



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA August 20, 2019

Posted August 15, 2019

Notice is given that the North Salt Lake City Council will hold a regular meeting on **AUGUST 20, 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. City Manager Report
2. Approve City Council Minutes – August 6, 2019
3. Action Items
4. City Council Reports
5. Mayor's Report
6. Adjourn

REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Horrocks
3. Citizen Comment
4. 2019 Municipal Primary Election Canvass
5. Consideration of a Final Plat for Orchard Grove PUD at 378 East Odell Lane, Brighton Development Utah, applicant
6. Consideration of **Resolution 2019-32R**: A resolution amending the Consolidated Fee Schedule to establish civil penalties for code violations
7. Consideration of approval of a contract with First Service Mechanical for HVAC system repairs at the City office building.
8. Consideration of a bid award for Deer Hollow upper basin improvements
9. City Attorney Report
10. City Manager Report
11. Adjourn

CLOSED SESSION

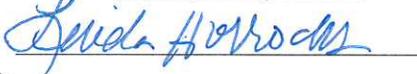
1. Possible closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale, or lease of real property.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

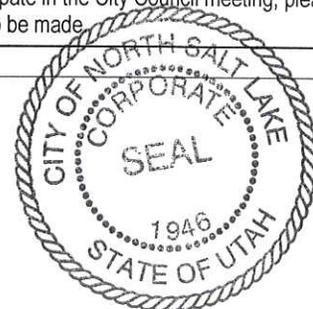
The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 15th day of August, 2019.

Dated this 15th day of August, 2019.







CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: August 6, 2019

SUBJECT: City Manager Report in the Council work session

I believe that one of our collective strengths as a team (Council and staff) is that we work together and forward in the same direction with similar objectives as outlined in our master plans, long-range capital plans and any other items that we discuss and agree to work on as priorities. Part of keeping that collaboration vibrant requires the staff to not get out of step with the Council's directives. It is in that spirit of collaboration that I put the City Manager report on the work session agenda. My intent with this item is to take a few minutes and go over some of the work that we are performing, but that the Council doesn't have the chance to see or talk about very often. There are several economic development projects, long-range planning items, recent staffing organizational changes and human resources and employment initiatives that I would like to share with you so that you know where I am heading in some of these areas.

I hope that these work session meetings have been as helpful to you as they are to the staff. We appreciate having access to the Council in work sessions and I view them as an opportunity to share information with you and get general direction and feedback from you.

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 AUGUST 6, 2019
4

5 **DRAFT**
6

7 Mayor Arave called the meeting to order at 6:08 p.m.
8

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

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

22 OTHERS PRESENT: Barry Bryson, resident.
23

24 1. TOUR OF UTAH UPDATE-PUBLIC WORKS DIRECTOR
25

26 David Frandsen reported that the police department distributed notices to those along the race
27 route with information about access. He said that 2,600 additional postcards would be mailed to
28 residents to notify those adjacent to the race route.
29

30 Mayor Arave suggested that the City should provide suggestions on alternate parking locations.
31

32 Linda Horrocks commented that individuals were encouraged to park at North Canyon Park and
33 the church on Bountiful Boulevard. Lime scooters would be available for rent at these locations.
34 Mayor Arave also suggested additional parking and scooter rentals at Tunnel Springs Park.
35

36 David Frandsen reported that the race information was posted on the City's website and other
37 social media. He said that Eagleridge Drive would be shut down on Wednesday, August 14th at
38 9 a.m. for race related setup. The setup would include road closures, parking lot closures, tent
39 build, sweeping the course, the setup of temporary fence, garbage can/dumpster delivery,
40 candlestick traffic post drop off, setup of the TV compound, and stage placement. August 15th
41 setup would include installation of flags along the route including flags from 22 countries, setup
42 of the slip and slide, additional temporary fencing, and setup of the candlestick posts and no
43 parking signs along the route.

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84

David Frandsen then showed a map of the full race route from Antelope Island to the City including the flag setup along this route.

Mayor Arave asked if the City should solicit the help of volunteer groups to help setup flags, etc. David Frandsen replied that staff would post notices on social media for volunteers.

David Frandsen commented that the Tour of Utah requested that no vehicles park along the course, which was approximately four miles so the candlestick posts would be placed along the route. He said the police department would clear the race route of parked vehicles for the safety of the participants.

Chief Black said that they would tow cars as a last resort and had setup an agreement with a tow company to tow cars to City Hall for a minimal fee if it became necessary.

Assistant Chief Johnson commented that they had been working with residents to ensure that cars were not parked along the course.

David Frandsen showed a map with the event layout including the slip and slide, expo, VIP parking, the stage, and a fishing pond, which would be stocked with \$900 worth of fish. He then spoke on the finish line schedule of events including a kids bike race, live music, food trucks, fishing pond, and slip and slide. Mr. Frandsen showed a map of the race route and said there would be 36 intersections the race would cross and that those locations would be controlled by City staff or volunteers. He showed a schedule and plan for the Public Works and Police Departments to make sure every detail was addressed.

David Frandsen reported on important times on August 14th including the shutdown of Eagleridge Drive at 9 a.m., and those on August 15th including the ancillary events and expo at 11:30 a.m., the kids' race at 1:30 p.m., the projected entry at 2:45 p.m., and the reopening of Eagleridge Drive at 10 p.m.

Mayor Arave asked when Orchard Drive would close. David Frandsen replied that the first riders would enter the City at approximately 2:30 p.m. so the roads would close at 2 p.m.

Assistant Chief Johnson commented that the Police Department would have radio contact the entire race route and would send a sweep through the area 20 minutes before the riders arrived.

Mayor Arave asked when the signage would be placed on Orchard Drive to notify drivers of the hard road closure. David Frandsen replied that the early warning signs would be placed on Monday.

85 Assistant Chief Johnson commented that electronic warning signs on US 89 as well as police
86 presence would also notify drivers of the road closures.

87
88 David Frandsen explained that there would be six entry/exit points along the route where traffic
89 would be able to intermittently cross the race route.

90
91 Council Member Baskin asked who would be paying for this event. Ken Leetham replied that the
92 City would be paying for the majority of the costs at approximately \$10,000 to \$15,000
93 excluding wages. He commented that the exposure from the televised event would be good
94 advertising for the golf course and the City.

95
96 2. CONSTRUCTION PROJECTS UPDATE-CITY ENGINEER

97
98 Paul Ottoson reported on the current projects including the bonded matrix overlay on sections of
99 Eagleridge, Parkway Drive/Parkway Circle, and Edgewood Drive. The contractor has already
100 laid the rock work, started placing the top seal, and will then stripe the road. This project is
101 scheduled to be completed by Monday the 12th.

102
103 Mayor Arave asked for clarification on the bonded matrix overlay and how long this would
104 extend the life of the road. Paul Ottoson said it was similar to a chip seal with a bituminous layer
105 on top. He estimated it would extend the life of the road approximately five years.

106
107 Paul Ottoson then reported on the Orchard Drive sidewalk project, which would be bid in two
108 phases. Curb and gutter would be installed on the northern portion on Saturday. During the Tour
109 of Utah the contractor would clean the road and move the barricades to the southern portion
110 along the unfinished edge for the protection of the cyclists.

111
112 Mr. Ottoson reported on the Jordan River Trail project and said that the contractor, ACME
113 Construction, would begin work next week and planned to complete the work within a month.

114
115 Ken Leetham commented that the ribbon cutting for the Jordan River Trail would coincide with
116 the Get to the River festival.

117
118 Paul Ottoson reported on the Deer Hollow Upper Basin Project and said it was currently a
119 swamp so they would be installing low flow concrete channels, regrading, and removing silt.
120 Work on this project would start in a few weeks. He then spoke on the Eaglewood Pump Station
121 project with a bid opening set for mid-September. The work would include tearing down the
122 existing building and constructing a new pump station. Mr. Ottoson explained that the current
123 cans under the building were rotting and one pump had shutdown. He said the work would be
124 done during the winter months when the station was normally out of service.

125

126 Council Member Baskin asked if the footprint for the new building would be similar to that of
127 the existing building. Paul Ottoson replied it would be a similarly sized CMU block wall
128 building. He suggested that the City hold a neighborhood informational meeting on August 21st
129 or 22nd.

130

131 Paul Ottoson reported on the UDOT project along I-215 and Redwood Road. He said that
132 Redwood Road would be closed from August 23rd at 9 p.m. to August 26th at 5 a.m. in that area.
133 Redwood Road would then be reopened and in its final alignment.

134

135 Paul Ottoson finished his report by showing the construction of the G&G Subdivision. He said it
136 was a private street at 750 West and as MC Green and Gramoll Construction specialized in
137 concrete streets they had removed the existing asphalt street and installed a concrete street. Mr.
138 Ottoson explained that while he was a big fan of concrete streets that the initial cost of concrete
139 streets was double that of asphalt street installation.

140

141 3. APPROVE CITY COUNCIL MINUTES

142

143 Mayor Arave suggested a change be made from Ashley Fine to Fein.

144

145 The City Council minutes of July 16, 2019 were reviewed and amended. **Council Member**
146 **Horrocks moved to approve the minutes of July 16, 2019 as amended. Council Member**
147 **Baskin seconded the motion. The motion was approved by Council Members Horrocks,**
148 **Porter, Mumford, Hood and Baskin.**

149

150 4. ACTION ITEMS

151

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

153

154 Mayor Arave asked if staff had worked on current item number two related to working with
155 Woods Cross on improving their dog park. He said that Bountiful's mayor commented that their
156 city's new dog park was very successful.

157

158 5. CITY COUNCIL REPORTS

159

160 Council Member Hood reported on the Youth City Council (YCC) movie in the park to be held
161 Friday, August 9th. He said Kona Ice would be selling refreshments so the YCC would not be
162 selling concessions this year.

163

164 Council Member Hood then spoke on a letter from a resident thanking the City for the
165 reconstruction of the sidewalk near Chesham Village. Ken Leetham commented that staff had
166 reached out to Davis County who then completed the reconstruction work.

167

168 Council Member Baskin reported that she would be helping with the 2020 census. She suggested
169 that the City could prepare some billboards. Linda Horrocks commented that a presentation
170 would be made to the City Council regarding the Davis County census.

