



# CITY OF NORTH SALT LAKE

## CITY COUNCIL MEETING NOTICE & AGENDA May 7, 2019

Posted May 2, 2019

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

### WORK SESSION –6:00 p.m.

1. Overview and discussion of proposed parking regulations (Ordinance No. 2019-01)
2. Approve City Council Minutes – April 16, 2019, and March 26, 2019 Budget Meeting
3. Action Items
4. City Council Reports
5. Mayor's Report
6. Adjourn

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

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Stan Porter
3. Citizen Comment
4. Swearing in of Officer Scott Bradley, NSLPD
5. Marine Corps League Presentation and D.A.R.E. Donation
6. Consideration of **Resolution 2019-18R**: A resolution adopting the FY2020 Tentative Budget and setting a public hearing date.
7. Consideration of a request to purchase 755 sq. ft. of City property adjacent to Eaglewood Golf Course at approximately 881 South Eagleridge Drive, Dave Saxton, applicant
8. Consideration of bid award for playground surface at Legacy Park
9. Consideration of proposed vehicle purchases for the Public Works Department
10. Consideration of declaration of surplus property for the Police Department
11. Discussion of Tunnel Springs Park improvements
12. City Attorney Report
13. City Manager Report
14. Adjourn

**REDEVELOPMENT AGENCY MEETING**

1. Request for use of Redevelopment Agency Housing funds for City’s Edge project improvements

**CLOSED SESSION**

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

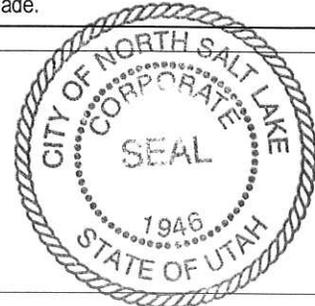
The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 2nd day of May, 2019.

Dated this 2nd day of May, 2019.

*Lynnda D. Howells*



1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL MEETING-WORK SESSION  
3 APRIL 16, 2019

4  
5 **DRAFT**  
6

7 Mayor Arave called the meeting to order at 6:01 p.m.

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

15 EXCUSED: Council Member Lisa Watts Baskin  
16

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

22 OTHERS PRESENT: Jason Watterson, Utah Local Governments Trust.  
23

24 Jason Watterson, Utah Local Governments Trust, presented the City with the Trust Accountability  
25 Program (TAP) Award. He said this was the fifth consecutive year the City had earned this  
26 award and explained that an \$8,501 check would also be issued which was a portion of the City's  
27 liability premium. Mr. Watterson said that TAP was in place to help local governments ensure  
28 the right risk management was in place to prevent losses.  
29

30 Ken Leetham said that even though the City had experienced some losses that the Trust had been  
31 supportive. Jason Watterson replied that that bad things happened which was why 500 local  
32 governments had partnered together to create the Trust.  
33

34 Mayor Arave and Ken Leetham recognized the efforts of staff in achieving this award including  
35 David Frandsen and the Public Works Department as well as Chief Black and the Police  
36 Department.

37 1. PROPOSED FY20 WATER UTILITY FUND AND OTHER BUDGET WORK ITEMS

38  
39 Ken Leetham reported that this would be one of the last formal presentations for the 2020  
40 budget. He said staff would present a tentative budget during the May 7<sup>th</sup> City Council meeting.  
41 Mr. Leetham said tonight there would be a discussion regarding staffing including a proposal to  
42 hire a construction crew for water projects and a way to pay for those positions. He said staff was  
43 approaching infrastructure from the standpoint of being proactive instead of reactive in all areas  
44 including water, roads, parks, etc.

45  
46 Ken Leetham said clean water was the most important health and safety service the City  
47 provided. He said the water system was an excellent system but needed attention to continue to  
48 provide safe water through proper maintenance of the system and its components. This included  
49 the valves and water lines, backflows, and hydrants.

50  
51 Ken Leetham said David Frandsen was hired in part due to his background and expertise in  
52 water. He said David had been evaluating the water system since then and was consistently  
53 proposing improvements. Mr. Leetham suggested that it may be beneficial for the Council  
54 members to spend some time with David Frandsen reviewing the water division/facilities before  
55 the budget was finalized.

56  
57 David Frandsen reported that his presentation was based on making the City a better place to live  
58 and work. He said that he loved working for Murray City and was hesitant to leave but loves the  
59 staff he works with at North Salt Lake. Mr. Frandsen then talked about time distribution and the  
60 projects that had been pushed to the back including backflow, valve maintenance, fire hydrant  
61 maintenance, PRV maintenance, and inspection work. He then spoke about growth and said that  
62 the population in 1990 was 6,474 residents and was now over 20,000 residents.

63  
64 David Frandsen referred to the same timeframe from 1990 until now and said that there were 25  
65 miles of waterline then versus 102 miles now, 476 valves then with 1,788 valves now, 95 fire  
66 hydrants to 740 hydrants, and 1,200 meters versus 6,800 meters now, and it all needed to be  
67 maintained.

68  
69 Council Member Horrocks commented that one of the positive factors of all the growth was that  
70 the pipes and other equipment were newer. David Frandsen replied that only about 25% of the  
71 pipes were considered old and the newer equipment was better but there were still some issues  
72 due to the soil, location, or other issues.

73  
74 David Frandsen continued his report on growth and spoke about other impacts including the  
75 fluoridation of the water in 2004, the addition of the secondary water system in 2008, and

76 increased water production and usage. He then talked about pressure zone increases and the  
77 difficulties based on the different elevations throughout the City. There was an increase from 7  
78 zones to 18 zones and 38 PRV stations from 11. He also spoke on the number of facilities that  
79 needed to be maintained including pump houses and tanks. Other responsibilities included  
80 keeping on top of increased regulations, requirements, and maintenance practices.

81  
82 David Frandsen reported that the City would be the featured cover story in the national American  
83 Water Works Association (AWWA) OpFlow magazine due to their energy management efforts.

84  
85 Mr. Frandsen then spoke on aging infrastructure including increased maintenance and said the  
86 estimated cost for a leak was \$4,000 due to road damage and replacement, water and energy loss,  
87 staffing costs including overtime hours, parts and supplies, and road cleanup.

88  
89 David Frandsen focused on the backflow program under the Safe Drinking Water Act. He said  
90 staff was working on an action plan for compliance which included working with the State,  
91 building a database, and mapping known devices. The current list was approximately 500  
92 backflow units short which meant that staff would need to send compliance letters, collect annual  
93 test results, conduct hazard assessment surveys, educate the public, and create a cross connection  
94 manual.

95  
96 David Frandsen reported on fire hydrant maintenance which included proper function, proper  
97 drainage, preventing freezing, flushing the waterlines, static pressure and flow testing, and  
98 making necessary repairs.

99  
100 Mayor Arave asked if staff was inspecting the hydrants. David Frandsen replied that staff tried to  
101 inspect as often as they could but only about 10% had been inspected.

102  
103 Council Member Hood commented that there had been instances in other cities where the fire  
104 hydrants were not connected to water lines. He asked if all the hydrants in the City were  
105 connected. Ken Leetham replied that regular maintenance would ensure that all the hydrants  
106 were connected.

107  
108 David Frandsen reported on valve maintenance and said that AWWA recommended operating  
109 and testing the valves annually. He said the goal was for proper operation, that the valves were  
110 all in the “on” position, and were cleaned and accessible. Valve maintenance included operating  
111 the valve through a full cycle which prevented buildup, ensured accessibility and reliability,  
112 extended the life, saved money in repairs, and allowed for isolation. Mr. Frandsen said it was  
113 worse to find out that equipment was not working properly in the event of an emergency. He

114 shared the example of the water break on 75 East which involved two valves that were not  
115 working properly which caused 22 homes to be out of water while repairs were made.

116  
117 David Frandsen reported on inspection work which included accurate GPS points and maps of all  
118 construction, pictures, records, and water testing for bacteria and pressure. Other inspection  
119 needs included street lighting checks, sidewalks/curb & gutter, ADA ramps, map updates, plan  
120 reviews, and the maintenance of the Specification Manual. He said the spec manual would allow  
121 the City to dictate what materials could be used in the City. Inspection issues included leaks in  
122 newer areas, the wrong materials being installed, buried valves, incomplete mapping, etc.

123  
124 David Frandsen said there were two employees in 1990 and now there were nine. He shared the  
125 analogy of making a bed with only one person and the inefficiencies, and said it was easier and  
126 more than twice as effective with two people, but would be more with additional people trying to  
127 help. He said that team efforts would show a bigger benefit and increased productivity but it was  
128 important not to overstaff as this could cause problems. Mr. Frandsen reviewed the current staff  
129 and said there were four water technicians and a foreman. He proposed two more water  
130 technicians and a Public Works Inspector. The two new technicians would take the water  
131 problem calls, backflow, and meters.

132  
133 The responsibilities for the Public Works Inspector position would include Blue Stakes for water  
134 and storm water, water/storm water installation inspections, streets, sidewalk, and lightening  
135 inspections, GPS Points and Mapping updates, maintenance of the Specification Manual,  
136 excavation permits, and emergency help. The Blue Stakes inspections were approximately 757  
137 hours per year and would be 38% of this position. The benefits of having an inspector  
138 performing these duties included having an inspector on-site to prevent issues, one contact for  
139 contractors, better track excavation/cuts, increased mapping accuracy, and would free up time for  
140 the water/storm projects/employees. The inspection work for this position would allow correct  
141 material and proper installation, GPS locations of installed pipe, accurate maps, soil compaction,  
142 and a liaison between Public Works, Engineering, and contractors.

143  
144 The construction crew responsibilities would include preventative maintenance of PRVs,  
145 hydrants, valves, emergency repair, and infrastructure replacement. This crew would be able to  
146 make better use of existing equipment, preventing “stop and go” or switching from one project to  
147 the next, more preventative maintenance, infrastructure replacement savings, and getting a better  
148 product/service.

149  
150 David Frandsen explained the infrastructure replacement plan and said that the current method  
151 was 100% contractor with all work bid out. The second method included partial contractor (55%)  
152 with the City crew to provide labor and the contractor to provide excavation/hauling. The third

153 method consisted of the City to provide all the labor with Public Works hauling during the pipe  
154 laying stage.

155  
156 Council Member Horrocks asked if there was a safety concern with staff working in construction  
157 trenches. David Frandsen replied that most of the trenches were only three to four feet deep.

158  
159 Ken Leetham commented that City staff followed OSHA safety requirements including the use  
160 of trench boxes.

161  
162 David Frandsen reported on the upcoming CFP projects for the next five years and said that the  
163 potential savings for these projects would be \$549,900 with the partial contractor method or  
164 \$818,740 by using only City staff. The potential yearly savings would be \$109,980 with the  
165 partial contractor use or \$163,748 a year with only City staff.

166  
167 Council Member Hood asked if these figures included the salary for the potential new  
168 employees. David Frandsen replied that it did not but he would review those numbers later in his  
169 presentation.

170  
171 David Frandsen said that the additional benefits of using the proposed staff would include the  
172 ability to perform additional construction, maintenance, and replacement projects. He also said  
173 this would provide for more “on call” employees, provide more options in emergencies, less  
174 burden when current employees are sick/on vacation, and more snow plow drivers.

175  
176 David Frandsen shared a diagram of the breakdown of tasks including construction work  
177 occurring in the summer, flushing the hydrants in the spring and fall, and valve actuating  
178 throughout the year. He referred to the salaries of the proposed positions and said the Public  
179 Works Inspector would cost \$80,960 including wage, benefits, and a vehicle. The Water  
180 Technicians would be \$67,000 each including wage and benefits for a total of \$216,000 for all  
181 three positions.

182  
183 Mr. Frandsen summarized that the overall goal was to replace aging infrastructure for lower  
184 costs and a higher quality product, match infrastructure growth with the aging system,  
185 preventative maintenance, bringing the backflow program into compliance, better utilization of  
186 equipment, more efficient work patterns, feedback from and providing statistics to the Council,  
187 snow removal, and emergency assistance. He added that there were 37 mobilizations for snow  
188 removal this season.

189

190 David Frandsen said he would provide the annual report to the Council as well as a copy of the  
191 OpFlow AWWA article. He also invited the Council to Public Works 101 to show them the  
192 details and intricacies of the Public Works Department.  
193

194 Mayor Arave asked if there would need to be a rate increase to allow for the proposed positions.  
195 Ken Leetham replied that the City had a healthy fund balance and that the cost savings would  
196 allow for these three positions without a rate increase. He said that staff wanted the Council to  
197 know how they were managing resources and what some of the difficulties and deficiencies  
198 were.  
199

200 Mayor Arave commented that he was pleased staff had inspected 10% of the fire hydrants as this  
201 was an increase. He said that while there were not many fires that non-working hydrants could  
202 cause an even bigger problem. David Frandsen replied that the first year they implemented the  
203 program that they would find problems but it was better to find them during maintenance than  
204 during an emergency.  
205

206 2. ADJOURN  
207

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

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
APRIL 16, 2019

**DRAFT**

Mayor Arave called the meeting to order at 7:07 p.m. Pastor Alex Lucero, Abundant Life Church, offered the invocation and Zack Tucker, BSA Troop 347, led those present in the Pledge of Allegiance.

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

EXCUSED: Council Member Lisa Watts Baskin

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Troy Johnson, Assistant Police Chief; David Church, City Attorney; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Jim Allen, Dee Lalliss, Garth Hood, Shawn Harvey, Carr Harvey, residents; Tad Kock, Zach Tucker, BSA Troop 347; Pastor Alex Lucero, Abundant Life Church; Clinton Thomas, Clint Thomas Apartments; Bryce Thurgood, Castle Creek Homes; Chris Robinson, Mike Shultz, Foxboro Marketplace.

1. CITIZEN COMMENT

Pastor Alex Lucero, Abundant Life Church, reported that the Abundant Life Church would like to offer food donations to the community donated to them from various sponsors. He said a trained staff would oversee the donations and the Church would offer the food to the community through information on Facebook. The Life Market would occur the first Saturday of each month starting on May 4<sup>th</sup>.

Ken Leetham asked if it would be helpful for the City to advertise the Life Market on their Facebook page. Alex Lucero replied that they would advertise through the Church's social media

247 first but did not want to over-advertise for now. He said they may reach out to the City if there is  
248 an abundance.

249  
250 Jim Allen, 902 Romsey Court, asked if public comment would be allowed during the Foxboro  
251 Marketplace agenda item. He said the biggest concern with the proposed development was  
252 parking. He made several suggestions for the development that he felt would be more palatable  
253 to the residents including two parking spaces per each one bedroom unit, changing the four story  
254 building to three stories, and reducing the number of units to 116.

255  
256 2. EMPLOYEE RECOGNITION AND STATUS REPORT ON CITY GRANT  
257 PROGRAM  
258

259 Ken Leetham introduced Ali Avery who was hired in 2010. He said she was super motivated,  
260 hard-working, and had a love for the City. Mr. Leetham explained that Ali had previously  
261 worked with the Planning Commission, prepared development applications, and was then asked  
262 to prepare the grant application for FEMA assistance for the Springhill Landslide. Ali was able  
263 to obtain two grants for that landslide. In 2015, Ali became a long range planner over the grant  
264 program including obtaining grants for trail segments, sidewalks, etc. and was also involved with  
265 the home improvement program. He then said that Ali had obtained \$4.7 million in grant awards  
266 including the FEMA grant and that, along with matching City funds, over \$6 million had been  
267 spent on important projects.

