



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING

NOTICE & AGENDA

AUGUST 3, 2021

Work Session: 6:00 pm – Regular Session 7:00 pm

Posted July 29, 2021

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on **AUGUST 3, 2021** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Conference Room followed by the regular session at 7:00 pm in the City 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. Police Department Update – Chief Craig Black
2. Approval of City Council Minutes
 - a. July 20, 2021
3. Action Items
4. Council Reports
5. Adjourn

REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Brian Horrocks
3. Citizen Comment
4. Public Hearing to receive input from the public with respect to the issuance of Sales Tax Revenue Bonds by the City
5. Consideration of bid award for Eaglewood Golf Course cart path repair and surface treatment
6. Consideration of bid award for the Town Center Traffic Circulation Study to Kimley-Horn in the amount of \$40,000
7. Consideration of a Preliminary Plan and Final Plat for Altyn Vista PUD, a four-lot subdivision at 340 and 360 North Orchard Drive, Darin Fenwick, applicant
8. Consideration of proposed purchase of Police Department vehicles

9. Consideration of **Resolution No. 2021-19R**: A resolution allocating \$76,000 of the City's American Rescue Plan Act funds to South Davis Sewer District to be used for their North Plant Nutrient Removal Project
10. Mayor's Report
11. City Attorney Report
12. City Manager Report
13. Adjourn

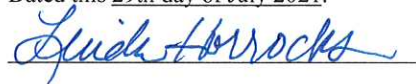
CLOSED SESSION

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

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 29th day of July 2021.

Dated this 29th day of July 2021.





1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 JULY 20, 2021
4

5 **DRAFT**
6

7 Council Member Lisa Baskin, acting as Mayor Pro tem, called the meeting to order at 6:05 p.m.
8

9 PRESENT: Council Member Lisa Watts Baskin
10 Council Member Natalie Gordon
11 Council Member Brian Horrocks
12 Council Member Ryan Mumford
13 Council Member Stan Porter
14

15 EXCUSED: Mayor Len Arave
16

17 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,
18 Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Mark Bell,
19 City Attorney; Linda Horrocks, City Recorder.
20

21 OTHERS PRESENT: Dee Lalliss, Tammy Clayton, residents; Dal Wayment, Matt Myers, South
22 Davis Sewer District.
23

24 1. APPROVAL OF CITY COUNCIL MINUTES
25

26 The City Council minutes of June 29, 2021, July 6, 2021 and July 8, 2021 were reviewed. There
27 were no changes, and **Council Member Gordon moved to approve the June 29, 2021, July 6,**
28 **2021 and July 8, 2021 City Council meeting minutes as written. Council Member Mumford**
29 **seconded the motion. The motion was approved by Council Members Baskin, Gordon,**
30 **Horrocks, Mumford and Porter.**
31

32 2. ACTION ITEMS
33

34 Council Member Gordon asked about the fish cleaning station as part of the Foxboro Wetlands
35 park project and expressed concern about the potential mess and smell created from this station.
36 She asked about using the property for picnic tables, shade structures, etc. instead.
37

38 Council Member Gordon asked for an update on Stericycle and status of moving their
39 operations. Ken Leetham replied that part of their conditional use agreement allowed them to
40 continue using that facility as a transfer station even after the medical waste incineration was
41 moved out of the City. Council Member Gordon acknowledged the Stericycle conditional use
42 permit and said she was on the Planning Commission when the discussions were held.
43

Council Member Baskin stated that Stericycle had not been upfront throughout this process and she and Council Member Gordon asked the City Attorney to look into the Stericycle operations and determine if the City had any recourse or could take any actions to have their operations removed from the City.

3. AMERICAN RESCUE PLAN ACT FUNDING – SOUTH DAVIS SEWER DISTRICT;
DAL WAYMENT AND MATT MYERS

Matt Myers, representing the South Davis Sewer District, showed a PowerPoint presentation outlining their plans for their North Plant Nutrient Removal Project and their need for assistance in helping fund the project. Dal Wayment stated that the special districts did not receive any of the American Rescue Plan Act funds from the Federal Government and said they were at the mercy of the cities and county that made up the District. He said the project was estimated to cost approximately \$47,276,500 and the District was looking for \$1,000,000, divided between the District members.

The City Council agreed to put this on the August 3, 2021 agenda for discussion, as the District requested an answer by August 18, 2021.

4. ADJOURN INTO REGULAR SESSION

Mayor Pro tem Baskin adjourned the meeting at 7:10 to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
JULY 20, 2021

DRAFT

Mayor Pro tem Baskin called the meeting to order at 7:15 p.m. Council Member Natalie Gordon offered the invocation and led those present in the Pledge of Allegiance.

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

EXCUSED: Mayor Len Arave

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Mark Bell, City Attorney; Linda Horrocks, City Recorder.

OTHERS PRESENT: Dee Lalliss, Tammy Clayton, residents; Jim Grover, resident of Woods Cross City.

1. CITIZEN COMMENT

Jim Grover commented that he was a resident of Woods Cross and wanted to address the 1100 North/2600 South shared road. He spoke on the heavy traffic and difficulty with only having stop signs at the cross street at 400 West. Mr. Grover asked the City to consider ways to increase safety while maintaining mobility in that area. He suggested that one possibility would be to install a stop light at the intersection of 1100 North and 400 West.

Council Member Porter said that at one time Woods Cross owned a portion of the street until the City decided to manage the road. He said there was a discussion for a future traffic signal at that time.

2. CONSIDERATION OF RESOLUTION NO. 2021-27R: A RESOLUTION AMENDING
TITLE 8, SECTION 1-3 OF THE CITY'S MUNICIPAL CODE RELATED TO
DELINQUENCY AND DISCONTINUANCE OF SERVICE

Ken Leetham reported that staff had been reviewing the City's utility shutoff policy. He said historically there were multiple shutoffs, so staff began to change the process. Mr. Leetham explained how expensive and time consuming the previous shutoff process had been which involved robocalls and multiple shutoffs. He said staff was now reaching out to residents with individual calls and that shutoffs had been reduced to a couple dozen a month.

Ken Leetham stated that the proposed changes to the code included an expansion of the shutoff for the nonpayment period from 30 days to at least 65 days or three monthly due dates without payment. The second proposed code change described the specific steps and processes used to contact customers prior to discontinuation of their utility service. He said while it could be risky to allow customers to build up large delinquencies that in his experience that risk was offset by staff's outreach efforts.

Janice Larsen commented that David Frandsen had also contributed to the code revisions and offered his perspective. She said the policy change would help and spoke on how staff had been successful in reducing the delinquent accounts via phone calls to residents.

Council Member Baskin asked how much the City was in arrears on average in a given month. Janice Larsen replied that it depended on the resident and the month. She gave the example of a high user in the summer months and said those bills could be large amounts. Ms. Larsen explained that it was not significant as the number of delinquent accounts had been reduced due to staff's efforts.

Council Member Mumford asked if there was a fee to restart the utility service for residents. Janice Larsen responded that there was a \$50 fee or \$250 if they tampered with their meter.

Council Member Horrocks commented that this seemed like a much better system than some of the policies he had experienced with his business in other cities.

Council Member Mumford questioned whether \$100 was put into escrow when a utility account was setup. Ken Leetham replied that the City had collected deposits in the past but State law had changed which no longer allowed this practice.

Janice Larsen explained that if there was a resident who had repeat shutoffs the City could collect a deposit at that time.

Council Member Gordon commented that this policy was compassionate and fair, and she commended staff for being committed to communicating with residents.

Council Member Baskin asked if there were appeal rights for residents. Janice Larsen responded that there was a policy in place related to leaks and a way for staff to reduce the bill to a lower tier once the leak was fixed.

Ken Leetham explained that the City did not have an official hardship program, but residents could sign up for an equal pay program -- even those with delinquent high bill balances. He said David Frandsen had helped to improve the program with his background as a certified water operator and his experience with Murray City.

Council Member Mumford moved that the City Council adopt Resolution 2021-27R: A resolution amending Title 8, Section 1-3 of the City's municipal code related to delinquency and discontinuance of service. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

3. CONSIDERATION OF CITY COUNCIL CHAMBERS AUDIO/VISUAL
IMPROVEMENTS IN AN AMOUNT UP TO \$55,000

Ken Leetham reported that there was newer technology available which would provide more effective access to the City Council, Planning Commission, residents, etc. He said City staff had been looking at ways and researching options to improve the sound system as well as provide virtual accessibility. He explained that the proposal would update the council room and conference room from analog to digital technology and automate it into a simpler process to operate. Staff Mr. Leetham said staff was working with GenComm, on this technology, who had provided a proposal for \$51,048 that included the upgrades to the Council chambers and conference room as well as software for virtual access to the public for Zoom meetings, etc.

Ken Leetham said that with the commitment to improve outreach through the newly approved communications position, that adding updated access to public meetings was another step in the right direction.

Council Member Gordon asked if there was a warranty or service agreement. Ken Leetham replied that there would be a service agreement in place as well as a warranty.

Council Member Horrocks asked if the existing overhead projector and screen had been repaired. Ken Leetham responded that it was currently useable with the screen in the down position. The proposal being brought before the Council did not include a new projector and screen, although that could be added in the future.

Council Member Horrocks commented that the two existing televisions on the side of the room seemed worthless as the screens were too small to see some displays. He said it may be worth investing in larger screens. Ken Leetham said staff would also look at other technologies available in place of the side TVs and large projector screen.

Council Member Mumford commented on the age of the technology and the need to improve the system. He spoke on a conference he had attended and the discussion on virtually broadcasting meetings to make them more accessible. Council Member Mumford said there was an expectation now for meetings to be easily viewed and accessed. He also felt that the system should be simple to use.

Ken Leetham said there would also be a software feature which could transcribe the meeting and provide a rough draft for the minutes.

Council Member Gordon asked about the camera feature and ability to zoom or move the view. Ken Leetham replied that two cameras would be included with the proposal that were pan, tilt, zoom.

Council Member Baskin commented that she felt this upgrade was much needed and was a good step towards transparency and community involvement. She recommended the transcription service, Scribie, if the City was looking into additional services. She then asked if the \$51,048 included improved television/screens. Ken Leetham responded that it did not but staff could bring back some options and a revised amount.

Council Member Mumford moved that the City Council allow City staff to expend up to \$55,000 with GenComm for the acquisition of upgrades to the audio visual systems in the Council chambers and conference room. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

4. MAYOR'S REPORT

Mayor Arave was excused.

5. CITY ATTORNEY'S REPORT

Mark Bell had nothing to report.

6. CITY MANAGER'S REPORT

Ken Leetham reported on the City's share of the American Rescue Plan Act Fund (ARPA) and said \$1,239,604 had been received. He added that he would be on vacation until the following Wednesday.

7. COUNCIL REPORTS

Council Member Horrocks reported that he had spoken with Curtis Bennett who was the CEO of ETS, the City's IT provider. He said Mr. Bennett would like to talk to the City about doing a service project on September 10th. Council Member Horrocks suggested cleanup along Highway 89.

Council Member Horrocks then asked if staff had received any information related to the 2020 census. Ken Leetham replied that staff could follow up on this.

Council Member Horrocks commented that he had recently attended some of the Draper Days festivities and how they were able to bring a lot of entertainment and fun things to their city through fundraising.

Council Member Porter reported on the September 11th volunteer event. He said there would be events at the Jordan River which he would try to coordinate with the City events. Council Member Porter then spoke on the Bonneville Shoreline Trail and said the next step would be the connections.

Council Member Mumford asked about the 75th anniversary celebration in December. Ken Leetham replied that the committee would be meeting again in the near future to continue planning anniversary events.

Council Member Mumford commented that he would like to schedule a tour with Tyler Abegglen of Eaglewood to view the proposed areas to be remodeled.

Council Member Gordon reported that everything was great with the Youth City Council (YCC). She asked about the Audit Committee that was organized a few months ago and if there was a need to meet. Ken Leetham replied that the committee should probably meet once a year.

Council Member Mumford commented that he had received an email about the State audit and ARPA funds. Ken Leetham replied that he received notice of the funds and staff would confirm with the State that those funds had arrived.

Council Member Baskin reported that Corinne Daugherty, who was spearheading the September 11th service project, would contact staff to coordinate the activities. She said Ms. Daugherty had

received permission from the churches to replace their park strips and that the facilities manager of the church would be providing materials including rock.

Council Member Mumford asked if City code required live plants in the park strips. Ken Leetham replied that staff would review the code. He said if the church had staff that would be doing the work, then he would be in favor of the project.

Ken Leetham commented that when the City received the conservation program guidelines from Bowen Collins that it may become policy to replace grass park strips with other materials. He said the City was not opposed to replacing grass park strips.

Council Member Baskin asked if churches would be required to obtain permission from the City to replace those park strips. Mark Bell replied that he would need to review City ordinance.

Council Member Gordon questioned if the City wanted to potentially revise the condition requiring live plants in the park strips. Ken Leetham suggested waiting for the comprehensive study.

Council Member Mumford commented that neighbors had mentioned to him that their water bills had not decreased even with conservation efforts. He asked if it was worth considering changes to the hookup fee and base rate particularly for those who replaced their park strip. Ken Leetham replied that a portion of the study would be related to fees.

Council Member Porter said that when the City paid for Weber Basin water they paid for a certain amount per year whether it was used or not.

Council Member Mumford said that those who were using more water should pay more than those who were conserving. He suggested lowering the base rate and charging the 1,000-gallon fee to the actual cost of usage as this would be a fairer distribution of funds.

Council Member Baskin asked if this information should be added to the newsletter to explain how the water billing worked.

Council Member Baskin spoke on the proposed service projects for September 11th which included Highway 89, the trails, as well as spurge and Dyer's woad removal at Wildrose and the hillside. She said they expected around 3,000 volunteers would participate.

Council Member Porter replied that the Dyer's woad could only be removed in the springtime.

Council Member Gordon asked where the volunteers would be coming from. Council Member Baskin replied that the volunteers would be part of zones made up of the LDS church stakes

from Woods Cross, Bountiful, West Bountiful, and the City and would participate in service projects in the south Davis area.

Several Council Members commented that they had not yet seen any information shared within their congregation related to the service projects.

Council Member Horrocks referred back to water usage and stated that if residents received a notice explaining why their bill was not reduced even though they were saving water that it may cause them to stop conserving.

Council Member Gordon commented that she was not personally reducing water usage to save money but to ensure there was water available. She said maybe the focus should be on water availability and not cost savings right now.

Ken Leetham said staff would include information about conservation in the newsletter. He commented that the City had saved 39 million gallons this season as compared to the same time last year.

Council Member Baskin replied that the USU extension recommended that the first priority was to save the trees. This included watering trees every two to three days for an hour with a slow drip.

8. ADJOURN

Mayor Pro tem Baskin adjourned the meeting at 8:00 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday August 3, 2021 by unanimous vote of all members present.

Linda Horrocks, City Recorder

Action Items for August 3, 2021

Item	Staff	Description
<u>New</u>		
1	Sherrie	Review Stericycle zoning and permitting to determine if Stericycle has a land use entitlement to operate a drop-off and sorting facility for medical waste at their current location. Basically, can they continue to operate their facility there after the incineration operations cease. <i>Staff is reviewing the legal status.</i>
2	Paul, David	Public Safety Committee to evaluate the need for a traffic light at the intersection of 1100 North and 400 West.
3	Linda	Staff to evaluate and propose a new solution for front facing monitors for the City Council chambers. <i>Linda is looking into options.</i>
4	Sherrie	Staff to report back to the City Council on the 2020 Census data. <i>City population data is scheduled for release May 2022.</i>
5	Sherrie	Propose a solution to the Bonneville Shoreline Trail connection near Tunnel Springs Park that was excluded from Davis County's contract for completion of the trail. <i>Will be completed by Salt Lake City, as it is a part of their master trails plan. We are plan to build connection to Wild Rose Park, that will include work with Forest Service as the county did not include the connection in the NEPA. A proposal for alignment and funding will be brought to the Council for approval.</i>
6	Linda	Schedule the next meeting of the 75 th Anniversary Committee and make plans for the December final celebration.
7	Ken, Tyler	Schedule a tour of Eaglewood Golf Course facility for the City Council after receiving final plans.
8	Sherrie, Paul	Staff to evaluate current codes related to permissible improvements in public park strips. Staff to also perform a legal review of whether or not a land owner can replace the grass in the park strips adjacent to their property. <i>Staff to review and prepare report.</i>
9	Linda, Ken	Include information in the City newsletter about water conservation and how current water billing is calculated so that residents can understand that some conservation may not translate into reduced water bills. <i>Staff is gathering information to share with residents.</i>
10	Sherrie, Ali	Adjust the Foxboro Wetlands plans to eliminate the fish cleaning station and adjacent parking lot. Follow up with HOA to determine their willingness to allow a restroom to be built on their property. <i>HOA is determining if they are willing to sell as the appraised value was approx. half of the estimate. The HOA members must vote and have not responded to the inquiry to removing the cleaning station and parking area.</i>
11	Ken, Craig	Campaign Signs: Inform candidates that signs located within City-owned properties or on corners and other publicly-owned properties will be removed by the City, specifically 1100 North storm drain, public roundabouts, Eagleridge Drive, public parks. City staff to remove signs by Monday, July 26.
12	Ken, David	September 11 service projects to include a project on the Jordan River, City-wide clean up, removal of noxious weeds --- and September 10 ETS employee service project.
<u>Current</u>		
1	Sherrie	Mayor Arave asked that staff check to see if there was an ordinance related to truck access/restrictions in the Village Station development. If not then staff to look at formal restrictions that would be enforceable. <i>Staff is preparing a report for the City Council on this.</i>
2	David	Repair work to the trail leading to Tunnel Springs Park (off Eaglepointe) as well as the Bountiful Shoreline Trail. (a resident had contacted Natalie about it)
3	Paul	Staff to review whether power lines could be buried along Redwood Road. <i>Ken to report back to CC.</i>
4	Paul	Staff to research solutions for maintaining the commuter trail along the frontage road to Salt Lake.
5	Craig	Chief Black to determine how to coordinate emergency reporting and resources between Bountiful and the City in relation to LDS stakes/wards. <i>(Chief Black has reached out and has info – will create response – ken and Craig.)</i>

6	Ken	Mayor Arave spoke on Uniting Neighbors, emergency preparedness, Communities Who Care, and health. He suggested appointing residents to a board that would encompass these aspects (as well as poverty, mental and physical health, financial needs). <i>Working on a plan for a wellness and health committee to present to the City Council.</i>
7	Sherrie	Assignment to amend the Park and Recreation Element of the City's General Plan so that it includes Hatch Park, Tunnel Springs Expansion and Capital Projects and repairs. <i>An RFP is being prepared to complete the amendment.</i>
8	Paul, Tyler	With the re-routing of storm water near the 14 th hole on the golf course, Staff to look into using the storm water in a water feature at the Eaglewood Sign. <i>Paul met with contractor regarding a design for the storm drain and water feature (may need a budget adjustment). Possibly include in the golf course bond?</i>
9	Ken, David	Staff to prepare policy (or review current policy) related to tree removal particularly when related to sidewalk damage. <i>Staff is working on a follow-up report to the City Council.</i>
10	Ken	Staff would prepare a proposal related to small insurance claims and a fund to pay for these types of items in-house rather than submitting them through insurance.
11	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>Staff reviewing history committees of other cities and will draft resolution.</i>



CITY OF NORTH SALT LAKE

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

Len Arave
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: August 3, 2021

SUBJECT: Public Hearing on proposed issuance and sale of sales tax revenue bonds in the amount of \$8,500,000.