171
172 Council Member Baskin commented that she had received a citizen complaint about speeding on
173 Eagleridge Drive and asked if the traffic monitors could be placed there. Ken Leetham replied
174 that the Police Department had been doing more enforcement there.

175
176 Chief Black said that even with the increased enforcement they had only issued one speeding
177 ticket and that the threshold may not have been as high as perceived.

178
179 Council Member Baskin reported that she was serving on the Scenic Byway Committee and they
180 were working on ways to mitigate the damage when trucks are allowed on Legacy Highway.

181
182 Ken Leetham asked what type of mitigation was being discussed.

183
184 Council Member Mumford commented that residents in Foxboro already assumed that a wall
185 would be constructed along Legacy Highway in that area.

186
187 The Council discussed the natural buffer with the existing trail and the cons of a sound wall.

188
189 Council Member Mumford thanked Linda Horrocks for her social media postings on upcoming
190 events. He spoke on the events including the Night Out Against Crime, the movie in the park, the
191 Second Saturday pickup, the Sunset Concert Series, the Master Chorus, NSL Reads, and the
192 Halloween Fun Run. He explained the Second Sunday Concert Series had been renamed to the
193 Sunset Concert Series to avoid limiting events to Sundays.

194
195 Council Member Horrocks commented that the K-9 was the highlight of the Night Out Against
196 Crime event and expressed regret that the department no longer had a dog. Chief Black replied
197 that the police department did have a new K-9 that would be present at the event.

198
199 Council Member Horrocks reported that he had noticed the Henry Walker billboard was still
200 standing at the entrance to the City. Sherrie Llewelyn replied that staff was working on getting
201 the signs removed.

202
203 Council Member Horrocks reported that there was a positive West Nile pool in northern Weber
204 County.

205
206 Ken Leetham reported that there had been issues with the Silver Pine duplex development in that
207 the six units were on one water meter. The residents were frustrated with the billing as each unit
208 should have its own meter. He suggested that the bill continue to be split six ways as the cost to
209 install individual meters would be \$40,000.

210 Council Member Porter reported that a volunteer group had started to cut a trail and clear the
211 brush near the Jordan River. The Public Works Department provided chainsaw work and hauled
212 off brush. He said the Get To The River event would be September 14th at 9 a.m. People could
213 place reservations for canoe rides from Salt Lake to Porters Landing. A ribbon cutting would
214 then be held for the new trail.

215

216 6. ADJOURN

217

218 Mayor Arave adjourned the meeting at 7:01 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
AUGUST 6, 2019

DRAFT

Mayor Arave called the meeting to order at 7:09 p.m. Council Member Stan Porter offered the invocation and led those present in the Pledge of Allegiance.

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

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; Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Barry Bryson, Dee Lalliss, Roger Graves, Jason Taylor, Court Huish, residents; Boyd Preece, Finish Grade Engineering; Taylor Spendlove, Nate Pugsley, Brighton Development Utah; Brian Knowlton, Knowlton General.

1. CITIZEN COMMENT

Dee Lalliss thanked the Public Works Department for cleaning up weeds around the speed limit sign on Main Street.

The agenda was reordered so that Resolution 2019-28R was addressed next.

2. CONSIDERATION OF RESOLUTION 2019-28R: A RESOLUTION CREATING THE
EAGLEWOOD GOLF COURSE ADVISORY COMMITTEE

Mayor Arave made recommendations for the following individuals: Roger Graves, Court Huish, Corey Markisich, Jason Taylor, John Logan, and Matt Jensen to serve on the Eaglewood Golf Course Advisory Committee.

259 Council Member Horrocks asked that the Mayor speak on how these individuals were selected.
260 Mayor Arave responded that many contacted him and expressed an interest in serving on the
261 committee. He reviewed their backgrounds and found them to be remarkable individuals.

262
263 Council Member Porter commented that he had also reviewed and was impressed with the
264 backgrounds of those who had been suggested for the committee. Council Member Mumford
265 seconded the thoughts expressed and said he was looking forward to the recommendations.

266
267 Council Member Hood commented that while he liked those chosen he felt the committee was
268 lacking diversity. He asked that the mayor be a nonvoting member of the committee.

269
270 Mayor Arave said he appreciated the comments and said that those selected had expressed the
271 most interest in being involved.

272
273 Council Member Hood said that previously the City advertised for mayoral appointments such as
274 the Planning Commission and that this committee was not formed through the same procedure.
275 Mayor Arave said he would leave the decision up to the Council.

276
277 Council Member Mumford moved to approve Resolution 2019-28R: a resolution creating a golf
278 course advisory committee. Council Member Porter seconded the motion. **The motion was**
279 **approved by Council Members Horrocks, Porter and Mumford. Council Member Hood**
280 **voted in opposition to the motion. Council Member Baskin was excused.**

281
282 3. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2019-29R: A
283 RESOLUTION ADOPTING AN AMENDMENT TO THE FISCAL YEAR 2019-2020
284 CAPITAL FUND AND FLEET FUND BUDGETS

285
286 Ken Leetham reported that this budget amendment was prepared for two purposes including a
287 change in the Capital Fund budget to transfer \$750,000 to cover the City's portion of the
288 landslide settlement agreement.

289
290 Mayor Arave asked if the binding settlement agreement had been signed. David Church replied
291 that a memorandum of understanding was signed and the final agreement had not yet been
292 completed. He said that as long as the agreement reflected the memorandum of understanding it
293 would be binding.

294
295 Ken Leetham commented that the process was far enough along to warrant the budget
296 adjustment for the City to contribute their portion.

297
298 Council Member Horrocks asked if the City would receive any assistance from the Utah Local
299 Governments Trust. Ken Leetham replied that there would be additional assistance from the
300 Trust.

301 Ken Leetham then reported that the second budget amendment was an increase of \$160,080 to
302 the Fleet fund for the purchase of several vehicles, which had been ordered in the previous
303 budget year. They did not arrive until after June 30th and so no payment was issued in the
304 previous fiscal year.

305

306 **Mayor Arave opened the public hearing at 7:25 p.m. There were no public comments and**
307 **Council Member Horrocks moved to close the public hearing at 7:25 p.m. Council Member**
308 **Mumford seconded the motion. The motion was approved by Council Members Horrocks,**
309 **Porter, Mumford and Hood. Council Member Baskin was excused.**

310

311 **Council Member Mumford moved to approve Resolution No. 2019-29R a resolution of the**
312 **City Council of the City of North Salt Lake adopting an amendment to adjust the fiscal**
313 **year 2019-2020 Capital Fund and Fleet Fund budgets. Council Member Porter seconded**
314 **the motion.**

315

316 Mayor Arave clarified that the amount of the Capital Fund budget change in the resolution
317 should be corrected to show \$750,000 and not \$750,000,000.

318

319 **The motion was approved by Council Members Horrocks, Porter, Mumford and Hood.**
320 **Council Member Baskin was excused.**

321

322 4. CONSIDERATION OF A REQUEST FOR A LICENSE TO USE PROPERTY (2019-
323 38A) FOR THE PURPOSE OF CONSTRUCTING A FENCE ON APPROXIMATELY
324 7 FEET OF GOLF COURSE PROPERTY AT APPROXIMATELY 881 EAST
325 EAGLERIDGE DRIVE, DAVE SAXTON, APPLICANT

326

327 Sherrie Llewelyn reported that last year the property owners of 881 East Eagleridge Drive, David
328 and Shelly Saxton, had a swimming pool and fence installed. During the construction of the
329 fence, the property was not properly staked on the property line and was instead placed four feet
330 onto the golf course property. As the contractor was installing the fence they hit a City sprinkler
331 line at the golf course. The Saxton's requested to purchase a portion of the golf course property
332 for the installation of the fence; however, as the City was restricted in selling golf course
333 property the City Attorney suggested that the City Council could grant a license for the
334 placement of the fence along the existing four foot high rock retaining wall.

335

336 David Church commented that because of the location of the rock retaining wall it would be
337 difficult to install a fence to secure the swimming pool. He said that an agreement could be made
338 to allow the Saxton's to build a fence on the City's property line, which could be taken down at
339 the homeowner's expense if necessary. Staff determined that the fence would not affect the play
340 of the golf course.

341

342 Sherrie Llewelyn commented that the Saxton's had also agreed to pay for the relocation of the
343 golf course irrigation system in that area. Brent Moyes stated that the relocation had already been
344 completed.

345
346 **Council Member Porter moved that the City Council authorize the City Manager to sign**
347 **the license agreement to use the property (2019-38A) for a fence, allowing the placement of**
348 **a fence with the following conditions:**

- 349
- 350 1) **The fence installation cost and maintenance shall be the sole responsibility of the**
351 **license and property owner at 881 Eagleridge Drive, or successor;**
 - 352 2) **The fence shall be placed as close to the rock wall as possible without compromising**
353 **the fence construction;**
 - 354 3) **The fence shall be constructed of decorative metal fencing similar to the side lot**
355 **fencing on the property; and**
 - 356 4) **City owned sprinkler lines and head shall be relocated outside the fence at a location**
357 **to be determined by the golf course superintendent at the sole expense of the**
358 **licensee.**

359
360 **Council Member Horrocks seconded the motion.**
361

362 Mayor Arave asked if a condition needed to be placed for the maintenance of the property itself.
363 David Church replied that he had considered that as the backyard sunk down and left a sliver of
364 property between the rock wall and the fence where weeds could grow.

365
366 Mayor Arave asked if the retaining wall was on the City's property and what would happen if the
367 wall failed. David Church replied that a portion of the wall was on the City's property but the
368 City would not be liable for failure of the wall.

369
370 **Council Member Porter amended his motion to include a fifth condition that the property**
371 **owner will maintain the strip of property on the opposite side of the fence*. Council**
372 **Member Horrocks seconded the amended motion. The motion was approved by Council**
373 **Members Horrocks, Porter, Mumford and Hood. Council Member Baskin was excused.**

374
375 *For clarification, the area to be maintained by the licensee is all of the area on the licensee's
376 side of the new fence, including the area on top of the existing rock wall, on the licensee's side
377 of the new fence.

