined in this Agreement without modification or interference by the City, except as specifically set forth herein. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509. The Developer may not substantively deviate from the General Development Plan without prior approval by the City. Subject to the terms of this Agreement and subject to the Developer's compliance with other provisions of the Code not specifically modified herein, the Developer shall have the right to have, Preliminary Design Plan, Site Plan, Final Plat, Construction Plans and Building Permits (as those terms are defined in section 10-3 of the Code) approved by the City and to develop the Project as proposed and approved. The Developer hereby agrees that the Project is subject to all City ordinances in effect as of the Effective Date, except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

Notwithstanding the foregoing, the Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

3. 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 and 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 “Building and Land Use Standards for Clifton Place North”.

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 hereby approved by the City for use in the Project and are entitled, “Architectural Standards for Clifton Place North”.

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

e. Phasing Plan. The Developer intends to construct the project in multiple phases, as mutually agreed upon and attached hereto and incorporated herein as **Exhibit “G.”** The phases may be platted, developed and constructed in any order and at the time, in Developer’s sole discretion, except that the commercial property located in Phases 1B will be platted at the same time or before the platting of Phases 1A (as depicted on Exhibit “G”). A separate site plan approval will be required for development on Phase 1B and it shall not be required to: (i) have an approved site plan, or (ii) be developed, at the same time or before Phase 1A or any other phase of the Project. The Parties agree to cooperate in good faith to promptly negotiate and enter into an addendum to this Agreement related to the development of the Southern Property (Clifton Place South) at such time as Developer and/or Developer’s successors and assigns complete the purchase of the Southern Property.

f. 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.

5. Individual ownership. Subject to the exception provided below, Developer shall record with the development restrictive covenants that preclude purchase of more than 3 residential units by any single entity or person.

a. Exception: Given the current market conditions related to interest rates and inflation, the Developer may temporarily retain sole ownership and rent any number of units, until such time that market conditions improve and sales of said units is viable, but in no case shall such temporary ownership period exceed three (3) years from the time of issuance of a certificate of occupancy. Said rental units may not be transferred in whole to any single entity, nor transferred to any successor of this agreement and must be sold individually as initially intended.

6. Disclosure Notification. The purchaser of each unit/lot on the Northern Property (Clifton North) shall receive from the Developer, assignee, builder, or future owner, a “Seller Disclosure” notifying the purchaser that legal and continuing commercial and industrial land uses exist on adjacent properties located within Woods Cross that may have noise, light, dust, truck traffic, and other operational impacts.

7. Payment of Fees. Developer agrees to pay fees, except for any waivers, credits or other considerations noted in this agreement, as required by the City's adopted fee schedule in effect as of the Effective Date of this Agreement. At the time of this agreement, the schedule for the payment of impact fees is as follows:

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

8. Agreement to Run with the Land/Assignment. A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit "H"**. The rights and obligations of Developer under this Agreement shall be those affecting the Property, and shall run with and be binding upon the Property and its successors and assigns, or any portion thereof. The terms of this Agreement shall be deemed to expire as to any portion of the Property upon the issuance of a certificate of occupancy for a structure on the subject portion of the Property. Developer and successors and assigns shall have the right to assign this Agreement, in whole or in part, on the condition that: (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) Developer delivers advance written notice to the City of the assignment.

9. 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: Clifton Townhomes NSL, LLC
 c/o Brighton Homes
 Attn: Nathan W. Pugsley
 45 East Center Street #103
 North Salt Lake, Utah 84054

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

In the event that either of the Parties desires to change its address as shown above, such Party shall provide written notice to the other Party pursuant to the requirements of this Section 9.

10. 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.

11. Marketing and Sales. The Developer shall have the right to (a) place a sales trailer upon the Property and to operate its marketing and sales activities from such trailer, (b) use as a sales office the residential unit(s) labeled in the Clifton Place North General Development Plan as Unit 140, 141, 142, 143, or 144 as shown on the site plan, and (c) post customary marketing and advertising signage upon the Property relating to the Project. If Developer chooses to place a sales trailer upon the property, it shall seek site plan approval from the City's Community Development Department. Placement of sales trailer shall comply with city code related to setbacks, parking and landscaping. In addition to the signage regulations contained in Exhibit "F", the Developer hereby agrees that it will abide by the City's signage ordinance related to temporary signage including, but not limited to the placement of signs in public rights-of-way.

12. Maintenance of Public Improvements. All improvements dedicated to the City shall be maintained by the City at such time as City Code indicates to at least the same level of service provided by the City to other similar public improvements.

13. 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.

14. 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.

15. 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.

16. 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
CITY OF NORTH SALT LAKE

[Handwritten signature]

City Recorder

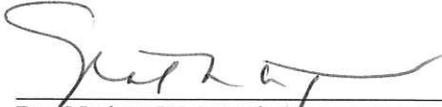


[Handwritten signature]

By: Brian Horrocks
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
Clifton Townhomes NSL, LLC



By: Nathan W. Pugsley
Its: Manager

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 06-082-0120 and 06-082-0059 and containing approximately 6.12 acres.

Legal Description:

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88°32'08"E 1978.14 FEET AND S01°27'52"E 355.86 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88°32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE S89°48'29"E 599.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00°36'55"E ALONG SAID WESTERLY LINE, 435.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S89°49'56"W 477.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 11°24'22", A CHORD BEARING OF S84°07'45"W, AND A CHORD LENGTH OF 42.93 FEET; (3) S77°36'15"W 72.74 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 22.94 FEET, AN ARC LENGTH OF 7.38 FEET, A DELTA ANGLE OF 18°25'22", A CHORD BEARING OF S83°48'20"W, AND A CHORD LENGTH OF 7.35 FEET; THENCE N00°37'35"W 460.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 263,312 SQUARE FEET OR 6.045 ACRES MORE OR LESS.

EXHIBIT "B"
GENERAL DEVELOPMENT PLAN
 (updates shown in EXHIBIT "B-1")

The General Development Plan for the Clifton Place project was approved by the City Council on the 19 day of July, 2022.

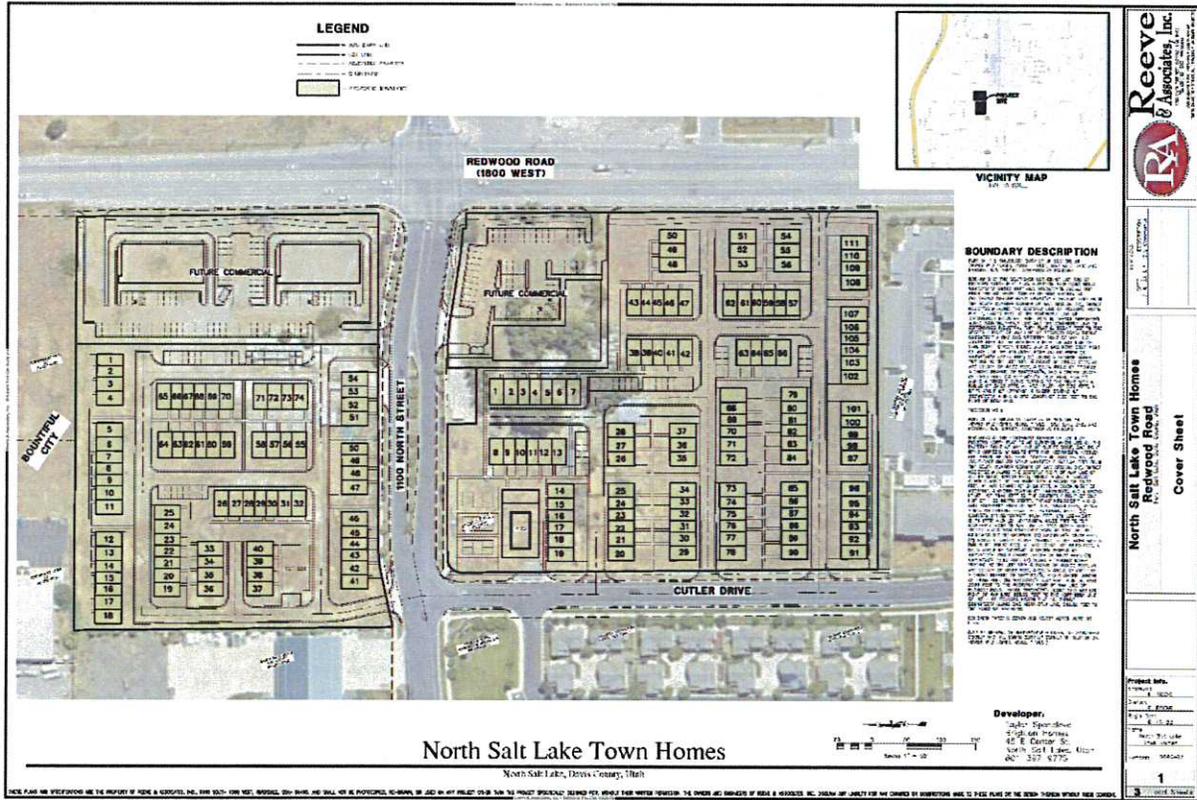


EXHIBIT "B-1"

AMENDED GENERAL DEVELOPMENT PLAN

The amended General Development Plan for the Clifton Place North project was approved by the City Council on the 21 day of May, 2024.

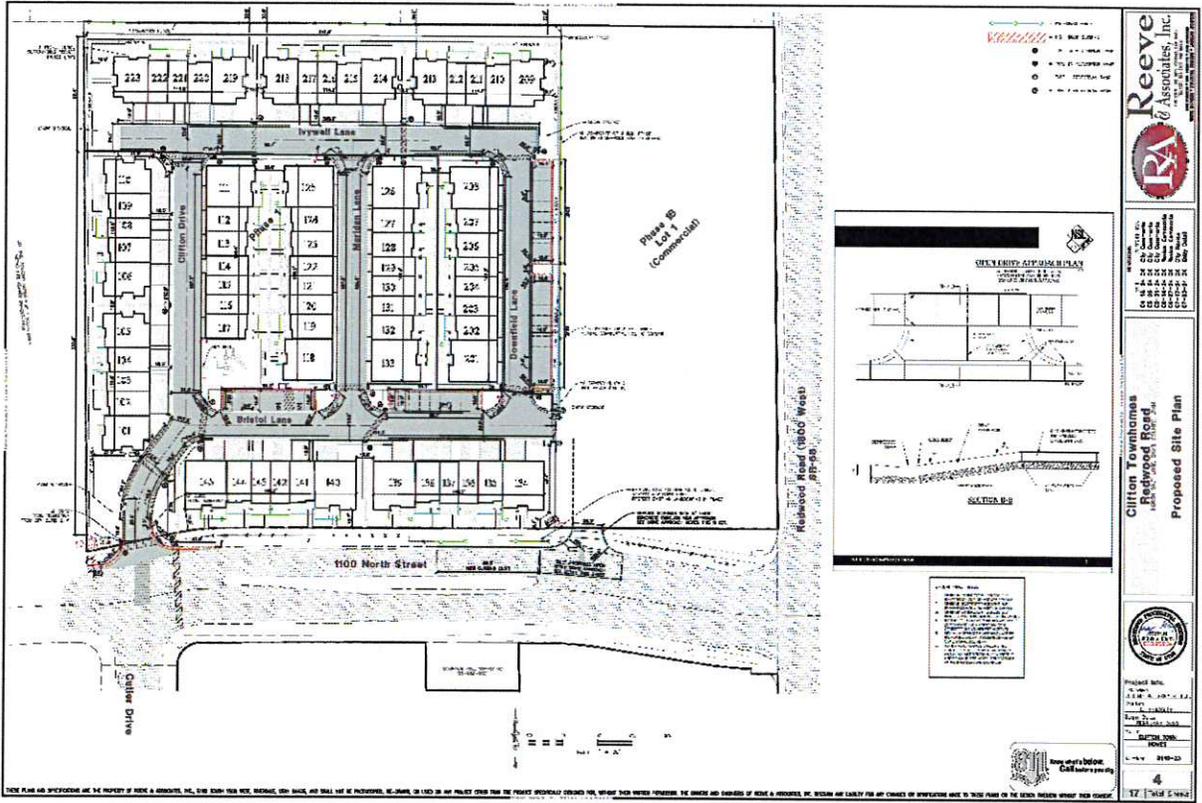
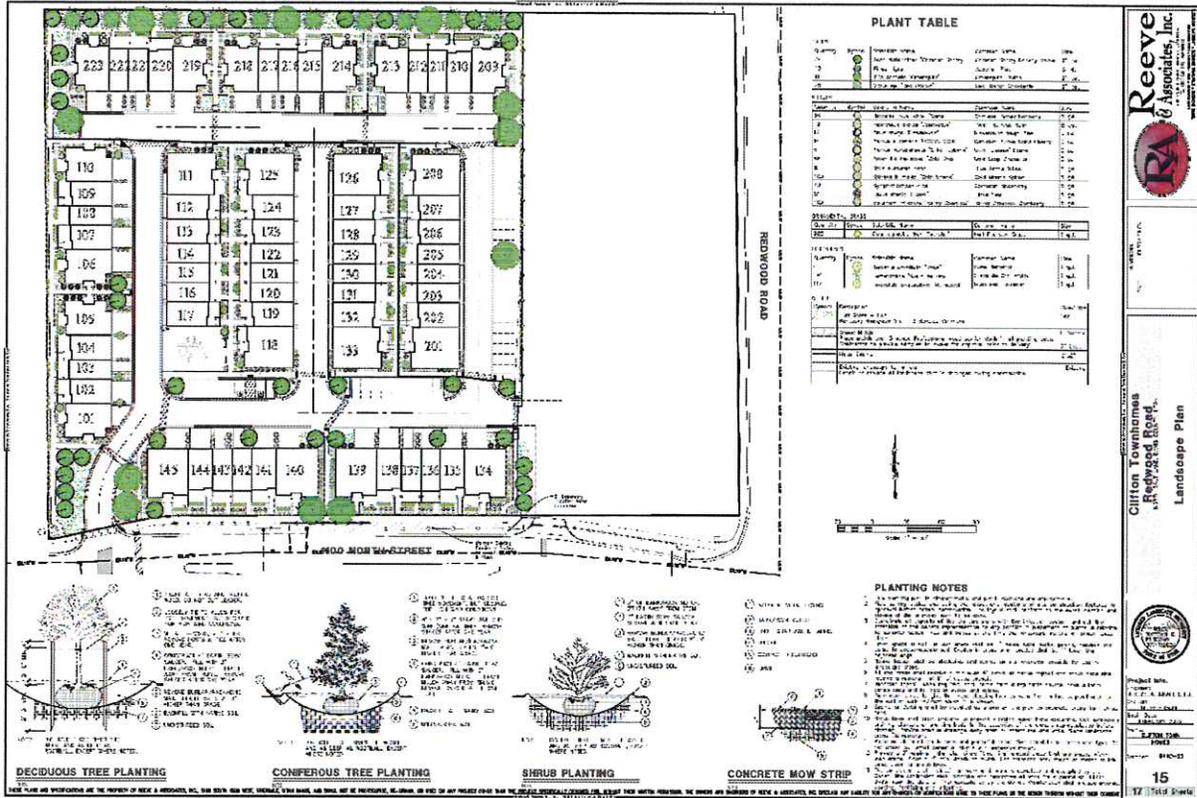


EXHIBIT "C"
SITE AND LANDSCAPE PLAN
CLIFTON PLACE NORTH PUD



Clifton Townhomes
 Redwood Road
 Landscape Plan



Project Info:
 Owner: REEVE & ASSOCIATES, INC.
 Designer: REEVE & ASSOCIATES, INC.
 Date: 11/15/11
 Scale: 1/8" = 1'-0"

EXHIBIT "D"

BUILDING AND LAND USE STANDARDS FOR CLIFTON PLACE NORTH P DISTRICT

SECTION 1: BUILDING STANDARDS

A. Purpose. This Exhibit outlines the standards pursuant to which Clifton Place North 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.

B. Building Standards.

1. Lot Area:
 - i. Commercial. The minimum lot size shall be 0.5 acres (21,780 square feet).
 - ii. Residential. Due to the nature of the development, there shall be no minimum lot area.
2. Lot Width and Depth:
 - i. Commercial. The minimum width of any lot at the building setback line shall be seventy feet (70'). Flag lots are prohibited.
 - ii. Residential. The minimum lot width and depth shall be illustrated in Exhibit C, Site Plan.
3. Maximum Coverage Area:
 - i. Commercial. The maximum percentage of area covered by buildings shall be sixty-five percent (65%).
 - ii. Residential. The maximum coverage area shall be as illustrated in Exhibit "C", Site Plan.
4. Maximum Height & Stories of Buildings:
 - i. Commercial & Residential. All structures adjacent to any public street shall have a base floor elevation of no less than six inches (6") above the curb of the public street. Structures not adjacent to a public street shall follow natural grade with stepped foundations. No structure shall have a basement due to water table conditions.
 - ii. Commercial. The maximum height for all commercial buildings shall be forty feet (40') and no more than two (2) stories.
 - iii. Residential. The maximum height for all residential structures shall be forty feet (40').
5. Front Yard Setbacks from Redwood Road property line:
 - i. Commercial. The minimum setback shall be twenty feet (20') from the property line. The maximum setback shall be fifty-five feet (55'). Commercial buildings shall be oriented to the intersection corners and the street with direct pedestrian entrances and connections to the Redwood Road Trail or 1100 North sidewalk.
6. Front Yard Setbacks from 1100 North property line:
 - i. Commercial. The minimum setback shall be fifteen feet (15'). The maximum setback shall be fifty-five feet (55').
 - ii. Residential. The minimum setback shall be fifteen feet (15'). Front porches or awnings may extend into the setback distance of up to five feet (5').
7. Other property line setbacks:
 - i. Commercial. The minimum setback shall be fifteen feet (15').

- ii. Residential. Where adjacent to the City Boundary, the setback shall be thirty feet (30') per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. Front porches or awnings may extend into the setback distance of up to five feet (5').
 - iii. Residential Adjacent to Commercial. The minimum setback shall be fifteen feet (15') from the dividing property line.
 - iv. Residential Perimeter. All residential units shall be setback from the perimeter boundary of the development a minimum of fifteen feet (15'). Front porches or awnings may extend into the setback distance of up to five feet (5').
8. Building Separation
- i. Commercial. There shall be a minimum of twenty feet (20') between commercial buildings on the same lot.
 - ii. Residential (Front Facades). Structures that front a courtyard or other shared common open space must have a minimum building separation of twenty-five feet (25'). Front porches, patios, awnings may extend into the separation distance of up to five feet (5').
 - iii. Residential (Rear Facades - Alley Loaded). Structures with alley loaded garages shall be set back from the private street right of way a minimum of four feet (4') at the ground level.
 - iv. Residential (Side Facades). Adjacent side building facades shall have a minimum separation distance of fifteen feet (15'). Adjacent side yards may be used for common open space, pedestrian circulation, or landscaping. Front porches or awnings may extend into the setback distance of up to five feet (5').
9. Development along Redwood Road:
- i. The area behind the curb and gutter of Redwood Road shall include an area not less than twenty-four feet (24') wide containing improved and irrigated landscaping and an eight-foot (8') wide meandering asphalt multiuse trail. Within the twenty-four foot (24') area, street trees shall be planted in accordance with the requirements of the Community Forestry Code.
10. Fencing:
- i. Materials. All fencing, with the exception of the 10 foot solid decorative wall on the City Boundary, shall be constructed of a material and color that compliments the development such as composite, decorative metal with masonry piers, or a 2 rail split fence. Fences that are solid may not be vinyl.
 - ii. City Boundary on Northern Property. A ten foot (10') solid decorative wall shall be installed along the entire length of the City boundary with Woods Cross per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. The fence should step down from ten feet (10') at the highest point to a maximum of three feet (3') tall within twenty feet (20') of a public street right of way.
 - iii. Commercial & Residential. A six-foot (6') solid or opaque composite fence shall be installed along the lot lines separating commercial and residential uses. The fence shall be stepped down to a maximum of three feet (3') tall within twenty feet (20') of a public or private street right of way.
 - iv. Commercial. No fence over four feet (4') tall shall be erected along Redwood Road. Such a fence shall be at least seventy-five percent (75%) or more open.
 - v. Residential – 1100 North. No fence shall be erected along the 1100 North property line other than the existing split rail fence in the park strip.
 - vi. Residential – Internal. Fences attached to structures shall be at least fifty percent (50%) or more open and no taller than three feet (3'). All other internal fencing in the limited common areas shall be placed in accordance with the approved general development plan, including units fronting 1100 North when attached to the primary structure.

11. Commercial parking shall comply with the applicable city code based upon use at the time of construction or future change of occupancy. See Exhibit “E”, Architectural Standards, for parking layout and location.
12. Residential parking shall be provided in accordance with the following standards:

	Drive Spaces	Garage Spaces	Guest Spaces	Total
Units With Driveways				
2br	12	12		24
3br	21	42		84
4br	4	8		16
Units Without Driveways				
2br	12	0		12
3br	12	0		24
4br	7	0		14
Guest Spaces			38	38
Total units:	68		Total Parking	212
			Parking Ratio:	3.11

13. Dumpster and Refuse Containers:
 - i. Commercial. Any dumpster or refuse container on a commercial lot shall be screened from any public right of way and located a minimum of fifteen feet (15’) from any residential lot line. See Exhibit “E” for Architectural Standards.
 - ii. Residential. Individual unit refuse containers shall be provided and storage of said containers defined in adopted development covenants.

SECTION 2: LAND USE

A. Permitted Residential Uses.

1. Multi-family residential dwellings:
 - i. Home occupations as regulated by applicable City Code.
 - ii. Residential accessory structures (recreational facilities and appurtenant structures, mail kiosks, facility maintenance storage).

Residential Amenities. Residential and community amenities shall be provided as generally depicted in the General Development Plan which includes, but is not limited to, a tot lot.

B. Commercial Uses.

The following uses shall be classified as permitted, conditionally permitted, or prohibited upon the subject lots. Additional uses not hereby listed may be considered upon request to modify this agreement and as mutually agreed upon by the Parties.

GENERAL CATEGORIES OF PERMITTED USES – CLIFTON PLACE NORTH (List is not intended to be all inclusive of possible uses)
Car Wash
Daycares
Entertainment or Recreation
Financial Services (bank or credit union)
Gas Stations/Convenience Stores (limited to service for passenger vehicles only)
General Office
General Retail
Hardware Stores
Medical Offices
Micromobility (scooters/electric bikes)
Neighborhood Retail
Personal and Professional Services
Restaurants (see standards for drive thru)
Seasonal Temporary Uses as an Accessory Use (fireworks, mobile food & beverage, Christmas trees, etc.)
GENERAL CATEGORIES OF CONDITIONAL USES
Special Events as an Accessory Use (Carnival, Craft Fair, Farmer’s Market, Festival, Fundraisers, Mobile Food Truck Fair, etc.)
GENERAL CATEGORIES OF PROHIBITED USES
Automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops)
Manufacturing
Nonstore Retailers
Outdoor Storage
Pawnshops, title loan, quick loan, or other payday loan or check cashing services.
Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)
Self-Storage Rentals
Sexually Oriented Businesses
Support Activities for Transportation
Tobacco Specialty Stores
Warehousing and Storage Facilities
Wholesale Trade

C. Supplemental Design Standards.

1. Car washes. Car washes are subject to the submission of a site plan conforming to the following design standards and a statement agreeing to the performance of those standards.
 - a. Building and vacuum areas shall be setback a minimum of fifty feet (50’) from any lot line adjacent to residential use. Vacuum areas shall not be placed on the street side of the lot, but shall be shielded by a car wash building or other acceptable screen as determined by the Planning Commission during a site plan review process.
 - b. An eight-foot (8’) decorative wall and a fifteen-foot (15’) wide planting strip shall be installed and maintained along the property line adjacent to residential use.
 - c. Vacuum areas shall be provided with carports covering designed of high quality materials and of similar architectural style to the primary structure.
 - d. The exit for a car wash shall face Redwood Road

2. Gas Stations
 - a. Canopy must not exceed a height of twenty feet (20') and must be subordinate to the primary building in height, mass, and scale.
 - b. A safe pedestrian route between the fueling area and the primary building must be provided and adequately marked with signage and painting.
 - c. The canopy support structures shall match the principal building, in architectural elements and materials including decorative cladding.
 - d. Canopies may not exceed a maximum length or width of fifty feet (50') without a change in roof height or variation of a minimum of two feet (2').
 - e. Signage shall be limited to fifteen percent (15%) of the available wall area of the canopy.
 - f. The sides (fascia) of the canopy should extend below the lens of lighting fixtures twelve inches (12") to block the direct view of the light sources and lenses from property line.
 - g. Lights shall not be mounted on the top or sides (fascia) of the canopy, and the sides (fascia) should not be illuminated other than backlit signage that is architecturally integrated into the canopy.

3. Drive through
 - a. Canopies shall be attached to or integrated with the primary structure adjacent to all service windows.
 - b. Canopies or awnings shall be provided and incorporated into the design for those areas where vehicles are standing for the purpose of placing orders at menu boards.
 - c. Stacking
 - i. A minimum of eighty feet (80') for a single stacking lane or forty feet (40') per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.
 - ii. Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation; and
 - iii. All stacking lanes must be clearly identified, using means such as striping, landscaping, and signs.
 - iv. Circulation. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and
 - v. A traffic, circulation, and parking study addressing both on site and off site traffic and circulation impacts may be required as part of a permit application for a drive-through facility. In the event that the study determines that the proposed use requires additional parking or increased stacking requirements for drive-through facilities, the Planning Commission may require additional parking or stacking area as a condition of site plan approval.
 - d. Screening
 - i. Drive-through windows must be located behind and screened by the principal building, unless the Planning Commission determines that suitable landscape or other visual screening has been provided to screen from Redwood Road or 1100 North.
 - ii. Menu boards shall not be visible from a public right of way and shall be located at the rear or side of the building and not adjacent to Redwood Road or 1100 North frontage. Unless screened by landscaping or other mechanisms to reduce visibility from the public ROW.

EXHIBIT “E”

**ARCHITECTURAL STANDARDS FOR
CLIFTON PLACE NORTH P DISTRICT**

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 the Clifton Place development 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.

SECTION 1: Residential Design Standards:

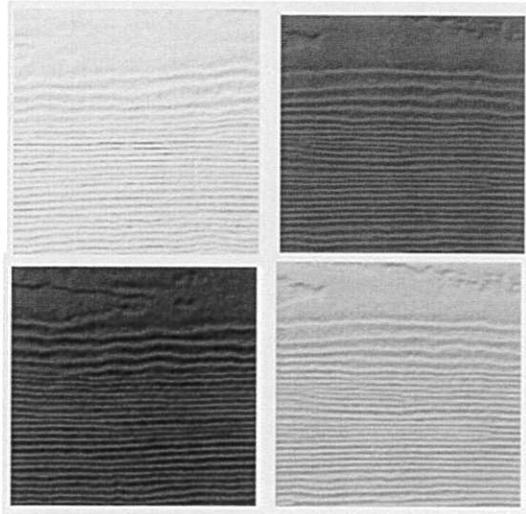
A. Exterior Elevations.

1. All exterior residential elevations shall be consistent with the general scheme and design as depicted below and as approved in the General Development Plan for Clifton Place North. In order to create a cohesive architectural theme, the following designs shall be utilized:

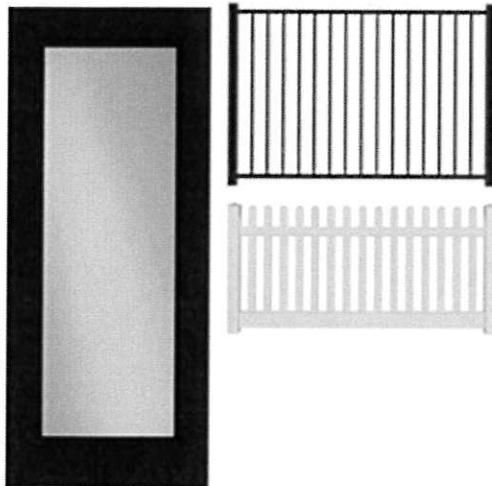


B. Exterior Finishes and Colors.

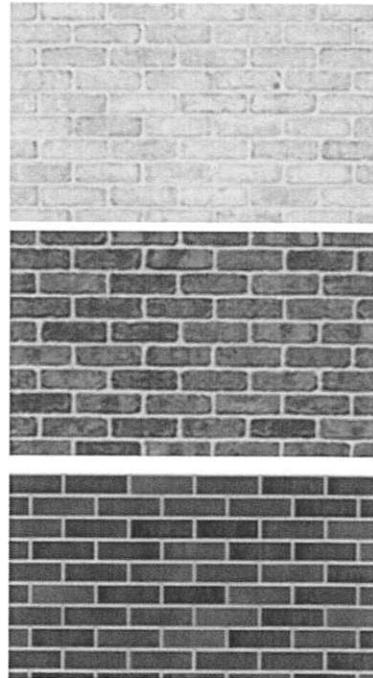
1. Materials and Colors. Exterior materials shall consist of brick, stucco, and fiber cement board. The colors and materials to be used in the construction of all townhomes and commercial buildings shall consider the residential finishes in their design. Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color pallet.



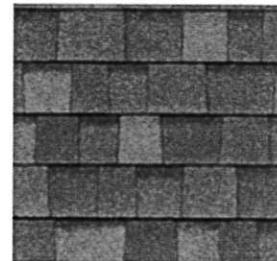
Fiber Cement Board



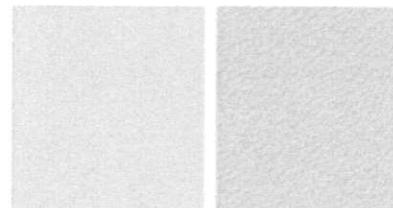
Doors, Railing, and Fencing



Brick



Shingles



Stucco

C. Lamp Posts, Building Lighting.

1. Exterior Lighting. All exterior lighting is to match what exists or be compliant with the City Engineering Standards.
2. Interior Lighting. All interior and building lighting shall be of similar quality and design to the City's Residential Standard (**Figure E-C1**).
3. Developer will submit a lighting plan detailing the location of the proposed lamp posts. Street light locations are depicted on the Utility Plan Sheet of the approved Civil Construction Drawings.
4. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

D. Mailboxes.

1. Mailbox clusters, with mailboxes and newspaper receptacles will be provided by the Developer based on the requirements and approval of the U.S. Postal Service. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

E. Landscaping.

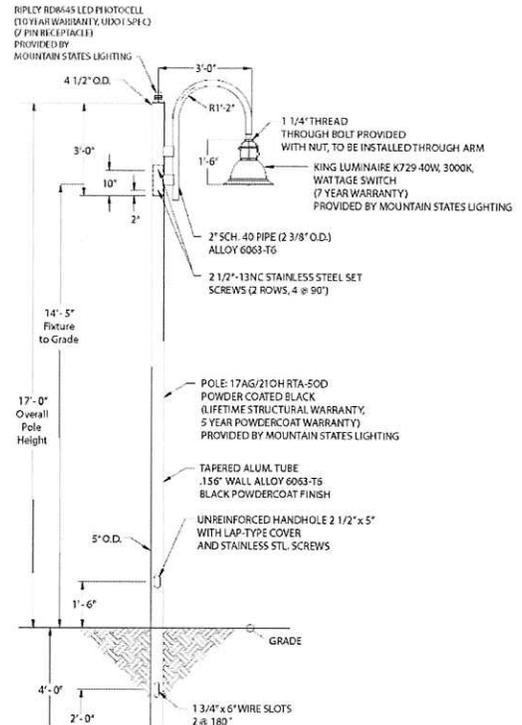
1. The park strip landscaping along 1100 North is maintained by the Foxboro North Homeowner's Association by agreement with the City. Said landscaping agreement shall only be modified upon the mutual agreement of the City, the Developer, and the Foxboro North HOA. The Developer or their successor shall not remove, damage or otherwise change said park strip landscaping without the consent of the Foxboro North HOA and the City. Any landscaping changes shall preserve the quality of the existing landscaping.
2. Landscaping and irrigation shall be planned for and installed in compliance with the approved landscaping plan and the adopted landscaping code and standards at the time of installation.

SECTION 2: Commercial Design Standards:

A. Exterior Elevations.

1. All exterior commercial elevations shall be consistent with the general scheme and design as depicted in the residential elevations and as approved in the General Development Plan for Clifton Place North.
2. Architecture should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale.

Figure E-C1



3. All building components such as windows, doors, eaves, soffits, and parapets shall have good proportions that relate to the facade of the building and shall relate well with one another.
4. All sides of a building shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.). No building shall have blank, flat walls.
5. Buildings should have visually interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale relative to their surroundings.
6. Entrances must be well defined from access drives, parking areas, Redwood Road trail, and 1100 North sidewalk.
7. Long and monotonous walls shall be avoided. Large uninterrupted expanses of a single material are prohibited. Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors, and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed fifty horizontal feet (50').
8. Each façade shall have a change in cladding material or surface plane or other building material treatments, colors, and textures that visually interrupt the vertical wall plane.
9. Long and monotonous roof planes shall be avoided. All facades 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 fifty linear feet (50') of facade length.

B. Building Materials/Colors.

1. Primary building materials shall be limited to no more than four types of materials per building. The use of stucco/EIFS shall be limited to vertically sloped architectural accent elements only and shall be limited to no more than 20% of each exterior building elevation.
2. Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments.
3. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals excepted).
4. The use of metal siding exclusively on any building (including accessory) is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
5. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.
6. Brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials. Use of brick veneer shall require the use of L-shaped corner brick veneers which mimic the appearance of full-size brick.
7. The percentage of high quality materials to be used on a building's exterior walls (i.e. brick, quarried stone [i.e. granite, etc.], glass and pre cast concrete) shall be at least 80%.
8. Preferred building materials shall include but are not necessarily limited to the following materials.
 - a. Quarried stone (i.e. granite, etc.),
 - b. Cultured Stone,

- c. Brick,
 - d. Composite siding (i.e. HardiPlank),
 - e. Architectural concrete (with recessed panels and reveal lines),
 - f. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc),
 - g. Architectural metals & standing seam metal roofing,
 - h. Metal walls (insulated architectural metal panels) (i.e. aluco bond),
9. Preferred Accent Materials
- a. Precast concrete accents,
 - b. Stucco (EIFS) as an accent material (not a major building component). Limited amounts of stucco may be considered for vertical surfaces only, if the quality of the design merits such consideration.
 - c. Glass accents
10. Prohibited Materials
- a. Plain, grey, flat faced CMU block (allowed as an accent only, not as a total wall treatment),
 - b. Metal walls (unless it is an insulated architectural metal panel such as aluco bond),
 - c. Stucco (EIFS), wood or glass, as more than an accent.
11. Other Materials: If any other materials are proposed to be used, these materials will require further review, justification, and approval by the Planning Commission.

C. Grading.

1. Buildings shall be designed to create pedestrian access from walkways, parking areas, etc.
2. Buildings shall be designed to relate to existing grade conditions with a minimum of grading and exposed foundation walls.
3. An inviting and stable appearance for walking shall be provided.
4. Modification to the existing topography will be permitted where and to the extent that it contributes to good design.

D. Landscape and Streetscape.

1. If disturbed for driveway access, the existing landscaping along 1100 North shall be replaced to the same or better quality as existing. The park strip landscaping along 1100 North is maintained by the Foxboro North Homeowner's Association by agreement with the City. Said landscaping agreement shall only be modified upon the mutual agreement of the City, the Developer, and the Foxboro North HOA. The Developer or their successor shall not remove, damage or otherwise change said park strip landscaping without the consent of the Foxboro North HOA and the City. Any landscaping changes shall preserve the quality of the existing landscaping.
2. Landscaping and irrigation shall be planned for and installed in compliance with the adopted landscaping code and standards at the time of installation.
3. A unity of the design of an overall development plan shall be achieved by the repetition of certain plant varieties, colors, and materials to tie the overall development together.

4. All development landscape plans shall include a combination of evergreen trees in addition to deciduous trees to achieve diverse landscaping during winter months when there are no leaves on the trees.
5. All landscaping shall preserve and generally enhance desirable natural features, (i.e. topography, waterways, vegetation, etc.), enhance architectural features of the building, strengthen vistas, and provide shade for the project as well as its customers and employees.
6. Landscaping around the base of the building is recommended to soften the edge between the parking lot and building and also to discourage graffiti.
7. Changes in building elevation or berming at the edge of the building in conjunction with landscaping shall be used to reduce structure mass and height along street facades.
8. Concrete mow strips or metal edging are recommended between turf and shrub or ground cover areas.

E. Site Layout, Setbacks, Proportion and Placement.

1. An entrance shall face the primary street with other entrances to the side or rear to allow access to available parking. Entrances shall be designed with one or more of the following:
 - a. Canopy, overhang, or arch above the entrance (columns & pillars),
 - b. Recesses or projections in the building facade surrounding the entrance,
 - c. Peaked roof or raised parapet structures over the door,
 - d. Display windows surrounding the entrance.

F. Awnings & Canopies.

1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and may be allowed over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
2. Awnings or canopies shall project no less than four feet (4') from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements. Such shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.
5. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.

G. Parking Areas.

1. Parking areas should be looked at as three dimensional outdoor spaces with horizontal and vertical elements and not as a flat sheet of asphalt or concrete. Such elements may include:
 - a. Parking lot planters and tree wells to provide horizontal and vertical relief
 - b. Landscaped walkways
 - c. Lighting structures
2. On-site parking shall be located primarily to the sides or rear of the building. Variations must be approved by the Planning Commission.
3. The location of parking shall be determined not only from its visual relationship to the building and site but also as it relates to safe and convenient pedestrian and vehicular circulation patterns.
4. Landscaping shall be required within the parking lots in accordance with City Code.
5. Planters within parking areas shall be landscaped with trees, upright shrubs, ground covers, and bark mulch. Sod/lawn is not an acceptable landscape material in parking lot planters.
6. The use of shared parking with adjacent sites is encouraged.