BACKGROUND

This item is the public hearing required by the City's proposed issuance and sale of sales tax revenue bonds. You will remember that the purpose of these bonds is to construct the Foxboro Wetlands Park and perform a renovation of the Eaglewood Golf Course building and improvements at the Course. At the meeting, City staff will provide the final construction cost estimates. I have attached some of the latest golf course plans to this memo for your information.

No other action is required by the item other than conducting a public hearing. Mark Anderson, Zions Bank, will also be in attendance to answer any questions that may come up.

PROJECT NUMBER
20087

ISSUE DATE:
JULY 26, 2021

REVISIONS:

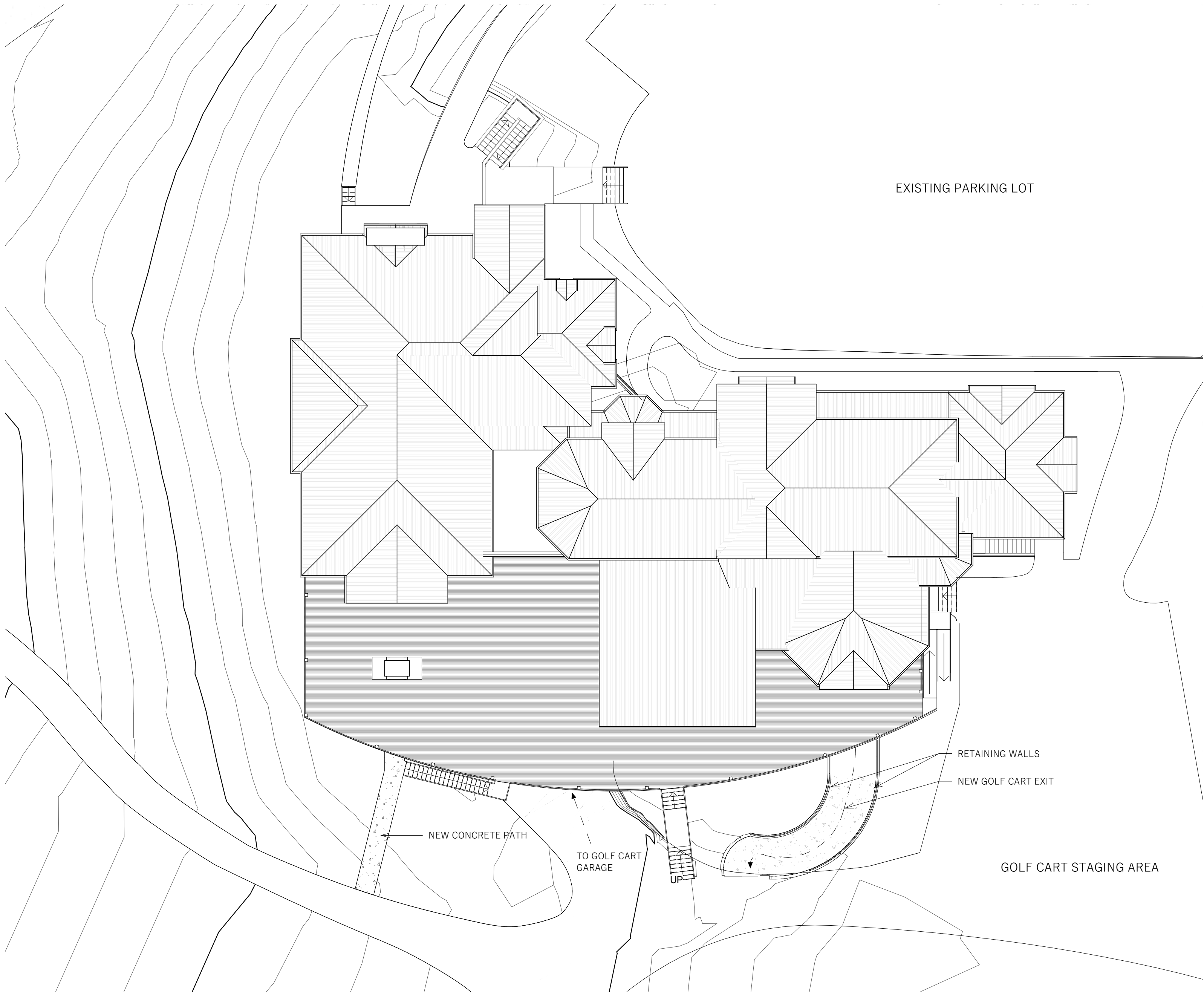
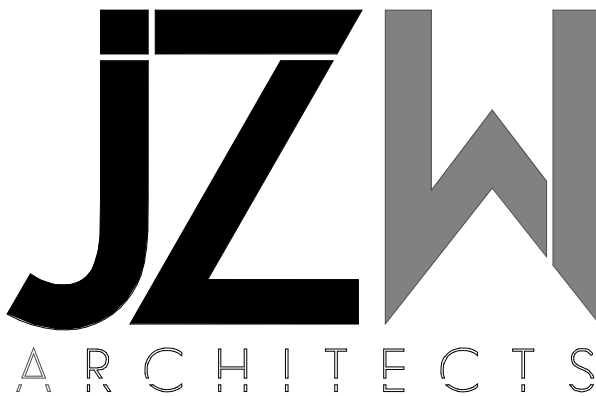
No.	Date	Description

CONSULTANT

NSL GC CLUB HOUSE
NORTH SALT LAKE, UT

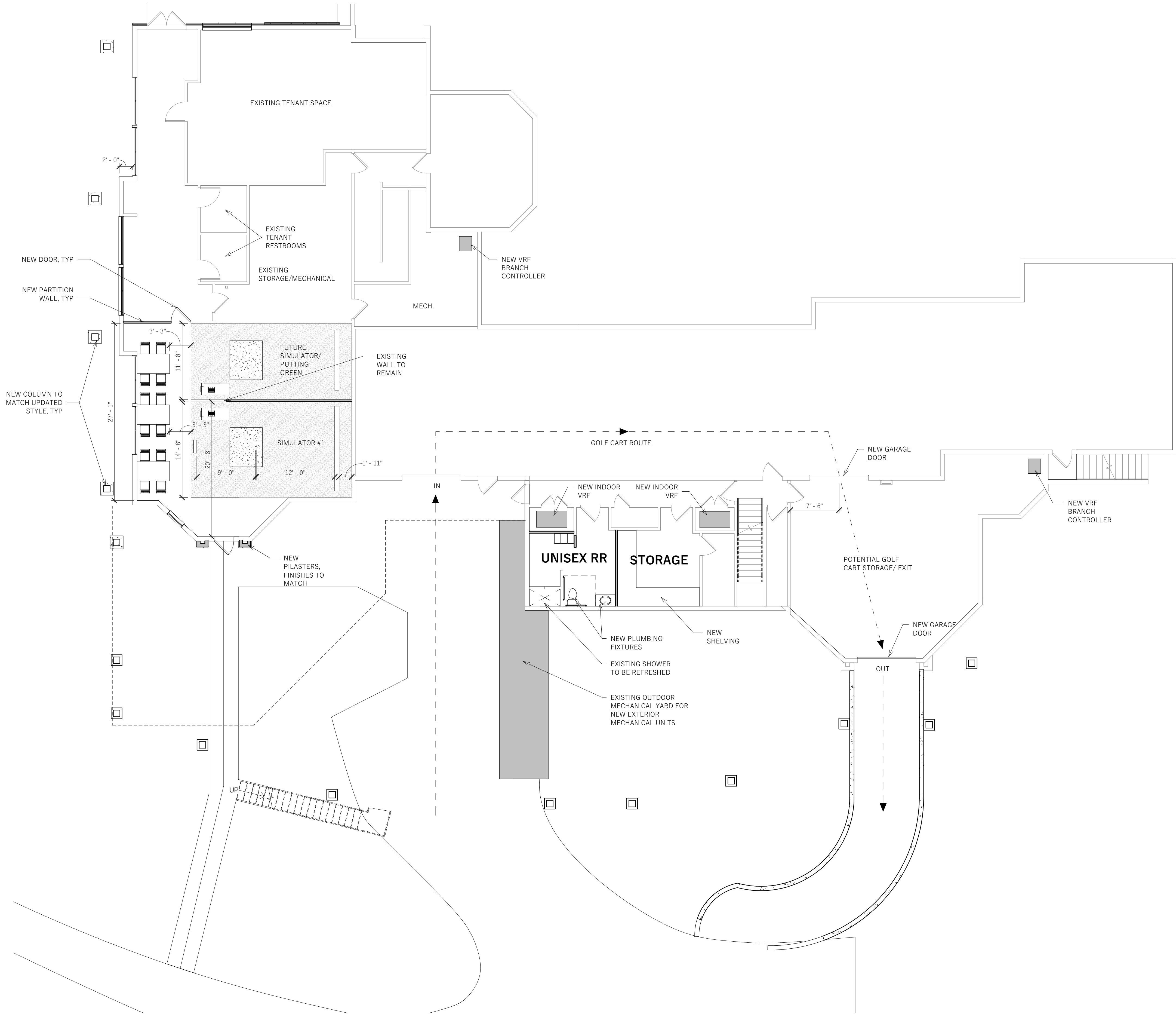
SITE PLAN

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1
A0.1

SITE PLAN
1/16" = 1'-0"



1
A1.0

BASEMENT FLOOR PLAN

1/8" = 1'-0"

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No.	Date	Description

CONSULTANT

NSL GC CLUB HOUSE

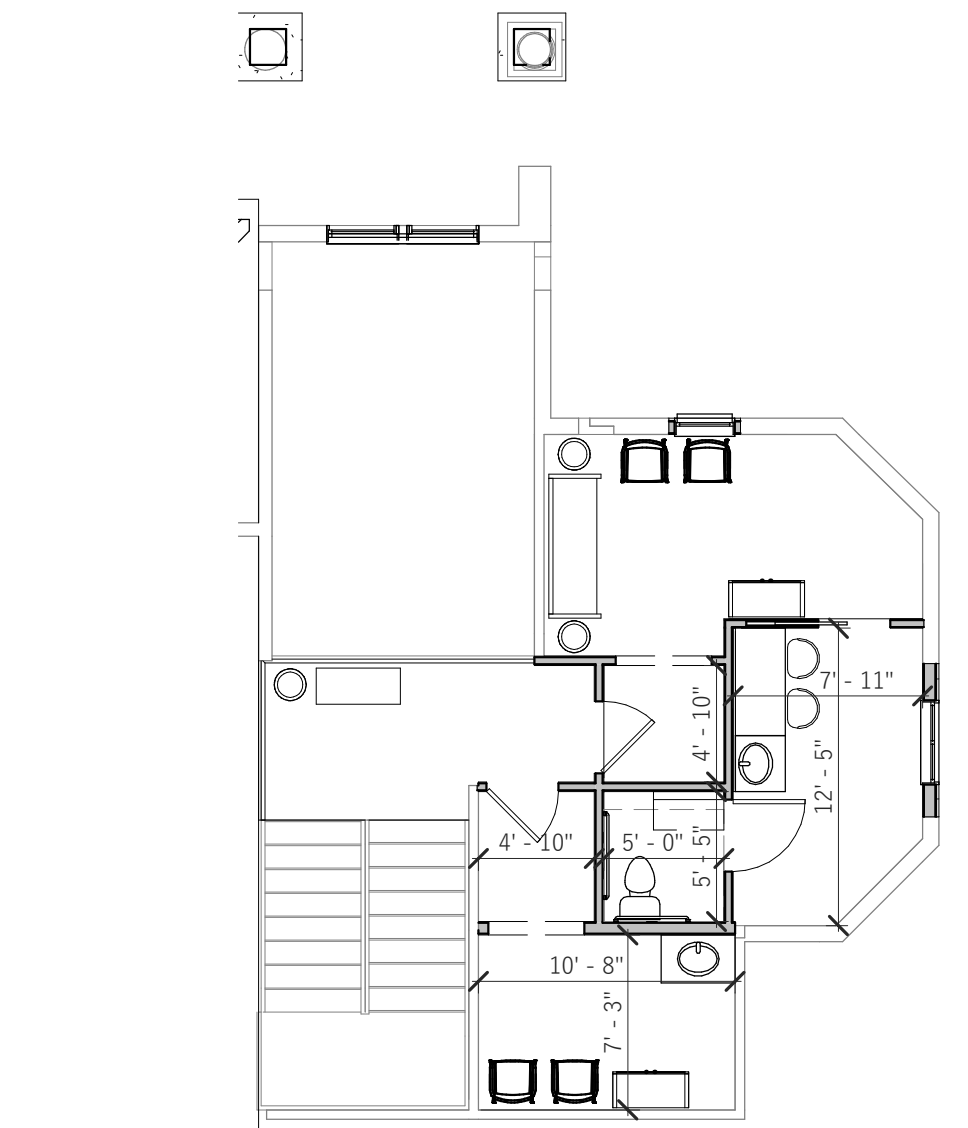
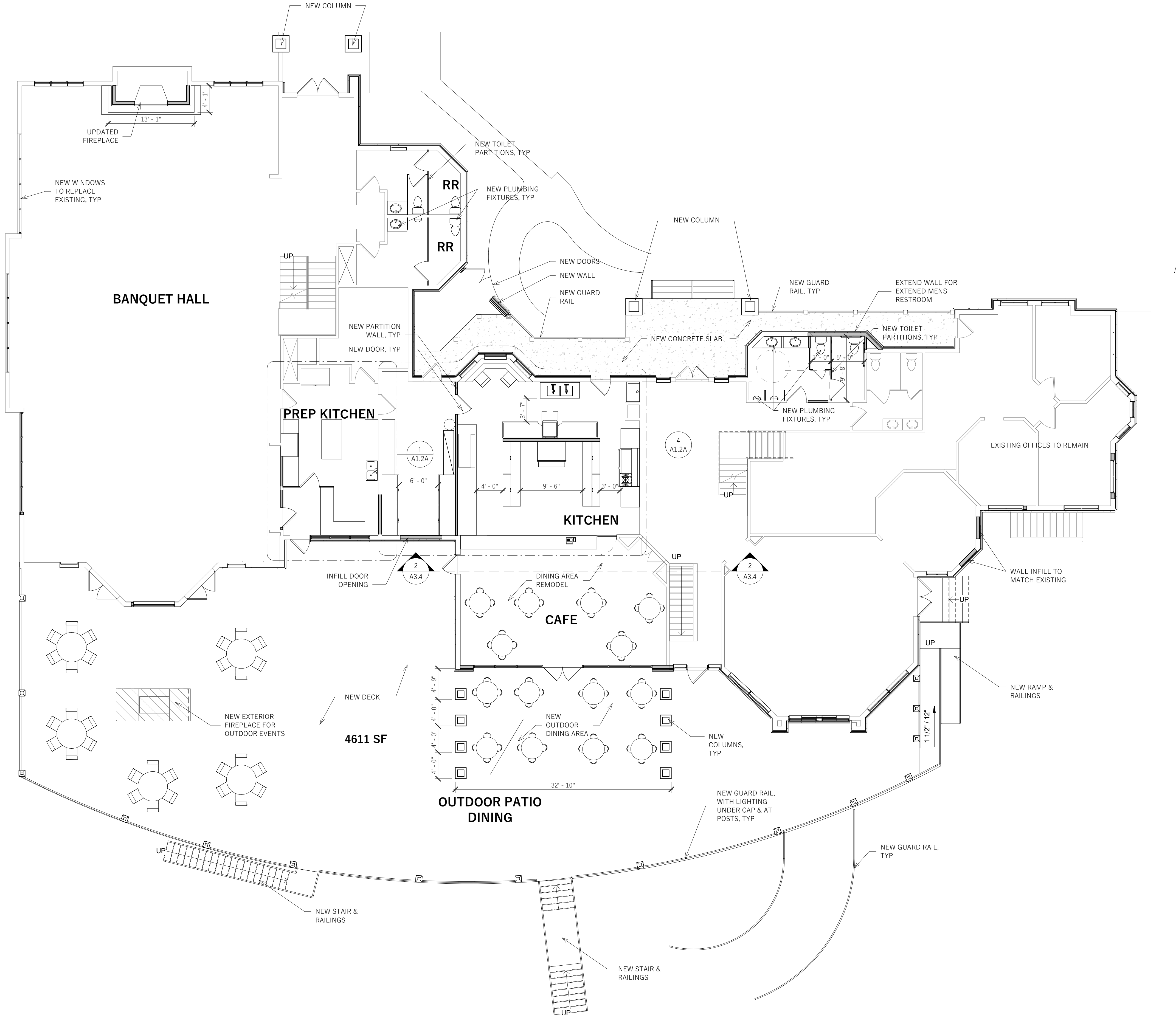
NORTH SALT LAKE, UT

LOWER LEVEL PLAN

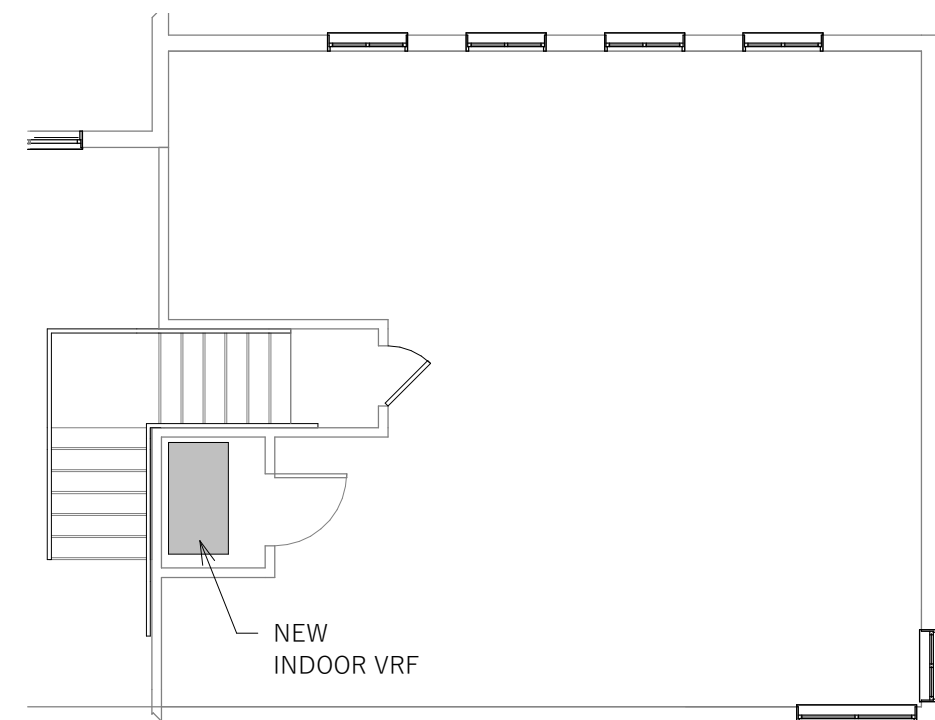
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JZW
ARCHITECTS

