CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING
NOTICE & AGENDA
NOVEMBER 16, 2021
Work Session: 6:00 pm – Regular Session 7:00 pm

Posted November 10, 2021

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on **NOVEMBER 16, 2021** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Chambers followed by the regular session at 7:00 pm. Some members may participate electronically.

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

WORK SESSION –6:00 p.m.

1. 2021 Annual Redevelopment Agency Report - Lewis Young Robinson & Birmingham
2. Presentation of Annual Report Regarding the City's Moderate Income Housing Plan
3. Approval of City Council Minutes of October 19, 2021
4. Action Items
5. Council Reports
6. Adjourn

REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Lisa Baskin
3. Citizen Comment
4. Public Hearing and Consideration of **Resolution 2021-42R**: A Resolution Approving Amendments to the City of North Salt Lake Annexation Policy Plan
5. Public Hearing and Consideration of **Resolution 2021-43R**: A Resolution Amending the City of North Salt Lake 2021-2022 Fiscal Year Budgets
6. Approval of Conceptual Design for Eaglewood Club House Renovation
7. Consideration of **Resolution 2021-49R**: A Resolution of the City Council Acting as the Municipal Board of Canvassers Conducting and Approving the Canvass and Election Results for the November 2, 2021 Municipal General Election as Prepared by the Davis County Clerk/Auditor's Office
8. Consideration of **Resolution 2021-44R**: A Resolution Adopting the Davis County Pre-Disaster Mitigation Plan 2021 Update

9. Consideration of **Resolution 2021-45R**: A Resolution Authorizing the City Manager, or Designee, to Submit Applications to Wasatch Front Regional Council Soliciting Funds for a Town Center Market Study, Redwood Road Sidewalk Connections, and Center Street Widening and Sidewalk Construction Projects

10. Consideration of **Resolution 2021-47R:** A Resolution Approving **Agreement 2021-35A** with Jordan River Foundation Related to the Donation of Interpretive Signage Along the Jordan River Trail

11. Consideration of **Resolution 2021-46R**: A Resolution Amending the City of North Salt Lake Personnel and Policy Manual Related to Sick Leave Conversion for Retiring Persons and Comp Time Accruals

12. Consideration of **Resolution 2021-48R**: A Resolution Establishing a Policy Statement and Position Related to Property Damage that Occurs on Gary Way Due to Proximity to Eaglewood Golf Course and Establishing Criteria for How Certain Costs for Qualifying Damage May be Reimbursed

13. Consideration of New Public Works Vehicle Purchases

14. Consideration of City Council Appointments to the Health and Wellness Committee

15. Mayor's Report

16. City Attorney Report

17. City Manager Report

18. 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 10th day of November 2021.
Dated this 10th day of November 2021.

Lynette D. Horrocks

CITY OF NORTH SALT LAKE CORPORATE SEAL 1946 STATE OF UTAH

CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT

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

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: November 16, 2021

SUBJECT: Presentation of the 2021 Redevelopment Agency Annual Report

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RECOMMENDATION

No action is required.

BACKGROUND

The purpose of the report fulfills the requirements of Utah Code section 17C-1-603. This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of North Salt Lake.

It is important to note that the annual report is currently in a transitioning phase as updated Utah Code section 17C-1-603 states that, beginning in 2022, the annual RDA report will be disseminated only to the Governor's Office of Economic Opportunity and will be due on or before June 30th of each calendar year. The November 1st deadline will be eliminated and electronic submission of the report to the taxing entities, County Auditor, State Tax Commission, State Board of Education will be replaced with the GOEO database. Lewis Young Robertson and Burningham (LYRB) will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

The data provided in the report has been updated with specific information related to the growth within each redevelopment area. LYRB will be present to provide an overview of the updates and address any questions from the Council regarding the report.

Attachments

1) 2021 Annual Report, Redevelopment Agency of the City of North Salt Lake

2021

ANNUAL REPORT

REDEVELOPMENT AGENCY OF THE CITY OF NORTH SALT LAKE, UT

IN COMPLIANCE WITH UTAH CODE SECTION 17C-1-603



NOVEMBER 1, 2021

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SECTION 1: EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc. ("LYRB") has been retained by the City of North Salt Lake Redevelopment Agency (the "Agency" or the "RDA") to assist with the management of the Agency's four project areas:

- Eaglewood Village CDA;
- Highway 89 CDA;
- Redwood Road CDA; and,
- Orbit EDA.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. As new reporting requirements were adopted in legislation and became effective in 2011 and again revised and updated in 2016, this report facilitates the RDA's compliance with the new code, providing the data necessary to fulfill the Agency Report requirements. This section of Utah Code mandates that the Agency provide an annual report to the county auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. The taxing entities involved in the various project areas of the Agency, to which this report is being provided, are summarized in the table below.

Table 1.1: RDA Taxing Entities

RDA TAXING ENTITIES	
Ken Leetham	City of North Salt Lake
Sherrie Pace	City of North Salt Lake
Heidi Voordeckers	Davis County
Curtis Koch	Davis County
Reid Newey	Davis School District
Craig Carter	Davis School District
Tif Miller	South Davis Recreation District
Gary Hatch	Davis County Mosquito Abatement District
Dal Wayment	South Davis Sewer District
Tage Flint	Weber Basin Water Conservancy District
Deborah Jacobson	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Scott Smith	Utah State Tax Commission

This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of North Salt Lake. It is important to note that the annual report is currently in a transitioning phase as updated Utah Code section 17C-1-603 states that, beginning in 2022, the annual RDA report will be disseminated only to the Governor's Office of Economic Opportunity and will be due on or before June 30th of each calendar year. The November 1st deadline will be eliminated and electronic submission of the report to the taxing entities, County Auditor, State Tax Commission, State Board of Education will be replaced with the GOEO database. LYRB will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

OVERVIEW OF THE REDEVELOPMENT AGENCY

Originally, under the Act, each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of project areas to be used to achieve different outcomes, including Urban Renewal Area (URA) and Economic Development Area (EDA).

In 2006, the Act was further modified to provide for an additional project area type, Community Development Area (CDA).

Changes to the Act, made in 2016 and 2019, put an end to the three aforementioned classifications. Going forward all project areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas (CRA). Previously created projects will still be subject to the predecessor rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will need to conform to the CRA modifications.

CRAs are created under a Redevelopment Agency. To create a CRA, an Agency must first adopt a survey resolution that designates a survey area and authorizes the Agency to prepare a project area plan and budget. The draft budget and plan are then created and then the Agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the Agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing entities. If the agency plans to use eminent domain in the CRA, a blight study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the blight study from a taxing entity committee (TEC). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities. No TEC is required. The affordable housing requirement for this approach is only 10% of the CRA's tax increment revenue.

As of Tax Year (TY) 2020, the Agency had three active project areas, 1) Eaglewood Village, 2) Redwood Road, and 3) Highway 89. The first two project areas are classified as CDAs. The Highway 89 Project Area Triggered in TY 2019 and is classified as a CDA. The Orbit Project Area has not yet triggered. When the Orbit Project Area becomes active, it will be classified as an EDA.

AUTHORITIES AND POWERS OF THE AGENCY

The authority of the Agency is directed by UCA Title 17C.
17C-1-202: A community development and renewal agency may:

- Sue and be sued;
- Enter into contracts generally;
- Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
- Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
- Enter into a lease agreement on real or personal property, either as lessee or lessor;
- Provide for urban renewal, economic development, and community development as provided in this title;
- Receive tax increment as provided in this title;
- If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
- Accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
- Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
- Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency's other purposes, including;
    - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
    - Refunding bonds to pay or retire bonds previously issued by the agency; and

- Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and

- Transact other business and exercise all other powers provided for in this title.

GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

Table 1.2: Board of Trustees

GOVERNING BOARD OF TRUSTEES		
Len Arave	Chair	City of North Salt Lake Mayor
Natalie Gordon	Board Member	City of North Salt Lake Council Member
Brian J. Horrocks	Board Member	City of North Salt Lake Council Member
Ryan Mumford	Board Member	City of North Salt Lake Council Member
Lisa Baskin	Board Member	City of North Salt Lake Council Member
Stan Porter	Board Member	City of North Salt Lake Council Member

Table 1.3: Administration & Staff Members

ADMINISTRATION & STAFF MEMBERS		
Ken Leetham	City Manager	City of North Salt Lake
Sherrie Pace	Community Development Director	City of North Salt Lake
Todd Godfrey	Attorney	City of North Salt Lake

SUMMARY OF REQUESTED FUNDS

In accordance with Utah Code 17C-1-603(3), this report is for informational purposes only, and does not alter the amount of tax increment that this Agency is entitled to collect. **The Agency requests all tax increment legally available from each of the Agency's project areas described below**; however, these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), project area budget(s), taxing entity committee resolutions, and/or interlocal cooperation agreements.

Table 1.4: Estimate of Tax Increment

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	TY 2021 (Ending Dec. 31, 2021)	TY 2022 (Beginning Jan. 1, 2022)
Property Tax Increment		
Eaglewood Village CDA	$506,778	$506,778
Redwood Road CDA	1,126,681	1,430,198
Orbit EDA	-	-
Highway 89 CDA	462,001	462,001
Total Revenue	**$2,095,460**	**$2,398,977**

Table 1.5: Active Project Area Acreage and Residential Housing

ACREAGE					
	Developed	**Undeveloped**	**Misc.**	**Total**	**Residential**
Redwood Road CDA	491.5	57.3	72.9	621.7	7.3[1]
Eaglewood Village CDA	64	8	20	92.1	43
Highway 89 CDA	45	73[2]	9	127	8.5[3]

[1] Constructed and under construction.
[2] Undeveloped and Underutilized.
[3] Total completed residential construction.

GENERAL OVERVIEW OF ALL PROJECT AREAS

Table 1.6: Tax Increment Received

TAX INCREMENT RECEIVED – ALL PROJECT AREAS		
Revenues	FY 2021 Totals	Estimated Remaining Life
Property Tax Increment		
Redwood Road CDA	$952,911	13,521,177
Eaglewood Village CDA	459,700	3,500,368
Highway-89 CDA	364,442	6,370,459
Other Revenue		
Interest Earnings	1,966	1,966
Total Revenues	**$1,779,019**	**$23,393,970**
Expenditures	FY 2021 Totals	Estimated Remaining Life
Redwood Road		
Housing Restriction	$95,291	$1,352,118
Agency for Projects & Programs	238,228	3,380,294
Developer Payment	571,746	8,112,706
City Revenue: Administrative Fee	47,646	676,059
Sub Total	**$952,911**	**$13,521,177**
Eaglewood Village		
City Revenue: Administrative Fee	$22,985	$99,002
Developer Payment	436,715	1,881,032
Fund Balance for Developer Incentives	0	1,520,334
Sub Total	**$459,700**	**$3,500,368**
Highway 89		
Housing Restriction	$36,444	$637,046
Project Development Costs	309,776	5,414,890
City Revenue: Administrative Fee	18,222	318,523
Sub Total	**$364,442**	**$6,370,459**
Total Expenditures	**$1,777,053**	**$23,392,004**

SECTION 2: EAGLEWOOD VILLAGE CDA

Table 2.1: Project Area Overview

OVERVIEW				
Type CDA	**Acreage** 92	**Purpose** Develop land related to former gravel pit	**Taxing District** #44 #45	**Tax Rate** 0.011629 0.011812
Creation Year 2008	**Base Year** 2011	**Term** 15 Years	**Trigger Year** TY 2012	**Expiration Year** TY 2026
Base Value $3,052,933	**TY 2020 Value** $65,064,165	**Increase** 2031%	**FY 2021 Increment** $459,700	**Remaining Years** 6 Years

The Eaglewood Village Community Development Project Area was created in December 2008 and is governed by (a) the "*Eaglewood Village Community Development Project Area Plan*" dated December 19, 2008, (b) the "*Eaglewood Village Community Development Project Area Budget*" dated December 19, 2008 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the "Interlocal Cooperation Agreement" between the Agency and the Davis Mosquito Abatement District dated September 18, 2009; (d) the "Interlocal Cooperation Agreement" between the Agency and the Davis County dated March 31, 2009; (e) the "Interlocal Cooperation Agreement" between the Agency and the City of North Salt Lake dated February 13, 2009; (f) the "First Amendment to Interlocal Cooperation Agreement" between the Agency and the City of North Salt Lake dated March 17, 2015; (g) the "Interlocal Cooperation Agreement" between the Agency and the South Davis Recreation District dated May 18, 2009; (h) the "Interlocal Cooperation Agreement" between the Agency and the South Davis Sewer District dated February 19, 2009; (i) the "Interlocal Cooperation Agreement" between the Agency and the Weber Basin Water Conservancy District; and (j) the "Interlocal Cooperation Agreement" between the Agency and the Davis County School Districted dated March 2, 2010 (collectively, the "Interlocal Agreements"). These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations of the Agency.

The purpose of the Project Area is to assist with the development of a retail/office complex, as well as multi/single family dwellings, in order to better meet the growing commercial and residential needs of the community. This development is envisioned to create jobs and increase property and sales tax revenues to the taxing entities. The Project Area lies within the southeast portion of the City and includes approximately 92 acres of land in the former gravel pit on the southeast corner of US 89 and Eagleridge Drive. A map of the Project Area is included as **Exhibit A**.

Illustration 2.1: Eaglewood Village





In March 2015, the Agency entered into the "First Amendment to Interlocal Cooperation Agreement" between the Agency and City. The agreement stated the following: "The County shall remit to the Agency beginning with property tax receipts in 2012 ("Year One"), 100 percent of the annual incremental property taxes collected from property within the Project Area for Year One through 2020 ("Year Nine"). The Agency shall then, within thirty (30) days after receipt, remit to the City 60 percent of the annual Incremental Property Tax received by the Agency, and the Agency shall keep the remaining 40 percent." The project area did not receive tax increment until FY 2015. For the purposes of the split, TY2014/FY2015 will be recognized as Year One and TY2021/FY2023 is recognized as Year Nine. The split of Project Area funds will be adjusted to reflect the year of the project timeline rather than the listed tax year.

SOURCES OF FUNDS

Table 2.2: Sources of Funds

FY 2021 SOURCES OF FUNDS	
Property Tax Increment	$472,347
Prior Years Delinquent/Over Payment	(12,647)
Fund Balance	-
Total Sources of Funds	**$459,700**

Table 2.3: Tax Increment Levels

PARTICIPATION RATES	
Taxing Entity	**% of Tax Increment**
North Salt Lake	40%
Davis County	75%
Davis County School District	65%
South Davis Sewer Improvement District	75%
County Library	75%
South Davis Recreation District	75%
South Davis Mosquito Abatement District	75%
Weber Basin Water Conservancy District	75%
South Davis Water District	75%

USES OF FUNDS

Pursuant to the Tax Increment Agreement ("Agreement") entered into May 18, 2010 between the Agency and Eaglewood Village Inc. (the "Company"), the Company will be reimbursed up to $6,715,186 of the actual costs related to infrastructure improvements which have been (or will be) made by the Company (or its successors), together with interest thereon equal to 6 percent per annum. Notwithstanding, said interest shall not exceed $2,000,000. The Agreement further states the Agency is entitled to 5 percent of the tax increment for administrative fees and the remaining 95 percent is dedicated to reimbursing the Company. The Agreement is valid for 15 years, the life of the Project Area Plan.

Table 2.4: Uses of Funds

FY 2021 USES OF FUNDS	
City Revenue: Administrative Fee	$22,985
Developer Payment	436,715
Fund Balance for Developer Incentives	-
Total Uses of Funds	**$459,700**

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 2.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2021	$459,700	$486,954	94%

RELATIVE GROWTH IN ASSESSED VALUE

Table 2.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2020 vs. 2019)	$65,064,165	$64,654,608	1%	1%
Lifetime Growth in Project Area (2020 vs. Base)	$65,064,165	$3,052,933	2031%	55%
ASSESSED VALUES IN NORTH SALT LAKE CITY				
Annual Growth in NSL (2020 vs. 2019)	$2,298,504,455	$2,153,870,094	7%	7%
Lifetime Growth in NSL (2020 vs. 1997)	$2,298,504,455	$456,353,735	404%	7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 2.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
-Job creation
-Increase property and sales tax revenue

GROWTH IN PROPERTY TAX INCREMENT

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA			
Tax Year 2020	$459,700	$35,435	1,358%
Lifetime Increment[4]	$1,992,893	$226,131	881%
PASS THROUGH INCREMENT (ABOVE BASE)			
Tax Year 2020	$256,615	$35,506	723%
Lifetime Increment	$1,471,218	$261,637	562%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The City Council approved an amendment to the Eaglewood Village Development Agreement on the remaining lots 1A, 2 & 3, containing 13.9 acres, in the Eaglewood Village Subdivision. The amended General Development Plan includes the construction of 25,000 sq. ft. of retail space, 16,000 sq. ft. of office space and up to 446 residential units. The developer is Brighton Development Utah, LLC. Construction began in Spring 2021 on the project "Village Station" consisting of a 4 story mixed use building containing 18,000 sq. ft. of retail and office space on the first floor and apartments above, as well as 2 other 4 story apartment buildings, and appurtenant structures and amenities. Construction on the three midrise mixed use buildings has an expected completion for two buildings in Fall 2022 and Spring 2023 for the third. These three buildings add 230 additional dwelling units. A building permit is ready to issue for a 30,000 sq. ft. office/retail building called Eaglewood Plaza to be constructed on lot 1A. Construction is expected

[4] Values since 2015 based on available data.

to begin Spring 2022. The remaining residential units will be constructed in Buildings 4 & 5 with expected site plan approvals occurring in 2022. This would complete the construction in the lower portion of Eaglewood Village. The sole single family development in the project area is the Views at Eaglewood, there are four vacant lots remaining.

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 2.9: Project Area Budget

PROJECT AREA BUDGET	FY 2022-2027	
REVENUES	TOTALS	NPV@5%
Increment	$3,040,668	$2,572,249
Total Revenue	**$3,040,668**	**$2,572,249**
EXPENDITURES	TOTALS	NPV@5%
City Revenue: Administrative Fee	76,017	$65,924
Developer Payment	1,444,317	$1,252,563
Fund Balance for Developer Incentives	1,520,334	$1,253,762
Total Expenditures	**$3,040,668**	**$2,572,249**

OTHER ISSUES

The project area did not receive tax increment until FY 2015. For the purposes of the split, TY2014/FY2015 is recognized as Year One and TY2021/FY2023 will be recognized as Year Nine. The split of Project Area funds will be adjusted to reflect the year of the project timeline rather than the listed tax year.

LYRB has not identified any other major areas of concern with the Eaglewood Village CDA Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2021 actuals and projections for FY 2022 and FY 2023, as well as a multi-year budget from TY 2016 to 2026 for the Eaglewood Village Project Area.