268  
269 Ken Leetham then spoke on the completed grant projects including the Boater Access Grant for  
270 Porter's Landing Boat Takeout, the CDBG 2011 grant for an ADA ramp, and the CDBG 2015  
271 grant for the Home Repair Grant Program for a total grant award of over \$ 3 million. He then  
272 reported on awarded grants that were still in progress including the CDBG 2017 and 2018 Home  
273 Repair Grant Program, the CDBG Special Solicitation City Hall ADA Accessibility  
274 Improvements Grant, etc. for a total grant award of \$2,411,457.

275  
276 Ali Avery then referred to grants with submitted applications including the FEMA Grant for the  
277 Eaglepointe Landslide, Utah Outdoor Recreation Grant for the Foxboro Wetlands Boardwalk,  
278 power line burial at City's Edge, and WFRC Tap for Main Street and Redwood Road. She also  
279 spoke about several long range planning projects included the Hatch Park Expansion Plan, the  
280 Main Street Neighborhood Plan, the Jordan River Water Trail Master Plan, the South Davis  
281 Active Transportation Plan, the Town Center Form-Based Code, and Town Center branding and  
282 wayfinding signage.

283  
284 The Council thanked Ali Avery for her hard work and for making a difference in the City.

285 3. CONSIDERATION OF RESOLUTION 2019-15R: A RESOLUTION SUPPORTING A  
286 GRANT CONTRACT WITH DAVIS COUNTY FOR COMMUNITY  
287 DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR ADA ACCESSIBILITY  
288 IMPROVEMENTS AT CITY HALL  
289

290 Ali Avery reported that the City had been awarded a grant for ADA accessibility improvements  
291 at City Hall in the amount of \$20,000. She explained that the reason the application for this grant  
292 did not come before the City Council was because of the short submittal time. Mrs. Avery said  
293 that the funds to install ADA push buttons on the exterior doors of City Hall as well as the public  
294 restroom doors would need to be expended by May 1, 2019.  
295

296 The total cost for the project would be \$31,500 to install push buttons on eight doors so the City  
297 match would be \$11,500. Staff recommended approval of Resolution 2019-15R which would  
298 authorize the City Manager to sign a contract with Davis County for those funds and would also  
299 set aside \$11,500 for the City match to cover the cost of the project beyond the grant award.  
300

301 **Council Member Mumford moved that the City Council approve Resolution 2019-15R**  
302 **authorizing the City Manager to sign a contract for the 2019 Community Development**  
303 **Block Grant Special Solicitation program and set aside funds to cover the cost of the**  
304 **project beyond the grant award. Council Member Hood seconded the motion. The motion**  
305 **was approved by Council Members Horrocks, Porter, Mumford, and Hood. Council**  
306 **Member Baskin was excused.**  
307

308 4. CONSIDERATION OF ORDINANCE 2019-03: AN ORDINANCE TO APPROVE  
309 THE REZONE & DEVELOPMENT AGREEMENT 2019-22A FOR CLINT THOMAS  
310 APARTMENTS LOCATED AT 521 NORTH ORCHARD DRIVE (AKA 3511 SOUTH  
311 ORCHARD DRIVE) FROM COMMERCIAL SHOPPING (CS) TO PLANNED  
312 DISTRICT (P), CLINT THOMAS, APPLICANT  
313

314 Sherrie Llewelyn reported that the City Council approved the General Development Plan for this  
315 project in February 2019. The Planning Commission reviewed and recommended approval of the  
316 final site plan and the development agreement on April 9, 2019. She explained that the  
317 development agreement included detailed repair and replacement for the landscaping, the  
318 existing buildings, exterior lighting, and fencing.  
319

320 The site currently consisted of two apartment buildings with four units per building. The existing  
321 carport would be removed to construct an additional building and new carports. Sherrie Llewelyn  
322 explained that the Council previously asked if a gate could be installed between this property and

323 the neighboring church to allow for pedestrian access. She said that the Church determined that  
324 access onto their property would not be allowed per a new church-wide policy.

325  
326 Council Member Mumford commented that while he was not originally in favor the original  
327 proposal, that after the previous Council approval he had changed his consideration to  
328 determining the best way for the development to proceed.

329  
330 **Council Member Mumford moved that the City Council adopt Ordinance 2019-03 an**  
331 **ordinance to approve the rezone and development agreement (AGR2019-22A) for the Clint**  
332 **Thomas Apartments located at 512 North Orchard Dr. (aka 3511 South Orchard Dr.) from**  
333 **Commercial Shopping (CS) to Planned District (P) with the following findings and no**  
334 **conditions.**

335  
336 **Findings:**

- 337
- 338 **1) The proposed P District can be substantially completed within two (2) years of the**  
339 **establishment of the P District.**
  - 340 **2) The development contains one phase that can exist as an independent unit capable**  
341 **of creating an environment of sustained desirability and stability; and that the uses**  
342 **proposed will not be detrimental to present and potential surround uses, but will**  
343 **have a beneficial effect which could not be achieved under other zoning districts.**
  - 344 **3) The proposed increased density will not generate traffic in such amounts as to**  
345 **overload the street network outside the P district.**
  - 346 **4) The area surrounding said development can be planned and zoned in coordination**  
347 **and substantial compatibility with the proposed development.**
  - 348 **5) Any exception from standard ordinance requirements is warranted by the design**  
349 **incorporated into the final plan.**
  - 350 **6) The P district is in conformance with the city general land use plan.**
  - 351 **7) Existing or proposed utility services are adequate for the population and use**  
352 **densities proposed.**

353  
354 **Council Member Horrocks seconded the motion.**

355  
356 Mayor Arave clarified that the address was 521 North Orchard Drive.

357  
358 Council Member Mumford amended his motion to correct the address to 521 North Orchard  
359 Drive. Council Member Horrocks seconded the amended motion. **The motion was approved by**  
360 **Council Members Horrocks, Porter, and Mumford. Council Member Hood voted in**  
361 **opposition to the motion. Council Member Baskin was excused.**

362 5. CONSIDERATION OF A SITE PLAN APPROVAL FOR CLINT THOMAS  
363 APARTMENTS LOCATED AT 521 NORTH ORCHARD DRIVE (AKA 3511 SOUTH  
364 ORCHARD DRIVE), CLINT THOMAS, APPLICANT  
365

366 Sherrie Llewelyn clarified that the previous application for the rezone and approval of the  
367 development agreement was a legislative action and that the site plan approval was an  
368 administrative action.

369  
370 **Council Member Mumford moved that the City Council approve the request for a site plan**  
371 **amendment for the Clint Thomas Apartments located at 521 North Orchard (aka 3511**  
372 **South Orchard) with no conditions. Council Member Porter seconded the motion. The**  
373 **motion was approved by Council Members Horrocks, Porter, Mumford, and Hood.**  
374 **Council Member Baskin was excused.**

375  
376 6. DISCUSSION ITEM: REQUEST FOR AMENDMENT TO THE DEVELOPMENT  
377 AGREEMENT FOR FOXBORO MARKETPLACE AT 790 NORTH REDWOOD  
378 ROAD, PERTAINING TO THE UNIT COUNT AND CONFIGURATION OF THE  
379 MULTI-FAMILY APARTMENTS, CHRIS ROBINSON, APPLICANT  
380

381 Sherrie Llewelyn reported that Chris Robinson, developer of Foxboro Marketplace, had asked to  
382 obtain feedback on the unit count and configuration from the City Council.

383  
384 Chris Robinson said that in December of 2018 he wrote a letter to the City stating that they were  
385 at the point of paying for building permits but had found that the project did not work financially  
386 with current construction costs and the proposed design. He said that since then they proposed a  
387 new plan, the City Council visited the Avanti project in Farmington which was similar to the  
388 newly proposed design, he held a public open house which wasn't very well attended, and  
389 received positive recommendation on the project from the Planning Commission. Mr. Robinson  
390 said that since that time the public comments included concern with multi-family housing, the  
391 number of units, and parking.

392  
393 Mr. Robinson explained that Lee's Marketplace needed the support of the additional residential  
394 development. He felt that this site was ideal for multi-family as it was adjacent to other multi-  
395 family and the Foxboro Marketplace.

396  
397 Chris Robinson then asked the Council for their recommendations and what they would like to  
398 see.

399

400 Council Member Hood asked if any consideration had been given to a 55 and older community  
401 consisting of two bedroom apartment units. He said that the concern from the neighbors was  
402 related to traffic and schools which would be reduced with an age restricted development but  
403 would bring the rooftops that were needed. Chris Robinson said he would need to research the  
404 economic viability of this type of project.

405  
406 Council Member Mumford mentioned that the community had apartment fatigue and asked  
407 about the potential for owner-occupied units. He said that this was a core issue with residents and  
408 suggested a townhome development.

409  
410 Chris Robinson said he had entitlement for 102 apartments and asked if the architecture and the  
411 unit count was modified if there was any way to make the project work. Council Member  
412 Mumford replied that the residents were not accepting of additional units as a deal had already  
413 been made and there was no community benefit or return with adding more units.

414  
415 Council Member Horrocks commented that Jim Allen was a representative from the  
416 neighborhood and asked him to restate his earlier comments as Chris Robinson had arrived after  
417 the citizen comment portion of the meeting.

418  
419 Jim Allen commented that the biggest concern from the neighbors was parking particularly for  
420 the one bedroom units. He said the residents would be more supportive of 116 units, two parking  
421 spaces per each one bedroom unit, and changing the four story building to three stories. Chris  
422 Robinson asked if this proposal was agreeable to the Council as it was better than having to  
423 design the project from scratch.

424  
425 Council Member Horrocks commented that Council Member Mumford's points were valid and  
426 that Jim Allen represented a community group.

427  
428 Ken Leetham asked the City Council if Chris Robinson returned with an application with 102  
429 apartment units that might have a different configuration or building type if the Council would  
430 be inclined to approve that based on the prior entitlement. He said the previously approved  
431 architecture and amenities was too expensive to be built. Chris Robinson said that the  
432 development needed a clubhouse and the cost would be better spread across more units. He  
433 asked if the Council would require them to build exactly as what was approved or if they could  
434 build more units that were palatable to the Council and the neighbors.

435  
436 Mayor Arave commented that while his opinion may not be popular, he felt the difference  
437 between 102 and 124 unit was not that great. He said the focus should be on the quality of the  
438 project and the amenities.

439 Council Member Porter commented that the Planning Commission and staff reviewed and made  
440 a favorable recommendation on the proposed project. He also said that it was difficult to sell the  
441 project to residents based on the additional bedrooms and the parking issues with no benefit to  
442 the community.

443  
444 Council Member Mumford said that he appreciated the efforts Chris Robinson had made to reach  
445 out to the public and felt that the owner occupied product would be more accepted by residents.  
446 Chris Robinson replied that he wished they had started construction of the apartments in 2016 as  
447 costs had gone up 30%.

448  
449 Council Member Horrocks commented that his company built a commercial project in Sandy  
450 and that even though costs were high they were able to sell for a profit because rents were high  
451 right now. Chris Robinson replied that the leverage return or the borrowed amount versus the  
452 equity was not worth the \$20 million loan.

453  
454 Council Member Mumford suggested holding another public hearing at Lee's Marketplace or a  
455 location near the site.

456  
457 Mike Shultz, developer with Chris Robinson, spoke on the economics of the project and said that  
458 the proposed units would cost more than the approved product, but the difference would be that  
459 the proposed units would be higher quality. He said they built many apartments and found the  
460 proposed plan would attract higher rent.

461  
462 Chris Robinson asked what the Council recommended and what the next step would be.

463  
464 The Council discussed additional public outreach/input,

465  
466 Ken Leetham said the amended plan cut 85 units from the plan that was approved. He said it was  
467 important for the Council to remember that the City approved a land use plan for the Foxboro  
468 Marketplace as an economic development package. Mr. Leetham said it would be disingenuous  
469 to make them adhere to an exact site plan as 22 units would not make that big of a difference. He  
470 said the proposed development would be a superior product with higher rents and a shopping  
471 center.

472  
473 Council Member Porter commented that while he agreed with the sentiments made by Mr.  
474 Leetham that it was a significant increase in the number of bedrooms. He asked staff to clarify  
475 the specific number. Sherrie Llewelyn replied that it was approximately 86 to 94 additional  
476 bedrooms.

477

478 Mayor Arave asked if it was the City's responsibility to restrict the bedroom count. He said the  
479 real issue was apartment bias and the most important thing was a good project.

480  
481 Council Member Mumford said that the developer needed to make money and the real issue was  
482 not the bedroom count but apartment fatigue. He said that if the plan came back as owner  
483 occupied units he would vote in approval of the project.

484  
485 Council Member Hood commented that the only way he would vote in approval of the project  
486 was if it was an over 55 apartment complex or owner occupied units.

487  
488 Council Member Porter said if the developer could show the difference in quality of the  
489 originally approved product and the proposed product he would vote in approval. He said the  
490 proposed project would have to be higher quality.

491  
492 Council Member Horrocks commented that he wanted a high quality product as well.

493  
494 Council Member Hood then said that the developer was approved to build 102 apartments and  
495 that he had an issue with a proposal for more units. He said the developer should try to build 102  
496 high quality units or if he wanted more units than they would need to be in an age restricted  
497 development.

498  
499 Council Member Hood also suggested that two different open houses could be held on separate  
500 evenings to try and accommodate as many residents as possible.

501  
502 Council Member Porter thanked Chris Robinson for his efforts thus far.

503  
504 7. CONSIDERATION OF RESOLUTION 2019-17R: A RESOLUTION PROCLAIMING  
505 APRIL 27, 2019 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

506  
507 Ken Leetham reported that the Arbor Day celebration would be held at City Hall on April 27<sup>th</sup>  
508 and that this proclamation was part of the City's requirements to retain Tree City USA status

509  
510 **Council Member Horrocks moved to approve Resolution 2019-17R a resolution of the**  
511 **governing body of the City of North Salt Lake proclaiming April 27, 2019 as Arbor Day in**  
512 **the City of North Salt Lake. Council Member Mumford seconded the motion. The motion**  
513 **was approved by Council Members Horrocks, Porter, Mumford, and Hood. Council**  
514 **Member Baskin was excused.**

515 8. APPOINTMENT AND SWEARING-IN OF DEPUTY CITY RECORDER

516

517 Ken Leetham explained that the City had a need to appoint a Deputy City Recorder, especially as  
518 it was a municipal election year. Staff recommended Sherrie Llewelyn be appointed to this  
519 position.

520

521 Mayor Arave recommended approval of the appointment of Sherrie Llewelyn as the Deputy City  
522 Recorder.

523

524 **Council Member Mumford moved to approve the Mayor's appointment of Sherrie**  
525 **Llewelyn as the City's Deputy City Recorder. Council Member Porter seconded. The**  
526 **motion was approved by Council Members Horrocks, Porter, Mumford, and Hood.**  
527 **Council Member Baskin was excused.**

528

529 Mayor Arave performed the swearing in of Sherrie Llewelyn as the Deputy City Recorder.

530

531 9. CITY ATTORNEY'S REPORT

532

533 David Church reported that an appeal had been filed relating to the City Council's decision to  
534 approve the General Development Plan for Orchard Grove. He said this decision preceded the  
535 zone change and several residents appealed this decision which would then go before the hearing  
536 officer. Mr. Church explained that the City's hearing officer had a conflict of interest as one of  
537 his law partners was involved with the land transfer. He made several recommendations for the  
538 replacement hearing officer including Craig Hall who was the hearing officer for Salt Lake  
539 County and Vaughn Pickell who was the city attorney for Bluffdale.