No.	Date	Description



UPPER FLOOR PLAN
1/8" = 1'-0"

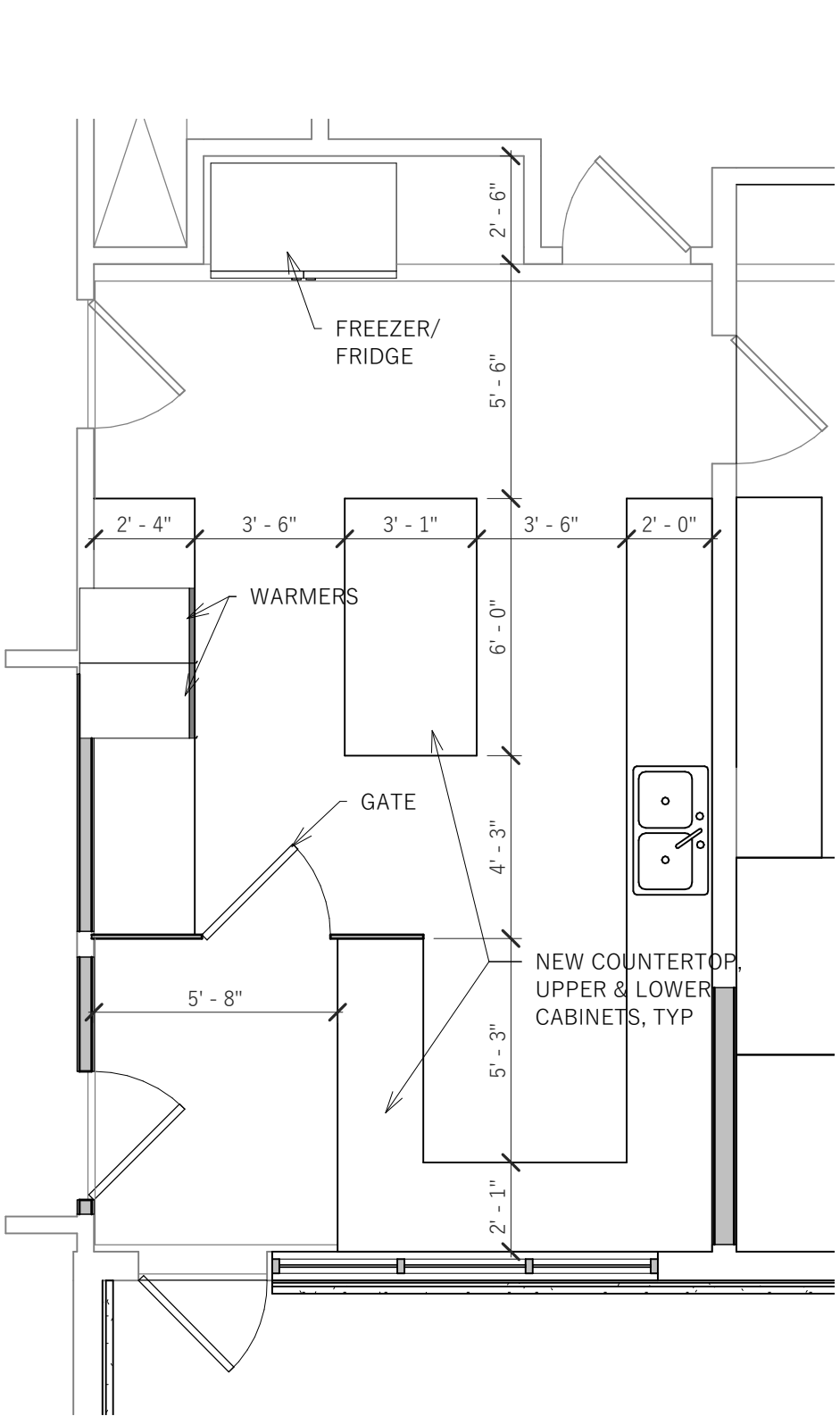


UPPER FLOOR PLAN - TENANT
SPACE
1/8" = 1'-0"

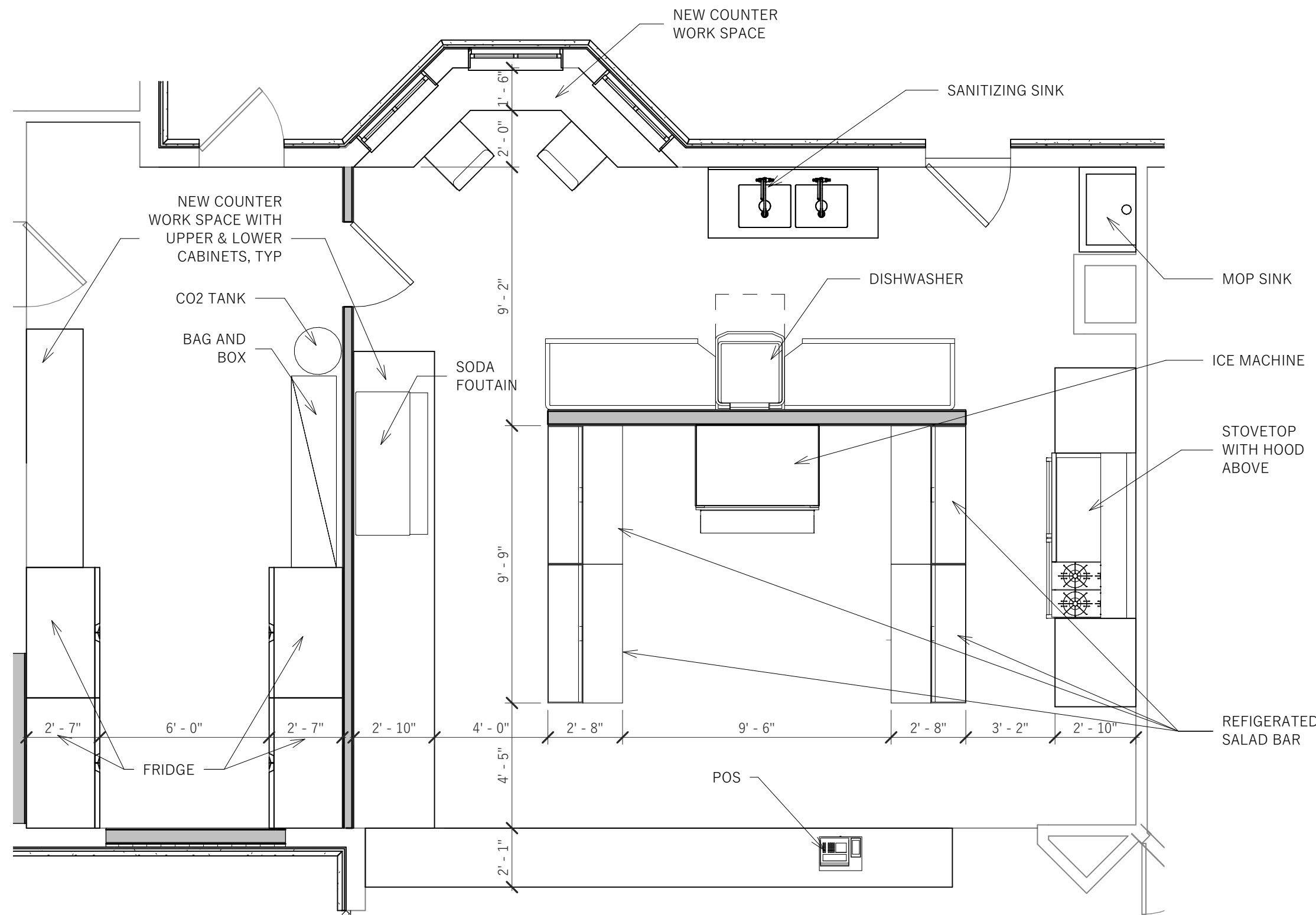
MAIN FLOOR PLAN
1/8" = 1'-0"

LEGEND

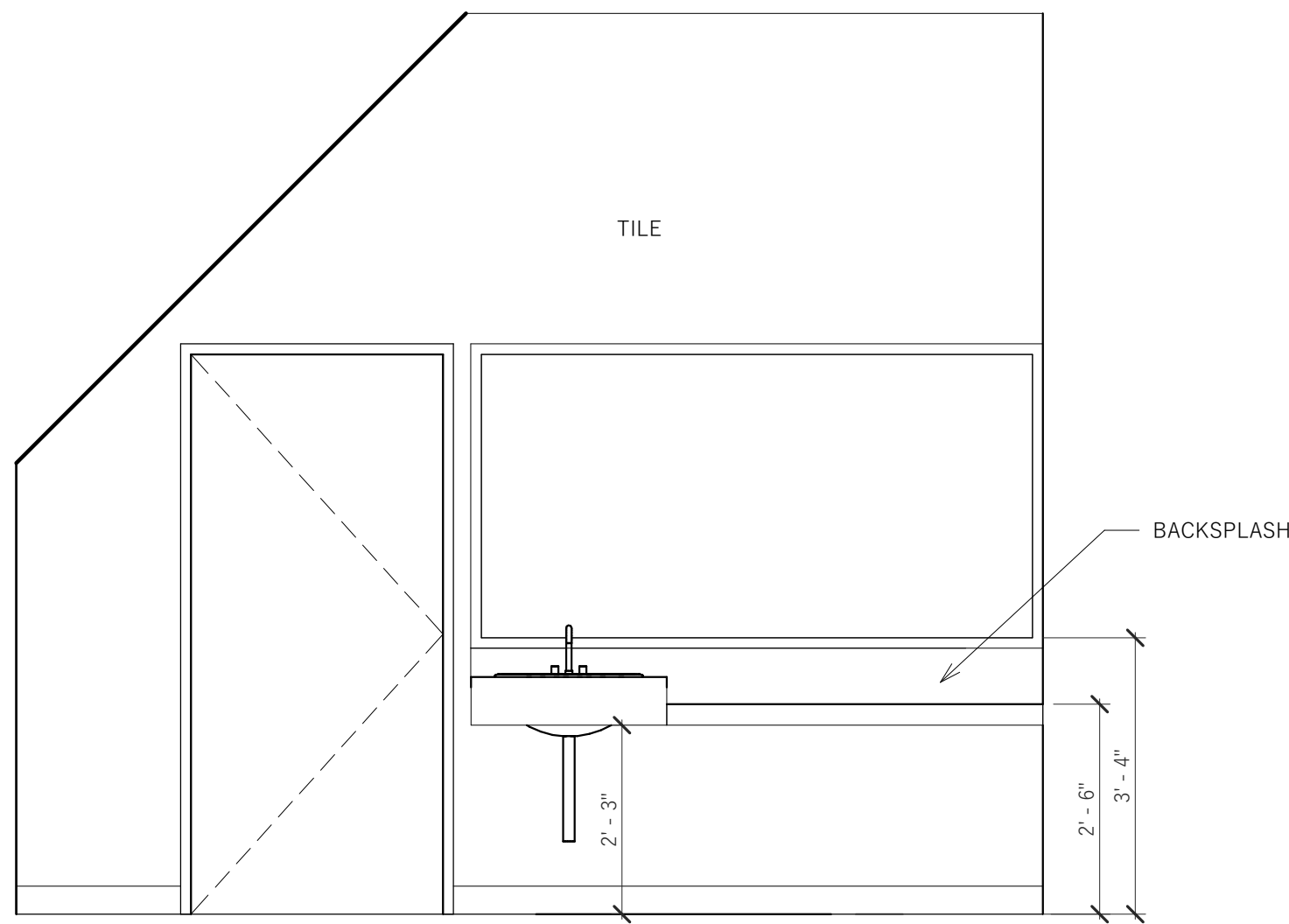
NEW ADDITION



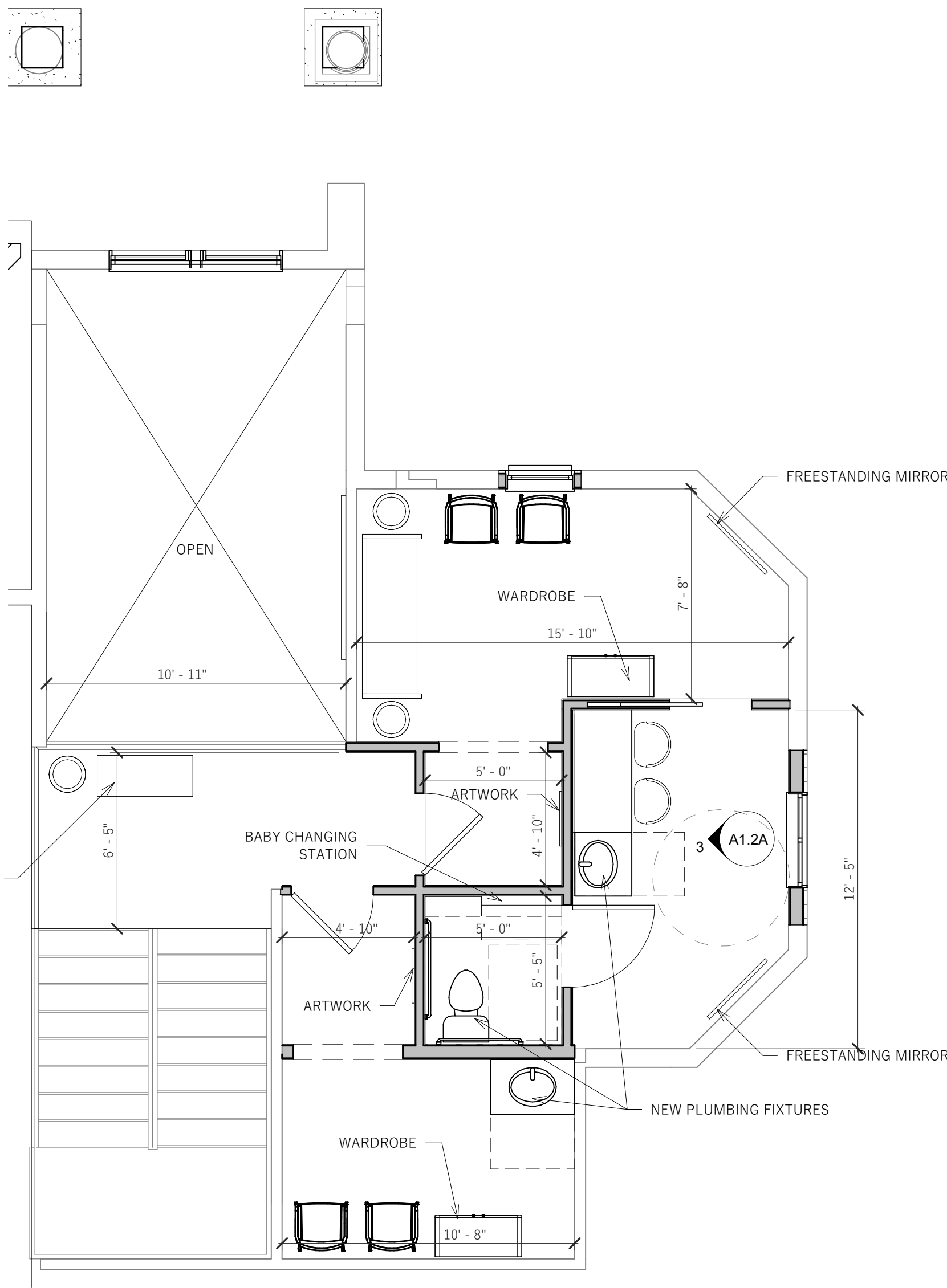
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ENLARGED PREP KITCHEN
1/4" = 1'-0"