Eaglewood Village

2021 Actuals

	Year 7
Tax Year	2020
Payment Year	2021
ASSESSED VALUATION	
Taxable Value	
#44 Total Assessed	$22,536,429
#44 Base Year Value	($3,036,497)
#45 Total Assessed	$42,527,736
#45 Base Year Value	($16,436)
Total Incremental Value	$62,011,232
TAX INCREMENT ANALYSIS	
Tax Rate	
#44 Tax Rate	0.011629
#45 Tax Rate	0.011812
Personal Property	0.011795
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#44 Tax Increment	$146,702
#45 Tax Increment	$325,645
Prior Years Delinquent/Over Payment	($12,647)
TOTAL DISTRIBUTION	**$472,347**
EXPENDITURES	
City Revenue: Administrative Fee	$22,985
Developer Payment	$436,715
Fund Balance for Developer Incentives	$0
TOTAL EXPENDITURES	**$459,700**

Eaglewood Village

2022 Projected Budget

	Year 8
Tax Year	2021
Payment Year	2022
ASSESSED VALUATION	
Taxable Value	
#44 Total Assessed	$25,794,915
#44 Base Year Value	($3,036,497)
#45 Total Assessed	$43,822,216
#45 Base Year Value	($16,436)
Total Incremental Value	$66,564,198
TAX INCREMENT ANALYSIS	
Tax Rate	
#44 Tax Rate	0.011629
#45 Tax Rate	0.011812
Personal Property	0.011795
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#44 Tax Increment	$171,216
#45 Tax Increment	$335,562
TOTAL DISTRIBUTION	**$506,778**
EXPENDITURES	
City Revenue: Administrative Fee	$25,339
Developer Payment	$481,439
Fund Balance for Developer Incentives	$0
TOTAL EXPENDITURES	**$506,778**

Eaglewood Village

2023 Projected Budget

	Year 9
Tax Year	2022
Payment Year	2023
ASSESSED VALUATION	
Taxable Value	
#44 Total Assessed	$25,794,915
#44 Base Year Value	($3,036,497)
#45 Total Assessed	$43,822,216
#45 Base Year Value	($16,436)
Total Incremental Value	$66,564,198
TAX INCREMENT ANALYSIS	
Tax Rate	
#44 Tax Rate	0.011629
#45 Tax Rate	0.011812
Personal Property	0.011795
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#44 Tax Increment	$171,216
#45 Tax Increment	$335,562
TOTAL DISTRIBUTION	**$506,778**
EXPENDITURES	
City Revenue: Administrative Fee	$10,136
Developer Payment	$192,576
Fund Balance for Developer Incentives	$304,067
TOTAL EXPENDITURES	**$506,778**

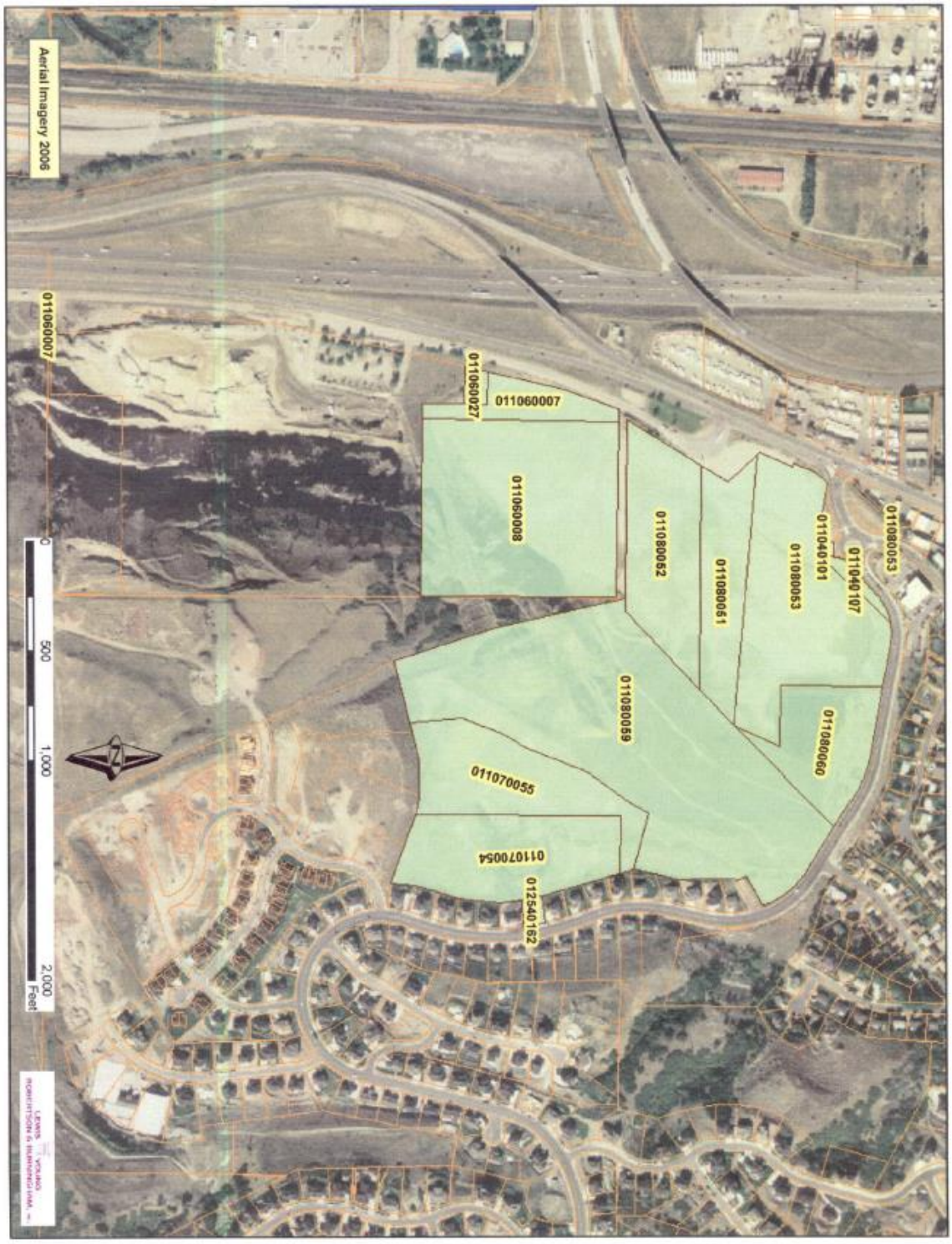
Eaglewood Village

Ongoing Budget

Multi-Year Project Area Budget Projections

Tax Year / Payment Year	1 2014 2015	2 2015 2016	3 2016 2017	4 2017 2018	5 2018 2019	6 2019 2020	7 2020 2021	8 2021 2022	9 2022 2023	10 2023 2024	11 2024 2025	12 2025 2026	13 2026 2027
REVENUES													
TAXABLE VALUATION:													
#44 Real	10,083,195	9,267,609	11,359,121	15,961,691	18,179,248	21,341,217	21,935,082	25,185,017	25,185,017	25,185,017	25,185,017	25,185,017	25,185,017
#44 Personal	-	-	-	5,767	-	252	-	-	-	-	-	-	-
#44 Centrally Assessed	-	5,232	355,465	424,115	568,068	606,006	601,347	609,898	609,898	609,898	609,898	609,898	609,898
#44 Base Year Value	(1,979,416)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)	(3,036,497)
#45 Real	17,021,341	17,051,190	27,128,595	35,341,035	38,638,422	42,113,660	41,116,721	42,426,704	42,426,704	42,426,704	42,426,704	42,426,704	42,426,704
#45 Personal	-	-	-	390,622	-	27,358	796,878	796,878	796,878	796,878	796,878	796,878	796,878
#45 Centrally Assessed	-	16,122	179,394	404,053	542,044	566,115	614,137	598,634	598,634	598,634	598,634	598,634	598,634
#45 Base Year Value	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)
Total Incremental Value	52,213,220	49,627,373	35,969,642	49,474,350	54,874,849	61,601,675	62,011,232	66,564,198	66,564,198	66,564,198	66,564,198	66,564,198	66,564,198
Tax Rates													
Total Tax Rate #44	0.013034	0.013293	0.012764	0.011806	0.011560	0.011606	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629
Total Tax Rate #45	0.013280	0.013543	0.012998	0.012020	0.011762	0.011795	0.011812	0.011812	0.011812	0.011812	0.011812	0.011812	0.011812
Total Personal Property Tax Rate		-	-	0.012998	0.012020	0.011260	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795
Participation Rate													
North Salt Lake	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Davis County	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County School District	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
South Davis Sewer Improvement District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
County Library	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Recreation District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Mosquito Abatement District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Weber Basin Water Conservancy District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Water District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Property Tax Increment #44													
Total Increment	68,155	53,528	71,098	101,362	116,663	141,944	146,702	171,216	171,216	171,216	171,216	171,216	171,216
Property Tax Increment #45													
Total Increment	146,153	149,550	228,384	280,166	296,752	326,473	325,645	335,562	335,562	335,562	335,562	335,562	335,562
Tax Increment Available for Budget	214,308	203,078	299,482	381,528	413,415	481,083	472,347	506,778	506,778	506,778	506,778	506,778	506,778
Prior Years Delinquent/Over Payment							(12,647)						
Fund Balance		115,331											
Total Funds for Budget	214,308	318,409	299,482	381,528	413,415	481,083	459,700	506,778	506,778	506,778	506,778	506,778	506,778
First Amendment Split													
Agency									202,711	202,711	202,711	202,711	202,711
City									304,067	304,067	304,067	304,067	304,067
EXPENDITURES													
City Revenue: Administrative Fee	10,715	15,920	14,974	19,076	20,671	24,054	22,985	25,339	10,136	10,136	10,136	10,136	10,136
Developer Payment	203,592	302,489	284,508	362,451	392,744	457,029	436,715	481,439	192,576	192,576	192,576	192,576	192,576
Fund Balance for Developer Incentives		-	-	-	-	-	-	-	304,067	304,067	304,067	304,067	304,067
Total Uses	**214,308**	**318,409**	**299,482**	**381,528**	**413,415**	**481,083**	**459,700**	**506,778**	**506,778**	**506,778**	**506,778**	**506,778**	**506,778**

EXHIBIT A: EAGLEWOOD VILLAGE MAP



SECTION 3: REDWOOD ROAD CDA

Table 3.1: Project Area Overview

OVERVIEW				
Type CDA	**Acreage** 621.7	**Purpose** Revitalize and enhance industrial corridor	**Taxing District** #44	**Tax Rate** 0.011629
Creation Year 2013	**Base Year** 2012	**Term** 15 Years	**Trigger Year** TY 2015	**Expiration Year** TY 2029
Base Value $152,135,687	**TY 2019 Value** $337,296,125	**Increase** 122%	**FY 2020 Increment** $952,911	**Remaining Years** 9 Years

The Redwood Road Community Development Project Area was created in July 2013 and is governed by (a) the "*Redwood Road Community Development Project Area Plan*" dated July 16, 2013, (b) the "*Redwood Road Community Development Project Area Budget*" dated July 16, 2013 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the "Interlocal Cooperation Agreement" between the Agency and the Davis Mosquito Abatement District dated November 19, 2013; (d) the "Interlocal Cooperation Agreement" between the Agency and Davis County dated July 25, 2013 and the "Amendment to the Interlocal Cooperation Agreement" with Davis County dated December 17, 2013; (e) the "Interlocal Cooperation Agreement" between the Agency and the City of North Salt Lake dated July 16, 2013; (f) the "Interlocal Cooperation Agreement" between the Agency and the South Davis Recreation District dated September 16, 2013; (g) the "Interlocal Cooperation Agreement" between the Agency and the South Davis Sewer District dated November 19, 2013; (h) the "Interlocal Cooperation Agreement" between the Agency and the Weber Basin Water Conservancy District dated November 19, 2013; and (i) the "Interlocal Cooperation Agreement" between the Agency and the Davis County School District dated November 19, 2013 (collectively, the "Interlocal Agreements"). These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations of the Agency.

The purpose of the Project Area is to facilitate new quality development and improve existing private and public structures and spaces. The Project Area Plan allows for commercial, retail, office, industrial, light manufacturing, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County. The proposed community development project will provide infrastructure in an area that has inadequate sidewalk, curb and gutter, and street lighting. It is anticipated that the proposed infrastructure for the Redwood Road and Center Street intersection will spur development within the entire Project Area. Additionally, the community development project will plan for better utilization of transportation and remove pedestrian hazards through appropriate site access, signage, sidewalks and parking.

The Project Area is located along the Redwood Road corridor and follows the southern boundary of the City. The Project Area is comprised of approximately 372 parcels, equaling 621.7 acres of property. A map of the Project Area is included as **Exhibit B**. The Redwood Road project area triggered in TY 2015 and each of the taxing entities is participating at 45 percent.

SOURCES OF FUNDS

Table 3.2: Sources of Funds

FY 2021 SOURCES OF FUNDS	
Tax Increment	$968,529
Prior Years Delinquent/Over Payment	(15,618)
Total Sources of Funds	**$952,911**

USES OF FUNDS

Pursuant to the Tax Increment Participation Agreement between the Agency and Amsource Companies ("Amsource"), the Agency will pay Amsource 60 percent of the Redwood Road Tax Increment annually for 15 years or until $1,500,000 has been paid.

Table 3.3: Uses of Funds

FY 2021 USES OF FUNDS	
Housing Restriction	$95,291
Agency for Projects & Programs	238,228
Developer Payment	571,746
City Revenue: Administrative Fee	47,646
Total Uses of Funds	**$952,911**

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.4: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	FORECASTED	ACTUAL	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – TY 2020	$872,879	$952,911	109%

RELATIVE GROWTH IN ASSESSED VALUE

Table 3.5: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Lifetime Growth in Project Area (2020 vs. 2019)	$337,296,125	$289,569,041	16%	16%
Lifetime Growth in Project Area (2020 vs. Base)	$337,296,125	$152,145,687	122%	12%
ASSESSED VALUES IN NORTH SALT LAKE CITY				
Annual Growth in NSL (2020 vs. 2019)	$2,298,504,455	$2,153,870,094	7%	7%
Lifetime Growth in NSL (2020 vs. 1997)	$2,298,504,455	$456,353,735	404%	7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 3.6: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
-Increased jobs
-Improved public infrastructure
-Increased tax base
-Sales tax revenue

GROWTH IN PROPERTY TAX INCREMENT

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA			
Tax Year 2020	$952,9111	$1,769,186	54%

Lifetime Increment[5]	$2,950,095	$11,054,140	27%
PASS THROUGH INCREMENT (ABOVE BASE)			
Tax Year 2020	$1,183,757	$1,769,186	67%
Lifetime Increment	$3,598,476	$11,054,140	33%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Table 3.7: Notable Development-Completed 2018-2021

LOCATION	TENANTS
Foxboro Marketplace Pad B	Little Caesar's, Chinese Gourmet, Beauty Salon, H&R Block and Cricket Wireless
Foxboro Marketplace Pad C	Soda Flow and Super Cuts, 2 Available Tenant Spaces
Shared Wall with Lee's Marketplace	Ace Hardware, KB Nails, Bountiful Internal Medicine Clinic
Foxboro Marketplace Pad E	Goldenwest Credit Union, medical offices forthcoming (vacant lot)
Foxboro Marketplace Pad F	Holiday Oil and Del Taco
Foxboro Marketplace Pad H	AutoZone
Spectrum Academy Charter H.S.	Spectrum Academy Charter High School
989 West Center Street	Amazon Prime Delivery Location
259 South Riverbend Way	I-215 Business Park-Office/ Industrial Building-Tom Stuart Construction Offices
1475 West Center Street	Treviso Bldg-Backyard Dogcare & Boarding; DPR Architecture
215 S Riverbend Way	Riverbend 6 Bldg-Construction Trades Offices/Cabinet shop
155 South 750 West	Gramoll Construction Offices
181 South 750 West	MC Green Construction
24 North Redwood Rd.	Maverik Convenience Store and Gas Pumps
910 West Center	Dixon Warehouse Bldg-Idaho Specialized Transport
680 South Redwood Road	Sandbar-Indoor/Outdoor Volleyball Facility
561 North Redwood Road	7th West Strip building-Multi Tenant-Automotive Services/Contractor Services
230 North Cutler	Blue Mountain Building
1020 North Redwood Road	Hughes General Contractors
333 South Redwood Road	Amcor Expansion
780 North 700 West	Pacesetters-Multi Tenant-Construction Trades/Auto Sales/Misc Manufacturing
Wellington Place (800 N Cutler Dr.)	23 Single Family Homes
Foxboro Marketplace (Lot 7)	120 Apartments

The Redwood Road CDA Area has experienced tremendous growth since the project area was triggered in 2015. Table 3.7 above lists the projects completed and the new businesses and residences added to the project area. A notable recent project completed is the Amazon Prime building, a last mile delivery facility with 201,000 sq. ft. which created 800 new jobs for North Salt Lake. Foxboro Marketplace has completed construction on all pads with the exception of Lot 1B owned by Golden West Credit Union. Lot 1B is programmed for medical offices. The majority of the tenant spaces are finished and occupied. The vacant Family Dollar store is currently being renovated as an O'Reilly Auto Parts.

The Redwood Road CDA has a remaining inventory of vacant parcels equal to 57.3 acres. An additional 58.2 acres has been identified as potential redevelopment sites or underutilized parcels.

The residential component of the Marketplace was completed Summer 2021 and contains six buildings of stacked flat apartments in three stories. There are a total of 120 apartments with one to three-bedroom units. Each unit has either a single car garage or carport and the complex has generous amenities: swimming pool, clubhouse, playground, bbq/picnic area, and fitness room. Additionally, Wellington Place Subdivision was approved for 23 single

[5] Values since 2015 based on available data.

family dwellings, 12 homes have been completed and 11 are under construction with expected completion Summer 2022.

Table 3.8: Future Development

LOCATION	TENANTS
G&G Subdivision Lot 2	Multi-tenant Office/Warehouse Building
NSL Business District (Kimball Property Redwood)	11 Office/Warehouse, 5 Retail
Foxboro Marketplace (Lot 1B)	Medical Office Building

Table 3.8 details future development in the Project Area.

Details regarding projects underway or completed in the Redwood Road CDA:

1. Construction on the Gramoll Construction building was completed Spring of 2020. The building is on a 3.13-acre site and is 17,000 sq. ft. of office and shop space. Construction of MC Green building on the 3.41-acre was completed Summer 2021. The remaining lot is programmed for a spec office/warehouse space on the remaining 2.76 ac. Lot.
2. Hughes Construction completed construction on an addition 9,600 sq. ft. shop building on their property on Redwood Road in 2021.
3. Maverik has finished construction on 4.92-acre site at 24 North Redwood Road of a new 6,270 sq. ft. convenience store with 14 passenger vehicle gas pumps and 8 truck and RV pumps, truck scales, and RV dump.
4. Dickson Company has completed construction at 21 North Cutler Drive on a 1.9-acre lot for a 26,000 sq. ft. office warehouse building. They also completed construction on an additional 48,000 sq. ft. building on the remaining combined 3 acres in 2021.
5. Amazon completed construction on a 200,000 sq. ft. “last mile” delivery facility on the former Gun Club property. The property is 56 acres in size and will employ approximately 800 people. The property will have significant impact on the RDA and other properties. The remaining 12 acres is programmed for the development of retail commercial that may include office, restaurants, lodging, and commercial retail. A site plan is expected in Spring of 2022. A conservative estimate of $58 million in value provided by the Agency has been added to future projections.
6. Sandbar is an indoor/outdoor sand volleyball training and tournament facility on 1.52 acres and is 21,000 sq. ft. was completed in January 2018.
7. The 7th West Strip building is an industrial/office building on 1 acre and contains 15.456 sq. ft. was completed in August 2018 and 2 tenant finishes in 2019
8. Blue Mountain Building completed the second half of the office/warehouse building on Cutler Drive and Robinson Dr. It is 10,000 sq. ft. of additional business condo space on 2.16 acres. The building was completed in spring 2020.
9. Hughes General Contractors has two new buildings, 3,000 square feet each, at approximately 1020 North Redwood Road, and completed in 2018.
10. Amcor (333 South Redwood Road) expanded their site by adding approximately 33,000 square feet of new building space. Construction was complete in April 2018. Amcor completed construction on an additional 7,000 sq. ft. of building and new conveyor system in 2020.
11. Pacesetters, at 780 N. 700 W., has a 20,000 sq. ft. building under construction that was completed in 2020.

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 3.9: Project Area Budget

PROJECT AREA BUDGET	FY 2022-2030	
REVENUES	TOTALS	NPV@5%
Increment	$12,568,267	$9,876,530
Total Revenue	**$12,568,267**	**$9,876,530**
EXPENDITURES	TOTALS	NPV@5%
Housing Restriction	$1,256,827	$987,653
Agency for Projects & Programs	3,142,067	$2,469,132
Developer Payment	7,540,960	$5,925,918
City Revenue: Administrative Fee	628,413	$493,826
Total Expenditures	**$12,568,267**	**$9,876,530**

OTHER ISSUES

LYRB has not identified any major areas of concern with the Redwood Road Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2021 actuals and projected FY 2022 and FY 2023, as well as a multi-year budget from 2016 through 2030.