378
379 5. CONSIDERATION OF RESOLUTION 2019-30R: A RESOLUTION ENTERING
380 INTO THE SIXTH AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR
381 EAGLEWOOD VILLAGE (2019-37A) LOCATED AT 1381 SOUTH ORCHARD
382 DRIVE AND APPROVING THE GENERAL DEVELOPMENT PLAN, BRIGHTON
383 DEVELOPMENT UTAH, APPLICANT

384

385 Sherrie Llewelyn clarified that the proposed property was located at 420 South Orchard Drive.
386 She said Brighton Development had approached the City about changing the general
387 development plan and development agreement for Eaglewood Village. She showed the amended
388 conceptual site plan and said the Planning Commission had reviewed and recommended
389 approval of the amendment. She explained that she had drafted a change to the development
390 agreement which would cover the architecture of the building, the potential for a hotel on
391 building five, and the options for buildings one and four to be townhomes. Mrs. Llewelyn
392 clarified that the hotel plan was not set in stone at this time. The proposal for the overall density
393 included seven buildings with a total of 424 residential units that may fluctuate based on the type
394 of units constructed.

395

396 Sherrie Llewelyn spoke on the proposed shared parking and an analysis showed that the peak
397 demand would require 691 spaces based on the layout. The total proposed parking was 748
398 spaces on the site, which would allow the plan to meet the peak parking demand. She said that
399 the Planning Commission expressed that they would like to see the City work with UDOT on a
400 traffic light at Eaglegate Drive.

401

402 Mayor Arave commented that a traffic light was already approved for that location as long as the
403 City could prove it was warranted. Sherrie Llewelyn replied that this development would help to
404 prove that a traffic light was warranted. She also felt this project would help to establish bus
405 rapid transit stations in the area.

406

407 Sherrie Llewelyn addressed the section of property owned by UDOT adjacent to the proposed
408 project and said that the developer would be approaching UDOT about improving and
409 maintaining the landscaping there. She said if they were able to achieve this goal, then a 5%
410 reduction in the overall landscaping requirement on the individual lots would be granted.

411

412 Mrs. Llewelyn said the Planning Commission recommended approval with two conditions
413 related to on-street parking and the relocation of building four.

414

415 Mayor Arave asked how many of the units would have covered parking stalls. Taylor Spendlove,
416 Brighton Development, replied that one covered stall would be required per unit. This would
417 include some tuck under parking, garage spaces, or carports. He said there would be
418 approximately 55 tuck under spaces.

419

420 Council Member Horrocks asked what was located south of building four. Taylor Spendlove
421 replied that it was pickleball courts. He said that a market study showed the desired amenities
422 included a pool, rooftop bbq area, and pickleball courts.

423

424 Council Member Porter asked about the concerns related to the nearby gravel pit operations and
425 potential mitigation. Taylor Spendlove replied that while it was a concern they were waiting on a
426 rock fall study to be completed.

427
428 Council Member Mumford asked about the potential vacation of the street. Taylor Spendlove
429 replied that there were several concerns related to the current users and any legal issues. He said
430 they would like it to remain a public street with the addition of on-street parking.

431 Sherrie Llewelyn said that the City Council could enter into an agreement with the adjacent
432 property owners to vacate the road. She explained that the gravel pit operations currently used
433 the road and may have an issue with the vacation but once the development was constructed it
434 could be a natural deterrent to the gravel trucks.

435
436 Taylor Spendlove commented that it would be an issue if the vacation of the road was a
437 condition of approval due to any potential legal issues that may arise.

438
439 David Church replied that there would be a legal process to vacate an existing public road. He
440 said it would not be appropriate to condition the approval of the development on vacating the
441 road as it was the City's decision.

442
443 A discussion regarding on-street parking ensued. Taylor Spendlove asked if on-street parking
444 could be addressed at site plan approval as this plan was conceptual. David Church clarified that
445 there was nothing in the development agreement that approved on-street parking. He said the
446 development agreement gave a general outline of building sizes, uses, and a layout.

447
448 Council Member Mumford asked if the architectural designs shown matched those proposed for
449 buildings six and seven. Sherrie Llewelyn replied that the style would fit in with the Town
450 Center designs.

451
452 Council Member Mumford then spoke on the potential to obscure the parking. Taylor Spendlove
453 responded that they had agreed to move building four up to the road and felt that placing the
454 parking stalls behind the buildings would give the development a nicer appearance.

455
456 Council Member Mumford asked about the on-street parking and snow plowing. He asked if the
457 parking stalls or cars would be blocked when the road was plowed. Ken Leetham replied that the
458 two issues with snow removal and parking stalls perpendicular to the road included snow storage
459 and safety.

460
461 Ken Leetham commented that staff had discussed vacating the street with the ability for the
462 development to control that space in regards to speed or other alterations. He said that while
463 there were some advantages the potential legal challenge was based on the gravel truck access,
464 which needed to be addressed whether it was through restricted access or a private road.

465

466 Taylor Spendlove said that the perusal of the vacation was acceptable but did not want it to
467 become a condition of approval as it could be a hold up to developing the property. He said they
468 did not want gravel trucks on their new roads.

469
470 David Church said that if the City felt it was in the best interest of the public to vacate the road
471 that the process should be started independent of this application.

472
473 Council Member Mumford commented on the on-street parking and the potential to lower the
474 speed limit on the street for added safety. Ken Leetham replied that in many areas where on-
475 street parking was proposed the street speed limit was too high. He said staff would review
476 whether on-street parking should be allowed in the southern area of town.

477
478 Taylor Spendlove said that the Planning Commission had requested a traffic study and that on-
479 street parking and the speed limit on the street could be addressed in that study.

480
481 Mayor Arave asked if the site plan approval would return to the Council for review. Sherrie
482 Llewelyn replied that anything over six residential units, over 20,000 square feet, over a site that
483 was over five acres would require Council approval.

484
485 Council Member Horrocks commented that 12 years ago a development agreement was in place
486 and he was concerned that after phase 1 was built Brighton would request to change phase 2 to
487 construct more apartments. Taylor Spendlove replied that a condition of approval could be
488 placed that 17,000 square feet of commercial be built in phase 1.

489
490 Mayor Arave asked if Brighton would be committing to the amenities as well. Taylor Spendlove
491 replied that they would commit to the amenities as well. Sherrie Llewelyn clarified that the
492 overall layout could change per the development agreement.

493
494 Council Member Horrocks commented that he would prefer that building five was a hotel. He
495 said he would also prefer the entire development be constructed in one phase. Taylor Spendlove
496 replied that they were constructing the project in two phases mainly due to financing reasons.

497
498 Nate Pugsley, Brighton Development, said that a condition could be placed to require half the
499 commercial with phase 1 and half with phase 2.

500
501 Council Member Hood suggested that they construct buildings one, two, five, six and seven in
502 phase 1 with all of the commercial completed in phase 1. Nate Pugsley replied that they were not
503 adverse to this but did not want to build the commercial as spec buildings.

504
505 Council Member Mumford said that he agreed with Council Member Horrocks and would prefer
506 building five was a hotel. He suggested constructing buildings six and seven per demand and felt

507 that the hotel would help drive that demand. Nate Pugsley responded that building the hotel and
508 parking lot would help to attract an end user and might be a good middle ground.

509

510 Council Member Porter reflected back on the original plan for commercial with flex space. He
511 said it would be nice to see the commercial constructed.

512

513 The City Council discussed the proposed hotel including the viability and the proposed operator.

514

515 Sherrie Llewelyn commented that in the past this site would not have worked for a hotel but due
516 to the internet people were no longer limited to locations just on freeways or near airports.

517

518 Ken Leetham stated that he had reviewed the original project recently and that while the City had
519 high hopes for 300,000 square feet of office and 100,000 of retail it was no longer realistic. He
520 said this plan was a lot more realistic in regards to the amount of retail.

521

522 Council Member Horrocks said there was a not high demand for office space in south Davis
523 County at this time but wondered if there would a demand in the future.

524

525 The Council discussed the phasing with a majority of Council members preferring the hotel to be
526 built in phase 1 as well as a portion of the commercial.

527

528 **Council Member Horrocks moved that the City Council approve Resolution 2019-30R the**
529 **6th and final amendment to the Development Agreement and General Development Plan**
530 **for Eaglewood Village lots 1B, 2 & 3 (2019-37A), located at approximately 420 South**
531 **Orchard Drive, with the following conditions:**

532

533 **1) If on-street parking is to be utilized the City Council shall consider the viability of**
534 **future vacation of Orchard Drive as a private street owned and maintained by the**
535 **developer;**

536 **2) That the developer consider a potential redesign of building four locating the**
537 **building closer to the street and locating the parking behind the building; and**

538 **3) That Phase 1 will be buildings 1,2,3 and Phase 2 will be 4,5,6 & 7. If building 5 is a**
539 **hotel it can trigger development at any time.**

540

541 **Council Member Porter seconded the motion. The motion was approved by Council**
542 **Members Horrocks, Porter, Mumford and Hood. Council Member Baskin was excused.**

543

544 **6. CONSIDERATION OF SUBDIVISION CONCEPT PLAN APPROVAL FOR**
545 **ORCHARD TOWNHOMES PUD A TOWNHOME DEVELOPMENT LOCATED AT**
546 **142 SOUTH ORCHARD DRIVE, TAG SLC, APPLICANT**

547

548 Sherrie Llewelyn reported that this item was previously tabled by the City Council based on
549 concerns with the reduction to the setbacks granted by the Planning Commission as part of the
550 PUD. The setback reductions granted by the Planning Commission were from 8 feet to 6 feet on
551 the side lot line and from 25 feet to 15 feet on the front setback. The developer reviewed the
552 original setback requirements but had concerns with safety due to the slope of the road as well as
553 relocating the buildings west which would result in the loss of two guest parking stalls. While the
554 developer had proposed 11 guest spaces which was 4 more than required, the Planning
555 Commission felt the extra spaces were important to allow for dispersion throughout the project
556 and to discourage on-street parking. Due to this the developer has proposed the same plan with
557 the approved setback reductions.

558
559 Ken Leetham commented that the City Council designated some of its approval to the Planning
560 Commission who had already approved these setbacks. He said that as this was an administrative
561 action the City Council should approve the project as submitted by the Planning Commission.

562
563 David Church explained that that the City ordinance required City Council review and that this
564 was not a recommendation for approval. He said the discretionary decisions that had been made
565 were vested by the ordinance through the Planning Commission. Mr. Church said the Council's
566 discussion should center around if this met the ordinance.