4
A1.2A
ENLARGED CAFE
1/4" = 1'-0"



3
A1.2A
BRIDES RESTROOM ELEV
1/2" = 1'-0"



2
A1.2A
UPPER FLOOR PLAN - BRIDAL SUITE
1/4" = 1'-0"

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No.	Date	Description

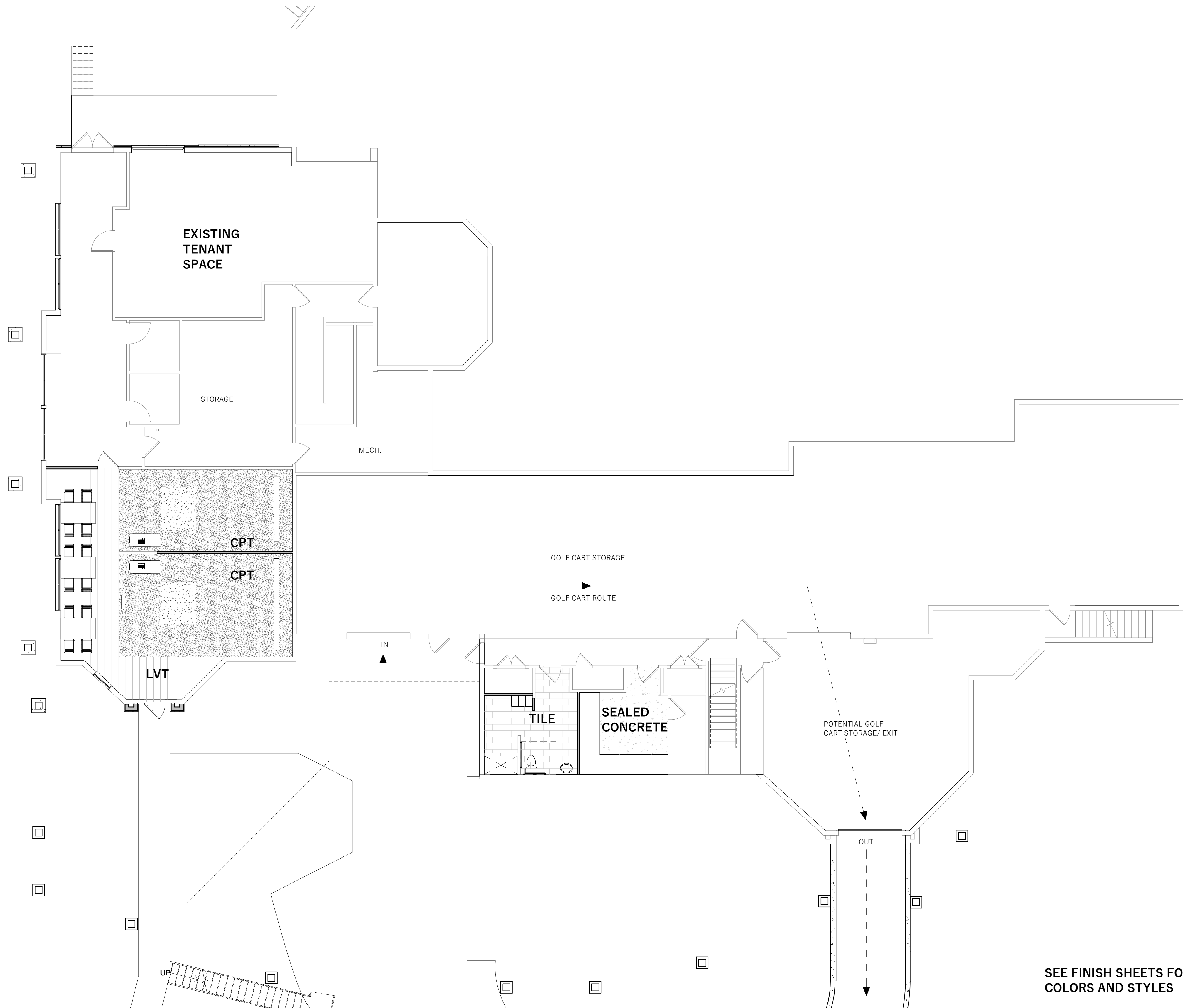
CONSULTANT

NSL GC CLUB HOUSE
NORTH SALT LAKE, UT

ENLARGED PLANS &
ELEVATIONS

A1.2A

JZW
ARCHITECTS



1
A1.3A BASEMENT FLOOR FINISH PLAN
1/8" = 1'-0"

SEE FINISH SHEETS FOR
COLORS AND STYLES

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No.	Date	Description

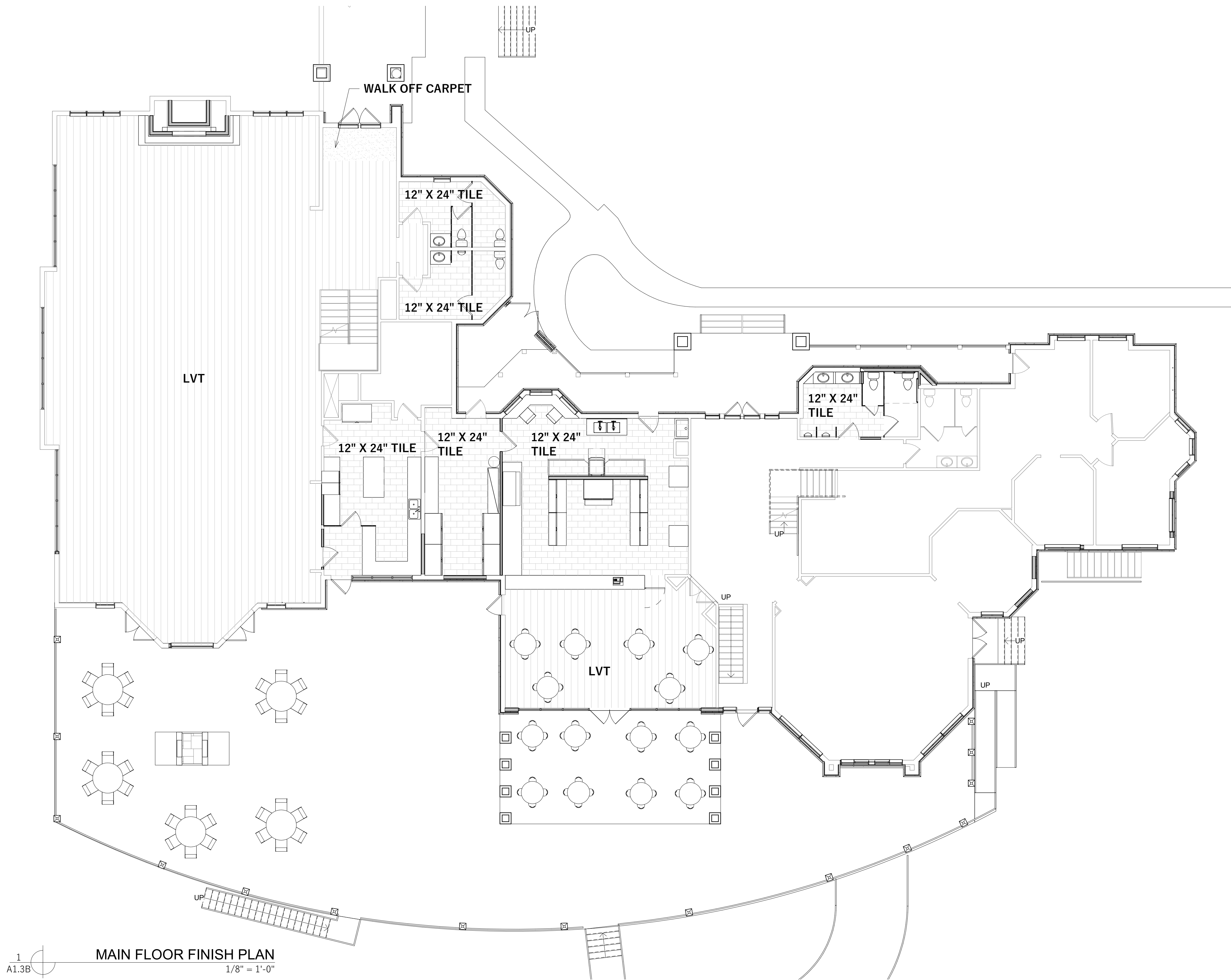
CONSULTANT

NSL GC CLUB HOUSE
NORTH SALT LAKE, UT

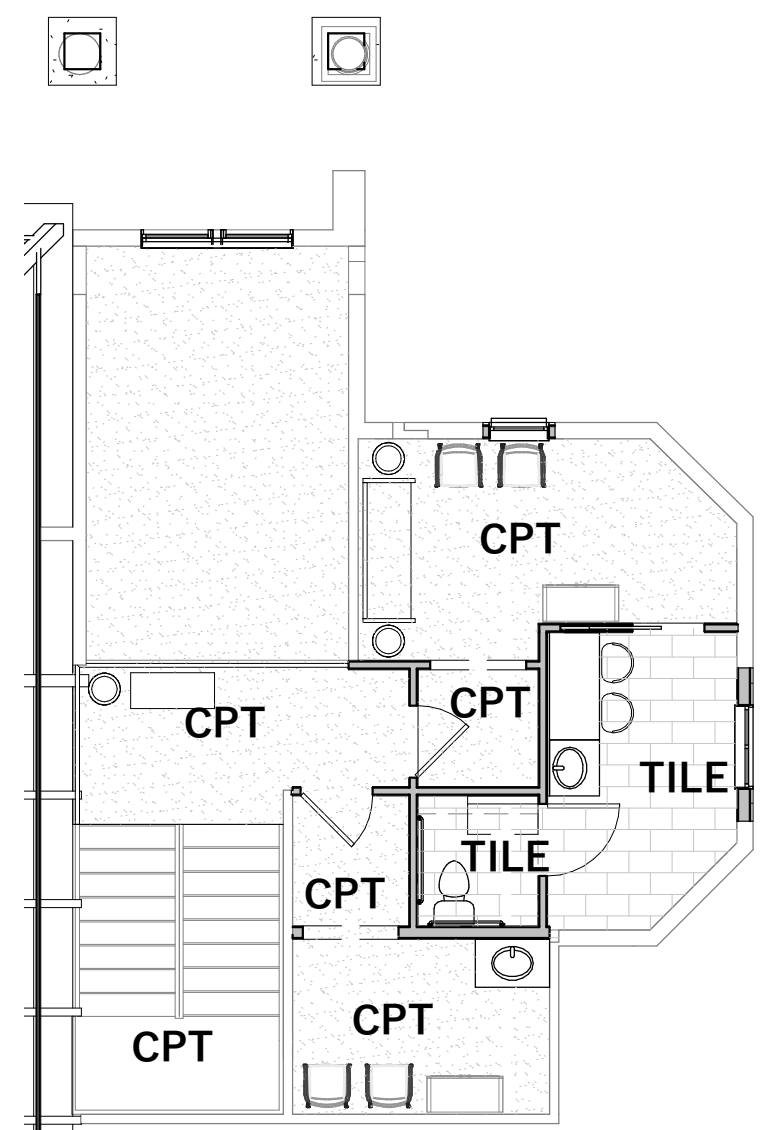
ARCHITECTURAL
FINISHES/SCHEDULES

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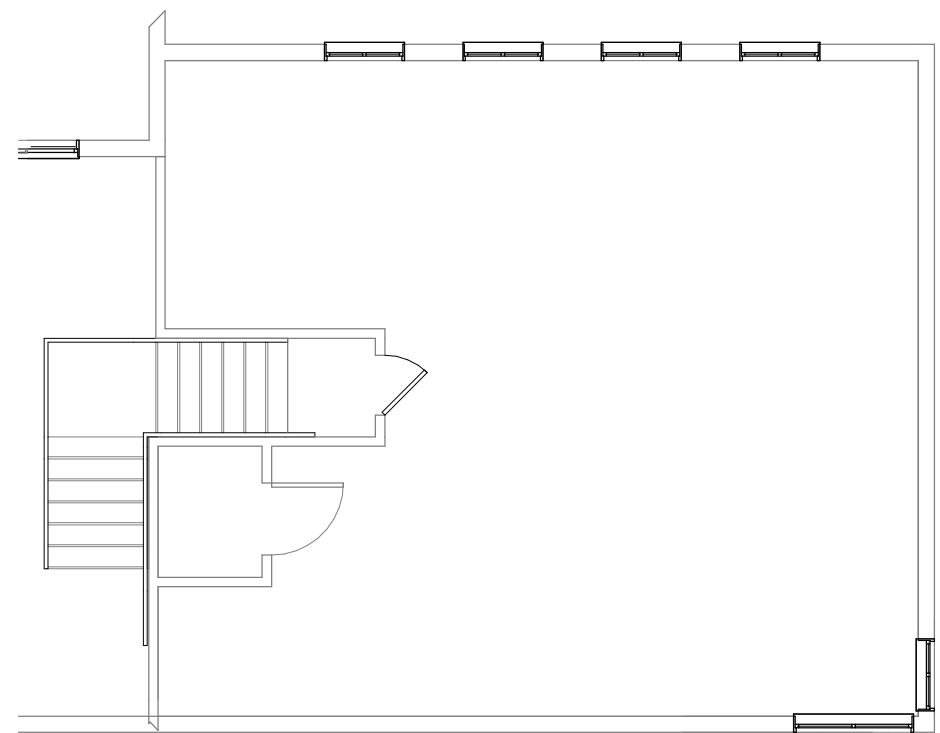
JZW
ARCHITECTS



1
A1.3B
MAIN FLOOR FINISH PLAN
1/8" = 1'-0"



2
A1.3B
UPPER FLOOR FINISH PLAN
1/8" = 1'-0"



3
A1.3B
UPPER FLOOR PLAN - TENANT SPACE
1/8" = 1'-0"

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No.	Date	Description

CONSULTANT

NSL GC CLUB HOUSE
NORTH SALT LAKE, UT

ARCHITECTURAL
FINISHES/
SCHEDULES

A1.3B

JZW
ARCHITECTS

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No.	Date	Description

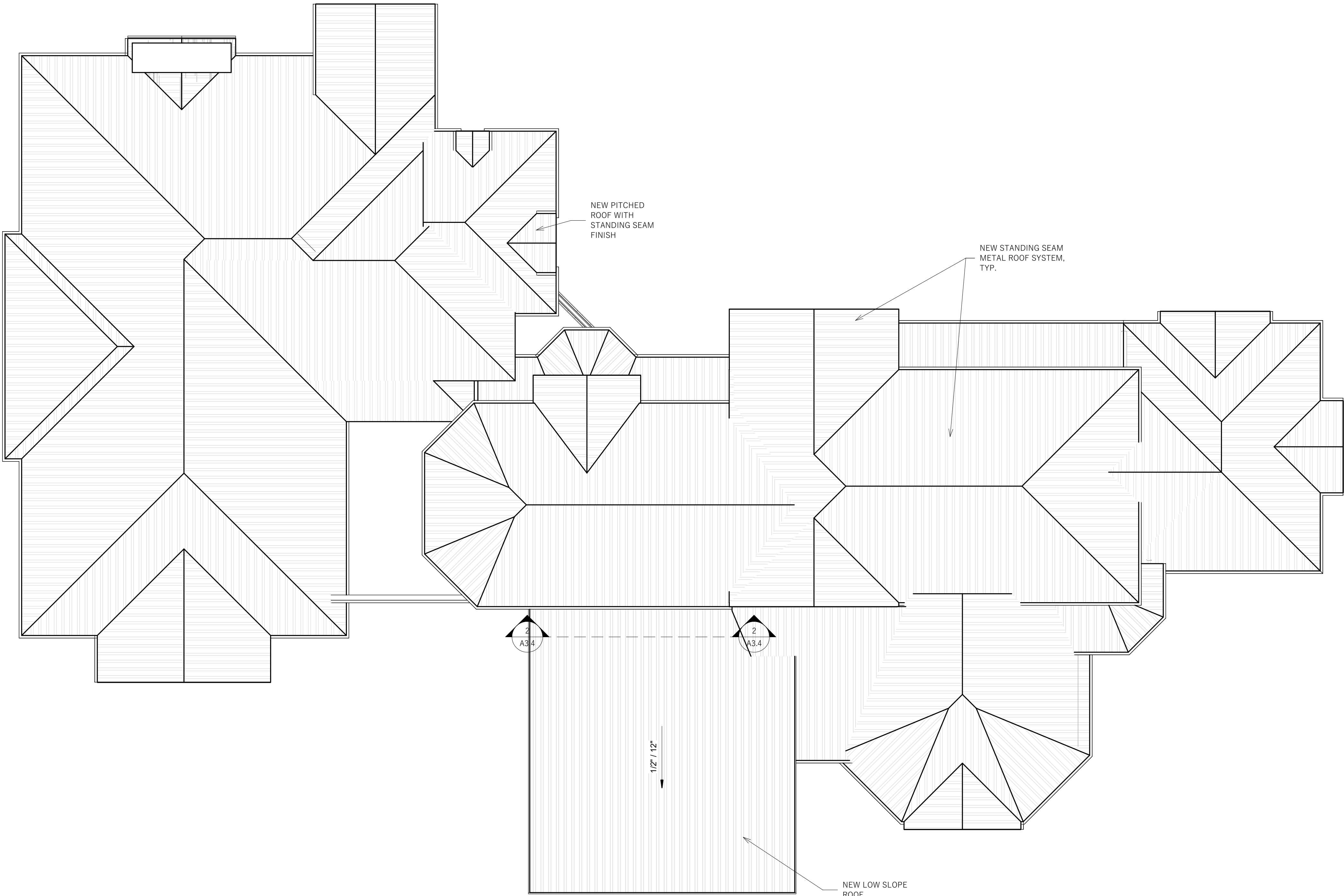
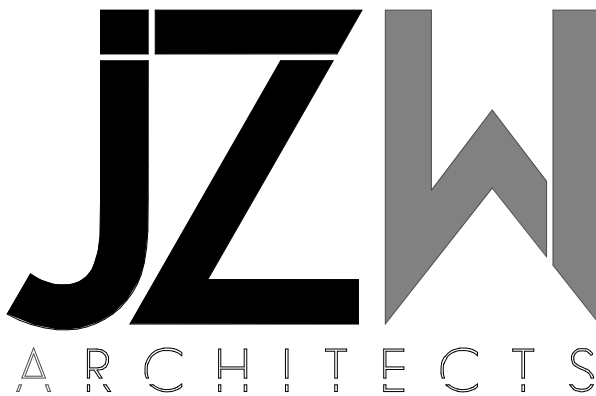
CONSULTANT

NSL GC CLUB HOUSE

NORTH SALT LAKE, UT

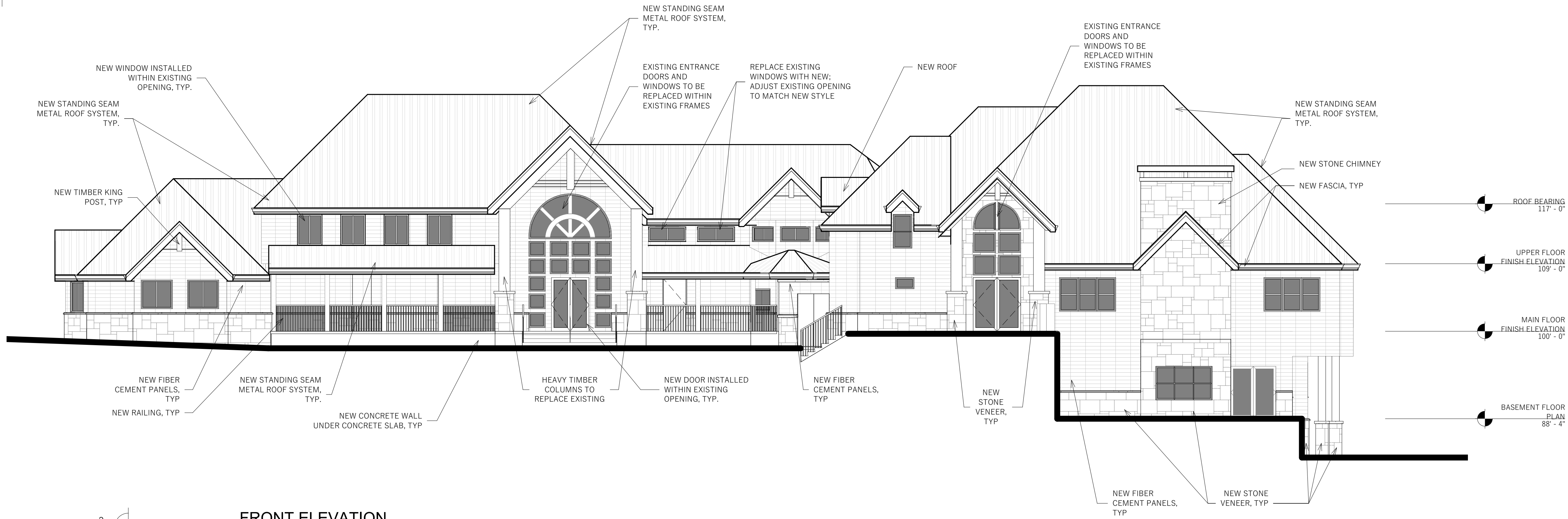
ROOF PLAN

A1.5



1
A1.5

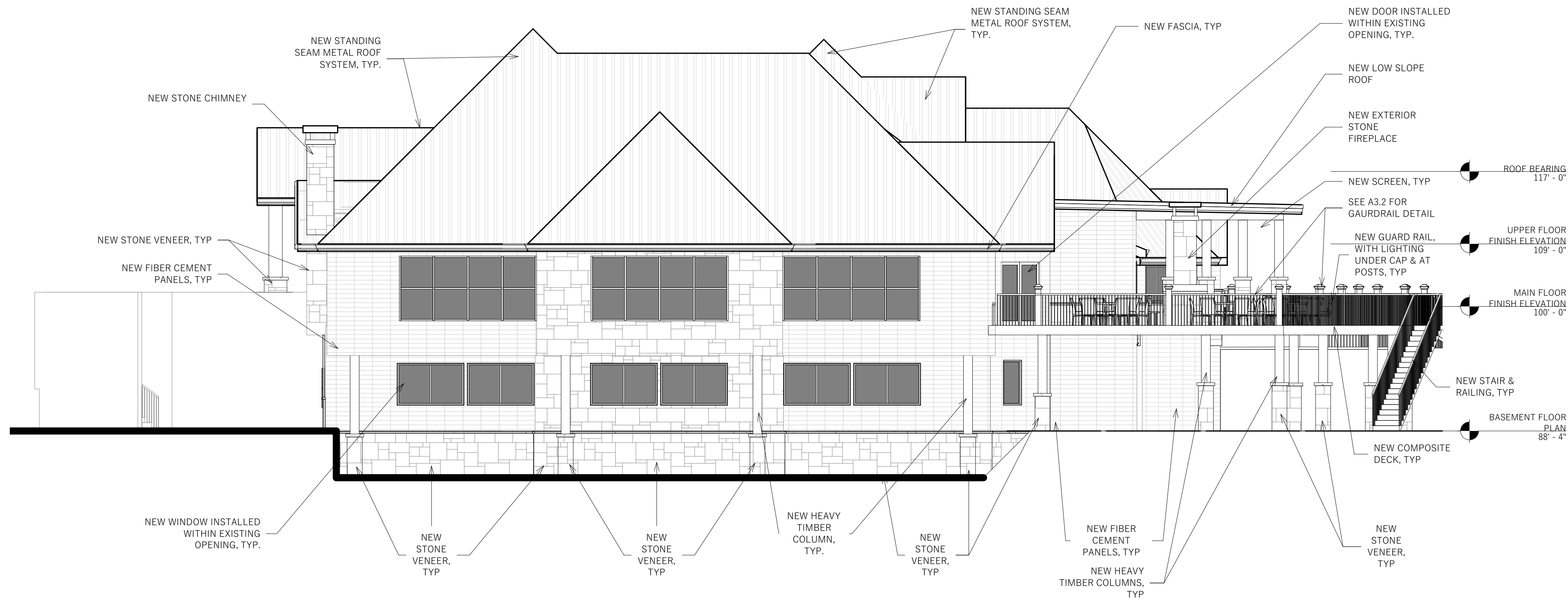
ROOF PLAN
1/8" = 1'-0"