Redwood Road

2021 Actuals

	Year 6
Tax Year	2020
Payment Year	2021
ASSESSED VALUATION	
Taxable Value	
#44 Total Assessed	$337,296,125
#44 Base Year Value	($152,135,687)
Total Incremental Value	$185,160,438
TAX INCREMENT ANALYSIS	
Tax Rate	
#44 Tax Rate	0.011629
Personal Property	0.011606
Participation Rate	**45%**
North Salt Lake	0.001233
Davis County	0.001707
Davis County School District	0.007670
South Davis Sewer Improvement District	0.000226
County Library	0.000319
South Davis Recreation District	0.000218
South Davis Mosquito Abatement District	0.000110
Weber Basin Water Conservancy District	0.000146
South Davis Water District (#45 only)	0.000183
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#44 Tax Increment	$968,529
#45 Tax Increment	$0
Prior Years Delinquent/Over Payment	($15,618)
TOTAL DISTRIBUTION	**$952,911**
EXPENDITURES	
Housing Restriction	$95,291
Agency for Projects & Programs	$238,228
Developer Payment	$571,746
City Revenue: Administrative Fee	$47,646
TOTAL EXPENDITURES	**$952,911**

Redwood Road

2022 Annual Budget

	Year 7
Tax Year	2021
Payment Year	2022
ASSESSED VALUATION	
Taxable Value	
#44 Total Assessed	$367,436,758
#44 Base Year Value	($152,135,687)
Total Incremental Value	$215,301,071
TAX INCREMENT ANALYSIS	
Tax Rate	
#44 Tax Rate	0.011629
Personal Property	0.011629
Participation Rate	**45%**
North Salt Lake	0.001233
Davis County	0.001707
Davis County School District	0.007670
South Davis Sewer Improvement District	0.000226
County Library	0.000319
South Davis Recreation District	0.000218
South Davis Mosquito Abatement District	0.000110
Weber Basin Water Conservancy District	0.000146
South Davis Water District (#45 only)	0.000183
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#44 Tax Increment	$1,126,681
TOTAL DISTRIBUTION	**$1,126,681**
EXPENDITURES	
Housing Restriction	$112,668
Agency for Projects & Programs	$281,670
Developer Payment	$676,009
City Revenue: Administrative Fee	$56,334
TOTAL EXPENDITURES	**$1,126,681**

Redwood Road

2023 Annual Budget

	Year 8
Tax Year	2022
Payment Year	2023
ASSESSED VALUATION	
Taxable Value	
#44 Total Assessed	$367,436,758
#44 Base Year Value	($152,135,687)
Total Incremental Value	$215,301,071
TAX INCREMENT ANALYSIS	
Tax Rate	
#44 Tax Rate	0.011629
Personal Property	0.011629
Participation Rate	**45%**
North Salt Lake	0.001233
Davis County	0.001707
Davis County School District	0.007670
South Davis Sewer Improvement District	0.000226
County Library	0.000319
South Davis Recreation District	0.000218
South Davis Mosquito Abatement District	0.000110
Weber Basin Water Conservancy District	0.000146
South Davis Water District (#45 only)	0.000183
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#44 Tax Increment	$1,430,198
TOTAL DISTRIBUTION	**$1,430,198**
EXPENDITURES	
Housing Restriction	$143,020
Agency for Projects & Programs	$357,550
Developer Payment	$858,119
City Revenue: Administrative Fee	$71,510
TOTAL EXPENDITURES	**$1,430,198**

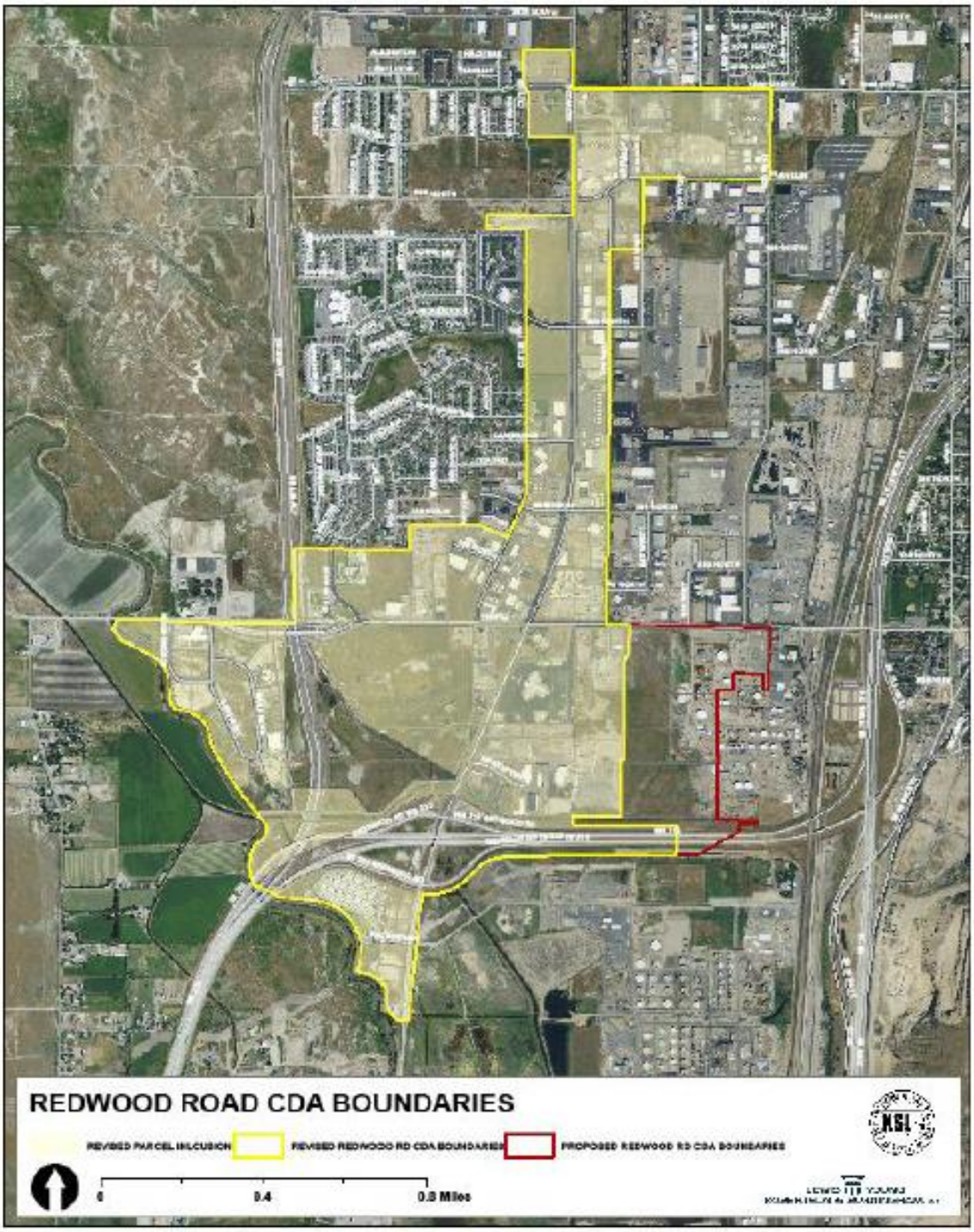
Redwood Road

Ongoing Budget

Multi-Year Project Area Budget Projections

Tax Year / Payment Year	1 2015 2016	2 2016 2017	3 2017 2018	4 2018 2019	5 2019 2020	6 2020 2021	7 2021 2022	8 2022 2023	9 2023 2024	10 2024 2025	11 2025 2026	12 2026 2027	13 2027 2028	14 2028 2029	15 2029 2030
REVENUES															
TAXABLE VALUATION:															
#44 Real Property	141,233,232	150,264,529	198,571,190	212,172,355	234,283,775	267,644,095	297,843,154	355,843,154	355,843,154	355,843,154	355,843,154	355,843,154	355,843,154	355,843,154	355,843,154
#44 Personal	23,964,544	33,084,400	33,715,926	33,293,125	50,277,448	63,744,476	63,744,476	63,744,476	63,744,476	63,744,476	63,744,476	63,744,476	63,744,476	63,744,476	63,744,476
#44 Centrally Assessed	6,142,473	2,057,020	2,560,044	4,167,807	5,007,818	5,907,554	5,849,128	5,849,128	5,849,128	5,849,128	5,849,128	5,849,128	5,849,128	5,849,128	5,849,128
#44 Total Assessed Value	171,340,249	185,405,949	234,847,160	249,633,287	289,569,041	337,296,125	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758
Real Base	(152,135,687)	(152,135,687)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)
Personal Proprety Base			(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)
Incremental Assessed Value	19,204,562	33,270,262	82,711,473	97,497,600	137,433,354	185,160,438	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071
Total Assessed Value	171,347,749	185,412,249	234,847,160	249,633,287	289,569,041	337,296,125	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758	367,436,758
Total Base Year Value	(152,145,687)	(152,145,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)
Total Incremental Value	19,202,062	33,266,562	82,711,473	97,497,600	137,433,354	185,160,438	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071	215,301,071
Tax Rates															
Total Tax Rate #44	0.013293	0.012764	0.011806	0.011560	0.011606	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629
Total Tax Rate #45	0.013543	0.012998	0.012020	0.011759	0.011795	0.011812	0.011812	0.011812	0.011812	0.011812	0.011812	0.011812	0.011812	0.011812	0.011812
Total Personal Property Tax Rate	-	-	0.012764	0.011806	0.011560	0.011606	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629	0.011629
Participation Rate															
North Salt Lake	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
Property Tax Increment #44															
Total Increment	114,879	191,098	444,180	508,358	738,707	968,529	1,126,681	1,430,198	1,430,198	1,430,198	1,430,198	1,430,198	1,430,198	1,430,198	1,430,198
Property Tax Increment #45															
Total Increment	(15)	(22)	-	-	-	-	-	-	-	-	-	-	-	-	-
Prior Years Delinquent/Over Payment						(15,618)									
Tax Increment Available for Budget	114,864	191,076	444,180	508,358	738,707	952,911	1,126,681	1,430,198	1,430,198	1,430,198	1,430,198	1,430,198	1,430,198	1,430,198	1,430,198
EXPENDITURES															
Housing Restriction	11,486	19,108	44,418	50,836	73,871	95,291	112,668	143,020	143,020	143,020	143,020	143,020	143,020	143,020	143,020
Agency for Projects & Programs		47,769	111,045	127,089	184,677	238,228	281,670	357,550	357,550	357,550	357,550	357,550	357,550	357,550	357,550
Developer Payment		114,646	266,508	305,015	443,224	571,746	676,009	858,119	858,119	858,119	858,119	858,119	858,119	858,119	858,119
City Revenue: Administrative Fee	109,120	9,554	22,209	25,418	36,935	47,646	56,334	71,510	71,510	71,510	71,510	71,510	71,510	71,510	71,510
Total Uses	**120,607**	**191,076**	**444,180**	**508,358**	**738,707**	**952,911**	**1,126,681**	**1,430,198**	**1,430,198**	**1,430,198**	**1,430,198**	**1,430,198**	**1,430,198**	**1,430,198**	**1,430,198**

EXHIBIT B: REDWOOD ROAD MAP



On March 5, 2013 the Agency, by resolution, designated the proposed Redwood Road CDA boundaries (shown in red). Upon further review, the Agency decided to revise the boundaries to include only the parcels shown in yellow. Thus, only the parcels in yellow, or the "Revised Redwood Road CDA Boundaries" will be affected by the CDA.

SECTION 4: ORBIT EDA

Table 4.1: Project Area Overview

OVERVIEW				
Type	**Acreage**	**Purpose**	**Taxing District**	**Tax Rate**
RDA	72	Industrial and Light Manufacturing	#44 #45	- -
Creation Year	**Base Year**	**Term**	**Trigger Year**	**Expiration Year**
FY 2013	TBD	20 Years	TBD	FY 2035

The Orbit Economic Development Project Area was created in September 2013 and is governed by (a) the "*Orbit Economic Development Project Area Plan*" dated September 17, 2013, (b) the "*Orbit Economic Development Project Area Budget*" dated September 17, 2013, (c) the Taxing Entity Committee Resolution approving the Project Area Budget dated August 8, 2013, and (d) all other associated ordinances and resolutions approving and adopting the plan and budget. These documents define the duration and use of property tax generated within the Project Area, as well as conditions and obligations of the Agency.

Additionally, the Agency entered into a Tax Increment Participation Agreement with Orbit Irrigation Products, Inc. ("Orbit") on March 6, 2013, which states the Agency will pay Orbit 69.5 percent of the tax increment generated by the Orbit Expansion Project on an annual basis (subject to the continuing new jobs requirement outlined in the Agreement) for 20 years. The remaining 30.5 percent of tax increment will be used as follows: housing needs: 10 percent, EDA administration: 7.5 percent, and infrastructure costs: 13 percent. The Project Area must trigger by FY 2020.



The purpose of the Project Area is to encourage the expansion of existing businesses within the Project Area. This enhancement of economic vitality to the Project Area will benefit the community, City, County and the State. The Project Area Plan allows for industrial and light manufacturing uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County. The proposed community development project will provide additional needed infrastructure in the Project Area. Private and public infrastructure associated with the development project is essential to promoting economic development activities.

The Project Area is located between the railroad tracks just east of Main Street and I-15 with 2600 South as the northern border. The Project Area is comprised of approximately 26 parcels and 72 acres. A map of the Project Area is included as **Exhibit C**.

This Project Area has not yet been triggered. The Project Area Budget specifies that tax increment must be triggered no later than March 1, 2020. However, the deadline came and went because the company had not met any of the development requirements. Therefore, the Agency is now considering what best paths to take in the future in terms or trigger dates and development agreements. The Agency will receive tax increment based upon the schedule outlined below. This outline will have to be adjusted based on any new agreements or changes the Agency decides to make.

Table 4.2: Tax Increment Levels

TAX INCREMENT LEVELS		
Years	% of Tax Increment	# of Years
Davis County	75%	20
County Library	75%	20
Davis County School District	75%	20
North Salt Lake City	75%	20
Weber Basin Water Conservancy District	75%	20
Davis County Mosquito Abatement District	75%	20
South Davis Sewer Improvement District	75%	20
South Davis Recreation District	75%	20

OTHER ISSUES

The main issue is that the original resolutions and related interlocal agreements for the Project Area did not include language that would trigger the collection of tax increment within the Project Area automatically. The Agency was authorized to trigger the collection of increment anytime between Project Area Plan adoption and the latest date of March 1, 2020, but according to the Davis County Auditor's office it requires some affirmative action to be taken to trigger tax increment, which deadline has been missed this year. If the Agency/City would like to trigger the Project Area next year they have a couple of options as outlined below.

Issues:

1. The plan says, "In no case will the Agency trigger increment collection after March 1, 2020."
2. According to the county, the Agency missed the opportunity to trigger this year.
3. None of the agreed-upon performance requirements related to Orbit have taken place.
4. The Participation Agreement with Orbit states, "this Agreement may be modified or amended by, and only by, a written instrument duly authorized and executed by the Company and the Agency."

Options:

In all situations, the earliest the Agency could receive funds is in FY 2022.

1. The Agency could assume that the language in the Project Area Plan really means what is in the agreement; that the timing of incentive payments will commence in the first complete tax year after the initial performance date. In this case the performance standards have still not been met and the Agency could not reimburse Orbit even if they started collecting the increment. The Agency would only need to adopt a resolution to start collecting. Also be aware that this would limit the benefit to Orbit in future years and could open the Agency to some liability.

2. The Agency could work and negotiate with Orbit to amend the Project Area Plan to have new language and budgets allowing the project to trigger in TY 2021. The Agency would still need to adopt a resolution after the amendments notifying the county of their intent to start collecting the increment. In this case, the Agency still could not reimburse Orbit without proof of completed requirements, but they could modify or interpret the interlocal agreements to permit the Agency to receive and use tax increment for Project Area related expenditures.

3. The Agency could work and negotiate with Orbit to amend the Project Area Plan and agreement to have new language, budgets, and development requirements allowing the project to trigger in TY 2021. Depending on

the development requirements negotiated the Agency could start giving the increment to Orbit sooner. The Agency would still need to adopt a resolution showing their intent to collect the increment.

PROJECT AREA MULTI-YEAR BUDGETS

The following represents the original multi-year Project Area Budget which includes a multi-year projection of revenues and expenditures.

Orbit Project Area

North Salt Lake City, Davis County, Utah

Incremental Tax Analysis	Payment Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
	Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Cumulative Taxable Value	Year																				
Orbit Expansion		9,763,097	9,763,097	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175
Additional Indjustrial		-	-	469,403	938,806	1,408,209	1,877,612	2,347,015	2,816,417	3,285,820	3,755,223	4,224,626	4,694,029	5,163,432	5,632,835	6,102,238	6,571,641	7,041,044	7,510,446	7,979,849	8,449,252
Base Year Residential Overlap (Manufactured Homes)				(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)
Total Incremental Value		9,763,097	9,763,097	19,082,606	19,552,009	20,021,412	20,490,815	20,960,218	21,429,620	21,899,023	22,368,426	22,837,829	23,307,232	23,776,635	24,246,038	24,715,441	25,184,844	25,654,247	26,123,649	26,593,052	27,062,455
Taxing Entity Property Tax Rate[1]	2015 Tax Rate																				
North Salt Lake	0.001517	14,811	14,811	28,948	29,660	30,372	31,085	31,797	32,509	33,221	33,933	34,645	35,357	36,069	36,781	37,493	38,205	38,917	39,630	40,342	41,054
Davis County	0.001905	18,599	18,599	36,352	37,247	38,141	39,035	39,929	40,823	41,718	42,612	43,506	44,400	45,294	46,189	47,083	47,977	48,871	49,766	50,660	51,554
Davis County School District	0.008555	83,523	83,523	163,252	167,267	171,283	175,299	179,315	183,330	187,346	191,362	195,378	199,393	203,409	207,425	211,441	215,456	219,472	223,488	227,504	231,519
South Davis Sewer Improvement District	0.000303	2,958	2,958	5,782	5,924	6,066	6,209	6,351	6,493	6,635	6,778	6,920	7,062	7,204	7,347	7,489	7,631	7,773	7,915	8,058	8,200
County Library	0.000361	3,524	3,524	6,889	7,058	7,228	7,397	7,567	7,736	7,906	8,075	8,244	8,414	8,583	8,753	8,922	9,092	9,261	9,431	9,600	9,770
South Davis Recreation District	0.000334	3,261	3,261	6,374	6,530	6,687	6,844	7,001	7,157	7,314	7,471	7,628	7,785	7,941	8,098	8,255	8,412	8,569	8,725	8,882	9,039
South Davis Mosquito Abatement District	0.000122	1,191	1,191	2,328	2,385	2,443	2,500	2,557	2,614	2,672	2,729	2,786	2,843	2,901	2,958	3,015	3,073	3,130	3,187	3,244	3,302
Weber Basin Water Conservancy District	0.000196	1,914	1,914	3,740	3,832	3,924	4,016	4,108	4,200	4,292	4,384	4,476	4,568	4,660	4,752	4,844	4,936	5,028	5,120	5,212	5,304
Totals	**0.013293**	**129,781**	**129,781**	**253,665**	**259,905**	**266,145**	**272,384**	**278,624**	**284,864**	**291,104**	**297,343**	**303,583**	**309,823**	**316,063**	**322,303**	**328,542**	**334,782**	**341,022**	**347,262**	**353,501**	**359,741**
Total Incremental Revenue Within Project Area		129,781	129,781	253,665	259,905	266,145	272,384	278,624	284,864	291,104	297,343	303,583	309,823	316,063	322,303	328,542	334,782	341,022	347,262	353,501	359,741
Property Tax Participation Rate																					
North Salt Lake		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Sewer Improvement District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
County Library		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Recreation District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Mosquito Abatement District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Weber Basin Water Conservancy District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Proposed CDA Project Area Budget																					
North Salt Lake		11,108	11,108	21,711	22,245	22,779	23,313	23,847	24,382	24,916	25,450	25,984	26,518	27,052	27,586	28,120	28,654	29,188	29,722	30,256	30,790
Davis County		13,949	13,949	27,264	27,935	28,606	29,276	29,947	30,618	31,288	31,959	32,630	33,300	33,971	34,642	35,312	35,983	36,654	37,324	37,995	38,665
Davis County School District		62,642	62,642	122,439	125,451	128,462	131,474	134,486	137,498	140,510	143,521	146,533	149,545	152,557	155,569	158,580	161,592	164,604	167,616	170,628	173,639
South Davis Sewer Improvement District		2,219	2,219	4,337	4,443	4,550	4,657	4,763	4,870	4,977	5,083	5,190	5,297	5,403	5,510	5,617	5,723	5,830	5,937	6,043	6,150
County Library		2,643	2,643	5,167	5,294	5,421	5,548	5,675	5,802	5,929	6,056	6,183	6,310	6,438	6,565	6,692	6,819	6,946	7,073	7,200	7,327
South Davis Recreation District		2,446	2,446	4,780	4,898	5,015	5,133	5,251	5,368	5,486	5,603	5,721	5,838	5,956	6,074	6,191	6,309	6,426	6,544	6,662	6,779
South Davis Mosquito Abatement District		893	893	1,746	1,789	1,832	1,875	1,918	1,961	2,004	2,047	2,090	2,133	2,176	2,219	2,261	2,304	2,347	2,390	2,433	2,476
Weber Basin Water Conservancy District		1,435	1,435	2,805	2,874	2,943	3,012	3,081	3,150	3,219	3,288	3,357	3,426	3,495	3,564	3,633	3,702	3,771	3,840	3,909	3,978
Total		97,336	97,336	190,249	194,929	199,608	204,288	208,968	213,648	218,328	223,008	227,687	232,367	237,047	241,727	246,407	251,087	255,766	260,446	265,126	269,806
Total Sources		97,336	97,336	190,249	194,929	199,608	204,288	208,968	213,648	218,328	223,008	227,687	232,367	237,047	241,727	246,407	251,087	255,766	260,446	265,126	269,806

Uses of Tax Increment Funds		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Project Development Costs	82.5%	80,302	80,302	156,955	160,816	164,677	168,538	172,399	176,260	180,120	183,981	187,842	191,703	195,564	199,425	203,286	207,146	211,007	214,868	218,729	222,590
RDA Administrative Costs	7.5%	7,300	7,300	14,269	14,620	14,971	15,322	15,673	16,024	16,375	16,726	17,077	17,428	17,779	18,130	18,481	18,831	19,182	19,533	19,884	20,235
Housing	10.0%	9,734	9,734	19,025	19,493	19,961	20,429	20,897	21,365	21,833	22,301	22,769	23,237	23,705	24,173	24,641	25,109	25,577	26,045	26,513	26,981
Total Uses	100%	97,336	97,336	190,249	194,929	199,608	204,288	208,968	213,648	218,328	223,008	227,687	232,367	237,047	241,727	246,407	251,087	255,766	260,446	265,126	269,806
Remaining Revenue for Taxing Entities																					
North Salt Lake		3,703	3,703	7,237	7,415	7,593	7,771	7,949	8,127	8,305	8,483	8,661	8,839	9,017	9,195	9,373	9,551	9,729	9,907	10,085	10,263
Davis County		4,650	4,650	9,088	9,312	9,535	9,759	9,982	10,206	10,429	10,653	10,877	11,100	11,324	11,547	11,771	11,994	12,218	12,441	12,665	12,888
Davis County School District		20,881	20,881	40,813	41,817	42,821	43,825	44,829	45,833	46,837	47,840	48,844	49,848	50,852	51,856	52,860	53,864	54,868	55,872	56,876	57,880
South Davis Sewer Improvement District		740	740	1,446	1,481	1,517	1,552	1,588	1,623	1,659	1,694	1,730	1,766	1,801	1,837	1,872	1,908	1,943	1,979	2,014	2,050
County Library		881	881	1,722	1,765	1,807	1,849	1,892	1,934	1,976	2,019	2,061	2,103	2,146	2,188	2,231	2,273	2,315	2,358	2,400	2,442
South Davis Recreation District		815	815	1,593	1,633	1,672	1,711	1,750	1,789	1,829	1,868	1,907	1,946	1,985	2,025	2,064	2,103	2,142	2,181	2,221	2,260
South Davis Mosquito Abatement District		298	298	582	596	611	625	639	654	668	682	697	711	725	740	754	768	782	797	811	825
Weber Basin Water Conservancy District		478	478	935	958	981	1,004	1,027	1,050	1,073	1,096	1,119	1,142	1,165	1,188	1,211	1,234	1,257	1,280	1,303	1,326
Total		32,445	32,445	63,416	64,976	66,536	68,096	69,656	71,216	72,776	74,336	75,896	77,456	79,016	80,576	82,136	83,696	85,255	86,815	88,375	89,935

ASSUMPTIONS:	
NPV Discount Rate:	4.00%
Inflation Rate	2.50%

WE PROVIDE SOLUTIONS

EXHIBIT C: ORBIT MAP



SECTION 5: HIGHWAY 89 PROJECT AREA

Table 5.1: Project Area Overview

OVERVIEW				
Type	**Acreage**	**Purpose**	**Taxing District**	**Tax Rate**
CDA	127.8	Community Development	#344 #345 #387	0.012832 0.012832 0.012832
Creation Year	**Base Year**	**Term**	**Trigger Year**	**Expiration Year**
2015	2014	15 Years	TY 2019	FY 2034
Base Value	TY 2020	Increase	FY 2021 Increment	Remaining Years
$51,316,617	$131,282,286	156%	$364,442	13 Years

The Highway 89 Project Area was created in February 2015 and is located along Highway 89. The area is governed by (a) the *"Highway 89 Community Development Project Area Plan"* dated March 29, 2016, (b) the *"Highway 89 Community Development Project Area Budget"* dated March 29, 2016 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the "Interlocal Cooperation Agreement" between the Agency and North Salt Lake City dated March 5, 2015; (d) the "Interlocal Cooperation Agreement" between the Agency and Davis County dated March 16, 2015; (e) the "Interlocal Cooperation Agreement" between the Agency and David County Mosquito Abatement District dated March 16, 2015; (f) the "Interlocal Cooperation Agreement" between the Agency and South Davis Recreation District dated March 16, 2015; (g) the "Interlocal Cooperation Agreement" between the Agency and Davis County School District dated June 12, 2015; (h) the "Interlocal Cooperation Agreement" between the Agency and South Davis Sewer Improvement District dated March 16, 2015; (i) the "Interlocal Cooperation Agreement" between the Agency and South Davis Water Improvement District dated March 16, 2015; (j) the "Interlocal Cooperation Agreement" between the Agency and Weber Basin Water Conservancy District dated March 16, 2015.