H. Trash Area Screening.

1. All trash dumpsters shall be provided with solid enclosures.
2. Enclosure material for the above uses shall be composed of six foot (6') high solid masonry or decorative precast concrete walls with opaque gates and self latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are not acceptable.

I. Utility Boxes and Pedestals.

1. Appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals. Landscaping shall comply with utility company standards.
2. Utility boxes and pedestals (including but not limited to transformers, switch gear, phone, and cable tv pedestals) shall be placed such that they do not block required visibility triangles at street intersections and driveways. Care shall be taken to ensure that utility boxes are not located in planned locations for sidewalks, trails, or other pedestrian ways.
3. All utility boxes and pedestals shall also be screened from view by means of vegetation and/or enclosures that blend with the associated development. These standards shall be applied to all public rights-of-way and pedestrian areas that are adjacent to the development.
4. The developer is responsible to work with the utility companies to coordinate locations of utility boxes and pedestals according to the provisions listed above.

J. Site/Building Lighting.

1. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.
2. Exterior lighting shall be limited to those areas needed for safety & security purposes only.

3. The use of color corrected high pressure sodium (white light) as the primary light source on site is highly encouraged.

K. National Tenant/National Franchise Architecture.

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these Design Standards. Building architecture that does not comply will not be approved.
2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states, where available.

L. Gas Stations, Gas Island Canopies, Car Wash Canopies and Related Facilities.

1. All building materials and designs shall be consistent with the general standards for commercial businesses.
2. All structures on the site (including kiosks, car wash buildings, gas pump islands) shall be architecturally consistent with the main structure, including roof design (i.e. sloping roof or cornice treatments).
3. All building elevations shall be architecturally detailed to avoid the appearance of the "back of the building" and should contribute a positive presence to the streetscape.
4. Gas island or vacuum canopies shall be built of the same high quality materials as the convenience store associated with the gas island. These structures shall be designed to create architectural harmony with the primary structure on the site.
5. Gas island canopy structural columns shall be covered with the same brick or architectural materials as the associated building.

EXHIBIT “F”

SIGNAGE DESIGN AND STANDARDS FOR CLIFTON PLACE NORTH P DISTRICT

Signage Material and Style:

All signage shall be designed with consistent design elements, such as base material, height, and lettering style to create visual continuity and add quality to the development in an architectural style that compliments the primary building(s) facades(s). Signs shall utilize one or more of the following complimentary materials or elements as a primary feature to create visual continuity:

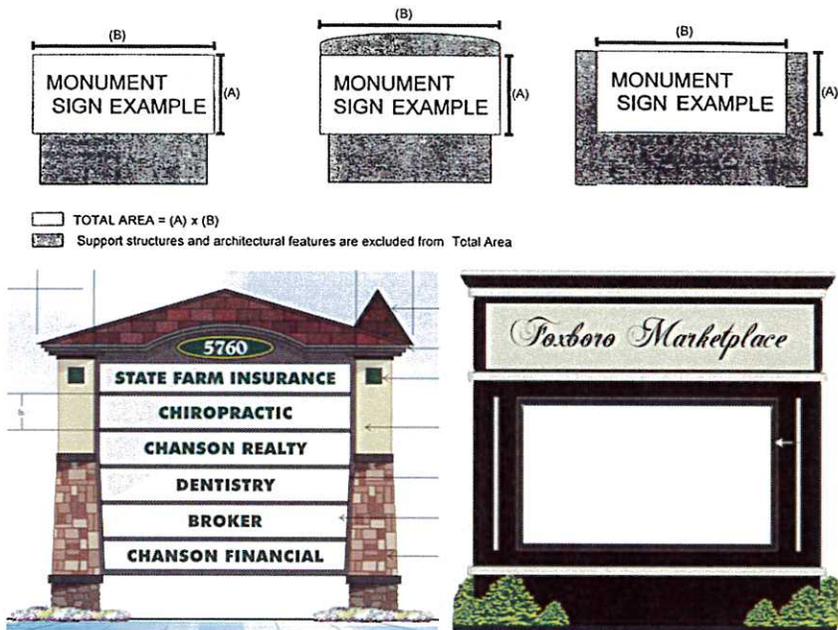
1. Stone;
2. Brick;
3. Color tinted and textured concrete masonry;
4. Metal or iron detailing; and/or
5. Other similarly high-quality materials utilized on the primary structures in the development.

Signage Standards:

A. Commercial Signage.

1. All freestanding signs shall be attached to the ground with a base whose width and length are at least as wide as the bottom edge of the sign face.
2. Monument Signs:
 - i. One monument sign shall be permitted per frontage on each commercial lot.
 - ii. Signs shall not be placed where they obscure important architectural features such as entrances, display windows, or decorative elements when viewed from the public right-of-way;
 - iii. Maximum height of twelve feet (12').
 - iv. Maximum sign face (per side) of sixty (60) square feet.
 - v. Maximum electronic message area shall not exceed 50% of the sign face and shall be in conformance with adopted sign code regarding electronic message signs.
 - vi. No sign shall be located within the clearview area of a driveway or intersection as defined by City Code.
 - vii. Examples of appropriate monument signs are illustrated in **Figure F-A1**.

Figure F-A1



B. Wall Signs.

1. Each storefront shall be permitted one wall sign per façade with a public entrance and must meet the following criteria:
 - i. Maximum sign shall be thirty percent (30%) of the available wall as illustrated in **Figure F-B1**.
 - ii. Signs shall be placed on the building façade to be scaled appropriately with the façade width and height and not to conflict with the architectural design features of the building as shown in **Figure F-B2**.
 - iii. Examples of appropriate design for wall signs are illustrated in **Figure F-B3**.
 - iv. Buildings with rear facades fronting Redwood Road and end cap units are permitted the following (illustrated in **Figure F-B4**):
 1. One rear wall sign with a maximum size of ten percent (10%) of the available wall or forty five (45) square feet, whichever is smaller.
 2. One side wall sign for end cap units with a maximum size of ten percent (10%) of the available wall or sixty (60) square feet, whichever is smaller,
 3. Signs shall be scaled appropriately with the façade width and height and not conflict with the architectural design features of the building;
 4. No part of the sign or the sign structure shall project above the roof structure;
 5. The maximum height for individual lettering shall be twenty four inches (24'');
 6. No electronic message boards or wall signs shall be permitted;

Figure F-B1

Figure F-B1

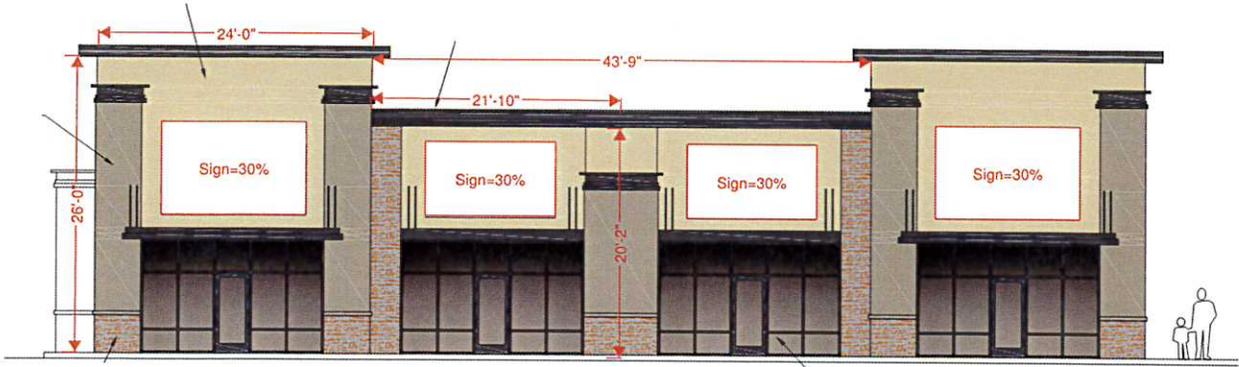


Figure F-B2

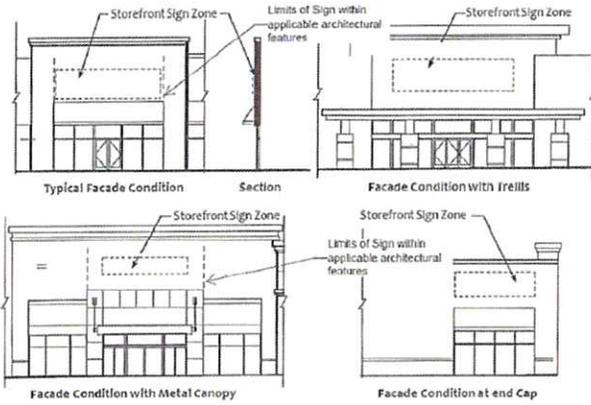
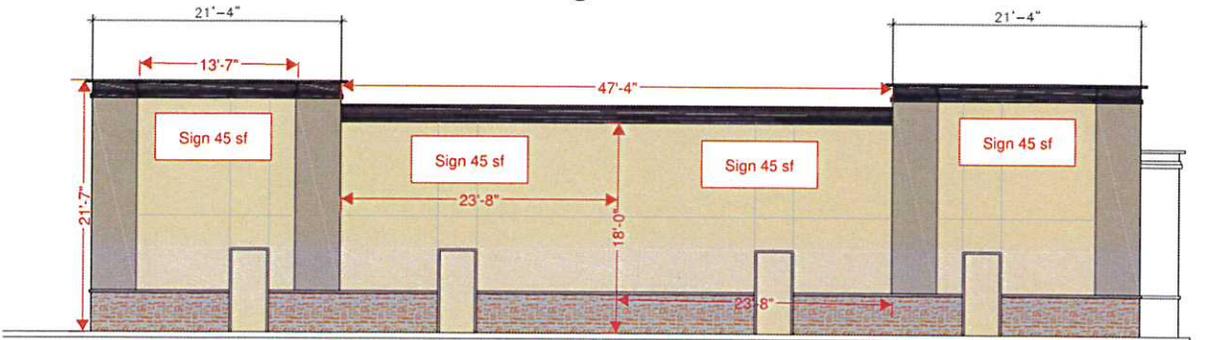


Figure F-B3



Figure F-B4



C. Window Signs.

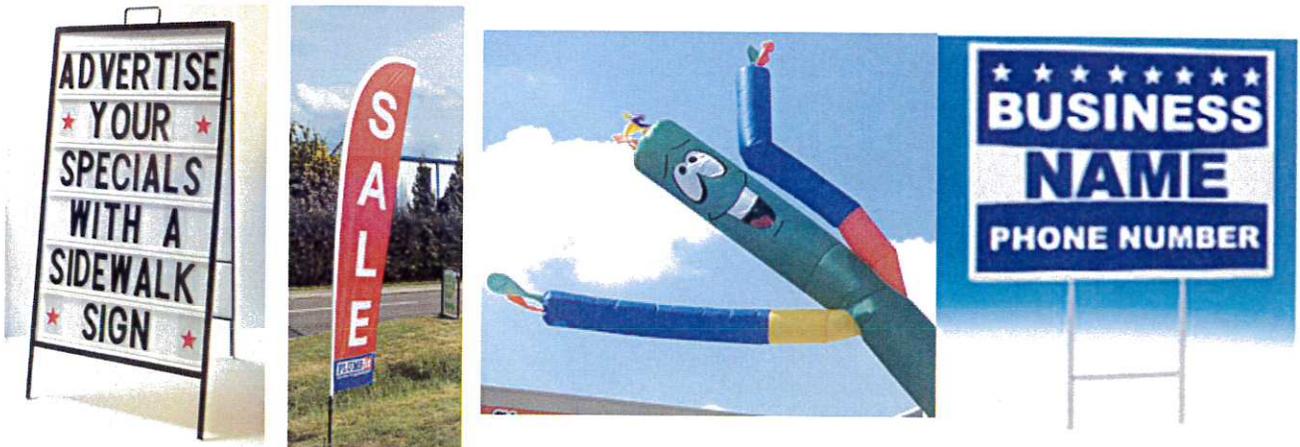
1. Window signs are allowed for ground floor windows only. They shall not be located to block clear view of exits or entrances or to create a safety hazard. Window signs shall not disrupt the employee visibility to the parking area or of law enforcement personnel into the business. The following shall also apply:
 - i. Window signs shall not cover more than fifty percent (50%) of any single window, nor more than thirty (30%) of the entire surface area of a group of windows on each building façade.
 - ii. Window signs and permanent wall signs combined shall not exceed thirty (30%) of the exterior wall area of the tenant.
 - iii. 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. Menu Boards.

1. Menu boards shall be allowed for drive-thru businesses with the following regulations:
 - i. Maximum height of eight feet (8’).
 - ii. Maximum size of sixty four (64) square feet, per face.
 - iii. Menu boards may not be placed in any landscaped area directly adjacent to a public right-of-way.
 - iv. Menu boards are prohibited within the front setback of Redwood Road.

E. Prohibited Signs.

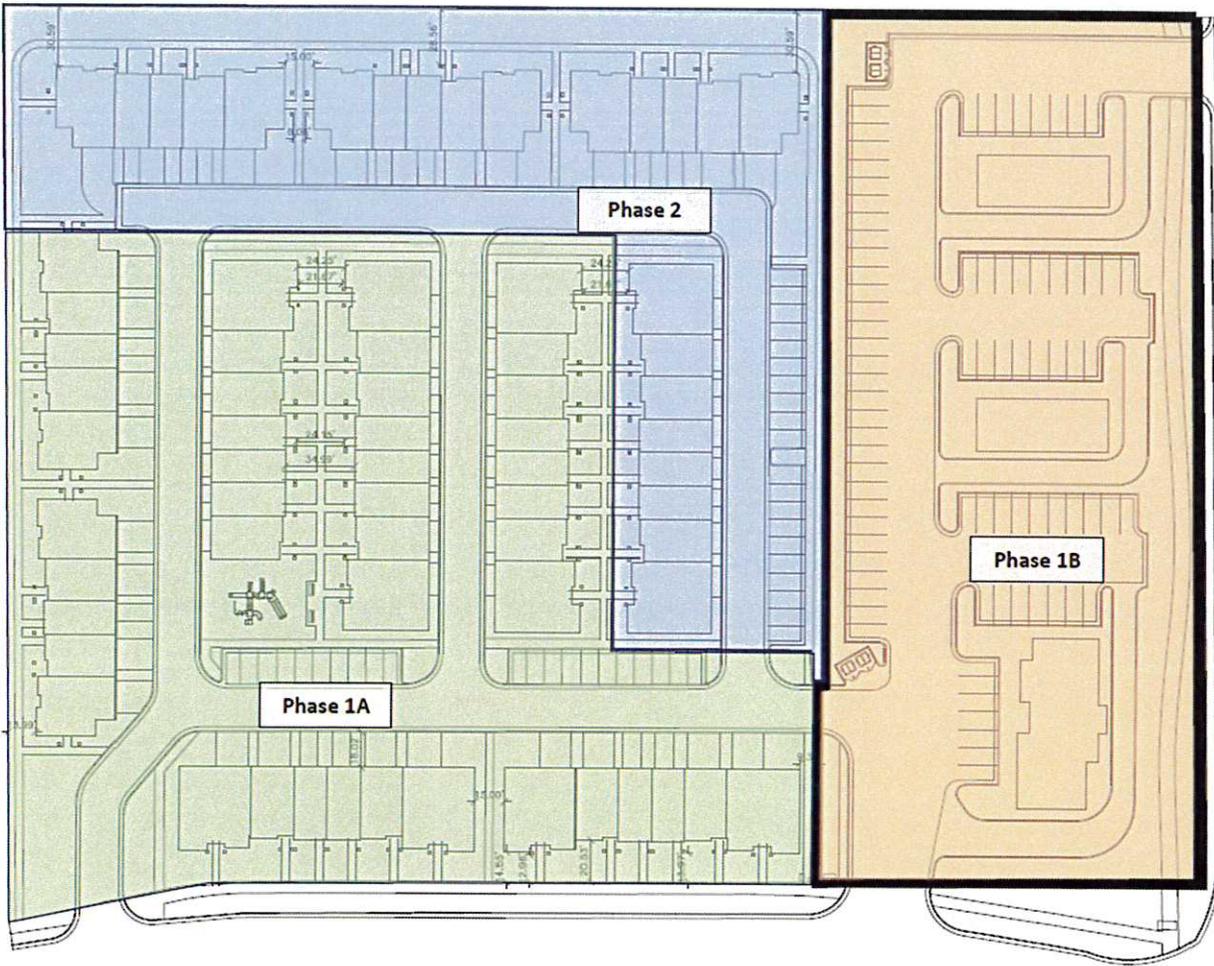
1. Pole/Pylon Signs
2. Permanent signs that are designed to rotate or move by any means.
3. Signs on mounted trailers.
4. Signs with exposed braces and guy wires.
5. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
6. Signs with changeable copy.
7. Flags or banners, balloons, or inflatable signs.
8. Temporary yard vinyl or plastic yard signs typically installed by hand with wires as shown below.
9. Any signs located within public rights of way.
10. Examples of prohibited signs:



F. Residential Signage.

1. Residential identification signs shall be limited to no more than one (1) per entrance.
2. No residential identification sign shall be permitted adjacent to Redwood Road;
3. Signs shall only display the name, logo, and address of the development;
4. Residential identification signs shall not exceed a height of seven feet (7') and a total size of one hundred (100) square feet 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. One temporary sign is allowed for sale, lease, or rent of residential property per street frontage and is limited to no greater than forty-five (45) square feet for a period of time not to exceed one (1) year from the issuance of the certificate of occupancy for the final unit.

**EXHIBIT "G"
PHASING PLAN**





CITY OF NORTH SALT LAKE

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

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: July 15, 2025

SUBJECT: Civic Events Committee Member Appointment

RECOMMENDATION

Councilmember Tammy Clayton recommends the appointment of Sarah Jensen to the Civic Events Committee, Seat 4, with a term ending 1/1/2029.

BACKGROUND

The Civic Events Committee was established by Resolution 2024-42R which states that each of the five Councilmembers of the City Council shall recommend one citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council. Carol Wakefield resigned from the Committee leaving a vacancy. Councilmember Tammy Clayton reviewed volunteer applications and selected Sarah Jensen as her appointment to fill the vacancy of Seat 4 for the remaining term.

PROPOSED MOTION

I move that the City Council approve the appointment of Sarah Jensen to the Civic Events Committee with a term ending on 1/1/2029.

Attachments

- 1) Civic Events Committee Roster
- 2) Volunteer Application – Sarah Jensen (Redacted Copy)

Events Committee

SEAT 1	
City Council Appointee (by Mayor)	
Appointed	4 Year Terms
Tammy Clayton	1/7/2025

SEAT 3	
CM Baskin Appointee	
Appointed	4 Year Terms
Elexis Contreras	3/4/2025-1/1/2029

SEAT 5	
CM Jackson Appointee	
Appointed	Initial 3 Year Term
Catherine Johnson	2/18/25-1/1/2028

SEAT 2	
CM Van Langeveld Appointee	
Appointed	Initial 3 Year Term
Dallas Golden	2/4/2025-1/1/2028

SEAT 4	
CM Clayton Appointee	
Appointed	4 Year Terms
Carolina Wakefield	2/18/2025-6/9/2025
VACANCY	6/9/25 - 1/1/2029

SEAT 6	
CM Knowlton Appointee	
Appointed	4 Year Terms
Emily Carr	2/18/25 -1/1/2029

Wendy Page

From: noreply@civicplus.com
Sent: Thursday, January 30, 2025 9:25 PM
To: Linda Horrocks; Wendy Page
Subject: Online Form Submittal: General Volunteer Form

General Volunteer Form

#NSLLIFE



City Volunteers Needed

There are ample opportunities to volunteer in the City of North Salt Lake. Whether you are looking for a one-day event or an ongoing volunteer opportunity, there are plenty of options. From serving on a board or committee, mentoring our youth council, or helping with the Senior Lunch Bunch, it is the volunteers that truly make things happen!

Contact Information

Name	Sarah Jensen
Email Address	████████████████████
Address1	████████████████
City	North Salt Lake
State	UT
Zip	84054
Phone Number	██████████
What Opportunities most Interest you?	City Events, Arts

Please list any previous or current volunteer experience: I have volunteered on many campaigns in the past years.

What personal skills do you believe will contribute as a volunteer of the City?:

I am a willing and able body. I am a mom that wants to give back to my community. I can show up and be helpful and I like talking to people (usually with a toddler or baby in tow :))

Contract

I, the undersigned, agree to perform the volunteer duties to the best of my ability and in a professional manner. I will appreciate constructive feedback and attend training, as provided. If problems arise, such as scheduling, I will notify the coordinator as soon as possible.

Signature (typed in):

Sarah Jensen

Email not displaying correctly? [View it in your browser.](#)



CITY OF NORTH SALT LAKE

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

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: July 15, 2025

SUBJECT: Discussion and consideration of landscaping proposals for City's entry features on Eagleridge Drive

We have received detailed proposals from Terracon on the beautification of Eagleridge Drive for the Council's consideration. I have attached a document with some designs and more detailed cost estimates. We will also have Dave Harris from Terracon at the meeting to present these options to you and answer any questions you might have.

This item has been noticed so that you can take action at the meeting.



Tuscan Tower





Elevated Outlook

Retaining Walls

Columnar trees placed to block view of hill.

Columnar trees to mimic Tuscan roadways

Option 1 Phase 1



Eagle Ridge Drive
Preliminary Cost Estimate PHASE 1

Prepared by:



last updated: 6/17/2025

Line No	Description	Unit	Quantity	Unit Cost	Cost	Notes
1	Demolition					
2	General Site Demolition	SF	78,372	\$0.10	\$7,837.20	Entire limit of work
3						
4				Total Category Cost	\$7,837.20	
5						
6	Site Preparation					
7	Mass Grading	SF	5,097	\$0.30	\$1,529.10	Grading around walls. 3-10' buffer depending on wall size for footing
8	Fine Grading	SF	8,491	\$0.10	\$849.10	Area at base of slope between walls and curb
9	Soil amendments for planting area	SF	8,491	\$1.50	\$12,736.50	Trees and planting area at base of slope
10	Site electrical services	LS	1	\$25,000.00	\$25,000.00	Street lights electrical service connection
11						
12				Total Category Cost	\$40,114.70	
13						
14	Hardscape					
15	Retaining Walls	FF	1,858	\$65.00	\$120,770.00	
16	Stone Cap	LF	254	\$60.00	\$15,240.00	
17						
18				Total Category Cost	\$136,010.00	
19						
20	Planting					
21	Trees 2" cal Columnar trees	EA	70	\$850.00	\$59,500.00	
22	Native Seed Groundcover	SF	56,418	\$0.35	\$19,746.30	
23						
24				Total Category Cost	\$79,246.30	
25						
26	Architecture					
27	Entry Sign Lettering	LS	1	\$6,000.00	\$6,000.00	
28						
29				Total Category Cost	\$6,000.00	
30						
31	Furnishings					
32	Street Lights	EA	11	\$4,000.00	\$44,000.00	
33						
34				Total Category Cost	\$44,000.00	
35						
36				Total Cost	\$313,208.20	
37						
38	Contingency					
39	Contingency	%	10%	\$31,320.82	\$31,320.82	
40				Total Category Cost	\$31,320.82	
41						
42				Total Project Cost	\$344,529.02	
43	Total Project Cost / Square Foot	SF	78,372		\$4.40	

Option 1 Phase 2



Eagle Ridge Drive

Preliminary Cost Estimate 1a With Lookout

Prepared by:



last updated: 4/23/2024

Line No	Description	Unit	Quantity	Unit Cost	Cost	Notes
1	Demolition					
2	General Site Demolition	SF	9,541	\$0.10	\$954.10	<i>Entire limit of work</i>
3						
4				Total Category Cost	\$954.10	
5						
6	Site Preparation					
7	Mass Grading	SF	1,050	\$0.30	\$315.00	<i>Grading around entry monument</i>
8	Fine Grading	SF	8,491	\$0.10	\$849.10	<i>Area at base of slope between walls and curb</i>
9	Soil amendments for planting area	SF	8,491	\$1.50	\$12,736.50	<i>planting area at base of slope</i>
10						
11				Total Category Cost	\$13,900.60	
12						
13	Hardscape					
14	Stairs	SF	153	\$350.00	\$53,550.00	
15						
16				Total Category Cost	\$53,550.00	
17						
18	Planting					
19	Shrub and Groundcover Area with Irrigation	SF	8,491	\$8.00	\$67,928.00	
20	Decorative Rock	SF	2,809	\$0.80	\$2,247.20	
21						
22				Total Category Cost	\$70,175.20	
23						
24	Architecture					
25	Entry Monument	LS	1	\$275,000.00	\$275,000.00	
26						
27				Total Category Cost	\$275,000.00	
28						
29				Total Cost	\$413,579.90	
30						
31	Contingency					
32	Contingency	%	10%	\$41,357.99	\$41,357.99	
33				Total Category Cost	\$41,357.99	
34						
35				Total Project Cost	\$454,937.89	
36	Total Project Cost / Square Foot	SF	9,541		\$47.68	

Option 1 Phase 3



Eagle Ridge Drive

Preliminary Cost Estimate Option 1 Phase 3

Prepared by:



last updated: 4/23/2024

Line No	Description	Unit	Quantity	Unit Cost	Cost	Notes
1	Demolition					
2	General Site Demolition	SF	4,635	\$0.10	\$463.50	<i>Entire limit of work</i>
3						
4				Total Category Cost	\$463.50	
5						
6	Site Preparation					
7	Fine Grading	SF	4,635	\$0.10	\$463.50	<i>South end of site at the top of the hill</i>
8	Soil amendments for planting area	SF	4,635	\$1.50	\$6,952.50	<i>Trees and planting area at top of slope</i>
9						
10				Total Category Cost	\$7,416.00	
11						
12	Planting					
13	Trees 2" cal Columnar trees	EA	57	\$850.00	\$48,450.00	
14	Native Seed Groundcover	SF	4,635	\$0.35	\$1,622.25	
15						
16				Total Category Cost	\$50,072.25	
17						
18				Total Cost	\$57,951.75	
19						
20	Contingency					
21	Contingency	%	10%	\$5,795.18	\$5,795.18	
22				Total Category Cost	\$5,795.18	
23						
24				Total Project Cost	\$63,746.93	
25	Total Project Cost / Square Foot	SF	4,635		\$13.75	

Formal Forest



Eagle Ridge Drive

Preliminary Cost Estimate Option 2 No Walls

Prepared by:



last updated: 6/17/2025

Line No	Description	Unit	Quantity	Unit Cost	Cost	Notes
1	Demolition					
2	General Site Demolition	SF	78,372	\$0.10	\$7,837.20	Entire limit of work
3						
4				Total Category Cost	\$7,837.20	
5						
6	Site Preparation					
7	Fine Grading	SF	8,491	\$0.10	\$849.10	Area at base of slope
8	Soil amendments for planting area	SF	8,491	\$1.50	\$12,736.50	Trees and planting area at base of slope
9	Site electrical services	LS	1	\$25,000.00	\$25,000.00	Street lights electrical service connection
10						
11				Total Category Cost	\$38,585.60	
12						
13	Hardscape					
14						
15				Total Category Cost	\$0.00	
16						
17	Planting					
18	Trees 2" cal Columnar trees	EA	59	\$850.00	\$50,150.00	
19	Native Seed Groundcover	SF	56,418	\$0.35	\$19,746.30	
20	Decorative Rock	SF	16,297	\$0.80	\$13,037.60	
21						
22				Total Category Cost	\$82,933.90	
23						
24	Architecture					
25						
26				Total Category Cost	\$0.00	
27						
28	Furnishings					
29	Street Lights	EA	11	\$4,000.00	\$44,000.00	
30						
31				Total Category Cost	\$44,000.00	
32						
33				Total Cost	\$173,356.70	
34						
35	Contingency					
36	Contingency	%	10%	\$17,335.67	\$17,335.67	
37				Total Category Cost	\$17,335.67	
38						
39				Total Project Cost	\$190,692.37	
40	Total Project Cost / Square Foot	SF	78,372		\$2.43	



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: July 15, 2025
SUBJECT: Consideration of Resolution 2025-28R: A Resolution Approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Orchard Drive Buffered Bike Lane Project and Authorizing Matching Funds

RECOMMENDATION

Staff recommends approval of the resolution approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Orchard Drive Buffered Bike Lane project and authorizing matching funds.

BACKGROUND

In July 2024, Staff applied for funding through the Davis County 3rd Quarter Transportation fund for the construction of a buffered bike lane on Orchard Drive from 3200 South to Eagleridge Drive. In February 2025, the City was awarded funds for the project and now needs to enter into a contract with Davis County. The contract period is for 2 years once the contract is fully executed.

The project includes the installation of a buffered bike lane within the existing right-of-way, with the exception of a piece of property at the Eagleridge Drive roundabout to bring the bike lane off the road onto a multi-use path so it is separated from traffic at the roundabout and can make a connection to the Frontage Road bike path that leads to SLC. The property acquisition costs are included in the funding award. In the section within the existing right-of-way, the bike lane will be 6 feet wide on each side of the street with an 18-inch painted buffer and will have signs at the edge of the roadway and improved crosswalk markings and signs. It is anticipated that this project will be constructed in FY27, so it will go through the normal budget process for the matching funds.

Total project cost: \$245,000
3rd Quarter Transportation fund: \$196,000
Local match: \$49,000

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-28R approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Orchard Drive Buffered Bike Lane project and authorizing matching funds.

Attachments

- 1) Location Map
- 2) Resolution 2025-28R
- 3) Interlocal Agreement



I-15

Highway 89

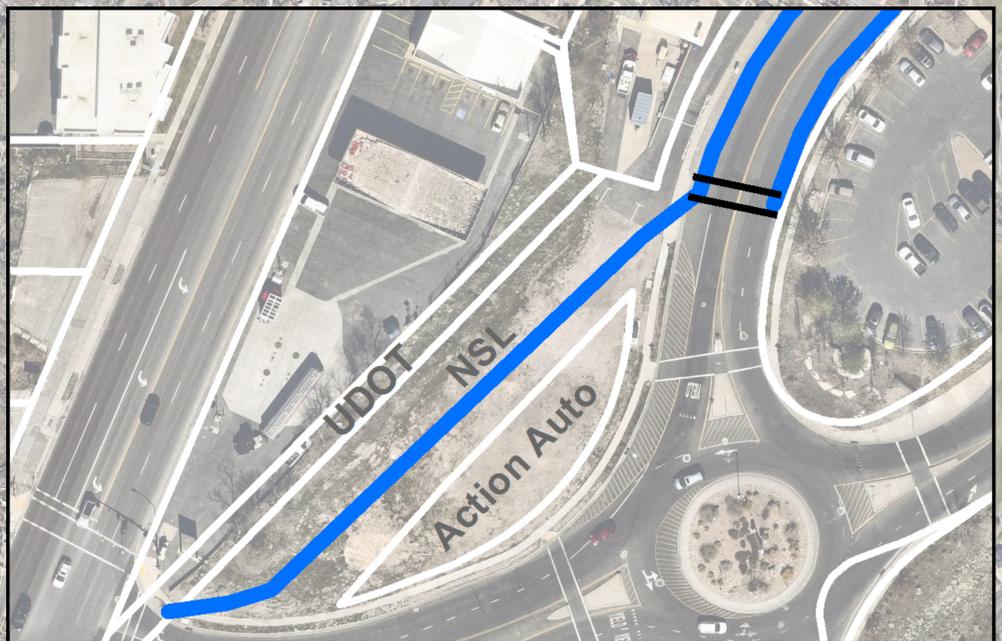
Center Street

Orchard Drive

3800 South

3200 South

Eagleridge Drive



UDOT

NSL

Action Auto

RESOLUTION NO. 2025-28R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE APPROVING A 3RD QUARTER TRANSPORTATION FUNDING INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR THE ORCHARD DRIVE BUFFERED BIKE LANE AND AUTHORIZING MATCHING FUNDS

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

WHEREAS, Davis County administers the 3rd Quarter Transportation Funding program;
and

WHEREAS, the City applied for and was awarded funding for the Orchard Drive Buffered Bike Lane project; and

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to increase the safety and comfort of active transportation facilities.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake, Utah as follows:

Section 1.

1. City staff is hereby directed to set aside \$49,000 from the City’s Roadway Development Fund for matching funds; and
2. The City Mayor is hereby authorized to sign the interlocal agreement on behalf of the City.

Section 2. This resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 15th day of July, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	_____
Council Member Clayton	_____
Council Member Jackson	_____
Council Member Knowlton	_____
Council Member Van Langeveld	_____

INTERLOCAL COOPERATION TRANSPORTATION
PROJECT REIMBURSEMENT AGREEMENT

This Interlocal Cooperation Transportation Project Reimbursement Agreement (this “Agreement”) is between Davis County, a body corporate and politic and a legal subdivision of the State of Utah (the “County”), and the City of North Salt Lake, a municipal corporation of the State of Utah (the “City”). The County and the City may be collectively referred to as the “Parties” in this Agreement or may be solely referred to as a “Party” in this Agreement.

WHEREAS, the Parties are authorized to enter into in this Agreement, pursuant to Utah’s Interlocal Cooperation Act, which is codified at Title 11, Chapter 13 of the Utah Code (the “Act”); and

WHEREAS, Utah Code Section 59-12-2217 (“Section 59-12-2217”), which is titled County Option Sales and Use Tax for Transportation, provides, in part, an opportunity for a county council of governments to annually prioritize transportation projects to be funded by revenues generated from a sales and use tax imposed under Section 59-12-2217 as well as an opportunity for a county legislative body to annually approve transportation projects to be funded by revenues generated from a sales and use tax imposed under Section 59-12-2217; and

WHEREAS, the Davis County Council of Governments (“DCCOG”) is the county council of governments with the authority to work with the Davis County Legislative Body to prioritize and approve transportation projects within Davis County to be funded by revenues generated in Davis County from a sales and use tax imposed under Section 59-12-2217; and

WHEREAS, the County requested the cities located within Davis County, the Utah Department of Transportation (“UDOT”), and the Utah Transit Authority (“UTA”), on or about May 30, 2024, to submit applications for a limited portion of the sales and use tax generated in Davis County under Section 59-12-2217 to be used for qualifying transportation projects; and

WHEREAS, the City submitted a Davis County 3rd Quarter Funding Application, which is attached to this Agreement as Attachment 1 and is incorporated into this Agreement by this reference (the “Application”), to the County, on or before July 12, 2024, seeking funding for a portion of the sales and use tax generated in Davis County under Section 59-12-2217 for the Orchard Drive Buffered Bike Lane Project (the “Project”) (A copy of the Project Cost Estimate (the “Cost Estimate”) is attached to this Agreement as Attachment 2 and incorporated into this Agreement by this reference); and

WHEREAS, the DCCOG presented a priority list of qualifying transportation projects to the Davis County Legislative Body for approval on or about October 16, 2024 (the “Priority List”); and

WHEREAS, the Davis County Legislative Body approved several projects on the Priority List, including the Project, on December 3, 2024; and

WHEREAS, the City desires to commence and complete the Project in a manner consistent with this Agreement; and

WHEREAS, the County desires to partially reimburse the City for the permitted or authorized costs, expenses, or otherwise incurred by the City in connection with the Project in a manner consistent with the terms and provisions of this Agreement.

The Parties therefore agree as follows:

1. Purpose. The purpose of this Agreement is to comply with the authority of, and direction provided by, the DCCOG and the Davis County Legislative Body regarding transportation projects in Davis County by funding specific transportation projects in Davis County from a sales and use tax imposed under Section 59-12-2217.

2. The City’s Duties, Obligations, Responsibilities, or Otherwise.

2.1. The City shall commence and complete all material aspects of the Project in a manner consistent with the Application within two years from the date that this Agreement is executed by the City and the County.

- 2.2. The City shall be fully and solely responsible for all costs, expenses, or otherwise related to the Project.
- 2.3. The City shall be solely responsible for operating and maintaining the Project including, but not limited to, all costs, expenses, or otherwise related to the operation or maintenance of the Project.
- 2.4. The City shall ensure that the Project complies with the American Public Works Association (“APWA”) standards and all other federal, state, or local laws, regulations, rules, requirements, codes or otherwise that are applicable to the Project.
3. **The County’s Duties, Obligations, Responsibilities, or Otherwise.** The County shall reimburse the City in an amount up to 80% of the total permitted or authorized costs or expenses of the Project as identified in the Application not to exceed \$196,000.00, only upon all of the following being timely and completely satisfied by the City:
 - 3.1. The City commences and completes the full scope of the Project in a manner consistent with the Application within two years from the date that this Agreement is executed by the City and the County;
 - 3.2. The City notifies the County of its timely completion of the Project and provides the County with a detailed breakdown of all expenses, costs, or other approved match payments paid by the City in connection with the Project; and
 - 3.3. The City enters into a Development Payback Agreement for the portions of right-of-way that are currently undeveloped and reimburses Davis County proportionately if development payback fees are collected.
4. **Progress Payments Authorized.** The City may, no more frequently than quarterly, provide reimbursement requests to the County for authorized costs paid by the City for the Project. After confirming that the costs provided in a reimbursement request are authorized for reimbursement, the County shall reimburse the City in an amount equal to 90% of the authorized costs sought through a reimbursement request. The tender or receipt of progress payments under this section shall not relieve the City of its obligations under this Agreement. The County shall reimburse the City for the remaining 10% of the authorized costs sought through the City’s reimbursement requests in an amount up to 80% of the total authorized costs of the Project, not to exceed \$196,000.00, only if the City timely and completely satisfies its obligations under Sections 2 and 3 of this Agreement.
5. **Effective Date of this Agreement.** The Effective Date of this Agreement shall be on the earliest date after this Agreement satisfies the requirements of the Act (the “Effective Date”).
6. **Term of Agreement.** The term of this Agreement shall begin upon the Effective Date of this Agreement and shall terminate five years from the Effective Date of this Agreement (the “Term”), subject to the termination and other provisions set forth in this Agreement.
7. **Termination of Agreement.** This Agreement may be terminated prior to the completion of the Term by any of the following actions:
 - 7.1. The mutual written agreement of the Parties;
 - 7.2. By either Party:
 - 7.2.1. After any material breach of this Agreement;
 - 7.2.2. Thirty calendar days after the non-breaching Party sends a demand to the breaching Party to cure such material breach, and the breaching Party fails to timely cure such material breach; provided however, the cure period shall be extended as may be required beyond the thirty calendar days, if the nature of the cure is such that it reasonably requires more than thirty calendar days to cure the breach, and the breaching Party commences the cure within the thirty calendar day period and thereafter continuously and diligently pursues the cure to completion; and
 - 7.2.3. After the notice to terminate this Agreement, which the non-breaching Party shall provide to the breaching Party, is effective pursuant to the notice provisions of this Agreement; and
 - 7.3. As otherwise set forth in this Agreement or as permitted by law, ordinance, rule, regulation, or otherwise.