540

541 David Church asked the Mayor if he would give approval for City staff to obtain a replacement  
542 hearing officer for the appeal. Mayor Arave gave his approval.

543

544 David Church then reported on the Eaglepointe landslide and the potential settlement proposal.  
545 He said that all of the defendants proposed a settlement. He said that the City's proposal was  
546 what the City Council had previously authorized. If an agreement was reached the settlement  
547 could happen immediately or the case could still go to trial.

548

549 Ken Leetham commented that there was a two week window for approval of the settlement.

550 10. APPROVE CITY COUNCIL MINUTES

551

552 The City Council minutes of April 2, 2019 were reviewed and amended. **Council Member**  
553 **Porter moved to approve the City Council minutes of April 2, 2019 as amended. Council**  
554 **Member Mumford seconded the motion. The motion was approved by Council Members**  
555 **Horrocks, Porter, Mumford, and Hood. Council Member Baskin was excused.**

556

557 11. ACTION ITEMS

558

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

560

561 Ken Leetham reported on the action item related to the issues with a dump truck that was parked  
562 on Main Street during rush hour. He said that staff had reached out to Brighton Homes and said  
563 that it would be a temporary problem.

564

565 12. CITY COUNCIL REPORTS

566

567 Council Member Hood reported on the Youth City Council (YCC) Easter Egg Dash to be held  
568 the following Saturday. He said there may be a conflict with NSL Recreation soccer games  
569 scheduled for the same time and kids that wanted to attend both.

570

571 Council Member Hood asked for a future agenda item in June to express appreciation and  
572 present plaques to the outgoing YCC Executive Council.

573

574 Council Member Hood asked about animal control services and said that he had received  
575 complaints from residents that dead animals were not being removed from the road after calls  
576 had been made. Ken Leetham replied that he would reach out to the County.

577

578 Council Member Mumford spoke on the youth soccer program and the practices held at the  
579 parks. He said he received a lot of positive feedback from residents and asked if there was an  
580 estimate on the cost to the City. Ken Leetham responded that staff would have a better idea  
581 regarding the cost at the end of the season.

582

583 Council Member Mumford then spoke on the appeal of the Orchard Grove approval and that  
584 residents wanted to do a referendum but did not have enough time. Sherrie Llewelyn clarified  
585 that a referendum could only be done for a legislative action. She said she recommended that  
586 those who filed the appeal should obtain legal counsel.

587

588 Council Member Mumford said the biggest concern was an administrative error on the unit  
589 count. Sherrie Llewelyn explained that when you calculate unit count in the RM-7 zone that for  
590 duplexes the minimum lot size is 8,500 square feet. The total square footage divided by 8,500  
591 allowed for 12.8 units which was shown in the staff report. For an apartment building it was  
592 7,000 square feet for the first unit and 6,000 square feet for each additional unit. So the staff  
593 report was correct but she misstated as there could be six duplexes or nine units in a variety of  
594 configurations.

595  
596 Council Member Porter reported on the City's emergency preparedness and reporting during an  
597 emergency. He suggested that South Davis Fire District might potentially handle this as currently  
598 it was separated by city, but each city should work together through county coordination.

599  
600 Council Member Porter commented that he would also like to formalize the City's history  
601 committee. Ken Leetham replied that staff was looking into potentially adopting a resolution to  
602 create the history committee.

603  
604 Council Member Horrocks stated that the Boy Scout organization was looking into potential  
605 places to meet. He said he did not necessarily object to the Boy Scouts meeting at City Hall if it  
606 was in an approved room that wouldn't be susceptible to damage.

607  
608 13. MAYOR'S REPORT

609  
610 Mayor Arave reported on the Community Development Block Grant (CDBG) process and said  
611 that it went through the County and would be renewed to continue as is unless the City requested  
612 differently. He also reported that Wasatch Integrated Waste applied for a bond.

613  
614 14. CITY MANAGER'S REPORT

615  
616 Ken Leetham reported that he and the Mayor would be going to Kansas City in May to look at  
617 some of Great Life's other golf facilities and would report back to the City Council. He also said  
618 that the League of Cities and Towns Conference would be next week.

619  
620 15. ADJOURN

621  
622 Mayor Arave adjourned the meeting at 9:20 p.m.

623  
624  
625  
626

---

Mayor

---

Recorder

1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL MEETING-BUDGET  
3 MARCH 26, 2019  
4

5 **DRAFT**  
6

7 Mayor Arave called the meeting to order at 5:15 p.m.  
8

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

16 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,  
17 Public Works Director; Janice Larsen, Finance Director; Brent Moyes, Golf Course Director;  
18 Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea  
19 Bradford, Minutes Secretary.  
20

21 OTHERS PRESENT: John D. Beyer, John R. Beyer, Matt Oliva, Karen Bills, Marilyn Theurer,  
22 Robert Alsop, Brody Field, Dennis Bischoff, residents; Nick Bosen, Weston Kimber, Ryan  
23 Flynn, Sam Christiansen, Dave Herre, Ryan Richins, John Broberg, City employees; Hai  
24 Fitzgerald, E & H Group/Thyme and Seasons; Gary Herde, Bement & Company CPA; Jim  
25 Slade, Komatsu; Tonya Iongi, George Iongi, George's Grill.  
26

27 1. DISCUSSION OF CITY COUNCIL PRIORITIES FOR FISCAL YEAR 2020 BUDGET  
28

29 Ken Leetham explained that this meeting was the annual budget retreat with a focus on the City  
30 Council's goals and what the City wanted to accomplish within the next twelve months. He said  
31 that approximately \$430,000 would be added to the General Fund balance within the current  
32 fiscal year and \$505,000 in the General Fund balance for the next fiscal year.  
33

34 Mayor Arave commented that City was short in the Road Fund. Ken Leetham replied that the  
35 City just awarded two bids for projects on Orchard Drive and for the next fiscal year there would  
36 be a project for a portion of Eaglewood Loop. He also said that Road Capital Projects would be  
37 discussed during the next City Council meeting with staff recommendations on moving up  
38 several road projects by assigning more of the cost to the Water Fund.  
39

40 Mayor Arave asked when Eaglewood and Eagleridge Drives would be on the street repair plan.  
41 Paul Ottoson replied that Eaglewood Drive was on the five-year plan. He said Eagleridge Drive  
42 would be on the six-plus-year plan.  
43

44 Ken Leetham said that the Council could adjust priorities on any of the proposed projects if they  
45 wanted. He then explained that the overview of the department requests and budgets would occur  
46 during normally scheduled City Council meetings instead of during a lengthy budget meeting.

47  
48 Council Member Porter reported on his priorities including a focus on a “spot summary” of the  
49 General Plan. He said that while the City staff and Planning Commission were following the plan  
50 that there seemed to be public backlash. He suggested that the City invite the public to provide  
51 feedback on redevelopment areas via anonymous voting so they would not feel influenced by  
52 others. He also said that some people would oppose any rezoning or changing but that the City  
53 should offer residents another chance to be involved.

54  
55 Council Member Porter then said that something needed to be done about the railroad tracks on  
56 1100 North. He commented that the 1100 North bridge project would take time and that there  
57 needed to be an interim solution. He suggested that a minor street could be put in under the  
58 tracks to allow for emergency vehicles possibly work with Big West Oil on another solution.

59  
60 Council Member Porter commented that there was a parcel of land for sale in the Foxboro area  
61 that could potentially be used for a new library or other amenity. The Council then discussed  
62 other uses for the property including single family homes, a park or apartments and the pros and  
63 cons of those options.

64  
65 Council Member Horrocks stated that the City had basic responsibilities to its residents including  
66 streets, water, garbage, public safety, etc. He said that the City should focus on doing the best job  
67 possible with those responsibilities, with the roads as a priority. He said if there was money  
68 leftover then he would like to see the Foxboro Wetlands project continue, continued investment  
69 in trails, and beautification investments including the golf course with a water feature, lighting,  
70 etc.

71  
72 Council Member Baskin reported that the City was great at providing the necessary services. She  
73 said that most of the money was already allocated but any excess could be used toward better  
74 explaining issues to the residents. She said that transparency and trust in government was  
75 important and suggested that someone could be hired to do this if necessary. She shared the  
76 example of the water issue in Sandy City and said better public outreach was necessary on how  
77 these matters were handled.

78  
79 Council Member Baskin also suggested that several cities come together to create a Legacy  
80 Parkway Conservation District which could help to influence the future of the area. She then said  
81 that her number one priority was fixing the landslide. Other goals included beautification of the  
82 City including xeriscaping, trees, plantings and a more methodical plan. She suggested  
83 separating the Parks Department from Public Works as the Public Works Department was  
84 already responsible for so much, including snow removal to water quality.

85

86 Council Member Hood reported that maintenance needed to be done on the properties which  
87 were razed on 150 North. He suggested that these lots could be used for parking until the Hatch  
88 Park expansion. He also suggested that the City website be converted to a phone app with the  
89 ability to pay utility bills, push notifications, and to promote the parks and golf course, etc.  
90

91 Council Member Mumford also requested technology improvements on the City website and  
92 said that a City phone app could provide the ability to report potholes, etc. He said that many  
93 cities had an app but asked why there was not a universal application created for all cities to use.  
94 He suggested that this project was something the League of Cities and Towns could spearhead.  
95

96  
97 Council Member Mumford then talked about the homes that were purchased adjacent to Hatch  
98 Park. He was concerned about the debt acquired to purchase those properties and the future  
99 expansion plan. He suggested that rather than having a consulting company design the park that  
100 the City could encourage the residents to provide input along with the Parks & Arts Board on  
101 what they would like to see.  
102

103 Council Member Mumford then spoke on Bus Rapid Transit (BRT) and the redevelopment of  
104 Highway 89. He said will all the new apartment buildings that this was the perfect location for  
105 high density housing which would support BRT. He also said that amenities needed to be added  
106 to accommodate the new residents.  
107

108 Council Member Mumford said that the NSL Parks & Arts Board reviewed the parks and  
109 determined that there were several parks that needed repair. He reported that the Hatch Park  
110 pavilions needed to be repaired or rebuilt outside of the overall expansion plan. Other projects  
111 included the Palmquist Park infrastructure, Mathis Park with a potential plan to cater more  
112 toward adults, Eagleridge beautification, and the issue with the fishing pond (floating dock) at  
113 Eaglewood Village. Ken Leetham commented that an investment needed to be made into the  
114 fishing pond potentially through tree planting and other beautification.  
115

116 The Council discussed the fishing pond and how it was mostly a hidden amenity and how they  
117 did not want to invest in an area that was not easily available or used by all residents. Council  
118 Member Porter explained that the State planted fish in the pond but cautioned against promoting  
119 the park and overfishing the pond.  
120

121 Council Member Mumford then talked about Center Street and the need to beautify this corridor  
122 as it connected the east and west sides of the City. He also suggested a five-year replacement  
123 plan for parks.  
124

125 Council Member Horrocks asked what the next step would be pertaining to the Council's priority  
126 list. Ken Leetham replied that staff noted the requests and would prepare a report to identify  
127 ways to accomplish what the Council had asked for. He said that staff would provide better

128 reports throughout the year on the status of grants for funding on items like sidewalks, trails, tree  
129 plantings, etc. Mr. Leetham said that park repair was important and tree planting was an  
130 investment today as it would change the City in the future. He suggested that staff could ask  
131 corporate sponsors for funding towards these needs.

132  
133 Council Member Baskin commented that per the report that 24% of the budget was uncommitted  
134 funds. Ken Leetham replied that the City did have funding which could be utilized for one time  
135 projects. He explained that this funding was from limiting the expansion of City operations,  
136 economizing, and using City employees for projects instead of hiring contractors.

137  
138 Ken Leetham said that sales and property tax revenue had increased. Janice Larsen said that the  
139 fund balance was driven by sales tax and was strong overall.

140  
141 Mayor Arave stated that the recommendation was to review and do a new General Plan every  
142 five years and that it had been eight years since the City had prepared a plan. He also said that  
143 roads were a priority and asked if staff could crack seal the roads to prevent deterioration rather  
144 than hiring an outside company.

145  
146 Mayor Arave asked how much was spent on crack sealing the roads each year. David Frandsen  
147 said that staff spent the full amount they were allotted each year. Mayor Arave said he was  
148 appalled at how much road repair/maintenance cost. He also said that it seemed like every  
149 manhole was surrounded by cracks.

150  
151 Mayor Arave then said he was very unhappy about the fact that the City was not serviced by a  
152 Davis County library. Ken Leetham said that after meeting with County library officials he was  
153 told that there were no funds available but if the City provided a site and a building they would  
154 try to staff it. He said if the City was serious about having a library that they would need to work  
155 with the other cities that were also underserved to raise funds.

156  
157 The Council discussed a potential library in Hatch Park, a grant program to encourage mini  
158 libraries in neighborhoods, book exchanges, providing a building for a library, collaborating with  
159 other cities, library services, the benefits of a library, reading programs, and news coverage.

160  
161 Mayor Arave reported that the Bus Rapid Transit feasibility study had been funded, and  
162 according to Beth Holbrook, with Utah Transit Authority (UTA), the study was about to start. He  
163 said the County passed the third quarter sales tax which would generate \$13 million and would  
164 then be distributed and used for new capacity projects. He said the City, the County and UTA  
165 would receive a portion of the fourth quarter sales tax with UTA to fund BRT.

166  
167 Mayor Arave then mentioned after school programs and the potential need in Foxboro and  
168 Orchard. He said he was unsure where the funding would come from for these programs. Ken  
169 Leetham said that City funded a summer recreation program at \$50,000 to \$60,000 which could

170 be modified for after school programs. He said after school programs could be staffed by  
171 volunteers.

172  
173 Council Member Mumford reported on this year's summer youth soccer program for three to  
174 eight year old children. He said over 100 children had signed up to play at Legacy Park. He said  
175 this group was run by the same individuals who ran the summer recreation program and felt like  
176 there was a demand for additional recreation opportunities in North Salt Lake.

177  
178 Ken Leetham said that the City would not be able to expand that type of program but could work  
179 with the County Recreation District on offering additional recreation opportunities.

180  
181 2. ADJOURN INTO CLOSED SESSION TO DISCUSS PENDING OR REASONABLY  
182 IMMEDIATE LITIGATION

183  
184 **At 6:36 pm Council Member Horrocks moved to go into closed session for the purpose of**  
185 **discussing pending or reasonably imminent litigation. Council Member Baskin seconded**  
186 **the motion. The motion was approved by Council Members Baskin, Hood, Horrocks,**  
187 **Mumford and Porter.**

188  
189 3. RECONVENE INTO REGULAR SESSION

190  
191 **At 7:01 pm Council Member Porter moved to go out of closed session and back into regular**  
192 **session. Council Member Horrocks seconded the motion. The motion was approved by**  
193 **Council Members Baskin, Hood, Horrocks, Mumford and Porter.**

194  
195 4. DISCUSSION REGARDING EAGLEWOOD GOLF COURSE MANAGEMENT

196  
197 Ken Leetham explained that a company called Great Life would present to the Council followed  
198 by a presentation from both Brent Moyes and George Iongi. He then said the Council could  
199 provide feedback on the presentations.