The primary objective of the CDA is to create a "Town Center" along Highway 89, which would include a combination of retail, office, and residential uses. Tax increment generated from the CDA will assist the Agency in achieving this objective by providing a means to: 1) assemble land to promote higher and more beneficial uses; and 2) provide redevelopment infrastructure improvements (including assistance with demolition, architectural treatments, and streetscapes). The Project Area includes 45 developed acres, 66 underutilized acres, 7 undeveloped acres and 9 acres designated as miscellaneous.

This Project Area triggered in FY 2019 and began remitting tax increment in FY 2020. The Agency will receive tax increment based upon the projected schedule outlined below.

SOURCES OF FUNDS

Table 5.2: Sources of Funds

FY 2021 SOURCES OF FUNDS	
Tax Increment	$373,010
Prior Years Delinquent/Over Payment	(8,568)
Total Sources of Funds	**$337,992**

Table 5.2: Tax Increment Levels

TAX INCREMENT LEVELS		
Years	% of Tax Increment	# of Years

Davis County	40%	15
Years	% of Tax Increment	# of Years
County Library	40%	15
Davis County School District	40%	15
North Salt Lake City	40%	15
Weber Basin Water Conservancy District	40%	15
Davis County Mosquito Abatement District	40%	15
South Davis Water Improvement District	40%	15
South Davis Sewer Improvement District	40%	15
South Davis Recreation District	40%	15

USES OF FUNDS

Table 5.3: Uses of Funds

FY 2021 USES OF FUNDS	
Housing Restriction	$36,444
Agency for Projects & Programs	36,444
Developer Payment	273,332
City Revenue: Administrative Fee	18,222
Total Uses of Funds	**$364,442**

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 5.4: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	FORECASTED	ACTUAL	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – TY 2020	$439,641	$364,442	82.9%

RELATIVE GROWTH IN ASSESSED VALUE

Table 5.5: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Lifetime Growth in Project Area (2020 vs. 2019)	$131,282,286	$121,911,234	8%	8%
Lifetime Growth in Project Area (2020 vs. Base)	$131,282,286	$51,316,617	156%	17%
ASSESSED VALUES IN NORTH SALT LAKE CITY				
Annual Growth in NSL (2020 vs. 2019)	$2,298,504,455	$2,153,870,094	7%	7%
Lifetime Growth in NSL (2020 vs. 1997)	$2,298,504,455	$456,353,735	404%	8%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 5.6: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
-Increased jobs
-Improved public infrastructure
-Increased tax base
-Sales tax revenue

GROWTH IN PROPERTY TAX INCREMENT

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA			
Tax Year 2020	$364,442	$260,955	140%
Lifetime Increment[6]	$702,434	$524,353	134%
PASS THROUGH INCREMENT (ABOVE BASE)			
Tax Year 2020	$536,283	$260,955	206%
Lifetime Increment	$1,010,117	$524,353	193%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Table 5.7: Notable Development-Completed

Location	Townhome	Apartment	Twin Home
Odell Crossing	42	-	-
Lofts at 99	10	-	-
Chesham Village	84	-	-
Parkview	-	24	-
Cities Edge Central	21	-	-
Town Plaza	54	-	-
Arrowhead Twin Homes	-	-	10
Townes at Vantage Point	26	-	-
NSL City Center ph. 1	50		

As shown in Table 5.7, the following new construction is complete:

1. Odell Crossing (2.0 acres) was completed in 2017. The development includes a 42-unit townhome apartment project at 170 East Odell Lane.
2. The Lofts at 99 (0.50 acres) was completed in 2015.The project included a 10-unit owner occupied townhome project at North Towne Lane and Hwy 89.
3. Chesham Village (5.0 acres) was completed in 2019. The development included 84 owner-occupied townhomes located at approximately 250 East 350 North.
4. The Parkview Townhome Apartments (1.0 acres) were completed in 2016. The project includes 24-apartment townhome units at 770 North Hwy 89. This project included the redevelopment of a vacant restaurant building.
5. R&R BBQ (0.75 acres) was completed in 2018. The 4,500 sq. ft. restaurant was a redevelopment project at the site of a former gas station/Subway Sandwich shop.
6. A 7600 sq. ft. dance studio building (0.50 acres) was completed in 2018. The studio is located in unincorporated Davis County; however, it lies within the RDA boundary.
7. City's Edge Central (0.84 Ac.) vacant site under construction with 21 townhome apartments, expected completion Winter 2020.
8. Towne Plaza (5 Ac.) 54 residential owner-occupied townhomes (90% complete) full completion Spring 2021, 1 office/retail building of 19,000 sq. ft., & 1 office building with 24,500 sq. ft. Office/retail construction expected to begin construction in Spring 2021.

[6] Values since 2015 based on available data.

9. Arrowhead Twin Homes (1 Ac)-Under review, expected construction 2021, 10 owner occupied twin home residential units at 150 East 350 North
10. Townes at Vantage Point (1.5 Ac.)-Approved 26-unit owner occupied 26-unit townhomes at 142 South Orchard Drive (redevelopment of 2 single family homes) construction began Spring 2020 and is expected to be completed by Summer 2021.
11. NSL City Center Ph. 1 (3.6 Acres) containing a 4 story office/retail building with at the corner of Center and Hwy 89 (21,000 sq. ft.) has been completed and is partially occupied with JZW, Capital Rock, and Brighton Development and 50 townhome residential structures are complete.

Table 5.8: Future Development/Under Construction

Location	Townhome	Apartment	Twin Home
NSL City Center ph 2	35	-	-
City's Edge South	-	27	-
Silver Sky Lofts	13		
Williamsburg Apartments	-	246	-
Towne Plaza Ph. 3 Two Office Buildings	0	0	0
Golden West Credit Union	0	0	0

As shown in Table 5.8, the following projects are under construction:

1. NSL City Center Ph. 2 (1.7 acre) parcel to the north has received final approval for an additional 35 town home units, construction is expected to be complete by the end of 2022.
2. City's Edge South Apartments (1.49 Ac.) Rehab of 16 existing apartments in 2 buildings, removal of 1 existing 8-unit building, and construction of a new 15 unit and 12-unit apartment buildings. The project has a 5-year deed restriction on 16 of the units to meet the 80% AMI for moderate income housing. The 15 unit building was completed in 2020, 12 unit building expected completion Winter 2021.
3. Towne Plaza Office Buildings have been submitted for building permit approval. 1 office/retail building of 19,000 sq. ft., & 1 office building with 24,500 sq. ft. Office/retail construction expected to begin construction in Spring 2022.Williamsburg Luxury Apartments (5 Ac)-Approved 246-unit high rise (5 stories) mixed use development with 10,000 sq. ft. of retail. Approvals granted; construction set to begin Spring 2022. This is a redevelopment site of the Hughes RV, and several smaller misc. business buildings at 240 south Highway 89.
4. Golden West Credit Union is currently under construction as a redevelopment of the former Village Inn site on 1100 North. Completion is expected in Spring 2022.

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 5.9: Project Area Budget

PROJECT AREA BUDGET	FY 2022-2031	
REVENUES	TOTALS	NPV@5%
Increment	$6,006,017	$4,339,843
Total Revenue	**$6,006,017**	**$4,339,843**
EXPENDITURES	TOTALS	NPV@5%
Housing Restriction	600,602	433,984
Project Development Costs	5,105,114	3,688,866
City Revenue: Administrative Fee	300,301	216,992
Total Expenditures	**$6,006,017**	**$4,339,843**

OTHER ISSUES

LYRB has not identified any major areas of concern with the Highway 89 Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2021 actuals and projected FY 2022 and FY 2023, as well as a multi-year budget from 2019 through 2031.

HWY 89

2021 Actuals

	Year 2
Tax Year	2020
Payment Year	2021
ASSESSED VALUATION	
Taxable Value	
Total Assessed	$131,282,286
Base Year Value	($51,316,617)
Total Incremental Value	$79,965,669
TAX INCREMENT ANALYSIS	
Total Tax Rate	0.012713
Participation Rate	40%
Davis County	0.001707
Davis County School District	0.00767
North Salt Lake	0.001233
Weber Basin Water Conservancy District	0.000146
Davis County Mosquito Abatement District	0.00011
South Davis Water District	0.000183
Davis County Service Area #1	0.000901
South Davis Sewer District	0.000226
South Davis Recreation District	0.000218
County Library	0.000319
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#344, #345, #387	$373,010
Previous Years Delinquent/Over Payment	($8,568)
TOTAL DISTRIBUTION	**$364,442**
EXPENDITURES	
Project Development Costs	$309,776
RDA Administrative Costs	$18,222
Housing	$36,444
TOTAL EXPENDITURES	**$364,442**

HWY 89

2022 Projected Budget

	Year 3
Tax Year	2021
Payment Year	2022
ASSESSED VALUATION	
Taxable Value	
Total Assessed	$152,675,566
Base Year Value	($51,316,617)
Total Incremental Value	$101,358,949
TAX INCREMENT ANALYSIS	
Total Tax Rate	0.012713
Participation Rate	40%
Davis County	0.001707
Davis County School District	0.00767
North Salt Lake	0.001233
Weber Basin Water Conservancy District	0.000146
Davis County Mosquito Abatement District	0.00011
South Davis Water District	0.000183
Davis County Service Area #1	0.000901
South Davis Sewer District	0.000226
South Davis Recreation District	0.000218
County Library	0.000319
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#344, #345, #387	$462,001
TOTAL DISTRIBUTION	**$462,001**
EXPENDITURES	
Project Development Costs	$392,701
RDA Administrative Costs	$23,100
Housing	$46,200
TOTAL EXPENDITURES	**$462,001**

HWY 89

2023 Projected Budget

	Year 4
Tax Year	2022
Payment Year	2023
ASSESSED VALUATION	
Taxable Value	
Total Assessed	$152,675,566
Base Year Value	($51,316,617)
Total Incremental Value	$101,358,949
TAX INCREMENT ANALYSIS	
Total Tax Rate	0.012713
Participation Rate	40%
Davis County	0.001707
Davis County School District	0.00767
North Salt Lake	0.001233
Weber Basin Water Conservancy District	0.000146
Davis County Mosquito Abatement District	0.00011
South Davis Water District	0.000183
Davis County Service Area #1	0.000901
South Davis Sewer District	0.000226
South Davis Recreation District	0.000218
County Library	0.000319
PROJECT AREA BUDGET	
TAX INCREMENT REVENUES	
#344, #345, #387	$462,001
TOTAL DISTRIBUTION	**$462,001**
EXPENDITURES	
Project Development Costs	$392,701
RDA Administrative Costs	$23,100
Housing	$46,200
TOTAL EXPENDITURES	**$462,001**

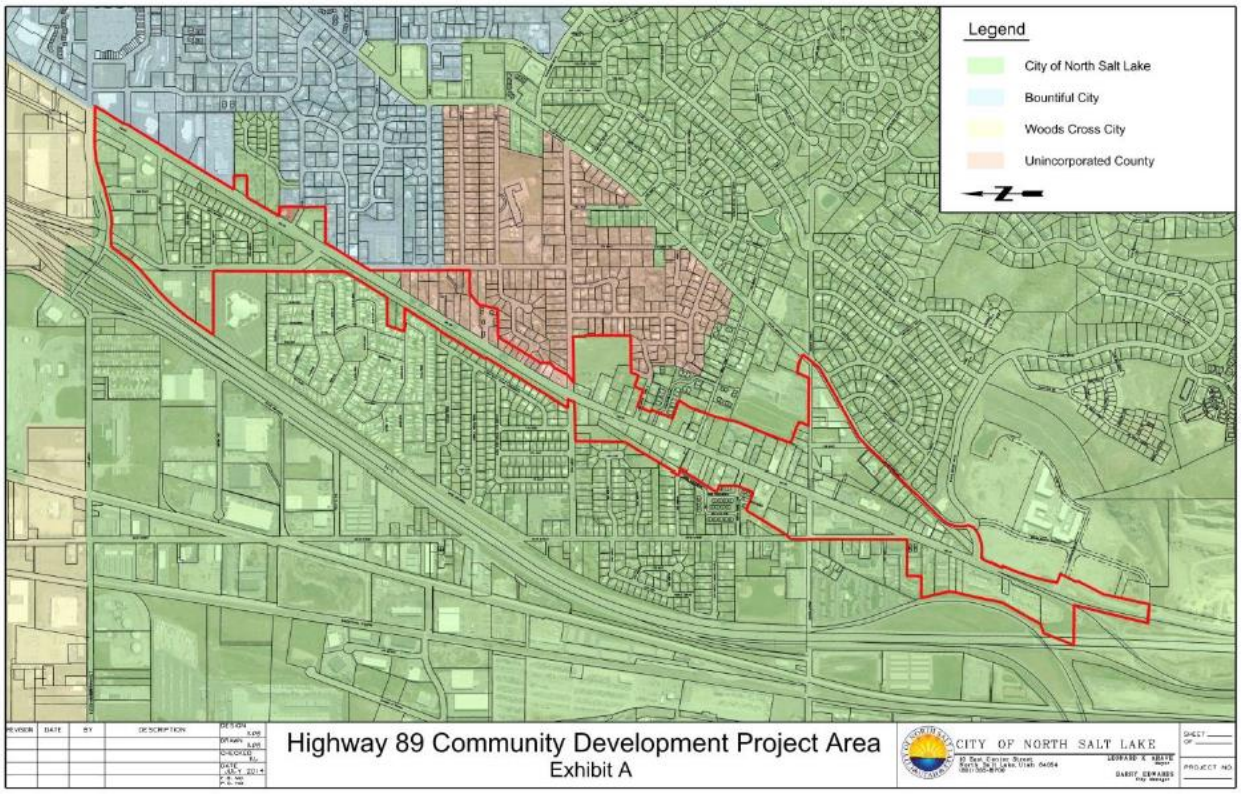
HWY 89

North Salt Lake City, Davis County, Utah

Ongoing Budget

Incremental Tax Analysis	Payment Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Cumulative Taxable Value		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Real Property		115,276,204	123,636,389	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427	145,153,427
Personal Property		2,806,062	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332	3,328,332
Centrally Assessed		3,828,968	4,317,565	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807	4,193,807
		121,911,234	131,282,286	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566	152,675,566
Base Year		**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**	**(51,316,617)**
Cumulative Marginal Value																
Marginal Value		**70,594,617**	**79,965,669**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**	**101,358,949**
Participation		**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**
Tax Rates	-															
Total Tax Rate		**0.012832**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**	**0.012713**
Tax Increment by Taxing Entity																
Davis County		49,793	54,671	69,208	69,208	69,208	69,208	69,208	69,208	69,208	69,208	69,208	69,208	69,208	69,208	69,208
Davis County School District		211,793	245,098	310,969	310,969	310,969	310,969	310,969	310,969	310,969	310,969	310,969	310,969	310,969	310,969	310,969
North Salt Lake		34,568	37,751	37,683	37,683	37,683	37,683	37,683	37,683	37,683	37,683	37,683	37,683	37,683	37,683	37,683
Weber Basin Water Conservancy District		4,333	4,679	5,919	5,919	5,919	5,919	5,919	5,919	5,919	5,919	5,919	5,919	5,919	5,919	5,919
Davis County Mosquito Abatement District		3,170	3,521	4,460	4,460	4,460	4,460	4,460	4,460	4,460	4,460	4,460	4,460	4,460	4,460	4,460
South Davis Water District		1,556	1,545	1,544	1,544	1,544	1,544	1,544	1,544	1,544	1,544	1,544	1,544	1,544	1,544	1,544
Davis County Service Area #1		1,428	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283
South Davis Sewer District		6,620	7,240	9,163	9,163	9,163	9,163	9,163	9,163	9,163	9,163	9,163	9,163	9,163	9,163	9,163
South Davis Recreation District		6,850	7,005	8,839	8,839	8,839	8,839	8,839	8,839	8,839	8,839	8,839	8,839	8,839	8,839	8,839
County Library		9,313	10,217	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933
Total Entitled Tax Increment		**329,424**	**373,010**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**
Total Uncollected		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Previous Years Delinquent Payment		8,568	(8,568)	-	-	-	-	-	-	-	-	-	-	-	-	-
Final Tax Increment		**337,992**	**364,442**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**
Uses of Tax Increment Funds																
Project Development Costs	85%	253,494	309,776	392,701	392,701	392,701	392,701	392,701	392,701	392,701	392,701	392,701	392,701	392,701	392,701	392,701
RDA Administrative Costs	5.0%	50,699	18,222	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100
Housing	10%	33,799	36,444	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200
Total Uses	**100%**	**337,992**	**364,442**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**	**462,001**
Remaining Revenue for Taxing Entities																
Davis County		71,585	78,492	100,403	100,403	100,403	100,403	100,403	100,403	100,403	100,403	100,403	100,403	100,403	100,403	100,403
Davis County School District		304,723	352,685	451,137	451,137	451,137	451,137	451,137	451,137	451,137	451,137	451,137	451,137	451,137	451,137	451,137
North Salt Lake		49,583	54,066	69,529	69,529	69,529	69,529	69,529	69,529	69,529	69,529	69,529	69,529	69,529	69,529	69,529
Weber Basin Water Conservancy District		6,223	6,713	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587
Davis County Mosquito Abatement District		4,555	5,058	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470
South Davis Water District		2,290	2,262	4,084	4,084	4,084	4,084	4,084	4,084	4,084	4,084	4,084	4,084	4,084	4,084	4,084
Davis County Service Area #1		2,133	1,922	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188
South Davis Sewer District		9,518	10,392	13,293	13,293	13,293	13,293	13,293	13,293	13,293	13,293	13,293	13,293	13,293	13,293	13,293
South Davis Recreation District		9,843	10,024	12,822	12,822	12,822	12,822	12,822	12,822	12,822	12,822	12,822	12,822	12,822	12,822	12,822
County Library		13,381	14,668	18,763	18,763	18,763	18,763	18,763	18,763	18,763	18,763	18,763	18,763	18,763	18,763	18,763
Total		473,835	536,283	687,277	687,277	687,277	687,277	687,277	687,277	687,277	687,277	687,277	687,277	687,277	687,277	687,277

EXHIBIT D: HWY 89 MAP



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: November 16, 2021

SUBJECT: Presentation of the 2021 Moderate Income Housing Plan Report

BACKGROUND

The State Code in section 10-9a-401 requires that municipalities prepare a General Plan to address the present and future needs of the City and guide future growth and development. One of the requirements in a General Plan is a Moderate Income Housing Element. The last update to the Moderate Income Housing Element was in 2020. Annually each December, cities are required to update the 5-year estimates of moderate-income housing needs, conduct a review of the element and its implementation, and report the findings to the State and Wasatch Front Regional Council (WFRC).