567
568 Mayor Arave said this was a conditional approval and that conditions could be required on the
569 development. Sherrie Llewelyn replied that it was a permitted use with conditions. She said the
570 conditions had to be specified in the ordinance such as fencing or mitigation of issues such as
571 drainage, clear sight views, etc.

572
573 David Church commented that per the State code relating to conditional uses that a municipality
574 may adopt a land use ordinance that includes conditional uses and provisions for conditional uses
575 that require compliance with standards set forth in the applicable ordinance. The City shall
576 approve a conditional use if reasonable conditions are proposed or can be imposed to mitigate
577 the reasonably detrimental effects of the proposed use in accordance with applicable standards.
578 He then said if the proposal met the standards, the City must allow it. If the land use authority
579 proposed reasonable conditions they must be stated on the record and reasonably related to
580 mitigating the anticipated detrimental effects of the proposed use. If the reasonably anticipated
581 detrimental effects cannot be substantially mitigated by the proposal or the imposition of
582 reasonable conditions to achieve compliance with the applicable standards the land use authority
583 may deny the conditional use.

584
585 The Council discussed the reduced setbacks and the potential related issues including buffering
586 as well as safety issues related to the grade of the road.

587

588 Sherrie Llewelyn explained that the City standard allowed a maximum grade of 12% on a
589 collector street. The City code also stated that cul-de-sacs on a downhill slope were discouraged
590 unless it was flat on the bottom which this plan was.

591
592 Sherrie Llewelyn also showed an overhead view of the area to help determine the compatibility
593 of the proposed development with the existing neighborhood. The adjacent uses were multi-
594 family attached, commercial, and single family dwellings.

595
596 Sherrie Llewelyn suggested that the City Council could require the applicant to increase the
597 landscaping along the property lines to help mitigate any issues related to the reduced side
598 setback.

599
600 Mayor Arave asked if these units had garages. Sherrie Llewelyn replied that they were two car
601 side by side garages.

602
603 Sherrie Llewelyn then reported that the landscaping was 27% of the site so 15,194 square feet.
604 The coverage of buildings on the lot was 32% with a maximum coverage of 50% of the site per
605 the code.

606
607 Mayor Arave asked about potential drainage issues. Paul Ottoson replied that the project would
608 have an underground storm water retention system.

609
610 **Council Member Mumford moved that the City Council approve the concept plan for**
611 **Orchard Drive Townhomes PUD located at approximately 142 South Orchard Drive with**
612 **the following findings and conditions:**

- 613
614 **Conditions:**
- 615 **1) The four guest parking spaces in the middle of the project be signed “Guest Parking**
616 **Only, No Resident Parking” so that they will be available for guests of the**
617 **homeowners;**
 - 618 **2) An understanding of the retention plan approved by City Engineer.**

619
620 **Council Member Horrocks seconded the motion. The motion was approved by Council**
621 **Members Horrocks, Porter, Mumford and Hood. Council Member Baskin was excused.**

622
623 **7. CONSIDERATION OF A SITE PLAN FOR THE YARD AT 331 NORTH MAIN**
624 **STREET, KNOWLTON GENERAL, APPLICANT**

625
626 Sherrie Llewelyn reported that the property was zoned R1-7 with an existing home on the
627 property that would be removed. The project would be developed as for-rent duplex units on
628 1.42 acres. The minimum area required for each duplex would be 8,500 square feet and as the lot
629 contains a total of 61,855 feet seven duplexes with a total of 14 units would be allowed.

630

631 The project would meet all of the minimum setbacks of 25 feet for the front and back setbacks
632 and the side setback of eight feet. The hammerhead turnaround for the site has been approved by
633 the fire marshal. The eight guest parking spaces exceed the minimum parking requirement and
634 each unit would have a two car side by side garage. Units 1, 2, and 5-10 would also include 20
635 foot driveways capable of parking an additional 16 guest vehicles. The landscaping
636 improvements estimated at 18,607 square feet or 29% of the site exceed the 10% minimum
637 standard.

638

639 The Planning Commission recommended approval with the condition that any engineering
640 redlines be corrected on the construction drawings.

641

642 Sherrie Llewelyn showed examples of the elevations for the duplexes with the front doors
643 opening onto the main courtyard.

644

645 Council Member Porter commented that the neighbor to the north had expressed concern about
646 his trees along the property line as he did not want to pay for removal. Brian Knowlton,
647 Knowlton General, replied that he had also met with the neighbor and if the trees presented an
648 issue they would pay to remove them.

649

650 Council Member Mumford asked about fencing around the perimeter of the property. Sherrie
651 Llewelyn replied that the proposed fencing would be vinyl around the perimeter with a sound
652 wall on the west property line and chain link on the back property line.

653

654 Brian Knowlton commented on the west property line and said he did not want to install a fence
655 against a fence. He said that they would place grass along the sound wall and would tie the fence
656 right to the sound wall.

657

658 **Council Member Mumford moved that the City Council approve the site plan for The**
659 **Yard located at 331 North Main Street subject to the following:**

660

661 **1) Engineering redlines be corrected on the construction drawings.**

662

663 **Council Member Porter seconded the motion. The motion was approved by Council**
664 **Members Horrocks, Porter, Mumford and Hood. Council Member Baskin was excused.**

665

666 **8. CONSIDERATION OF APPROVAL TO PURCHASE A PRESSURE REDUCING**
667 **VALVE FROM ENGINEERED FLUID, INC. IN THE AMOUNT OF \$70,349.**

668

669 Paul Ottoson reported that the existing pressure reducing station at 490 East Lacey Way needed
670 to be replaced as the existing vault was too small and situated on a very steep curve in the center
671 of the street. He said the PRV was a sole source product from Engineered Fluid, Inc. at \$70,349.

672 Staff was also working on a bid for the installation of the pressure reducing station with an
673 estimated cost of \$20,000 for a total project budget of \$100,000.

674

675 **Council Member Horrocks moved that the City Council award the purchase of a pressure**
676 **reducing station to Engineered Fluid, Inc. for the price of \$70,349.00. Council Member**
677 **Mumford seconded the motion. The motion was approved by Council Members Horrocks,**
678 **Porter, Mumford and Hood. Council Member Baskin was excused.**

679

680 Council Member Mumford commented that there were several pressure related issues and asked
681 if it was related to the failure of a PRV. David Frandsen replied that there were two PRVs in
682 each vault and when one PRV had issues this caused a pressure increase.

683

684 Ken Leetham said that staff had discussed preparing an informational pamphlet on PRVs. He
685 said staff could also place a notice in the City newsletter to educate the public on these type of
686 valves located inside resident's homes.

687

688 9. CONSIDERATION OF ORDINANCE 2019-09: AN ORDINANCE ENACTING
689 TEMPORARY ZONING REGULATIONS PROVIDING A MORATORIUM ON
690 APPLICATIONS FOR NEW DEVELOPMENT WITHIN THE R1-7, RM-7, AND RM-
691 20 ZONING DISTRICTS

692

693 Sherrie Llewelyn reported that per the last City Council meeting she had drafted a temporary
694 zoning ordinance that would enact a temporary moratorium in the R1-7, RM-7 and RM-20
695 zones. The ordinance would be effective August 7th to February 7th or upon adoption of a new
696 zoning regulation. The Planning Commission was supportive of meeting with the Council and
697 making revisions to the ordinances and conditional uses especially related to the subdivision
698 process.

699

700 **Council Member Mumford moved to approve Ordinance 2019-09 an ordinance adopting**
701 **temporary zoning regulations in accordance with Utah code 10-9a-504 of the Utah**
702 **Municipal Land Use, Development, and Management Act, which will provide for up to a**
703 **six month moratorium on all new applications for development in the R1-7, RM-7 and RM-**
704 **20 zones. Council Member Hood seconded the motion. The motion was approved by**
705 **Council Members Horrocks, Porter, Mumford and Hood. Council Member Baskin was**
706 **excused.**

707

708 10. MAYOR'S REPORT

709

710 Mayor Arave reported that he recently toured the new Salt Lake International Airport and said it
711 would be very impressive.

712

713 Council Member Horrocks said that the Salt Lake Airport was the only new airport being built in
714 the country.

715

716 11. CITY ATTORNEY'S REPORT

717

718 David Church reported that he would provide an update on the settlement in the closed session.

719

720 12. CITY MANAGER'S REPORT

721

722 Ken Leetham had nothing to report.

723

724 13. ADJOURN INTO CLOSED SESSION TO DISCUSS PENDING OR REASONABLY
725 IMMEDIATE LITIGATION

726

727 **At 9:30 p.m. Council Member Porter moved to go into closed session to discuss pending or**
728 **reasonably imminent litigation; to discuss the character professional competence, or**
729 **physical or mental health of an individual; to discuss collective bargaining; or to discuss**
730 **the purchase, exchange, sale, or lease of real property. Council Member Mumford**
731 **seconded the motion. The motion was approved by Council Members Horrocks, Porter,**
732 **Mumford and Hood. Council Member Baskin was excused.**

733

734 14. RECONVENE INTO REGULAR SESSION

735

736 **At 9:56 p.m. Council Member Mumford moved to go out of closed session and into the**
737 **regular session. Council Member Hood seconded the motion. The motion was approved by**
738 **Council Members Horrocks, Porter, Mumford and Hood. Council Member Baskin was**
739 **excused.**

740

741 15. ADJOURN

742

743 Mayor Arave adjourned the meeting at 9:56 p.m.

744

745

746

747

Mayor

City Recorder

Action Items (for August 20, 2019)