3
A2.1

FRONT ELEVATION

1/8" = 1'-0"



2
A2.1

LEFT SIDE ELEVATION

1/8" = 1'-0"

GENERAL NOTES - ELEVATION	
B	ALL WINDOWS TO BE REMOVED AND REPLACED WITHIN EXISTING OPENING UNLESS NOTED OTHERWISE. NEW WINDOWS TO BE COMMERCIAL GRADE; SELECTED BY OWNER.
C	SIDING COLOR AND TEXTURE AS PER OWNER; INSTALL AS PER ELEVATIONS.
D	EXISTING ROOF STRUCTURE TO REMAIN. EXISTING ROOF FINISH TO BE REPLACED WITH METAL STANDING SEAM. ALL METAL ROOFING TO BE INSTALLED AS PER MANUFACTURER.
E	REPAINT/REPLACE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	INSTALL STONE VENEER OVER EXISTING WALL SYSTEM. COLOR AND STYLE AS PER OWNER. INSTALL AS PER ELEVATIONS

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No. Date Description

CONSULTANT

NSL GC CLUB HOUSE

NORTH SALT LAKE, UT

ELEVATIONS

A2.1

JZW
ARCHITECTS

GENERAL NOTES - ELEVATION	
B	ALL WINDOWS TO BE REMOVED AND REPLACED WITHIN EXISTING OPENING UNLESS NOTED OTHERWISE. NEW WINDOWS TO BE COMMERCIAL GRADE; SELECTED BY OWNER.
C	SIDING COLOR AND TEXTURE AS PER OWNER; INSTALL AS PER ELEVATIONS.
D	EXISTING ROOF STRUCTURE TO REMAIN. EXISTING ROOF FINISH TO BE REPLACED WITH METAL STANDING SEAM. ALL METAL ROOFING TO BE INSTALLED AS PER MANUFACTURER.
E	REPAINT/REPLACE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	INSTALL STONE VENEER OVER EXISTING WALL SYSTEM. COLOR AND STYLE AS PER OWNER. INSTALL AS PER ELEVATIONS

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No.	Date	Description

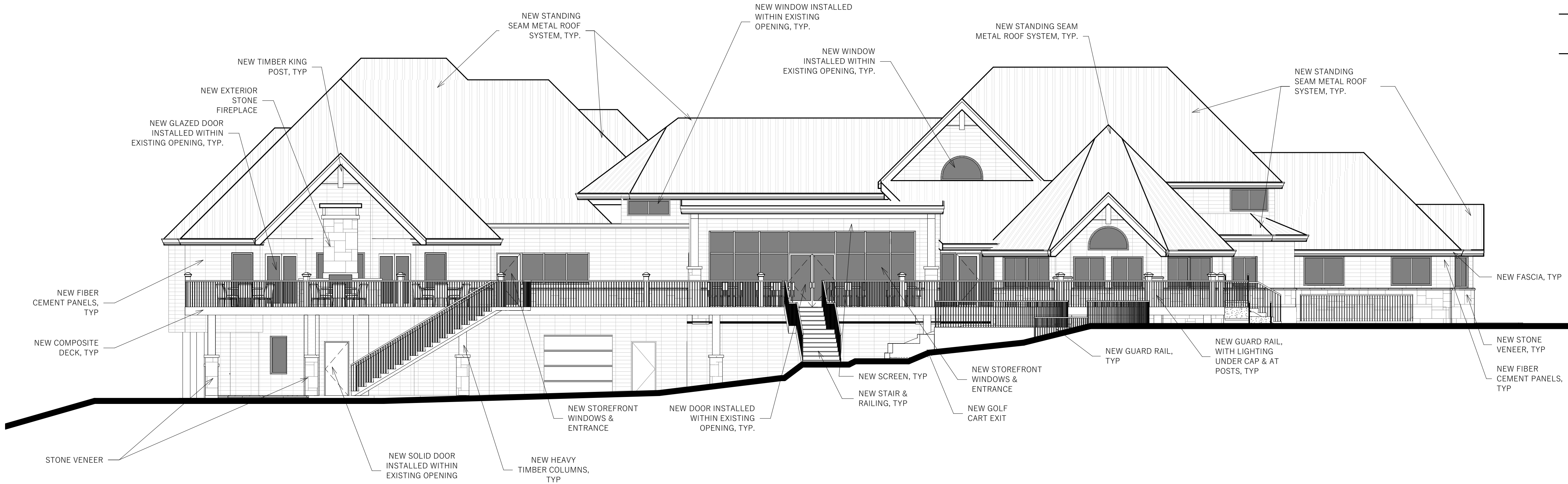
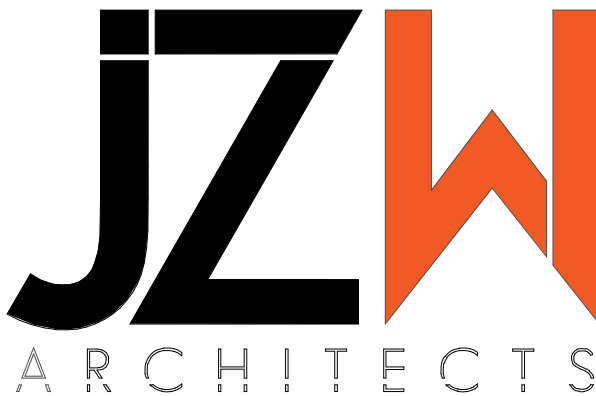
CONSULTANT

NSL GC CLUB HOUSE

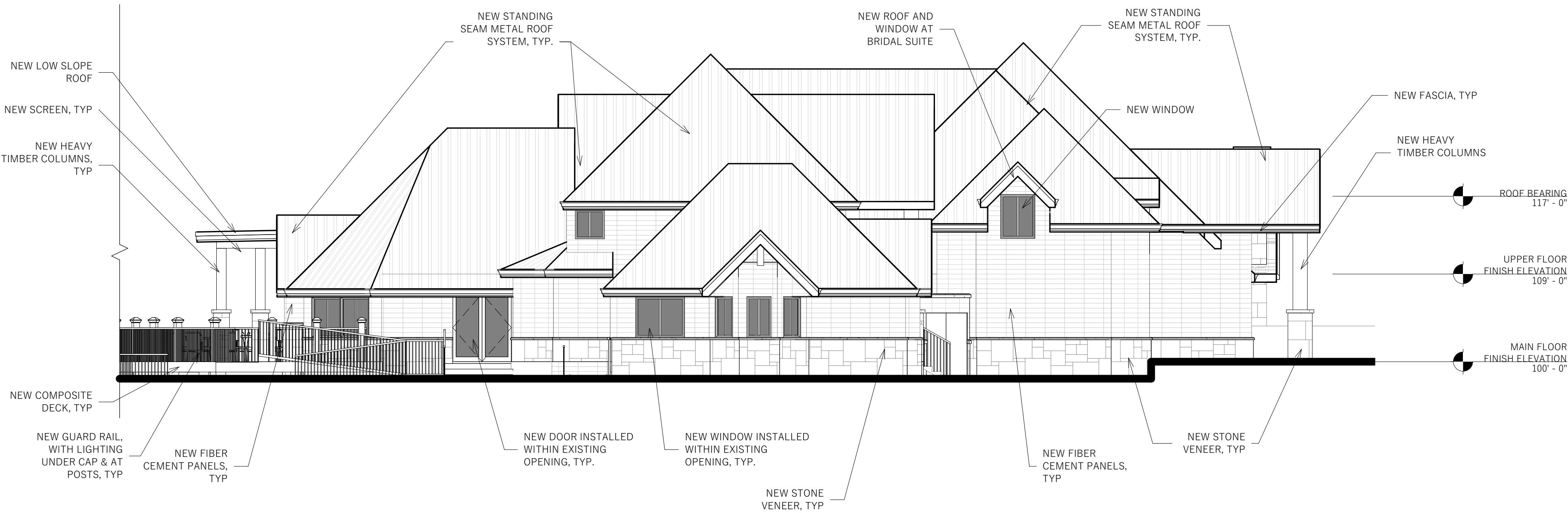
NORTH SALT LAKE, UT

ELEVATIONS

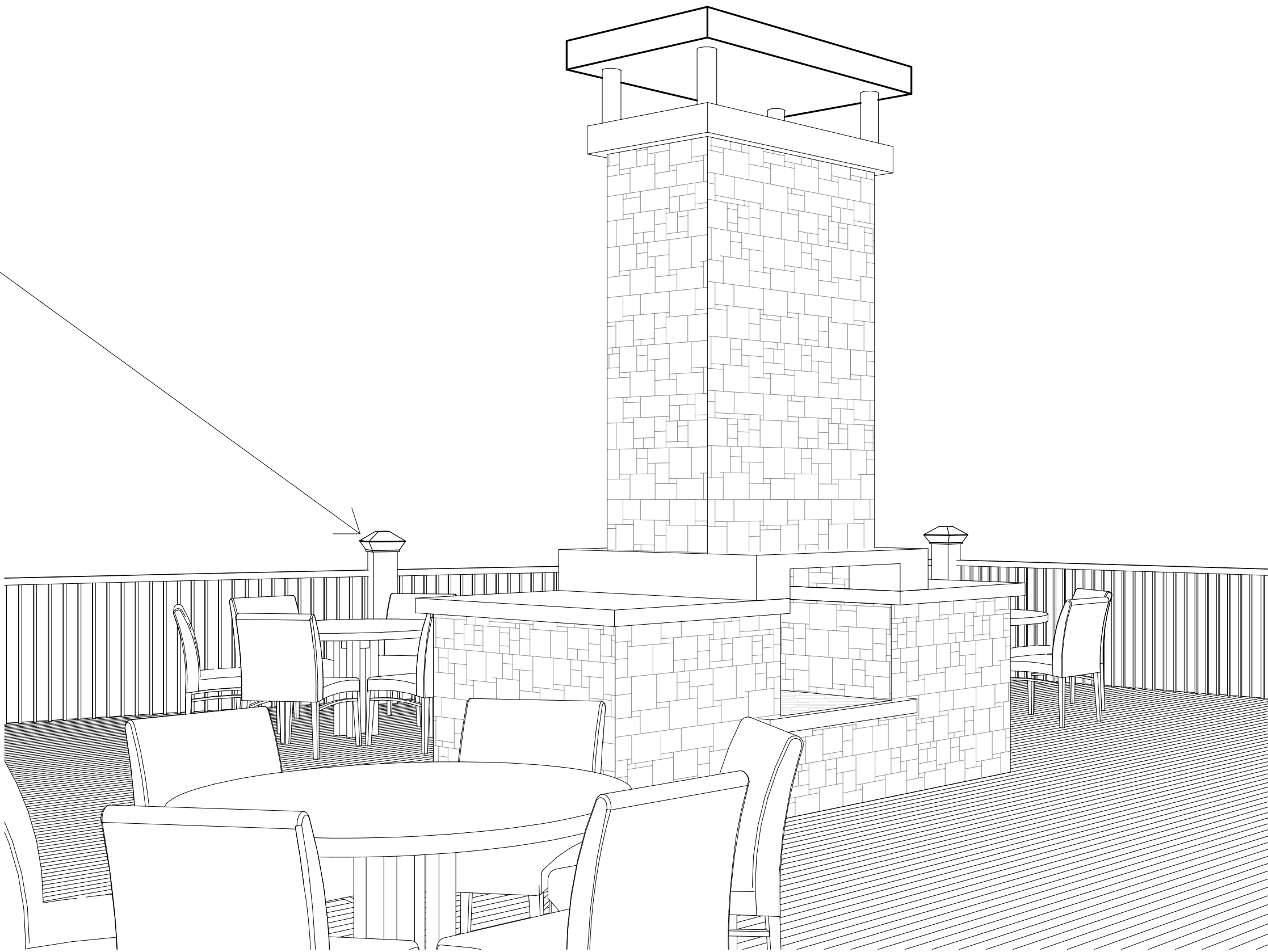
A2.2



1
A2.2
REAR ELEVATION
1/8" = 1'-0"



2
A2.2
RIGHT SIDE ELEVATION
1/8" = 1'-0"



2
A3.2

EXTERIOR HEARTH

PROJECT NUMBER
20087

ISSUE DATE:
JULY 26, 2021

REVISIONS:

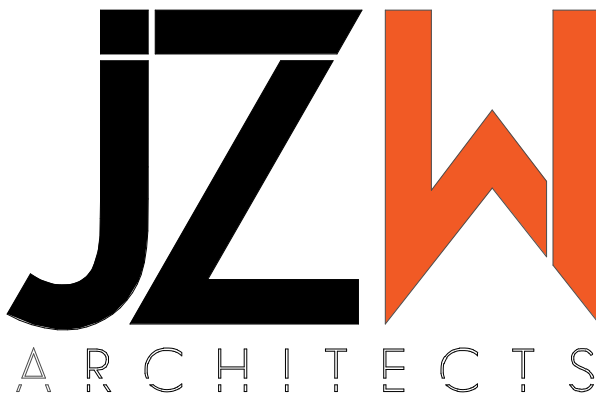
No.	Date	Description

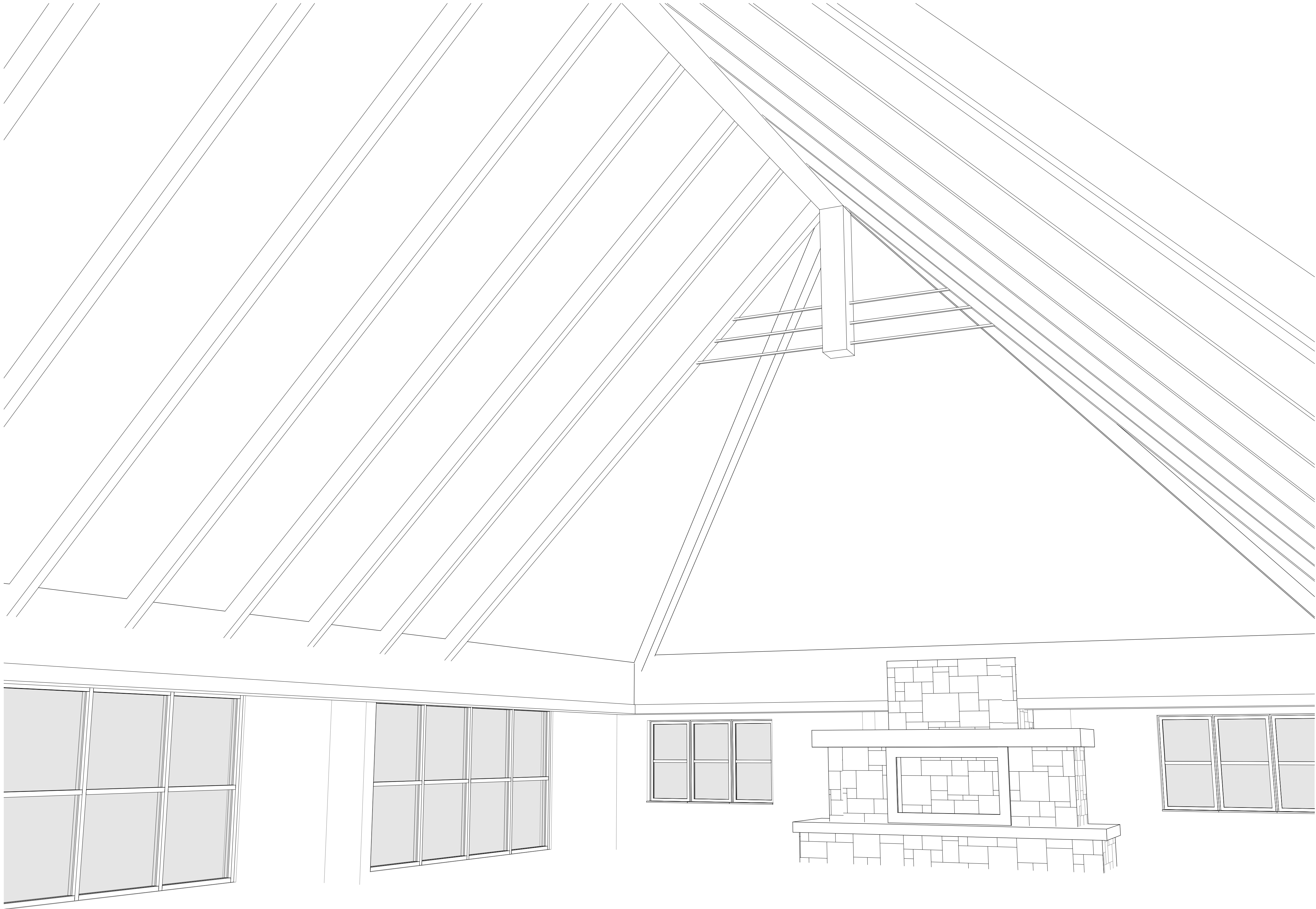
CONSULTANT

NSL GC CLUB HOUSE
NORTH SALT LAKE, UT

VIEWS

A3.2





1
A3.3

BANQUET HALL

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No.	Date	Description

CONSULTANT

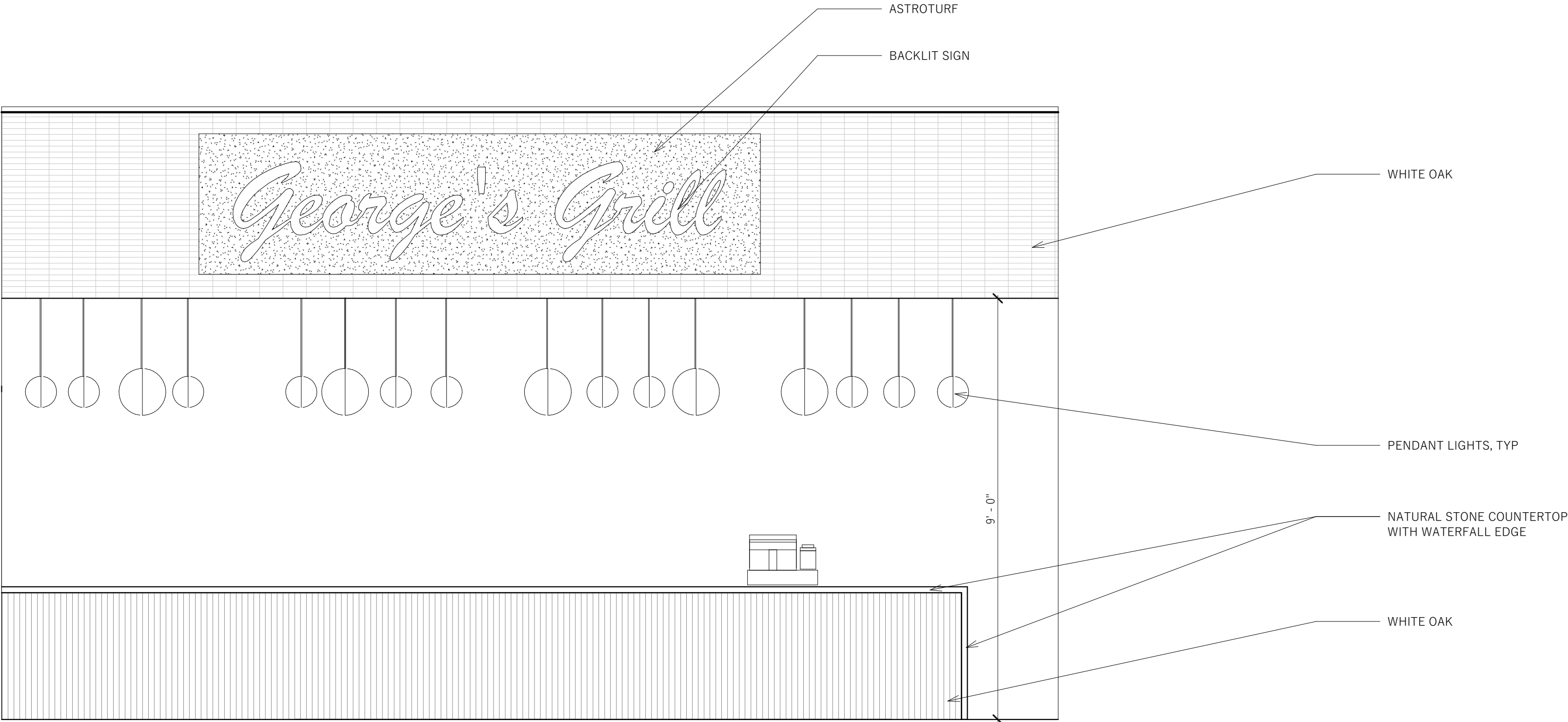
NSL GC CLUB HOUSE

NORTH SALT LAKE, UT

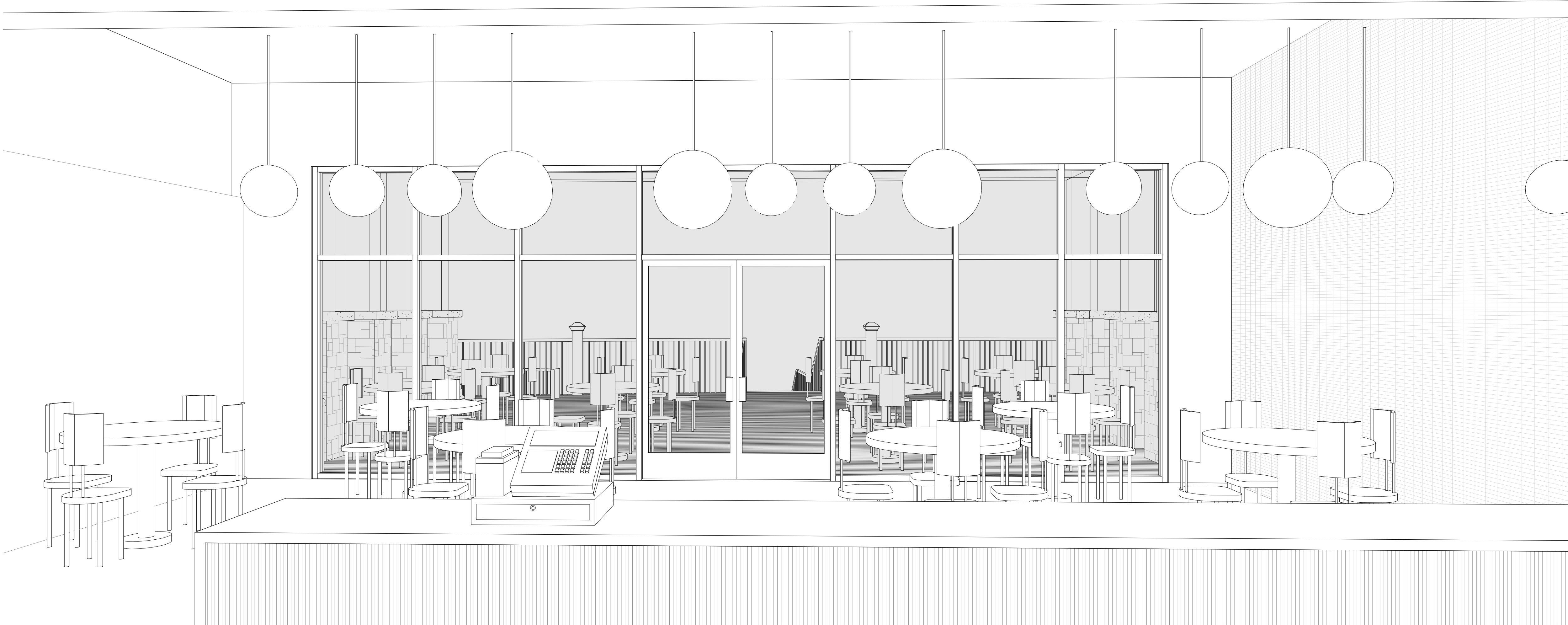
VIEWS

A3.3

JZW
ARCHITECTS



2
A3.4
GEORGE'S GRILL ELEVATION
1/2" = 1'-0"



1
A3.4
INTERIOR/EXTERIOR DINING

PROJECT NUMBER

20087

ISSUE DATE:

JULY 26, 2021

REVISIONS:

No.	Date	Description

CONSULTANT

NSL GC CLUB HOUSE
NORTH SALT LAKE, UT

VIEWS

A3.4

JZW
ARCHITECTS



PROJECT NUMBER
20087

ISSUE DATE:
JULY 22, 2021

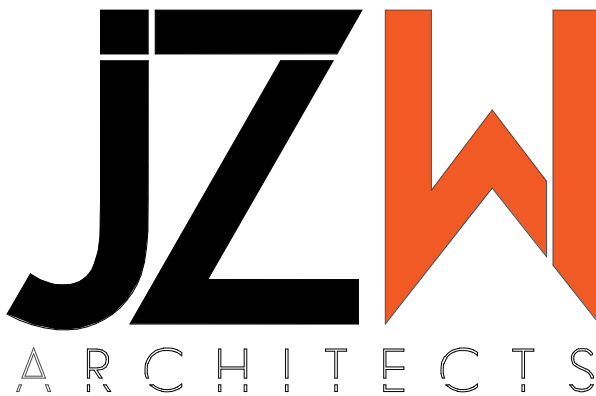
REVISIONS:		
No.	Date	Description

CONSULTANT

NSL GC CLUB HOUSE
NORTH SALT LAKE, UT

RENDERING

A3.5



EAGLEWOOD CLUBHOUSE

INTERIOR DESIGN & SELECTIONS

MATERIAL SELECTIONS

FLOORING



LVT FLOORING
MOLVENO WOODS/GINGER ROOT
MOHAWK FLOORS

FIREPLACE STONE



FIREPLACE STONE
(SAME AS EXTERIOR)



WHITE OAK EXPOSED BEAMS

LIGHTING



CURRENT SPACE

PAINT

TRIM PAINT
WHITE DOVE BENJAMIN MOORE



WALL PAINT
50% REVERE PEWTER BENJAMIN MOORE

- SMOOTH CEILINGS
- RE-PAINT WALLS AND TRIM
- ADD EXPOSED WHITE OAK BEAMS (MATCH EXTERIOR)
- UPDATE FIREPLACE
- NEW CAN LIGHTING AND DECORATIVE FIXTURES
- NEW LVT FLOORING

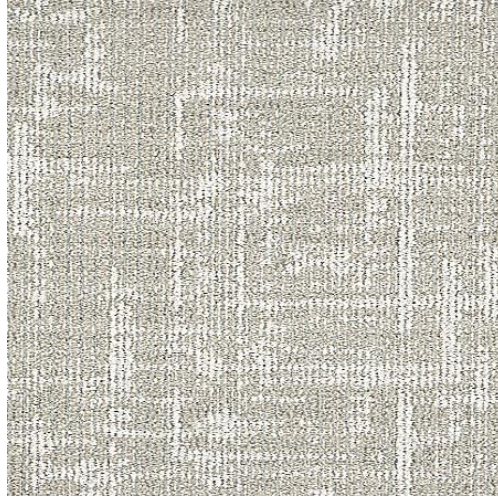
BANQUET HALL

MATERIAL SELECTIONS

CARPET FLOORING



WALK-OFF CARPET IN LOBBY



CARPET FOR STAIRS
HEALTHY ENVIRONMENTS/CHITALPA
MOHAWK FLOORS

WINDOW COVERINGS



ROLLER SHADES
(OPTION TO MOTORIZED)

STAIRS



BLACK METAL STAIR RAILING
OPTION 1



BLACK METAL STAIR RAILING
OPTION 2

- NEW STAIR RAILING
- LOBBY ENTRANCE- ADD WALKOFF CARPET
- NEW WINDOW COVERINGS
- NEW CARPET ON STAIRS

BANQUET HALL CONT.

MATERIAL SELECTIONS

CABINETRY



WILSONART LAMINATE
"HIGH LINE"

BACKSPLASH



3X12 WHITE SUBWAY
EMSER TILE

FLOORING



PORCELAIN TILE 12X24
STERLING SILVER MATTE
EMSER TILE

COUNTERTOP FOR PREP KITCHEN



CORIAN COUNTERTOPS
SILVER GREY

COUNTERTOP FOR POS



WHITE MAUCUBS NATURAL STONE
QUARTZITE

BACK KITCHEN/STOVE AREA
COUNTERTOPS

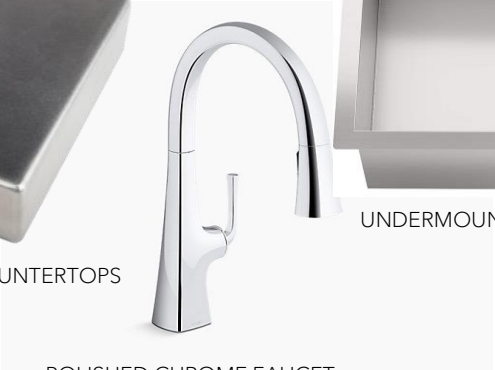


STAINLESS STEEL COUNTERTOPS

PLUMBING (PREP KITCHEN)



UNDERMOUNT 33" ONE BOWL STAINLESS SINK



POLISHED CHROME FAUCET

KITCHEN MATERIALS

MATERIAL SELECTIONS

WHITE OAK EXPOSED BEAMS

FLOORING

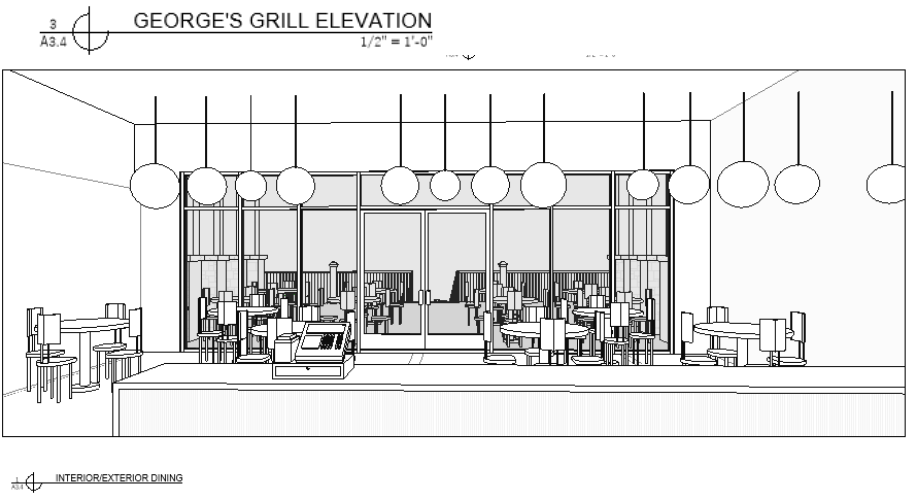
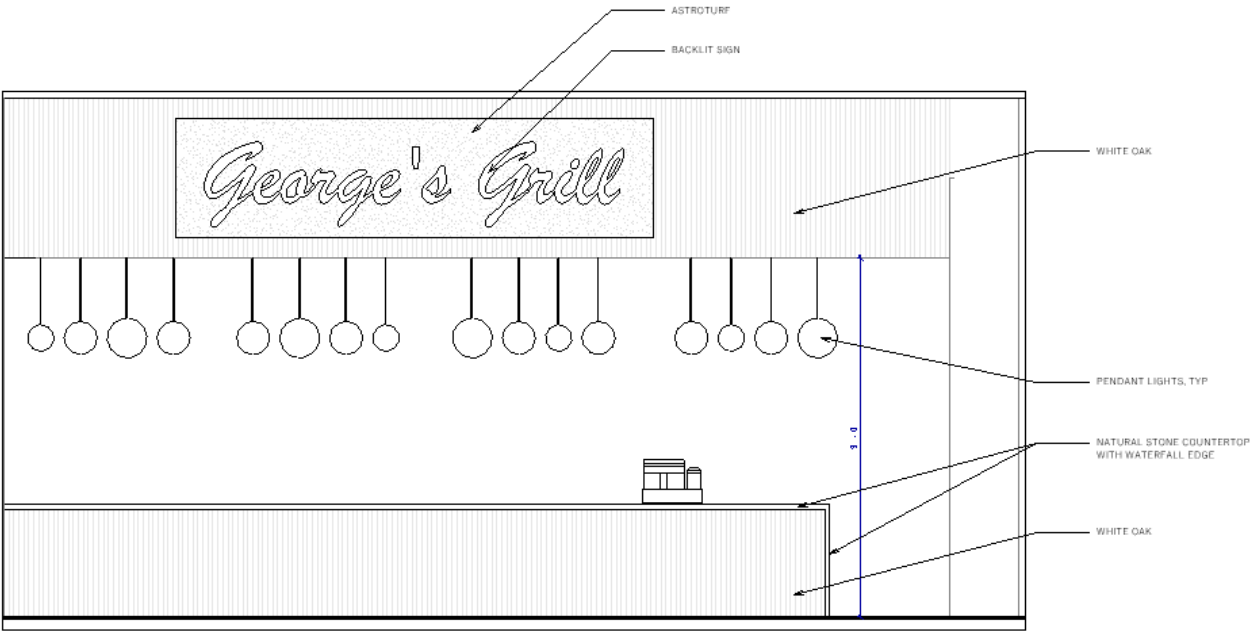


LVT FLOORING
MOLVENO WOODS/GINGER ROOT
MOHAWK FLOORS



LIGHTS OVER BAR (2 DIFFERENT SIZES)
SUNSET PENDANT
SHADES OF LIGHT
MATTE BLACK

INTERIOR ELEVATION



PAINT

TRIM PAINT
WHITE DOVE BENJAMIN MOORE



WALL PAINT
50% REVERE PEWTER BENJAMIN MOORE

GEORGE'S GRILL

MATERIAL SELECTIONS OPT. 1

FLOORING



PORCELAIN TILE 12X24
CHORD CH20
DAL TILE

BATHROOM WALLS



3X12 WHITE SUBWAY TILE
EMSER TILE

PLUMBING



UPDATED POLISHED CHROME BATHROOM FAUCET

LIGHTING



VEGA LED WALL SCONCE
POLISHED CHROME

COUNTERTOP



QUARTZ COUNTERTOP
"CHIPPED ICE"
DAL TILE

SINK



WALL MOUNT SINK USING QUARTZ COUNTERTOP

BATHROOM CONCPET
OPT. 1

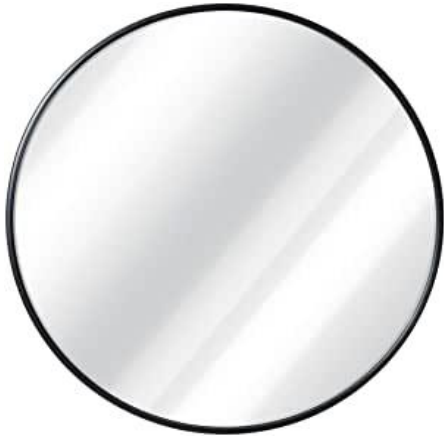
MATERIAL SELECTIONS OPT. 2

FLOORING



PORCELAIN TILE 12X24
STERLING SILVER MATTE

MIRRORS



ROUND BLACK VANITY MIRRORS

BATHROOM WALLS



CEGI FOSSILS PORCELAIN MOSAIC
DAL TILE

PLUMBING



POLISHED CHROME PLUMBING FIXTURES

LIGHTING



NORWOOD 3 LIGHT
POLISHED CHROME

COUNTERTOPS



CORIAN
SILVER GREY

BATHROOM CONCEPT
OPT. 2

MATERIAL SELECTIONS

FLOORING



PORCELAIN TILE 12X24
STERLING SILVER MATTE
EMSER TILE

BATHROOM WALLS



3X12 WHITE SUBWAY TILE
EMSER TILE

MIRROR



INDIVIDUAL MIRRORS OR ONE LARGE FRAMED MIRROR

PLUMBING



UPDATED POLISHED CHROME BATHROOM FAUCET

SINK



WALL MOUNT SINK USING QUARTZ COUNTERTOP

LIGHTING



NORWOOD 3 LIGHT
POLISHED CHROME

BASEMENT BATHROOM

MATERIAL SELECTIONS

FLOORING FOR LOUNGE AREA



LVT FLOORING
MOLVENO WOODS/GINGER ROOT
MOHAWK FLOORS

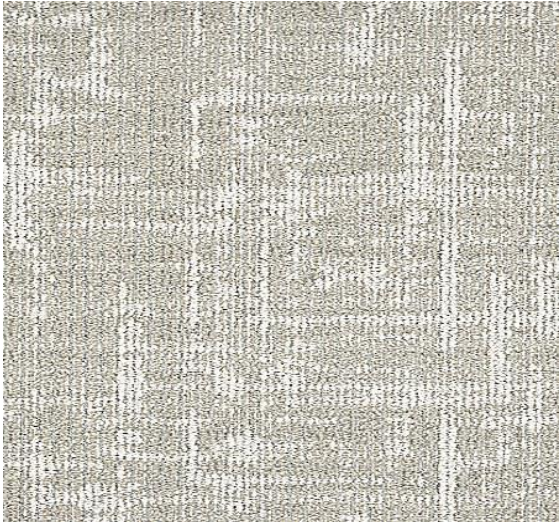
PAINT

TRIM PAINT
WHITE DOVE BENJAMIN MOORE



WALL PAINT
50% REVERE PEWTER BENJAMIN MOORE

FLOORING FOR SIMULATOR ROOM
(OUTSIDE OF TURF)