200  
201 Jeff Harbertson, Great Life, explained that Great Life was a golf management company with a  
202 focus on families and health lifestyles through golf. He explained that Great Life was the 10<sup>th</sup>  
203 largest golf management company and the largest fitness company in the world with over 80,000  
204 members at 90 properties. Great Life, which was established in 1985, planned to franchise in  
205 Utah and focused on the three biggest problems in golf which were price, pace of play, and the  
206 fact that "golf is hard." Mr. Harbertson said that Great Life addressed these issues through  
207 providing affordable memberships, encouraging families and individuals to play with the time  
208 they have, and offering free clinics. Mr. Harbertson said that Rick Farrant was the founder of  
209 Great Life and explained that he (Jeff) and his father Robb were the local franchisee and were  
210 Utah natives. He felt that due to the culture in Utah that this model would be successful.

211 Jeff Harbertson then said that another priority would be to take care of the golf course and its  
212 assets including the equipment, building, course, etc. He said they would create a detailed plan  
213 for high priority capital improvements and maintenance needs. Mr. Harbertson outlined the  
214 different types of memberships including individual, couple, and family. The basic individual  
215 membership would be \$50 per month or \$75 for a golf and fitness membership. The family  
216 membership would be \$70 per month or \$125 for a golf and fitness membership. Members  
217 would have unlimited access to any full network golf property, fitness facility, free weekly golf  
218 clinics, and other perks, as well as access to all Great Life properties. He said they currently own  
219 The Ranches Golf Course in Eagle Mountain and Coral Canyon in St. George.

220  
221 Jeff Harbertson said that they were considering Eaglewood as it was operating at a deficit even  
222 though people were playing more golf and the courses were busy. He explained that with their  
223 proposal the City would immediately eliminate their annual operating expenses and would see an  
224 increase in revenue by 25% in the first year. Mr. Harbertson said their offer would include  
225 potential capital improvements including replacement of the cart fleet, new maintenance  
226 equipment, state of the art fitness center, remodel the clubhouse, and replace the irrigation  
227 system and bunkers as needed. The proposal was to lease the course from the City for one dollar  
228 per year through a triple-net five-year lease with three renewable five-year terms. The City  
229 would no longer have to subsidize the golf course but would maintain ownership of the property.

230  
231 Council Member Horrocks said that one of his concerns was the control of the course and the  
232 City's ability to still fully utilize it for city events, including the annual car show, fireworks  
233 events, etc. Jeff Harbertson replied that these uses could be included in the lease and that the  
234 fireworks show was a big deal.

235  
236 Council Member Mumford mentioned the proposed improvements and maintenance but asked  
237 what would happen if Great Life invested in capital improvements and then left the City with a  
238 large bill. He said that they would need to work out which improvements would be the  
239 responsibility of Great Life or shared with the City.

240  
241 Jeff Harbertson then spoke on the existing employees and extending offers to those individuals.  
242 He said they would prefer to retain those employees.

243  
244 Council Member Mumford asked when Great Life began operating The Ranches and Coral  
245 Canyon. He asked how many courses Great Life would need to make the model work. Jeff  
246 Harbertson replied that it was in February of this year and that a successful model was dependent  
247 on the area and that they were trying to create a network.

248  
249 Individuals in the audience asked questions about how many other golf courses had turned down  
250 Great Life's proposal and expressed concerns including potential employee layoffs, and the  
251 company being unsuccessful and leaving the City with a dilapidated course.

252

253 Jeff Harbertson addressed the concerns and said that many other cities were waiting to see what  
254 would happen before signing a contract. He also said that a fund would be setup by Great Life to  
255 manage the expectation of maintenance standards on a quarterly basis. Mr. Harbertson said that  
256 the rates would not increase but could potentially decrease. He said that the membership model  
257 was what made the plan work as it allowed members to utilize the facility on their schedule.

258  
259 Mayor Arave commented that if residents wanted to make comments they needed to come  
260 forward and identify themselves.

261  
262 Brent Moyes presented the golf course budget and commented that they were recently informed  
263 of the proposal from Great Life. He said that while the golf course was operating at a deficit that  
264 the department had prepared a proposal on how to decrease the deficit and keep the course in  
265 City hands. Mr. Moyes said that after research he found that other courses in Utah that had  
266 contracted with a third party had failed. There was a decline in customer service and course  
267 conditions, and the third-party management team never put in the investments they promised. He  
268 said that these issues would stigmatize a facility and result in a decline particularly in  
269 tournaments. There would be a new customer base but that group would not be the type to spend  
270 money in the pro shop or restaurant. The slower pace of play would also drive business away.

271  
272 Brent Moyes then said that the new contract with George Longi for food service would also be  
273 affected. He then asked if the City would want to give up control of its greatest asset and that  
274 residents would still contact the City with their issues and staff would have to deal with that.. Mr.  
275 Moyes also asked if the new owners would care about the golf course maintenance. He said this  
276 course was not just a golf course but a community facility with the fireworks, car show, concerts,  
277 and Tour of Utah.

278  
279 Brent Moyes said that the golf course department reviewed their budget and while it was already  
280 tight they made suggestions to reduce the deficit including a 5% decrease in pay, a reduction of  
281 \$15,000 in capital equipment purchases, cutting the cost of fertilizer by \$13,000, a reduction in  
282 the seasonal payroll by \$10,000, more efficient staffing schedules, sanding of the course at a  
283 savings of \$7,000, reduction in employee allowances of \$4,000, education and memberships at  
284 \$2,500, an irrigation computer service at \$2,400, a reduction in tree maintenance at \$2,000, and a  
285 decrease in natural gas in the turf care center at \$1,000. He then spoke on revenue increases  
286 including a Groupon promotion with revenue of \$35,000, an approved rate increase for \$24,000,  
287 maintenance scheduling around playable tee times at \$22,500, food service and banquets at  
288 \$20,000. Mr. Moyes also suggested adding two additional corporate tournaments at \$15,000, ten  
289 corporate memberships at \$1,500 each for a total of \$15,000, fallout from a local competitor at  
290 \$12,000, a high school fundraiser at \$10,000, foreign golfers at \$9,600, leases at the clubhouse  
291 for \$6,000, merchandise promotions at \$5,000, an amateur tournament at \$5,000, and a  
292 “Welcome to Eaglewood” program at \$1,600.

293

294 Brent Moyes asked the City Council to give the golf department a chance. He said they were  
295 excited to have a new food concessionaire, George Iongi. Mr. Moyes also said the team was  
296 strong and introduced each member including Weston Kimber who had been with the City taking  
297 care of the golf course for 26 years, Nick Bosen who had been there 12 years, Ryan Richens who  
298 had been there several years, and John Broberg, the first assistant, who was close to earning his  
299 PGA certificate.

300  
301 George Iongi then addressed the City Council and said he had changed his whole career on hold  
302 to be a part of the golf course. He said that he ensures his team worked efficiently and effectively  
303 to provide food service and that his hospitality spoke for itself. Mr. Iongi said there was a lot of  
304 changes to be made and was excited to work with Brent. He asked the Council and Mayor to  
305 give them a chance as he was very confident it would be successful. Mr. Iongi also said they had  
306 ideas to bring in business including bridal shows, golf shows, and a simulator.

307  
308 Gary Herde, Bement & Company CPA, commented that they were located in the Eaglepointe  
309 office building. He said George approached him and asked for advice on opening George's Grill  
310 at the Eaglepointe Golf Course. Mr. Herde advised George that if he could work with the golf  
311 department as a team that this was key. He also said that the benefits of Eaglepointe were that it  
312 was a nice course with good tournaments, a good reception center, a good setting. Mr. Herde  
313 suggested that the City allow Brent and George to work together and that after analyzing the  
314 financials, his firm was committed and would be sponsoring a tee box.

315  
316 Council Member Horrocks asked if the business model for Great Life was to sign up as many  
317 courses in a geographical area as possible or if it was better to have one course in a location. Jeff  
318 Harbertson said that each course was evaluated independently and while the value was to build  
319 the network of golf that they wanted to ensure each course was a good fit.

320  
321 Council Member Mumford commented on the acquisition of The Ranches and said the goal was  
322 for 650 memberships there. He asked how many they had obtained in the first month. Jeff  
323 Harbertson said they were just beginning to start signing up memberships at The Ranches.

324  
325 Council Member Mumford asked City staff about the potential for Great Life to hire the current  
326 golf course employees and if this was something they would consider. Brent Moyes replied that  
327 while they would not discount it they wanted to look at the long term pros and cons.

328  
329 Council Member Mumford also asked George Iongi if he would be able to continue a partnership  
330 with Great Life if that was the route the City took. George Iongi replied that it would be a big  
331 change and he felt blindsided at this time. He expressed concern about the reception center and it  
332 being replaced with a fitness center.

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334 Jeff Harbertson commented that they would build a separate event center and would be happy to  
335 maintain the restaurant and reception center contract with George Iongi.

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Council Member Hood commented that the presentation by Great Life was centered around building on families but the projections were based on individuals. Jeff Harbertson said that these were the most conservative numbers. He said that including families would increase the numbers as the base membership was \$75.

Council Member Baskin commented that usage increased by 63% and revenues increased by 46%. She said that during the presentation the second issue was pace of play and if the usage increased how this would work out. Jeff Harbertson replied that the model would attract families that would only play for a certain amount of time which would allow more players to fill in the open times.

Mayor Arave clarified that Great Life approached the City and that this was the first time the Council had seen the proposal. He said that the Council would take everything they had heard into account so that it was a win-win situation for everyone.

Grant Iverson, 226 Sterling Drive in Bountiful, said he had golfed in the area for 50 years. He said that the golf course was a priceless gem and that this was just a short term cash flow problem. Mr. Iverson recommended against “giving away the store” and said that people who play golf would not want to play on the course with little kids. He said that the City could make the course profitable on its own.

5. CLOSED SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION; TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; TO DISCUSS COLLECTIVE BARGAINING; OR TO DISCUSS PURCHASE, EXCHANGE, SALE, OR LEASE OF REAL PROPERTY

**At 8:56 pm. Council Member Horrocks moved to go into closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale, or lease of real property. Council Member Baskin seconded the motion. The motion was approved by Council Members Baskin, Hood, Horrocks, Mumford and Porter.**

6. RECONVENE INTO REGULAR SESSION

**At 9:54 p.m. Council Member Mumford moved to go out of closed session and back into the regular session. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Hood, Horrocks, Mumford and Porter.**

7. ADJOURN

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379 Mayor Arave adjourned the meeting at 9:54 p.m.

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Mayor

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Recorder

### Action Items (for May 7, 2019)

Item	Staff	Description
<b>New</b>		
1	Linda	Agenda item – plaques and appreciation to outgoing YCC Executive Council in June <i>(Linda order plaques – get names from James.)</i>
2	Janice	CM Mumford asked for cost of the youth soccer program <i>(Staff to provide closer to end of season).</i>
3	Ken Craig	Staff to work on emergency preparedness reporting and coordination with Davis County rather than NSL – and whether it should be organized and run by South Davis Fire.
4	Ken	Council Member Hood said that residents complained about animal control and that calls were not being addressed in a timely manner (dead animals not removed from the roads). <i>Ken will contact the County regarding this issue.</i>
<b>Current</b>		
1	David	Staff to review need for additional trees to be planted near retaining pond on Eaglewood Drive (Karen Faddis – 280 Woodhill Lane) <i>David will work with her on replacing dead trees.</i>
2	Paul David Ken	Various assignments related to water and water planning including: collection of water usage data by area, analysis and recommendation related to water conservation rate structure, and long-range planning for water needs. <i>Staff has a meeting with Weber Basin Water Conservancy District.</i>
3	David, Ken	Staff to follow-up on adding trees to park strips on Fox Hollow at Foxboro roundabout. <i>Ken will report back to Council.</i>
4	Paul Ken	Staff to work with property owners and residents that will be affected by the Orchard Drive North and South reconstruction projects. <i>The City will be more aggressive and proactive with signage and notices of these road closures. Staff to also put together project information that will be sent to affected residents.</i>
5	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>(Resolution to create this committee – May or June meeting agenda)</i>
6	Paul Ken	Staff to review current ordinance regarding road cuts including adding more restrictive provisions to the current three year wait on new roads as well as conditions in franchise agreements. <i>Paul is researching possible code amendments.</i>
7	Linda	Staff to arrange a tour of Wasatch Resource Recovery Plant for interested City Council members and staff. <i>Schedule with Matt Myers (Wait until July to be fully operational.)</i>
8	David	Staff to look at adding lighting at Tunnel Springs Park. Staff to prepare a more comprehensive review of the entire park lighting with input from the Parks and Arts Board and residents adjacent to the park. Also look at alternate technology such as solar powered or LED lighting and a cost comparison. Ensure that cameras that are added do not have view of private residences. <i>Parks &amp; Arts Board suggested five lights as well as lighted tennis courts. David getting bids. Will report on 4/16.</i>
9	Ken	Staff to report back on the progress of mining on Monte Thomas parcel. <i>Ken will prepare update.</i>
10	Paul Sherrie	Look at sidewalk on 3800 S. and US89 where residents are walking in the street to get to bus stop on US89. <i>Paul will contact Davis Co. Sherrie will inquire as to the available use of Prop 1 funds. (2/27)</i>
11	Sherrie	Staff to review current lighting ordinances/regulations related to light pollution and report back to City Council. <i>Staff has received model lighting ordinances from Utah Dark Skies and is preparing report on current regulations. (1/30)</i>
12	Ken	Staff to follow up with City attorney on Media One issue. <i>Attorney to look at next enforcement steps.</i>
13	Craig David	Look at monitoring options for Tunnel Springs including DVR system and other technology, police access, motion sensors, public access, etc. <i>Staff is proceeding w/ enhanced camera system.</i>
14	Paul David Sherrie	Staff to prepare options for repair/replacement of Eaglewood Village dock. Also look at placing trees around the pond or adding this area to Arbor Day. <i>Draft concept plan was presented to Parks and Arts Board. Concept plan was cost prohibitive - will look at a simpler design.</i>
15	David	Council review the parks & trails brochures before printed. <i>Parks &amp; Arts comm. to review draft.</i>



## CITY OF NORTH SALT LAKE

---

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

Len Arave  
Mayor

Ken Leetham  
City Manager

### MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** May 7, 2019

**SUBJECT:** Resolution adopting the FY2020 Tentative Budget and setting a public hearing date.

---

#### **RECOMMENDATION**

I recommend approval of the attached resolution adopting the FY2020 Tentative Budget and setting a public hearing date.

#### **BACKGROUND**

As you know, State law requires the City to adopt the Tentative Budget at our first meeting in May for the next fiscal year. As a reminder, you are not adopting a final budget with this action, but adopting a tentative budget that will be on display and accessible to the public prior to the public hearing which is proposed to be on June 4, 2019.