Item	Staff	Description
New		
1	Paul (Linda)	Staff to advertise neighborhood meeting for the Eaglewood pump station project. <i>Will schedule meeting for Aug 28 at Deer Hollow Park 7:00 pm</i>
3	Linda	Presentation to City Council on upcoming 2020 census <i>(Linda has been coordinating with Nancy Weber to make a presentation at the 9/17 meeting.)</i>
4	Craig	Potential to place traffic monitors on Eagleridge Drive <i>(Chief Black has ordered two new speed monitors.)</i>
5	David	Staff to work on pamphlet regarding pressure regulator valves in homes, as well as a mention in the newsletter.
Current		
1	Ken/Linda	Setup a presentation by Utah Rivers Council for a future City Council meeting. <i>This has been scheduled for October 1st (Zach Frankel, Exec. Dir.).</i>
2	David	Obtain bid for Mathis Park for lights, bathroom option, etc. <i>Staff working on bids.</i>
3	Sherrie	Staff to look into the removal of the Henry Walker sign at the intersection of Highway 89 and Eagleridge. <i>Staff determining ownership and next steps.</i>
4	Paul Sherrie Ken	Staff to review what stipulations were placed on the road within the Eaglewood project (Eaglewood Village proposal with Brighton Homes) and the potential to vacate that road. <i>Staff currently researching existing regulations and contracts on this matter.</i>
5	David Ken	Staff to work with Woods Cross to improve their dog park and discuss potential for a new dog park in the area. <i>City Staff is reviewing other communities' dog parks and preparing a recommendation for the City Council.</i>
6	Ken	Review security at City Hall and Parks building. <i>Staff to meet with Mollerup Glass to look at options.</i>
7	David	Parks & Arts Board to review pickle ball options. <i>Staff is preparing a recommendation for the City Council.</i>
8	David	Bikes coming too fast from flow trails into Wild Rose Park – need better signage to stay on trail out to parking lot. <i>Signage will be installed through an Eagle Scout project. Staff working on physical barrier at the base of the hill.</i>
9	Janice	CM Mumford asked for cost of the youth soccer program <i>(Staff to provide closer to end of season).</i>
10	Ken Craig	Staff to work on emergency preparedness reporting and coordination with Davis County rather than NSL – and whether it should be organized and run by South Davis Fire. <i>Staff is working with surrounding communities and Fire District to evaluate staffing needs and possible employee sharing</i>
12	Paul David Ken	Various assignments related to water and water planning including: collection of water usage data by area, analysis and recommendation related to water conservation rate structure, and long-range planning for water needs. <i>Staff met with Weber Basin Water Conservancy District and requested their assistance with a water rights application for re-use water and to evaluate the City's report on water usage, source, storage and distribution.</i>
13	David, Ken	Staff to follow-up on adding trees to park strips on Fox Hollow at roundabout. <i>Ken will report.</i>
14	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>Staff reviewing history committees of other cities and will draft resolution.</i>
15	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>
16	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 late summer to be fully operational.)</i>
17	Ken	Staff to report back on the progress of mining on Monte Thomas parcel. <i>Ken had a phone call with David Church and Jody Burnett on this matter. More research will be required and staff will continue</i>

		<i>to work to understand the impacts of HB288, Critical Infrastructure bill (gravel and mining operations).</i>
20	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>
21	David	Council review the parks & trails brochures before printed. <i>Brochure is in use – waiting for final pictures before professional printing.</i>
22	Ken Sherrie Janice	<u>Items for staff to do related to proposed Kimball property development:</u> a. potential for a moratorium to adopt architectural standards for the area and work with developer on type of architecture b. work with Ball and Kelly families on potential purchasing properties (before July) and/or cleaning up streetscapes c. determine value generated by CDA and potential to increase percentage and length of time? d. work with developer on zoning for the area including talking about potential for provisions to minimize trucking operations (?) e. setup Council tour of White Mountain development in Draper
23	Ken	Staff to contact SDRC director for details about a possible South Davis Rec Center facility in NSL, and will perform a review of possible uses of CDA funds for property acquisition.



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8708 Voice
(801) 335-8719 Fax
www.nslcity.org

LEONARD K. ARAVE
Mayor

KEN LEETHAM
City Manager

TO: Mayor Arave
City Council

FROM: Sherrie Llewelyn
Deputy City Recorder

DATE: August 20, 2019

REF: 2019 Municipal Primary Election Canvass

The official results of the 2019 Municipal Primary Election, held August 13, 2019, will be provided by Davis County before the City Council meeting Tuesday, August 20th. Submitted results will include absentee/by-mail, Election Day, and provisional ballots.

I recommend the City Council accept the canvass of the voting.

Thank you.

Possible motion:

I move to accept the 2019 Primary Municipal Election Canvass as presented.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Llewelyn, Community Development Director
DATE: August 20, 2019
SUBJECT: Consideration of final plat for Orchard Grove PUD located at 378 East Odell Lane

RECOMMENDATION

The Planning Commission recommends approval to the City Council of the P-District rezone request and the development agreement along with the preliminary plan were approved by the City Council on June 18, 2019. The approval included an additional decrease in density for a total of 14 dwelling units and an increase in setback from Orchard Drive to 20 feet.

The final plat for Orchard Grove PUD located at 378 East Odell Lane subject to the following:

1. Correction of minor engineering redlines to the plat, namely lot addresses & corrected street dedication;
2. Correction of redlines on construction drawings, namely choosing an alternate tree species under the power lines and avoiding the clear view area of intersections and adding the garbage enclosure detail; and
3. Submittal of an approval letter from South Davis Water District and South Davis Sewer District.

BACKGROUND

The P-District rezone request and the development agreement along with the preliminary plan were approved by the City Council on June 18, 2019. The approval included an additional decrease in density for a total of 14 dwelling units and an increase in setback from Orchard Drive to 20 feet. The Planning Commission reviewed the final plat and recommended approval on July 23, 2019.

REVIEW

The final plat has been reviewed for compliance with terms agreed upon in the development agreement and P-District rezone, as well as the subdivision ordinance. The final plat and the construction drawings required some redline corrections to the plat and construction drawings, which have been completed. The City has received the approval letters from the Sewer District

and the South Davis Water Company. The Final Plat is complete and meets the required standards of the code and development agreement.

POSSIBLE MOTION

I move that the City Council approve the Final Plat for Orchard Grove PUD located at 378 East Odell Lane with no conditions.

Attachments

- 1) Aerial Map
- 2) Final Plat
- 3) Landscape Plan



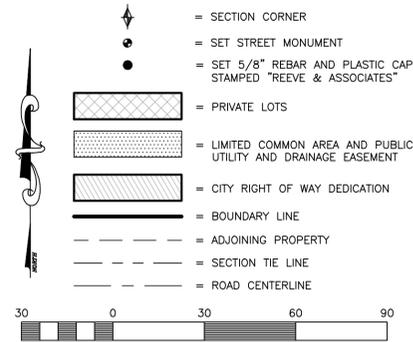
General Development Plan Orchard Grove Townhomes Aerial



ORCHARD GROVE A PLANNED LOT DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
JULY, 2019

LEGEND



NOTES

- ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREAS NOT LABELED AS PRIVATE LOTS OR LIMITED COMMON AREA ARE TO BE CONSIDERED COMMON AREA.
- ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4337.62' NAVD 88 AS DERIVED FROM GPS RTK VRS MEASUREMENTS.
- ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAP 49011C0509E.
- APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SHOWN HEREON AS: N89°54'24"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ORCHARD DRIVE, SAID POINT BEING N89°54'24"E 1762.01 FEET AND N00°05'36"W 436.11 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N69°57'40"W 222.02 FEET; THENCE N24°31'50"E 112.35 FEET; THENCE S70°08'36"E 60.94 FEET; THENCE N22°36'24"E 109.61 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ODELL LANE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S69°40'45"E 220.15 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 17.51 FEET, AN ARC LENGTH OF 20.88 FEET, A DELTA ANGLE OF 68°20'19", A CHORD BEARING OF S35°30'35"E, AND A CHORD LENGTH OF 19.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ORCHARD DRIVE; THENCE S43°03'24"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 227.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,036 SQUARE FEET OR 1.172 ACRES MORE OR LESS

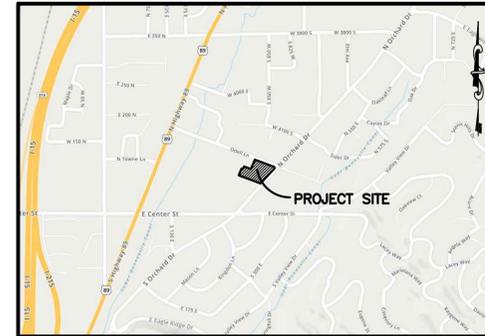
FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

CURVE TABLE

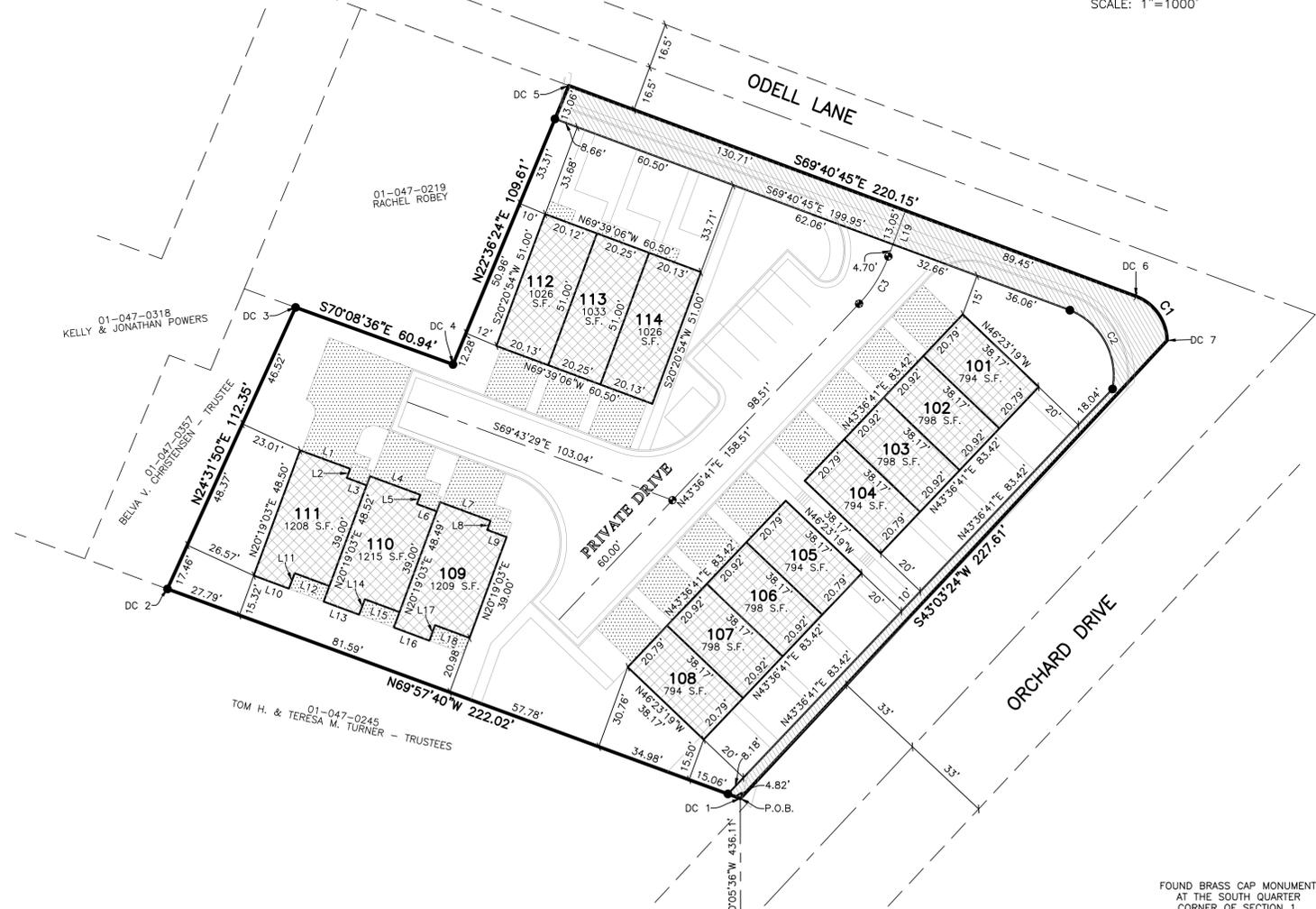
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	17.51	20.88	19.66	11.88	S35°30'35"E	68°20'19"
C2	25.65	35.26	32.55	21.06	S28°30'10"E	78°46'33"
C3	50.00	20.32	20.19	10.30	N31°57'58"E	23°17'26"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S69°43'29"E	19.46
L2	S20°19'03"W	3.51
L3	S69°40'57"E	7.67
L4	S69°43'29"E	19.58
L5	S20°19'03"W	3.53
L6	S69°40'57"E	7.67
L7	S69°43'29"E	19.58
L8	S20°19'03"W	3.50
L9	S69°40'57"E	7.54
L10	S69°40'57"E	13.67
L11	N20°19'03"E	6.00
L12	S69°40'57"E	13.48
L13	S69°40'57"E	13.79
L14	N20°19'03"E	6.00
L15	S69°40'57"E	13.46
L16	S69°40'57"E	13.79
L17	N20°19'03"E	6.00
L18	S69°40'57"E	13.33
L19	N20°19'15"E	17.75