HEALTHY ENVIORNMENTS/CHITALPA
MOHAWK FLOORS

GOLF SIMULATOR /
LOUNGE

MATERIAL SELECTIONS

WALLPAPER

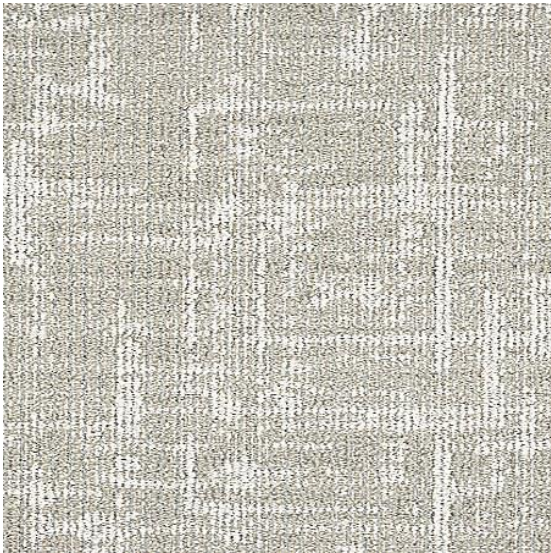


TO BE APPLIED ABOVE WAINSCOT



STANDING ARCHED FLOOR MIRROR

FLOORING



HEALTHY ENVIORNMENTS/CHITALPA
MOHAWK FLOORS

WALL DETAIL



RAISED PANEL WAINSCOT



- SMOOTH CEILINGS
- NEW CARPET
- ADD RAISED PANEL WAINSCOT W/ WALLPAPER ON TOP
- NEW FURNITURE
- STANDING WALL MIRROR



FURNITURE EXAMPLES

BRIDE'S ROOM

MATERIAL SELECTIONS

WALLPAPER

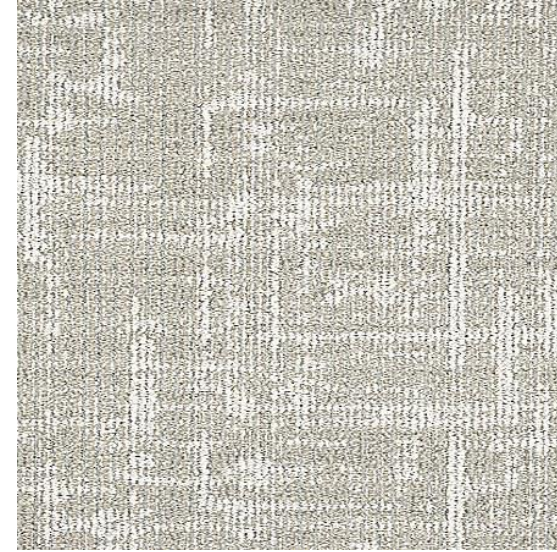


TO BE APPLIED ABOVE WAINSCOT



STANDING FLOOR MIRROR

FLOORING



HEALTHY ENVIORNMENTS/CHITALPA
MOHAWK FLOORS

WALL DETAIL



RAISED PANEL WAINSCOT



- SMOOTH CEILINGS
- RAISED PANEL WAINSCOT (SAME AS BRIDE'S ROOM)
- NEW CARPET
- NEW FURNITURE
- ONE WALL OF MIRROR

GROOM'S ROOM



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: Karyn Baxter

Date: July 28, 2021

Subject: Eaglewood Golf Course Cart Path Repair & Surface Treatment

RECOMMENDATION

Staff recommends awarding the Eaglewood Golf Course Cart Path Repair to Post Asphalt Paving & Construction for the price of \$32,835.00 and awarding the Eaglewood Golf Course Cart Path High Density Mineral Bond surface treatment to Holbrook Asphalt Co. for the price of \$66,208.00.

BACKGROUND

The golf cart paths at the Eaglewood Golf Course are in need of repair and preservation, which is being undertaken in two steps:

1) The repair of the existing asphalt including removal and replacement of sections as required, as well as overlaying areas of the existing paths to root intrusions and in cart path tunnels.

The City received only one bid for the asphalt repair, partly due to the size and scope of the project, as well as how busy most construction companies are currently. This bid was from Post Asphalt for \$32,835.00.

2) The installation of an asphalt preservation product called high density mineral bond (HA5). The asphalt is beginning to deteriorate from normal age and use, as well as areas of root intrusion and other damages.

The surface preservation portion did not go out for bid since the materials used are a sole source product manufactured, sold, distributed, and installed exclusively under the direction of Holbrook Asphalt. Their proposal was for \$66,208.00.

The City has worked with both Post Asphalt and Holbrook Asphalt on many projects over the years, and has been very pleased with both companies and the work they have completed for us in the past.

Contractor	Price
Post Asphalt Paving & Construction	\$32,835.00
Holbrook Asphalt Co.	\$66,208.00
Total Project Cost	\$99,043.00

RECOMMENDATION

I recommend awarding the “Eaglewood Golf Course Cart Path Repair” project to Post Asphalt for the price of \$32,835.00 and the “Eaglewood Golf Course Cart Path Surface Treatment” project to Holbrook Asphalt for the price of \$66,208.00.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ali Avery, Long Range Planner

DATE: August 3, 2021

SUBJECT: Town Center Traffic Circulation Study bid award

RECOMMENDATION

Staff recommends awarding the Town Center Traffic Circulation Study project to Kimley-Horn for the price of \$40,000 and authorize the City Manager, or designee, to enter into a contract for services.

BACKGROUND

In January 2021, the City was awarded \$22,500 from UDOT through the Technical Planning Assistance Program for the Town Center Traffic Circulation Study. This project aims to build upon the work of the General Plan, Town Center Master Plan, draft Town Center Form-Based Code, and Active Transportation Plan to ensure the compatibility of land uses and development with transportation safety and efficiency in the Town Center. This would include all modes of transportation (vehicle traffic, transit, cyclist, and pedestrian). The goal is to ensure that the very impactful decisions being made in the Town Center are informed by good data, and that all scenarios are being considered.

The grant funds total \$22,500 with a City match of \$2,500. After speaking with some engineering firms, City Staff decided to publish the Request For Proposals with a total amount of \$40,000 to ensure a better work product from the selected firm. This increased price will put the City match amount at \$17,500.

The City received five total proposals from the project from: Avenue Consultants, ESI Engineering, Horrocks Engineers, Kimley-Horn, and Parsons. A Selection Committee which included representatives from the Police Department, Engineering, Community Development, and the City Manager narrowed those proposals down to two firms. The two firms then gave their proposals to the committee in-person. The Selection Committee finds that Kimley-Horn will provide the best work product.

POSSIBLE MOTION

I move that the City Council award the Town Center Traffic Circulation Study project to Kimley-Horn for the price of \$40,000 and authorize the City Manager, or designee, to enter into a contract for services.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Pace, Community Development Director
DATE: August 3, 2021
SUBJECT: Preliminary Plan and Final Plat for a four-lot subdivision called Altyn Vista PUD at 340 and 360 North Orchard Drive

RECOMMENDATION

The City's Development Review Committee (DRC) and Planning Commission recommend approval of the requested preliminary plan and final plat for a four-lot subdivision called Altyn Vista PUD located at 340 and 360 North Orchard Drive subject to the following conditions:

1. Completion of all engineering and planning redlines, including the addition of a plat note specifying potential geohazards in the area;
2. Reference negotiated setbacks on the plat to be recorded with the County;
3. Receive approval from South Davis Metro Fire Agency on driveway placement for lot 3.

BACKGROUND

The concept plan for the Altyn Vista PUD subdivision was approved by Planning Commission during the March 9, 2021 meeting and City Council during the March 16, 2021 meeting. At the time of concept plan approval, one condition was placed that increased the lot size of lot 2 to a minimum of 10,000 sq. ft. This condition was met and the size of lot 2 was increased to exactly 10,000 sq. ft.

REVIEW

The two parcels located at 340 and 360 North Orchard Drive contain approximately 1.48 combined acres (64,469 square feet). These properties are zoned R1-10. The applicant is proposing to subdivide the two parcels into four lots and include a private road. The proposed road is 23 feet wide and 255 feet long, complete with a 70-foot wide hammerhead turn around.

The applicant plans to remove all access/driveways from Orchard Drive and relocate them onto the proposed road with the exception of the northernmost driveway on Lot 1. The northernmost driveway was included in the concept plan approval. Lot 3 has a proposed driveway attached to the end of the private road. This driveway placement must be approved by South Davis Metro Fire Agency prior to issuance of any building permits.

Code section 10-7-4 contains regulations related to Planned Unit Developments (PUD) which allows the Planning Commission to vary lot area, setback, height, and coverage requirements. The applicant is requesting reduced setbacks from the new private road for the existing and proposed structures.

The applicant is requesting the setbacks for the Altyn Vista PUD be reduced to the following:

	Primary Dwelling/Structure			Accessory Structure		
	Front	Side	Rear	Front	Side	Rear
Proposed Setbacks	10'	8'	25'	3'	3'	3'

Other Notes:

- Lot 1: Garage and shed within the rear property to remain.
- Lot 2: Garage to be demolished. Existing pergola to remain.
- Lot 4: Ten foot (10') wildlife fence adjacent to the proposed road to be demolished prior to the development of the lot.

The City Engineering and Planning Departments have some redlines that must be addressed prior to the final plat being recorded. The redlines are minor and therefore the DRC is recommending approval of the preliminary plan and final plat with completion of any redlines as a condition. The Planning Commission added a requirement that a note be added to the plat regarding the potential surface fault rupture special study area from the UGS.

POSSIBLE MOTIONS

I move that the City Council approve the preliminary plan and final plat for a four-lot subdivision called Altyn Vista PUD located at 340 and 360 North Orchard Drive subject to the following conditions:

1. Completion of all engineering and planning redlines, including the addition of a plat note specifying potential geohazards in the area;
2. Reference negotiated setbacks on the plat to be recorded with the County;
3. Receive approval from South Davis Metro Fire Agency on driveway placement for lot 3.

Attachments

- 1) Aerial/Zone Map
- 2) Final Plat
- 3) Demolition Plan
- 4) Site Plan

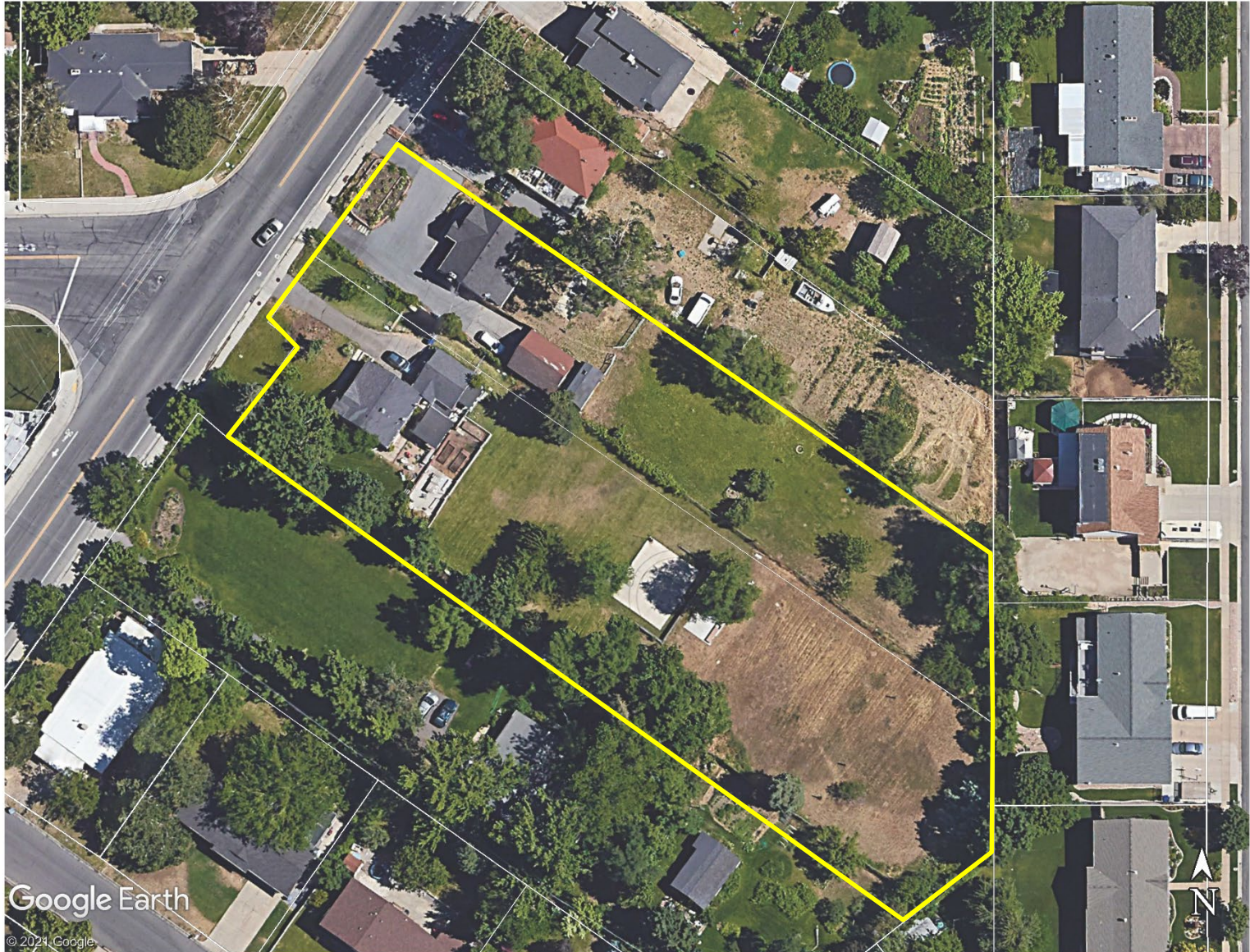


Altyn Vista PUD 340 and 360 North Orchard Drive Zoning

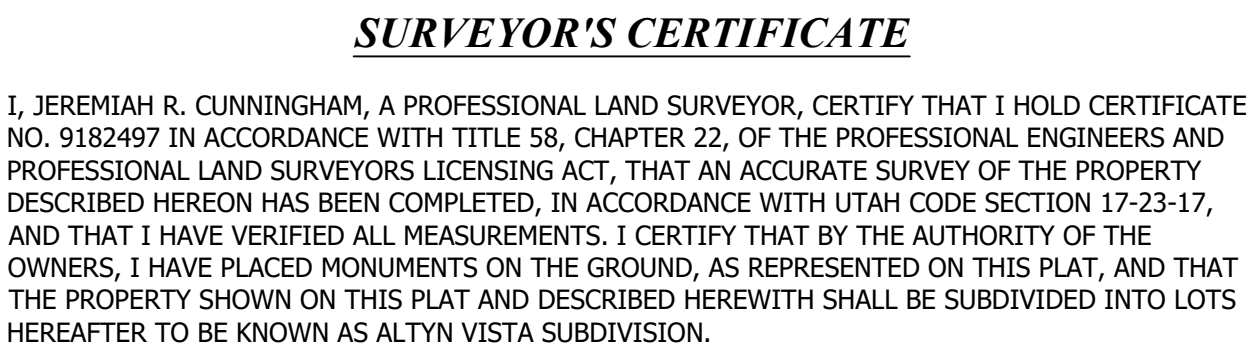




Altyn Vista PUD 340 and 360 North Orchard Drive Zoning



LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE, DAVIS COUNTY, UTAH
MAY 2021



JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN FURTHER DESCRIBED AS FOLLOWS:

BE BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ORCHARD LANE, SAID POINT BEING SOUTH 89°45'18" EAST 1,126.74 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 35°28'42" WEST 203.78 FEET FROM A BRASS CAP MONUMENT MARKING THE CENTER QUARTER CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 54°31'18" EAST 368.86 FEET TO THE WESTERLY LINE OF THE OAKLEAF SUBDIVISION PLAT "C" (RECORDED AS ENTRY NO. 437033 IN THE OFFICE OF THE DAVIS COUNTY RECORDER); THENCE SOUTH 00°07'49" EAST 140.60 FEET ALONG SAID WESTERLY LINE OF THE OAKLEAF SUBDIVISION PLAT "C" TO THE CORNER OF SAID SECTION 1, BEING THE CORNER OF SAID SECTION 1, 27.0215 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 51°47'20" WEST 51.78 FEET ALONG THE NORTHERLY LINE OF SAID OAKLEAF SUBDIVISION PLAT "B" THENCE NORTH 54°31'18" WEST 433.85 FEET TO SAID EASTERLY LINE OF ORCHARD DRIVE; THENCE NORTH 34°39'53" EAST 164.02 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 1.577 ACRES

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS ALTYN VISTA SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

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

BRADLEY P. BUEHNER

DAN Y. BUEHNER

ON THIS _____ DAY OF _____, 20_____, THERE APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, _____, WHO DULY ACKNOWLEDGED TO ME
THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE:

MY COMMISSION EXPIRES: _____

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED _____ AND RECORDED AT BOOK _____ ON PAGE _____ AS ENTRY NUMBER _____ OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