You'll notice that the resolution does not contain the total budget amount. I apologize for not providing that, but we're still making adjustments in the budget and will be able to provide you the final total on Monday prior to the meeting. In any case, the budget proposal will not differ in substance from what we've discussed in our budget work meetings up until now.

Thanks and please let me know if you have any questions or concerns about this.

**RESOLUTION NO. 2019-18R**

**A RESOLUTION TENTATIVELY ADOPTING THE TENTATIVE BUDGET FOR  
THE CITY OF NORTH SALT LAKE FOR THE FISCAL YEAR  
BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020**

WHEREAS, the City Manager of North Salt Lake has prepared a tentative budget (the "Tentative Budget") for the City of North Salt Lake as required by Utah State Law; and

WHEREAS, the Tentative Budget, together with supporting schedules and data, will be available for public inspection in the office of the City Recorder as required by law; and

WHEREAS, the City Council as Governing Body will consider formal adoption of the Tentative Budget in a public hearing to be held June 4, 2019; and

WHEREAS, the City Council finds the Tentative Budget for the City of North Salt Lake for the fiscal year beginning July 1, 2019 and ending June 30, 2020, as set forth in the attached Exhibit A, should be tentatively adopted as required by Section 10-6-111(3) of the Uniform Fiscal Procedures Act for Utah Cities.

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

PART I:

1. The Tentative Budget for the City of North Salt Lake in the amount of \$\_\_\_\_\_ is hereby tentatively adopted for the fiscal year beginning July 1, 2019 and ending July 30, 2020, as set forth in the attached Exhibit A.
2. The Governing Body directs that a public hearing to consider the Tentative Budget shall be held June 4, 2019 and that notice thereof shall be published at least seven days prior to the hearing in at least one newspaper of general circulation published in Davis County.

PART II:

This resolution shall take effect immediately. Passed and approved by the City Council of the City of North Salt Lake, this 7th day of May, 2019.

CITY OF NORTH SALT LAKE

By:

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

Mayor

Attest:

By:

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

City Council Vote as Recorded:

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



## CITY OF NORTH SALT LAKE

---

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

Len Arave  
Mayor

Ken Leetham  
City Manager

### MEMORANDUM

**TO:** Honorable Mayor and City

Council **FROM:** Ken Leetham, City

Manager **DATE:** May 7, 2019

**SUBJECT:** Request to purchase City property by David and Shelly Saxton at 881 Eagleridge Drive

---

#### RECOMMENDATION

I recommend that the City Council deny the request by Mr. and Mrs. Saxton to purchase City property behind their home at 881 Eagleridge Drive and part of Eaglewood golf course.

#### BACKGROUND

Last summer the Mr. and Mrs. Saxton installed a pool at their property at 881 Eagleridge Drive. The city code as well as health department code require that pools be secured by a six foot tall fence. Along the rear property line between the home and the golf course the previous owner had constructed an approximate 4' high rock retaining wall. During the construction of the required fence, the fence was not properly staked on the property line and was instead placed approximately 4 feet onto the golf course property. As a result of the failure to identify the correct boundary the fence installer hit a 2" sprinkler main line. As a result of the damage, city staff became aware of the improper placement of the fence.

The attorney for the Saxtons has submitted a request to purchase a portion of the golf course property to facilitate the installation of fence. In the DRC's review of this request, we found several reasons why there are problems with the request. The Saxtons state in their request that they cannot put the fence in front of the wall because that would in effect be a 3' fence against the higher elevation of the golf course property. However the DRC believes that a fence could be installed along the top of the rock wall meeting the requirement. The letter submitted by the attorney states that they wish to purchase approximately 4 feet of property, however the survey submitted shows approximately 7.5 feet of golf course property, which far exceeds any area necessary to build a fence to the west of the rock wall.

The City Council adopted Resolution No. 2018-20 R on June 5, 2018 that establishes the following

criteria for the Council to use in evaluation of proposals to purchase property from the City. The DRC has reviewed the request and the proposed justifications and provides the following for the Council's review:

- 1) *Does the subject property currently serve, or will serve in the future, a public purpose which provides a benefit to the public in general and which should not be interrupted or changed?*

The Saxtons have argued that the subject property does not currently serve, nor will it serve a future public purpose, is not maintained, and that is necessary to protect their property from golf carts falling over their 3' rock retaining wall.

The DRC believes the contrary. The property does serve a legitimate public purpose in that it provides a buffer between the active play of the golf course and the back yards of the adjacent homes. If property lines are continually allowed to encroach upon the active play area of the golf course the city loses the necessary buffer. Often times players lose balls in the this rough area, moving the fence only increase the likelihood that balls will stray onto private property and possibly cause damage or harm to persons or property. Furthermore the property is maintained in the manner that is most suitable for the required buffer use with native grasses and is not intended to be mown. The only danger of a golf cart being driven close to the wall would be if the area were mown and groomed as the fairway is.

- 2) *Will disposing of the subject property eliminate a public purpose or benefit that will need to be replaced at some other location or in some other way? If so, does the purchase price reflect the actual costs to replace the public benefit in addition to an established fair market value?*

The Saxtons do not believe a public purpose will be eliminated or will need to be replaced.

The DRC believes that continued encroachment of the golf course will require the fairways to be narrowed in order to provide the necessary buffers that we currently have at this location. No additional buffer can be purchased elsewhere to replace the buffer once transferred to private ownership.

- 3) *Is the subject property an integral part of a larger and important current or future park or open space area?*

The Saxtons believe the subject property is small and unused and unlikely to serve as a buffer in which balls are unlikely to land within.

The DRC believes the property is an integral part of the golf course as stated above, as it serves as a necessary buffer between the active play on the course and the private property adjacent. The statement that balls are unlikely to land there is not accurate. Many balls do land in this area from novice players, many home owners in the area actively pick up balls from their backyards, including the Saxtons.

- 4) *Will disposing of the subject property in the manner proposed create or expand an incompatibility between land owners? If so, can the incompatibility be mitigated to the satisfaction of both the City and the buyer?*

The Saxtons argue that sale of the property does not increase the incompatibility but instead allows

the fence line to continue in a location similar to that of neighboring property owners.

The DRC has evaluated the property lines and fence lines (based upon the Saxton survey), and finds that the neighbor's fence to the south is approximately 9 inches on the golf course property. The Saxtons propose a purchase 7.5 feet which ties the new fence to their existing fence at an acute angle. That new fence would tie into the existing fence on the south portion of the property line that currently encroaches onto the golf course the same 9 inches that the southern neighbor does. The property owner to the north has an entirely different circumstance. The fence that exists and extends an approximate 7.5 feet further west than the existing Saxton fence is actually property owned by lot 2 of the Aerie Eagle Wood PUD. Adjacent to that lot is open space owned by their HOA. The side lot line of the Saxton parcel is 186.90 feet, the combined adjacent lot lines of lots 1 & 2 is 191.24 feet. Any encroachment of property by the lot 2 fence is not onto city property but onto property owned by the HOA.

- 5) *Will disposing of the subject property create a precedent of some kind and how prevalent or damaging, if at all, would this precedent be?*

The Saxton state that this transfer will not create a new precedent, but will comport with the existing precedent by establishing what they believe the city and the property owner have always believed was the property line.

The DRC holds that only the current owner believed the property line to be anything other than the location of the rock wall. The city believed the rock wall to be on the property line and the actual encroachment as demonstrated by the survey is approximately 9 inches. Furthermore the fence can be installed upon the top of the wall without further encroachment onto the city property or causing further damage to the golf course irrigation system.

- 6) *Will the disposal of the subject property leave a remnant parcel or render the remainder of the City's property unusable? (is the subject property a prime piece of a larger parcel or the best part of a parcel leaving the City with unusable property after the sale)*

If the Council sells the property to the Saxtons, a plat amendment would be required to add the parcel to their property to avoid creating an illegally subdivided parcel.

- 7) *Will property only be sold or transferred when it can be added to adjacent property and not sold or transferred as a free-standing parcel(s)?*

The property would be required to be added to the Saxton property if sold by plat amendment.

- 8) *Is there a restriction, contract obligation or laws that govern the use and disposal of the subject property? If so, do those restrictions, contract obligations or laws prohibit the disposal of the subject property or require payment to other parties such as original donors or sellers of the property to the City?*

There are no known restrictions on the property.

- 9) *Has the City installed improvements or made other investments to the subject property or to adjacent property affected by the proposed transaction including, but not limited to, sprinklers, landscaping, underground utilities, trails, sidewalks, and fences? If so, do those improvements*

*require relocation as a consequence of disposing of the subject property?*

The Saxtons have agreed to move any sprinkler lines should the property be sold to them. The DRC has not confirmed whether any lines would require relocation.

The Saxtons have submitted an appraisal of the property with a valuation of \$14,000, which the DRC has assumed is the offered purchase price.

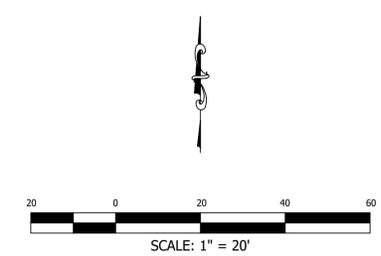
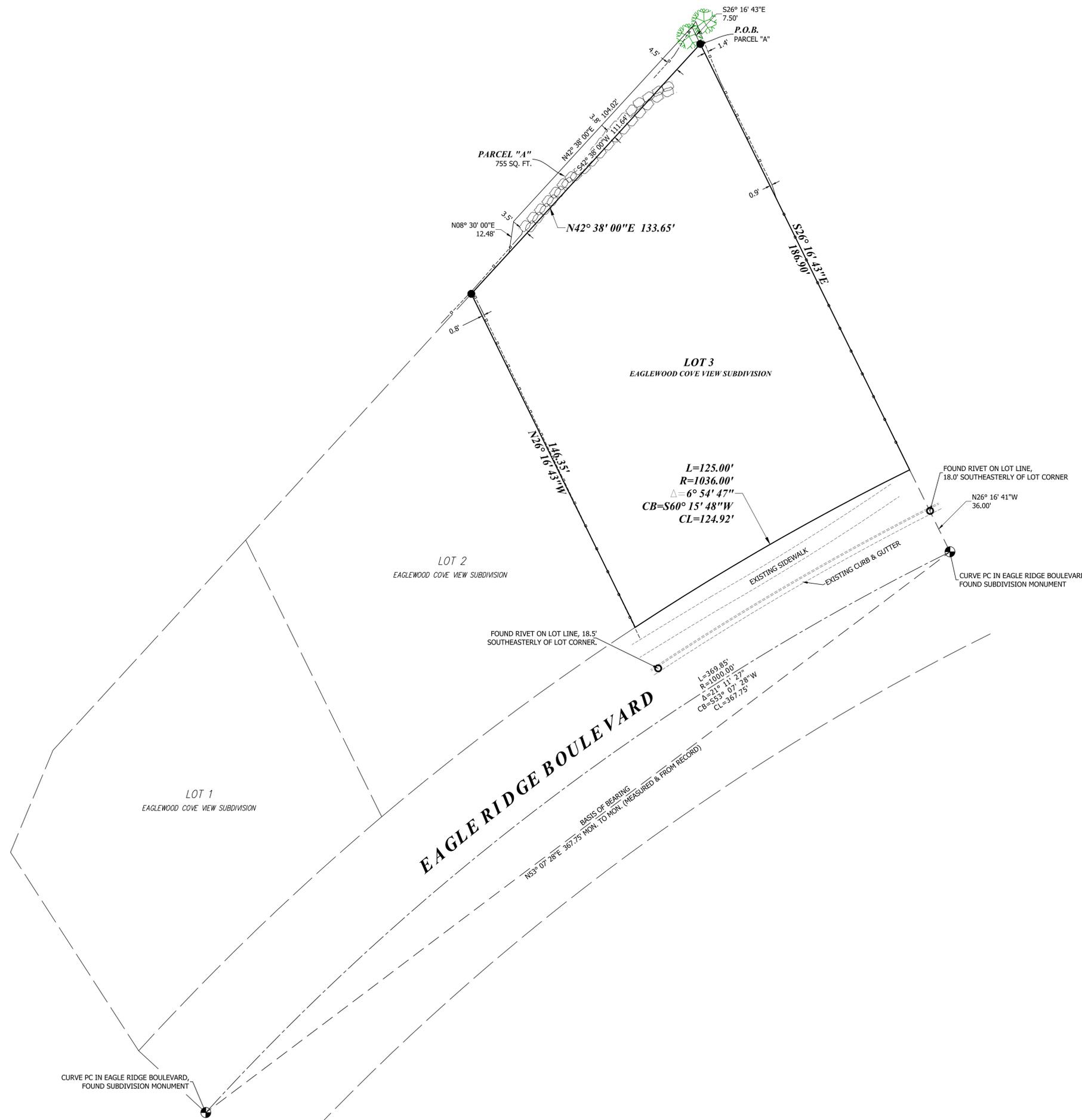
The DRC is recommending against the sale of the property, with the findings that the criteria established in Resolution 2018-20R have not been adequately addressed and the property is an important buffer between the golf course active use area of the fairway and the adjacent neighboring homes.

#### Attachments

- 1) Aerial Map
- 2) Survey Map
- 3) Request Letter
- 4) Appraisal
- 5) Resolution 2018-20R



Google Earth



**CERTIFICATE**

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

**PRELIMINARY**

**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY A PROPOSED PARCEL ALONG THE REAR OF THE LOT. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS IN EAGLE RIDGE BOULEVARD, AS SHOWN. RECORD BEARINGS AND DISTANCES WERE TAKEN FROM THE DEDICATION PLAT FOR EAGLEWOOD COVE VIEW SUBDIVISION, ENTRY #1514402, DAVIS COUNTY RECORDERS OFFICE.

**DESCRIPTION**

**LOT DESCRIPTION**  
 LOT 3 OF EAGLEWOOD COVE VIEW SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DAVIS COUNTY, UTAH, CONTAINS 0.473 ACRES.

**PARCEL DESCRIPTION**  
 BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 3 OF EAGLEWOOD COVE VIEW SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH  $42^{\circ}38'00''$  WEST 111.64 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH  $08^{\circ}30'00''$  EAST 12.47 FEET; THENCE NORTH  $42^{\circ}38'00''$  EAST 104.02 FEET TO THE EXTENSION OF THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH  $26^{\circ}16'43''$  EAST 7.50 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3 AND TO THE POINT OF BEGINNING, CONTAINS 0.017 ACRES.

**PROPOSED NEW DESCRIPTION**  
 ALL OF LOT 3 OF, EAGLEWOOD COVE VIEW SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DAVIS COUNTY, UTAH,

ALSO, BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 3, EAGLEWOOD COVE VIEW SUBDIVISION, AND RUNNING THENCE SOUTH  $42^{\circ}38'00''$  WEST 111.64 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH  $08^{\circ}30'00''$  EAST 12.47 FEET; THENCE NORTH  $42^{\circ}38'00''$  EAST 104.02 FEET TO THE EXTENSION OF THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH  $26^{\circ}16'43''$  EAST 7.50 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3 AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 0.490 ACRES

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	-----
TIE TO MONUMENT	-----
CURB, GUTTER, SIDEWALK	-----
IRON ROD FENCE LINE	-----
RECORD CALLS ( )	
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

181 North 200 West, Suite #4  
 Bountiful, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION

**DAVE SAXTON**  
 881 EAST EAGLE RIDGE BOULEVARD  
 LOT 3 EAGLEWOOD COVE VIEW SUBDIVISION  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12, T.1N., R.1W., S.L.B.&M.  
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: JRC 10/05/2018  
 APPROVED: YRH 10/09/2018  
 PROJECT: 1698001

**X900**  
 BOUNDARY SURVEY

A.