Attached is the reporting form that will be submitted to the State and WFRC for your review. The City is required to answer questions for every strategy in the Moderate Income Housing Plan. There are 10 strategies in our Plan, which is why the additional pages are attached to the report. The state provides a 5-year projection calculator to assist cities with their data reporting, but has indicated to City Staff that the data in the calculator is not valid for this reporting year. City Staff was instructed to submit the previous year's 5-year projections and any additional information that we may have locally about future affordable housing needs.

The only data that the City has is building permit data that can show the number of housing units constructed since the last report and projected population data based on approved housing units and assumptions regarding the build-out of vacant property. The number of housing units constructed in 2021, according to Building Permit data is 72. None of those housing units were constructed with a targeted rent that is affordable to residents that make 80% or lower than the county's median family income. The Moderate Income Housing Plan states:

> "Based on anticipated population growth, current building permit data, and the existing vacancy rate, it is projected that North Salt Lake will need an additional 725 housing units by 2030. Of those 725 units, 70 will need to be affordable to extremely low-income (≤30% AMI) households, 45 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 112 will need to be affordable to moderate-income (>50% to ≤80% AMI) households."

With the construction of 72 units in the last year, it appears that the City is on track with anticipated housing construction. However, the City needs to prioritize the construction or conversion of housing units that are affordable to residents that have low to moderate income levels.

City Staff is currently evaluating a potential request for assistance to create affordable opportunities within the Williamsburg development. Additionally, 13 Accessory Dwelling Units (ADUs) have been approved since the last annual report. City Staff continues to refer residents to the Davis Community Housing Authority for emergency home repairs and utility companies for weatherization rebate programs. The City has been working to provide creative opportunities for affordable housing in addition to new construction of affordable housing developments.

Attachments

1) 2021 Moderate Income Housing Report
2) 5-Year Housing Projections (2020)
3) Moderate Income Housing Plan

DWS-HCD 899
Rev. 11/2020

State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:
https://jobs.utah.gov/housing/affordable/moderate/reporting/

For additional moderate-income housing planning resources:
https://jobs.utah.gov/housing/affordable/moderate/index.html

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: City of North Salt Lake

Reporting Date: November 17, 2021

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Ali Avery, Long Range Planner — 801-335-8729 alia@nslcity.org

Sherrie Pace, Community Dev't Director — 801-335-8705 sherriep@nslcity.org

Mayor's First and Last Name: Len Arave

Mayor's Email Address: mayor@nslcity.org

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Ali Avery

Preparer's Title: Long Range Planner

Preparer's Email Address: alia@nslcity.org

Preparer's Telephone: 801-335-8729 Extension:

When did the municipality last adopt moderate-income housing element of their general plan?

November 17, 2020

Link to moderate-income housing element on municipality website:

https://www.nslcity.org/DocumentCenter/View/1522/Moderate-Income-Housing-Plan?bidId=

UCA 10-9a-403 (2)(b)(iii) and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H).** Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   see attached

2. Please state the municipality's goal(s) associated with the strategy

   see attached

3. What are the specific outcomes that the strategy intends to accomplish?

   see attached

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

   see attached

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

      see attached

   b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

      see attached

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

see attached

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

see attached

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

see attached

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

see attached

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

see attached

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)l(i): (*data should be from validated sources, like US Census, with verified methodologies*)

- A current estimate of the city's rental housing needs for the following income limits:
  - 80% of the county's adjusted median family income 0
  - 50% of the county's adjusted median family income 300
  - 30% of the county's adjusted median family income 330

UCA 10-9a-103(41)(b): (*data should be from validated sources, like US Census, with verified methodologies*)

- An updated projection of 5-year affordable housing needs, which includes:
  - Projected growth of households (housing demand)
  - Projected housing stock (housing supply)
  - Projected median housing costs
  - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: **https://jobs.utah.gov/housing/affordable/moderate/**

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
   - ✔ An updated estimate of the municipality's 5-year moderate-income housing needs
   - ✔ A findings report of the annual moderate-income housing element review
   - ✔ The most current version of the moderate-income housing element of the municipality's general plan
     - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
   (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	**Six County AOG** 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	**Uintah Basin AOG** 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
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STRATEGIES

Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan.

Goal 1: Increase opportunities for Low to Moderate Income Households to purchase affordable housing.

Strategy 1: Work with the Davis Community Housing Authority and support their affordable housing program.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Work with the Davis Community Housing Authority and support their affordable housing programs. Such programs may include the Family Self-Sufficiency Program and the Down Payment Assistance for First Time Home Buyers Program that would assist low-income households to purchase homes.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Increase opportunities for low to moderate income households to purchase affordable housing.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Assisting low-income households to purchase homes and/or be able to afford rent in North Salt Lake.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City defers the monitoring of the first-time homebuyers' program to Davis County, who administers the grants that support the housing authority programs.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**
   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      1. Continue to refer residents to the housing authority for down-payment assistance. 2. Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options.

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning staff

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

An updated contact list for the Davis Community Housing Authority should be maintained. The P-District zoning district should be used to negotiate diverse housing options.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

We are continually referring residents to the housing authority for assistance. Additionally, several developments in the Town Center area, near public transit, have been re-zoned to a P District to get more diverse housing established in the area.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Much of the new housing has been developed at market rate and does not qualify as moderate income housing. It has been difficult to find developers who are interested in developing affordable housing, as the developers seeking approvals are not experienced in developing moderate income units and have significant financial constraints associated with specific investors who fund the projects. The City will continue to identify opportunities to educate and partner with developers to create additional affordable housing.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, the City has used some funds from the redevelopment agency to subsidize affordable housing at the City's Edge development. Additionally, the City is considering a request to utilize that funding mechanism to subsidize affordable housing at a neighboring development (Williamsburg).

Goal 1: Increase opportunities for low to moderate income households to purchase affordable housing.

Strategy 2: Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods.

6. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods.

7. **Please state the municipality's goal(s) associated with the strategy.**

   Increase opportunities for low to moderate income households to purchase affordable housing.

8. **What are the specific outcomes that the strategy intends to accomplish?**

   Establish more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods. The City supports a development pattern which concentrates higher density projects along the Highway 89, which tend to be rental and multi-story projects, while allowing projects, such as townhomes, in areas adjacent to the corridor which provide ownership opportunities and increase the diversity of housing opportunities in the City.

9. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City monitors progress by tracking the overall units constructed each month, maintaining an inventory of current housing mix by type and by ownership or rental status, and by tracking rezone request within and near the Town Center. Department updates are provided at a minimum of once per quarter, covering the current status of applications in review or projects which are reasonably imminent, the number of units under construction, and the completion and occupancy of completed units.

10. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**

    h. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

       Refer residents to the Davis Community Housing Authority for First Time Home Buyers assistance. Inventory sites for consideration of re-zoning to allow diverse owner-occupied housing options. Continue to engage stakeholders and developers to identify opportunities to create new affordable housing units, as well as preserve or improve existing affordable units.

    i. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**

Planning Department

j. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

An updated contact list for the Davis Community Housing Authority should be maintained. The P-District zoning district should be used to negotiate diverse housing options.

k. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

l. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

We are continually referring residents to the housing authority for assistance. Additionally, several developments in the Town Center area, near public transit, have been re-zoned to a P District to get more diverse housing established in the area.

m. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Much of the new housing has been developed at market rate and does not qualify as moderate income housing. It has been difficult to find developers who are interested in developing affordable housing, as the developers seeking approvals are not experienced in developing moderate income units and have significant financial constraints associated with specific investors who fund the projects. The City will continue to identify opportunities to educate and partner with developers to create additional affordable housing.

n. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, the City has used some funds from the redevelopment agency to subsidize affordable housing at the City's Edge development. Additionally, the City is considering a request to utilize that funding mechanism to subsidize affordable housing at a neighboring development (Williamsburg).

Goal 2: Increase affordable rental opportunities for low to moderate income households.

Strategy 1: Work with the Davis Community Housing Authority to address affordable housing needs in North Salt Lake, including support for the Section 8 Housing Choice Voucher program.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Work with the Davis Community Housing Authority to address affordable housing needs in North Salt Lake, including support for the Section 8 Housing Choice Voucher program.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Increase affordable rental opportunities for low to moderate income households.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Increased utilization of the Section 8 Housing Choice Voucher program in North Salt Lake.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City gets a yearly update from the housing authority regarding the number of housing vouchers being utilized in North Salt Lake. The City keeps an inventory of approved accessory dwelling units. The City reports monthly regarding building permit data for housing.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**
   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      Request update information from the housing authority annually. Continue to promote accessory dwelling units via the City newsletter, social media, etc. Continue to re-zone properties to allow for housing developments.

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning Department and City Recorder (social media)

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

      The City will need to utilize their contacts with the housing authority, the City newsletter, and social media accounts. The City will continue to process ADU applications at no charge to the applicants, as licensing fees have been identified as a potential barrier to affordability.

   d. **Please state specific deadlines for completing the key tasks of each stage identified in item 5a.**
      There are no specific deadlines, as these are all ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City gets information from the housing authority, annually. The housing options and locations of the residents using vouchers have diversified yearly. The City allowed for residents to legalize accessory dwelling units without penalty for two years after establishing the ADU ordinance. 15 residents utilized this no-penalty time period to legalize their units. Since then, 13 homes have been approved for ADUs. The City has re-zoned several properties to allow for flexible zoning that allows residential developments, and continues to do so.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has been difficult to attract developers willing to construct quality affordable housing.

Goal 2: Increase affordable rental opportunities for low to moderate income households.

Strategy 2: Continue to promote the establishment of "accessory dwelling units," such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Continue to promote the establishment of "accessory dwelling units," such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Increase affordable rental opportunities for low to moderate income households.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Increase the supply of affordable rental units and assist cost burdened homeowners.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City gets a yearly update from the housing authority regarding the number of housing vouchers being utilized in North Salt Lake. The City keeps an inventory of approved accessory dwelling units. The City reports monthly regarding building permit data for housing.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**
   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      Request updated information from the housing authority annually. Continue to promote accessory dwelling units via the City newsletter, social media, etc. Continue to re-zone properties to allow for housing developments.

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning Department and City Recorder (social media)

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

      The City will need to utilize their contacts with the housing authority, the City newsletter, and social media accounts. The City will continue to process ADU applications at no charge to the applicants.

   d. **Please state specific deadlines for completing the key tasks of each stage identified in item 5a.**

There are no specific deadlines, as these are all ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City gets information from the housing authority, annually. The housing options and locations of the residents using vouchers have diversified yearly. The City allowed for residents to legalize accessory dwelling units without penalty for two years after establishing the ADU ordinance. 15 residents utilized this no-penalty time period to legalize their units. Since then, 13 homes have been approved for ADUs. The City has re-zoned several properties to allow for flexible zoning that allows residential developments, and continues to do so.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has been difficult to attract developers willing to construct quality affordable housing.

Goal 2: Increase affordable rental opportunities for low to moderate income households.

Strategy 3: Promote the construction of housing units across all income categories to facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Promote the construction of housing units across all income categories to facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Increase affordable rental opportunities for low to moderate income households.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City gets a yearly update from the housing authority regarding the number of housing vouchers being utilized in North Salt Lake. The City keeps an inventory of approved accessory dwelling units. The City reports monthly regarding building permit data for housing.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**
   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      Request updated information from the housing authority annually. Continue to promote accessory dwelling units via the City newsletter, social media, etc. Continue to re-zone properties to allow for housing developments with varied building types

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning Department and City Recorder (social media)

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

      The City will need to utilize their contacts with the housing authority, the City newsletter, and social media accounts. The City will continue to process ADU applications at no charge to the applicants.

   d. **Please state specific deadlines for completing the key tasks of each stage identified in item 5a.**

There are no specific deadlines, as these are all ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City gets information from the housing authority, annually. The housing options and locations of the residents using vouchers have diversified yearly. The City allowed for residents to legalize accessory dwelling units without penalty for two years after establishing the ADU ordinance. 15 residents utilized this no-penalty time period to legalize their units. Since then, 13 homes have been approved for ADUs. The City has re-zoned several properties to allow for flexible zoning that allows residential developments, and continues to do so.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has been difficult to attract developers willing to construct quality affordable housing.

Goal 3: Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake.

Strategy 1: Promote the use of the Emergency Repair Program (supported by CDBG funds and administered by the Davis Community Housing Authority) to extremely low and moderate income households. This program offers grants for maintaining and rehabilitating housing.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Promote the use of the Emergency Repair Program (supported by CDBG funds and administered by the Davis Community Housing Authority) to extremely low and moderate income households. This program offers grants for maintaining and rehabilitating housing.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Maintain and rehabilitate current housing for low to moderate income households.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City defers the monitoring of the emergency repair program to Davis County, who administers the grants that support the housing authority programs.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**
   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      Refer residents to the housing authority for home repair assistance. Refer residents to their respective utility companies for weatherization assistance.

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning Department

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

      Maintain updated contact information for the housing authority and the utility companies. Put links to the information regarding those programs on the City's website.

   d. **Please state specific deadlines for completing the key tasks of each stage identified in item 5a.**
      There are no specific deadlines, as these are ongoing tasks.

e. **Which of the tasks stated in item 5a have been completed so far, and what have been their results?**

City staff are continually referring residents to the housing authority and the utility companies for assistance.

f. **How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?**

The unavailability of funding through the CDBG program for the continuation of the city's Home Repair Grant Program has been a barrier to some residents getting the help they need since the housing authority's program is only for emergency repairs. Sometimes not speaking the language of the resident is a barrier to implementing the goals.

Goal 3: Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake.

Strategy 2: Identify low to moderate income families that need weatherization assistance. Assist these households in contacting the respective utility companies to participate in their weatherization programs. The weatherization program lowers monthly utility bills by making housing more energy efficient.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Identify low to moderate income families that need weatherization assistance. Assist these households in contacting the respective utility companies to participate in their weatherization programs. The weatherization program lowers monthly utility bills by making housing more energy efficient.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Lower residents' monthly utility bills by making housing more energy efficient so they can remain in their homes.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City defers the monitoring of the emergency repair program to Davis County, who administers the grants that support the housing authority programs.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**
   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      Refer residents to the housing authority for home repair assistance. Refer residents to their respective utility companies for weatherization assistance.

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning Department

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

Maintain updated contact information for the housing authority and the utility companies. Put links to the information regarding those programs on the City's website.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

City staff are continually referring residents to the housing authority and the utility companies for assistance.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

The unavailability of funding through the CDBG program for the continuation of the city's Home Repair Grant Program has been a barrier to some residents getting the help they need since the housing authority's program is only for emergency repairs. Sometimes not speaking the language of the resident is a barrier to implementing the goals.

Goal 4: Reduce household transportation expenses for low-to-moderate income households.

Strategy 1: Promote the establishment of low-to-moderate income housing within and near the Town Center. With a walkable Town Center, residents will have better access to shopping, work, and recreation without the need for a vehicle.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Promote the establishment of low-to-moderate income housing within and near the Town Center. With a walkable Town Center, residents will have better access to shopping, work, and recreation without the need for a vehicle.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Reduce household transportation expenses for low-to-moderate income households.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Provide better access to shopping, work, and recreation without the need for a vehicle.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City will collect UTA boarding data annually to determine any correlations between new developments approved with reduced parking standards and increases in public transportation ridership. Since 2020, 43 additional housing units have been created in the Town Center according to City development data. Those housing units were approved with a reduction in the number of parking stalls required per unit.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**
   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      Continue to re-zone areas in the Town Center and near public transportation routes for residential developments. Continue to provide walkable areas throughout the Town Center and provide connections to public transportation routes. Reduce parking requirements for housing developments in the Town Center and near public transportation routes.

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning Department

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

      The establishment of a Form-Based Code for the Town Center. Time resources of the Planning Staff to work with developers to process applications, and plan for trails and

pedestrian connections in the Town Center. Working with UTA regarding the construction of the Enhanced Bus system on Highway 89, and in selecting station locations.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City has already been working to re-zone properties for residential developments and also have been working with consultants and applying for grants to expand the trail and pedestrian network in the Town Center. The City continually works with UTA regarding the design of the enhanced bus route.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has proven to be difficult to locate developers who are willing to construct affordable housing. Funding for the construction of the pedestrian facilities is a barrier, as well.

Goal 4: Reduce household transportation expenses for low-to-moderate income households.

Strategy 2: Promote the establishment of low-to-moderate income housing near public transportation routes. Locating affordable housing near public transportation will enable residents to get to work without owning a vehicle.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Promote the establishment of low-to-moderate income housing near public transportation routes. Locating affordable housing near public transportation will enable residents to get to work without owning a vehicle.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Reduce household transportation expenses for low-to-moderate income households.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Enable residents to get to work without owning a vehicle.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City will collect UTA boarding data annually to determine any correlations between new developments approved with reduced parking standards and increases in public transportation ridership. Since 2020, 43 additional housing units have been created in the Town Center according to City development data. Those housing units were approved with a reduction in the number of parking stalls required per unit.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**
   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      Continue to re-zone areas in the Town Center and near public transportation routes for residential developments. Continue to provide walkable areas throughout the Town Center and provide connections to public transportation routes. Reduce parking requirements for housing developments in the Town Center and near public transportation routes.

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning Department

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

The establishment of a Form-Based Code for the Town Center. Time resources of the Planning Staff to work with developers to process applications, and plan for trails and pedestrian connections in the Town Center. Working with UTA regarding the construction of the Enhanced Bus system on Highway 89, and in selecting station locations.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City has already been working to re-zone properties for residential developments and also have been working with consultants and applying for grants to expand the trail and pedestrian network in the Town Center. The City continually works with UTA regarding the design of the enhanced bus route.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has proven to be difficult to locate developers who are willing to construct affordable housing. Funding for the construction of the pedestrian facilities is a barrier, as well.

Goal 4: Reduce household transportation expenses for low-to-moderate income households.

Strategy 3: Reduce parking requirements for housing developments in the Town Center and near public transportation routes to reduce the cost of parking infrastructure that is passed on to tenants.

1. **State strategy municipality included in the moderate-income housing element of its general plan below.**

   Reduce parking requirements for housing developments in the Town Center and near public transportation routes to reduce the cost of parking infrastructure that is passed on to tenants.

2. **Please state the municipality's goal(s) associated with the strategy.**

   Reduce household transportation expenses for low-to-moderate income households.

3. **What are the specific outcomes that the strategy intends to accomplish?**

   Reduce the cost of parking infrastructure that is passed on to tenants.

4. **Please describe how the municipality has monitored its annual progress toward achieving the goal(s).**

   The City will collect UTA boarding data annually to determine any correlations between new developments approved with reduced parking standards and increases in public transportation ridership. Since 2020, 43 additional housing units have been created in the Town Center according to City development data. Those housing units were approved with a reduction in the number of parking stalls required per unit.

5. **In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.**

   a. **Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.**

      Continue to re-zone areas in the Town Center and near public transportation routes for residential developments. Continue to provide walkable areas throughout the Town Center and provide connections to public transportation routes. Reduce parking requirements for housing developments in the Town Center and near public transportation routes.

   b. **Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.**
      Planning Department

   c. **Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.**

      The establishment of a Form-Based Code for the Town Center. Time resources of the Planning Staff to work with developers to process applications, and plan for trails and pedestrian connections in the Town Center. Working with UTA regarding the

construction of the Enhanced Bus system on Highway 89, and in selecting station locations.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City has already been working to re-zone properties for residential developments and also have been working with consultants and applying for grants to expand the trail and pedestrian network in the Town Center. The City continually works with UTA regarding the design of the enhanced bus route.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has proven to be difficult to locate developers who are willing to construct affordable housing. Funding for the construction of the pedestrian facilities is a barrier, as well.