DATE _____

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

ENTRY NO. _____ FEE PAID _____

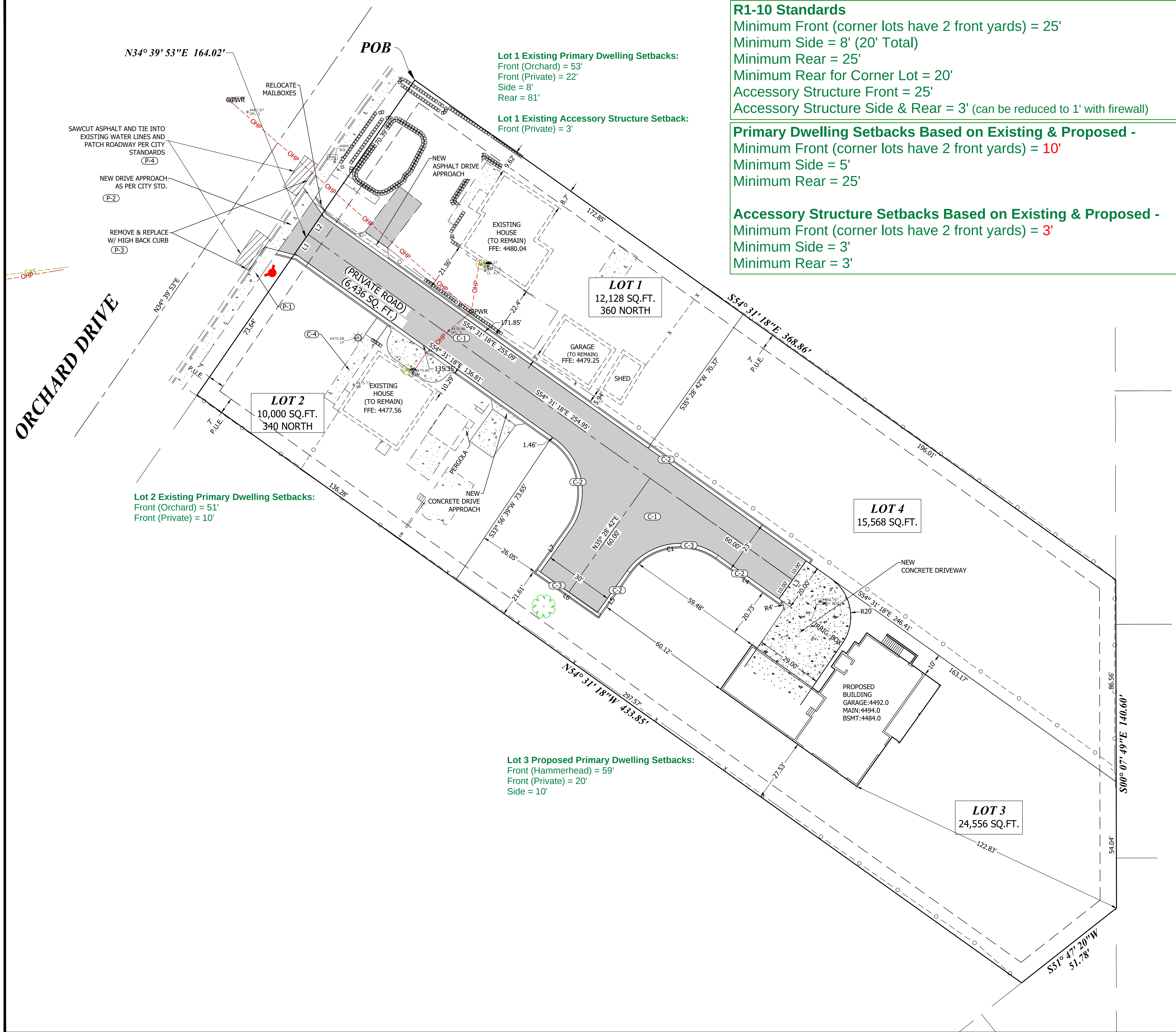
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____ DEPUTY

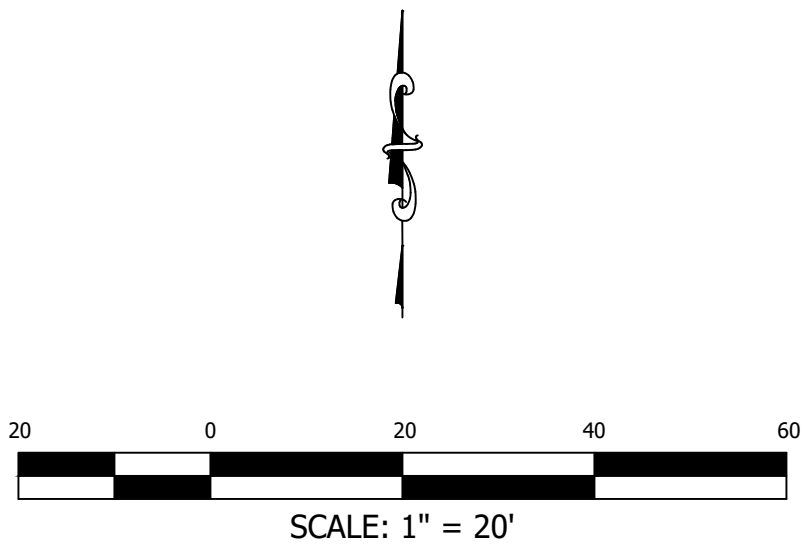




R1-10 Standards
Minimum Front (corner lots have 2 front yards) = 25'
Minimum Side = 8' (20' Total)
Minimum Rear = 25'
Minimum Rear for Corner Lot = 20'
Accessory Structure Front = 25'
Accessory Structure Side & Rear = 3' (can be reduced to 1' with firewall)

Primary Dwelling Setbacks Based on Existing & Proposed -
Minimum Front (corner lots have 2 front yards) = 10'
Minimum Side = 5'
Minimum Rear = 25'

Accessory Structure Setbacks Based on Existing & Proposed -
Minimum Front (corner lots have 2 front yards) = 3'
Minimum Side = 3'
Minimum Rear = 3'



SYMBOL LEGEND	
(C-1)	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
(C-2)	PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
(C-3)	PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
(C-4)	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
(P-1)	CONCRETE SIDEWALK REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
(P-2)	CONCRETE DRIVE APPROACH PER NORTH SALT LAKE CITY STANDARDS
(P-3)	CONCRETE CURB & GUTTER REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
(P-4)	ASPHALT REPLACEMENT PER NORTH SALT LAKE CITY STANDARDS
ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.	

ACCESSIBLE AREA CONSTRAINTS	
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:	
ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.	
ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ACCESS ROUTE TURNAROUNDS: A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).	

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

REGISTERED PROFESSIONAL ENGINEER
7/20/2021
No. 189586
SCOTT T. ARGYLE
STATE OF UTAH

ALTYN VISTA SUBDIVISION

350 NORTH STREET
ALTYN VISTA SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 1, T.1N., R.1W., S.1E. & M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: CSA
APPROVED: STA
PROJECT #: 1918001
1918001 CONSTRUCTION
SET.dwg

C400
SITE PLAN



LEONARD K. ARAVE

Mayor

KEN LEETHAM

City Manager

CITY OF NORTH SALT LAKE

Police Department

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



CRAIG BLACK

Chief of Police

To: Honorable Mayor and City Council of North Salt Lake

From: Craig Black, Chief of Police

Date: August 3, 2021

Re: **PURCHASE OF NEW POLICE VEHICLES**

Recommendation

The police department is requesting authorization to purchase one (1) Ford Explorer Police Interceptor, two (2) Toyota Highlander Hybrids, and one (1) Toyota Rav-4 Hybrid.

Background

The Explorer Police Interceptor will be assigned to the new traffic position in Uniform Operations. One Highlander will be assigned to Police Administration, replacing a 2013 Highlander, and the other Highlander will be assigned to Investigations Division, also replacing a 2013 Highlander. The Rav-4 will be assigned to Investigations Division replacing a 2012 Kia Optima.

All of these vehicles will be "hybrid" fuel efficient vehicles.

The build time for the Ford Interceptor is expected to begin in September for an estimated delivery in November to December 2021. The 2022 Toyotas build time is projected to begin in November and an estimated delivery in January to February 2022. One of the vehicles being replaced is experiencing a failing transmission with estimated costs of over \$5,000 after several bids for repair. For that reason, one of the Highlanders is proposed to be purchased from existing 2021 inventory at a state bid price.

It should be noted that this is not the cost to up-fit these vehicles, that pricing will be based on the equipment that we currently can recycle from current vehicles that are able to be used in newer cars. detective vehicle, or if we need to purchase new equipment.

The department has contacted the two (2) Toyota dealerships that are authorized to offer state bid pricing through the manufactures. The department has also contacted dealerships that are not on the State Bid pricing list and the "Fleet" pricing is not available without a fleet account set up through those dealerships. The following bids are below:

Ford Explorer Police Interceptor:

Larry H. Miller Ford -\$36,183

Toyota Rav-4 Hybrid:

Tony Divino - \$27,029

Young Automotive Group -\$26,845

Toyota Highlander Hybrid:

Tony Divino -\$39,085 2022 - build out price

Tony Divino -\$42,291 – 2021 existing inventory price

Young Automotive Group -\$38,743 -2022 build out price

Young Automotive Group- Not Available -2021 existing inventory price

All of these proposed purchases are in the adopted FY2022 budget.

Possible Motion

I move the city council approve the purchase of one (1) Ford AWD Hybrid Police Explorer at a cost of \$36,183 from Larry H. Miller Ford, the purchase of one (1) Toyota Rav4 from Young Automotive Group at a cost of \$26,845, one (1) Toyota Highlander Hybrid from Young Automotive Group for a purchase price of \$38,743, and one (1) 2021 Toyota Highlander from Tony Divino Toyota for \$42,291.



CITY OF NORTH SALT LAKE

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

Len Arave
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: August 3, 2021

SUBJECT: Consideration of Resolution No. 2021-19R: A resolution allocating \$76,000 of the City's American Rescue Plan Act funds to be allotted to South Davis Sewer District to be used for their North Plant Nutrient Removal Project.

RECOMMENDATION

I recommend approval of Resolution No. 2021-19R: A resolution allocating \$76,000 of the City's American Rescue Plan Act funds to be allotted to South Davis Sewer District to be used for their North Plant Nutrient Removal Project.

BACKGROUND

You will recall that the South Davis Sewer District made a request during the July 6, 2021 City Council meeting for a small portion of the City's American Rescue Plan Act funds so that we can participate in a grant application the District is submitting related to the North Plant Nutrient Removal Project. The District is trying to accumulate \$1,000,000 from its participating public agencies (5 cities and the County) to use as a local match for this grant application. The District has proposed in the attached table that the participation levels be established based upon the relative percentage of ARPA funds by agency rather than by population or number of connections. I believe that this method works well for the cities since the County's proportionate share will be covering a sizable portion of the proposed match. This use of ARPA funding is authorized under the American Rescue Plan Act.

PROPOSED MOTION

I move that the City Council approve Resolution No. 2021-19R: A resolution allocating \$76,000 of the City's American Rescue Plan Act funds to be allotted to South Davis Sewer District to be used for their North Plant Nutrient Removal Project.

Entity	ARPA Funds Allocated	% within SDSD	Adjusted ARPA Funds Allocated	Share of SDSD \$1M ask
Davis County	\$ 69,048,017	30%	\$ 20,714,405	\$ 637,000
Bountiful City	\$ 5,205,179	100%	\$ 5,205,179	\$ 160,000
Centerville City	\$ 2,081,432	100%	\$ 2,081,432	\$ 64,000
North Salt Lake City	\$ 2,479,209	100%	\$ 2,479,209	\$ 76,000
West Bountiful City	\$ 686,434	100%	\$ 686,434	\$ 21,000
Woods Cross City	\$ 1,352,866	100%	\$ 1,352,866	\$ 42,000
SUM:	\$ 80,853,137	SUM:	\$ 32,519,525	\$ 1,000,000

ABOUT THE DISTRICT

The South Davis Sewer District, an improvement district established in 1959, currently provides wastewater services, including collection and treatment, for approximately 103,000 people living in Bountiful, Centerville, North Salt Lake, West Bountiful and Woods Cross along with unincorporated areas in the south half of Davis County.

In addition to its collection system, consisting of approximately 380 miles of pipe and almost 9,000 manholes, the District owns, operates and maintains two wastewater treatment plants – the North Plant at 1800 West 1200 North in West Bountiful and the South Plant at 1380 West Center Street in North Salt Lake.

It is critical that the District's facilities and treatment processes keep pace with new regulatory requirements, emerging contaminants of concern and a growing population while still keeping costs stable. The District continues to have one of the lowest monthly rates for wastewater treatment along the Wasatch Front and is making every effort to keep it low by finding innovative solutions to address changing conditions. One such solution is a new process that will provide nutrient removal at the North Plant to meet new regulations related to nutrients. This brochure provides a description of the project along with its benefits and costs.



**Effectively managing
resources and protecting
public health and the
environment for current
and future generations is
at the heart of everything
the District does.**



South Davis Sewer District

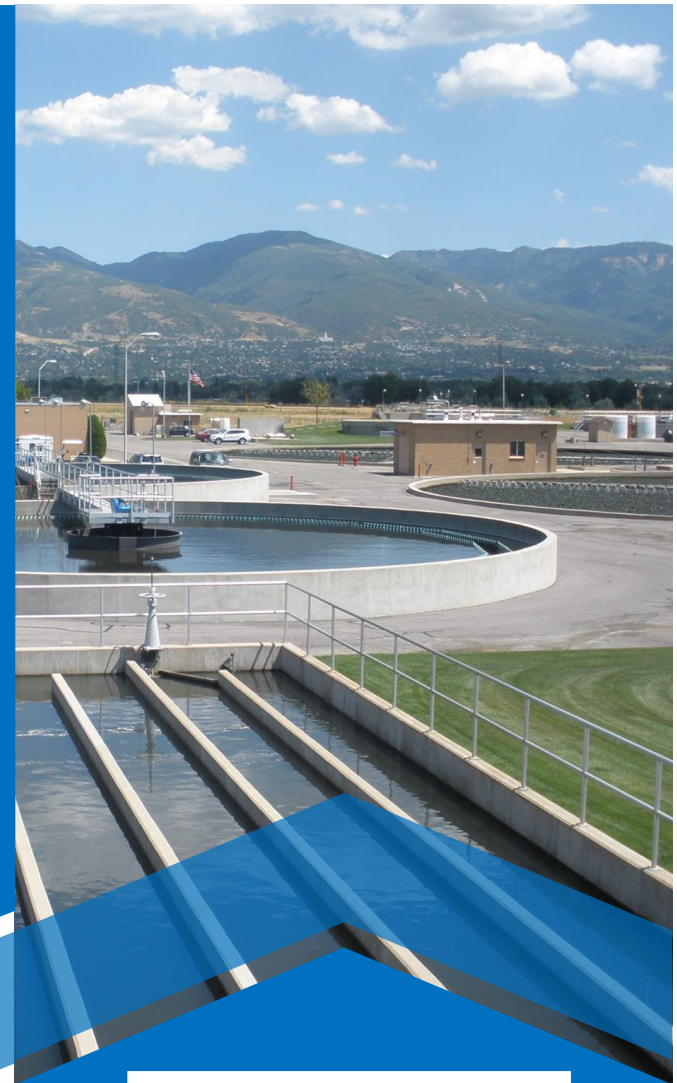
Mailing Address:

PO Box 140111 • Salt Lake City, Utah 84114-0111

Office Location:

1800 W 1200 N • West Bountiful, Utah

Phone: 801.295-3469 • Website: www.sdsd.us



American Rescue Plan Act

NORTH PLANT NUTRIENT REMOVAL PROJECT

South Davis Sewer District

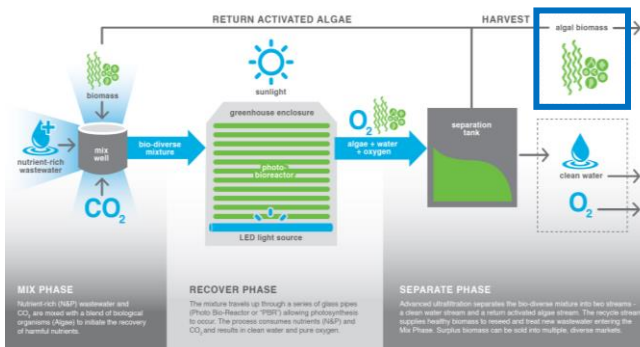
PROJECT DESCRIPTION

The District currently utilizes conventional wastewater treatment processes at its North Plant. These include screening of the water entering the treatment plant to remove rags and large debris followed by grit removal, primary clarification, biological processing using trickling filters and secondary clarification. Prior to its release, the treated water is disinfected using sodium hypochlorite and then – to ensure that current receiving water standards are met for discharge to the State Canal – the water is dechlorinated using sodium bisulfite. Solids removed during the treatment process are stabilized in two-stage anaerobic digesters and dried in drying beds.

In order to remove nutrients (specifically nitrogen and phosphorus) from the liquid waste stream in accordance with State regulations, the District will construct and install Advanced Biological Nutrient Recovery (ABNR™) following secondary clarification and prior to disinfection.

In the ABNR™ process, nutrient-rich wastewater is mixed with carbon dioxide and a blend of biological organisms (algae). The mixture then travels through a series of glass pipes where photosynthesis occurs, consuming nutrients and carbon dioxide and leaving clean water and pure oxygen. An advanced ultrafiltration process separates the clean water stream from the algae stream. A portion of the algae stream is recycled through the system to reseed and treat new wastewater entering the mix phase while surplus algae is removed from the system for sale to multiple, diverse markets including bioplastics, biochemicals and biofuels. The target commission date for the ABNR™ process is late 2023.

Images Courtesy of CLEARAS (<https://www.clearasolutions.com/>)



BENEFITS

In accordance with the Utah State Legislature's Guiding Principles, this project:

- Addresses the long-term challenge of meeting water quality goals in Utah.
- Results in a net present benefit to residents and reduces inflationary pressure by reducing the amount of chemicals needed for treatment and producing a beneficial plant-based byproduct (algae) that can be sold to offset operational costs, culminating in lower overall costs.
- Provides local and statewide benefits by helping to ensure beneficial uses of lakes, streams and other local water bodies are met for things like recreation, fishing, agriculture and wildlife. An additional benefit is that the algae produced and sold can be used to replace traditional plastics, foams, etc. that are leading sources of pollution world-wide.
- Implements an innovative, biological-based solution that yields a treatment plant effluent with very low levels of phosphorus and nitrogen and will serve as a model for other treatment plants.
- Considers full cost of ownership and avoids creating an unfunded future cost by combining long-term, recurring sales of algae with monthly user charges to cover the capital and ongoing operation and maintenance costs of the project.
- Aligns with the State's core function of protecting public health and the environment at a local level.



COST AND INVESTMENT

The total cost to construct and install ABNR™ is approximately \$50 Million. The District has already invested five years and spent over \$7 million to purchase glass pipe and dewatering equipment for this project, which is the first-of-its-kind in the State of Utah.

The District is seeking ARPA funds totaling at least \$1 Million from local government agencies.

Please consider making an appropriation to the District for ABNR™ as you allocate the ARPA funds you have received. Your partnership and contribution to this project at any level will increase the District's ability to secure additional funding and go a long way to benefitting our communities both now and for generations to come.