RAY QUINNEY & NEBEKER

September 10, 2018

VIA EMAIL & U.S. MAIL

Sherri Llewelyn, AICP  
Paul Ottoson, P.E.  
City of North Salt Lake  
Community Development Dep.  
10 East Center Street  
North Salt Lake, Utah 84054  
sherriL@nslcity.org  
Paulo@nslcity.org

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Salt Lake City, Utah  
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PROVO OFFICE  
86 North University Ave  
Suite 430  
Provo, Utah  
84601-4420

801 342-2400 TEL  
801 375-8379 FAX

Re: 881 East Eagleridge Drive, North Salt Lake City, Utah 84054 –  
Request to Install Fence and Purchase Strip of Unused Golf  
Course Property

Dear Ms. Llewelyn and Mr. Ottoson:

This letter is written at the request and on behalf of our client, Dave Saxton (“Mr. Saxton”), the owner of the residential home located at 881 Eagleridge Drive, North Salt Lake City, Utah 84054 (the “Saxton Property”). As we believe you are aware, the Saxton Parcel is adjacent to hole number 11 of the Eaglewood Golf Course.

Recently, Mr. Saxton installed a swimming pool in his backyard and, pursuant to North Salt Lake City Ordinance 9-10-1, proceeded to install a six-foot tall fence on what he believed to be his property. Unfortunately, the fence installer nicked a sprinkler line that was located on the golf course, which caused a leak in that line. After discovery of the location of the sprinkler line, the fence installer located all the necessary fence posts holes in areas that do not affect the golf course sprinkler line and all those holes are ready to be used for the proposed fence. However, after the sprinkler line was repaired, the City informed our client that he would not be permitted to install the fence in the location he desired because that property is owned by the City as part of the Eaglewood Golf Course.

The purpose of this letter is to request that the City agree to convey an unused, overgrown portion of the golf course property that is not maintained, to Mr. Saxton to allow him to install the fence necessary to bring the Saxton

ATTORNEYS AT LAW  
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Larry G. Moore  
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John R. Madsen  
Scott A. Hagen  
Rick L. Rose  
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Steven W. Call  
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Samuel C. Straight  
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Paul C. Burke  
Elaina M. Maragakis  
D. Zachary Wiseman  
Michael D. Mayfield  
Brett L. Tolman  
Bryan K. Bassett  
Karmie F. Brown  
Gregg D. Stephenson  
Kristine M. Larsen  
Gregory S. Roberts  
Christopher N. Nelson  
Angela E. Atkin  
Thomas M. Hardman  
Samuel A. Lambert  
David H. Leigh  
Gavin M. Reese  
Richard H. Madsen, II  
Ryan B. Bell  
S. Brandon Owen  
Charles H. Livsey  
David B. Dibble  
Bryant J. McConkie  
Maria E. Windham  
Blake R. Bauman  
Michael K. Erickson  
Eric G. Benson  
R. Troy Mollerup  
Paul N. Taylor  
Z. Ryan Pahnke  
Matthew M. Cannon  
James A. Sorenson  
Allison G. Behjani  
Robert P. Harrington  
Greg M. Newman  
Adam K. Richards  
Blake R. Voorhees  
Joshua B. Cannon  
Marie B. Durrant  
Beth J. Ranschau  
Aaron K. Olsen  
Calvin R. Winder  
A.J. Green  
Katherine E. Priest  
Jascha K. Clark  
John O. Carpenter  
Katherine B. Benson  
Whitney Hulet Krogue  
Blake M. Biddulph  
Erin M. Adams  
  
OF COUNSEL  
Robert M. Graham  
Narvel E. Hall  
M. John Ashton  
Gerald T. Snow  
Loren E. Weiss  
Robert G. Wing  
Rick B. Hoggard  
Katie A. Eccles  
Jordan Christianson  
Kelly A. Williams  
Lisa V. Perry  
Tiffany M. Brown  
Anjali J. Patel

Property into compliance with the North Salt Lake City Ordinance 9-10-1, which requires a six-foot tall fence around swimming pools.

Based on a survey performed by Hill Argyle, our client has confirmed that the proposed fence location (which our client originally believed was on the Saxton Property) is on property owned by the City. That survey also disclosed that the fence installed for the home located adjacent to the Saxton Property to the South is similarly located on the City's property. This appears to be the case with many fences for homes located along the Eaglewood Golf Course.

Unfortunately, the previous owner of the Saxton Property installed a rock wall that in many places extends beyond the property line of the Saxton Property onto the Eaglewood Golf Course. The location of this rock wall makes the installation of the proposed fence on the Saxton Property impossible because there is not sufficient space in front of the rock wall and installing the fence in front of the rock wall (where the elevation is approximately three (3) feet lower than behind the rock wall) will result in an effective fence height on the golf course-side of the fence of only three (3) feet rather than six (6) feet as required.

Based on the foregoing, our client desires to purchase from the City the portion of the golf course property necessary to install the proposed fence (approximately four (4) feet across the length of the Saxton Property) (the "Subject Property") or otherwise acquire the right to install the proposed fence on the Subject Property.

It is our understanding that earlier this year on June 5, 2018 the City adopted Resolution No. 2018-20R, which sets forth nine (9) guidelines for the disposal of real estate owned by the City and in the event the City determines to dispose of the property an additional eight (8) guidelines to determine the details of such a transaction. The guidelines favor approving the foregoing request to convey the Subject Property to Mr. Saxton for the following reasons:

- 1) The Subject Property does not currently serve, and will not serve in the future a public purpose that provides a benefit to the public in general or that would be interrupted or changed by the proposed conveyance because the Subject Property is located on a completely unused portion of the golf course that is not maintained, is overgrown with weeds, and due to its uneven nature is likely impossible to mow. As such, any maintenance of the Subject Property is an unnecessary expense and burden on the tax payers. Consequently, conveying the Subject Property to Mr. Saxton would benefit the public more than keeping the Subject Property. Furthermore, installing a

fence on the golf course side of the existing rock wall would prevent any persons or golf carts from falling over the edge of the rock wall.

2) Conveying the Subject Property will not eliminate a public purpose or benefit that will need to be replaced because the Subject Property is a small, unused and overgrown portion of the golf course.

3) The Subject Property is not an integral part of the golf course. Rather, it is a small, unused, and overgrown part of hole number 11 that is close enough to the tee boxes that balls are unlikely to ever land there and far enough from the tee boxes, fairway, and rough that conveying the Subject Property to Mr. Saxton will have a negligible effect on hole number 11 and the golf course as a whole.

4) Disposing of the Subject Property will not create or expand an incompatibility between landowners, but will rather allow the proposed fence line to continue in a location similar to that of the neighboring property which has a fence that is currently located on the golf course. It is our understanding that similar situations have existed around much of the golf course and conveying the Subject Property will prevent disparate treatment among landowners.

5) Disposing of the Subject Property will not create a precedent, but rather comport with the precedent already in place and will instead establish a boundary line that is more consistent with what both the golf course and the previous owner of the Saxton Property understood to be the location of the boundary between their respective parcels. Even if disposing of the Subject Property created a new precedent, that precedent would only effect existing homes with walls or fences that were mistakenly located on the golf course property and could be limited to situations like the present where conveying the Subject Property will promote the general health, safety and welfare of the citizens of North Salt Lake City by facilitating the installation of a fence of a height sufficient to safely enclose the pool area on the Saxton Property as required by City Code.

6) Disposal of the Subject Property will not leave a remnant parcel or render the remainder of the golf course property unusable in any way.

7) The Subject Property will be added to the adjacent Saxton Property and will not be a free-standing parcel.

8) We are not aware of any restriction, contract obligation or other laws that govern the use or disposal of the Subject Property.

9) The City has installed sprinklers near the Subject Property, but those sprinklers are located outside of the Subject Property and to our understanding no improvements will require relocation. To the extent that any such relocation is required, our client would pay for such expenses.

Based on the foregoing, the guidelines set forth in Resolution No. 2018-20R support the requested conveyance of the Subject Property to Mr. Saxton. If the City is in agreement, Mr. Saxton will gladly cooperate with the guidelines used to determine the details of the resulting transaction.

If you have any questions regarding this letter, please do not hesitate to contact our firm at (801) 532-1500.

Sincerely,

RAY QUINNEY & NEBEKER P.C.



A.J. Green



# RESIDENTIAL APPRAISAL REPORT



Property Location:	881 E Eagle Ridge Dr North Salt Lake, UT 84054 See attached addenda.
Borrower:	N/A
Lender:	N/A N/A
Opinion of Value:	14,000
Effective Date:	11/30/2018
Prepared By:	Nathan S Hunter (385) 335-1527 Home@takemehomeappraisal.com takemehomeappraisal.com

TAKE ME  
HOME  
APPRAISAL

P.O. Box 132  
Springville, UT 84663

Borrower/Client	N/A	File No.	180011				
Property Address	881 E Eagle Ridge Dr						
City	North Salt Lake	County	Davis	State	UT	Zip Code	84054
Lender	N/A						

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**Assumptions, Limiting Conditions & Scope of Work**

File No.: 180011

Property Address: 881 E Eagle Ridge Dr City: North Salt Lake State: UT Zip Code: 84054

Client: David Saxton Address: 881 E Eagle Ridge Dr, North Salt Lake, UT 84054

Appraiser: Nathan S Hunter Address: P.O. Box 132, Springville, UT 84663

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because

the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved

in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or

warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist

or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the

field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

**The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by**

**the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties**

**assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.**

**Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):**

# Certifications & Definitions

File No.: 180011

Property Address: 881 E Eagle Ridge Dr City: North Salt Lake State: UT Zip Code: 84054

Client: David Saxton Address: 881 E Eagle Ridge Dr, North Salt Lake, UT 84054

Appraiser: Nathan S Hunter Address: P.O. Box 132, Springville, UT 84663

### APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

### Additional Certifications:

### DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: David Saxton

Client Name: David Saxton

E-Mail: davesaxton@north-american-recovery.com

Address: 881 E Eagle Ridge Dr, North Salt Lake, UT 84054

### APPRAISER



Appraiser Name: Nathan S Hunter

Company: Take Me Home Appraisal

Phone: (385) 335-1527

Fax:

E-Mail: Home@takemehomeappraisal.com

Date Report Signed: 12/07/2018

License or Certification #: 9417022-CR00

State: UT

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 10/31/2020

Inspection of Subject:  Did Inspect  Did Not Inspect (Desktop)

Date of Inspection: 11/30/2018

### SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or

Co-Appraiser Name:

Company:

Phone:

Fax:

E-Mail:

Date Report Signed:

License or Certification #:

State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject:  Did Inspect  Did Not Inspect

Date of Inspection:

SIGNATURES



LAND APPRAISAL REPORT

File No. 180011

Borrower N/A, Property Address 881 E Eagle Ridge Dr, City North Salt Lake, County Davis, State UT, Zip Code 84054. Legal Description See attached addenda. Sale Price \$ N/A, Date of Sale N/A, Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD. Actual Real Estate Taxes \$ 9,577 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A. Lender/Client N/A Address N/A. Occupant N/A Appraiser Nathan S Hunter Instructions to Appraiser Valuation of proposed land on the back of the property.

NEIGHBORHOOD: Location Urban Suburban Rural, Built Up Over 75% 25% to 75% Under 25%, Growth Rate Fully Dev. Rapid Steady Slow, Property Values Increasing Stable Declining, Demand/Supply Shortage In Balance Oversupply, Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos., Present 80% One-Unit 5% 2-4 Unit 2% Apts. 5% Condo 5% Commercial, Land Use 3% Industrial % Vacant, Change in Present Land Use Not Likely Likely (\*) Taking Place (\*), Predominant Occupancy Owner Tenant % Vacant, One-Unit Price Range \$ 169,000 to \$ 1,555,000 Predominant Value \$ 522,000, One-Unit Age Range 0 yrs. to 62 yrs. Predominant Age 0 yrs., Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) See attached addenda.

SITE: Dimensions See Attached Plat Map = 0.49 ac Corner Lot, Zoning Classification R-1-12 Present Improvements Do Do Not Conform to Zoning Regulations, Highest and Best Use Present Use Other (specify) See attached addenda., Elec. Public, Gas Public, Water Public, San. Sewer Public, Underground Elect. & Tel., OFF SITE IMPROVEMENTS: Street Access Public Private, Surface Asphalt/Gd, Maintenance Public Private, Storm Sewer Curb/Gutter, Sidewalk Street Lights, Topo Sloped, Size Typical, Shape Irregular, View B;GolfCourse, Drainage Adequate, Is the property located in a FEMA Special Flood Hazard Area? Yes No.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS table with columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes rows for Address, Proximity to Subject, Sales Price, Price \$/Sq. Ft., Data Source(s), Inspection, Date of Sale/Time Adj., Location, Site/View, Utilities, Size, Topography, Sales or Financing Concessions, Net Adj. (Total), Indicated Value of Subject, and Comments on Market Data.

Comments and Conditions of Appraisal See attached addenda.

RECONCILIATION: Final Reconciliation See attached addenda. I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 11/30/2018 TO BE \$ 14,000. Appraiser Nathan S Hunter Supervisory Appraiser (if applicable), Date of Signature and Report 12/07/2018 Date of Signature, Title Certified Residential Appraiser Title, State Certification # 9417022-CR00 ST UT State Certification # ST, Or State License # ST Or State License # ST, Expiration Date of State Certification or License 10/31/2020 Expiration Date of State Certification or License, Date of Inspection (if applicable) 11/30/2018 Did Did Not Inspect Property Date of Inspection

**ADDITIONAL COMPARABLE SALES**

File No. 180011

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	881 E Eagle Ridge Dr North Salt Lake, UT 84054	959 Eaglewood Loop North Salt Lake, UT 84054		896 Foxhill Rd North Salt Lake, UT 84054			
Proximity to Subject		0.23 miles SE		0.55 miles N			
Sales Price	\$ N/A		\$ 590,000		\$ 325,000		\$
Price \$/Sq. Ft.	\$ N/A		\$ 1,372,093		\$ 1,120,689		\$
Data Source(s)	Inspection	WFRMLS#1562699;DOM 46		WFRMLS#1537966;DOM 154			
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	N/A	Active		Active			
Location	N;Res;	N;Res;		N;Res;			
Site/View	0.49 ac	B;GolfCourse		B;GolfCourse			
Utilities	Pwr/H2O/Gas/Sewer	Pwr/H2O/Gas/Sewer		Pwr/H2O/Gas/Sewer			
Size	0.49 ac	0.43 ac	+45,000	0.29 ac	+150,000		
Topography	Sloped	Sloped		Sloped			
Sales or Financing Concessions	N/A	Active		Active			
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 45,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 150,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		7.6	\$ 635,000	46.2	\$ 475,000		\$

Comments on Market Data The purpose of this appraisal is to give a value for a piece of land (0.017 acres) that is connected to the back of the subject property which is owned by Eaglewood Golf Course. The client is wanting to purchase this piece of land in order to install a fence along the back of his property. At the end of this report is the proposed plat map that has been professionally created for the purpose of acquisition. The value opinion given above is not for the entire lot, but is for the proposed piece of land.