Section 1: Population by tenure in North Salt Lake city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	12,489	19,413	753	24,879	5,466
Total Population in occupied housing units (ACS Table B25008)	12,489	19,413	753	24,879	5,466
Total Population in owner-occupied housing (ACS Table B25008)	10,263	14,824	447	17,595	2,771
Total Population in renter-occupied housing (ACS Table B25008)	2,226	4,589	306	7,284	2,695

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in North Salt Lake city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
TOTAL HOUSING UNITS (ACS Table B25001)	4,340	6,381	227	7,963	1,582
Total occupied units (ACS Table B25032)	4,029	6,175	240	7,901	1,726
Owner-occupied structures (ACS Table B25032)	3,210	4,493	130	5,371	878
1 unit, detached	2,570	3,645	92	4,196	551
1 unit, attached	143	370	31	608	238
2 units	12	24	3	46	22
3 or 4 units	97	90	-4	66	-25
5 to 9 units	9	0	-2	-15	-15
10 to 19 units	13	0	-2	-20	-20
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	5	5
Mobile homes	366	343	9	453	110
Boat, RV, van, etc.	0	21	2	32	11
Renter-occupied structures (ACS Table B25032)	819	1,682	110	2,531	849
1 unit, detached	121	228	21	446	218
1 unit, attached	66	62	5	171	109
2 units	21	62	8	176	114
3 or 4 units	71	79	-1	69	-10
5 to 9 units	168	169	1	172	3
10 to 19 units	200	475	33	668	193
20 to 49 units	43	333	36	582	249
50 or more units	31	196	14	212	16
Mobile homes	98	78	-5	34	-44

Boat, RV, van, etc.	0	0	0	0	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in North Salt Lake city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	4,029	6,175	240	7,901	1,726
Total households in owner-occupied housing (ACS Table B25003)	3,210	4,493	130	5,371	878
With a Mortgage (ACS Table B25081)	2,474	3,443	93	4,067	624
Without a Mortgage (ACS Table B25081)	736	1,050	37	1,304	254
Total households in renter-occupied housing (ACS Table B25003)	819	1,682	110	2,531	849

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in North Salt Lake city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	311	206	-13	61	-145
For rent (ACS Table B25004)	62	0	-9	-72	-72
Rented, not occupied (ACS Table B25004)	63	55	3	66	11
For sale only (ACS Table B25004)	82	49	-7	-43	-92
Sold, not occupied (ACS Table B25004)	68	0	-10	-91	-91
For seasonal, recreational, or occasional use (ACS Table B25004)	36	44	2	57	13
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	0	58	9	145	87

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in North

Table B25010	2009 American Community Survey	2017 American Community Survey		2025 Projection
Average Household Size (ACS Table B25010)	3.1	3.14		3.15
Average Owner Household Size (ACS Table B25010)	3.2	3.3		3.28
Average Renter Household Size (ACS Table B25010)	2.72	2.73		2.88

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in North Salt Lake city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	$1,466	$1,382	-$17	$1,242	$ (140)
Units with a mortgage (ACS Table B25088)	$1,695	$1,578	-$26	$1,367	$ (211)
Units without a mortgage (ACS Table B25088)	$416	$559	$21	$710	$ 151
Median gross rent (ACS Table B25064)	$730	$1,030	$38	$1,306	$ 276

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in North Salt Lake city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	$68,533	$77,011	$685	$78,859	$ 1,848
Owner-occupied income (ACS Table B25119)	$80,255	$93,398	$1,043	$95,644	$ 2,246
Renter-occupied income (ACS Table B25119)	$35,925	$49,622	$1,841	$61,430	$ 11,808

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey

Section 8: Davis County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025

Median HOUSEHOLD income (ACS Table B19019)	$66,866	$75,961	$979	$80,996	$ 5,035
1-person household	$34,078	$36,438	$206	$36,934	$ 496
2-person household	$66,386	$73,397	$661	$75,729	$ 2,332
3-person household	$70,328	$82,974	$1,616	$94,657	$ 11,683
4-person household	$72,166	$85,642	$1,377	$92,002	$ 6,360
5-person household	$80,283	$92,481	$1,337	$99,838	$ 7,357
6-person household	$84,414	$95,779	$1,346	$104,404	$ 8,625
≥ 7-person household	$97,380	$97,103	-$245	$93,143	$ (3,960)
Median FAMILY income (ACS Table B19119)	$72,272	$83,850	$1,208	$90,475	$ 6,625
2-person family	$63,833	$74,157	$912	$78,382	$ 4,225
3-person family	$67,456	$81,473	$1,744	$94,585	$ 13,112
4-person family	$76,227	$85,332	$1,096	$88,859	$ 3,527
5-person family	$79,255	$91,280	$1,270	$98,872	$ 7,592
6-person family	$84,221	$96,175	$1,324	$104,125	$ 7,950
≥ 7-person family	$95,482	$96,614	-$300	$92,404	$ (4,210)

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey

*NOTE: AMI is calculated at the COUNTY level.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	995	1,410	995	415	0
≤ 50% HAMFI	530	540	230	10	-300
≤ 30% HAMFI	375	130	45	-245	-330

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	855	1,225	845	370	-10
≤ 50% HAMFI	580	495	225	-85	-355
≤ 30% HAMFI	355	145	25	-210	-330

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	140	185	150	45	10
≤ 50% HAMFI	-50	45	5	95	55
≤ 30% HAMFI	20	-15	20	-35	0

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	170	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

170



MODERATE INCOME HOUSING PLAN

Adopted November 17, 2020

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Moderate Income Housing Plan

Executive Summary

Affordable housing is fundamental for individuals, households, and communities to thrive and prosper. The purpose of this moderate-income housing element of the general plan is to ensure that the City of North Salt Lake provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in North Salt Lake.

The population of North Salt Lake, along with the Wasatch Front, is projected to increase substantially over the next several years. Approximately 29% of all North Salt Lake households are earning a moderate income or less, and the demand for affordable home ownership and rental opportunities will likely increase.

Comprehensive Housing Affordability Strategy (CHAS) data indicates that a number of households, particularly those earning a low income are expending a high percentage of their income on housing. A greater supply of affordable rental and owned housing units will be needed to meet the demand of affordable housing in North Salt Lake.

There are some definitive actions that the City can take to increase the availability of affordable housing.

This plan sets forth the following goals to maintain adequate affordable housing choices for current and future residents who wish to reside in the City of North Salt Lake:

- Increase Opportunities for Low to Moderate Income Households to Purchase Affordable Housing.
- Increase Affordable Rental Opportunities for Low to Moderate Income Households.
- Rehabilitate Existing Housing to Increase Rental Properties, Homeownership, Retention, and Reinvestment in North Salt Lake.

*Go to the Goals section for details and objectives.

Introduction

In 1996 the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of the general plan. Housing is considered affordable when households of various incomes, spend no more than 30% of their gross monthly income on housing expenses. In this plan, housing needs are considered for moderate-income households within the following Area Median Income (AMI) brackets: 1) Low-income [50-80% AMI], 2) Very low-income [30-50% AMI], and 3) Extremely low-income [<30% AMI].

The intent of this affordable housing plan is to ensure that the City of North Salt Lake provides a reasonable opportunity for a variety of housing, including low to moderate income housing, to meet the needs of the population desiring to live in the City. Housing should be encouraged to allow persons earning a moderate income or less to fully participate in, and benefit from all aspects of neighborhood and community life.

Methods and Terminology

Data Methods

City staff utilized the *Utah Affordable Housing Forecast Tool* (UAHFT) to analyze housing needs in the community, based upon the affordability of the existing housing stock. The UAHFT is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases. Data for the model is obtained through the US Census, the US Department of Housing and Urban Development, the Utah State Governor's Office of Planning and Budget (GOPB), and other sources. Findings from the model are summarized throughout this document.

In addition to the use of the UAHFT model, City staff extensively researched Census data, including the information from the City's 2013 Census challenge, obtained information from the Davis Community Housing Authority, and from the Utah Anti-Discrimination and Labor Division. City staff also researched city building permit data between the years 2010-2020 to attain housing counts.

Terminology

The following terms commonly used throughout this document are defined below:

- Affordable Housing: Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities.
- Area Median Income (AMI): The Area Median Income is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs.
- American Community Survey (ACS): The American Community Survey is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers.

- Comprehensive Housing Affordability Strategy (CHAS): Custom tabulations of American Community Survey (ACS) data that demonstrate the extent of housing problems and housing needs, particularly for low income households.
- Utah Affordable Housing Forecast Tool (UAHFT): The UAHFT is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases.
- Low to Moderate Income Households (LMI): Low to Moderate Income households refer to households whose income does not exceed 115 percent of the median income for the area when adjusted for family size.
- U.S. Department of Housing and Urban Development (HUD): HUD is a Cabinet department in the Executive branch of the United States federal government.
- Cost burdened households: Households spending more than 30 percent of their income for housing costs are considered to be cost burdened.

Demographics

Population Change and Affordable Housing Demand

The population estimates for North Salt Lake based upon the 2010 Census projected an increase of 16,322 in 2010 to 20,648 by 2020, 24,879 by 2025, and 28,644 by 2030. These additional residents amount to an additional 2,766 households by 2025, and an additional 3,965 households by 2030, based on the city's current average household size (3.05 in 2010 and 3.14 thereafter).

Actual building permit data demonstrates that 2,169 dwelling units were constructed between 2010 and 2020. The current estimated population as of 2020 is 23,626, exceeding the 2020 projection. Current housing stock consists of 2,230 multi-family rental units, 497 mobile homes, and 4,875 single family dwellings and individually owned townhomes or condos.

Based on anticipated population growth, current building permit data, and the existing vacancy rate, it is projected that North Salt Lake will need an additional 725 housing units by 2030. Of those 725 units, 70 will need to be affordable to extremely low-income (≤30% AMI) households, 45 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 112 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

Ethnic and Racial Minority Populations

According to the 2010 US Census, 19% of the population of North Salt Lake reported a race other than “white”. For a complete description of North Salt Lake’s Ethnic and Racial makeup see the graph below.

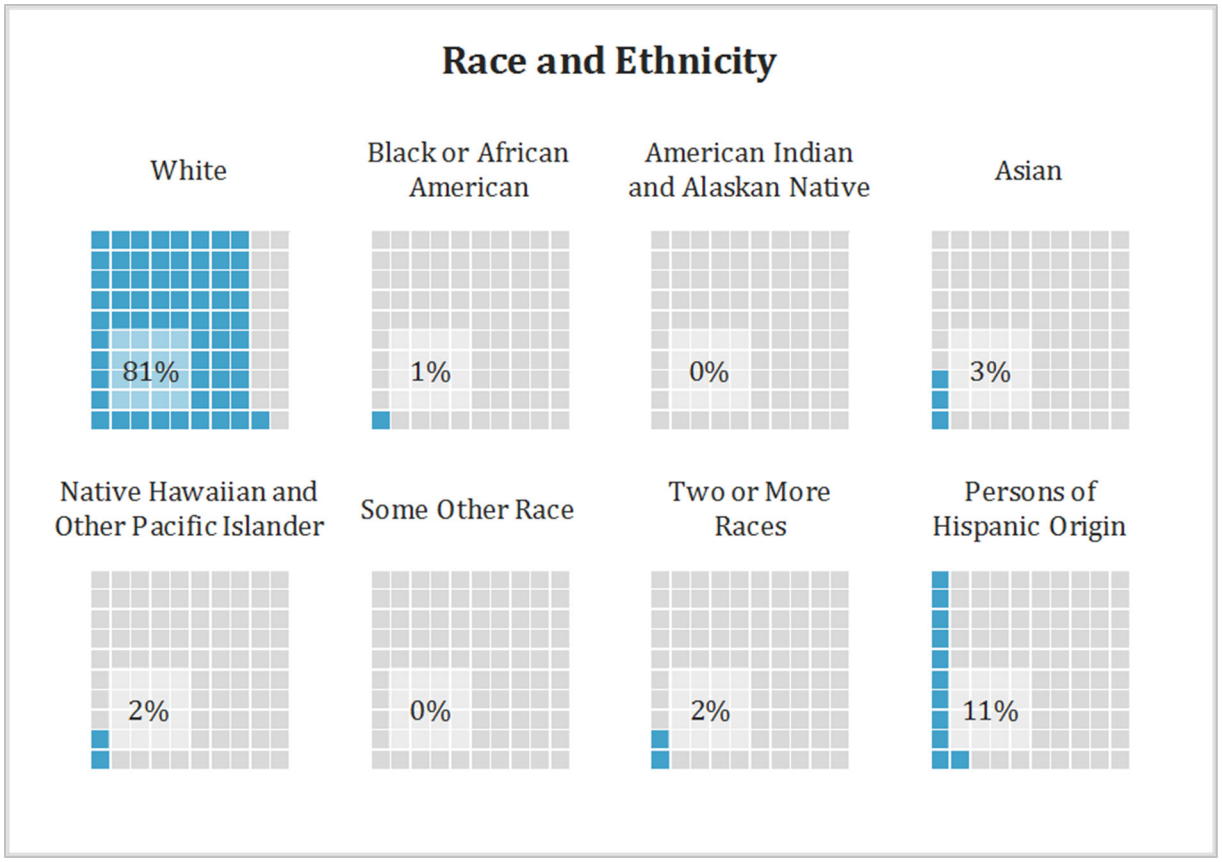


Figure 1: Race and Ethnicity
Source: 2010 US Census

Racial and ethnic minority status is correlated with poverty level. In North Salt Lake, 6.8% of the entire population is reported to be below the poverty level. For example, approximately 8.9% of the "Hispanic or Latino" population is below the poverty level, while 3.4% of the "white alone, not Hispanic or Latino" population is below poverty (ACS, 2013-2017 estimates). The poverty rates by race and ethnicity are identified below:

Race
White alone: 3.7%
Black or African American alone: 14.8%
American Indian and Alaska Native alone: 0%
Asian alone: 31.8%
Native Hawaiian and Other Pacific Islander alone: 76.2%
Some other race alone: 13.4%
Two or more races: 3.3%

Ethnicity
Hispanic or Latino: 8.9%
White alone, not Hispanic or Latino": 3.4%

Because of this correlation, any deficiencies in low to moderate income housing units available, disproportionately impacts minority populations.

Typically, racial minority populations are more likely to be renter households than owner households. However, 36% of all of the minority householders in North Salt Lake are renters with 64% of the minority householders in owner-occupied housing. The only minority population in North Salt Lake that has a higher rental rate than ownership rate is the "Native Hawaiian and Other Pacific Islander alone population", which also has the highest poverty rate in the City. Therefore, lack of affordable rental housing disproportionately impacts that particular minority population in the City.

Special Needs Population

It is important to the City of North Salt Lake to address affordable housing for those with special needs. People with special needs may include vulnerable populations such as senior citizens, people with disabilities, the homeless, or those otherwise in need of specialized or supportive housing.

Disabled

People with disabilities under the age of 65 comprise approximately 6.3% of the population in North Salt Lake, or 1,147 individuals. It is estimated that 35.4% of all Americans 65 or older have some form of disability. According to the ACS approximately 275 people, or 24.9% of North Salt Lake residents over 65 have a disability. People with disabilities often face financial and social difficulties that make it difficult to obtain housing. Programs that are geared toward helping people with disabilities obtain housing include: low rent and public housing voucher programs, assistance through centers of independence, and employment and training resources.

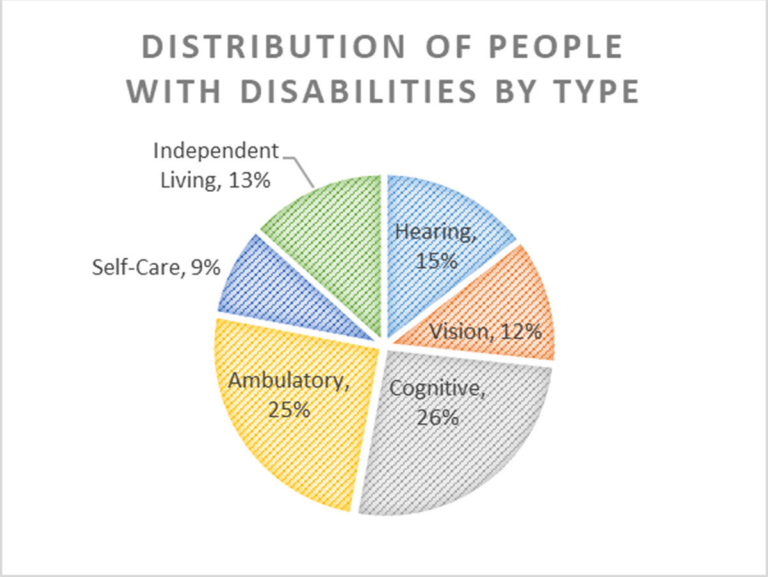


Figure 2: Distribution of People with Disabilities by type
Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Housing affordability is a particular concern for people with disabilities in the City of North Salt Lake. The median income of an individual with a disability was $40,050 per year, which is 52% of North Salt Lake's 2017 median household income of $77,011. At this rate, people with a disability earned a gross income of $3,338 per month or $20.86 per hour. The median gross rent in the city is $1,030 per month, according to the 2017 ACS estimates. This means that a single income householder with a disability would pay 31% of their income on rent, which is 1% more than standards set by U.S. Dept. of Housing and Urban Development and most banks. At a minimum, a person with a disability would need to earn $21.46 per hour to afford the median gross rent in the City.

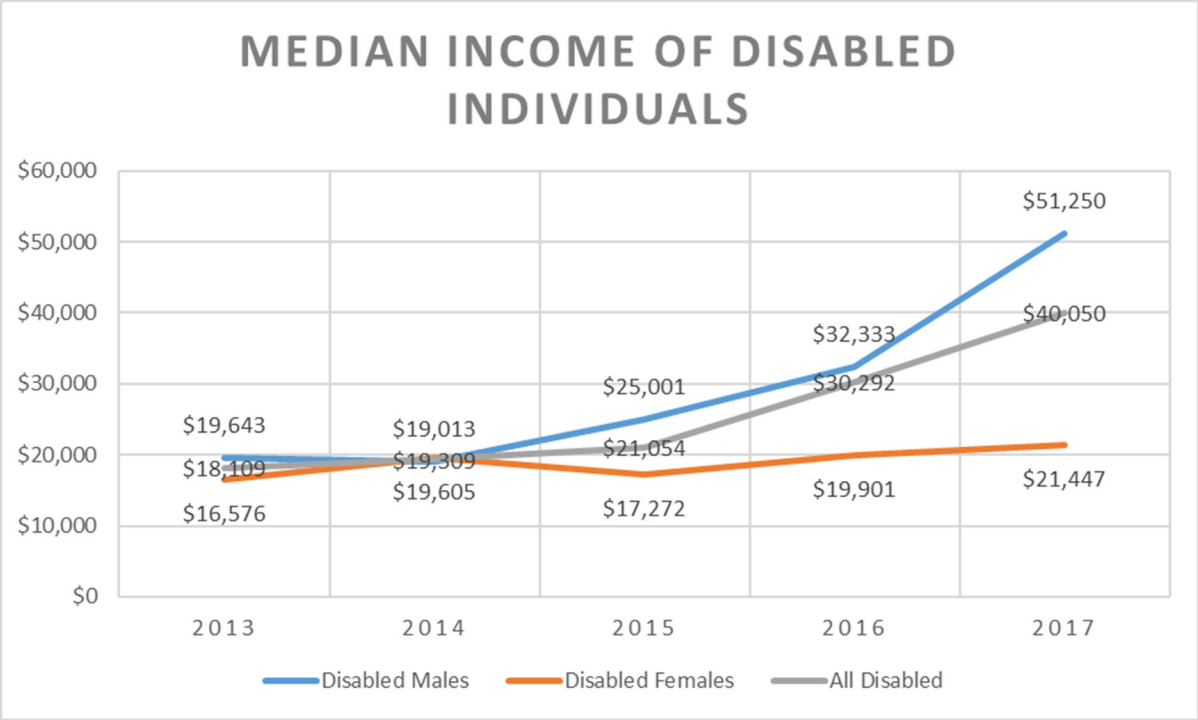


Figure 3: Median Income of Disabled Individuals
Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Seniors/Elderly

About 6.5 percent of North Salt Lake's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to remain approximately the same from 2010 to 2020 and then increase to 8.2 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a dwelling type that better suits their preferences and needs. The legislative body of North Salt Lake recognizes the need to evaluate the housing options available to seniors wishing to remain in or move to the community.

Homeless

According to the 2020 annualized Point in Time count, roughly 0.1% of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in North Salt Lake, which is approximately 24. The City participates in a low income emergency housing repair grant program to address the needs of the low income population,

who may be at risk of becoming homeless due to the cost of home repairs. This program is funded through the Community Development Block Grant program and administered by the Davis Community Housing Authority.

Veterans

Based on the 2013-2017 American Community Survey, veterans account for approximately 4.3% of North Salt Lake's population, or 565 people. Men make up 91.7% of those veterans and women 8.3%. There are 180 veterans, or 31.8% of North Salt Lake's veteran population who are 65 and older. Also, 124 veterans in North Salt Lake were reported as having some form of disability, which amounts to 6% of the city's disabled population being veterans. Of the 327 working aged veterans (18 to 65 years old), 5.5% or 18, were unemployed compared to 3.5% of the general population. There were no veterans who reported living below the poverty level, which is 7.1% lower than the city as a whole. Nevertheless, the median income of a veteran is $48,836 per year compared to the city's median household income of $77,011. This suggests that a single income household with a veteran is less likely to afford the median housing unit in the city. Given these estimates, the City should work with the Utah Department of Workforces Services to consider strategies to lower the unemployment rate among working-aged veterans.

Analysis of Special Needs Housing

Although there is a significant population of seniors and people with disabilities, there is currently a deficiency of housing specifically designated for this segment of the population in North Salt Lake. As the city grows, the need for specialized housing will likely continue to increase and the city should evaluate and monitor current zoning regulations to assure that there are minimal regulatory barriers to constructing this type of housing.