- 8. Indemnification; Hold Harmless.** The City shall indemnify and hold harmless the County, and the County’s officials, employees, agents, and other representatives (collectively, the “Indemnified Party”), against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, that are incurred by the Indemnified Party (collectively, “Losses”), and any cost or expense incurred by the Indemnified Party in defending a matter relating to one or more Losses (e.g. court filing fees, court costs, dispute resolutions costs, witness fees, professional fees and attorney fees) (collectively, “Resolution Expenses”) (Losses and Resolution Expenses together mean “Indemnifiable Losses”) relating to this Agreement or the negligent, reckless, or willful acts or omissions of the City or the City’s officers, directors, employees, agents, or other representatives, except to the extent that the Indemnified Party either caused those Indemnifiable Losses or the Indemnifiable Losses arose from the Indemnified Party’s material breach of this Agreement. The City’s compliance with any provision of this Agreement to obtain or maintain insurance shall not waive or limit the City’s obligations under this section. The rights and obligations of the Parties set forth in this section will survive the termination of this Agreement.
- 9. Notices.** All notices under this Agreement must be in writing and must be delivered personally, by a nationally recognized overnight courier, or by United States mail, postage prepaid, and addressed to the Parties at their respective addresses set forth below (or to such other address that may be designated by a Party in accordance with this section), and the same shall be effective upon receipt, if delivered personally, on the next business day, if sent by overnight courier, or three business days after deposit in the United States mail, if mailed. The initial addresses of the Parties shall be:

<u>To the City:</u>	<u>To the County:</u>	<u>With a Copy to:</u>
City of North Salt Lake Attention: Ali Avery 10 E. Center Street North Salt Lake, UT 84054	Davis County Attn: CED Director P.O. Box 618 Farmington, UT 84025	Davis County Attn: Attorney’s Office, Civil Division P.O. Box 618 Farmington, UT 84025

- 10. Damages.** The Parties acknowledge, understand, and agree that, during the Term of this Agreement, the Parties are fully and solely responsible for their own actions, activities, or business sponsored or conducted.
- 11. Governmental Immunity.** The Parties recognize and acknowledge that each Party is covered by the Governmental Immunity Act of Utah, codified at Title 63G, Chapter 7 of the Utah Code (the “Immunity Act”), and nothing in this Agreement is intended to waive or modify any and all rights, defenses or provisions provided in the Immunity Act. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside of the territorial limits of such Party and shall be deemed officers and employees of such Party under the provisions of the Immunity Act.
- 12. Approval.** This Agreement shall be submitted to the authorized attorney for each Party for review as to proper form and compliance with applicable law in accordance with applicable provisions of Section 11-13-202.5 of the Act. This Agreement shall be approved by the legislative body of each Party in accordance with Section 11-13-202.5 of the Act. This Agreement shall be filed with the keeper of records of each Party in accordance with Section 11-13-209 of the Act.
- 13. Interlocal Agreement Provisions.** This Agreement does not create an interlocal entity. There is no separate legal entity created by this Agreement to carry out its provisions, and, to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the Parties acting as a joint board. There shall be no real or personal property acquired jointly by the Parties as a result of this Agreement. This Agreement does not relieve any Party of obligations or responsibilities imposed upon that Party by law.
- 14. Employees Performing Services under This Agreement.** The Parties acknowledge and agree that the provisions of Section 11-13-222 of the Act apply to this Agreement.

- 15. Force Majeure.** In the event that either Party shall be delayed or hindered in or prevented from the performance of any act required under this Agreement by reason of acts of God, acts of the United States Government, the State of Utah Government, fires, floods, strikes, lock-outs, labor troubles, inability to procure materials, failure of power, inclement weather, restrictive governmental laws, ordinances, rules, regulations or otherwise, delays in or refusals to issue necessary governmental permits or licenses, riots, insurrection, wars, or other reasons of a like nature not the fault of the Party delayed in performing work or doing acts required under the terms of this Agreement, then performance of such act(s) shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, without any liability to the delayed Party.
- 16. Assignment Restricted.** This Agreement may only be assigned by a written instrument that is signed by authorized representatives of the Parties. Any purported assignment of this Agreement that is in violation of this section is void.
- 17. Waiver.** A right, remedy, power, privilege or otherwise under this Agreement is not waived by a Party unless such waiver is in writing and signed by an authorized representative of the Party granting the waiver.
- 18. Entire Agreement.** This Agreement, including all attachments, if any, and any other documents referenced in this Agreement or incorporated into this Agreement by this reference, constitutes the entire understanding between, and agreement of, the Parties with respect to the subject matter in this Agreement. Unless otherwise set forth in this Agreement, this Agreement supersedes all prior and contemporaneous understandings and agreements, whether written or oral, between the parties with respect to the subject matter in this Agreement.
- 19. Amendment.** This Agreement may only be amended by a written instrument that is signed by authorized representatives of the Parties. Any purported amendment of this Agreement that is in violation of this section is void.
- 20. Governing Law; Exclusive Jurisdiction.** This Agreement is governed by and construed in accordance with the laws of the State of Utah without giving effect to any choice or conflict of law provision that would require or permit the application of the laws of any jurisdiction other than those of the State of Utah. Each Party irrevocably and unconditionally agrees that it may only commence an action, litigation, or proceeding of any kind against any other Party, which arises from or relates in any way to this Agreement, in the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah. Each Party irrevocably and unconditionally submits to the exclusive jurisdiction of such court.
- 21. Severability.** If the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah finds that one or more sections, subsections, sentences, or parts of a sentence of this Agreement is prohibited or unenforceable, then that or those specific section(s), subsection(s), sentence(s) or part(s) of a sentence is void. All sections, subsections, sentences, or parts of a sentence of this Agreement that are not found by such court to be prohibited or unenforceable, shall remain in full force and effect.
- 22. Counterparts.** This Agreement may be signed in any number of counterparts, and, if such is the case, each counterpart that is signed and delivered, will be deemed an original and all such counterparts together will constitute one agreement.

[This space is left blank intentionally. The signature page follows.]

WHEREFORE, the Parties have signed this Agreement on the dates set forth below.

CITY OF NORTH SALT LAKE

Mayor

Dated: _____

ATTEST:

City of North Salt Lake Recorder

Dated: _____

REVIEWED AS TO PROPER FORM AND
COMPLIANCE WITH APPLICABLE LAW:



City of North Salt Lake Attorney

Dated: May 7, 2025

DAVIS COUNTY

Chair, Davis County Board of Commissioners

Dated: _____

ATTEST:

Davis County Clerk

Dated: _____

REVIEWED AS TO PROPER FORM AND
COMPLIANCE WITH APPLICABLE LAW:

Davis County Attorney's Office, Civil Division

Dated: _____



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: July 15, 2025
SUBJECT: Consideration of Resolution 2025-29R: A Resolution Approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Main Street Safety Improvements Project and Authorizing Matching Funds

RECOMMENDATION

Staff recommends approval of the resolution approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Main Street Safety Improvements project and authorizing matching funds.

BACKGROUND

In July 2024, Staff applied for funding through the Davis County 3rd Quarter Transportation fund for safety improvements at the railroad crossing on Main Street at approximately 700 North Main. In February 2025, the City was awarded funds for the project and now needs to enter into a contract with Davis County. The contract period is for 3 years once the contract is fully executed.

The overall Main Street project involves the widening and reconstruction of Main Street from the I-15 overpass at the south to 1000 North. The primary focus of this contract, however, is to make safety improvements to the railroad crossing by widening the currently very narrow crossing platform, upgrading the signal arms, and adding shoulders. The overall Main Street project will begin construction in 2026, and is already included in the adopted budget for FY26.

	Grant	City Match	Total
WFRC STP funds (I-15 to Pacific):	\$ 274,650	\$ 91,500	\$ 366,200
WFRC STP funds (Pacific to 1001 North):	\$ 2,536,702	\$ 1,067,298	\$ 3,604,000
WFRC STP funds (350 North to Pacific):	\$ 1,000,000	\$ 666,000	\$ 1,666,000
3rd Quarter Transportation Funds:	\$ 750,000	\$ 570,000	\$ 1,320,000
 Project Total:	 \$ 4,561,352	 \$ 2,394,848	 \$ 6,956,200

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-29R approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Main Street Safety Improvements project and authorizing matching funds.

Attachments

- 1) Resolution 2025-29R
- 2) Interlocal Agreement

RESOLUTION NO. 2025-29R

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF
NORTH SALT LAKE APPROVING A 3RD QUARTER
TRANSPORTATION FUNDING INTERLOCAL AGREEMENT WITH
DAVIS COUNTY FOR THE MAIN STREET SAFETY IMPROVEMENTS
PROJECT AND AUTHORIZING MATCHING FUNDS**

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

WHEREAS, Davis County administers the 3rd Quarter Transportation Funding program;
and

WHEREAS, the City applied for and was awarded funding for the Main Street Safety
Improvements project; and

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the
public interest to increase the safety of the railroad crossing on Main Street.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of North
Salt Lake, Utah as follows:

Section 1.

1. City staff is hereby directed to set aside \$570,000 from the City’s Roadway
Development Fund for matching funds;
2. The City Mayor is hereby authorized to sign the interlocal agreement on behalf of
the City.

Section 2. This resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 15th day of
July, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	_____
Council Member Clayton	_____
Council Member Jackson	_____
Council Member Knowlton	_____
Council Member Van Langeveld	_____

INTERLOCAL COOPERATION TRANSPORTATION
PROJECT REIMBURSEMENT AGREEMENT

This Interlocal Cooperation Transportation Project Reimbursement Agreement (this “Agreement”) is between Davis County, a body corporate and politic and a legal subdivision of the State of Utah (the “County”), and the City of North Salt Lake, a municipal corporation of the State of Utah (the “City”). The County and the City may be collectively referred to as the “Parties” in this Agreement or may be solely referred to as a “Party” in this Agreement.

WHEREAS, the Parties are authorized to enter into in this Agreement, pursuant to Utah’s Interlocal Cooperation Act, which is codified at Title 11, Chapter 13 of the Utah Code (the “Act”); and

WHEREAS, Utah Code Section 59-12-2217 (“Section 59-12-2217”), which is titled County Option Sales and Use Tax for Transportation, provides, in part, an opportunity for a county council of governments to annually prioritize transportation projects to be funded by revenues generated from a sales and use tax imposed under Section 59-12-2217 as well as an opportunity for a county legislative body to annually approve transportation projects to be funded by revenues generated from a sales and use tax imposed under Section 59-12-2217; and

WHEREAS, the Davis County Council of Governments (“DCCOG”) is the county council of governments with the authority to work with the Davis County Legislative Body to prioritize and approve transportation projects within Davis County to be funded by revenues generated in Davis County from a sales and use tax imposed under Section 59-12-2217; and

WHEREAS, the County requested the cities located within Davis County, the Utah Department of Transportation (“UDOT”), and the Utah Transit Authority (“UTA”), on or about May 30, 2024, to submit applications for a limited portion of the sales and use tax generated in Davis County under Section 59-12-2217 to be used for qualifying transportation projects; and

WHEREAS, the City submitted a Davis County 3rd Quarter Funding Application, which is attached to this Agreement as Attachment 1 and is incorporated into this Agreement by this reference (the “Application”), to the County, on or before July 12, 2024, seeking funding for a portion of the sales and use tax generated in Davis County under Section 59-12-2217 for the Main Street Safety Improvements Project (the “Project”) (A copy of the Project Cost Estimate (the “Cost Estimate”) is attached to this Agreement as Attachment 2 and incorporated into this Agreement by this reference); and

WHEREAS, the DCCOG presented a priority list of qualifying transportation projects to the Davis County Legislative Body for approval on or about October 16, 2024 (the “Priority List”); and

WHEREAS, the Davis County Legislative Body approved several projects on the Priority List, including the Project, on December 3, 2024; and

WHEREAS, the City desires to commence and complete the Project in a manner consistent with this Agreement; and

WHEREAS, the County desires to partially reimburse the City for the permitted or authorized costs, expenses, or otherwise incurred by the City in connection with the Project in a manner consistent with the terms and provisions of this Agreement.

The Parties therefore agree as follows:

1. **Purpose.** The purpose of this Agreement is to comply with the authority of, and direction provided by, the DCCOG and the Davis County Legislative Body regarding transportation projects in Davis County by funding specific transportation projects in Davis County from a sales and use tax imposed under Section 59-12-2217.
2. **The City’s Duties, Obligations, Responsibilities, or Otherwise.**
 - 2.1. The City shall commence all material aspects of the Project in a manner consistent with the Application within two years from the date that this Agreement is executed by the City and the County.

- 2.2. The City shall be fully and solely responsible for all costs, expenses, or otherwise related to the Project.
 - 2.3. The City shall be solely responsible for operating and maintaining the Project including, but not limited to, all costs, expenses, or otherwise related to the operation or maintenance of the Project.
 - 2.4. The City shall ensure that the Project complies with the American Public Works Association (“APWA”) standards and all other federal, state, or local laws, regulations, rules, requirements, codes or otherwise that are applicable to the Project.
- 3. The County’s Duties, Obligations, Responsibilities, or Otherwise.** The County shall reimburse the City in an amount up to 80% of the total permitted or authorized costs or expenses of the Project as identified in the Application not to exceed \$750,000.00, only upon all of the following being timely and completely satisfied by the City:
- 3.1. The City commences the full scope of the Project in a manner consistent with the Application within two years from the date that this Agreement is executed by the City and the County;
 - 3.2. The City notifies the County of its timely completion of the Project and provides the County with a detailed breakdown of all expenses, costs, or other approved match payments paid by the City in connection with the Project; and
 - 3.3. The City enters into a Development Payback Agreement for the portions of right-of-way that are currently undeveloped and reimburses Davis County proportionately if development payback fees are collected.
- 4. Progress Payments Authorized.** The City may, no more frequently than quarterly, provide reimbursement requests to the County for authorized costs paid by the City for the Project. After confirming that the costs provided in a reimbursement request are authorized for reimbursement, the County shall reimburse the City in an amount equal to 90% of the authorized costs sought through a reimbursement request. The tender or receipt of progress payments under this section shall not relieve the City of its obligations under this Agreement. The County shall reimburse the City for the remaining 10% of the authorized costs sought through the City’s reimbursement requests in an amount up to 80% of the total authorized costs of the Project, not to exceed \$750,000.00, only if the City timely and completely satisfies its obligations under Sections 2 and 3 of this Agreement.
- 5. Effective Date of this Agreement.** The Effective Date of this Agreement shall be on the earliest date after this Agreement satisfies the requirements of the Act (the “Effective Date”).
- 6. Term of Agreement.** The term of this Agreement shall begin upon the Effective Date of this Agreement and shall terminate five years from the Effective Date of this Agreement (the “Term”), subject to the termination and other provisions set forth in this Agreement.
- 7. Termination of Agreement.** This Agreement may be terminated prior to the completion of the Term by any of the following actions:
- 7.1. The mutual written agreement of the Parties;
 - 7.2. By either Party:
 - 7.2.1. After any material breach of this Agreement;
 - 7.2.2. Thirty calendar days after the non-breaching Party sends a demand to the breaching Party to cure such material breach, and the breaching Party fails to timely cure such material breach; provided however, the cure period shall be extended as may be required beyond the thirty calendar days, if the nature of the cure is such that it reasonably requires more than thirty calendar days to cure the breach, and the breaching Party commences the cure within the thirty calendar day period and thereafter continuously and diligently pursues the cure to completion; and
 - 7.2.3. After the notice to terminate this Agreement, which the non-breaching Party shall provide to the breaching Party, is effective pursuant to the notice provisions of this Agreement; and
 - 7.3. As otherwise set forth in this Agreement or as permitted by law, ordinance, rule, regulation, or otherwise.

- 8. Indemnification; Hold Harmless.** The City shall indemnify and hold harmless the County, and the County’s officials, employees, agents, and other representatives (collectively, the “Indemnified Party”), against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, that are incurred by the Indemnified Party (collectively, “Losses”), and any cost or expense incurred by the Indemnified Party in defending a matter relating to one or more Losses (e.g. court filing fees, court costs, dispute resolutions costs, witness fees, professional fees and attorney fees) (collectively, “Resolution Expenses”) (Losses and Resolution Expenses together mean “Indemnifiable Losses”) relating to this Agreement or the negligent, reckless, or willful acts or omissions of the City or the City’s officers, directors, employees, agents, or other representatives, except to the extent that the Indemnified Party either caused those Indemnifiable Losses or the Indemnifiable Losses arose from the Indemnified Party’s material breach of this Agreement. The City’s compliance with any provision of this Agreement to obtain or maintain insurance shall not waive or limit the City’s obligations under this section. The rights and obligations of the Parties set forth in this section will survive the termination of this Agreement.
- 9. Notices.** All notices under this Agreement must be in writing and must be delivered personally, by a nationally recognized overnight courier, or by United States mail, postage prepaid, and addressed to the Parties at their respective addresses set forth below (or to such other address that may be designated by a Party in accordance with this section), and the same shall be effective upon receipt, if delivered personally, on the next business day, if sent by overnight courier, or three business days after deposit in the United States mail, if mailed. The initial addresses of the Parties shall be:

<u>To the City:</u>	<u>To the County:</u>	<u>With a Copy to:</u>
City of North Salt Lake Attention: Ali Avery 10 E. Center Street North Salt Lake, UT 84054	Davis County Attn: CED Director P.O. Box 618 Farmington, UT 84025	Davis County Attn: Attorney’s Office, Civil Division P.O. Box 618 Farmington, UT 84025

- 10. Damages.** The Parties acknowledge, understand, and agree that, during the Term of this Agreement, the Parties are fully and solely responsible for their own actions, activities, or business sponsored or conducted.
- 11. Governmental Immunity.** The Parties recognize and acknowledge that each Party is covered by the Governmental Immunity Act of Utah, codified at Title 63G, Chapter 7 of the Utah Code (the “Immunity Act”), and nothing in this Agreement is intended to waive or modify any and all rights, defenses or provisions provided in the Immunity Act. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside of the territorial limits of such Party and shall be deemed officers and employees of such Party under the provisions of the Immunity Act.
- 12. Approval.** This Agreement shall be submitted to the authorized attorney for each Party for review as to proper form and compliance with applicable law in accordance with applicable provisions of Section 11-13-202.5 of the Act. This Agreement shall be approved by the legislative body of each Party in accordance with Section 11-13-202.5 of the Act. This Agreement shall be filed with the keeper of records of each Party in accordance with Section 11-13-209 of the Act.
- 13. Interlocal Agreement Provisions.** This Agreement does not create an interlocal entity. There is no separate legal entity created by this Agreement to carry out its provisions, and, to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the Parties acting as a joint board. There shall be no real or personal property acquired jointly by the Parties as a result of this Agreement. This Agreement does not relieve any Party of obligations or responsibilities imposed upon that Party by law.
- 14. Employees Performing Services under This Agreement.** The Parties acknowledge and agree that the provisions of Section 11-13-222 of the Act apply to this Agreement.

- 15. Force Majeure.** In the event that either Party shall be delayed or hindered in or prevented from the performance of any act required under this Agreement by reason of acts of God, acts of the United States Government, the State of Utah Government, fires, floods, strikes, lock-outs, labor troubles, inability to procure materials, failure of power, inclement weather, restrictive governmental laws, ordinances, rules, regulations or otherwise, delays in or refusals to issue necessary governmental permits or licenses, riots, insurrection, wars, or other reasons of a like nature not the fault of the Party delayed in performing work or doing acts required under the terms of this Agreement, then performance of such act(s) shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, without any liability to the delayed Party.
- 16. Assignment Restricted.** This Agreement may only be assigned by a written instrument that is signed by authorized representatives of the Parties. Any purported assignment of this Agreement that is in violation of this section is void.
- 17. Waiver.** A right, remedy, power, privilege or otherwise under this Agreement is not waived by a Party unless such waiver is in writing and signed by an authorized representative of the Party granting the waiver.
- 18. Entire Agreement.** This Agreement, including all attachments, if any, and any other documents referenced in this Agreement or incorporated into this Agreement by this reference, constitutes the entire understanding between, and agreement of, the Parties with respect to the subject matter in this Agreement. Unless otherwise set forth in this Agreement, this Agreement supersedes all prior and contemporaneous understandings and agreements, whether written or oral, between the parties with respect to the subject matter in this Agreement.
- 19. Amendment.** This Agreement may only be amended by a written instrument that is signed by authorized representatives of the Parties. Any purported amendment of this Agreement that is in violation of this section is void.
- 20. Governing Law; Exclusive Jurisdiction.** This Agreement is governed by and construed in accordance with the laws of the State of Utah without giving effect to any choice or conflict of law provision that would require or permit the application of the laws of any jurisdiction other than those of the State of Utah. Each Party irrevocably and unconditionally agrees that it may only commence an action, litigation, or proceeding of any kind against any other Party, which arises from or relates in any way to this Agreement, in the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah. Each Party irrevocably and unconditionally submits to the exclusive jurisdiction of such court.
- 21. Severability.** If the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah finds that one or more sections, subsections, sentences, or parts of a sentence of this Agreement is prohibited or unenforceable, then that or those specific section(s), subsection(s), sentence(s) or part(s) of a sentence is void. All sections, subsections, sentences, or parts of a sentence of this Agreement that are not found by such court to be prohibited or unenforceable, shall remain in full force and effect.
- 22. Counterparts.** This Agreement may be signed in any number of counterparts, and, if such is the case, each counterpart that is signed and delivered, will be deemed an original and all such counterparts together will constitute one agreement.

[This space is left blank intentionally. The signature page follows.]

WHEREFORE, the Parties have signed this Agreement on the dates set forth below.

CITY OF NORTH SALT LAKE

Mayor

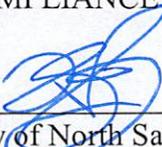
Dated: _____

ATTEST:

City of North Salt Lake Recorder

Dated: _____

REVIEWED AS TO PROPER FORM AND
COMPLIANCE WITH APPLICABLE LAW:



City of North Salt Lake Attorney

Dated: May 7, 2025

DAVIS COUNTY

Chair, Davis County Board of Commissioners

Dated: _____

ATTEST:

Davis County Clerk

Dated: _____

REVIEWED AS TO PROPER FORM AND
COMPLIANCE WITH APPLICABLE LAW:

Davis County Attorney's Office, Civil Division

Dated: _____



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: July 15, 2025
SUBJECT: Consideration of Resolution 2025-30R: A Resolution Approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council (WFRC) for the South Davis Greenway Feasibility Study and Authorizing Matching Funds

RECOMMENDATION

Staff recommends approval of the resolution approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council for the South Davis Greenway Feasibility Study and authorizing matching funds.

BACKGROUND

In December 2024, Staff applied for funding through the WFRC Transportation and Land Use Connection (TLC) grant to conduct a feasibility study for a South Davis Greenway in cooperation with Bountiful, Centerville, and Farmington cities. In March 2025, the cities were awarded funds for the project and now need to enter into contracts with WFRC and pay the local match. The contract period ends in May 2026.

The project includes hiring a consultant to perform a feasibility study for a high comfort active transportation route from North Salt Lake to Farmington, east of I-15 that will connect Station Park in Farmington to downtown SLC along the Beck Street Trail. The goal is to get all four cities to agree on a preferred route and cross-sections, to then have the ability to apply for funding for the design and construction of the trail through the Utah Trails Network. WFRC put out a request for proposals on 6/19/25 and the Selection Committee with representatives from each City met on 7/8/25 to review the proposals. It is anticipated that the project will begin in early August.

Total project cost: \$145,000
WFRC TLC funds: \$115,000
Local match: \$7,500 each city

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-30R approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council for the South Davis Greenway Feasibility Study and authorizing matching funds.

Attachments

- 1) Resolution 2025-30R
- 2) Grant Agreement

RESOLUTION NO. 2025-30R

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF
NORTH SALT LAKE APPROVING A TRANSPORTATION AND
LAND USE CONNECTION GRANT AGREEMENT WITH WASATCH
FRONT REGIONAL COUNCIL FOR THE SOUTH DAVIS
GREENWAY FEASIBILITY STUDY AND AUTHORIZING
MATCHING FUNDS**

WHEREAS, the City of North Salt Lake participates annually in the Wasatch Front Regional Council funding program application process; and

WHEREAS, a need for a high comfort, high safety active transportation facility east of I-15 in south Davis County has been identified; and

WHEREAS, the City applied for and was awarded funding for the South Davis Greenway Feasibility Study in partnership with Bountiful, Centerville, and Farmington cities; and

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to increase active transportation opportunities connecting to destinations.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake, Utah as follows:

Section 1.

1. City staff is hereby directed to set aside \$7,500 from the City's General Fund for matching funds; and,
2. The City Mayor is hereby authorized to sign the grant agreement on behalf of the City.

Section 2. This resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 15th day of July, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	_____
Council Member Clayton	_____
Council Member Jackson	_____
Council Member Knowlton	_____
Council Member Van Langeveld	_____



TRANSPORTATION
AND
LAND USE CONNECTION

LETTER OF CONCURRENCE AND MATCH AGREEMENT

This Letter of Concurrence represents a formal agreement between the Wasatch Front Regional Council and North Salt Lake City for the information below, consistent with the application submitted by North Salt Lake City, Bountiful, Centerville, and Farmington to WFRC for assistance through the Transportation and Land Use Connection.

PROJECT INFORMATION

Project Title: South Davis Greenway Feasibility Study
Project Manager: Ali Avery
City Address: 10 E. Center St. North Salt Lake, UT 84054
Manager Email: alia@nslcity.org
Manager Phone: (801) 335-8729

LOCAL GOVERNMENT MATCH AGREEMENT

Cash Amount: \$7,500

Note: There is a minimum expectation that local government representatives are responsive to WFRC staff, participate and help to coordinate all project meetings, fulfill local government obligations in consultant advertisement and selection, accomplish necessary public noticing, and guide the project to a product that is to awarded community's satisfaction within scope limits, and ultimately support the adoption process if eligible.

TRANSPORTATION AND LAND USE CONNECTION RESOURCES

Financial Contributions: \$115,000
Consultant Budget Total: \$145,000 (\$115,000 + Matches: \$7,500 North Salt Lake; \$7,500 Centerville; \$7,500 Farmington; \$7,500 Bountiful)

GENERAL TIMELINE

Start Date: July 2025
End Date: May 2026

DELIVERABLES

A detailed report and preferred alignment of a regional pathway serving southern Davis County, providing safe walking and biking connections to community centers and transit options, and a process that includes all stakeholders.

As part of this agreement, it is understood that the governing body of the City of North Salt Lake will in earnest consider the final work products for adoption. The City of North Salt Lake will work with the Wasatch Front Regional Council on all matters of procurement; any consultant services procured independently by the City of North Salt Lake will not be eligible for reimbursement of project funding.

4/3/25
Date

Brian Horrocks
Mayor Brian Horrocks



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: July 15, 2025
SUBJECT: Consideration of Resolution 2025-31R: A Resolution Approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council (WFRC) for Town Center Urban Design Standards and Authorizing Matching Funds

RECOMMENDATION

Staff recommends approval of the resolution approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council for Town Center Urban Design Standards and authorizing matching funds.

BACKGROUND

In December 2023, with approval from the City Council, staff applied for funding through the WFRC Transportation and Land Use Connection (TLC) grant to create Town Center Urban Design Standards. In March 2024, the City was awarded funds for the project and now needs to enter into a contract with WFRC and pay the local match. The contract period ends in July 2026.

The project includes hiring a consultant to create urban design standards for the Town Center that are in a format that can be easily codified into a new Town Center zoning district. The standards will include building design standards (materials, architectural style, façade requirements, etc.) and urban design standards (block and building layouts, trail connections, shared public parking locations, future transit stops, landscaping, public art, plazas and streetscape design, etc.). WFRC put out a request for proposals on 6/19/25 and the staff Selection Committee will meet on 7/14/25 to review the proposals. It is anticipated that the project will begin in early August.

Total project cost: \$100,000
WFRC TLC funds: \$75,000
Local match: \$25,000

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-31R approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council for Town Center Urban Design Standards and authorizing matching funds.

Attachments

- 1) Resolution 2025-31R
- 2) Grant Agreement

RESOLUTION NO. 2025-31R

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF
NORTH SALT LAKE APPROVING A TRANSPORTATION AND
LAND USE CONNECTION GRANT AGREEMENT WITH WASATCH
FRONT REGIONAL COUNCIL FOR TOWN CENTER URBAN
DESIGN STANDARDS AND AUTHORIZING MATCHING FUNDS**

WHEREAS, the City of North Salt Lake participates in the Wasatch Front Regional Council funding program application process; and

WHEREAS, a need for design standards in the Town Center has been identified in order to guide redevelopment in the area; and

WHEREAS, the City applied for and was awarded funding for Town Center Urban Design Standards through the TLC grant program; and

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to improve the appearance and function of developments in the City's Town Center.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake, Utah as follows:

Section 1.

1. City staff is hereby directed to set aside \$25,000 from the City's General Fund for matching funds; and,
2. The City Mayor is hereby authorized to sign the grant agreement on behalf of the City.

Section 2. This resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 15th day of July, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	_____
Council Member Clayton	_____
Council Member Jackson	_____
Council Member Knowlton	_____
Council Member Van Langeveld	_____



LETTER OF CONCURRENCE AND MATCH AGREEMENT

This Letter of Concurrence represents a formal agreement between the Wasatch Front Regional Council and North Salt Lake for the information below, consistent with the application submitted by North Salt Lake to WFRC for assistance through the Transportation and Land Use Connection.

PROJECT INFORMATION

Project Title: Town Center Urban Design Standards

Project Manager: Ali Avery

City Address: 10 E. Center St, North Salt Lake, UT 84054

Manager Email: alia@nslcity.org

Manager Phone: 801-335-8729

LOCAL GOVERNMENT MATCH AGREEMENT

Cash Amount: \$25,000

Note: There is a minimum expectation that local government representatives are responsive to WFRC staff, participate and help to coordinate all project meetings, fulfill local government obligations in consultant advertisement and selection, accomplish necessary public noticing, and guide the project to a product that is to awarded community's satisfaction within scope limits, and ultimately support the adoption process if eligible.

TRANSPORTATION AND LAND USE CONNECTION RESOURCES

Financial Contributions: \$75,000

Consultant Budget Total: \$100,000

GENERAL TIMELINE

Start Date: 7/1/2025

End Date: 7/31/2026

DELIVERABLES

The final deliverables for the project are anticipated to be a comprehensive set of urban and building design standards in a format that can be easily codified into a new Town Center zoning district. The standards should include, but not be limited to, 1) building design standards such as massing, materials, architectural style, façade requirements, and 2) urban design standards regarding block and building layouts, trail connections, shared public parking locations, future transit stops, landscaping, public art, plazas and streetscape design.

As part of this agreement, it is understood that the governing body of North Salt Lake will in earnest consider the final work products for adoption. North Salt Lake will work with the Wasatch Front Regional Council on all matters of procurement; any consultant services procured independently by North Salt Lake City will not be eligible for reimbursement of project funding.

June 19, 2025

Date

[Signature]

Mayor/Approved Appointee



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: July 15, 2025
SUBJECT: Consideration of Resolution 2025-32R: A Resolution Approving a Technical Planning Assistance Program Funds Cooperative Agreement with Utah Department of Transportation (UDOT) for a Safe Routes to Schools Plan and Authorizing Matching Funds

RECOMMENDATION

Staff recommends approval of the resolution approving a Technical Planning Assistance Program Funds Cooperative Agreement with Utah Department of Transportation (UDOT) for a Safe Routes to Schools Plan and authorizing matching funds.

BACKGROUND

In December 2024, Staff applied for funding through the UDOT Technical Planning Assistance (TPA) grant to create a City Safe Routes to Schools Plan to ensure safety of students walking and biking to school. In May 2025, the City was awarded funds for the project and now needs to enter into a contract with UDOT.

The project includes hiring a consultant to create a comprehensive, citywide plan for safe walking and biking to schools from all neighborhoods in North Salt Lake. The plan will include maps showing the safest routes currently and infrastructure recommendations (with basic cost estimates) to create safer routes for future use. During the development of the plan, the consultant will facilitate public engagement efforts to identify pedestrian and cyclist safety concerns in the neighborhoods surrounding the schools in addition to understanding the walkability needs in the City. Staff intends to put out a Request for Proposals in mid-July/early August. It is anticipated that the project will begin in mid to late August at the beginning of the school year.

Total project cost: \$50,000

UDOT TPA funds: \$40,000

Local match: \$10,000

POSSIBLE MOTION

I move that the City Council approve Resolution 2025-32R approving a Technical Planning Assistance Program Funds Cooperative Agreement with Utah Department of Transportation (UDOT) for a Safe Routes to Schools Plan and authorizing matching funds.

Attachments

- 1) Resolution 2025-32R
- 2) Template Cooperative Agreement

RESOLUTION NO. 2025-32R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE APPROVING A TECHNICAL PLANNING ASSISTANCE PROGRAM FUNDS COOPERATIVE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR A SAFE ROUTES TO SCHOOLS PLAN AND AUTHORIZING MATCHING FUNDS

WHEREAS, the City of North Salt Lake participates in the UDOT Technical Planning Assistance funding program application process; and

WHEREAS, a need for comprehensive plans for safe walking and biking routes to schools in the City has been identified; and

WHEREAS, the City applied for and was awarded funding for a citywide Safe Routes to Schools Plan through the TPA grant program; and

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to increase the safety and comfort of children and their families when traveling to and from school.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake, Utah as follows:

Section 1.

1. City staff is hereby directed to set aside \$10,000 from the City's General Fund for matching funds; and
2. The City Manager, or designee, is hereby authorized to sign the cooperative agreement on behalf of the City.

Section 2. This resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 15th day of July, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	_____
Council Member Clayton	_____
Council Member Jackson	_____
Council Member Knowlton	_____
Council Member Van Langeveld	_____

**TECHNICAL PLANNING ASSISTANCE PROGRAM FUNDS
COOPERATIVE AGREEMENT**

This Technical Planning Assistance Program Funds Cooperative Agreement (the “Agreement”) is entered into on _____, by and between the Utah Department of Transportation (“UDOT”), an agency of the State of Utah, and the City of North Salt Lake (“Local Government”), a political subdivision of the State of Utah. UDOT and Local Government are collectively referred to as “Parties” and each may be referred to individually as “Party.”

RECITALS

WHEREAS, the Utah Legislature appropriated money for the Technical Planning Assistance Program (“Program”) pursuant to Utah Code Section 63J-1-206, and UDOT awarded the funding provided for under this Agreement to the Local Government pursuant to a competitive process that specified requirements applicable to the funding, and the funding is intended to help local governments plan for future land use and transportation; and

WHEREAS, funds from this Program must be used to pay for costs for an approved scope of work pursuant to the competitive award; and

WHEREAS, the Local Government has committed a local match amount for an approved scope of work in order to receive Program funding appropriated by the Legislature through UDOT; and

WHEREAS, this Agreement describes the amount of the funds that will be used for an approved scope of work for a planning project addressing future land use and transportation.

AGREEMENT

NOW, THEREFORE, on the stated Recitals, which are incorporated herein by reference, and for and in consideration of the mutual covenants and agreements hereafter set forth, the mutual benefits to the Parties to be derived, and for other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

1. Objective and Initial Scope of Work. This Agreement is entered in connection with assistance for the Safe Routes to Schools Plan project (the “Project”). UDOT must approve in writing the initial scope of work (the “Scope of Work”) for the Project that will be funded through the Program under this Agreement (based on the approved UDOT Technical Planning Assistance Grant Application and UDOT’s award). The Scope of Work will describe the work to be done, a detailed budget demonstrating how the funds will be used, deliverables to be produced, and an estimated schedule consistent with UDOT’s competitive award to the Local Government. Upon approval, that initial Scope of Work will, by this reference, be incorporated into this Agreement, and UDOT must give prior written approval for any material modifications thereto for the duration of the

Project or they will not be acceptable for funding. Program funds can only be used to pay for expenses that are stated in the Project's approved Scope of Work.