VICINITY MAP
SCALE: 1"=1000'



SURVEYOR'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

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

SIGNED THIS _____ DAY OF _____, 20____.

BELVA V. CHRISTENSEN - TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

COORDINATE TABLE

DC #	NORTHING	EASTING
1	103109.88	109686.36
2	103185.95	109477.78
3	103288.16	109524.43
4	103267.46	109581.74
5	103368.65	109623.88
6	103292.19	109830.33
7	103276.18	109841.75

ADDRESS TABLE

#	ADDRESS
101	93 N. ORCHARD DRIVE
102	91 N. ORCHARD DRIVE
103	89 N. ORCHARD DRIVE
104	87 N. ORCHARD DRIVE
105	85 N. ORCHARD DRIVE
106	83 N. ORCHARD DRIVE
107	81 N. ORCHARD DRIVE
108	79 N. ORCHARD DRIVE
109	364 E. ODELL LANE
110	362 E. ODELL LANE
111	360 E. ODELL LANE
112	366 E. ODELL LANE
113	368 E. ODELL LANE
114	370 E. ODELL LANE

PROJECT INFORMATION

Surveyor: T. HATCH Project Name: ORCHARD GROVE
Designer: N. ANDERSON Number: 6440-15
Begin Date: 7-2-19 Scale: 1"=30'
Revision: _____ Checked: _____

DAVIS COUNTY RECORDER

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

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,



DEVELOPER:

BRIGHTON HOMES
215 NORTH REDWOOD ROAD, SUITE 8
NORTH SALT LAKE, UT. 84054
(801) 397-9755

RECOMMENDED FOR APPROVAL

THIS _____ DAY OF _____, 20____.

CITY ENGINEER

RECOMMENDED FOR APPROVAL

THIS _____ DAY OF _____, 20____.

CITY ATTORNEY

RECOMMENDED FOR APPROVAL

THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,

THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST:

MAYOR:

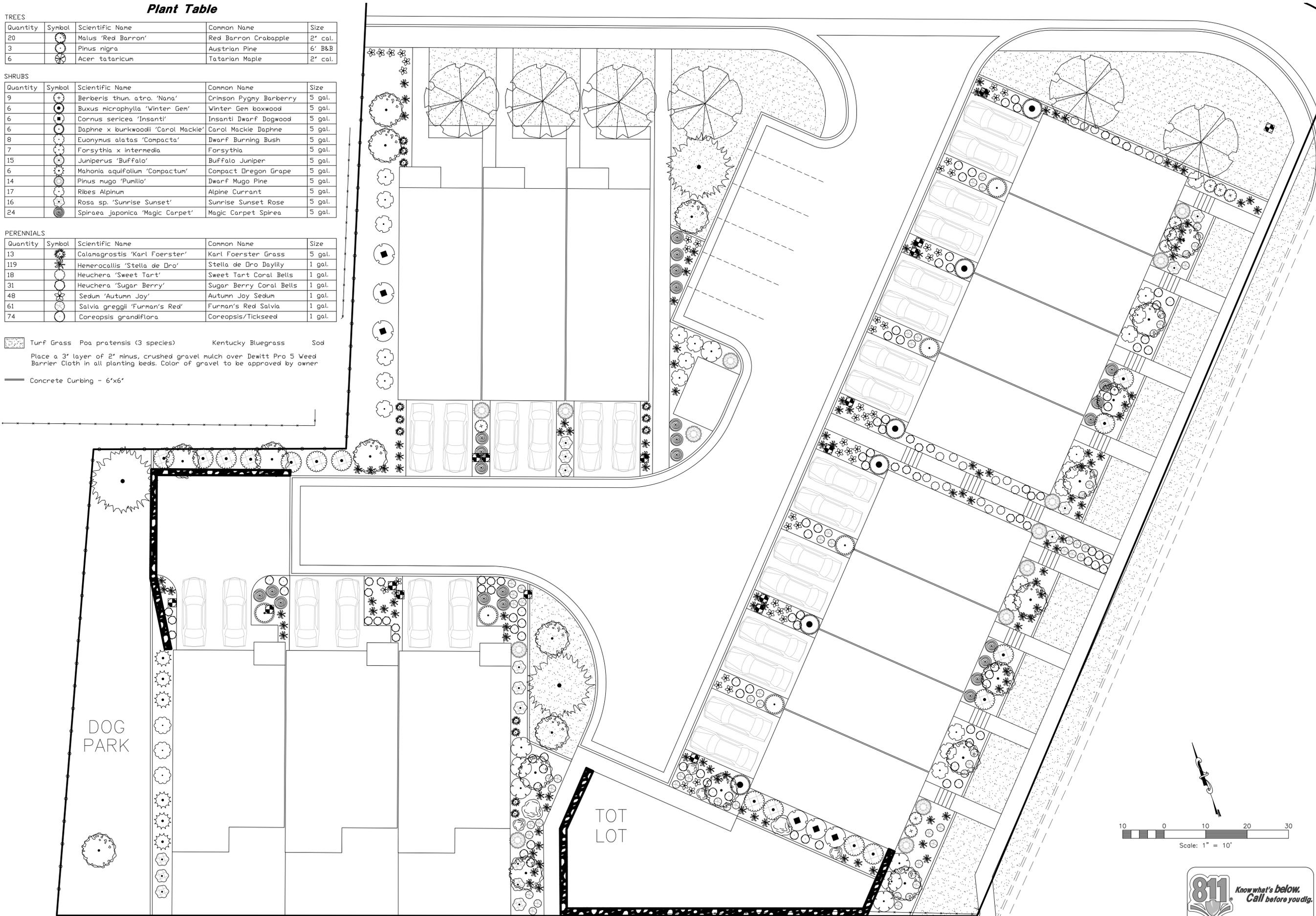
Plant Table

Quantity	Symbol	Scientific Name	Common Name	Size
20		Malus 'Red Barron'	Red Barron Crabapple	2' cal.
3		Pinus nigra	Austrian Pine	6' B&B
6		Acer tataricum	Tatarian Maple	2' cal.

Quantity	Symbol	Scientific Name	Common Name	Size
9		Berberis thun. atro. 'Nana'	Crimson Pygmy Barberry	5 gal.
6		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
6		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
6		Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal.
8		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
7		Forsythia x intermedia	Forsythia	5 gal.
15		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
6		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
14		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
17		Ribes Alpinum	Alpine Currant	5 gal.
16		Rosa sp. 'Sunrise Sunset'	Sunrise Sunset Rose	5 gal.
24		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
13		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
119		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
18		Heuchera 'Sweet Tart'	Sweet Tart Coral Bells	1 gal.
31		Heuchera 'Sugar Berry'	Sugar Berry Coral Bells	1 gal.
48		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
61		Salvia greggii 'Furman's Red'	Furman's Red Salvia	1 gal.
74		Coreopsis grandiflora	Coreopsis/Tickseed	1 gal.

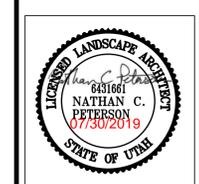
Turf Grass *Poa pratensis* (3 species) Kentucky Bluegrass Sod
 Place a 3" layer of 2" minus, crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth in all planting beds. Color of gravel to be approved by owner
 Concrete Curbing - 6"x6"



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Orchard Grove
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
Planting Plan



Project Info.
 Landscape Architect: Nathan Peterson
 Drafter: N. Peterson
 Begin Date: JANUARY 2019
 Name: ORCHARD GROVE
 Number: 6440-15

Sheet **4**
L2 Sheets

1/7/2019 | npeterson | G:\6440 Brighton Homes\15 - Odell & Orchard - Orchard - NSL_Landscape\concept_landscape.dwg



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Llewelyn, Community Development Director
DATE: August 20, 2019
SUBJECT: Consideration of Resolution 2019-32R, amending the Comprehensive Fee Schedule

RECOMMENDATION

The Development Review Committee has the proposed RES2019-32R and recommends the adoption of the amendment to the consolidated fee schedule pertaining to the civil penalties for code violations.