Housing Demand

New Housing Demand

Based upon the projected increase in population, observed income levels, and existing vacancies; the UAHFT Housing Model estimates that the demand for new housing units from 2010 to 2020 was 1,347 units. The model recommends that 423 of those units be constructed for low to moderate income households. The demand for new units from 2020 to 2030 is estimated at 725, of which 227 should be for low to moderate income households.

During the period from 2010 to 2020 there were 2,326 residential units constructed. Of those residential units 864 units (37%) were rental apartments. Construction has outpaced the forecasted housing demand during this period by more than one-third.

The Department of Workforce Services' Five Year Projection Calculator shows the housing gap for 2016 and 2020, and the progress that has been made in providing moderate-income housing between those years. See the table below for the results of that calculation:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	995	1,410	995	415	0
≤ 50% HAMFI	530	540	230	10	-300
≤ 30% HAMFI	375	130	45	-245	-330

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	855	1,225	845	370	-10
≤ 50% HAMFI	580	495	225	-85	-355
≤ 30% HAMFI	355	145	25	-210	-330

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	140	185	150	45	10
≤ 50% HAMFI	-50	45	5	95	55
≤ 30% HAMFI	20	-15	20	-35	0

Note: HAMFI represents Housing Urban Development Area Median Family Income, as defined by the U.S. Department of Housing and Urban Development

The City has made good progress in providing rental housing for households in the low to moderate income ranges. There is still improvement that can be made in the very low income (≤ 30% HAMFI) level.

Income

Analyzing the income of North Salt Lake's residents is critical to understanding the City's affordable housing need, because housing affordability at the household level is a direct function of income.

Because the cost of living is relative to the area in which the residents live and to household size, the U.S. Department of Housing and Urban Development (HUD) use a measure called the Area Median Income (AMI). The estimated AMI for Davis County as of 2017 was $75,961. The AMI is the standard to determine housing attainability of the population. The chart below categorizes household income levels by AMI, and illustrates the number of North Salt Lake households whose total income falls within each income bracket.

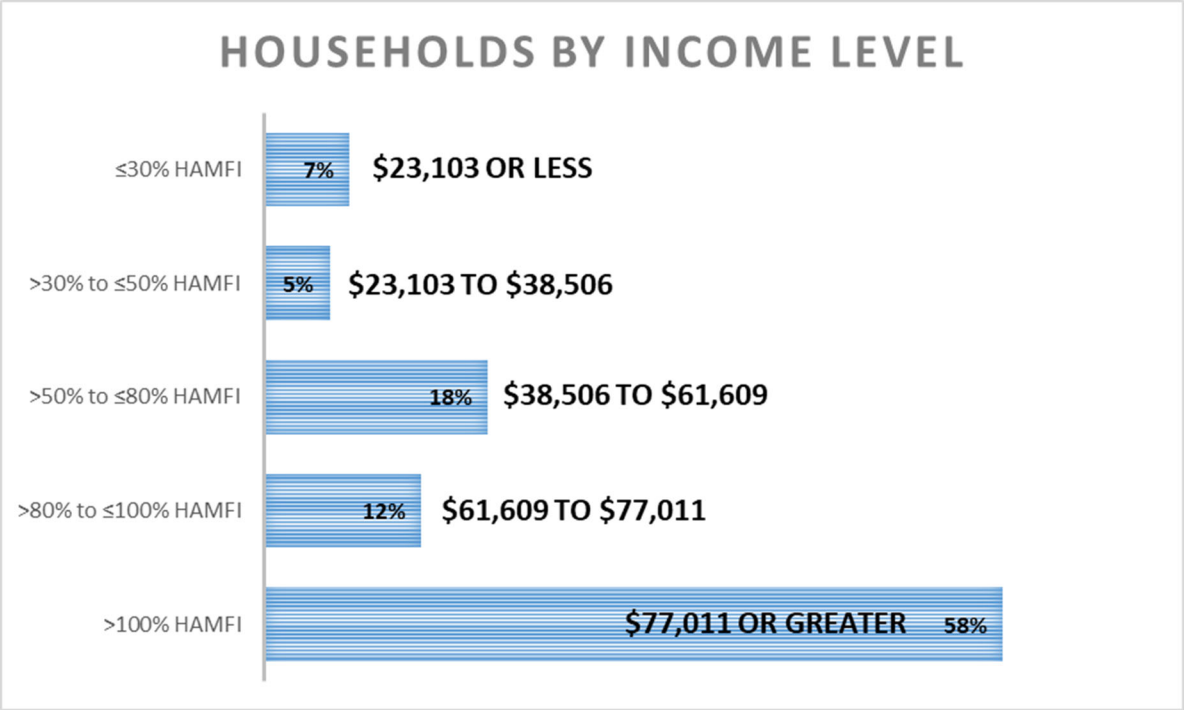


Figure 4: Households by Income Level
Source: CHAS 2017
Note: HAMFI represents Housing Urban Development Area Median Family Income, as defined by the U.S. Department of Housing and Urban Development

Analysis of Income

A moderate income is considered to be 80% of the AMI. There are 1,820 (29.5%) households in North Salt Lake with a household income categorized as moderate or less. As of 2017, 80% of the AMI equals an annual household income of $60,769. An estimated 415, or 6.7% of households in North Salt Lake earn equal to or less than 30% of the AMI, or $22,788 annually. The households that earn just 30% of the AMI find it very difficult to live within the affordable housing guidelines since they cannot afford average market rental rates. It is vital to the well-being of the community that households of all income levels have affordable housing options.

Housing Supply

As of November 2020, the housing stock in North Salt Lake is primarily made up of single family homes, with a limited supply of multi-family housing and mobile homes. The city records demonstrate there are 7,622 housing units currently built within the city. The composition of those units are shown in Figure 5 below:

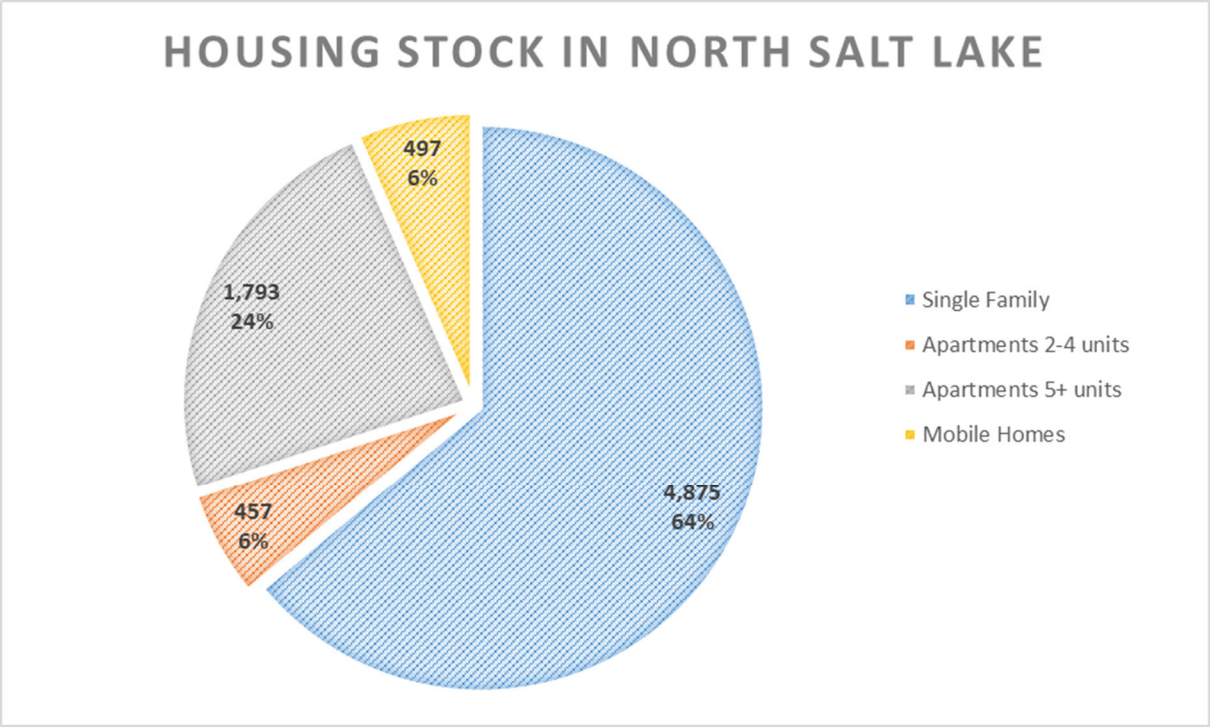


Figure 5: Housing Stock in North Salt Lake
Source: 2020 NSL Building Permit Data

Housing Occupancy and Vacancy

According to the 2017 American Community Survey (ACS), there were 6,381 housing units in North Salt Lake. The city, at that time, had a 3.1% vacancy rate. Of those occupied units, 72.8% or 4,493 units were owner occupied and 27.2% or 1,682 units were rented. According to the 2017 American Community Survey (ACS), the occupancy of rental units in Utah is 30.4% of all households, in general.

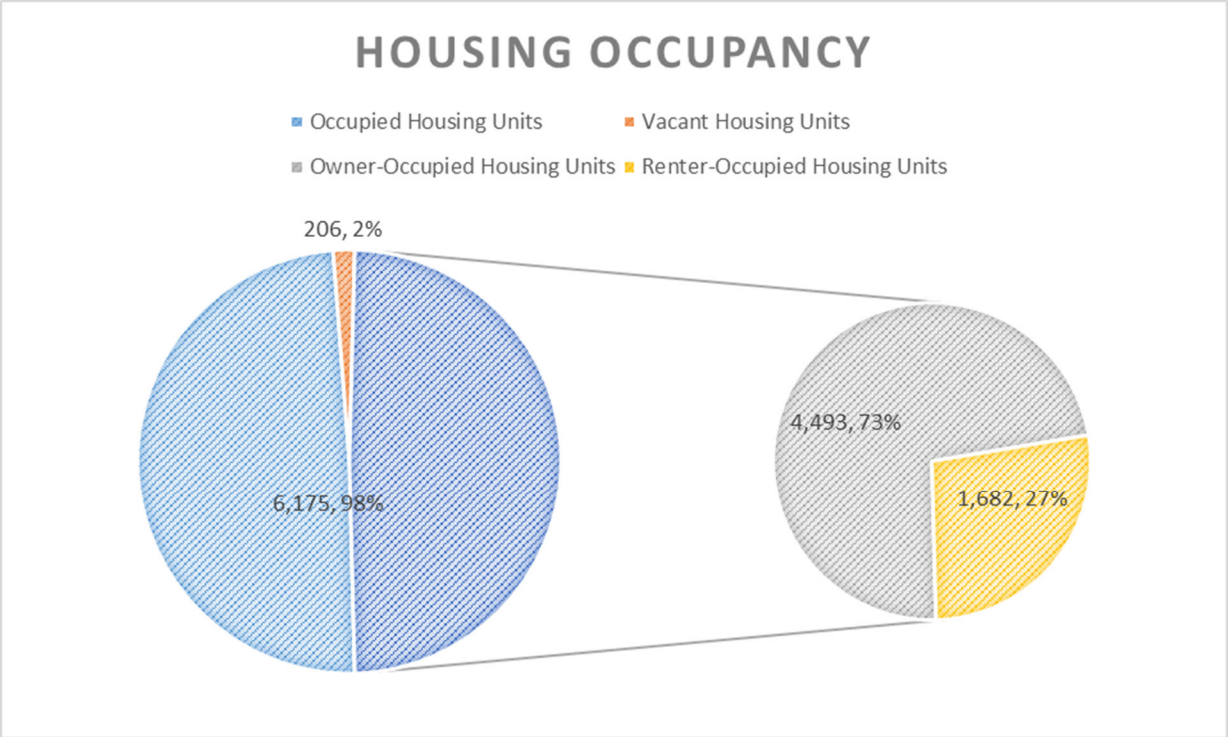


Figure 6: Housing Occupancy
Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Age of Housing Stock

Approximately 56% of the housing stock in North Salt Lake was built in 2000 or later, with approximately 6% built before 1959. Although much of the housing stock is relatively new, approximately 30% of the housing stock is over 30 years old, which requires ongoing maintenance to adequately meet the demand for affordable housing.

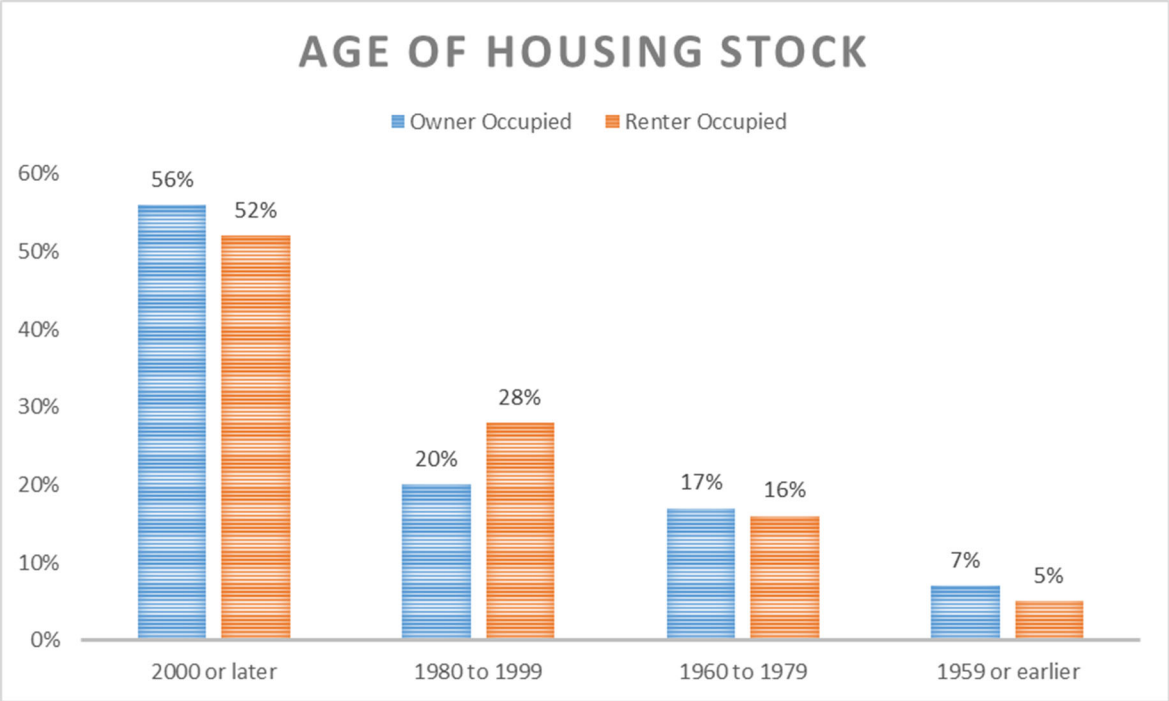


Figure 7: Age of Housing Stock
Source: U.S. Census Bureau, 2017 ACS 5-Year Estimates

Housing Affordability

The affordability of the housing stock is determined based upon the Area Median Income (AMI) and the amount that a household at each income level can afford. According to current State and Federal definitions, housing is considered affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage or rent and utilities. Those that spend more than 30% of their monthly income on housing expenses are considered "cost-burdened" and are referred to as such throughout this document.

In Davis County, the 2017 (AMI) was $75,961 annually or $6,330 monthly. Based upon this standard, mortgage or rent and utilities should not exceed $1,899 per month for a median income earning household to be considered affordable.

The purpose of this plan is to ensure that housing is affordable for all income levels, not just those earning a median income or higher. The same affordability standards apply to households that earn less than the AMI. For example, a moderate income household in North Salt Lake earns 80% of the AMI, which is $60,769 annually or $5,064 monthly. In order to remain affordable for this household income, mortgage or rent and utilities should not exceed $1,519. The table below summarizes the maximum monthly affordable housing costs for various income levels in North Salt Lake.

SUMMARY OF AFFORDABILITY		
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	$578	$138,100
>30% to ≤50% AMI	$962	$229,849
>50% to ≤80% AMI	$1,519	$253,700
>80% to ≤100% AMI	$1,925	$459,936

Figure 8: Summary of Affordability
Source: U.S. Census Bureau, 2017 CHAS
Note: AMI represents Area Median Income, as defined by the U.S. Census

Available Housing Prices

Property research conducted on www.realtor.com indicates that there were currently 90 total homes for sale in North Salt Lake as of November 2020. There were 13 properties listed for rent on www.zillow.com or other sites used for listing property rentals.

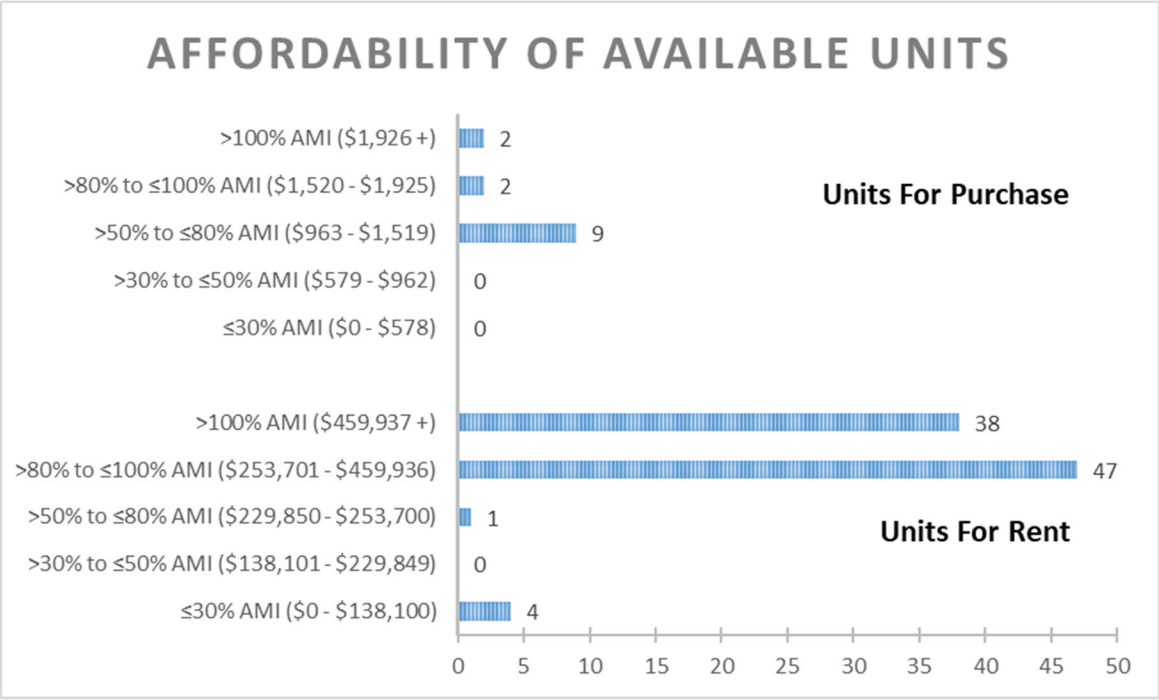


Figure 9: Affordability of Available Units
Source: 2017 HUD User Income Limits, Realtor.com, Zillow.com
Note: AMI represents Area Median Income, as defined by the U.S. Census

Affordability of Home Ownership

A monthly budget of $1,519 for housing and utility expenses would support a mortgage of approximately $253,700 based on a 30-year fixed rate loan at 2.943% interest, an average monthly utility bill of $321, and a 0% down payment. Homes valued at or below $253,700 are considered affordable for moderate income earning households in North Salt Lake.

Approximately 29% (1,820) of all households in North Salt Lake earn a moderate income or below. Although there are a limited number of units listed for sale, 5.5% (10 units) of those listed on www.realtor.com are affordable to moderate income households.

There are many owner occupied households that cannot afford the housing in which they live. The 2013-2017 ACS estimates that 50% of the owner occupied households earning a moderate income (50-80% AMI) are cost-burdened, and 53.3% of the LMI population is cost burdened.