2. Grant Award and Local Match. Local Government commits to fund a local match amount of \$10,000 in order to receive the eligible Program fund amount of \$40,000 for the Project. The Local Government must apply Program funds and Local Government matching funds pro-rata to expenses within the approved Scope of Work as they are paid. Upon UDOT's request, the Local Government will provide UDOT with an itemized list of all spending for the activities described in the approved Scope of Work that includes all funding sources and project costs.
3. Disbursement of Grant Funds. UDOT agrees to pay Local Government in two (2) installments. The first installment will cover ninety (90) percent of the grant award and will be paid within sixty (60) days of the execution of this agreement. The second installment will cover the remaining ten (10) percent of the grant award and will be paid within sixty (60) days after Local Government has submitted all required Final Report information to UDOT, as outlined in Paragraph 5 of this Agreement, and after UDOT has determined that Local Government has satisfactorily produced the deliverables outlined in the Scope of Work. Any deviations from this disbursement schedule will be at UDOT's discretion. Notwithstanding any other provision of this Agreement, no grant funds will be disbursed to Local Government until the Scope of Work, including its detailed budget, is approved by UDOT. Disbursement of grant funds is subject to legislative appropriation.
4. Performance Metrics. Local Government understands that Utah State law requires performance metrics (the "Performance Metrics") to be incorporated as part of this Agreement. The performance metric used for this Project will be on-time delivery of quarterly and annual reports required by this Agreement, as established in Paragraph 5 of this Agreement. On-time reporting will ensure that UDOT is kept current on the Project's progress and will enable UDOT and Local Government to address any issues that may arise in a timely manner.
5. Reporting. Local Government will submit regular progress reports to UDOT as outlined below.
 - a. Quarterly Reports: Delivered to UDOT within thirty (30) days after the end of the most recent quarter of the calendar year. Reports will include the following information.
 - i. A description of tasks completed for the approved Scope of Work.
 - ii. A description of any coordination between Local Government and UDOT.
 - iii. An estimate of the Scope of Work completed up to that point (expressed as a percentage).
 - iv. Total budget expended and total budget remaining.
 - b. Annual Reports: Delivered to UDOT in the final quarter of the calendar year. Reports will include the following information.
 - i. All required elements of Quarterly Reports.
 - ii. A sample of work products developed during the previous twelve (12) months or since the beginning of the Project.

- iii. How well the Local Government has met any Performance Metrics described in this Agreement.
 - c. Final Report: Delivered to UDOT within thirty (30) days of completing the Scope of Work. This report will include the following information.
 - i. The extent to which Local Government fulfilled the grant's purpose.
 - ii. A copy of the Project's final deliverable(s).
 - iii. Total budget expended and total budget remaining.
 - iv. Backup documentation showing costs incurred, which could include invoices, time records, or other documentation acceptable to UDOT.
 - v. How well the Local Government has met any Performance Metrics described in this Agreement.
6. Additional Information. The Local Government will cooperate with any of UDOT's requests for information or status concerning the Project and will promptly respond to them. The Local Government acknowledges that the Local Government and UDOT may be asked to submit reports or respond to inquiries about Program funds for the Utah State Legislature and the Utah Governor's Office.
7. Adoption of Project. After the Project is complete, the Local Government will adopt or start the process to adopt the results of the Project, as applicable.
8. Residual Funds. If any Program funds remain unexpended after the completion of the approved Scope of Work, the Local Government shall return the unexpended Program funds to UDOT within sixty (60) days, with or without a request by UDOT. Program funds and matching funds must be expended on the Project pro-rata, and the amount to be returned must be the unexpended pro-rata portion of the Program funds provided for the Project.
9. No Additional Funds. Unless specifically agreed to in a written amendment to this Agreement, UDOT and the Local Government will not be required to contribute additional funds to the Project. If the Local Government decides to cancel or abandon the Project before it is complete, or the approved Scope of Work cannot be completed for any reason, the Program funds and the Local Government funds must bear expenses for completed portions of the approved Scope of Work pro-rata, and the Local Government shall return to UDOT the unexpended pro-rata portion of the Program funds within sixty (60) days.
10. Term. The Parties agree that this Agreement shall remain in full force and effect for a period of five (5) years. This agreement may not be amended to extend beyond the five-year term. At the end of the five-year term, if any Program funds have not been expended for the approved Scope of Work, the Local Government shall return to UDOT the unexpended pro-rata portion of the Program funds within sixty (60) days.
11. Auditing. Local Government understands that State law allows the legislative auditor general to audit the use of any grant funds. Local Government consents to any required follow-up audit and claw back of the grant funds if an audit shows that the grant funds were inappropriately used.

12. Termination. In the event that UDOT determines the Local Government has not complied with the requirements of this Agreement, UDOT will provide written notice of the non-compliance. The Local Government agrees to cooperate with any inquiries or investigations conducted by UDOT. If the Local Government does not remedy the breach stated in UDOT's written notice of non-compliance within the time period stated in the notice, UDOT may terminate the Agreement. In the event of termination for non-compliance, the Local Government agrees that within sixty (60) days it will pay to UDOT all unexpended Program funds that it then holds, and it will also repay to UDOT the amount of any Program funds that were spent on unapproved expenses.
13. Amendment/Waiver. No waiver, termination, amendment or other modification of any provision to this Agreement shall be effective unless the same shall be in writing and signed by all Parties, and then such waiver, termination, amendment or modification shall be effective only in the specific instance and for the specific purpose for which it is given.
14. Entire Agreement. This Agreement constitutes the entire Agreement by and between the Parties with respect to the subject matter of this Agreement and supersedes all prior agreements, understandings and negotiations, both written and oral, with respect to the subject matter of this Agreement. No representation, warranty, inducement, promise, understanding or condition which is not set forth in this Agreement has been made or relied upon by either of the Parties hereto.
15. Dispute Resolution. The Parties agree to make a good faith effort to resolve any dispute regarding the construction or interpretation of any provision of this Agreement, or regarding any policy matter or the determination of any issue of fact, at the lowest appropriate level.
16. Further Action. Local Government agrees to properly address the legal requirements that apply to the work which is funded under this Agreement, and Local Government agrees to take any further actions that are necessary to provide for compliance with those legal requirements.
17. Authority. By signing below each Party represents and warrants: (i) that the individual(s) signing below are all of the individuals who are authorized and necessary to sign on behalf of the Party to make this Agreement binding on the Party, and (ii) that the execution, delivery and performance of this Agreement by the Party will not constitute a default under any other agreement to which it is a party or a violation of a law applicable to that Party.

IN WITNESS WHEREOF, the Parties have entered into this Agreement effective the date first set forth herein.

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Title: Program Development Director
Date: _____

[LOCAL GOVERNMENT]

By: _____
Title: _____
Date: _____

Approved as to form:

Attest:



CITY OF NORTH SALT LAKE FINANCE DEPARTMENT

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

Brian J. Horrocks
Mayor

Heidi Voordeckers
Finance Director

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Heidi Voordeckers, Finance Director

DATE: July 15, 2025

SUBJECT: Consideration of Resolution 2025-33R, A Resolution approving and adopting amendments to the fiscal year 2025~2026 General Fund Budget

RECOMMENDATION

Staff recommends the City Council approve Resolution 2025-33R, authorizing amendments to the fiscal year 2025-2026 Budget.

BACKGROUND

Pursuant UCA 10-6-127 and 10-6-128, municipal budgets may be modified by resolution of the City Council up until the final day of the fiscal year. Amendments incorporating increases in expenditures/appropriations require that a public hearing be held prior to resolution adoption. All budget appropriations lapse at the end of the fiscal year, except for any remaining appropriations for Capital Projects, which may be transferred to the new budget year without a public hearing.

REVIEW

The City has a need to amend the current fiscal year budget to account for newly awarded grant funding, associated grant expenditures, and operating expenditures related to the City's computer infrastructure:

- Towne Center Urban Design Standard
 - Grant Revenue (WFRC) - \$75,000
 - Project Total - \$100,000
 - Net cost to City - \$25,000
- South Davis Greenway Feasibility Study
 - Project Total - \$7,500 (City portion only)
- Safe Schools Technical Assistance Grant
 - Grant Revenue (UDOT) - \$40,000

- Project Total - \$50,000
- Net cost to City - \$10,000

- Firewall Upgrade (FW01, FW02, FW03)
 - Equipment and Software Licensing (3 years) - \$18,572.20
 - Labor/Configuration - \$3,750

The total requested amendments represent a net use of general fund balance of \$64,825.20. Additional details related to the budget amendment may be found in the tables listed in the budget amendment resolution as well as the attached Exhibit A.

POSSIBLE MOTION

I move the City Council approve Resolution 2025-33R: A Resolution approving and adopting amendments to the fiscal year 2025~2026 General Fund Budget.

Attachments

- 1) Resolution 2025-33R
- 2) Resolution 2025-33R, Exhibit A

RESOLUTION NO. 2025-33R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE APPROVING AND ADOPTING AMENDMENTS TO THE FISCAL YEAR 2025~2026 GENERAL FUND BUDGET

WHEREAS, the City of North Salt Lake has considered the adoption of an amendment to increase the 2025~2026 budget for the General Fund and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

WHEREAS, a public hearing was properly noticed and held on Tuesday July 15, 2025 for public comment concerning the adoption of said budget amendments; and

WHEREAS, such action is authorized by statute.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake, Utah that the amendments as set forth in Exhibit “A” which is attached hereto and incorporated herein by this reference, are hereby authorized and approved as follows:

By Amendment Type:	Increase/(Decrease) in General Fund Balance
Increase in Grant Revenues	(\$115,000)
Increase in Grant Projects: Towne Center Urban Design Standard, South Davis Greenway Feasibility Study, and UDOT Safe Schools (technical assistance)	\$157,500
Increase in operating expenditures: Firewall Upgrades	\$22,325
Total Fund Balance Increase/(Decrease)	(\$64,825)

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.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 15th day of July 2025.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

City Council Vote as Recorded:

WENDY PAGE
City Recorder

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

**EXHIBIT A
BUDGET AMENDMENT HEARING - JULY 15, 2025**

ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON	
FUND 10 - GENERAL FUND						
EXP	10-1120-48504	COMPUTERS & EQUIPMENT - IT	47,000	22,325	69,325	Additional Budget for Firewall Upgrade
REV	10-1033-33201	OPERATING GRANTS - STATE	(70,000)	(115,000)	(185,000)	WFRC Grant (\$75,000) and UDOT Grant (\$40,000)
EXP	10-1130-46010	GRANT - CONTRACT PAYMENTS	-	100,000	100,000	Towne Center Urban Design Standard Grant (application approved 12.06.23)
EXP	10-1130-46010	GRANT - CONTRACT PAYMENTS	-	7,500	7,500	South Davis Greenway Feasibility Study - NSL Contribution (letter of support 12.10.24)
EXP	10-1130-46010	GRANT - CONTRACT PAYMENTS	-	50,000	50,000	UDOT Technical Assistance Grant, Safe Schools (letter of support 12.10.24)
			(64,825)	NET INCREASE/(DECREASE) IN FUND BALANCE		
TOTAL ALL FUNDS			(64,825)	NET INCREASE/(DECREASE) IN FUND BALANCE		



CITY OF NORTH SALT LAKE FINANCE DEPARTMENT

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

Brian J. Horrocks
Mayor

Heidi Voordeckers
Finance Director

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Heidi Voordeckers, Finance Director

DATE: July 15, 2025

SUBJECT: Consideration of Ordinance 2025-14, an ordinance amending Title 4, Chapter 3, Section 6 and Title 8, Chapter 1, Section 3 of the City Code pertaining to City Utility Hardship Assistance

RECOMMENDATION

Staff recommend the City Council approve Ordinance 2025-14, authorizing the implementation of a Hardship Assistance program.

BACKGROUND

The City Council expressed interest in establishing a Hardship Assistance program for City utility customers, identifying it as a staff action item in **March of 2024**. Staff researched what standards surrounding cities have set for such a policy and found only a handful of programs, generally administered by outside parties. Staff determined the best course of action was to coordinate policy development with the City of North Salt Lake Audit Committee to develop a Hardship Assistance program that addresses the unique needs of City utility customers.

The **Audit Committee** met on **December 3, 2024** to discuss and consider program eligibility criteria, format (amount and duration of assistance), program funding, and implementation procedures. These factors were further discussed and refined at the **March 18, 2025** Audit Committee meeting with a final draft recommended for City Council action at the **June 17, 2025** Audit Committee meeting.

REVIEW

The attached ordinance amendments include the addition of a new section of City Code pertaining to Hardship Assistance. A summary of the program is as follows:

- 1) **Applicants must meet certain eligibility criteria**, including:
 - a. Applicant must be a named **residential utility account holder** with an account in good standing; and
 - b. Demonstrate financial hardship for at least *one* of the following reasons:

1. Job loss or reduced work hours,
 2. Medical expenses exceeding 10% of household income,
 3. Declared natural disaster,
 4. Temporary or permanent disability, *or*
 5. Death, divorce, or separation from an immediate household member resulting in significant reduction in household income (**Note**: this is intended to allow for various domestic living situations);
and
- c. Household income must be shown to be at or below 150% of the Federal Poverty Level.
- 2) Eligible applicants shall receive a **50% billing reduction** for an initial **three-month** period with an option to extend for an **additional** three-month period with demonstration of continued need.
 - 3) Eligible applicants may receive assistance for **no more than six months within a 36-month period**.
 - 4) Denied applications are eligible for **appeal** by the process set forth in the ordinance, including a hearing in front of the City's designated Administrative Law Judge.

Additionally, the proposed language clarifies garbage collection charges during periods of extended vacancy to coincide with the City's Comprehensive Fee Schedule, as approved on June 17, 2025 (RES 2025-27R).

A redlined copy of the policy language has been attached to this report for Council consideration.

POSSIBLE MOTION

I move that the City Council approve Ordinance 2025-14, an ordinance amending Title 4, Chapter 3, Section 1 and enacting Title 8, Chapter 1, Section 3 to the City Code, thereby establishing a Utility Hardship Assistance Program.

Attachments

- 1) ORD 2025-14
- 2) ORD 2025-14 Exhibit A, redlined

ORDINANCE NO. 2025-14

**AN ORDINANCE OF THE CITY OF NORTH SALT LAKE
AMENDING TITLE 4, CHAPTER 3, SECTION 6 AND TITLE 8,
CHAPTER 1, SECTION 3 OF THE CITY CODE PERTAINING TO
CITY UTILITY HARDSHIP ASSISTANCE**

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

WHEREAS, the City Council of North Salt Lake has determined that certain amendments
to the City Code relating to utility fees, rates, and charges are necessary; and

WHEREAS, the City Council has identified the need to provide for utility billing
reduction assistance to customers of the City's water, storm water, and/or solid waste utility fees
under circumstances where, among other criteria, household income is at or below 150% of the
Federal Poverty Level; and

WHEREAS, the Audit Committee of the City of North Salt Lake met on December 3,
2024, March 18, 2025, and June 17, 2025 to discuss application procedures and qualification
criteria for a hardship assistance program; and

WHEREAS, the Audit Committee proposed that qualified applicants with utility accounts
in good standing may receive a 50% billing reduction for a period of three months; and

WHEREAS, the period of hardship assistance may be extended for an additional three
months with demonstrated proof of continued need; and

WHEREAS, City utility customers may be granted hardship assistance for no more than
six months within a 36-month period.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North
Salt Lake as follows:

Section 1. Code Amendment. Title 4, Chapter 3, Section 6 and Title 8, Chapter 1, Section
3 of the City Code are hereby amended as attached in Exhibit A.

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

Section 3. Effective Date. This Ordinance shall take effect immediately upon
publication and posting.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 15th day of July, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2025-14 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-711.

Recorded this _____ day of _____, 2025.

Wendy Page, City Recorder

[Seal]

EXHIBIT A

TITLE 4 HEALTH AND SANITATION

CHAPTER 3 GARBAGE AND REFUSE

SECTION:

4-3-6: SERVICE CHARGES:

A. Required: All residents within the City shall pay monthly garbage service charges in such amounts as specified in the comprehensive fee schedule resolution.

B. Vacancies: If a dwelling unit or a place of business has remained vacant for an entire month, the owner or possessor of the site may make arrangements with the **City Recorder utility billing department** for **no reduced** garbage collection charges during the continued vacancy of the premises.

C. Method Of Payment Of Service Charges:

1. The garbage service charges imposed by this section shall be added to the charge made for water furnished through the water system of the City, and shall be billed and collected in the same manner as water service charges are billed and collected.

2. In the event that the obligee for the water service charges and the obligee for the garbage service charges do not coincide, or in the event that practical economic and administrative reasons do not make combined billing and collection feasible, in the opinion of the City Council, the garbage service charges may be collected with such frequency and in such manner as the City Council shall by regulation provide. (Ord. 2018-08, 9-4-2018)

3. Residential property owners experiencing hardship and meeting specific criteria may apply for assistance as described by City Code 8-1-3(C), "Hardship Assistance".

TITLE 8 PUBLIC UTILITIES

CHAPTER 1 WATER USE AND REGULATIONS

SECTION:

8-1-3: FEES, RATES AND CHARGES:

A. Rates And Connection Fees: The rates, penalty fee for delinquency in payment, connection fee, reservoir fee, inspection fee and other charges incidental to connection and services from the city water system shall be in such amounts as specified in the comprehensive fee schedule resolution. The governing body may promulgate rules for levying, billing, guaranteeing and collecting charges for water services and all other rules

necessary for the management and control of the water system. Rates for services furnished shall be uniform with respect to each class or classes of service established or that may hereafter be established. (1989 Code § 14-117)

B. Delinquency; Discontinuance Of Service:

1. The City shall provide a utility bill containing the utility service charges assessed to each customer once a month. The utility bill may be sent electronically, or by mail.
2. The utility bill shall specify the amount charged for utility service, the available methods of payment, and the date payment is due.
3. Utility bills shall be delivered by the twentieth of each month for services provided during the previous month. The due date for the utility bill shall be the last day of the same month as the utility bill is delivered.
4. Delinquent Notification Procedure:
 - a. If utility bills are not paid by the fifteenth of the following month, a notice of "Past Due" amount will appear on the customer's next utility bill.
 - b. If the past due amount remains unpaid thirty (30) days after the original due date within ten (10) days an automated voice message call will be sent to the telephone number the customer has provided as their primary contact.
 - c. If the past due amount remains unpaid sixty (60) days after the original due date within ten (10) days the City will attempt a direct call (not automated) to the telephone number the customer has provided as their primary contact.
 - d. If the bill is not paid within twenty four (24) hours of the direct call the City may disconnect the delinquent customer from water services.
 - e. Shut-offs for non-payment may be done not sooner than a delinquency of at least sixty five (65) days or when two (2) monthly payment due dates have passed without payment.
 - f. After water service is disconnected, the City will only reconnect the delinquent customer when the total charges are paid in full or other arrangements are made with approval of the Finance Director or City Treasurer.
5. The City is hereby authorized and empowered to enforce the payment of all delinquent water charges by an action of law in the name of the City. (1989 Code § 14-121; amd. 2012 Code; Ord. 2021-07, 8-17-2021; Ord. 2022-03, 6-7-2022; Ord. 2023-14, 11-7-2023)

C. Hardship Assistance

The City of North Salt Lake recognizes that residents may experience temporary financial hardship due to unforeseen circumstances. This policy establishes a hardship assistance program that provides a 50% billing reduction on City utility charges (Water, Storm Water, and/or Solid Waste) for up to three consecutive months for qualifying customers under the following guidelines:

1. Eligibility Criteria. To qualify for hardship assistance, applicants must meet the following criteria:
 - a. Account Holder Status:
 - i. The applicant must be the named account holder for a residential utility account within the City of North Salt Lake.
 - ii. The account must be in good standing for at least six (6) months prior to applying.
 - b. Demonstrated Financial Hardship:
 - i. The applicant must provide documentation proving financial hardship due to one or more of the following reasons:
 1. Job Loss or Reduced Work Hours: Unexpected job loss or significant reduction in work hours within the last six (6) months.
 2. Medical Hardship: Significant out-of-pocket medical expenses exceeding 10% of household income.
 3. Natural Disaster: Home or primary residence damage due to a declared disaster (e.g., flood, earthquake, wildfire).
 4. Disability: Temporary or permanent disability affecting the ability to work and meet financial obligations.
 5. Death, divorce, or separation from an immediate household member resulting in significant reduction in household income within the last six (6) months.
 - c. Household income must be at or below 150% of the Federal Poverty Level (FPL), as published annually by the U.S. Department of Health and Human Services (HHS).
2. Application. Applications for assistance must include the following:
 - a. Completed Hardship Assistance Application Form.
 - b. Proof of Hardship (One of the following):

- i. Job Loss: Termination letter, unemployment benefit statement, or severance agreement.
 - ii. Medical Expenses: Copies of medical bills, insurance claim denials, or a physician's certification.
 - iii. Natural Disaster: FEMA determination letter, insurance claim, or city/state emergency declaration.
 - iv. Disability: Social Security Disability Insurance (SSDI) letter, physician's statement, or disability benefits approval.
 - v. Death, divorce, or separation: Death certificate, finalized divorce decree, separation agreement, or other substantiated evidence.
 - c. Proof of Income (One of the following):
 - i. Most recent pay stubs (last two months), most recent tax return (1040 form), or Social Security, Disability, or Unemployment benefits statement.

3. Verification & Approval.

- a. The utility billing department will confirm all required documentation is submitted. Incomplete applications will be returned with a request for missing documents.
- b. The City reserves the right to verify hardship claims by contacting employers, medical providers, insurance agencies, and other government entities.
- c. Applicants will receive written notification of decision within fifteen (15) business days of submission.
- d. If approved, the 50% billing reduction will be applied to the next billing cycle for up to three (3) consecutive months.

4. Program Extension.

- a. Applicants who have been approved for hardship assistance may request an extension of up to three (3) additional months. Such requests must be submitted to the City in writing prior to the expiration of the initial assistance period.
- b. Approval of an extension shall be contingent upon the applicant's demonstrated ongoing need for assistance.

5. Program Limitations & Funding.

- a. No applicant may receive hardship assistance for more than six (6) months within a 36-month period.

- b. The City may suspend or modify this program for any reason, including funding availability.
- 6. Appeals. Any applicant who is denied hardship assistance shall be notified in writing and provided with information regarding their right to appeal.
 - a. An applicant may file a written appeal to the City Recorder within ten (10) business days of the date of the denial notice.
 - b. The appeal shall be heard by the City's designated Administrative Law Judge (ALJ) in accordance with statutory municipal administrative hearing procedures:
 - i. The City shall provide the applicant with written notice of hearing time, date, and location.
 - ii. At the hearing, the applicant will be allowed to present evidence, call witnesses, and be represented by counsel.
 - iii. The City shall maintain an official record of the hearing, including audio/visual recordings or transcripts.
 - iv. Following the hearing, the ALJ shall issue a written decision whether the applicant demonstrated continued need and may affirm, reverse, or remand the denial.
 - v. The written decision shall be mailed to the applicant within thirty (30) days of the hearing.



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: July 15, 2025
SUBJECT: Consideration of Ordinance 2025-13, an ordinance amending Title 7, Chapter 7 relating to unsanctioned camping & repealing Ordinance 2025-12 from June 17, 2025

RECOMMENDATION

City staff recommend the City Council adopt Ordinance 2025-13, repealing Ordinance 2025-12, and amending Title 7, Chapter 7 related to unsanctioned camping with the following findings:

1. The amendments are necessary to comply with Utah State Code 35A-16-403 which requires municipalities to adopt and enforce an ordinance related to unsanctioned camping; and
2. The amendment is in the public interest to address issues that may arise from unsanctioned camping; and
3. Changed or changing conditions make the proposed amendments reasonably necessary.

BACKGROUND

The City Council adopted Ordinance 2025-12 regarding unsanctioned camping at the June 17, 2025 meeting with modifications to the wording. Due to confusion related to the motion and the final language of the amendment and to provide clarity on the final language, it has been recommended that Ordinance 2025-12 be repealed and the proposed amendment be considered under the proposed Ordinance 2025-13.

REVIEW

The legislature approved HB505 during the 2025 session which requires municipalities to enforce an ordinance which prohibits unsanctioned camping on public property in Utah State Code 35A-16-403. The proposed amendment updates the existing prohibition of camping in parks to include all public property and defines activities which constitute unsanctioned camping. It also provides that a violation of this section is a class C misdemeanor in accordance with Utah State Code 76-6-201.

The proposed amendment reflects the intent of the motion from June 17th. Section A has been clarified that any exception to the prohibition of unsanctioned camping must be approved in writing by an authorized City official. The exception would not need to be in writing in cases of emergency for the staging of emergency response teams or evacuations.

Section B defines the term "camping" and subsection 3 has been clarified that the use of camp fire, propane stoves, or other heat producing portable cooking equipment outside of designated areas is

considered “camping”. This would mean that the use of cooking equipment in designated areas like park pavilions or at approved special events would not be considered “camping” and are approved in those instances.

A redlined copy of the language and a clean version of the language have been attached to this report for Council consideration.

POSSIBLE MOTION

I move that the City Council approve Ordinance 2025-13, an ordinance repealing Ordinance 2025-12 and amending Title 7, Chapter 7 related to unsanctioned camping with the following findings:

1. The amendments are necessary to comply with Utah State Code 35A-16-403 which requires municipalities to adopt and enforce an ordinance related to unsanctioned camping; and
2. The amendment is in the public interest to address issues that may arise from unsanctioned camping; and
3. Changed or changing conditions make the proposed amendments reasonably necessary.

Attachments

- 1) Ordinance 2025-13
- 2) Exhibit A-Amended Text (redline)
- 3) Exhibit A=Amended Text (clean)

ORDINANCE NO. 2025-13

**AN ORDINANCE AMENDING CITY CODE TITLE 7,
CHAPTER 7, PERTAINING TO UNSANCTIONED
CAMPING ON PUBLIC GROUNDS**

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

WHEREAS, the City Council has determined that certain amendments to the City Code related to unsanctioned camping should be made in compliance with Utah State Code 35A-16-403 which requires municipalities to enforce an ordinance which prohibits camping; and

WHEREAS, the City Council has determined that certain amendments to the City Code are necessary to define unsanctioned camping in accordance with Utah State Code 76-6-208; and

WHEREAS, the City Council finds that it is in the public interest that the Code be amended at this time to address unsanctioned camping; and

WHEREAS, the City Council finds further that changed or changing conditions make the proposed amendment reasonably necessary to regulate unsanctioned camping within the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North Salt Lake, Utah, as follows:

SECTION 1. Repeal. Ordinance 2025-12 is repealed in whole.

SECTION 2. Code Amendment. Title 7 – Public Ways and Property, Chapter 7 – Parks is hereby amended as attached in Exhibit A.

SECTION 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

SECTION 4. Effective Date. This ordinance is hereby adopted and shall take effect immediately upon posting as required in Utah Code 10-3-711.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake, Utah, this 15th day of July, 2025.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2025-13 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-711.

Recorded this _____ day of _____, 2025.

Wendy Page, City Recorder

[Seal]

EXHIBIT A

7-7-2: UNSANCTIONED CAMPING ON PUBLIC GROUNDS, STREETS, PARKS, PLAYGROUNDS, OR PLAZAS:

- A. It is unlawful for any~~no~~ person shall to engage in "camping", as defined in subsection B of this section, camp, lodge or pitch a tent, fly, lean to, tarpaulin or any other type of camping equipment in on any park "public grounds", as defined in subsection C of this section, upon any portion of a street, in any park or playground, unless expressly approved in writing by the an authorized City official for such activities or except in cases of local emergency as declared by the mayor for the staging of emergency response teams, including authorized personnel or community evacuation shelters. It ~~shall be is~~ unlawful for any ~~unauthorized~~ person using or benefiting from the use of any of the foregoing ~~items of shelters or~~ camping equipment to fail to remove the same ~~from any such park~~ for more than five (5) minutes after being requested to do so by any police officer ~~or citizen~~. A violation of this subsection is a class C misdemeanor. (Ord. 94-4, 4-19-1994)
- B. For the purpose of this section "camping" means:
1. Erecting or occupying structures, including tents, temporary structures, recreation vehicles, travel trailers, or motor vehicles, for camping or other living accommodation activities, including sleeping, for any period of time;
 2. Using camping-related items, including cots, beds, sleeping bags, or hammocks, for sleeping or other living accommodation activities; or
 3. Cooking using a camp fire, propane stove, or other heat-producing portable cooking equipment, except in designated areas.
- C. For the purposes of this section, the term "public grounds" means any real property owned in whole or in part by the United States Of America and its agencies, or the state of Utah or any of its political subdivisions, including the City of North Salt Lake Corporation, upon which no camping has been authorized by the owner.

EXHIBIT A

7-7-2: UNSANCTIONED CAMPING ON PUBLIC GROUNDS, STREETS, PARKS, PLAYGROUNDS, OR PLAZAS:

- A. It is unlawful for any person to engage in "camping", as defined in subsection B of this section, on any "public grounds", as defined in subsection C of this section, upon any portion of a street, in any park or playground, unless expressly approved in writing by an authorized City official for such activities or except in cases of local emergency for the staging of emergency response teams, including authorized personnel or community evacuation shelters. It is unlawful for any person using or benefiting from the use of any of the foregoing items of camping equipment to fail to remove the same for more than five (5) minutes after being requested to do so by any police officer. A violation of this subsection is a class C misdemeanor. (Ord. 94-4, 4-19-1994)
- B. For the purpose of this section "camping" means:
 1. Erecting or occupying structures, including tents, temporary structures, recreation vehicles, travel trailers, or motor vehicles, for camping or other living accommodation activities, including sleeping, for any period of time;
 2. Using camping-related items, including cots, beds, sleeping bags, or hammocks, for sleeping or other living accommodation activities; or
 3. Cooking using a camp fire, propane stove, or other heat-producing portable cooking equipment, except in designated areas.
- C. For the purposes of this section, the term "public grounds" means any real property owned in whole or in part by the United States Of America and its agencies, or the state of Utah or any of its political subdivisions, including the City of North Salt Lake Corporation, upon which no camping has been authorized by the owner.



CITY OF NORTH SALT LAKE

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

Brian Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Tyler Abegglen, Eaglewood General Manager

DATE: July 15, 2025

SUBJECT: Eaglewood – Equipment Purchase FY '26

RECOMMENDATION

Staff recommends the purchase of the following pieces of equipment that are a part of the equipment budgeted for FY '26. The purchase from Turf Equipment & Irrigation in the amount of \$92,824.32 for two GreensPro 1260 Rollers and one Reelmaster 3100-D.

BACKGROUND

The two GreensPro 1260 Roller units, at a cost of \$38,004.36 will be replacing two Greensmaster 3100 units that were purchased in 2007. Those Greensmaster units have been well used with an expected useful life of 8-10 years. Rather than purchasing two new Greensmaster units at \$50-\$60k each this route will save \$70-\$90k on future equipment.

The one Reelmaster 3100-D unit at a cost of \$54,819.96 will replace an existing 2015 Unit. These are heavily used units with an 8-10 year useful life.

PROPOSED MOTION

I move that the City Council approve the purchase of two GreensPro 1260 Rollers and one Reelmaster 3100-D from Turf Equipment & Irrigation in the amount of \$92,824.32.



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
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Brian Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Tyler Abegglen, Eaglewood General Manager

DATE: July 15, 2025

SUBJECT: Consideration of Resolution No. 2025-34R: A Resolution Declaring Surplus Property and Authorizing its Disposal

RECOMMENDATION

Staff recommends the surplus of vehicles/equipment that have been or will be replaced with new equipment. The Yamaha beverage carts will be traded in to Highland Golf and the Toro equipment would be sent to auction.

BACKGROUND

The following pieces of equipment have exceeded their useful life and have been heavily used in golf course operations. Most golf course equipment with daily use have a useful life until replacement is suggested. See below on the type and year of each of the pieces of equipment to be declared as surplus.

- (2) Toro MDX Utility Vehicles – 2008 and 2010 unit
- (3) Yamaha Beverage Carts – Purchased Used and are 2012 units
- (1) Toro MDX Spray Rig Unit – 2005 Unit
- (2) Toro Greensmaster 3100 – 2007 Unit
- (1) Toro Reelmaster 3100D – 2015 Unit

PROPOSED MOTION

I move that the City Council approve Resolution No. 2025-34R: a resolution declaring surplus property and authorizing its disposal.

RESOLUTION NO. 2025-34R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NORTH SALT LAKE DECLARING CERTAIN GOLF
VEHICLES/EQUIPMENT AS SURPLUS PROPERTY AND
AUTHORIZING ITS PROPER DISPOSAL**

WHEREAS, the City of North Salt Lake Golf department no longer has a need or use for certain vehicles or equipment due to age, cost of maintenance, and/or being obsolete; and

WHEREAS, in accordance with State regulations, the City Council has determined to declare vehicles/equipment listed in Exhibit A as surplus and desires to dispose of it in the method as prescribed by current law.

NOW THEREFORE, BE IT RESOLVED, the Governing Body of the City of North Salt Lake does hereby approve the vehicles/equipment listed in Exhibit A as surplus and that said vehicles/equipment shall be disposed of according to State statutes, including disposal, sale, or trade-in on new vehicles/equipment.

BE IT FURTHER RESOLVED, by the City Council of the City of North Salt Lake that the Golf Course Manager is authorized to undertake any and all actions to effect such sale, disposal, donation, or trade-in of the vehicles/equipment listed in Exhibit A.

This Resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 15th day of July, 2025.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____

Exhibit A

The following vehicles/equipment are proposed to be declared as surplus property:

Department	Description	Year	Make	VIN
Golf	MDX Utility Vehicle (2)	2008 & 2010	Toro	280000123 & 310000415
Golf	Beverage Carts (3)	2012	Yamaha	
Golf	MDX Spray Rig Unit (1)	2005	Toro	250000319
Golf	Reelmaster 3100 (2)	2007	Toro	270004632 & 270004628
Golf	Reelmaster 3100D (1)	2015	Toro	315000188



CITY OF NORTH SALT LAKE

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

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: July 15, 2025

SUBJECT: Consideration of landscaping options proposed by the Utah Department of Transportation for the I-15 reconstruction project

RECOMMENDATION

City staff does not have a specific recommendation related to which option to select, though Option 2 is the least cost and lowest maintenance responsibility for the City. The City Council should select an option from the four options contained in this material.

BACKGROUND

As you know, City staff has been working for the past couple of years with the I-15 construction group in order to facilitate the expansion of the I-15 freeway through the City. The same process is occurring for all cities impacted by the project which runs from Salt Lake City to Farmington. Recently, the UDOT team requested that all cities determine their preferred level of landscaping they wish to have at interchange locations in their cities. North Salt Lake will have a portion of the interchange at 2600 South and the entire south interchange at the south end of the City on US89.

The team has proposed four distinct options or conceptual designs that cities can select from. In the attached conceptual drawings, they have used the 500 South interchange to illustrate the different treatments. After we select our preferred treatment, they will then design the final improvements at 2600 South and the south interchange. The attached cost estimates are also based upon the conceptual designs on 500 South and so our costs will vary from those estimates.

UDOT has determined that they will provide \$100,000 per interchange (the exhibit says \$150k, but I have confirmed it's only \$100k) towards landscaping treatments. This means that whatever we select, we will pay for the cost in excess of \$100,000. If we decline to choose one of the options, UDOT will simply put in soil and native seed mix and allow the area to grow free with little or no maintenance of any kind. In addition, any options we select will include an obligation to maintain that option. UDOT will not maintain these areas and requires local communities to maintain these UDOT-owned parcels.

Options

Option 1: Includes placing topsoil on landscaped areas, sprinkler systems and selected plantings with decorative boulders. This option has formal plantings and the City would need to maintain all of the improvements.

Option 2: This option does not include any irrigation, but will have a native seed mix placed on the soil portion of the area. This option also includes a decorative rock and boulder component directly adjacent to the interchange. This is the lowest cost option and the least amount of maintenance burden on the City.

Option 3: This option is very similar to Option 1 except that the planted areas are bigger and contain more formal planting beds with bark mulch. Irrigation and plantings are more extensive and maintenance will be more than in Option 1. Initial cost is also higher than Option 1 and so the City's cost participation would be higher in this scenario.

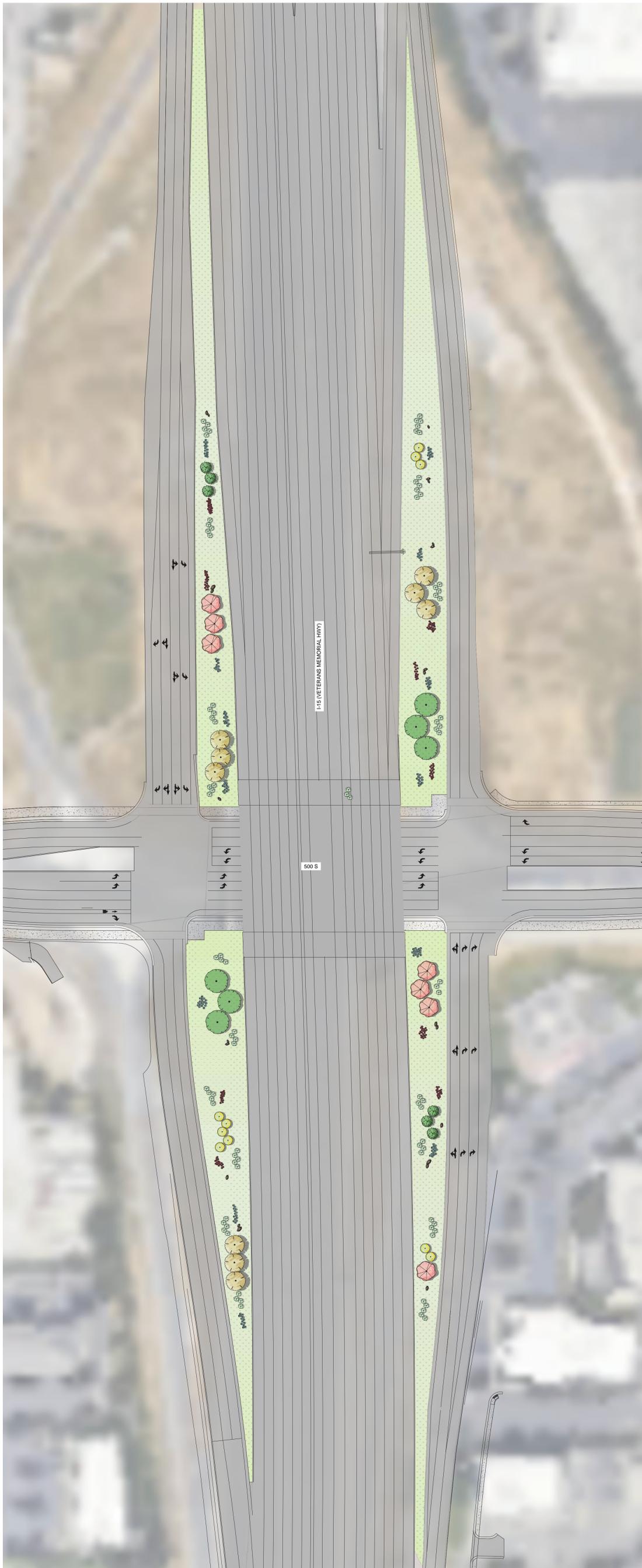
Option 4: This is the most formal and expensive option which includes a more formal and contemporary landscaping scheme, bark mulch in planted areas and decorative rock throughout the area (no soil as a ground cover). This option would be the highest cost option and have the most maintenance responsibility.