BACKGROUND

The City Council recently adopted Title 12, Administrative Code Enforcement, changing the enforcement of code violations from as criminal process to a civil process. Title 12 requires that the City Council establish the maximum penalties that may be imposed by the Administrative Law Judge for code violations. The code also requires the code enforcement official to specify the maximum penalty allowed on the notices sent to property owners. The DRC has reviewed the penalties assessed by other communities, a summary is attached.

The sole purpose of the penalty is to generate compliance with the code and not generate revenue for the city. The proposed penalty is lower or in line with many other communities in the area. All fines are imposed as a last resort and only upon the order of the Administrative Law Judge. The proposal is that no fine could be imposed if the property is brought into compliance within the initial 10 day violation notice. If the property is not brought into compliance, or been granted an extension compliance date by the code enforcement official, fines may be assessed by the ALJ at a rate of \$100/day beginning on day 11 of the notice of violation. The ALJ may further reduce the fines for timely compliance after an order is entered, between 25-75% reduction.

POSSIBLE MOTION

I move that the City Council approve Resolution 2019-32R, amending the Comprehensive Fee Schedule for the City of North Salt Lake.

Attachments

- 1) Code Violation Comparisons
- 2) Resolution 2019-32R

Bountiful Layton Kaysville Riverton Centerville	Farmington	Clearfield	West Jordan	SLC	Springville	Midvale	Saratoga	NSL
Criminal Process	\$100/day (day 1-10)	\$50/Day (day 1-10)	\$50/day (day 1-14)	\$25-50/day Residential Zone	\$100/day (day 1-7)	Actual Costs	Offense 1-\$100 2-\$200 3-\$400	No Fine (day 1-10)
(\$1,000-5,000)	\$200/day (day 11-20)	\$100/day (day 11+)	\$100/day (day 14+)	\$100-200/day Mixed Use or Commercial Zone	\$200/day (Day 8+)		\$25/day after notice or ALJ Order	\$100/day (day 11+)
	\$300/day (day 20-30)	10% apr						25%-75% reduction for timely comp.
	Actual Abate Cost	Actual Abate Cost						Actual Abate Cost

RESOLUTION NO. 2019-32R

A RESOLUTION ADOPTING CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE COMPREHENSIVE FEE SCHEDULE AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of North Salt Lake City has determined that certain amendments to the Comprehensive Fee Schedule are warranted to establish a civil penalty for code violations.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of North Salt Lake as follows:

- 1) City of North Salt Lake Comprehensive Fee Schedule is hereby amended as shown in Exhibit "A".
- 2) This resolution shall take effect immediately upon posting as required by Utah Code.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, THIS 20th DAY OF AUGUST, 2019.

CITY OF NORTH SALT LAKE

By: _____
Len Arave, Mayor

ATTEST:

City Recorder

City Council Vote as Recorded:

[SEAL]

<u>Name</u>	<u>Vote</u>
Council Member Baskin	_____
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Mumford	_____
Council Member Porter	_____

Section 12: Administrative Code Enforcement Fees

12.1 Civil Penalties for Code Violation	
Daily Violation Fee	\$100/day (after expiration of minimum 10 day compliance deadline)
Interest on unpaid fee	10% per annum, compounded monthly
Abatement of junk, weeds, or other nuisances	Actual costs incurred to abate nuisance
Daily Violations. Each day a violation is continued or maintained after receipt of notice shall give rise to a separate civil penalty for each day of violation.	
11.2 Abatement for Correction and Payment	
Civil penalties shall be partially abated after the violation is cured and in the discretion of a hearing officer considering the following guidelines and factors:	
Prompt Cure. Reductions are generally appropriate for promptly curing the violation pursuant to the following schedule, but the hearing officer may grant greater or lesser abatements depending on the facts of the case:	Cured with 14 days-75% reduction
	Cured within 28 days-50% reduction
	Cured within 60 days-25% reduction

1. Civil penalties shall be partially abated after the violation is cured and in the discretion of a hearing officer considering the following guidelines and factors:
 - a. Prompt Cure. Reductions are generally appropriate for promptly curing the violation pursuant to the following schedule, but the hearing officer may grant greater or lesser abatements depending on the facts of the case:
 - i. Cured within fourteen days after second notice—seventy-five percent reduction,
 - ii. Cured within twenty-eight days after second notice—fifty percent reduction, or
 - iii. Cured within fifty-six days after second notice—twenty-five percent reduction;
 - b. If strict compliance with the notice and order would have caused an imminent and irreparable injury to persons or property;
 - c. If the violation and inability to cure were both caused by a force majeure event such as war, act of nature, strike or civil disturbance;
 - d. Such other mitigating circumstances as may be approved by the attorney or designee;
 - e. If a change in the actual ownership of the property was recorded in the recorder's office after the first or second notice was issued and the new owner is not related by blood, marriage or common ownership to the prior owner.
2. If the hearing officer finds that the noticed violation occurred and no applicable defense applies, the hearing officer may, in the interest of justice and on behalf of the city, enter into an agreement for the delayed or periodic payment of the applicable penalty.

E. Collection of Civil Penalties.

1. If the penalty imposed pursuant to this chapter remains unsatisfied after forty days or when the penalty amounts to five thousand dollars from the receipt of notice, or ten days from such date as may have been agreed to by the hearing officer, the county may use such lawful means as are available to collect such penalty, including costs and attorney's fees.
2. Commencement of any action to remove penalties shall not relieve the responsibility of any penalty to cure the violation or make payment of subsequently accrued civil penalties nor shall it require the county to reissue any of the notices required by this chapter.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: August 20, 2019

SUBJECT: Consideration of a repair to the HVAC system at City Hall

RECOMMENDATION

I recommend approval of the proposed expenditure of approximately \$256,221 for the repair of the heating and air conditioning systems at the City offices as proposed by First Service Mechanical.

BACKGROUND

As you know, we have had difficulty regulating temperatures in the City office for many years. I believe that our prior Building Official was able to help the system limp along, but in the past two winter seasons, temperatures in most areas of the building have been unbearably cold. During summer months, the air conditioning is so cold that while we are running AC through the building, employees area also running individual space heaters in their workspaces.

About 2 years ago, I began to seriously look into this problem with a number of contractors. Some experts were non-responsive and others were mystified by the problems we were having. The manufacturer of the programming software worked for many months chasing after what it thought was a series of programming errors, but was also unable to fix the problem. Last summer, I began working with Thad Torres of First Service Mechanical (FSM) to assist us in regulating the temperatures in the building. I signed a maintenance agreement with FSM so that they would begin to service our system and provide periodic required maintenance. I have also authorized service calls, minor repairs and minor upgrades in hopes that they could get the system functioning properly. While some of those things have been helpful, we continue to experience boilers shutting off too quickly and the chiller running to the point where the building and its work areas are either very cold or we turn off the AC which then creates uncomfortably hot working conditions.

I told FSM several weeks ago that all of our current efforts were not resolving the problem and that a more comprehensive analysis was needed in order to determine what the problem is with the HVAC systems. Thad Torres then went through a process of analysis that included having Atkinson (control manufacturer) and the manufacturer of the boilers review the building plans for the building, inspect various parts of the system and model how the system is supposed to work. They recently reported back

to me several facts that are outlined in the attached proposal from FSM. The problem in the simplest way is that the boilers were oversized for the building (we don't know why and I have not second guessed the decision of those who oversaw the building construction). In addition, a series of valves and sensors that regulate pressures began to fail or at least work outside of their designed functions, likely due to us trying to program and regulate air flow without really knowing how to best set our controls and manual valves. The manual valves and sensors working improperly causes pressures within the air flow system to become so variable that it has the effect of shutting off the boilers and running the chiller improperly. This is a very simplified explanation because the extent of my knowledge on this subject is this: When I enter a room, I adjust a thermostat and expect it to respond by either heating or cooling the room.

The proposed solution to this problem is to install valves, sensors and bypass equipment that is automated and will manage the pressures properly within the system. There are some new pipes that must also be installed so that our storage tank (for hot water in the HVAC system) will function properly. You can see from the 9 items listed on these tasks, that there are several replacement items needed in order to make the system work. We will also improve, through this contract, our employees' expertise on this system and train personnel on how to run these systems. We will be essentially changing from a delicate and out of balance manual system to a more automated set of valves and sensors.

FINANCIAL DISCUSSION

The proposed cost for this project is large at an estimated \$256,221. Normally, we would go out and get three bids for this work and I think that we likely could prepare a detailed request for proposals and get responses. However, my recommendation is that we consider this a sole source contract since FSM completed the forensic analysis on what the deficiencies are in the system and put together the plan for its repair. I believe that no matter who we contract with, we will still be dealing with the same manufacturer for the control systems, boilers, chiller and actuators (valves and related systems). I would prefer to use FSM because they know our systems, performed the analysis and are committed to the solution. I don't believe that we will achieve a final and complete solution by going out to a third party who will have to go through the same analysis that FSM did and likely won't be as prepared in a timely way to make these repairs. Also, I have been working on this problem since I was appointed as the City Manager and now feel like for the first time, FSM has properly evaluated the system and come up with an appropriate plan for its repair. I believe that they are the only qualified contractor that can do the work at this time.

As I previously mentioned, I signed a contract with FSM to provide regular maintenance of our HVAC system. Pursuant to that contract, the City has paid FSM quarterly maintenance payments totaling \$4,859 since September, 2018. In addition, service calls since December of 2018 total \$17,493 and are solely related to the problems of regulating the temperature in the building. These are the types of bills that we can expect to continue to generate if nothing is done to correct the problem.

As I have worked with Thad Torres, he has provided us with what he believes is the worst-case scenario on the cost of this repair. The largest variability seems to be labor costs and he has told me that he has used a conservative labor cost estimate and that he expects to complete the project at a lower cost than this proposal. It's not a promise or commitment to come in lower than the proposed price, but I thought it was important to note that there is a likelihood that we will spend less than this authorized amount. In most contracts with consultants, when we award a contract, it is a fixed price and we will end up paying the proposed amount. In this case, the proposal is a not-to-exceed price rather than a fixed price.