The All comparables are located in the subject's same market area. The comparables chosen were necessary to derive a value of the entire land value of the subject. Adjustments are made for differences in site size, and beneficial site/view for being on a golf course.

Most consideration is given C1 in the value opinion as it is located on Eagle Ridge Golf Course (same as subject) and is the most similar in site size. C2 & C3 are both recent land sales in the subject market area. C4 and C5 are both active listings and are both located on the golf course. They both support the value opinion.

The value of being located on the golf course was determined by matched pair analysis. Before adjusting for the beneficial site, comp 1 was approx. \$50,000 more in the adjusted sales price- than comparable 2. All other more supportable adjustments were made first (site size and time of sale). Based on this, it was apparent that the value of being located on the golf course in this situation is worth about \$50,000.

The time of sale adjustment for Comp1 was determined by using a piece of land that sold around the same time as Comp 1 in 2015 and sold again recently in 2018. This was based off of 2 MLS sold listings. Reference WFRMLS #1472025 & 1314897. The increase in value over the last 3 year period is 13% or 4.33% per year. This is consistent with other home sales in the area as well. From these results, an adjustment of 13% was given to comp 1.

The total current market value of the proposed subject property (0.49 ac) is valued at \$410,000. From these results, we can derive the value of the proposed land of 0.017 acres (741 sq ft). The proposed land increases the subject size by 3.5% from 0.47 acres to 0.49 acres. By multiplying the total current market value (\$410,000) by 3.5% this would equal \$14,350 (410,000 x 0.035=14,350).

See attached adenda for addional content.

MARKET DATA ANALYSIS

## Supplemental Addendum

File No. 180011

Borrower/Client	N/A				
Property Address	881 E Eagle Ridge Dr				
City	North Salt Lake	County	Davis	State	UT Zip Code 84054
Lender	N/A				

**1 Land : Legal Description****2 LOT DESCRIPTION**

3 LOT 3 OF EAGLEWOOD COVE VIEW SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12,  
4 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DAVIS COUNTY, UTAH,  
5 CONTAINS 0.473 ACRES.

**6 PARCEL DESCRIPTION**

7 BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 3 OF EAGLEWOOD COVE VIEW SUBDIVISION, BEING  
8 PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE &  
9 MERIDIAN, U.S. SURVEY, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 42°38'00" WEST 111.64 FEET  
10 ALONG THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH 08°30'00" EAST 12.47 FEET; THENCE  
11 NORTH 42°38'00" EAST 104.02 FEET TO THE EXTENSION OF THE EASTERLY LINE OF SAID LOT 3; THENCE  
12 SOUTH 26°16'43" EAST 7.50 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3 AND TO THE POINT OF  
13 BEGINNING, CONTAINS 0.017 ACRES.

**15 PROPOSED NEW DESCRIPTION**

16 ALL OF LOT 3 OF, EAGLEWOOD COVE VIEW SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF  
17 SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DAVIS  
18 COUNTY, UTAH,  
19 ALSO, BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 3, EAGLEWOOD COVE VIEW SUBDIVISION,  
20 AND RUNNING THENCE SOUTH 42°38'00" WEST 111.64 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT;  
21 THENCE NORTH 08°30'00" EAST 12.47 FEET; THENCE NORTH 42°38'00" EAST 104.02 FEET TO THE EXTENSION  
22 OF THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 26°16'43" EAST 7.50 FEET TO THE NORTHEASTERLY  
23 CORNER OF SAID LOT 3 AND TO THE POINT OF BEGINNING.  
24 WHOLE PARCEL CONTAINS 0.490 ACRES

**26 NARRATIVE**

27 THE PURPOSE OF THE SURVEY WAS TO IDENTIFY A PROPOSED PARCEL ALONG THE REAR OF THE LOT. THE  
28 BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS IN EAGLE RIDGE BOULEVARD, AS SHOWN.  
29 RECORD BEARINGS AND DISTANCES WERE TAKEN FROM THE DEDICATION PLAT FOR EAGLEWOOD COVE VIEW  
30 SUBDIVISION, ENTRY #1514402, DAVIS COUNTY RECORDERS OFFICE.

31 20 0 20 40 60

32 SCALE: 1" = 20'

33 PROPERTY LINE

34 ADJACENT PROPERTY

35 ROAD CENTERLINE

36 TIE TO MONUMENT

37 CURB, GUTTER, SIDEWALK

38 IRON ROD FENCE LINE

39

**40 Land: Neighborhood - Boundaries**

41 The subject boundaries are as follows North: Mueller Park Rd; South: Parkway Dr; East: Mountains; and West: Orchard Dr.

42

**43 Land : Neighborhood - Description**

44 There are no apparent adverse factors which would affect the subject's marketability. The current marketing times demonstrate  
45 an average to good market demand for this area. Employment proximity is considered to be average for the area. The  
46 improvements conform well to the surrounding uses (ie: average to good quality single family dwellings). All residential support  
47 facilities are located within reasonable proximity to the subject (ie: schools, Eaglewood Golf Course, parks, The Great Salt  
48 Lake, Downtown shopping, etc.).

49

**50 Land : Neighborhood - Market Conditions**

51 At present there are no discounts or concessions being offered for financing in the subject market. Typical terms of sale are  
52 cash to existing loans or new loans with shared fees and points. Cash-to-loan and government loans are not unusual and may  
53 not require adjustments.

54

55 Many lending programs and products are being expanded and brought back since the economic fallout of 2008. As a result,  
56 qualifications for borrowers are loosening, as well as the amount of money required to be put down on a purchase. Interest rates  
57 remain in the single digits and 30 year fixed mortgages are readily available to qualified buyers. The subject falls within the  
58 range of sales for this neighborhood and is considered an appropriate improvement for this area.

59

60 Predominate price: the subject neighborhood is not homogeneous, and contains a very wide variety of properties. All of which  
61 sell at multiple price points. The predominate price shown on page one indicates the "mode", a statistical term referring to the  
62 most frequently occurring variant in a data set, for the neighborhood. This typically has nothing to do with the subject's  
63 relationship within the neighborhood, and should not be considered a benchmark for an over or under improvement. The market  
64 value opinion is within the low to high price range for this area, and is considered an appropriate improvement.

65

**66 Land: Site Description - Summary of Highest and Best Use**

67 The appraisal problem did not warrant an intensive highest and best use study. Given the nature of the subject real estate, the  
68 appraiser's conclusions of the highest and best use was based on logic and observed evidence. The improvements are  
69 substantially the highest and best use for the subject property: free standing, deeded, single family home. The four items of  
70 highest and best use were considered: legally permissible, physically possible, financially feasible, and maximally productive.

71

**72 Land: Sales History and Contract Analysis:**

73 The subject has not sold in the past 36 months. This completes the 36 month sales and listing history for the subject.

74

**75 Land : Market data**

76 All comparables are located in the subject's same market area. The comparables chosen were necessary to derive a value of  
77 the entire land value of the subject. Adjustments are made for differences in site size, and beneficial site/view for being on a golf  
78 course.

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## Supplemental Addendum

File No. 180011

Borrower/Client	N/A				
Property Address	881 E Eagle Ridge Dr				
City	North Salt Lake	County	Davis	State	UT Zip Code 84054
Lender	N/A				

83

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85 comp 1 was approx. \$50,000 more in the adjusted sales price- than comparable 2. All other more supportable adjustments were  
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87 situation is worth about \$50,000.

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96 0.47 acres to 0.49 acres. By multiplying the total current market value (\$410,000) by 3.5% this would equal \$14,350 (410,000  
97 x 0.035=14,350).

98

99 The comparable sales used in the appraisal were selected for their overall similarity to the subject, to bracket value, and for  
100 financing terms. Although comps used in the report were among the most relevant sales available, necessary adjustments may  
101 have caused normal net and/or gross adjustment parameters to be exceeded.

102

103 Although some comps are located further from the subject than is desired, they are still considered to be of the most recent and  
104 relevant sales currently available for evaluation. No adjustment is indicated by the market data for distance from the subject.

105

106 Although some comparable sales occurred over 4 months prior to the date on the appraisal, they are still considered to be  
107 among the most recent and relevant sales currently available for analysis.

108

109 Not all adjustments in the sales comparison approach can be directly extracted or supported by the available market data with a  
110 high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has  
111 applied based on prior observations of the reactions of typical/knowledgeable buyers and sellers in the marketplace. This  
112 method is standard and well accepted practice within the appraisal industry. All interested parties are encouraged to have an  
113 understanding of basic valuation practices when appraising atypical or complex properties; or where there is an extreme  
114 absence of like elements of comparison; or in instances where the market data is inconsistent with which to draw better  
115 supported adjustments and overall value conclusions. Individual adjustments can not be relied on independently. Appraising  
116 residential properties, 4th edition, appraisal institute, page 342, "limitations of paired data analysis: states: "...this brief  
117 discussion of paired data analysis may seem to suggest that identifying the effects of property differences from market data is a  
118 straightforward procedure that can produce accurate, complete mathematical results in all appraisals. Such an impression  
119 would be misleading. Appraisers develop an opinion of market value by applying their judgment to the analysis and  
120 interpretation of data. Paired data analysis is a tool that an appraiser an apply to market data in some circumstances. When  
121 used in conjunction with other analytical tools, this type of analysis supports and guides the appraiser's judgment, but it does not  
122 take its place. Perfect sets of comparables that vary in a single, identifiable respect are rarely found. Because properties that  
123 are sufficiently similar to the subject are usually limited in number, the decision to apply paired data analysis in a given situation  
124 is a matter of judgment. Often the sampling size may not be large enough to provide a solid statistical foundation for the  
125 appraiser's conclusions".

126

127 **Land: Final Reconciliation**

128 Market actions of buyers and sellers are best analyzed by the sales comparison approach. That approach is given the greatest  
129 weight in the reconciliation. The cost approach provides confirmation of value only. The income approach was not used  
130 because the subject is not an income producing property and it is not located in an area having enough producing data to  
131 provide a sufficient basis for the estimation of market rent or a gross rent multiplier.

132

133 **Land: Conditions of Appraisal**

134 USPAP Comments:

135 This appraisal is based on the information gathered by the appraiser from public records, other identified sources (first american  
136 title insurance company (aka realquest)), inspection of the subject property and neighborhood, and selection of comparable  
137 sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the data source  
138 section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources  
139 and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used.  
140 Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis  
141 applied to this assignment may be further imparted within the report, the appraiser's certification, and/or any other statement of  
142 limiting conditions and appraiser's certification such as may be utilized within this form when applicable.

143

144 Non-disclosure state: it should be noted that the state of utah is a non-disclosure state. That is when a property sells, buyers  
145 and sellers are not required to disclose details of the exchange to any government authority. This precludes an independent  
146 verification of much data. Privacy laws are evoked by a large number of lenders and title companies when data is requested.  
147 When deeds are recorded, usually only a nominal amount appears on the consideration line. This report is based in part on  
148 information assembled from a wide range of sources and therefore, the incorporated sales data cannot be guaranteed. This  
149 non-disclosure also results in significant volume of lost data due to "for sale by owner" properties.

150

151 The intended user of the appraisal report is the client. The intended use is to evaluate the property that is the subject of this  
152 appraisal for a market value opinion, subject to the stated scope of work, purpose of the appraisal, reporting requirements of  
153 this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

154

155 Effective January 1, 2010, and in accordance with the conduct section of the ethics rule of the uniform standards for  
156 professional appraisal practice (uspap), the appraisal standards board has adopted a change that requires the appraiser to  
157 disclose to the client any services relating to the subject property, whether appraisal related or not, that were performed by the  
158 appraiser within 3 years prior to the acceptance of an appraisal assignment, or that were discovered at any time during the  
159 completion of the assignment. No prior services have been rendered by the appraiser in any capacity in the last 3 years.  
160 Additionally, the appraiser does not have any prospective interest regarding the subject or parties involved.

161

162 Nathan Hunter is a Utah State Certified Residential Real Estate Appraiser #9417022-CR00.

### Subject Photo Page

Borrower/Client	N/A				
Property Address	881 E Eagle Ridge Dr				
City	North Salt Lake	County	Davis	State	UT Zip Code 84054
Lender	N/A				



**Subject Front**

881 E Eagle Ridge Dr



**Subject Rear**



**Subject Street**

### Interior Photos

Borrower/Client	N/A						
Property Address	881 E Eagle Ridge Dr						
City	North Salt Lake	County	Davis	State	UT	Zip Code	84054
Lender	N/A						



**Address Verification**



**Back Yard**



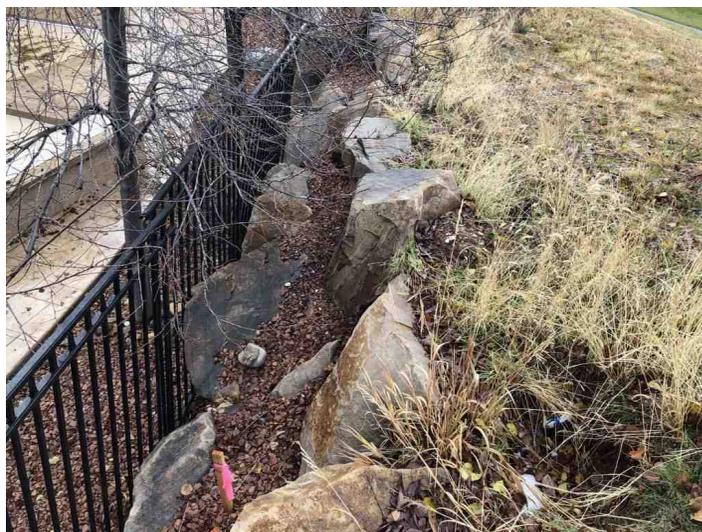
**Back Yard**



**Property Line**



**Property Line**



**Property Line**

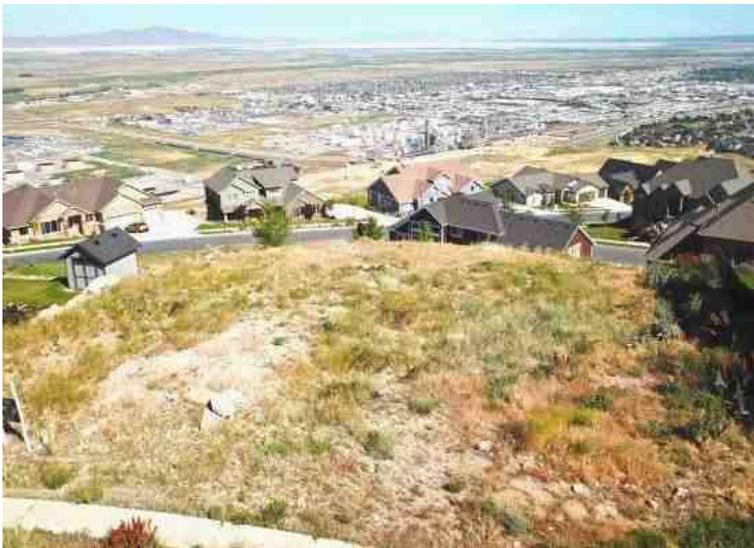
## Comparable Photo Page

Borrower/Client	N/A				
Property Address	881 E Eagle Ridge Dr				
City	North Salt Lake	County	Davis	State	UT Zip Code 84054
Lender	N/A				