Additional Note

I am meeting with the other impacted cities in the South Davis area on Monday the 14th. At the meeting, I should be able to share some additional information about what those communities are doing with this same decision.

I-15 DAVIS COUNTY (600 N TO 5400 S)- PIN: 19854

LANDSCAPE CONCEPT - OPTION 1



LANDSCAPE OPTION 1 SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	7
	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2" CAL.	B&B	9
	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	2" CAL.	B&B	10
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	6
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	2" CAL.	B&B	6
SYMBOL BOTANICAL / COMMON NAME SIZE QTY				
SHRUBS				
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	5 GAL		92
ANNUALS/PERENNIALS				
	PENSTEMON EATONII FIRECRACKER PENSTEMON	1 GAL		171
ORNAMENTAL GRASSES				
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL		178

REFERENCE NOTES SCHEDULE LS

SYMBOL	DESCRIPTION	QTY
	TOP SOIL, BROADCAST SEED, & HECF	132,091 SF
	DECORATIVE LANDSCAPE BOULDER 3-5'	23

TREES



BIGTOOTH MAPLE



SENSATION BOX ELDER



UTAH SERVICEBERRY



COMMON HACKBERRY



CURL-LEAF MOUNTAIN MAHOGANY

SHRUBS



LITTLE BLUESTEM



BIG SAGEBRUSH



FIRECRACKER PENSTEMON

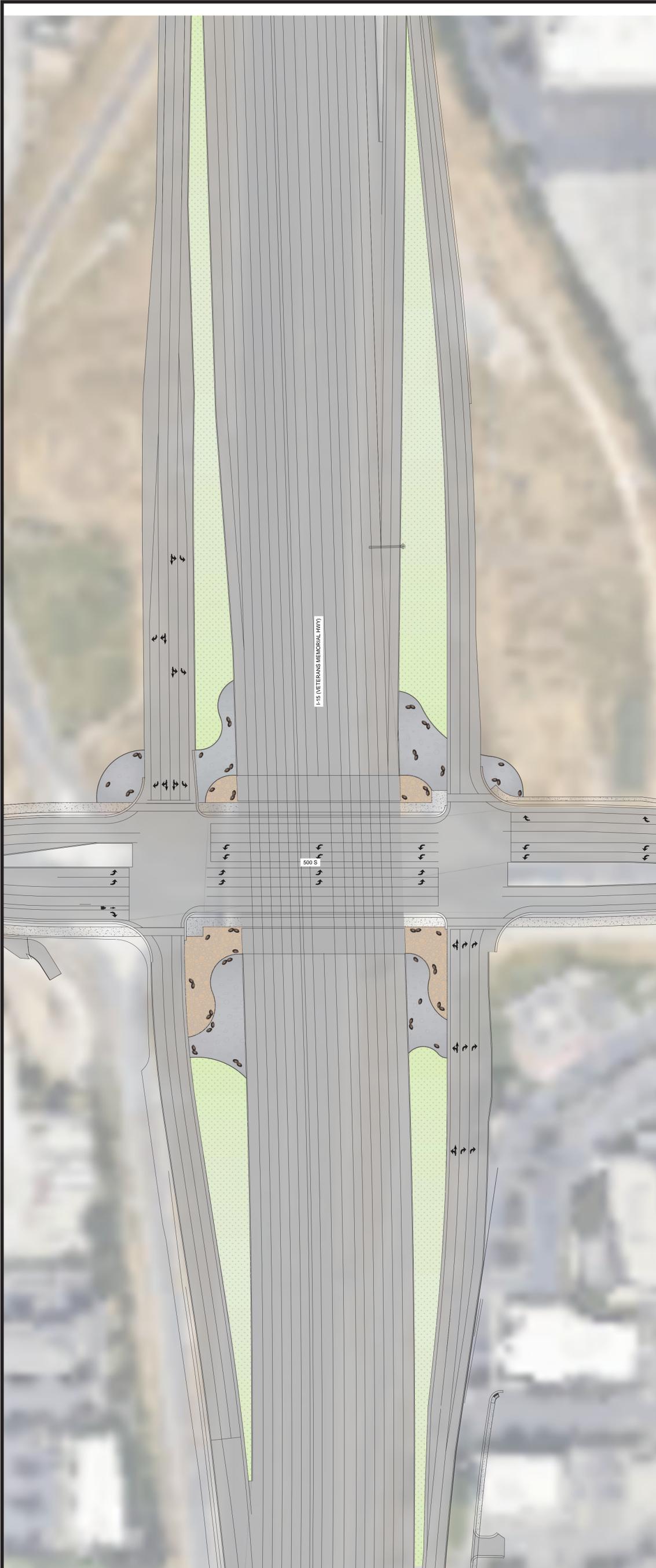
ACCENT BOULDERS



3-5' BOULDERS

I-15 DAVIS COUNTY (600 N TO 5400 S)- PIN: 19854

LANDSCAPE CONCEPT - OPTION 2



LANDSCAPE OPTION 2 SCHEDULE

SYMBOL	DESCRIPTION	QTY
	TOP SOIL, BROADCAST SEED, & HECF	100,025 SF
	LANDSCAPE ROCK TYPE 1	11,527 SF
	LANDSCAPE ROCK TYPE 2	24,600 SF
	CONCRETE MOWCURB	390 LF
	DECORATIVE LANDSCAPE BOULDER 3-5'	56
	WEED BARRIER UNDER ALL LANDSCAPE ROCK	

LANDSCAPE ROCK

LANDSCAPE ROCK TYPE 1



LANDSCAPE ROCK TYPE 2



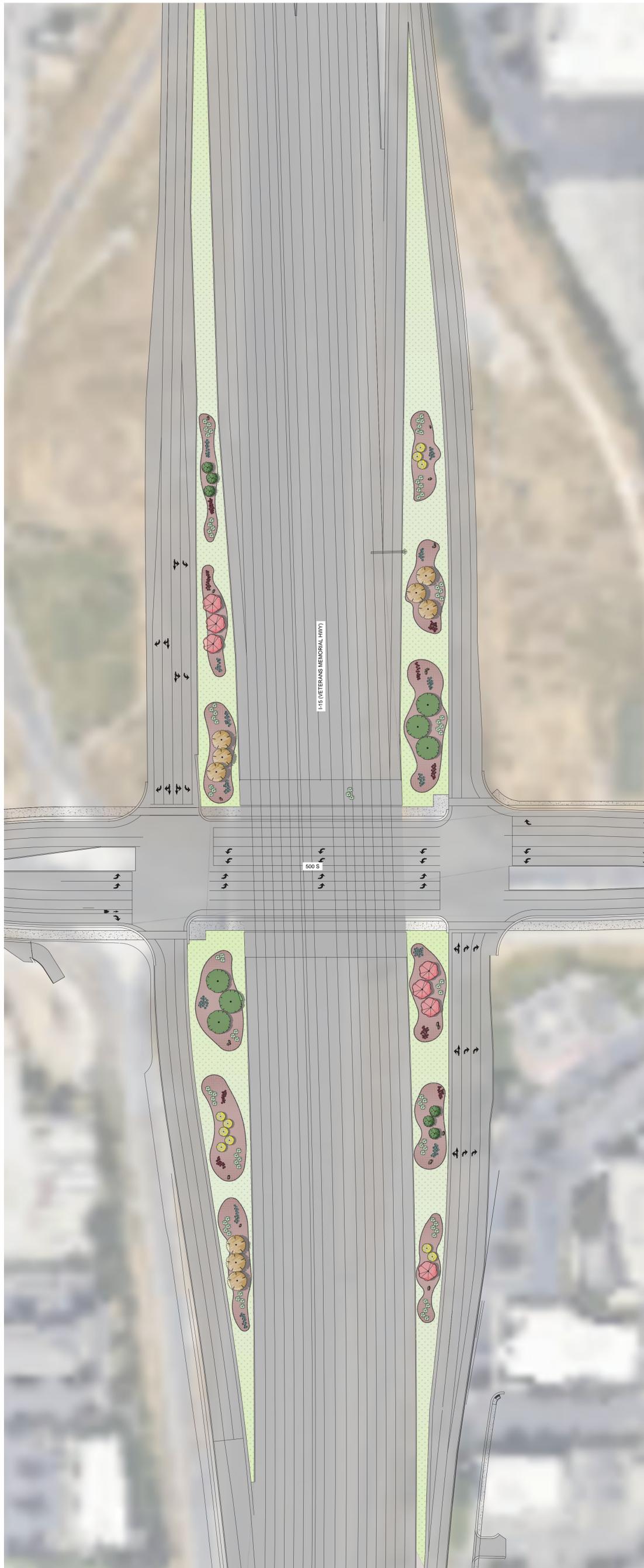
ACCENT BOULDERS

3-5' BOULDERS



I-15 DAVIS COUNTY (600 N TO 5400 S)- PIN: 19854

LANDSCAPE CONCEPT - OPTION 3



LANDSCAPE OPTION 3 SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	7
	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2" CAL.	B&B	9
	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	2" CAL.	B&B	10
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	6
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	2" CAL.	B&B	6
SYMBOL BOTANICAL / COMMON NAME SIZE QTY				
SHRUBS				
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	5 GAL		89
ANNUALS/PERENNIALS				
	PENSTEMON EATONII FIRECRACKER PENSTEMON	1 GAL		171
ORNAMENTAL GRASSES				
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL		178

REFERENCE NOTES SCHEDULE LS

SYMBOL	DESCRIPTION	QTY
	TOP SOIL, BROADCAST SEED, & HECF	86,736 SF
	CONCRETE MOWCURB	3,786 LF
	DECORATIVE LANDSCAPE BOULDER 3-5'	18
	BARK MULCH	47,075 SF

TREES



BIGTOOTH MAPLE



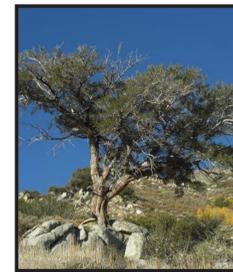
SENSATION BOX ELDER



UTAH SERVICEBERRY



COMMON HACKBERRY



CURL-LEAF MOUNTAIN MAHOGANY

SHRUBS



LITTLE BLUESTEM



BIG SAGEBRUSH



FIRECRACKER PENSTEMON

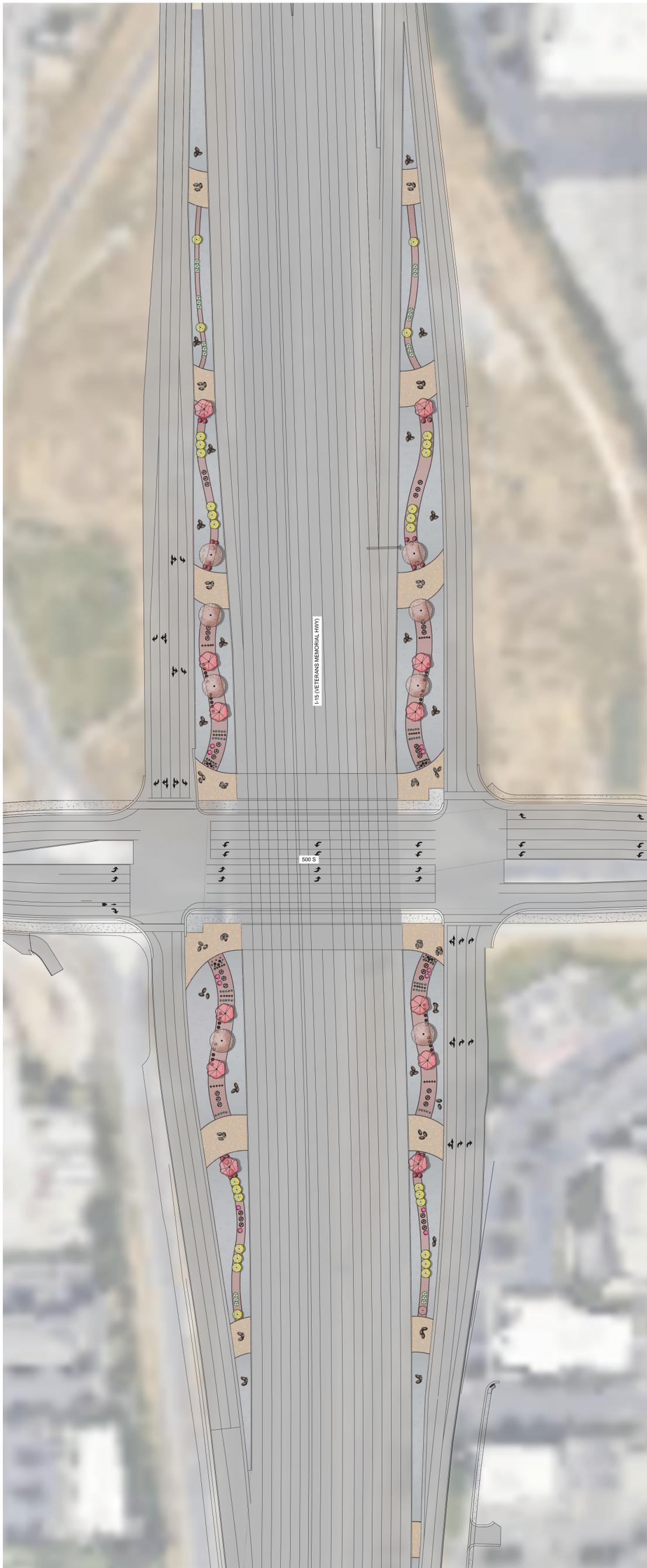
ACCENT BOULDERS



3-5' BOULDERS

I-15 DAVIS COUNTY (600 N TO 5400 S)- PIN: 19854

LANDSCAPE CONCEPT - OPTION 4



LANDSCAPE OPTION 4 SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	13
	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	2" CAL.	B&B	29
	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	6-7' HT.	B&B	36
	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY - MULTI-STEM	2" CAL.	B&B	8
SYMBOL	BOTANICAL / COMMON NAME	SIZE		QTY
SHRUBS				
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	5 GAL		24
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	5 GAL		12
	PRUNUS X CISTENA PURPLE LEAF SAND CHERRY	5 GAL		12
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL		30
	ROSA X 'RADRAZZ' KNOCK OUT® SHRUB ROSE	5 GAL		40
ANNUALS/PERENNIALS				
	PENSTEMON EATONII FIRECRACKER PENSTEMON	1 GAL		20
ORNAMENTAL GRASSES				
	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL		60

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LANDSCAPE ROCK TYPE 1	26,807 SF
	LANDSCAPE ROCK TYPE 2	74,349 SF
	CONCRETE MOWCURB	5,331 LF
	DECORATIVE LANDSCAPE BOULDER 3-5'	112
	BARK MULCH	28,799 SF
WEED BARRIER UNDER ALL ROCK AND MULCH		

LANDSCAPE ROCK

LANDSCAPE ROCK TYPE 1



LANDSCAPE ROCK TYPE 2



TREES



BIGTOOTH MAPLE



UTAH SERVICEBERRY



ARNOLD SENTINEL AUSTRIAN PINE



CANADA RED CHOKECHERRY - MULTI-STEM

SHRUBS



BIG SAGEBRUSH



BLUE MIST BLUEBEARD



PURPLE LEAF SAND CHERRY



GRO-LOW FRAGRANT SUMAC



KNOCK OUT SHRUB ROSE



FIRECRACKER PENSTEMON



FEATHER REED GRASS

ACCENT BOULDERS



3-5' BOULDERS

**I-15 - DAVIS COUNTY - 600 N TO FARMINGTON - PIN: 19854
INTERCHANGE LANDSCAPE OPTIONS**

OPTION 1 - NATIVE SEED WITH IRRIGATED ACCENT PLANTS

MATERIAL DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
BROADCAST SEED -BASELINE CONDITION	15,100	SY	\$ 0.40	\$ 6,040.00
STRIPPED AND STOCKPILE SALVAGED TOPSOIL -BASELINE CONDITION	15,100	SY	\$ 1.50	\$ 22,650.00
HECP - BASELINE CONDITION	15,100	SY	\$ 0.45	\$ 6,795.00
3-5' DECORATIVE BOULDER	99	EA	\$ 250.00	\$ 24,750.00
1 GALLON SHRUB	349	EA	\$ 80.00	\$ 27,920.00
5 GALLON SHRUB	92	EA	\$ 90.00	\$ 8,280.00
2" CAL B&B DECIDUOUS TREE	38	EA	\$ 600.00	\$ 22,800.00
IRRIGATION	14,000	SF	\$ 1.60	\$ 22,400.00
IRRIGATION SLEEVING/DIRECTION BORING	1	LUMP	\$ 20,000.00	\$ 20,000.00
IRRIGATION POINT OF CONNECTION	1	LUMP	\$ 20,000.00	\$ 20,000.00
SUBTOTAL				\$ 181,635.00
BASELINE TREATMENTS				\$ 35,485.00
TOTAL COST (SUBTOTAL LESS BASELINE)				\$ 146,150.00

OPTION 2 - DECORATIVE ROCK LAYOUT

MATERIAL DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
BROADCAST SEED	15,100	SY	\$ 0.40	\$ 6,040.00
STRIPPED AND STOCKPILE SALVAGED TOPSOIL	15,100	SY	\$ 1.50	\$ 22,650.00
HECP	15,100	SY	\$ 0.45	\$ 6,795.00
LANDSCAPE ROCK TYPE 1 (6" DEPTH)	215	CY	\$ 130.00	\$ 27,950.00
LANDSCAPE ROCK TYPE 2 (6" DEPTH)	460	CY	\$ 130.00	\$ 59,800.00
WEED BARRIER	37,000	SF	\$ 0.30	\$ 11,100.00
3-5' DECORATIVE BOULDER	56	EA	\$ 250.00	\$ 14,000.00
CONCRETE LANDSCAPE CURB	390	LF	\$ 4.00	\$ 1,560.00
SUBTOTAL				\$ 149,895.00
BASELINE TREATMENTS				\$ 35,485.00
TOTAL COST (SUBTOTAL LESS BASELINE)				\$ 114,410.00

OPTION 3 - NATIVE SEED WITH BARK MULCH PLANTER AREAS AND IRRIGATED ACCENT PLANTS

MATERIAL DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
BROADCAST SEED -BASELINE CONDITION	9,638	SY	\$ 0.40	\$ 3,855.20
STRIPPED AND STOCKPILE SALVAGED TOPSOIL -BASELINE CONDITION	9,638	SY	\$ 1.50	\$ 14,457.00
HECP - BASELINE CONDITION	9,638	SY	\$ 0.45	\$ 4,337.10
3-5' DECORATIVE BOULDER	94	EA	\$ 250.00	\$ 23,500.00
1 GALLON SHRUB	349	EA	\$ 80.00	\$ 27,920.00
5 GALLON SHRUB	89	EA	\$ 90.00	\$ 8,010.00
2" CAL B&B DECIDUOUS TREE	38	EA	\$ 600.00	\$ 22,800.00
CONCRETE LANDSCAPE CURB	3,786	LF	\$ 4.00	\$ 15,144.00
BARK MULCH	5,231	SY	\$ 10.00	\$ 52,310.00
WEED BARRIER	47,075	SF	\$ 0.30	\$ 14,122.50
IRRIGATION	1,350	SF	\$ 1.60	\$ 2,160.00
IRRIGATION SLEEVING/DIRECTION BORING	1	LUMP	\$ 20,000.00	\$ 20,000.00
IRRIGATION POINT OF CONNECTION	1	LUMP	\$ 20,000.00	\$ 20,000.00
SUBTOTAL				\$ 228,615.80
BASELINE TREATMENTS				\$ 22,649.30
TOTAL COST (SUBTOTAL LESS BASELINE)				\$ 205,966.50

OPTION 4 - DECORATIVE ROCK LAYOUT WITH PLANTINGS

MATERIAL DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
BROADCAST SEED -BASELINE CONDITION	15,100	SY	\$ 0.40	\$ 6,040.00
STRIPPED AND STOCKPILE SALVAGED TOPSOIL -BASELINE CONDITION	15,100	SY	\$ 1.50	\$ 22,650.00
HECP - BASELINE CONDITION	15,100	SY	\$ 0.45	\$ 6,795.00
LANDSCAPE ROCK TYPE 1 (6" DEPTH)	500	CY	\$ 130.00	\$ 65,000.00
LANDSCAPE ROCK TYPE 2 (6" DEPTH)	1,400	CY	\$ 130.00	\$ 182,000.00
BARK MULCH	3,200	SY	\$ 10.00	\$ 32,000.00
WEED BARRIER	130,000	SF	\$ 0.30	\$ 39,000.00
3-5' DECORATIVE BOULDER	384	EA	\$ 250.00	\$ 96,000.00
1 GALLON SHRUB	80	EA	\$ 80.00	\$ 6,400.00
5 GALLON SHRUB	118	EA	\$ 90.00	\$ 10,620.00
2" CAL B&B DECIDUOUS TREE	50	EA	\$ 600.00	\$ 30,000.00
6-7' HT B&B EVERGREEN TREE	36	EA	\$ 600.00	\$ 21,600.00
CONCRETE LANDSCAPE CURB	5,331	LF	\$ 4.00	\$ 21,324.00
IRRIGATION (DRIP)	11,000	SF	\$ 1.60	\$ 17,600.00
IRRIGATION SLEEVING/DIRECTION BORING	1	LUMP	\$ 20,000.00	\$ 20,000.00
IRRIGATION POINT OF CONNECTION	1	LUMP	\$ 20,000.00	\$ 20,000.00
SUBTOTAL				\$ 597,029.00
BASELINE CONDITIONS				\$ 35,485.00
TOTAL COST (SUBTOTAL LESS BASELINE)				\$ 561,544.00
CITY RESPONSIBILITY (TOTAL - \$150K PROJECT COMMITMENT)				\$ 411,544.00

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-REGULAR SESSION
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 JUNE 17, 2025

5
6 **DRAFT**
7

8 Mayor Horrocks welcomed those present at 7:00 p.m. Lisa Watts Baskin offered a thought,
9 prayer, and led those present in the Pledge of Allegiance.

10
11 PRESENT: Mayor Brian Horrocks
12 Councilmember Lisa Watts Baskin
13 Councilmember Tammy Clayton
14 Councilmember Suzette Jackson
15 Councilmember Ted Knowlton
16

17 EXCUSED: Councilmember Alisa Van Langeveld
18

19 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
20 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Craig Black, Police Chief;
21 Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.
22

23 Sherrie Pace, Community Development Director, was not present at the meeting.
24

25 OTHERS PRESENT: Dee Lalliss, Heidi Smoot, residents.
26

27 1. CITIZEN COMMENT
28

29 Dee Lalliss, resident, mentioned the second Saturday trash pickup in his neighborhood was at 7
30 a.m. He questioned whether this service was being utilized by residents due to the early pickup
31 time.
32

33 Councilmember Clayton commented that her neighborhood did utilize the service but said
34 residents may not put their cans out on time due to the early pickup.
35

36 Dee Lalliss said the service was needed but that most residents would not be able to utilize the
37 early Saturday pickup. He asked if there was a better way to utilize the service.
38

39 Ken Leetham said there was one truck for the Saturday pickup and it ran all day. He noted it
40 starts as early as possible in order to get through the entire City in one day.

41 Heidi Voordeckers replied that it was a monthly charge of \$1.43 per household whether there was
42 a collection at that residence or not.

43
44 Mayor Horrocks commented that the second Saturday pickup was his suggestion and he utilized
45 the service. He was in favor of providing this service year round.

46
47 Councilmember Knowlton said that he had received positive feedback on the second Saturday
48 pickup from the annexed area and his street.

49
50 2. CONSIDERATION OF RESOLUTION 2025-25R: A RESOLUTION SETTING THE
51 CERTIFIED TAX RATE FOR THE FISCAL YEAR 2025-2026 BUDGET

52
53 Heidi Voordeckers reported that the City Council was required to adopt the certified tax rate by
54 June 22, 2025. She said the certified tax rate for fiscal year 2026 was .000855 which would
55 generate \$3,016,022 in revenues, of which \$64,813 was from new growth. She pointed out that
56 Davis County School District was tentatively planning a truth in taxation hearing for August 19th
57 which may impact City residents.

58
59 Mayor Horrocks noted the tax rate was lower than the previous year, which did not account for
60 inflation. He spoke on concerns among Davis County mayors regarding property tax calculations
61 and if there should be some consideration given to allow taxing agencies to adjust rates to keep
62 up with rising costs without requiring a truth in taxation process. He acknowledged legislative
63 changes were unlikely.

64
65 **Councilmember Jackson moved that the City Council approve Resolution 2025-25R: a**
66 **resolution setting the certified property tax rate for all properties located within the City**
67 **boundaries for fiscal year 2025-2026. Councilmember Baskin seconded the motion. The**
68 **motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.**

69 Councilmember Van Langeveld was excused.

70
71 3. CONSIDERATION OF RESOLUTION 2025-26R: A RESOLUTION ADOPTING THE
72 FISCAL YEAR 2025-2026 BUDGETS

73
74 Heidi Voordeckers reported that a public hearing for the 2025-2026 budget was held during the
75 June 3rd City Council meeting. She noted there was one public comment. She said wages for the
76 executive staff and a wage increase for the City Council was also approved by Ordinance and
77 that increase of about \$3,500 for Council wages was incorporated into this budget. She shared
78 the total budget for fiscal year 2025-2026 represented a spend down of approximately \$2.4
79 million. She mentioned that a large portion of the budget was related to streets capital projects

80 that would span multiple fiscal years and would use reserves and some grant funding to
81 complete.

82
83 Councilmember Baskin commented that the budgeted revenue was \$39,131,320 million and the
84 budgeted expenses were \$41,590,205 million with a shortfall of \$2.4 million. She asked if the
85 Council was not adopting a balanced budget. Heidi Voordeckers clarified that the budget was
86 balanced by use of, or contribution to, fund balance. She explained it was rare for expenditures
87 and revenues to automatically balance, so each budget had a balancing line item reflecting either
88 a contribution to, or use of, fund balance. She noted overall the budget has a use of fund balance
89 totaling the \$2.4 million, spending down reserves.

90
91 Councilmember Knowlton asked how this budget compared to previous years. Heidi
92 Voordeckers responded that this budget was less capital heavy and expenditures were less than
93 previous years due to debt service for construction at Hatch Park and the Wetlands Park.

94
95 Heidi Voordeckers said the \$2.4 million expense in the streets fund was Class C Road funds from
96 transportation tax income and some impact fees that had been saved for these projects.

97
98 **Councilmember Knowlton moved that the City Council approve Resolution 2025-26R: a**
99 **resolution adopting the Fiscal Year 2025-2026 General Fund, Special Revenues Fund, Debt**
100 **Service Fund, Capital Projects Funds, Enterprise Fund, and Internal Service Fund**
101 **Budgets. Councilmember Clayton seconded the motion. The motion was approved by**
102 **Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld**
103 **was excused.**

104
105 4. CONSIDERATION OF RESOLUTION 2025-27R: A RESOLUTION ADOPTING
106 AMENDMENTS TO THE CITY'S COMPREHENSIVE FEE SCHEDULE FOR
107 UTILITY RATES, LATE FEES, AND STORM WATER MANAGEMENT FINES/FEES
108

109 Heidi Voordeckers acknowledged previous discussions during the budget retreat and tentative
110 budget process on moving forward with the Capital Facilities Plan that included the escalation in
111 water rates that were set forth by the Bowen and Collins study back in 2022. She continued the
112 amendments to the fee schedule proposed water rates would increase 8% which was variable
113 based on meter size and usage, storm water rates would increase 11.11% from \$9/ERU a month
114 to \$10/ERU a month, and no change to solid waste. She said the new utility late fee would be
115 10% on utility balances over 60 days delinquent. She mentioned additional fee schedule changes
116 related to the stormwater discussion held at the last Council meeting would align SWPPP
117 violation fees with State Code, included a fee for illicit discharge into the storm water system
118 with a \$300 per occurrence charge, and updated provisions related to refundable SWPPP bonds.

119 Councilmember Jackson mentioned the water fees and the tiered system. She suggested having a
120 policy discussion during the Council’s strategic planning meeting.

121
122 **Councilmember Clayton moved that the City Council approve Resolution 2025-27R: a**
123 **resolution amending the City’s comprehensive fee schedule related to utility rates, late fees,**
124 **and storm water management fines/fees. Councilmember Jackson seconded the motion.**

125
126 Councilmember Baskin mentioned that this was approved by Resolution and wondered whether
127 it should be done by Ordinance. Todd Godfrey replied that he had not seen another city use an
128 ordinance to approve fees. He noted his preference of approving fees by resolution. He said
129 when fees were adopted by ordinance this removed some of the City’s discretion and flexibility
130 in how to apply them in various circumstances.

131
132 Councilmember Baskin commented the cities she represented were adopting fees by ordinance.
133
134 **The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.**
135 Councilmember Van Langeveld was excused.

136
137 5. PRESENTATION OF ANNUAL FRAUD RISK ASSESSMENT

138
139 Heidi Voordeckers reported on the annual fraud risk assessment which required the City to assess
140 the risk for fraud, waste, and abuse based on City policies and procedures. She noted that the
141 City had scored 365 out of 395 in fiscal year 2024 and 2025 which was considered very low risk.
142 She explained that the score could be improved through:

- 143
144
 - An I.T. and computer security policy
 - A cash receipting policy
 - Establishing a formal internal audit function

147
148 Ms. Voordeckers spoke on the inherent difficulties with establishing a formal internal audit
149 function within a smaller city. She said as the Finance Director she could not perform an internal
150 audit and would need to hire an outside entity.

151
152 Councilmember Baskin mentioned the page related to basic separation of duties in the City’s
153 annual risk assessment for financial activities. She noted that this included yes and no answers
154 and asked if the “no” answers needed to be addressed further. Heidi Voordeckers clarified that
155 any time the “no” box was checked that there was a mitigating factor in place. She gave the
156 example that if there was not a designated staff then there were dual controls with two people

157 reviewing or a secondary review to better ensure that there was not fraudulent activity. She noted
158 at that point it would take coercion among multiple staff members for fraud to happen.

159

160 6. CONSIDERATION OF ORDINANCE 2025-12: AN ORDINANCE AMENDING CITY
161 CODE TITLE 7, CHAPTER 7, PERTAINING TO UNSANCTIONED CAMPING ON
162 PUBLIC GROUNDS

163

164 Chief Black said Sherrie Pace had prepared this ordinance and reviewed neighboring city
165 ordinances. He suggested one amendment for the Council’s consideration in Subsection B-3 to
166 include language: “unless approved in writing by an authorized City official.” He said some
167 events such as a community breakfast could be approved by City staff. He said violations would
168 include an individual on public property that was not an authorized campground that had a
169 camping setup as determined in Title 7, Chapter 7.

170

171 Mayor Horrocks commented that this type of issue could become a problem very quickly.

172

173 Chief Black said there could be these types of encampments setup on private property which
174 would be addressed in a different part of City Code. He noted this ordinance only applied to
175 streets, sidewalks, trails, and other public property.

176

177 Councilmember Baskin recommended the proposed amendment should be placed in Section A to
178 say “unless approved in writing by an authorized City official it is unlawful for...”.

179

180 Councilmember Knowlton questioned if the definition for “public grounds” under Section C
181 would cover schools. Councilmember Baskin answered that a school district was a political
182 subdivision.

183

184 Chief Black commented that schools also had their own ordinances as it pertained to their
185 properties.

186

187 Mayor Horrocks questioned what would happen if a rogue City official allowed camping
188 anywhere in the City. Councilmember Baskin said that code enforcement and the City Council
189 would not allow this.

190

191 Chief Black said any decision made by a City official was subject to review by the City Manager.

192

193 Ken Leetham clarified that the City Manager generally had administrative authority over these
194 types of things. He continued that there could be exceptions to the entirety of camping that could
195 be allowed by a City official related to cooking.

196 Chief Black mentioned using a mobile grill at the Night Out Against Crime event and if this
197 would violate the proposed ordinance. He also questioned if a canopy or tent at an event would
198 also be a violation.

199
200 Councilmember Baskin noted that camping out for parades or other events would not be allowed
201 per the ordinance.

202
203 Chief Black pointed out that the enforcement of any law or ordinance was subject to discretion.
204 He said in some instances that best discretion may need to be used. He said this ordinance was
205 meant to help with those experiencing homelessness and camping on public property.

206
207 Councilmember Jackson said there had been a noticeable difference when a similar ordinance
208 was adopted in Salt Lake City on Capitol Hill. She was in favor of narrower provisions that
209 could be amended at a later date.

210
211 **Councilmember Knowlton moved that the City Council approve Ordinance 2025-12, an**
212 **ordinance amending Title 7, Chapter 7 related to unsanctioned camping with the following**
213 **findings:**

- 214
215 **1) The amendments are necessary to comply with Utah State Code 35A-16-403 which**
216 **requires municipalities to adopt and enforce an ordinance related to unsanctioned**
217 **camping;**
218 **2) The amendment is in the public interest to address issues that may arise from**
219 **unsanctioned camping; and**
220 **3) Changed or changing conditions make the proposed amendments reasonably**
221 **necessary.**
222 **4) And with the language to provide administrative discretion as suggested by Chief**
223 **Black**

224
225 **Councilmember Jackson seconded the motion. The motion was approved by**
226 **Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld
227 was excused.

228
229 **7. CONSIDERATION OF PROPOSED AMENDMENTS TO A CONTRACT WITH**
230 **MURPHY AND MURPHY LAW, LLC FOR PUBLIC DEFENDER SERVICES IN THE**
231 **NORTH SALT LAKE MUNICIPAL COURT**

232
233 Ken Leetham reported that the City Council previously approved this agreement; however, some
234 changes had been recommended by West Bountiful City and reviewed and accepted by Murphy

235 and Murphy Law, LLC. He shared the changes, including a termination clause, which he agreed
236 would improve the overall agreement.

237
238 **Councilmember Jackson moved the City Council approve the proposed amendments to the**
239 **professional services agreement for public defense attorney services between the City of**
240 **North Salt Lake, West Bountiful City and Murphy and Murphy Law, LLC.**

241 **Councilmember Clayton seconded the motion. The motion was approved by**
242 **Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld
243 was excused.

244

245 8. APPROVAL OF CITY COUNCIL MINUTES

246

247 The City Council minutes of June 3, 2025 were reviewed and approved as drafted.

248

249 **Councilmember Jackson moved the City Council approve the meeting minutes of June 3,**
250 **2025. Councilmember Knowlton seconded the motion. The motion was approved by**
251 **Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld
252 was excused.

253

254 9. ACTION ITEMS

255

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

257

258 10. COUNCIL REPORTS

259

260 Councilmember Clayton mentioned that there would be a vacancy on the Events Committee.

261

262 Councilmember Knowlton reported on a successful Juneteenth Unity in the Community event.
263 He commented on how these events created a welcoming community. He spoke on meeting with
264 Woods Cross on the shared dog park which would potentially be called the Flash Cairo Park after
265 K-9s from each city. He mentioned collaborative improvements at the park between both cities
266 including a pavilion.

267

268 Jon Rueckert said staff was installing poles for the fencing which was 60% completed. He said
269 the concrete contractor would start flatwork later this week.

270

271 David Frandsen mentioned the project had taken longer as construction was being done by staff
272 but that this resulted in significant cost savings. He said staff was planning to hold a grand
273 opening for the park soon.

274 The Council discussed canceling the July 1st City Council meeting. Mayor Horrocks agreed to
275 cancel the meeting.

276

277 Councilmember Baskin questioned if there could be a dog park in the Springhill landslide area
278 on 350 East. Ken Leetham replied that staff would continue to review this item. He explained
279 that areas which were deed restricted most likely could not be used for a dog park but that there
280 were portions of the landslide site not encumbered by a deed restriction that may be usable.

281

282 Councilmember Jackson reported that the Arts Committee met while she was out of town. She
283 noted that the Committee was moving forward with the mural program.

284

285 11. CITY ATTORNEY'S REPORT

286

287 Todd Godfrey had nothing to report.

288

289 12. MAYOR'S REPORT

290

291 Mayor Horrocks reported that Wasatch Integrated Recycling received best in Davis County. He
292 shared the contractor letter with the Council related to their positive experience working with
293 staff.

294

295 13. CITY MANAGER'S REPORT

296

297 Ken Leetham shared a video from the City's Juneteenth event that featured a speech by
298 Councilmember Knowlton. He expressed appreciation for the sentiments expressed. He said that
299 the City had a tent at these community events and he appreciated the opportunity to interact with
300 residents.