There are incentive programs from Dominion Energy and Rocky Mt. Power for upgrading our systems and those are estimated to be \$5,300 (one-time). The annual cost savings in utility bills is estimated to be \$6,600. Our average annual utility bills for these two companies combined for City Hall is \$45,370. Though costs have varied over the years, the summary of annual utility bills for City Hall is shown below:

	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>
Gas	\$ 11,518.65	\$ 10,608.03	\$ 11,964.28	\$ 12,231.48	\$ 11,230.66	\$ 7,469.10
Electricity	\$ 32,585.20	\$ 37,443.88	\$ 34,532.97	\$ 36,522.39	\$ 33,506.00	\$ 32,606.27
Total	\$ 44,103.85	\$ 48,051.91	\$ 46,497.25	\$ 48,753.87	\$ 44,736.66	\$ 40,075.37

The source of funding for this proposal is our General Fund balance which runs anywhere from \$1.5-\$2 million annually in unrestricted cash. This is the most appropriate place for this expense and historically we have ended our fiscal years underspent and have had the good fortune to transfer funds to our capital projects fund or increase our fund balance to the maximum allowable (25%).

HUMAN IMPACTS

As you might imagine, our employees have been suffering, mostly quietly, with this circumstance for quite some time. The building temperatures in the Police Department have been the coldest and several employees have expressed significant levels of discomfort with the situation. In some cases, I have had employees claim minor illness and stiffness from cold air blowing on their workstations. I believe that the City really has no choice but to do what it can to provide a workspace that is free from this type of discomfort and anxiety. While it is impossible to quantify, I believe that this circumstance has a huge impact on morale, attitude, ability to focus and produces decreases in overall productivity. I wish it could be quantified because I think that the results would cause us all to act quickly for a resolution.

In addition to our employees' overall welfare, most of you can recall occasions when we attempt to regulate temperatures in the building for special meetings, Saturday events or weeknights after hours. These occasions continue to be challenging and I am very confident that these deficiencies can also be addressed without having to call out an on-call employee or rely on the availability of only one employee to resolve the issue.

I welcome your questions and concerns on this item so please feel free to contact me prior to the meeting to discuss this if you wish.

PROPOSED MOTION

I move that the City Council approve an expenditure not to exceed \$256,221 to First Service Mechanical for the repair of the HVAC system at City Hall as described in this proposal and, further, I move that City staff is hereby instructed to prepare a budget amendment for the fiscal year 2019-2020 for this expenditure.



3640 South 500 West
Salt Lake City, UT 84115
O: 801 968-4220
F: 801 904-3986

www.fsmhvac.com

JULY 17, 2019

[NSL AGR 2019-36A](#)

North Salt Lake
Attn: Ken Leetham and City Council
Address: 10 East Center Street
North Salt Lake City Utah 84054

Re: Boiler piping upgrade, System loop refit, VAV box valve replacement ,system balance and controls upgrade.

Dear Ken Leetham and City Council:

The following problems with the Boiler system are. #1 Boilers short cycling reason (boilers were sized at 690300 BTU but were installed at 1 million BTU) Due to the increased size it is causing boilers to short cycle and reducing boiler life raising Gas bill during mild days and nights.#2 Boiler were piped in a way that cause bypass flow issues . Meaning that they are piped in parallel and when a call for heat is made (#1) boiler comes on, but water is going through (#2) boiler as well . So, boiler (#1) in a call for heat is putting out 180-degree water Boiler (#2) has no call 150-degree water is going through the boilers and we are mixing water, so our true hot water output is 165 degrees. So we are losing much of what we have gained by Boiler (#1) we also do not have the required flow through the system and VAV boxes and By pass . This was most likely caused by the above water problem's and techs trying to get more hot water to spaces by increased flow. We are seeing this by watching the supply loop pumps cycle up and down during normal operation. We are also seeing control problems due to a recommissioning needed. Control systems get out of balance just like water system. Updates are also needed to keep systems in line and working properly. We had some Control work done but there are still pieces that need verification. We also see a need to get Staff at NSLC trained not just one person but 2 or 3.

SCOPE:

1. Re pipe boilers adding boiler circulation pumps and check valves. Pipe to storage tank boilers would be controlled as they are know to maintain temp in tank.
2. Re pipe pumps for building loop to storage tank.
3. Replace circuit setter in system and add system bypass valves and pressures sensors to maintain system flow (Both Floors).
4. Replace all VAV box circuit setters with PIC control vales with system flow set option to maintain VAV GPM Note: these valves cannot be tempered with and are service able. Option will be included to replace all actuators. (Both Floors).
5. Replace Hot water valve to air handler with new style PIC control valves.
6. Replace valves on Lower floor unit heaters with new PIC valves to maintain system flow and better control.
7. Insulate all pipe that has had insulation remove or pipe that has been added.
8. Full recommission of controls and VAV boxes.
9. Fill system with 30% glycol solution using glycol that was removed add new to make up what is need from new pipe installed.



3640 South 500 West
Salt Lake City, UT 84115
O: 801 968-4220
F: 801 904-3986

www.fsmhvac.com

10. Train 2 or 3 office staff on basic control function so that they can open computer see VAV boxes set points and make minor adjustments
11. Use Nexant Energy rebate special project program to help off set cost of system upgrade.
- 12.

This bid does not include:

Permits or fees

Budget Total: \$243875.48

Add new actuators \$ 12346.67

First service proposes an Open book type job to serve the best interest of both party's #1 establish labor rate of \$90.00 per hour normal business hours any over time or after hours or shift work can be negotiated . Work hours will be Monday through Friday 7 am to 5 pm. An open book meaning that a 30% markup on all material used. **Process : Each week or every 2 weeks a invoice will be sent to NSLC Showing hours worked with decryption parts purchased and invoices from suppliers to verify purchase. Invoice will be priced showing labor parts and mark up. NSLC will then pay invoice with in 5 working days . If NSLC wish a final audit will be done to serve both parties' .**

Warranty is valid for 1 year from the date of installation on work done by FSM.

In closing I have spent several hours working this job out in my head and working on hours needed . I have budgeted extra hours and parts for unknowns but fell we can bring this in under this budget. Thank you for this opportunity to serve you. If you have any questions, please feel free to contact us at 801-968-4220.



3640 South 500 West
Salt Lake City, UT 84115
O: 801 968-4220
F: 801 904-3986

www.fsmhvac.com

Terms and Conditions for Install & Repairs

1. This agreement is between First Service Mechanical [FSM] and Client. This agreement contains the entire agreement between the parties, and no rights are created in favor of either party other than as specified.
2. If acceptance of this proposal is made on anything other than this form, such acceptance shall be subject to the terms and conditions herein.
3. The Client agrees to operate and maintain the equipment covered by this agreement in accordance with the manufacturer's guidelines of operation.
4. FSM shall provide all the material and labor to perform the installation and repair as outlined in this agreement.
5. Planned services provided for under this agreement will be performed during normal business hours. The Client will provide and permit reasonable access to all equipment. FSM will be allowed to start and stop equipment as necessary to perform its services and be permitted use of existing facilities and building services.
6. This agreement does not cover any repairs or maintenance not specifically noted. FSM will obtain authorization for any repairs not covered by this agreement before the work is performed.
7. Repairs necessitated by fire, flood, acts of God, acts of war, vandalism, abuse or the improper use of equipment listed will be the sole responsibility of the Client.
8. Neither party to this agreement shall hold the other party responsible for any indirect or consequential damage of commercial nature such as, but not limited to, loss of revenue or loss of any equipment or facilities.
9. FSM's maximum liability based upon any claim or cause of action shall not exceed the amount of this agreement.
10. FSM is not responsible for the removal, disposal or cost of any hazardous materials or mold, except for refrigerant.
11. The Client will be billed in the amount described. Invoices are due within (30) days from the date of service. FSM reserves the right to discontinue service at any time if payment terms have not been met. FSM will not be held responsible for any indirect or consequential damage of a commercial nature such as, but not limited to, loss of revenue or loss of use or any equipment or facilities, as a result of suspension of service due to non-payment. If payment of work is longer than payment term agreed upon late fees and interest will accrue. These terms act as notification to client that FSM has the right to file a mechanical lien on property of which services occurred if not paid according to terms. Any, and all payment collection costs incurred by non-payment from client including attorney fees will be at the expense of client.
12. FSM shall carry workmen's compensation, general liability, and auto liability insurance, and a certificate of such insurance will be furnished upon request.
13. The prices quoted herein are in effect for fifteen (15) days from the date of this agreement, otherwise pricing is subject to change by FSM.



3640 South 500 West
Salt Lake City, UT 84115
O: 801 968-4220
F: 801 904-3986

www.fsmhvac.com

Authorization Page

Acceptance: The cost of service work as outlined with specifications, terms and conditions are hereby agreed to by a legally authorized representative for property listed, giving FSM complete authorization to do the work and receive payment as specified.

Authorized Legal Authority for Property, i.e. _____

Authorized Signature

Name/Printed

Title

Date

Authorized Legal Authority for First Service Mechanical, Inc.

Authorized Signature

C. Thad Torres

Name/Printed

Title

Date



NORTH SALT LAKE ENGINEERING

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

LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council
From: Paul Ottoson
Date: August 20, 2019
Subject: Deer Hollow Park Upper Detention Basin Swale Improvements

RECOMMENDATION

Staff recommends awarding the Deer Hollow Park Upper Detention Basin Swale Improvements project to Strong Solutions, Inc. for the price of \$80,599.

BACKGROUND

This project is located at Deer Hollow Park with the work occurring at the upper detention basin. The project includes removing approximately 468 cubic yards of accumulated sediment and vegetation along with the construction of 152' of 6-foot wide concrete drainage swale to confine water flows thereby reducing vegetation growth, sediment build up and the clogging of the drainage structure that drains to the lower detention basin.

The City received six bids and they are shown below:

<u>Contractor</u>	<u>Price</u>
Strong Solutions	\$80,599.00
ACME Construction	\$89,900.00
JR Burton Contractors	\$96,385.95
CT Davis Excavation	\$104,936.95
Wasatch West Contracting	\$124,458.31
STAPP Construction	\$175,354.00

The project is currently funded in the FY 2020 budget with an amount of \$60,000. Approval of this award will also mean that a budget adjustment will need to be made to the Storm Drain Capital Fund.

POSSIBLE MOTION

I recommend City Council award the Deer Hollow Park Upper Detention Swale Improvement project to Strong Solutions for the price of \$80,599.

EAGLEWOOD DRIVE