### Comparable 1

959 Eaglewood Loop  
 Prox. to Subject 0.23 miles SE  
 Sale Price 325,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View B;GolfCourse  
 Site  
 Quality  
 Age



### Comparable 2

223 E Pace Ln  
 Prox. to Subject 1.04 miles SW  
 Sale Price 247,500  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View N;ValleyView  
 Site  
 Quality  
 Age



### Comparable 3

504 Cynthia Way  
 Prox. to Subject 0.63 miles W  
 Sale Price 195,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View N;ValleyView  
 Site  
 Quality  
 Age

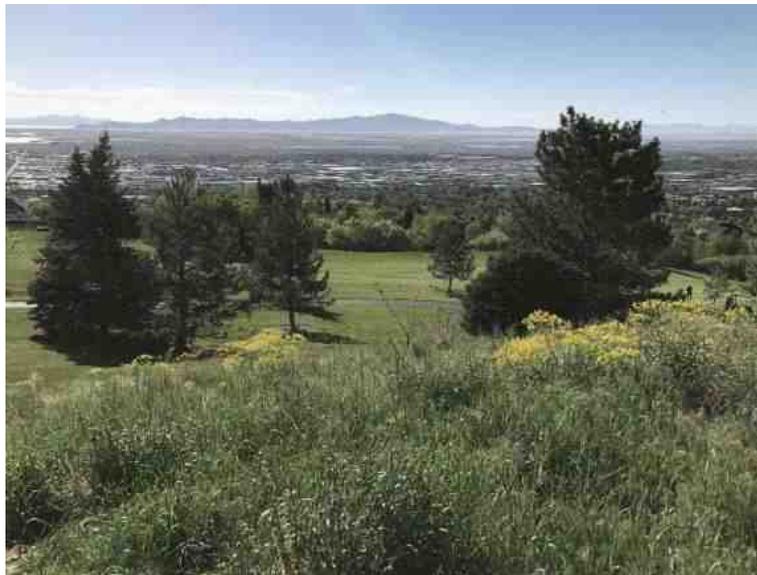
## Comparable Photo Page

Borrower/Client	N/A				
Property Address	881 E Eagle Ridge Dr				
City	North Salt Lake	County	Davis	State	UT
Lender	N/A				
				Zip Code	84054



### Comparable 4

959 Eaglewood Loop  
 Prox. to Subject    0.23 miles SE  
 Sale Price            590,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location            N;Res;  
 View                 B;GolfCourse  
 Site  
 Quality  
 Age



### Comparable 5

896 Foxhill Rd  
 Prox. to Subject    0.55 miles N  
 Sale Price            325,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location            N;Res;  
 View                 B;GolfCourse  
 Site  
 Quality  
 Age

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age





# License

10/18/2018

IMG\_6645.jpg





## **City of North Salt Lake Policy Document Disposal of City Property (Real Estate/Land Holdings)**

The following guidelines will be implemented when the City receives a request from a property owner to purchase City property. These are guidelines and not adopted ordinance requirements and, as such, are intended to assist the City Council in evaluating requests and determining the final disposition of such property.

These policies do not apply to the vacation of public rights-of-way. Proposed vacations of public rights-of-way shall be considered in accordance with City ordinances. It is also the City's policy to never dispose of property that is part of the Eaglewood Golf Course and so these policies do not apply to requests to purchase property at the Eaglewood Golf Course.

### Evaluation Guidelines

It is the City's position with respect to the disposal of real property that such property will remain in the City's ownership and control unless the Governing Body determines that the sale or disposal of the subject property is in the City's best interest and is not detrimental to the City's current or long-term purposes. These considerations are further articulated in the following guidelines that will be used when evaluating requests to purchase or dispose of City-owned property.

The following guidelines will be used to determine if the City will consent to a purchase request of City-owned property.

- 1) Does the subject property currently serve, or will serve in the future, a public purpose which provides a benefit to the public in general and which should not be interrupted or changed?
- 2) Will disposing of the subject property eliminate a public purpose or benefit that will need to be replaced at some other location or in some other way? If so, does the purchase price reflect the actual costs to replace the public benefit in addition to an established fair market value?
- 3) Is the subject property an integral part of a larger and important current or future park or open space area?
- 4) Will disposing of the subject property in the manner proposed create or expand an incompatibility between land owners? If so, can the incompatibility be mitigated to the satisfaction of both the City and the buyer?

- 5) Will disposing of the subject property create a precedent of some kind and how prevalent or damaging, if at all, would this precedent be?
- 6) Will the disposal of the subject property leave a remnant parcel or render the remainder of the City's property unusable? (is the subject property a prime piece of a larger parcel or the best part of a parcel leaving the City with unusable property after the sale)
- 7) Will property only be sold or transferred when it can be added to adjacent property and not sold or transferred as a free-standing parcel(s)?
- 8) Is there a restriction, contract obligation or laws that govern the use and disposal of the subject property? If so, do those restrictions, contract obligations or laws prohibit the disposal of the subject property or require payment to other parties such as original donors or sellers of the property to the City?
- 9) Has the City installed improvements or made other investments to the subject property or to adjacent property affected by the proposed transaction including, but not limited to, sprinklers, landscaping, underground utilities, trails, sidewalks, and fences? If so, do those improvements require relocation as a consequence of disposing of the subject property?

If after using the above guidelines, the Governing Body determines that the subject property may be sold or disposed of, then the following guidelines shall be used to determine the details of the transaction(s):

- 1) Buyers of City property shall pay 100% of the transactional costs including, but not limited to, those costs to evaluate, appraise, survey, prepare documents, obtain legal opinions, provide title insurance, effectuate closing on the purchase, and any other charges that the City incurs in preparing and carrying out the sale.
- 2) Buyers of City property shall pay 100% of the costs of re-location of public facilities, when required by such a purchase, and shall provide, at no cost to the City, any easements, consents, permissions or other ongoing agreement to conditions that may be required by the sale of the subject property in order for the City accomplish its current or future public purposes.
- 3) Buyers of City property shall pay 100% of the costs of re-locating any other improvements required as a consequence of purchasing the property or the costs of such re-locations shall be included in addition to the fair market purchase price of the property.
- 4) Buyers of City property shall pay 100% of the costs of the City's previous investments made in the subject property that are not accounted for in a fair market value appraisal such as landscaping, sprinklers, trails, sidewalks, etc.

- 5) Potential buyers of City property shall indicate in writing if the subject property shall be used for any new or free-standing land use or simply added to existing land uses such as backyards, side yards or park strips. If the subject property is contemplated to be used for development purposes or for a new and/or free-standing land use, then the purchase price of the subject property shall be based upon the value of the property as a part of a proposed development and/or free-standing land use.
- 6) Potential buyers of City property will enter into a sales agreement and covenant with the City that will establish the details of the transaction and future use of, or restrictions, if any, that will apply to the subject property. The costs of the preparation and review of such an agreement will also be borne by the purchaser.
- 7) As a condition of the sale of City property, buyers shall also go through the subdivision plat amendment process or other lawful process to combine the subject property to the buyer's existing property and shall pay all costs and fees associated with that process.
- 8) The City shall determine the minimum amount of property needed to meet the needs of the persons making the request and shall generally not dispose of more than that minimum amount of property. If only disposing of the minimum amount of property as described herein results in conflicts with other portions of this policy, the City may sell more or less than the minimum amount of property necessary.



# NORTH SALT LAKE PUBLIC WORKS

10 East Center Street  
North Salt Lake, Utah 84054  
801-335-8700  
[www.nslcity.org](http://www.nslcity.org)

Leonard K. Arave  
Mayor  
David Frandsen  
Public Works Director

**TO:** Honorable Mayor and City Council  
**FROM:** David Frandsen, Public Works Director  
**DATE:** May 1, 2019  
**SUBJECT:** Legacy Soft Fall

## PARKS AND ARTS RECOMMENDATION

The replacement of soft fall turf at the Legacy Park playground from Sonntag Recreation for the price of \$59,500.

## BACKGROUND

The current pour in place soft fall at Legacy Park has reached the end of its useful life and is no longer able to be patched or repaired. We have worked with the Parks and Arts Committee to come up with the best solution for this replacement. The Parks and Arts Committee sent out a poll and spoke to neighbors and decided the best option is to install turf as apposed to pour in place. It has the same soft fall rating of ten feet but doesn't cost as much or require the annual maintenance that pour in place does. Sonntag Recreation's bid was the low bid and also included the quickest available installation time. This bid also includes the removal and disposal of the existing soft fall and a eight year warranty.



	Total Price	Available to Begin
Sontag Recreation	\$59,500	7 to 10 days
Turfznion	\$65,702	June-July
Big T Recreation	\$69,723.00	N/A

**BUDGET**

This replacement is in the Parks capital budget in 41-5356-51730 (\$43,348) and 41-5356-51800.

**POSSIBLE MOTION**

I move that we approve the replacement of the soft fall turf for the Legacy Park playground from Sonntag Recreation for the price of \$59,500.



# NORTH SALT LAKE PUBLIC WORKS

10 East Center Street  
North Salt Lake, Utah 84054  
801-335-8700  
www.nslcity.org

Leonard K. Arave  
Mayor  
David Frandsen  
Public Works Director

---

**TO:** Honorable Mayor and City Council  
**FROM:** David Frandsen, Public Works Director  
**DATE:** May 1, 2019  
**SUBJECT:** Purchase of Ford F550

## STAFF RECOMMENDATION

The staff recommends the purchase of a 2019 Ford F550 cab and chassis from Ken Garff American Fork under State contract (AV2528). Up fit will include a snow plow package and spreader box for salt and brine, 11 foot dump bed as well as a hydraulic system from Legacy Equipment for a total of \$108,761.42.

## BACKGROUND

The current truck is used for patching, concrete removal projects and garbage can deliveries, it's a 2008 with a history of maintenance issues. This truck was identified by the Fleet Committee for replacement based on its age, miles and maintenance costs. The purchase of this vehicle will provide us with full snow removal capabilities adding agility to our snow removal fleet.

Vendor	Bid Price	Up Fit Cost	Total
Ken Garff American Fork	\$46,687.42	\$62,074.00	\$108,761.42
Performance Ford Bountiful	\$50,699.00	\$62,074.00	\$112,773.00
Young Ford	\$48,211.00	\$62,074.00	\$110,285.00

## BUDGET

This vehicle was budgeted for in 61-1158-48502.

## POSSIBLE MOTION

I move that we approve the purchase of a 2019 Ford F550 from Ken Garff American Fork under State contract with up fitting from Legacy Equipment for a total of \$108,761.42.



# NORTH SALT LAKE PUBLIC WORKS

10 East Center Street  
North Salt Lake, Utah 84054  
801-335-8700  
www.nslcity.org

Leonard K. Arave  
Mayor  
David Frandsen  
Public Works Director

**TO:** Honorable Mayor and City Council  
**FROM:** David Frandsen, Public Works Director  
**DATE:** May 1, 2019  
**SUBJECT:** Drum Roller/Compactor

## STAFF RECOMMENDATION

The purchase of a Volvo DD30B roller/compactor from Arnold Machinery Company.

## BACKGROUND

After 30 years of service the current double drum roller/compactor used in the Streets Department is in need of replacement. This roller has served well beyond its expected life cycle and has sporadic issues with the drive mechanism not engaging and controller related problems. Criteria used while researching specifications from different roller manufactures were: engine horse power, hydrostatic drive traction control (for use on steeper grades), static roll resistance as well as price. The Volvo outperformed the other models primarily because of the large difference in horsepower an important factor when operating this machinery especially on hills and static roll that dictates how much compaction can be achieved.

Machine Make/Model	Horse Power	Hydrostatic	Static Roll
Volvo DD30B	49	YES	75.79
Cat CB24B	36.2	YES	63
Hamm HD12VV	24.8	YES	63.8

Vendor	Machine Make/Model	Bid Price
Arnold Machinery Company	Volvo DD30B	\$44,660
Wheeler Machinery Company	Cat CB24B	\$46,342
Honnen Equipment	Hamm HD12VV	\$42,750

**BUDGET**

This equipment was budgeted for in 61-1158-48502.

**POSSIBLE MOTION**

I move that we approve the purchase of a Volvo DD30B roller/compactor from Arnold Machinery Company for the price of \$44,660. This motion will surplus our current 1990 Ingrasoll Rand DD24 roller/compactor.



# CITY OF NORTH SALT LAKE

## Police Department

10 East Center Street, North Salt Lake, Utah 84054 • (801)335-8650 Fax: (801)335-8679



LEONARD K. ARAVE

Mayor

KEN LEETHAM

City Manager

CRAIG BLACK

Chief of Police

**To:** Honorable Mayor and North Salt Lake City Council  
**From:** Craig Black, Chief of Police  
**RE:** SURPLUS OF TWENTY-TWO (22) TASER X26 ECD'S  
**Date:** April 24, 2019

---

### **Recommendation:**

The Police Department recommends approval to surplus twenty-two (22) Taser X26 Electronic Control Devices (ECD)

### **Background:**

Taser X26 ECD's are one of the key less lethal control tools the officers of the North Salt Lake Police Department (NSL PD) utilize in situations that require the use of force. The department has two (2) Taser certified instructors that maintain these devices and provide annual training to all of the officers that carry them. These 22 devices have been in use by the department for over ten (10) years and are no longer under any kind of warranty or even cost effective repair options should they fail. Taser has actually released several updated models over the years since NSL PD first acquired and implemented an ECD program. Since July 1, 2014, these Taser devices have been deployed eight (8) times. Each deployment is carefully reviewed by the officers supervisor and then adjudicated as either in or out of department policy use. There have not been any out of policy uses of the Taser in this time period. (Of note, all uses of force, from physical force to deadly force are reviewed in this manner, as well as vehicle pursuits. There have been forty-one (41) total uses of force during this time period. None of which were deadly force.)

These ECD's are a mix of functioning and non-functioning units. Several officers have updated models when the X26 they were issued failed and was determined as non-repairable.

Taser no longer manufacturers or even supports repair of these units, instead they now market and support the Taser X7. They still sell and support the Taser X26P, however they have notified us that even these units will be reaching their corporate "End of Life" support soon.

These units, as were the Taser X26's when they were new, are quite expensive. A new Taser X26P with cartridges and holster costs about \$1,147.00 per unit. A new Taser X7 with the cartridges and holster are about \$2,385.00 per unit. It is our plan to continue to utilize these ECD's, even after they have been declared surplus by the city council, until they are either broken and/or we have funding to replace them. We continue to explore options that can save on costs, including trade in programs.

### **Possible Motion:**

I move the council approve the 22 Taser X26 ECD's listed in Addendum #1 as surplus.

**ADDENDUM #1**

X00-331195  
X00-331443  
X00-331042  
X00-331065  
X00-331368  
X00-331054  
X00-330894  
X00-692165  
X00-331320  
X00-331408  
X00-331438  
X00-331107  
X00-331477  
X00-671596  
X00-331195  
X00-331442  
X00-696155  
X00-331570  
X00-331052  
X00-331220  
X00-558479  
X00-570048