301

302 14. ADJOURN

303

304 Mayor Horrocks adjourned the meeting at 8:02 p.m.

305

306 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday July*
307 *15, 2025 by unanimous vote of all members present.*

308

309

310

311 _____
Brian J. Horrocks, Mayor

_____ *Wendy Page, City Recorder*

Action Items for July 15, 2025

Item	Staff	Description	Staff Responses
<u>Current</u>			
1	Wendy/Ken	(6-3-25 CM Van Langeveld) Request for staff to include an item on the next Health & Wellness Committee meeting to discuss the National Fitness Campaign and Partnership Programs Available.	<p><i>(6/10/25) This item was added to the next Health & Wellness meeting agenda for discussion on July 14th.</i></p> <p><u><i>7-15-25 Response: This item should be removed from the Action Item list since it will be completed by July 14. If the H&W Committee wished to consider this item further, they will bring it to the City Council for further consideration.</i></u></p>
2	Ken/David	(5-20-25 CM Knowlton) Explore options to property purchase for expanding the Public Works facilities.	<p><u><i>7-15-25 Response: This item should return to the City Council for follow up with some initial conceptual information including: 1) potential locations; 2) overview of needs for a new facility; 3) cost estimates and an overview of potential funding sources for the eventual project.</i></u></p> <p><u><i>Deadline to have a Council work meeting to review conceptual information: October 21, 2025</i></u></p>
3	Sherrie	(5-20-25 CM Baskin) Research potential for creating a dog park at Springhill Park.	<p><i>(6/11/25) Ali is researching the restrictions on the property that was acquired from the FEMA grant, there is possibility for the lots that are on 350 East that are not part of the grant that could be utilized as a dog park.</i></p> <p><u><i>7-15-25 Response: We (staff) believe the spirit of the deed restrictions on the property is that the City NOT use the property for any purpose. Further, we can allow dogs in the area as a policy if we wish to do that. There has been no outreach to the City from the public on this idea.</i></u></p> <p><u><i>City staff believes that there are City-owned properties adjacent to the Springhill landside location that do not have any restrictions. These are located downhill from the FEMA-restricted properties and have frontage on 350 East Street.</i></u></p> <p><u><i>The proper way to evaluate this item is to undertake a small study of potential locations for a dog park in the central part of the City; that is, should the dog park be located further west so that higher density neighborhoods are closer to such a facility? Does the City wish to provide multiple dog parks in various locations? Deadline to present a more comprehensive report on this matter: October 7, 2025.</i></u></p>

4	Ken/Todd	(5-6-25 CM Van Langeveld) Telecommunication – research on City’s ability to limit improvements to streets and parkstrips and to regulate aesthetics of certain equipment.	<p><i>(5/15/25) City legal counsel is reviewing the City’s ability to comply with this assignment.</i></p> <p><i><u>7-15-25 Response: The City has not yet determined its legal authority to require all pedestals to be located underground; however, Lumen, which has been doing work in the Foxboro neighborhoods, has agreed that in all future phases, they will bury pedestals that are located in front yards.</u></i></p> <p><i><u>If the City can enact such a restriction, it will take a legislative change to all license agreements and will have to return to the City Council for action.</u></i></p> <p><i><u>Deadline for a report back: September 16, 2025.</u></i></p>
5	Sherrie	(5-6-25 Mayor Horrocks) Look into obtaining State funding for semiquincentennial events in 2026.	<p><i>(6/11/25) Ali has reached out to the grant administrator and will work with the event committee and coordinate the necessary declarations that the CC needs to make to qualify for the grants.</i></p> <p><i><u>7-15-25 Response: The City has learned that there are \$1,500 stipends for us to use for an America250 Utah event. This will require us to become a registered Utah250 Community which requires creation of a Committee (CC may act as the Committee), passage of a resolution and submittal of an event/celebration idea. The City will then receive a branded logo for use in 2026 related to our events and a stipend up to \$1,500.</u></i></p>
6	Sherrie/Craig	(4-1-25 CM Van Langeveld) Free Speech Zone (social media & enforcement) and political signs allowed in public spaces.	<p><i>(6/11/25) Map has been created in conformance to the free speech zone for the Legacy Vendor Fair/Unity in Community Events per the ordinance.</i></p> <p><i><u>7-15-25 Response: The City created a map and information related to free speech zones at Legacy Park. This action only provides a location from which persons may exercise free speech using a tent or canopy, a table, a podium and sound system or other types of free speech. In addition, our ordinance restricts the use of parks and adjacent park strips for the display of flags except for the free speech zone. It should be noted that persons who wish to walk and talk to the public during events and distribute information or have discussions outside of the free speech zones are able to do so without restriction. The City does not have the authority to restrict speech just from individuals attending the event and having normal discourse with other people.</u></i></p> <p><i><u>This item can be removed from the Action Items.</u></i></p>

7	Sherrie	(4-1-25 CM Van Langeveld) Airbnb more research on commercial areas and possible code amendment.	<p><i>(6/11/25) Short term rental ordinance was updated, future development agreements will address not allowing short term rentals in space for commercial uses.</i></p> <p><i><u>7-15-25 Response: This assignment has been completed.</u></i></p>
8	Sherrie	(2-18-25 CC) Project to evaluate readdressing all County addresses to City addresses.	<p><i>(6/11/25) Staff has met to discuss the framework for the committee, the goals or recommendations to be considered, potential committee members, timeline and review 345 properties affected. Staff will draft assigned addresses for affected properties and provide timeline for Council.</i></p> <p><i><u>7-15-25 Response: City staff is working to assemble a data base of all addresses in the City that require adjustment. That will be completed by the end of 2025. After that time, City staff will propose to the Council a working group of members of the public, staff and Council representative to review the entire scope of the project, City costs and overall impacts of the project. Estimated completion, which is City Council taking action on a plan to move forward is April 1, 2026.</u></i></p>
9	Ken/David	(1-7-25 CM Baskin) Strategic Planning Meeting for City Council (March or separate date from budget retreat).	<p><i>(6/11/25) This activity has been scheduled for the two City Council meetings in August.</i></p> <p><i><u>7-15-25 Response: This item can be removed from the Action Item list.</u></i></p>
10	Ken/David	(6-18-24 CC) Eagleridge beautification project – staff to continue working on the beautification project including branding, less expensive plans, cohesive signage (all City).	<p><i>(1/2/25) Working to bring back alternatives to the City Council in early 2025.</i></p> <p><i>(3/4/25) Discuss what can be done with budgeted funds this year including alternatives, cost breakdowns, public/private partnerships, and phasing.</i></p> <p><i>(3/27/24) Staff is working on cost estimates for two options: informal “forested” plantings and formal tree-lined street option.</i></p> <p><i><u>7-15-25 Response: Staff has received a detailed phasing and cost estimate for the project and will make a presentation to the City Council on July 15, 2025. This project may stay on the Action Item list, but the Council could take action on this item in the July 15th meeting.</u></i></p>
11	Ken	(5-21-24 CM Knowlton) Prepare talking points for the 2600 South / 1100 North bridge challenges.	<p><i>(1/2/25) Ken is preparing talking points and will then update City website for public awareness.</i></p>

			<p><u>7-15-25 Response: The City has not moved forward on this project and the main reason is that the bridge cannot be built unless it is approximately 2,200 feet long. That length would be a significant disruption to several properties, require the re-routing and/or disconnection of Main Street, does not have the support of Woods Cross (adjacent to the project) and cost approximately \$50-60 million.</u></p>
12	Jon/Sherrie	<p>(5-7-24 CM Jackson) Possibility for an app that would provide the status of possible rail blockages. (8-6-24 CM Jackson) signage notifications for rail blockages. (3-4-25 CM Van Langeveld) Interested in a City app and to know costs. This app would help residents to stay informed, report issues, and access city services – similar to SLC, Syracuse or Sandy.</p>	<p><i>(8/15/24) Staff is looking at several app possibilities. We will also be reaching out to UDOT to include permission to install electronic messaging technologies on US89 and other areas to alert for train delays. (8/26/24) Contacted DSR a software development company. This company has created a train detection algorithm that can run on existing CCTV hardware. Currently there isn't camera hardware installed at any of the major crossings (Center, Main St, 1100 N) DSR doesn't provide any hardware but can develop their algorithms to use/present the data such as alerts of blockages at crossings and estimated times till clear. This information can be used for internal use only or can be relayed to roadside VMS signs or other signals. This information can also be pushed to mobile apps that can provide optimal routes during blockages. Development of this product for use specific to NSL crossings may be \$100,000 - \$150,000 and include nominal annual maintenance fees in perpetuity of software use. Estimates for camera hardware installation at these crossings would be around \$50,000.</i></p> <p><u>7-15-25 Response: This action item is two items: 1) a request to develop a mobile train crossing warning system; and, 2) investigate having a City app that would contain lots of useful information for the public about city events and services.</u></p> <p><u>Train crossing warning system: Staff is working to prepare a presentation on alternatives for a mobile train access warning system. We are looking at a system in the Midwest and a system operated by Salt Lake City where there are multiple at-grade crossings subject to delay. This part of the project will require a few more months of work and a deadline of March 1, 2026 has been established.</u></p> <p><u>City app: City staff is reviewing several apps and some vendors who could provide this service to the City. A deadline to make a presentation to the City Council on this part of the action item is November 4, 2025.</u></p>

13	Heidi/Ken	(3-6-24 Mayor Horrocks) Potential hardship policy for mandatory recycling. Review costs for waste & recycling services.	<p><i>(5/28/25) The Audit Committee reviewed a draft policy document on 3/18/25 and provided additional parameters for consideration. The Committee will review and updated draft of the policy at the June 17, 2025 Audit Committee meeting.</i></p> <p><u><i>7-15-25 Response: The City Council will review a proposed hardship policy at their regular meeting on July 15, 2025. After that time, this item can be removed from the action items.</i></u></p>
14	Jon / Karyn	(2-6-24 CM Jackson) Staff to further investigate and reach out to Big West Oil related to soil conditions of park strip on the south side of Center Street adjacent to BWO property.	<p><i>(5/1/25) Soil sample results indicate soils are clean of any harmful chemicals; however, the parkstrip has been compacted such that material will have to be removed and replaced. Staff is working on a cost estimate to prepare the parkstrip for planting, establishment of water service and tree planting.</i></p> <p><u><i>7-15-25 Response: Based upon the findings that the soils are not contaminated, staff has initiated a cost estimate for the design and construction drawings for the treatment of this park strip area. Staff received a cost estimate of \$12,950 which includes the costs of preparing designs, construction plans, bidding assistance and construction administration. Staff's intention is to proceed with that portion of the project and then seek further Council direction for construction. Deadline for this portion of the project is November 1, 2025 with a bid process occurring during the winter for construction in early 2026.</i></u></p>
15	Ken	(3-7-23) Staff to identify any items that would qualify for the Community Funding Projects that Congresswoman Maloy recommends.	<p><i>(5/16/24) Program details were not made available in advance and so we will be looking at projects for 2025. Possible projects include message and reader boards related to train crossing delays or other traffic safety improvements.</i></p> <p><u><i>7-15-25 Response: City staff is working to identify qualifying water projects for 2026. Federal projects are very complex and usually cost almost twice as much as using other local funding sources. Staff will report back on this project by January 20, 2026.</i></u></p>
16	Ken	(3-7-23) Staff to prepare a policy related to City Hall rental/use.	<p><i>(3/16/23) Staff is reviewing city hall use policies and will propose a written policy statement in a future Council meeting.</i></p> <p><u><i>7-15-25 Response: City staff is working to complete a draft of a policy statement on this issue for review by the City Council. Deadline for this item is September 16, 2025.</i></u></p>

Future Agenda Item Discussion Requests			
17	Ken	<p>(7-16-24 CM Knowlton) Discuss annexation of Chevron with Davis County. (4-1-25) City Council requested this be a discussion at upcoming strategic planning meeting with review of tax analysis data provided by Finance Director.</p>	<p><i>(10/30/24) Ken and Mayor discussed this with County Commissioner and will continue discussions with Davis County. (2/26/25) Heidi completed a tax analysis of this proposal and submitted it to the City Council.</i></p> <p><i><u>7-15-25 Response: There will be time set aside during the Strategic Planning Retreat to discuss this item. It is unlikely that Chevron would ever be supportive of an annexation into the City since it is estimated to result in a 31% property tax increase to Chevron.</u></i></p>
18	Sherrie/Ken	<p>(11-19-24 Mayor Horrocks) Future discussion related to expanding Tunnel Springs Park or the Springhill Landslide area for parks request per residents on Independence Way.</p>	<p><i>(11/26/24) The General Plan will have a park and open space element and an analysis of park distribution and walkability should be included.</i></p>
19	Ken / David	<p>(4-2-24 CC) Staff will make future proposal on trees/sidewalk damage policies.</p>	<p><i>(5/16/24) Funds have been proposed in the FY25 budget of \$100k for the purpose of sidewalk repair. An ordinance relating to trees and public rights-of-way needs to be put forward.</i></p> <p><i><u>7-15-25 Response: This item is part of a larger issue of sidewalk condition and repair Citywide. Two parts of the project are: 1) creating a policy for when trees on private property damage public sidewalks (should they be removed, sidewalk relocated, etc.). This first part also includes a policy related to the obligations of the adjacent property owners to participate in the costs of repair and replacement of sidewalk or removal of trees. 2) The City must address a citywide infrastructure need to repair and replace sidewalks throughout the City. This is a policy decision by the City Council.</u></i></p> <p><i><u>Deadline for Part 1: October 21, 2025</u></i> <i><u>Deadline for Part 2: January 20, 2026</u></i></p>

20	Sherrie/Karyn	(5-21-2024 CM Knowlton) Completion of the Hwy 89 corridor agreement with UDOT with a goal to complete the agreement by September 1, 2024. (8-6-24 CM Knowlton) Provide update at next meeting and draft agreement soon. (9/17/24 CM Knowlton) Discussion desired related to status update. (1/21/25 CM Knowlton) Requested update soon.	<p><i>(7/1/2025) Meeting with UDOT scheduled on July 10th at Region 2 offices</i></p> <p><i>(3/27/25) Draft agreement was submitted to UDOT Region 1 Director and staff on February 27, 2025.</i></p> <p><i><u>7-15-25 Response: This project should be completed soon in a way that allows the City to adopt a formal agreement with UDOT that will govern access management, future right-of-way configurations, locations of semaphores (intersection lights), and many other issues on US89. The deadline for this item is immediate and staff will bring the proposed agreement to the Council asap after the July 15, 2025 meeting.</u></i></p>
21	Sherrie/Jon	<i>Combined Action Items:</i> (1-2-24) Work session on Code amendments related to park strip landscaping and street trees. Evaluate City owned park strips and properties for recommendation on conversion to water wise landscape & review compliance notifications and processes. (3-21-23) Look into increasing tree plantings on City owned land.	<p><i><u>7-15-25 Response: As noted in the revised description, this project is really three major pieces related to landscaping, water conservation methods and tree planting on City-owned property. Project 1: the Council expressed a desire to discuss the status of the City's ordinances related to park strip improvement requirements that apply to all properties throughout the City. This item will be scheduled for the work session on September 16, 2025.</u></i></p> <p><i><u>Project 2: This project requires City staff to provide an inventory and analysis of City-owned park strips and properties which might be good candidates for conversion from turf to water wise landscaping treatments. A second minor piece of this project is to evaluate our compliance notifications and processes related to conversion of areas to low water use treatments.</u></i></p> <p><i><u>Project 3: This item is a policy question for the City Council related to what level of investment should the City be making each year for tree planting. The current General Plan and City budgets identify tree planting as a priority in the City and this project should articulate the City's specific action plan to increase tree plantings on City property. Deadline for this project is November 11, 2025.</u></i></p>
22	Sherrie	(10/3/23) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)	<i><u>7-15-25 Response: This project is from October of 2023. We have had some discussions about parking since that time, but the Council should clarify for the staff what is needed or wanted with this assignment.</u></i>
23	Ken	(6-20-23) Potential City Council discussion on cyber security.	<i><u>7-15-25 Response: This project is now 2 years old, but the City could still have a work session on this item at any time. ETS, the City's IT group, has implemented several strategies to protect the City, our data and our electronic systems from harm. No deadline, but could be scheduled at any time.</u></i>

REPORTING ON ACTION ITEMS

(No Council Action Required)



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: July 15, 2025
SUBJECT: Action Item #22: Evaluation of compliance notifications and processes related to water efficient landscape conversions

ACTION ITEM

Action Item #22 related to park strips, water efficient landscaping, and process related to enforcement. Staff was asked to evaluate the City compliance notifications and processes for the conversion of sod areas to water efficient landscaping.

BACKGROUND

At the August 16, 2022 Council meeting, a resident provided comment during the public comment period that she had recently removed the sod from her park strip and installed rocks only with no plant material. She had received a notice of violation that her parks strip was in violation of the water efficient landscape ordinance which requires 33% of the park strip to be plant material. She didn't want to put irrigation back into her park strip that she just removed for the addition of plant material. She had made a comment that the letter made her feel like she was going to jail for the violation. Another resident in attendance suggested that the requirement for plant material be removed from the ordinance with all the water conservation messaging being shared.

Later in the meeting, during the Council Reports, the matter was discussed further. It was clarified that the letter sent to the resident was a courtesy letter whose content was advised by the City's Hearing Officer to contain the alleged violation, the specific ordinance in violation, the potential penalties, and the action required to comply. The Council asked staff to review the process and the language of the courtesy notices for softening.

It was also discussed that the previous ordinance required 100% of the park strip to be lawn, shrubs, and trees. That the change to 33% plant material was to provide opportunity to remove the sod and save water, as well as maintain water wise plant materials in accordance with Weber Basin Water guidelines. This ordinance provides eligibility of NSL residents to participate in their flip the strip rebate program. Ken suggested that an ordinance amendment could be considered to require the percentage of plant material or trees. Councilmember Baskin commented that if the resident had contacted the City before removing her sod, she would

have been told about the ordinance. Councilmember Gordon stated that she had no desire to revise the ordinance to add requirement for only trees. Staff further clarified that the ordinance already allowed trees to be counted toward the required plant material at a rate of approximately one tree per 25 feet, depending on the size of the tree and park strip. It was also noted that some plant material is needed in park strips to help prevent erosion.

ACTIONS COMPLETED

In the 3 years since, the Community Development Department has used the City website, newsletter, and social meeting every spring and summer to provide education regarding the water efficient landscape regulations, Weber Basin's "Flip the Strip" rebate program and subsequent front yard sod rebates program, available resources to assist in conversion to water wise planting, and the availability of the City's free landscape land use permits to ensure compliance. Residents seem to like the free land use permit review which ensures that they qualify for the Weber Basin rebate programs. It has been very successful and we have very few additional complaints regarding the ordinance as the public has become very aware of water conservation efforts and community need to impose such regulations.

To address the issues related to the initial notification of violations which was received by some residents as harsh, Code Enforcement has changed the process. The enforcement specialist first attempts to make personal contact with the property owner either on the property, by phone, or by email. In the first contact the potential violation is discussed along with possible solutions. Staff can offer suggestions for resources to assist the property owner; examples can be how to find a tree trimming company, or contacts for local community churches who can assist elderly residents, etc. Generally, this leads to the property owner committing to remedy the violation by a reasonable date and the enforcement specialist following up after a few weeks to verify compliance.

If a verbal contact is not made after 10 days of attempting to reach the resident, a courtesy letter is mailed, emailed, or left at the residence. The letter states that the property may be in violation of said ordinance and requests the owner contact the City so that we may assist them in identifying a solution. If no response is received after an additional 10 days, a formal notice of violation is mailed. The new improved process has been working and residents have responded very well to this method. The enforcement specialist does not usually have to send the formal notice of violation and we have not had to schedule a hearing before our hearing officer in over 2 years.



City of
NORTH SALT LAKE

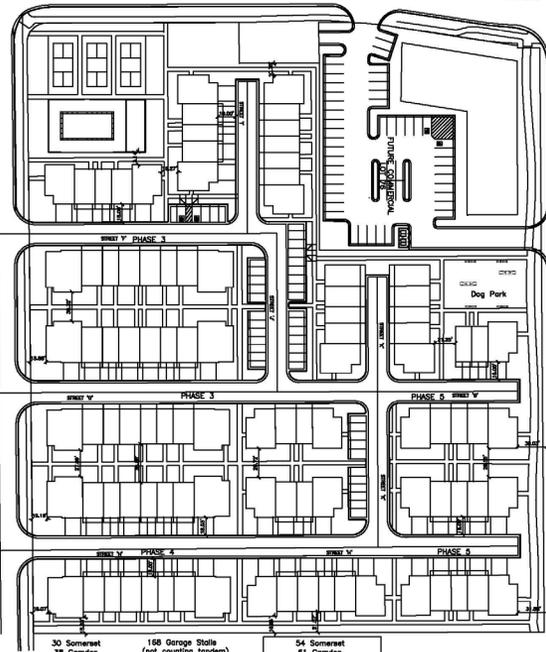
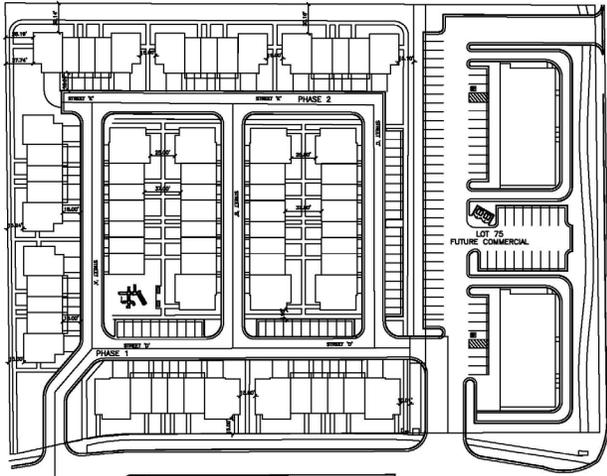
CITY COUNCIL
Work Session

July 15, 2025
6:00 p.m.

COMMERCIAL USE PROPOSAL FOR
CLIFTON PLACE

24 Somerset
23 Camdens
10 Wyndam Type
11 Carlike Type
88 Units this phase

112 Garage Stalls
(not counting tandem)
81 Driveway Stalls
41 Parking Stalls
209 Total Stalls (3.05 Ratio)



30 Somerset
28 Camdens
21 Wyndam Type
19 Carlike Type
99 Units this phase

168 Garage Stalls
(not counting tandem)
98 Driveway Stalls
45 Parking Stalls
302 Total Stalls (3.05 Ratio)

54 Somerset
61 Camdens
29 Wyndam Type
23 Carlike Type
187 Units Total

280 Garage Stalls
(not counting tandem)
118 Driveway Stalls
112 Parking Stalls
510 Total Stalls (3.05 Ratio)

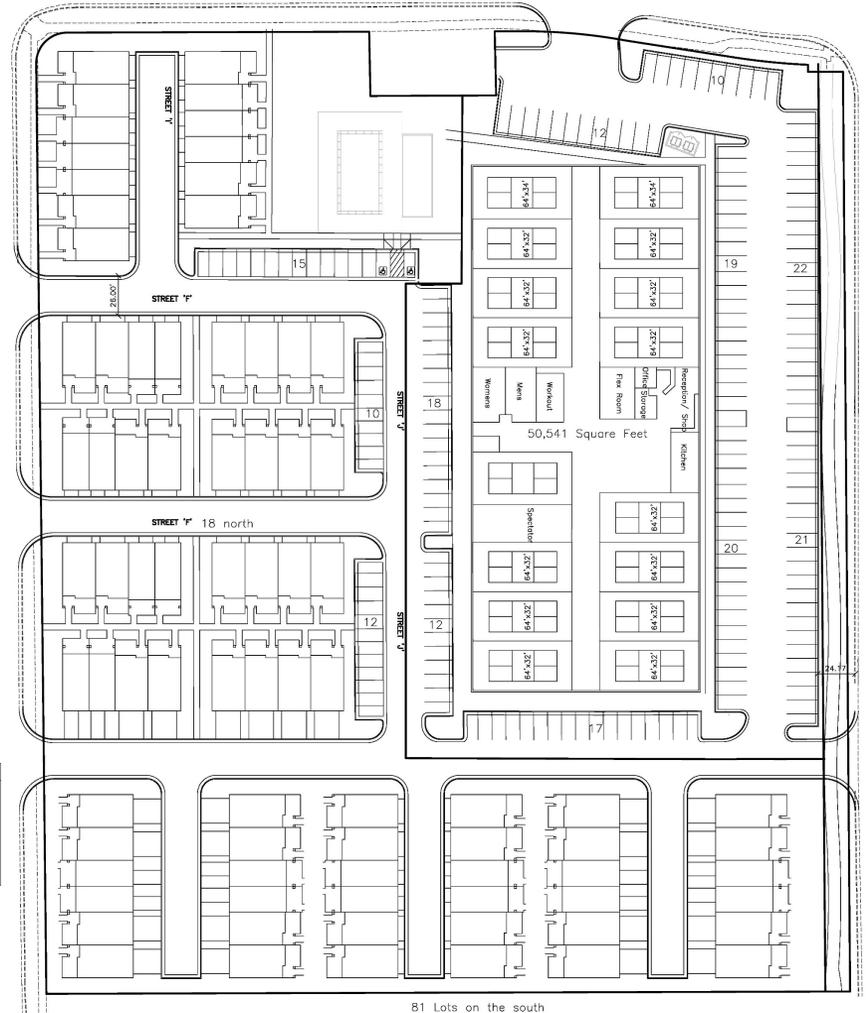
Project Totals

26 Somersets
55 Camdens
81 Lots on the south

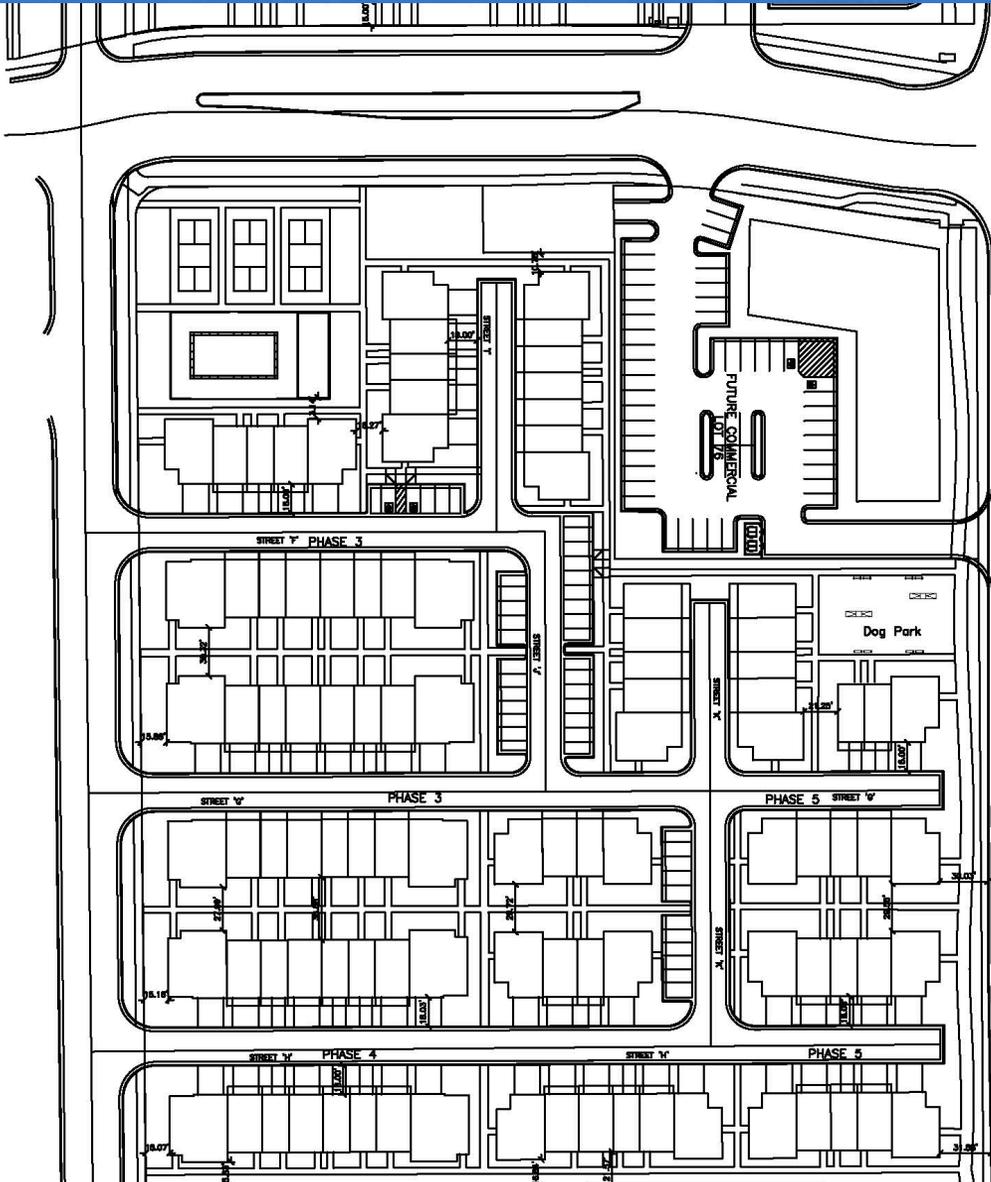
Residential Parking Tabulation
136 Garage Stalls
54 Driveway Stalls
37 Parking Stalls
227 Total Parking Spaces
2.8 Stalls Per Unit

Commercial Area Stats
118,657 SF Commercial Lot
2.72 Acres
52,541 SF Facility
16 Courts
151 Stalls On Pickleball Property

378 Total Site Parking



81 Lots on the south
27 Lots Lost on the south



26 Somersets
 55 Comdens
 81 Lots on the south

Residential Parking Tabulation
 136 Garage Stalls
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Commercial Area Stats
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81 Lots on the south
 27 Lots Lost on the south

North Salt Lake Pickleball Club & Sports Center

1095 N Redwood Rd | North Salt Lake



A Pickleball Club Facility

Brighton Homes Utah II, LLC
45 E. Center Street, Suite 004
North Salt Lake, UT 84054
801-397-9755


BRIGHTON HOMES



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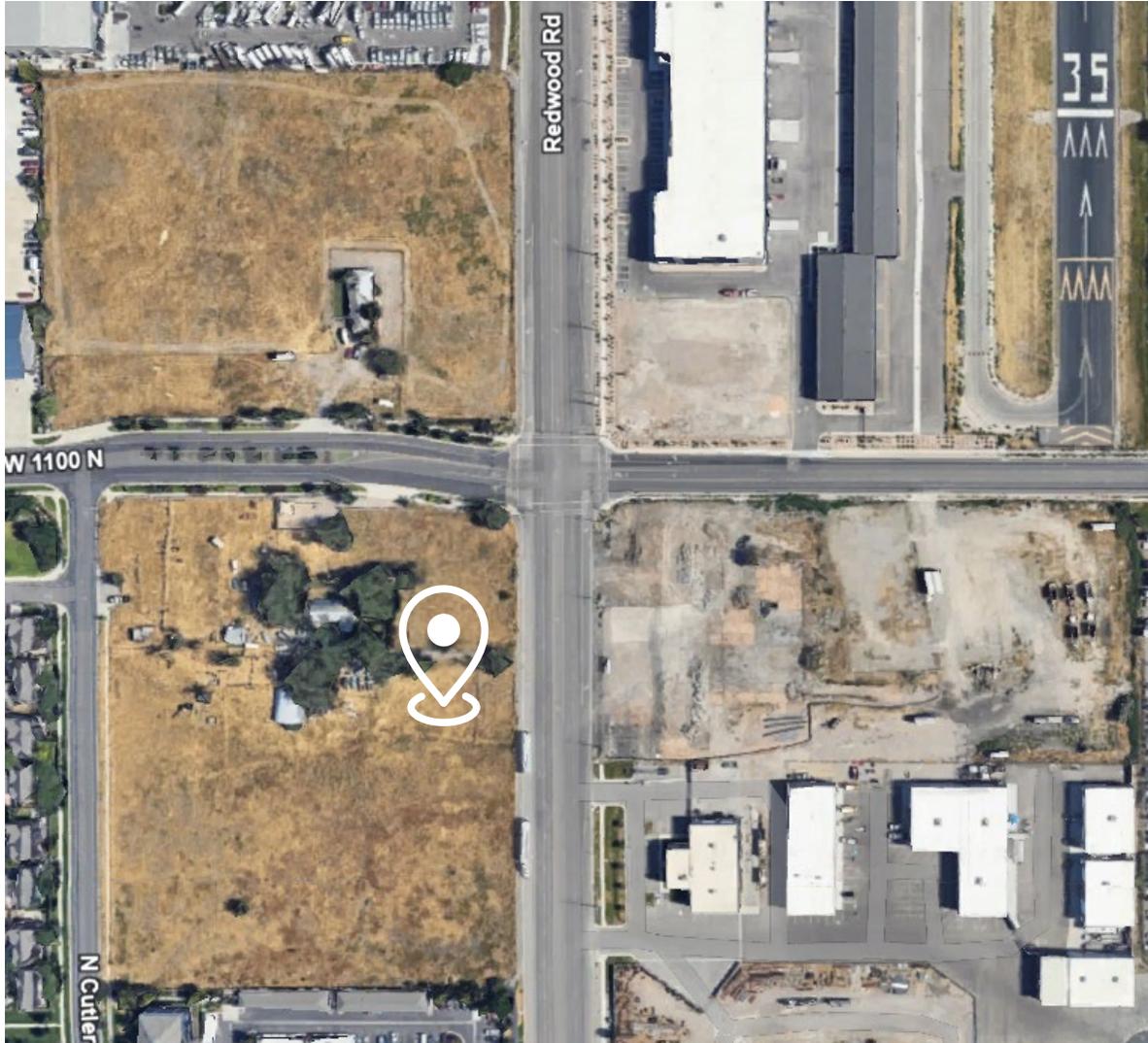
- 02 OVERVIEW & PURPOSE
- 03 SITE CONTEXT
- 04 ORIGINAL PLAN
- 05 NEW PROPOSED LAYOUT
- 06 PROJECT DETAILS
- 07 MARKET JUSTIFICATION
- 08 CLOSING SUMMARY & REQUEST

02 OVERVIEW & PURPOSE



- Original project approved as a mixed-use development with two commercial parcels totaling ~2.87 acres.
- Parcels were listed for sale, lease, or build-to-suit, but received zero offers, even below our purchase price.
- Purpose today: Amend the project to enable a self-performed commercial venture centered around a high-quality pickleball facility.
- Objective: Activate the intersection, provide community benefit, and support long-term area development.

03 SITE CONTEXT



1095 N REDWOOD RD, NORTH SALT LAKE, UT 84054



FOXBORO NORTH ENTRANCE & SKYPARK



P- DRISTRICT ZONE



ALL FOUR CORNERS OF INTERSECTION UNDEVELOPED



NEW CLIFTON TOWNHOMES SELLING

04 ORIGINAL PLAN

North Parcel

- 1.87 acres commercial

South Parcel

- 1.00 acres commercial

Total

- 2.87 acres of planned commercial space

Market Effors

- Multiple listings with brokers
- Listing price dropped below acquisition cost
- Zero inquiries or offers
- Market response necessitates a new approach



05 PROPOSED PLAN



1095 N REDWOOD RD, NORTH SALT LAKE, UT 84054



CONSOLIDATE ALL COMMERCIAL TO SOUTH PARCEL



MOVE DISPLACED TOWNHOMES TO NORTH



COMMERCIAL 2.74 ACRES



151 DEDICATED PARKING STALLS

06 PROJECT DETAILS

Pickleball Facility Details

- Building size: 50,000 sq ft
- 16 indoor pickleball courts
- Partnership with a proven national pickleball facility operator
- Class A design, including:
 - Café/lounge area
 - Retail space for merchandise and gear
 - Viewing mezzanine
- Project goal: Make it a regional pickleball destination and event venue

Parking Plan

- 151 dedicated parking stalls (potential for additional shared parking)
- 9.4 stalls per court (significantly above industry norm)
- Studies of comparable facilities:
 - Typical stall ratios: 6 to 8 per court
 - Our plan accounts for peak usage and event overflow
- Parking layout complies with city standards and supports safe, efficient circulation



07 MARKET JUSTIFICATION



Commercial Market Response

- Despite active marketing and price reductions below purchase cost, we've received zero offers on the original commercial parcels over the last several years.
- All four corners of the intersection remain undeveloped, highlighting lack of demand for speculative commercial.

Why the Pivot?

- The market has made it clear: a new approach is needed.
- By developing a self-performed, recreation-driven anchor, we can generate immediate activity and long-term momentum.
- The proposal provides:
 - Immediate and credible commercial activation
 - A recreation-based draw that increases visibility and long-term land value

08 CLOSING SUMMARY & REQUEST

Community & Economic Benefits

- Introduces a high-quality recreational amenity that serves residents of all ages
- Drives consistent traffic and commercial activity to a currently inactive intersection
- Creates local jobs and generates sales tax revenue
- Supports surrounding development and fulfills the city's vision for a vibrant mixed-use corridor

Our Request

- Approval of the amended layout, including:
 - Consolidation of commercial area to the south
 - Permit use of a 50,000 sq ft indoor pickleball facility
 - Relocation of townhomes to the north parcel

Next Steps

- Receive and implement feedback from City Council
- Finalize site and architectural plan reviews
- Coordinate permitting and construction schedule



Pickleball Club Facility Presentation

Contact

Nate Pugsley
+1 801 634 0742
Nate@BuildWithBrighton.com

Shawn Poor
+1 801 839 6321
Shawn@BuildWithBrighton.com

Tom Harris
+1 801 462 2840
Tom@BuildWithBrighton.com

John Blocker
+1 909 706 0890
John@BuildWithBrighton.com



BRIGHTON HOMES

Brighton Homes Utah II, LLC
45 E. Center Street, Suite 103
North Salt Lake, UT 84054
801-397-9755



Health & Wellness Committee 2025 Annual Report



Health & Wellness Committee 2025 Annual Report

- Committee Members:
 - Mason Bennett (current chair)
 - Jeff Scroger (current vice-chair)
 - Sam Ball
 - Christine Seamons
 - Nicole Whetstone
 - Alisa VanLangeveld (City Council liaison)
- Staff:
 - Ken Leetham
 - Craig Black

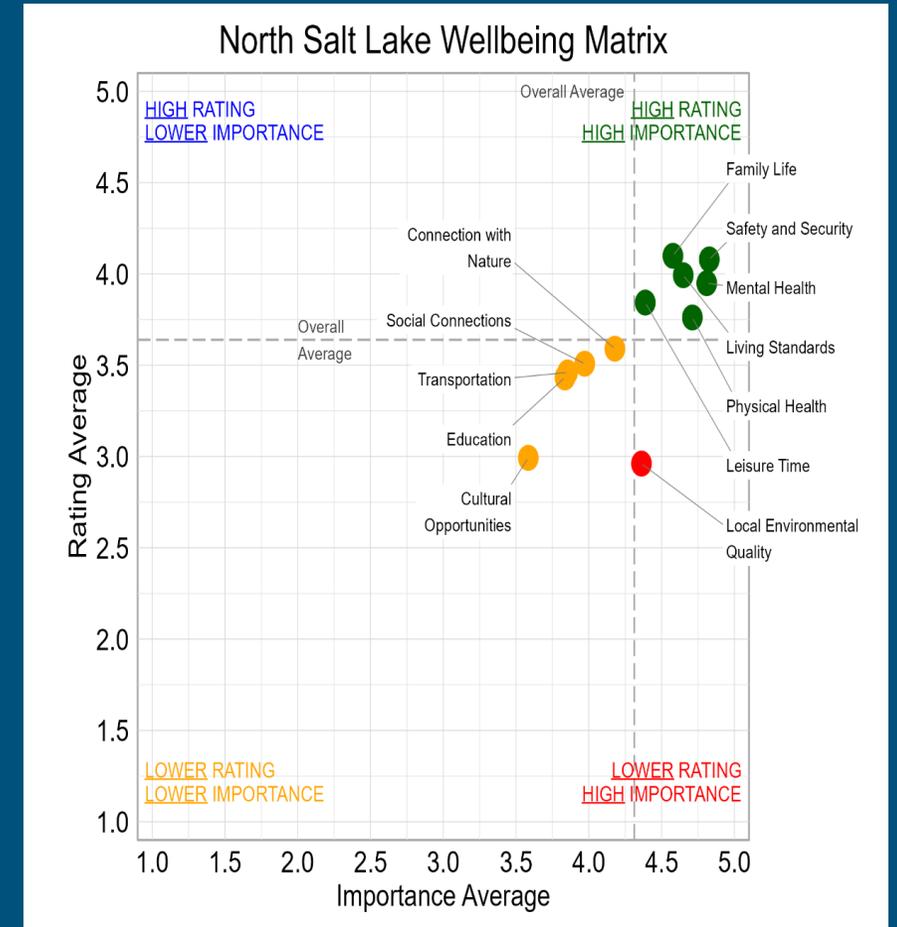


Health & Wellness Committee Established Duties (by CC Resolution)

- Review of Research and Programs
- Creation of Strategy Recommendations to Address Barriers
- Prepare and Present a Formal Annual Report
- Carry out City-approved Programs and Initiatives

Health & Wellness Committee 2024 Accomplishments

- Continued partnership with Communities that Care & Davis Behavioral Health
 - Circle of Security Parenting Class
 - Every Day Strong
- Conducted the second City Wellness Survey in 2024
 - 439 viable survey responses
 - Next survey in 2026
- Presence at Night Out Against Crime Fair
- Hosted three community trail events with Trails Committee



Health & Wellness Committee 2024 Accomplishments

- Assisted with Unity in the Community events
- Participation in South Davis Emergency Preparedness Fair
- Presentation of Wellness Survey Results to the City Council
- Food drive for Ladies of Charity food pantry
- Participation in One Kind Act A Day initiative, including visits to NSL elementary schools
- Several social media posts



Health & Wellness Committee

Established Duties

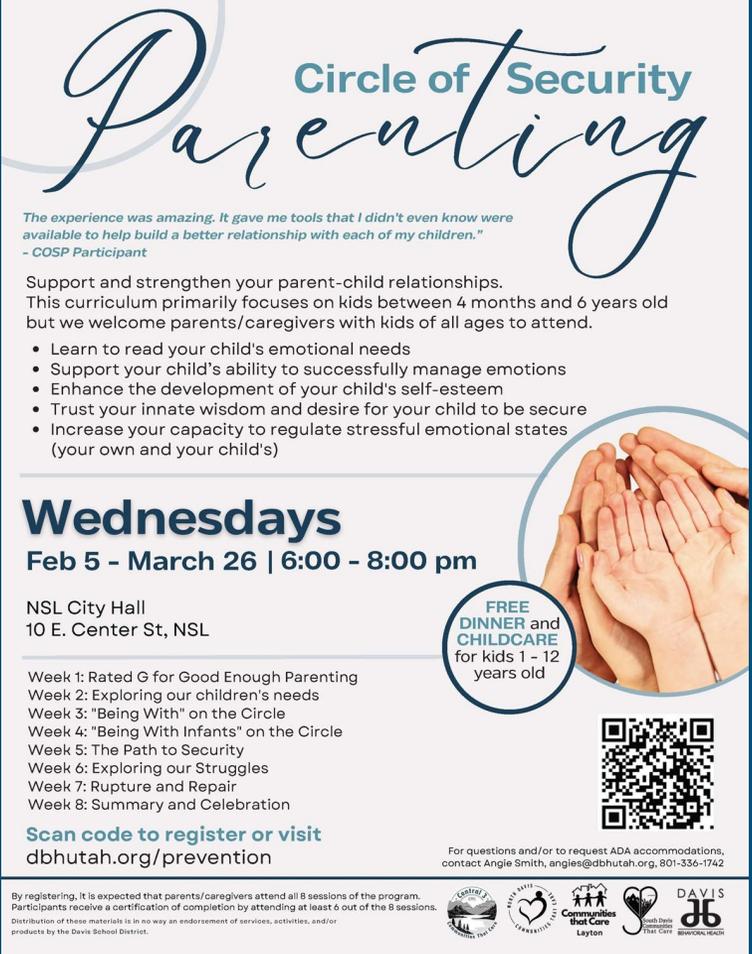
- Review of Research and Programs Related to 5 Specific Areas of Interest:
 - Physical and Mental Health
 - Personal Wellness
 - Food and Housing Access
 - Addiction
 - Social Media/Newsletter (Category added by Committee)
- Any Other Public Health and General Welfare Issues

Health & Wellness Committee

Possible Goals

Physical and Mental Health

- 1) Promote and host at least 2 CTC classes per year
- 2) Prepare outreach to residents (newsletter and direct mailing)
- 3) Work with PTAR to have 3-4 trail events per year
- 4) Collaborate with DHD for use of City facilities for Department programs
- 5) Goal related to educating the public on air quality – posts and newsletter article on how the public can learn more about air quality issues



Circle of Security Parenting

The experience was amazing. It gave me tools that I didn't even know were available to help build a better relationship with each of my children.
- COSP Participant

Support and strengthen your parent-child relationships. This curriculum primarily focuses on kids between 4 months and 6 years old but we welcome parents/caregivers with kids of all ages to attend.

- Learn to read your child's emotional needs
- Support your child's ability to successfully manage emotions
- Enhance the development of your child's self-esteem
- Trust your innate wisdom and desire for your child to be secure
- Increase your capacity to regulate stressful emotional states (your own and your child's)

Wednesdays
Feb 5 - March 26 | 6:00 - 8:00 pm

NSL City Hall
10 E. Center St, NSL

FREE DINNER and CHILDCARE for kids 1 - 12 years old

Week 1: Rated G for Good Enough Parenting
Week 2: Exploring our children's needs
Week 3: "Being With" on the Circle
Week 4: "Being With Infants" on the Circle
Week 5: The Path to Security
Week 6: Exploring our Struggles
Week 7: Rupture and Repair
Week 8: Summary and Celebration

Scan code to register or visit
dbh.utah.gov/prevention

For questions and/or to request ADA accommodations, contact Angie Smith, angies@dbh.utah.gov, 801-336-1742

By registering, it is expected that parents/caregivers attend all 8 sessions of the program. Participants receive a certification of completion by attending at least 6 out of the 8 sessions. Distribution of these materials is in no way an endorsement of services, activities, and/or products by the Davis School District.



Health & Wellness Committee

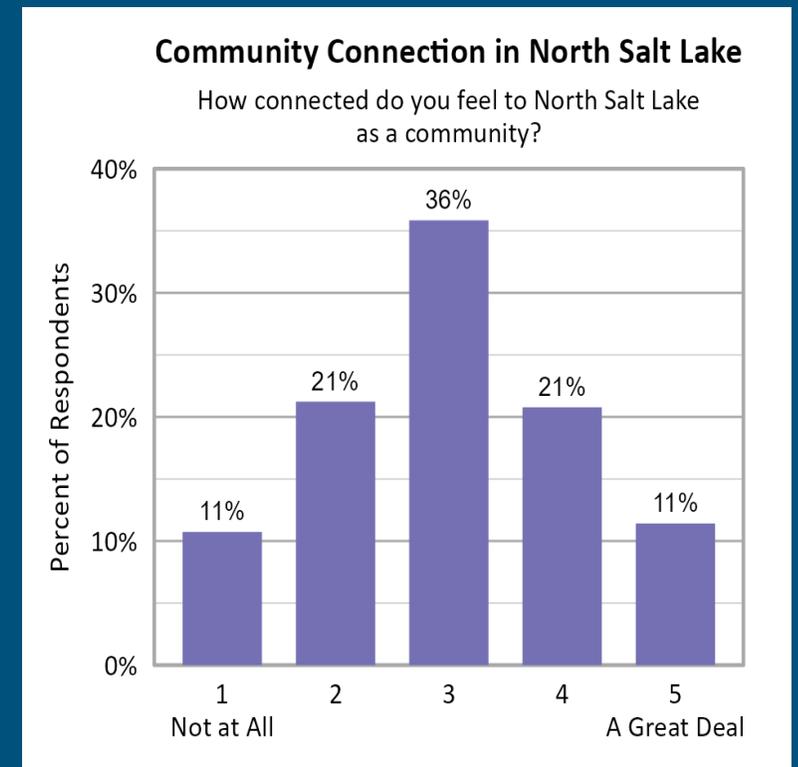
Possible Goals

Personal Wellness

1) Survey

- use the data from the Wellness Survey to inform our focus
- Promote the Wellness Survey in 2026, but not in 2025

2) Explore “Health in All” policies in all City ordinances, plans and policies



Health & Wellness Committee

Possible Goals

Food & Housing Access

- 1) Work with other City Boards for the creation of events such as food drives and support for existing food pantries
- 2) Explore resources and plans to address homelessness and housing stability (programs, landlord mediation, etc.) and make these resources available



**Fighting Hunger,
Feeding Hope**

NSL CENTER OF HOPE
FOOD PANTRY & THRIFT STORE

74 S. Orchard Drive, NSL UT
Ph: 801-706-3101



Hours of Operation:
• Monday 4-6 pm
• Wednesday 3-6 pm
• Saturday 10-1 pm

Donations are welcome
and appreciated.
Visit our website for
more information.
<https://www.ladiesofcharitynorthernutah.org/>

Health & Wellness Committee

Possible Goals

Addiction

- 1) Use City website to refer residents to Davis County services related to addiction – will require links for residents to use to find assistance

The screenshot displays the City of North Salt Lake website's 'Community Resources' page. The navigation bar includes 'Services', 'Government', 'Community', 'About Us', and 'How Do I', along with a search bar. The left sidebar lists various resources such as 'A Better Forward', 'Community Resources', 'CERT Training', 'Emergency Preparedness Handbook', 'Food Pantries', 'Healthy Utah Community', 'Health and Wellness Fair', 'One Kind Act a Day', 'Suicide Prevention', 'Wellbeing Survey 2024', and 'Wildfire Mitigation for Homes'. The main content area features a 'Community Resources' section with a large graphic that says 'FIND A COMMUNITY RESOURCE' and a collage of photos showing people interacting. Below this is a 'MENTAL HEALTH RESOURCES' section for 'DAVIS BEHAVIORAL HEALTH', which includes the tagline 'Community • Commitment • Change' and a paragraph about the partnership with Davis Behavioral Health. A '988 SUICIDE & CRISIS LIFELINE' logo is prominently displayed on the right side of the page.

Services Government Community About Us How Do I Search our site...

Home > Community > Health and Wellness > Community Resources

Community Resources

FIND A COMMUNITY RESOURCE

MENTAL HEALTH RESOURCES

DAVIS BEHAVIORAL HEALTH
Community • Commitment • Change

The City's Health and Wellness Committee has partnered with Davis Behavioral Health whose mission is "Opening Pathways to a Healthy, Meaningful and Balanced Life." Through [Davis Behavioral Health](#), residents can find a full spectrum of mental and behavioral health services.

988 SUICIDE & CRISIS LIFELINE

Prevention & Education on Mental Health Well Being:

Health & Wellness Committee

Possible Goals

Social Media/Newsletter

- 1) Public outreach for CERT training, emergency preparedness, air quality and other topics
- 2) 3 times per year have a newsletter spotlight on an outdoor amenity combined with a H&W activity or event

ADJOURN



City of
NORTH SALT LAKE

CITY COUNCIL
Meeting

July 15, 2025
7:00 p.m.

CITIZEN COMMENT

PRESENTATION
Youth City Council
Scholarship Awards

APPOINTMENT

Civic Events Committee

Sarah Jensen

Events Committee

SEAT 1		SEAT 2	
City Council Appointee (by Mayor)		CM Van Langeveld Appointee	
Appointed	4 Year Terms	Appointed	Initial 3 Year Term
Tammy Clayton	1/7/2025	Dallas Golden	2/4/2025-1/1/2028
SEAT 3		SEAT 4	
CM Baskin Appointee		CM Clayton Appointee	
Appointed	4 Year Terms	Appointed	4 Year Terms
Elexis Contreras	3/4/2025-1/1/2029	Carolina Wakefield	2/18/2025-6/9/2025
		VACANCY	6/9/25 - 1/1/2029
SEAT 5		SEAT 6	
CM Jackson Appointee		CM Knowlton Appointee	
Appointed	Initial 3 Year Term	Appointed	4 Year Terms
Catherine Johnson	2/18/25-1/1/2028	Emily Carr	2/18/25 -1/1/2029

Possible Motion

I move that the City Council approve the appointment of Sarah Jensen to the Civic Events Committee with a term ending on January 1, 2029.

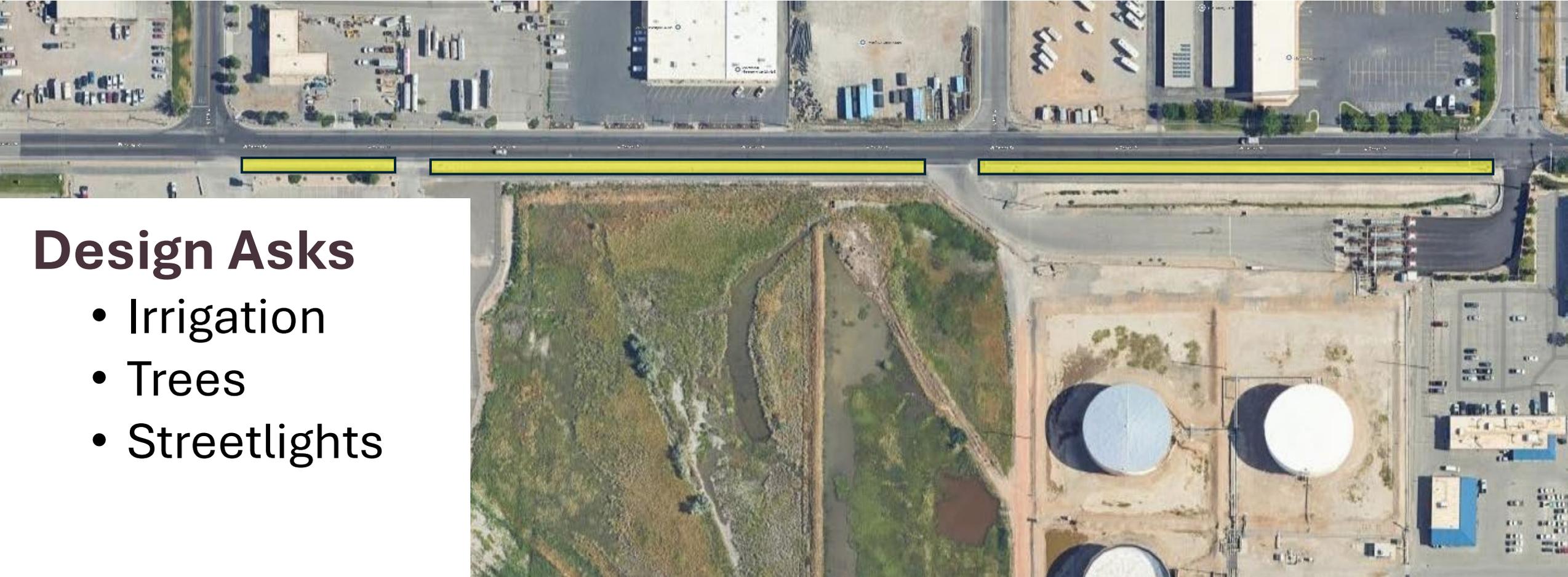
DISCUSSION

Trees, Tree Preservation, Carbon
Credits for Trees Felled in the
Hatch Park Project

CONSIDERATION

Eagleridge Drive Landscaping
& Entry Feature

Center Street



Design Asks

- Irrigation
- Trees
- Streetlights



Eagle Ridge Drive



Design Asks

- Low maintenance
- Irrigation
- Lighting is important
 - Both sides of street
 - Closer together
- Welcome sign
- Rock terraces
- South side
- LOWER COST OPTIONS
- PHASE OPTIONS
 - Tree/Planting choices





Eagle Ridge Drive

Landscape Improvement Options

July 15, 2025

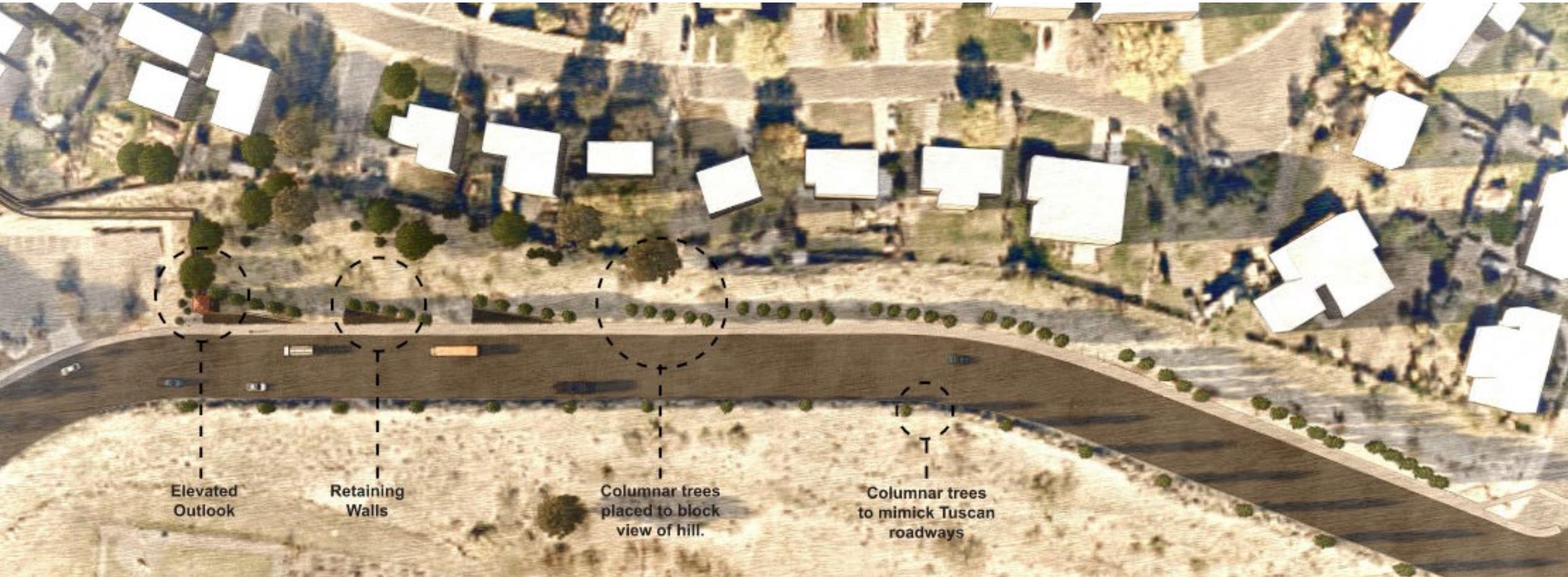


Existing Condition



Tuscan Inspired

Tower, Monument walls and Columnar Trees



Tuscan Inspired Plan View

Tower, Monument walls and Columnar Trees



Phase 1

Monument walls, Signage and Columnar Trees

Preliminary Cost Estimate

General site clearing and demo	\$7,837
Site preparation	\$40,114
Hardscape retaining walls stone	\$136,010
Trees, shrubs and irrigation	\$87,731
Entry signage	\$6,000
Street lighting	\$44,000
Contingency	\$32,169
Total project cost phase 1	\$353,861

Monument walls, signage and columnar trees



Phase 2

Tower Architecture Element

Preliminary Cost Estimate

General site clearing and demo	\$954
Site preparation	\$13,900
Trees, shrubs and irrigation	\$145,719
Stairs to access tower	\$53,550
Tower element	\$275,000
Contingency	\$48,912
Total project cost phase 1	\$538,035

Phase 2

Tower architecture element



Phase 3

Add Trees on South Side

Preliminary Cost Estimate

General site clearing and demo	\$463
Site preparation	\$7,416
Trees, shrubs and irrigation	\$61,659
Contingency	\$6,953
Total project cost phase 1	\$76,491

Phase 3

Trees on south side of road



Option 4

Landscape Planting Only

Preliminary Cost Estimate

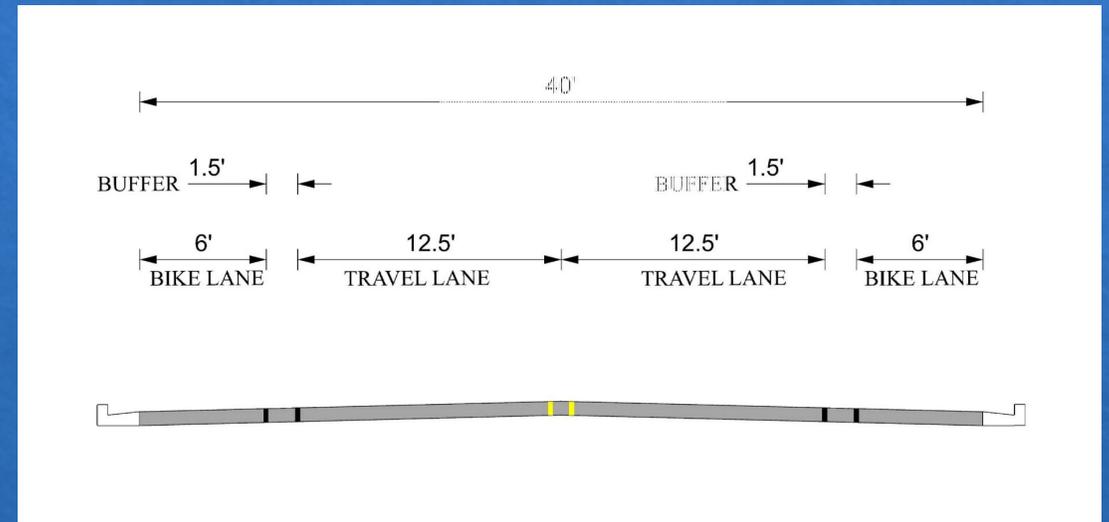
General site clearing and demo	\$7,837
Site preparation	\$38,585
Trees, shrubs and irrigation	\$82,933
Street lighting	\$44,000
Contingency	\$17,335
Total project cost phase 1	\$190,690

Option 4

Tree planting and hydroseed

RESOLUTION 2025-28R

3rd Quarter Transportation Funding
Interlocal Agreement for Orchard
Drive Buffered Bike Lane Project
(FY27)



Possible Motion

I move that the City Council approve Resolution 2025-28R approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Orchard Drive Buffered Bike Lane project and authorizing matching funds.

RESOLUTION 2025-29R

3rd Quarter Transportation Funding
Interlocal Agreement with Davis
County for Main Street Safety
Improvements Project (FY26)



	Grant	Match	Total
STP Funds	\$274,650	\$91,500	\$366,200
STP Funds	\$2,536,702	\$1,067,298	\$3,604,000
STP Funds	\$1,000,000	\$666,000	\$1,666,000
DC 3rd Qtr.	\$750,000	\$570,000	\$1,320,000
Total	\$4,561,352	\$2,394,848	\$6,956,200

Possible Motion

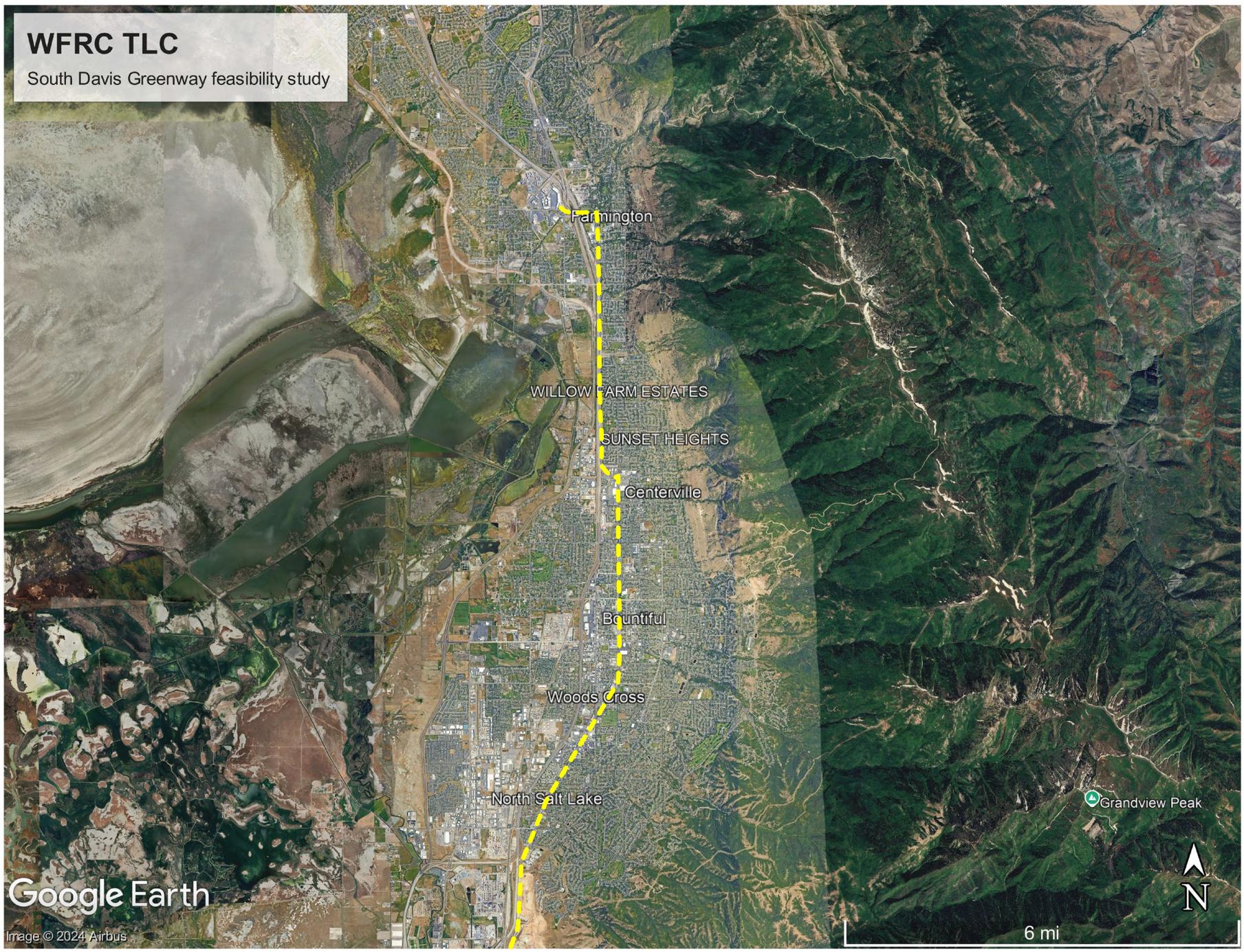
I move that the City Council approve Resolution 2025-29R approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Main Street Safety Improvements project and authorizing matching funds.

RESOLUTION 2025-30R

Transportation and Land Use
Connection Grant Agreement with
Wasatch Front Regional Council for
the South Davis Greenway
Feasibility Study

WFRC TLC

South Davis Greenway feasibility study



Google Earth

Image © 2024 Airbus

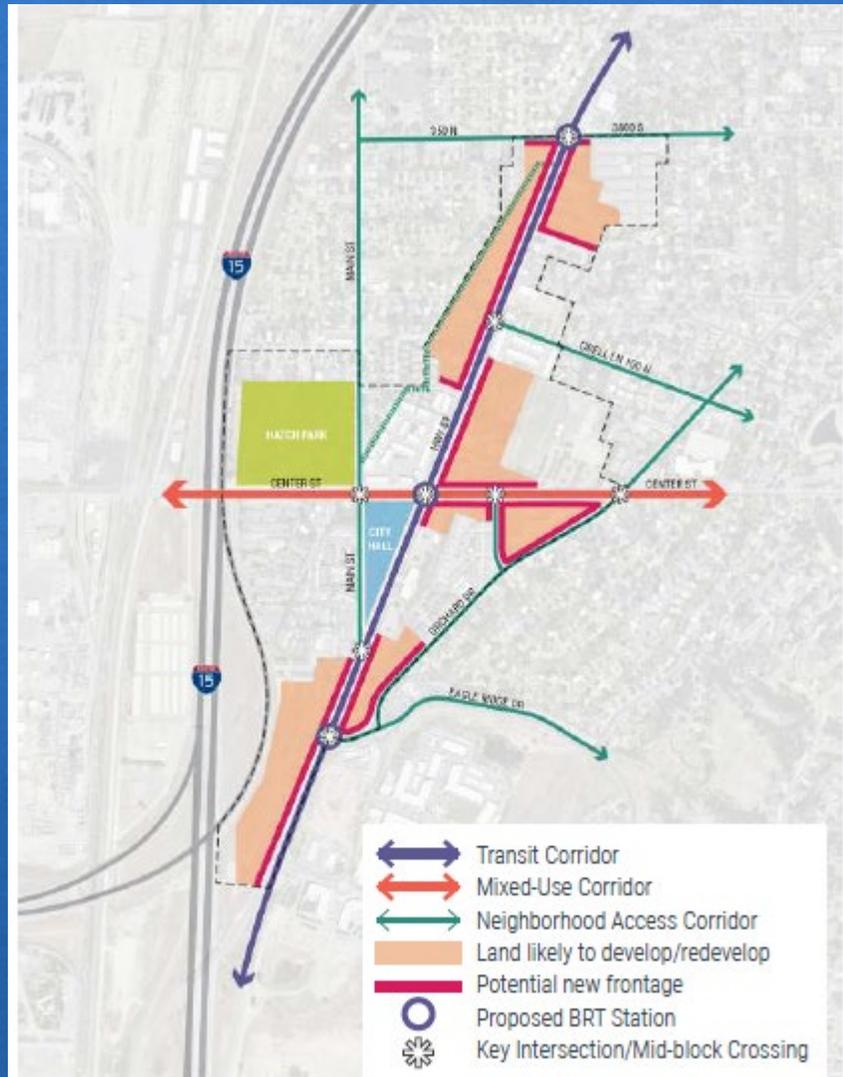
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Possible Motion

I move that the City Council approve Resolution 2025-30R approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council for the South Davis Greenway Feasibility Study and authorizing matching funds.

RESOLUTION 2025-31R

Transportation and Land Use
Connection Grant Agreement with
Wasatch Front Regional Council for
Town Center Urban Design
Standards



North Salt Lake Town Center Area and Vicinity

Possible Motion

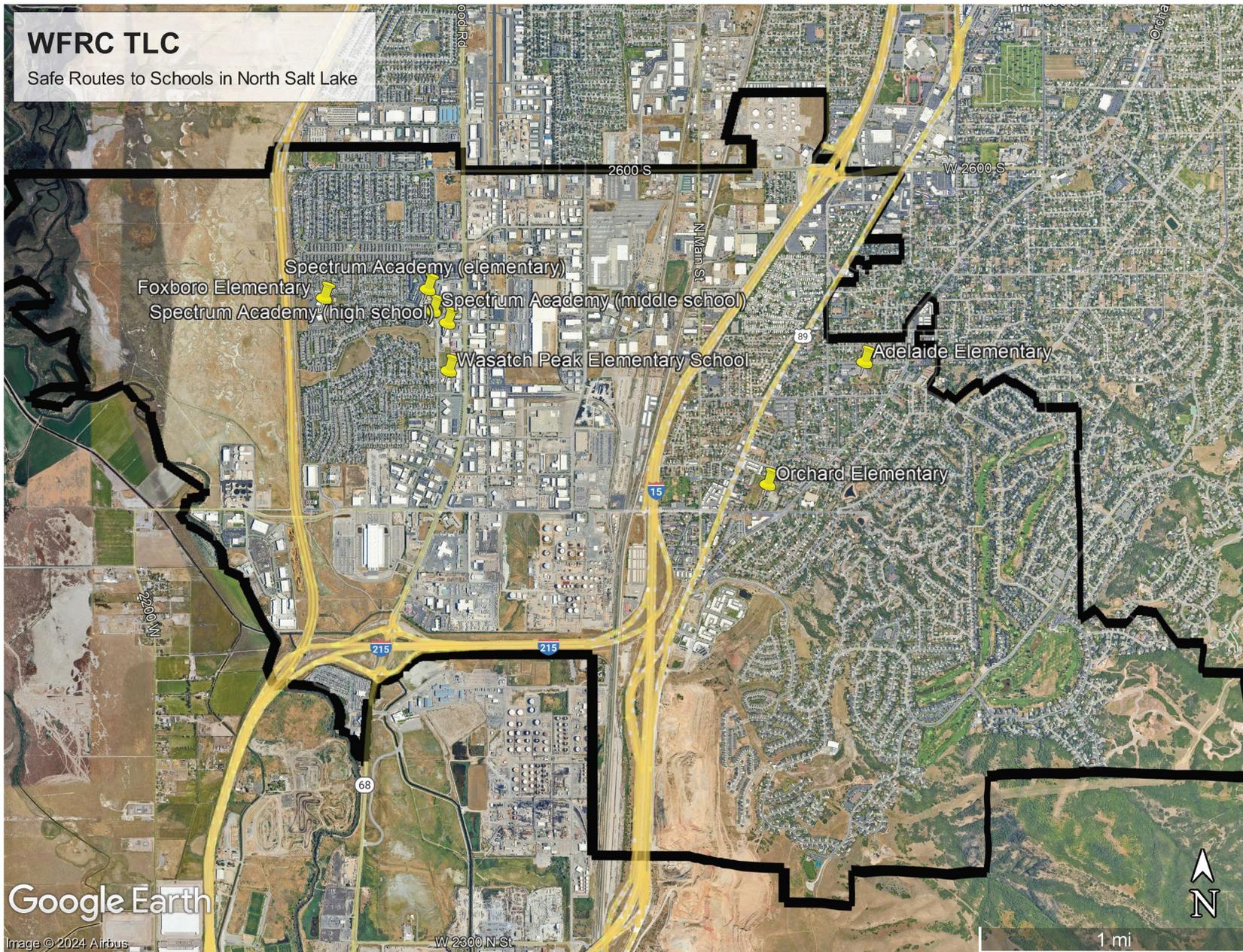
I move that the City Council approve Resolution 2025-31R approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council for Town Center Urban Design Standards and authorizing matching funds.

RESOLUTION 2025-32R

Technical Planning Assistance
Program Funds Cooperative
Agreement with Utah Department
of Transportation (UDOT) for a
Safe Routes to Schools Plan

WFRC TLC

Safe Routes to Schools in North Salt Lake



Google Earth

Image © 2024 Airbus

W 2300 N St

Possible Motion

I move that the City Council approve Resolution 2025-32R approving a Technical Planning Assistance Program Funds Cooperative Agreement with Utah Department of Transportation (UDOT) for a Safe Routes to Schools Plan.

PUBLIC HEARING &
RESOLUTION 2025-33R
Amendments to the FY 2026
General Fund Budget

Consideration
of Resolution
2025-33R,
Adopting
amendments
to the FY 2026
General Fund
Budget

GENERAL FUND TOTAL INCREASE: \$64,825

Towne Center Urban Design Standard: \$25,000

- Grant Revenue (WFRC) - \$75,000
- Project Total - \$100,000

South Davis Greenway Feasibility Study: \$7,500

Safe Schools Technical Assistance Grant: \$10,000

- Grant Revenue (UDOT) - \$40,000
- Project Total - \$50,000

Firewall Upgrade: \$22,322.20

- Equipment and Software Licensing (3 years) - \$18,572.20
- Labor/Configuration - \$3,750

Proposed Motion

I move that the City Council approve Resolution 2025-33R: A Resolution amending the Fiscal Year 2025-2026 General Fund Budget by \$64,825.20

ORDINANCE 2025-14
Title 4, Chapter 3, Section 6
and
Title 8, Chapter 1, Section 3
Utility Hardship Assistance

Consideration of Ordinance 2025-14, Adopting a City Utility Customer Hardship Assistance Program

Assistance Level

- 50% reduction in total Utility Bill
- 3 months, with option to extend for additional 3 months
- Allowed for up to one 6-month period every 36 months.

Eligibility Criteria

- Account must be in good standing
- Household income at or below 150% of FPL
- Experiencing demonstrated hardship

Other Details

- Includes an appeal process
- Ability to cancel program due to budgetary or other constraints
- Anticipate advertising program in next months newsletter

Proposed Motion

I move that the City Council approve Ordinance 2025-14, an ordinance amending Title 4, Chapter 3, Section 1 and enacting Title 8, Chapter 1, Section 3 to the City Code, thereby establishing a Utility Hardship Assistance Program.

ORDINANCE 2025-13

Amendments to City Code Title 7,
Chapter 7 ~ Pertaining to Unsanctioned
Camping on Public Grounds

- Unlawful to engage in “camping” on “public grounds”, streets, playgrounds, parks
 - Exception for approval in writing
 - Exception for emergency response/evacuations shelters
- Class C misdemeanor

- Camping:
 - Occupying tents or other temp structures, RVs, automobiles
 - Using camping items: cots, sleeping bags for sleeping
 - Cooking using portable cooking equipment, except in designated areas (park pavilions)

- Public Grounds:
 - Federal, State, or City Property

Possible Motion

I move that the City Council approve Ordinance 2025-13, an ordinance repealing Ordinance 2025-12 and amending Title 7, Chapter 7 related to unsanctioned camping with the following findings:

1. The amendments are necessary to comply with Utah State Code 35A-16-403 which requires municipalities to adopt and enforce an ordinance related to unsanctioned camping; and
2. The amendment is in the public interest to address issues that may arise from unsanctioned camping; and
3. Changed or changing conditions make the proposed amendments reasonably necessary.

PURCHASE AUTHORIZATION
Golf Equipment

Toro Greens Rollers

REPLACEMENT

**TWO GREENS PRO 1260 ROLLERS
\$38,004.36**

**REPLACING TWO TRIPLEX ROLLERS.
2007 MODELS**

WITH THESE PULL BEHIND ROLLERS. (SAVINGS
OF \$70-80k vs. ORDERING NEW TRIPLEX
ROLLERS)



REELMASTER 3100 D

TORO REELMASTER

\$54,819.96

REPLACING EXISTING REELMASTER
2015 MODEL - 2,800 HOURS



Proposed Motion

I move that the City Council approve the purchase of two GreensPro 1260 Rollers and one Reelmaster 3100-D from Turf Equipment & Irrigation in the amount of \$92,824.32.

RESOLUTION 2025-34R

Declaring Surplus of Golf Equipment

SURPLUS

- **(2)TORO MDX UNITS (2008 and 2010 MODELS)**
- **(3) YAMAHA BEVERAGE CARTS (2012 UNITS)**
- **(1)TORO MDX SPRAY UNIT (2005 MODEL)**
- **(2)TORO GREENSMaster 3100 UNITS (2007 MODELS)**
- **(1) TORO REELMASTER UNIT (2015 MODEL)**

THESE ALL HAVE BEEN REPLACED BY NEW EQUIPMENT OR WILL BE REPLACED ON THE BUDGET YEARS SCHEDULE.

Proposed Motion

I move that the City Council approve Resolution No. 2025-34R: a resolution declaring surplus property and authorizing its disposal.

FEEDBACK ON FUTURE I-15
LANDSCAPING IMPROVEMENTS

I-15 DAVIS COUNTY (600 N TO 5400 S)- PIN: 19854
 LANDSCAPE CONCEPT - OPTION 1



2600 South
 SE side



LANDSCAPE OPTION 1 SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
--------	-------------------------	------	-----	-----

TREES

	APRORISANUS NUTALLII BIGTOOTH MAPLE	1" CAL	648	7
	ACELINUS SENSATION SENSATION BOX ELDER	2" CAL	1648	9
	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	2" CAL	648	10
	CERIFOLIA OCCIDENTALIS COMMON HACKBERRY	2" CAL	648	6
	CERIFOLIA OCCIDENTALIS CURL-LEAF MOUNTAIN MAHOGANY	2" CAL	1648	6

SHRUBS

	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	1" CAL		10
--	---------------------------------------	--------	--	----

ANNUAL BIENNIALS

	TRICOLOR FIRECRACKER PENSTEMON	1" CAL		171
--	-----------------------------------	--------	--	-----

ORNAMENTAL GRASSES

	SCALOPARIA BICOLORPES LITTLE BLUESTEM	1" CAL		118
--	--	--------	--	-----

REFERENCE NOTES SCHEDULE LS

SYMBOL	DESCRIPTION	QTY
	TOP SOIL BROADCAST SEED & 152,000 SF	
	DECORATIVE LANDSCAPE 23	

TREES



BIGTOOTH MAPLE



SENSATION BOX ELDER



UTAH SERVICEBERRY



COMMON HACKBERRY



CURL-LEAF MOUNTAIN MAHOGANY

SHRUBS



LITTLE BLUESTEM



BIG SAGEBRUSH



FIRECRACKER PENSTEMON

ACCENT BOULDERS



3-5' BOULDERS



I-15 DAVIS COUNTY (600 N TO 5400 S)- PIN: 19854

LANDSCAPE CONCEPT - OPTION 2



I-15 DAVIS COUNTY (600 N TO 5400 S)- PIN: 19854
 LANDSCAPE CONCEPT - OPTION 3



LANDSCAPE OPTION 3 SCHEDULE

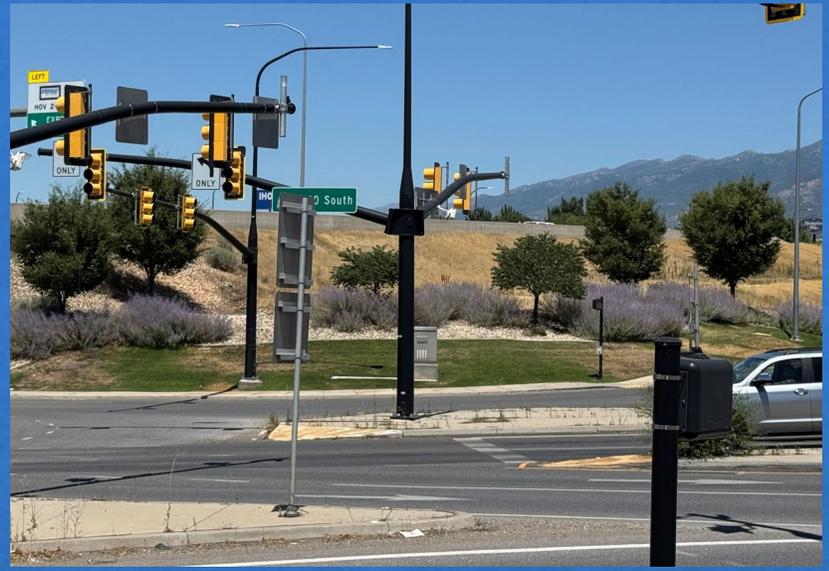
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	ACER GRANDIDENTATUM BIG TOOTH MAPLE	2" CAL	663	7
	ALBIFLORUS BOX ELDER SENSATION BOX ELDER	2" CAL	663	9
	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	2" CAL	663	10
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL	663	8
	QUERCUS LAEVOFOLIA CURL-LEAF MOUNTAIN MAHOAGANY	2" CAL	663	9
SHRUBS				
	ARTEMISIA TRIFIDATA BIG SAGEBRUSH	3 GAL		25
ANNUALS/PERENNIALS				
	PENSTEMON FULVUS FIRECRACKER PENSTEMON	1 GAL		171
ORNAMENTAL GRASSES				
	HECTEROTHYRUS LITTLE BLUESTEM	1 GAL		108

REFERENCE NOTES SCHEDULE LS

SYMBOL	DESCRIPTION	QTY
	TOP SOIL BROADCAST SEED & MULCH	55,726 SF
	CORKSTONE MULCH	5,726 LF
	DECORATIVE LANDSCAPE BOLLERS 3-5'	18
	BARK MULCH	47,875 SF



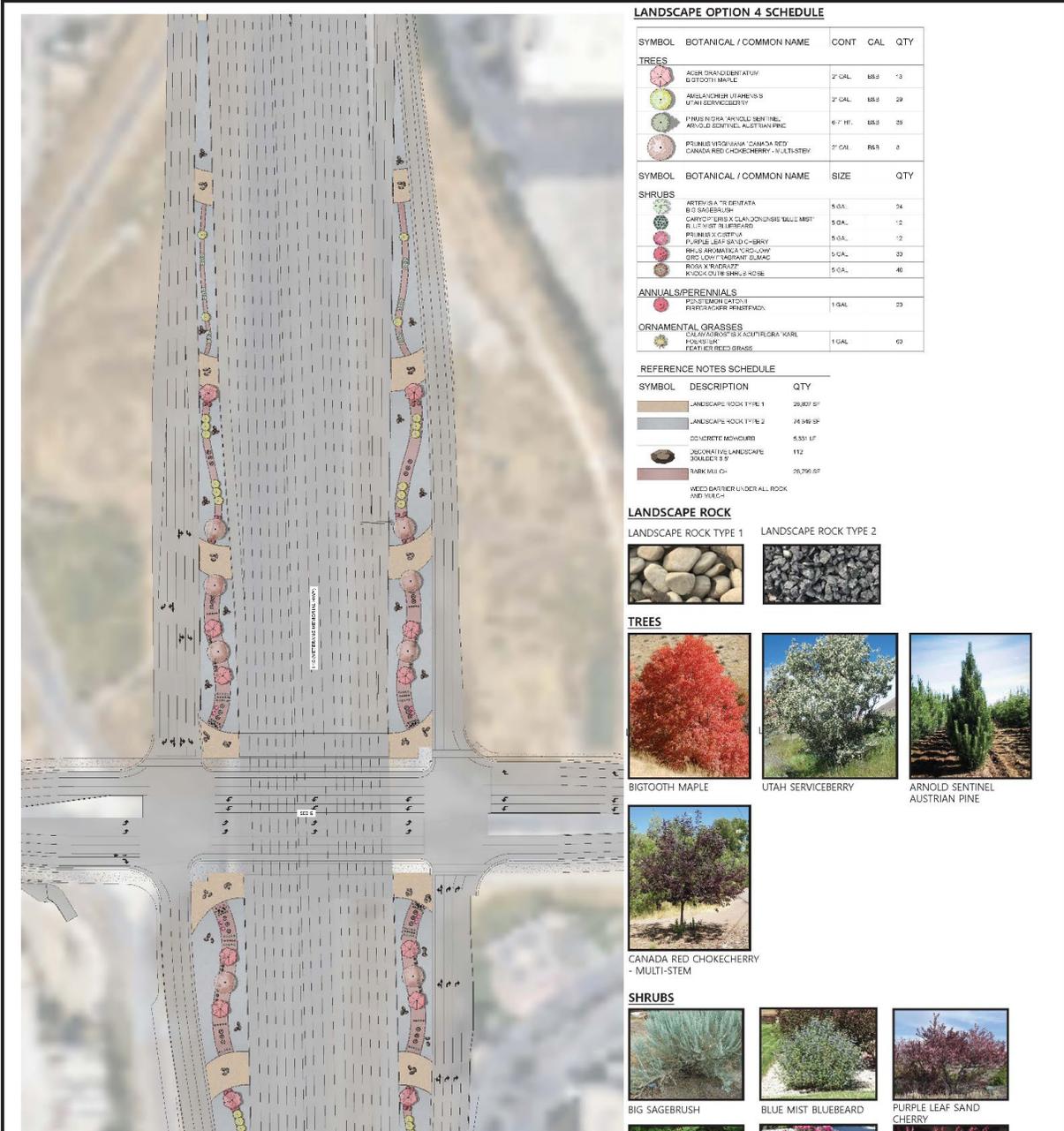
2600 South
 NE side



2600 South
 SE side

I-15 DAVIS COUNTY (600 N TO 5400 S)- PIN: 19854

LANDSCAPE CONCEPT - OPTION 4



LANDSCAPE OPTION 4 SCHEDULE

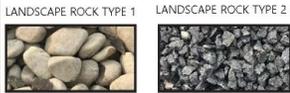
SYMBOL	BOTANICAL / COMMON NAME	CONT	GAL	QTY
TREES				
	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL	18.5	13
	AMELANOCYPRUS UTAHENSIS UTAH SERVICEBERRY	2" CAL	18.5	29
	PINUS NODOSA ARNOLD SENTINEL AUSTRIAN PINE	6" FT. HT.	18.5	28
	PRUNUS VIRGINIANA 'CHAMA'DA RED' CANADA RED CHOKECHERRY - MULTI-STEM	2" CAL	18.5	8
SHRUBS				
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	5 GAL.		74
	CHAMOPHILUM CLANDESTINUM 'MIST' BLUE MIST BLUEBEARD	5 GAL.		12
	PRUNUS CISTEA PURPLE LEAF SAND CHERRY	5 GAL.		12
	PHILIP ARCANICA 'CIC-LON' BLUE MIST BLUEBEARD	5 GAL.		20
	ROSA 'RUGRAFF' PURPLE LEAF SAND CHERRY	5 GAL.		40
ANNUALS/PERENNIALS				
	FESTUCA TENACISSIMA FEATHER BED GRASS	1 GAL.		20
ORNAMENTAL GRASSES				
	DALMANIA 'SILVER' FEATHER BED GRASS	1 GAL.		60

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LANDSCAPE ROCK TYPE 1	26,807 SF
	LANDSCAPE ROCK TYPE 2	74,549 SF
	CONCRETE MEDIAN	5,531 LF
	DECORATIVE LANDSCAPE STONE	112
	DARK MULCH	26,796 CF

WEED BARRIER UNDER ALL ROCK AND MULCH

LANDSCAPE ROCK



TREES



BIGTOOTH MAPLE UTAH SERVICEBERRY ARNOLD SENTINEL AUSTRIAN PINE



CANADA RED CHOKECHERRY - MULTI-STEM

SHRUBS



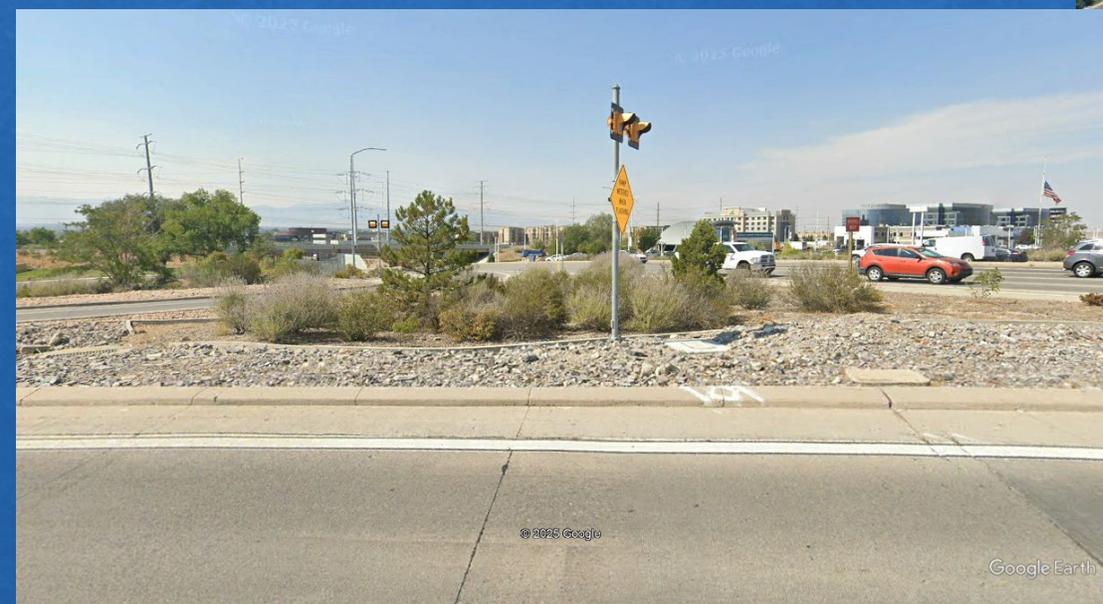
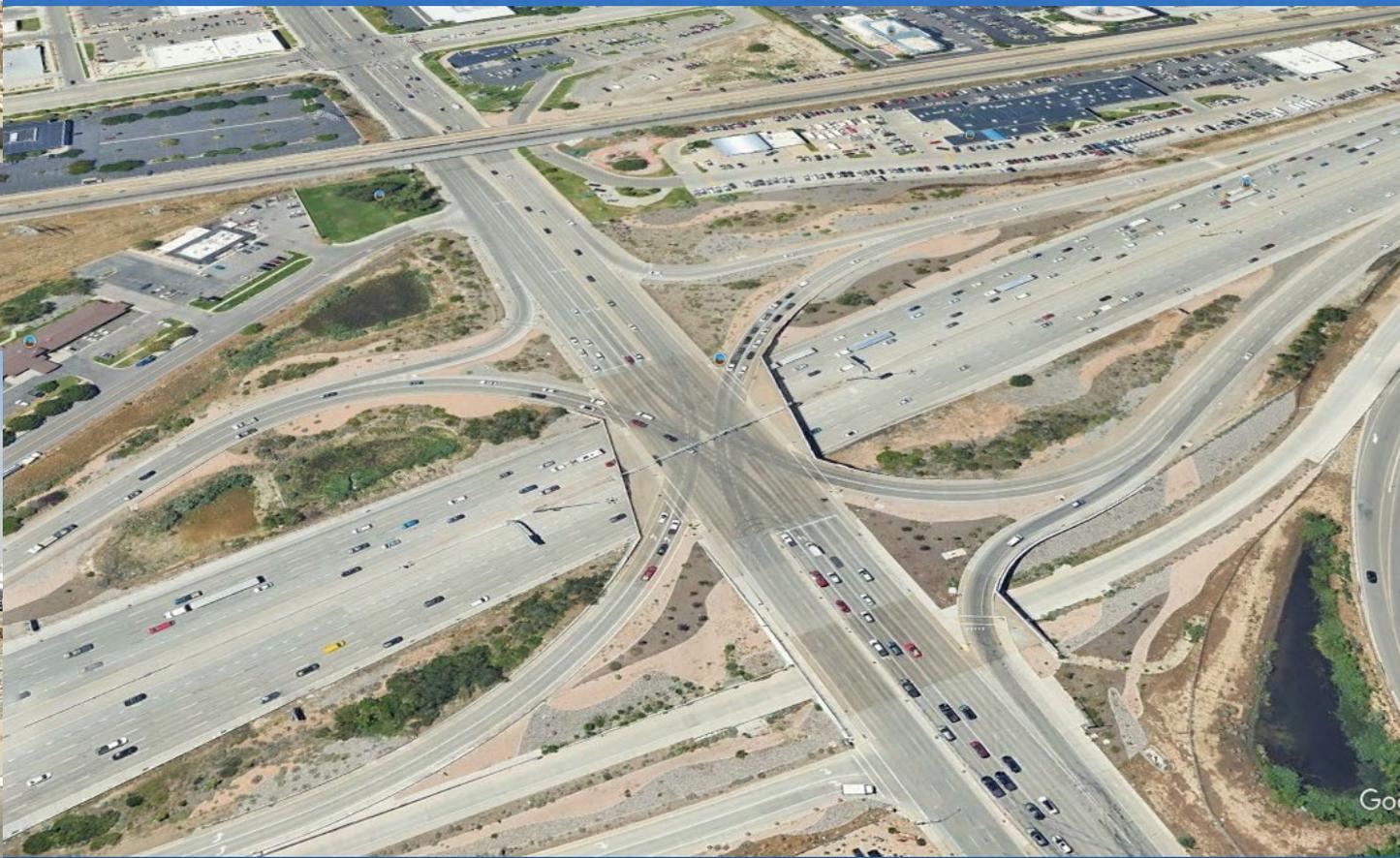
BIG SAGEBRUSH BLUE MIST BLUEBEARD PURPLE LEAF SAND CHERRY



Redwood Road and I-215



10600 South I-15 (modified #4)



I-15 - DAVIS COUNTY - 600 N TO FARMINGTON - PIN: 19854 INTERCHANGE LANDSCAPE OPTIONS				
OPTION 1 - NATIVE SEED WITH IRRIGATED ACCENT PLANTS				
MATERIAL DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
BROADCAST SEED -BASELINE CONDITION	15,100	SY	\$ 0.40	\$ 6,040.00
STRIPPED AND STOCKPILE SALVAGED TOPSOIL -BASELINE CONDITION	15,100	SY	\$ 1.50	\$ 22,650.00
HECP - BASELINE CONDITION	15,100	SY	\$ 0.45	\$ 6,795.00
3-5' DECORATIVE BOULDER	99	EA	\$ 250.00	\$ 24,750.00
1 GALLON SHRUB	349	EA	\$ 80.00	\$ 27,920.00
5 GALLON SHRUB	92	EA	\$ 90.00	\$ 8,280.00
2" CAL B&B DECIDUOUS TREE	38	EA	\$ 600.00	\$ 22,800.00
IRRIGATION	14,000	SF	\$ 1.60	\$ 22,400.00
IRRIGATION SLEEVING/DIRECTION BORING	1	LUMP	\$ 20,000.00	\$ 20,000.00
IRRIGATION POINT OF CONNECTION	1	LUMP	\$ 20,000.00	\$ 20,000.00
SUBTOTAL				\$ 181,635.00
BASELINE TREATMENTS				\$ 35,485.00
TOTAL COST (SUBTOTAL LESS BASELINE)				\$ 146,150.00

OPTION 2 - DECORATIVE ROCK LAYOUT				
MATERIAL DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
BROADCAST SEED	15,100	SY	\$ 0.40	\$ 6,040.00
STRIPPED AND STOCKPILE SALVAGED TOPSOIL	15,100	SY	\$ 1.50	\$ 22,650.00
HECP	15,100	SY	\$ 0.45	\$ 6,795.00
LANDSCAPE ROCK TYPE 1 (6" DEPTH)	215	CY	\$ 130.00	\$ 27,950.00
LANDSCAPE ROCK TYPE 2 (6" DEPTH)	460	CY	\$ 130.00	\$ 59,800.00
WEED BARRIER	37,000	SF	\$ 0.30	\$ 11,100.00
3-5' DECORATIVE BOULDER	56	EA	\$ 250.00	\$ 14,000.00
CONCRETE LANDSCAPE CURB	390	LF	\$ 4.00	\$ 1,560.00
SUBTOTAL				\$ 149,895.00
BASELINE TREATMENTS				\$ 35,485.00
TOTAL COST (SUBTOTAL LESS BASELINE)				\$ 114,410.00

OPTION 3 - NATIVE SEED WITH BARK MULCH PLANTER AREAS AND IRRIGATED ACCENT PLANTS				
MATERIAL DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
BROADCAST SEED -BASELINE CONDITION	9,638	SY	\$ 0.40	\$ 3,855.20
STRIPPED AND STOCKPILE SALVAGED TOPSOIL -BASELINE CONDITION	9,638	SY	\$ 1.50	\$ 14,457.00
HECP - BASELINE CONDITION	9,638	SY	\$ 0.45	\$ 4,337.10
3-5' DECORATIVE BOULDER	94	EA	\$ 250.00	\$ 23,500.00
1 GALLON SHRUB	349	EA	\$ 80.00	\$ 27,920.00
5 GALLON SHRUB	89	EA	\$ 90.00	\$ 8,010.00
2" CAL B&B DECIDUOUS TREE	38	EA	\$ 600.00	\$ 22,800.00
CONCRETE LANDSCAPE CURB	3,786	LF	\$ 4.00	\$ 15,144.00
BARK MULCH	5,231	SY	\$ 10.00	\$ 52,310.00
WEED BARRIER	47,075	SF	\$ 0.30	\$ 14,122.50
IRRIGATION	1,350	SF	\$ 1.60	\$ 2,160.00
IRRIGATION SLEEVING/DIRECTION BORING	1	LUMP	\$ 20,000.00	\$ 20,000.00
IRRIGATION POINT OF CONNECTION	1	LUMP	\$ 20,000.00	\$ 20,000.00
SUBTOTAL				\$ 228,615.80
BASELINE TREATMENTS				\$ 22,649.30
TOTAL COST (SUBTOTAL LESS BASELINE)				\$ 205,966.50

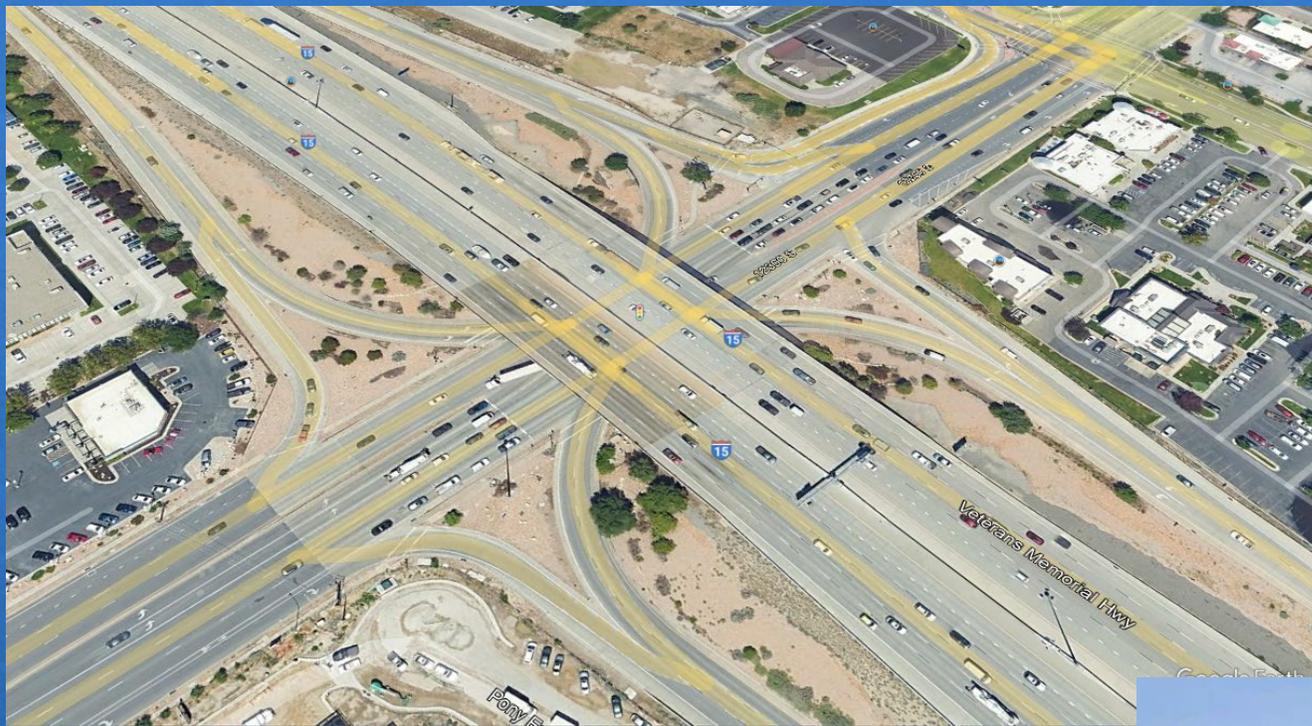
OPTION 4 - DECORATIVE ROCK LAYOUT WITH PLANTINGS				
MATERIAL DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
BROADCAST SEED -BASELINE CONDITION	15,100	SY	\$ 0.40	\$ 6,040.00
STRIPPED AND STOCKPILE SALVAGED TOPSOIL -BASELINE CONDITION	15,100	SY	\$ 1.50	\$ 22,650.00
HECP - BASELINE CONDITION	15,100	SY	\$ 0.45	\$ 6,795.00
LANDSCAPE ROCK TYPE 1 (6" DEPTH)	500	CY	\$ 130.00	\$ 65,000.00
LANDSCAPE ROCK TYPE 2 (6" DEPTH)	1,400	CY	\$ 130.00	\$ 182,000.00
BARK MULCH	3,200	SY	\$ 10.00	\$ 32,000.00
WEED BARRIER	130,000	SF	\$ 0.30	\$ 39,000.00
3-5' DECORATIVE BOULDER	384	EA	\$ 250.00	\$ 96,000.00
1 GALLON SHRUB	80	EA	\$ 80.00	\$ 6,400.00
5 GALLON SHRUB	118	EA	\$ 90.00	\$ 10,620.00
2" CAL B&B DECIDUOUS TREE	50	EA	\$ 600.00	\$ 30,000.00
6-7' HT B&B EVERGREEN TREE	36	EA	\$ 600.00	\$ 21,600.00
CONCRETE LANDSCAPE CURB	5,331	LF	\$ 4.00	\$ 21,324.00
IRRIGATION (DRIP)	11,000	SF	\$ 1.60	\$ 17,600.00
IRRIGATION SLEEVING/DIRECTION BORING	1	LUMP	\$ 20,000.00	\$ 20,000.00
IRRIGATION POINT OF CONNECTION	1	LUMP	\$ 20,000.00	\$ 20,000.00
SUBTOTAL				\$ 597,029.00
BASELINE CONDITIONS				\$ 35,485.00
TOTAL COST (SUBTOTAL LESS BASELINE)				\$ 561,544.00
CITY RESPONSIBILITY (TOTAL - \$150K PROJECT COMMITMENT)				\$ 411,544.00

UDOT Rules of Project Betterments

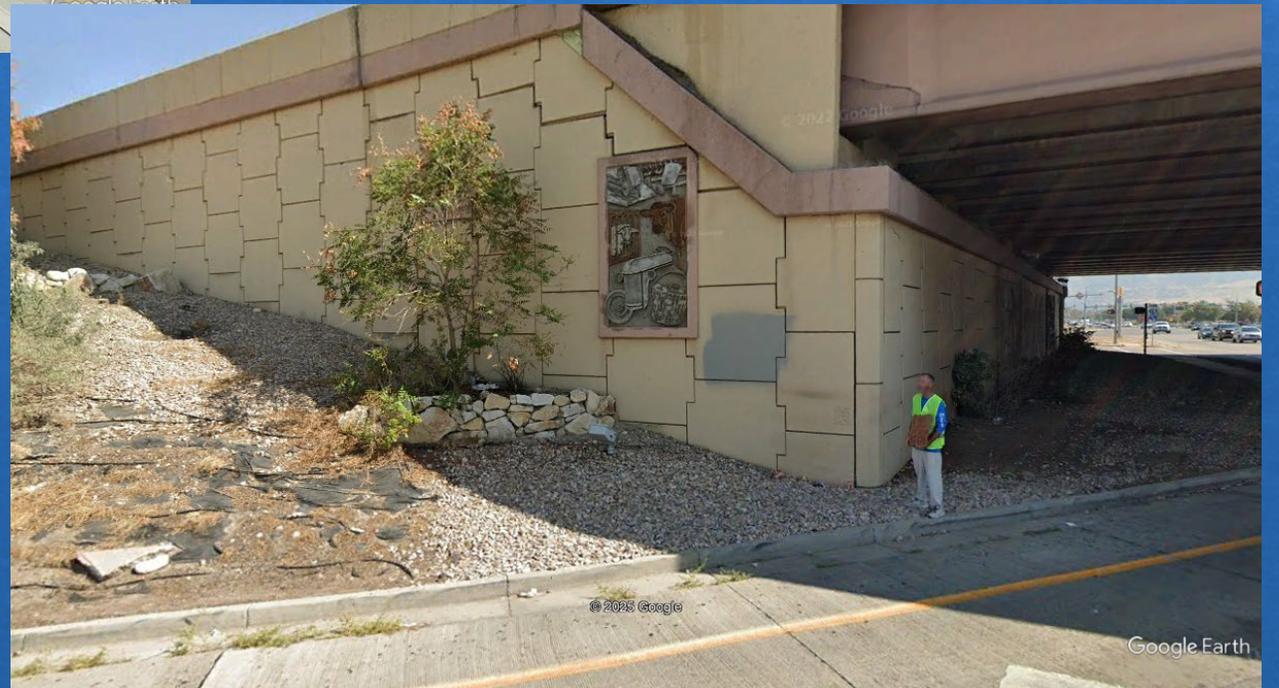
- 1) \$100,000 contribution per interchange – costs above \$100,000 are local cities' costs.
- 2) Local cities maintain all landscaped (non-roadway) portions: irrigation, trimming, feeding and fertilizing/pesticides.
- 3) Upgrades in branding, logos, names, lettering not allowed on bridge structures, but could go into sidewalls.
- 4) Previous contributions on freeway systems will be credited towards cities' betterments.

Schedule

- ~UDOT would like to know preferences now
- ~They will design in November
- ~We can make a decision in August
- ~Construction in 2027/2028



12300 South I-15 (Mod #4)



APPROVAL OF MINUTES

June 17, 2025

ACTION ITEMS

COUNCIL REPORTS

CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT



WELCOME TO
Flash Cairo
DOG PARK
NORTH SALT LAKE * WOODS CROSS

Two black silhouettes of dogs are positioned on either side of the text. The one on the left is a dog sitting upright, and the one on the right is a dog lying down.

Dog Park

Project Update

- Fence soon
- Final flatwork
- Logo
- Signage
- Weed/Sticker Clean up
- Stripe parking lot
- Cleaning Service

Dog Park





Dog Park



Dog Park



Thank You!!!!

Project Update

- Boardwalk almost complete
 - Handrails/Bolts
- Landscaping done next week
- Estimated completion August 1st

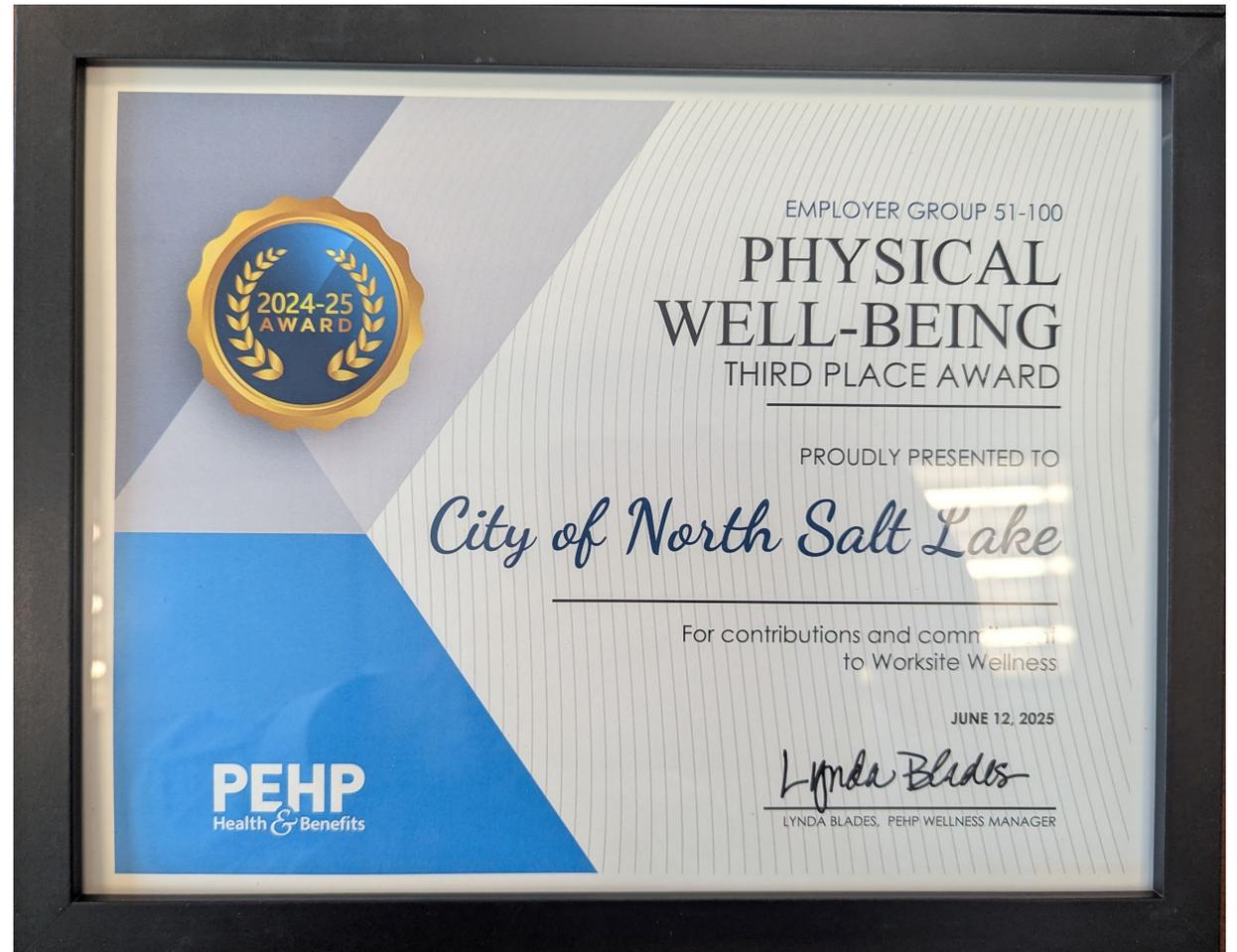
Wetlands Park





Wetlands Park

Congratulations!



Congratulations!



CLOSED SESSION

Proposed Motion

I move that the City Council hold a closed session for the purpose of discussing the purchase, exchange, sale, or lease of real property.

ADJOURN