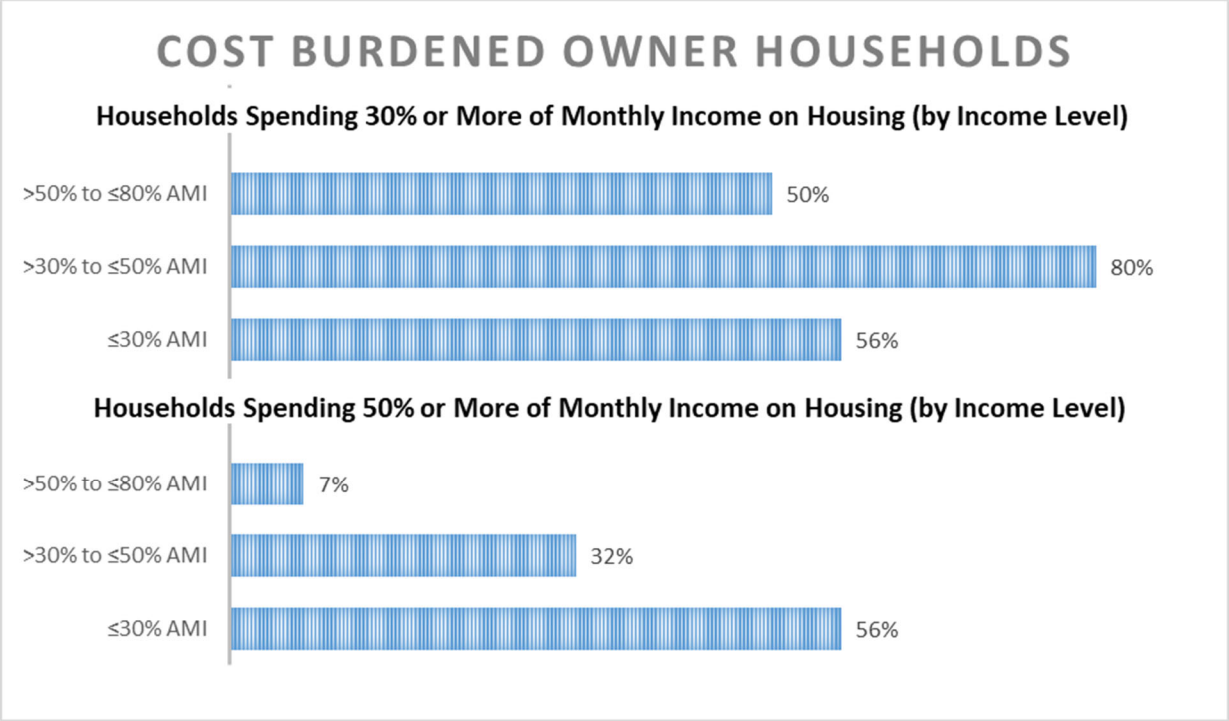
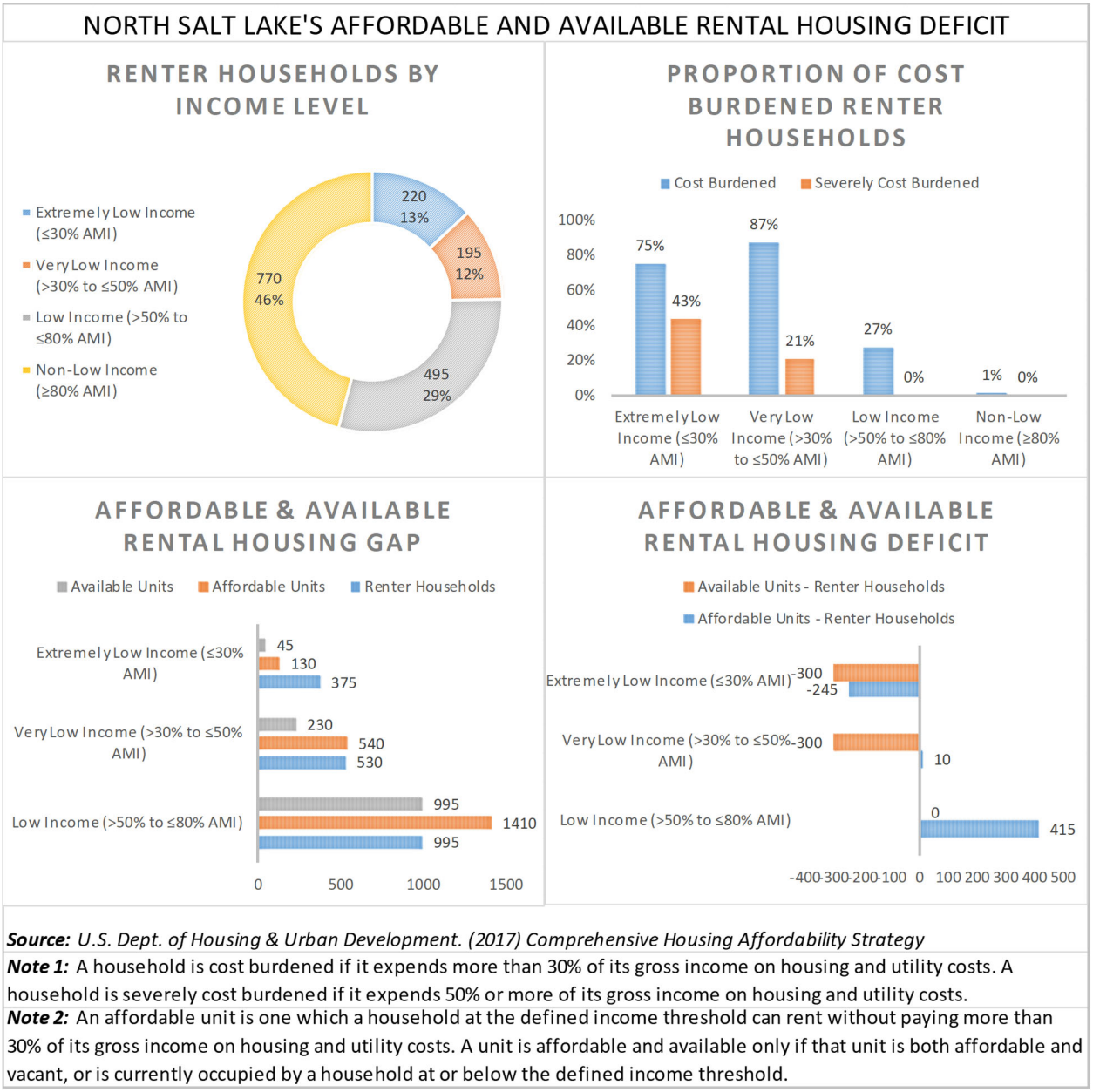


Figure 10: Cost Burdened Owner Households
Note: AMI represents Area Median Income, as defined by the U.S. Census
Source: U.S. Census Bureau, 2017 CHAS

Affordability of Rent

According to the 2017 American Community Survey (ACS) estimates there are 1,682 occupied units paying rent in North Salt Lake. Further, the median monthly gross rent for these households is $1,030. According to Zillow.com the median cost of rent for available units in the City was $1,295. 69% (9 units) of the rental units listed on zillow.com are affordable to moderate income households. While those earning a moderate income

or greater (80% or more of AMI) may not find these rates unaffordable, households earning 50% or less of the AMI may find it difficult to afford median rental rates. With a monthly budget for housing expenses of $962.64, households earning below 50% of AMI income levels find it more difficult to afford rent. 2017 CHAS estimates indicate that 28.5% of rental households in North Salt Lake are cost burdened. The charts below are generated from the UAHFT tool, and display the percent of Cost Burden Households and extremely Cost Burdened Households by income level.



Source: *U.S. Dept. of Housing & Urban Development. (2017) Comprehensive Housing Affordability Strategy*

Note 1: A household is cost burdened if it expends more than 30% of its gross income on housing and utility costs. A household is severely cost burdened if it expends 50% or more of its gross income on housing and utility costs.

Note 2: An affordable unit is one which a household at the defined income threshold can rent without paying more than 30% of its gross income on housing and utility costs. A unit is affordable and available only if that unit is both affordable and vacant, or is currently occupied by a household at or below the defined income threshold.

Figure 11: Affordable & Available Rental Housing Deficit
Source: U.S. Census Bureau, 2017 CHAS

Section 8 Housing Choice Voucher Program

The Davis Community Housing Authority participates in the Section 8 Housing Choice Voucher Program. Through this program, the Housing Authority subsidizes the balance of any rent payment that exceeds 30% of a very low-income renters' monthly income. As of 2018, the Davis Community Housing Authority has record of thirty-three (33) active Section 8 Housing Choice Vouchers in North Salt Lake. City staff analyzed the locations of the vouchers and determined that they can be categorized in the following ways:

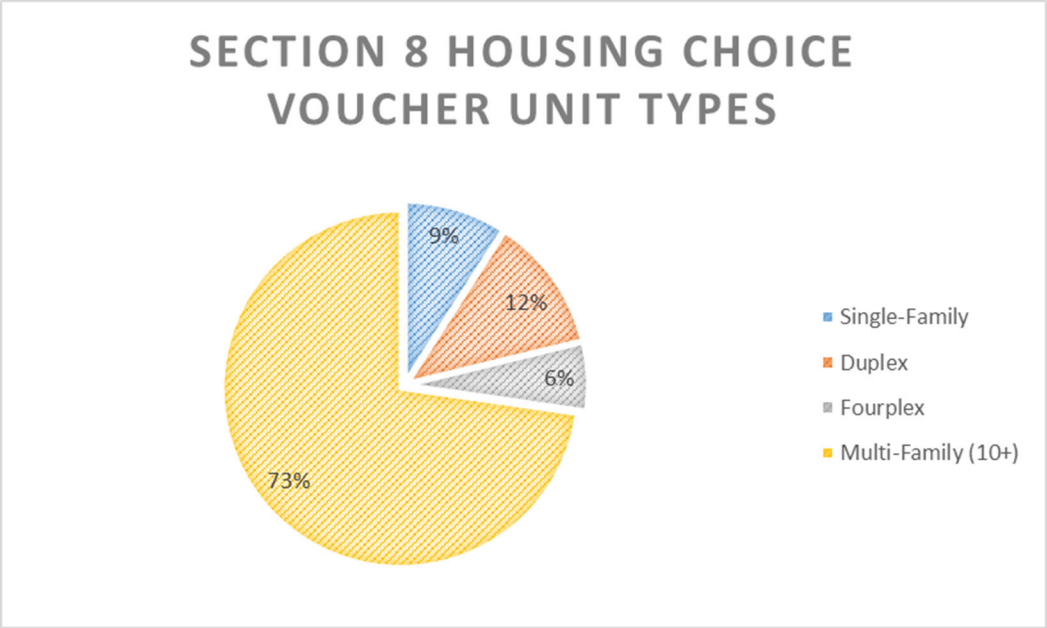


Figure 12: Section 8 Housing Choice Voucher Unit Types
Source: 2020 Davis Community Housing Authority

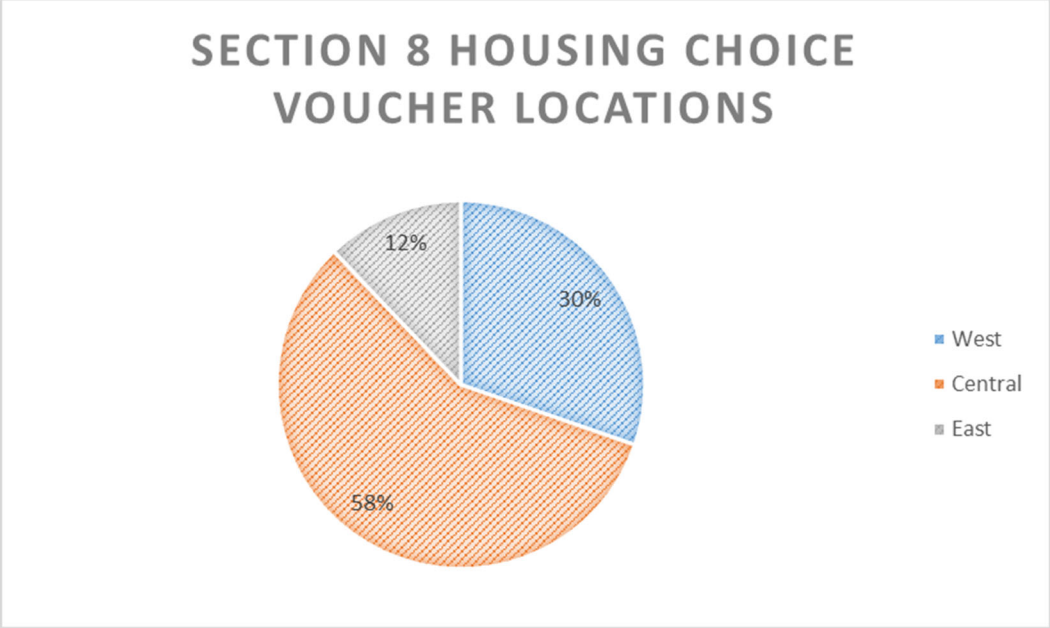


Figure 13: Section 8 Housing Choice Voucher Locations
Source: 2020 Davis Community Housing Authority

This data reflects the need for more affordable housing options to be provided throughout the City. The data also demonstrates that the current availability for very low-income housing is primarily located in multi-family housing developments. The City has recently allowed for alternative methods of providing additional affordable housing options in existing single family neighborhoods, including accessory dwelling units and short-term rentals. These types of units appeal to and can provide affordable housing opportunities for young families, single young adults, and seniors.

Zoning Regulatory Environment

In order to evaluate the potential for moderate income housing in the community, it is important to understand the regulatory environment for residential housing. Zoning regulations govern the use, lot size, and building size for new developments. These regulations have a direct impact upon the opportunity to provide affordable housing within the community.

Survey of Residential Zoning

Below is a description of the zoning districts in which residential dwellings are allowed in the City:

Residential (R1-12): To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character. Minimum lot size of 12,000 square feet.

Residential (R1-10): To provide areas for medium low density, single-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size of 10,000 square feet.

Residential (R1-7): To provide areas for medium low density, single-family or dual-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size of 7,000 square feet for a single-family home or 8,500 square feet for a duplex.

Residential (RM-7): To provide areas for medium residential density with the opportunity for varied housing styles and character. Minimum lot size of 7,000 square feet for a single-family home with an additional 6,000 square feet for each dwelling unit or 8,500 square feet for a duplex.

Residential (RM-20): To provide areas for medium high residential density with the opportunity for varied housing styles and character. Minimum lot size of 7,000 square feet for a single-family home with an addition 1,900 square feet for each dwelling unit or 8,500 square feet for a duplex.

Planned (P): To encourage and provide a means for effectuating desirable development through the use of variations in siting, mixing land uses and/or varied dwellings or other buildings. Minimum development size of 5 acres. Minimum lot size not applicable when previously zoned Highway Commercial (CH).

Highway Commercial (CH): To encourage a mixture of uses supporting all modes of transportation utilizing Highway 89, including, but not limited to, pedestrians, cyclists, public transit, and vehicular traffic. Residential uses are currently permitted in the CH zone when re-zoned to a P District, and must contain 5 or more dwelling units.

Evaluation of Zoning Code's Effect upon Affordable Housing

The majority of North Salt Lake's Zoning Code allows for the development of affordable housing for low to moderate income households. The City should be proactive to permit development that provides a variety of housing types, including townhomes, condos, and apartments as demand for these types of housing arise. As the City continues to implement the General Plan and Town Center Master Plan, additional opportunities for varied housing types are being provided through infill development and flexible zoning tools, such as the form based code currently under review. Additionally, the role transportation plays in affordable housing should be considered when choosing locations to develop. Every effort should be made to reduce transportation costs for households living in affordable housing, including but not limited to: locating near public and active transportation routes, and reducing required parking for affordable housing developments within or near the Town Center and public transportation routes.

The zoning code was updated in 2018 to allow accessory dwelling units (ADU) in all residential zones upon a single family lot. Allowing for ADU's in single family residences was a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property. Since the ordinance was passed in 2018, sixteen (16) Accessory Dwelling Units have been approved by the City.

Fair Housing

Acknowledgement of the Utah Fair Housing Act

> *By consent of the people of Utah, North Salt Lake lawfully exercises planning, zoning, and land use regulation authority to promote the health, safety, and welfare of its residents. North Salt Lake is committed to the equal protection and equitable treatment of all members of its community and anyone seeking to rent, lease, or purchase real property within its boundaries. North Salt Lake does not condone housing related practices that intentionally or indirectly discriminate on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or other suspect classifications. North Salt Lake upholds the Utah Fair Housing Act and complies with federal requirements that affirmatively further fair housing. North Salt Lake promptly reports housing discrimination to the Utah Antidiscrimination and Labor Division (UALD) and assists in its investigations of claims in a timely manner. North Salt Lake also systematically identifies and eliminates unfair encumbrances that impede its ability to promote and maintain an adequate supply of moderate-income targeted housing within its boundaries.*

Addressing issues associated with fair and affordable housing requires regular reviews of plans, policies, and ordinances as well as ongoing monitoring and assessment of potential disproportionate impacts and adverse effects within the community. Regular performance reviews of implemented housing plans, policies, and ordinances provide North Salt Lake with continuing feedback for making improvements.

Evaluation of Fair Housing Legal Status

Utah's Fair Housing Act (Utah Code Annotated §57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property. According to The Utah Anti-discrimination and Labor Division, there were 8 fair housing related complaints in North Salt Lake between January 1, 2010 and October 31, 2020. One of the complaints was related to discrimination, four cases were related to national origin, 1 case was related to mental disability, 1 case was related to physical disability, and 1 case was related to sex/sexual orientation. This compares to 86 complaints in Davis County as a whole during the same time period. Because there have been only a few fair housing complaints in North Salt Lake in the last several years, the data suggests that discrimination is not an impediment to fair housing choice in North Salt Lake.

Currently, the only formal mechanism for identifying discrimination cases, based upon the parameters of the Fair Housing Act, is the incident of fair housing complaints. There are several annual trainings throughout the county geared to train landlords on housing discrimination. The City should remain diligent in its efforts to ensure that housing is provided in accordance with the Utah Fair Housing Act.

Goals and Strategies

Goal 1: Increase Opportunities for Low to Moderate Income Households to Purchase Affordable Housing

Strategy 1 — Work with the Davis Community Housing Authority and support their affordable housing programs. Such programs may include the Family Self-Sufficiency Program and the Down Payment Assistance for First Time Home Buyers Program that would assist low-income households to purchase homes.

Strategy 2 — Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods.

Goal 2: Increase Affordable Rental Opportunities for Low to Moderate Income Households

Strategy 1 — Work with the Davis Community Housing Authority to address affordable housing needs in North Salt Lake, including support for the Section 8 Housing Choice Voucher program.

Strategy 2 – Continue to promote the establishment of "accessory dwelling units," such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners.

Strategy 3- Promote the construction of housing units across all income categories to facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

Goal 3: Rehabilitate Existing Housing to Increase Rental Opportunities, Homeownership, Retention, and Reinvestment in North Salt Lake.

Strategy 1— Promote the use of the Emergency Repair Program (supported by CDBG funds and administered by the Davis Community Housing Authority) to extremely low and moderate income households. This program offers grants for maintaining and rehabilitating housing.

Strategy 2— Identify low to moderate income families that need weatherization assistance. Assist these households in contacting the respective utility companies to participate in their weatherization programs. The Weatherization program lowers monthly utility bills by making housing more energy efficient.

Goal 4: Reduce household transportation expenses for low-to-moderate income households.

Strategy 1 – Promote the establishment of low-to-moderate income housing within and near the Town Center. With a walkable Town Center, residents will have better access to shopping, work, and recreation without the need for a vehicle.

Strategy 2 – Promote the establishment of low-to-moderate income housing near public transportation routes. Locating affordable housing near public transportation will enable residents to get to work without owning a vehicle.

Strategy 3 – Reduce parking requirements for housing developments in the Town Center and near public transportation routes to reduce the cost of parking infrastructure that is passed on to tenants.

This Plan was prepared by the City of North Salt Lake staff.

Contact:
Ali Avery, Long Range Planner
alia@nslcity.org
(801) 335-8729

Adopted Resolution

RESOLUTION NO. 2020-33R

AN RESOLUTION ACCEPTING THE ANNUAL REPORT OF THE CITY'S AFFORDABLE HOUSING PLAN AND THE ADOPTING OF CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE CITY GENERAL PLAN RELATED TO THE MODERATE INCOME HOUSING ELEMENT AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of North Salt Lake, in accordance with Utah State Statute 10-9a-401, adopted a Moderate Income Housing Plan on April 2, 2018 as an amendment to the City General Plan; and

WHEREAS, the State Legislature of Utah has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, the State of Utah Statute 10-9a-408 requires beginning December 1, 2020, that the legislative body shall annually:

a. Review the moderate income housing plan element of the general plan and implementation of that element of the general plan;

b. Prepare a report on the findings of the review; and

c. Post the report on the city website.

WHEREAS, the Planning Commission conducted a public hearing on the proposed updates to the plan related to revised estimates of housing needs on November 10, 2020 and made a favorable recommendation to the City Council;

WHEREAS, the City Council has prepared an annual report with findings of review of the plan and its implementation; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake General Plan be amended at this time to update the Moderate Income Housing Plan.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of North Salt Lake hereby accepts the 2020 Moderate Income Housing Report and amends the City's Moderate Income Housing Plan as attached:

1) Exhibit "A" 2020 Annual Report of Moderate Income Housing

2) Exhibit "B", Moderate Income Housing Plan

3) This ordinance shall take effect immediately upon posting as required by Utah Code.

Passed by the Governing Body this 17th day of November, 2020.

CITY OF NORTH SALT LAKE
By: _____
LEONARD K. ARAVE
Mayor

ATTEST:

_____
Linda Horrocks, City Recorder

CITY OF NORTH SALT LAKE CORPORATE SEAL 1946 STATE OF UTAH

City Council Vote as Recorded:

Name	Vote
Lisa Baskin	aye
Natalie Gordon	aye
Brian Horrocks	aye
Ryan Mumford	aye
Stan Porter	aye

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
OCTOBER 19, 2021

DRAFT

Mayor Arave called the meeting to order at 7:15 p.m. Council Member Brian Horrocks offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Lisa Watts Baskin (via telephone/excused at 7:45 p.m.)
Council Member Natalie Gordon
Council Member Brian Horrocks
Council Member Ryan Mumford
Council Member Stan Porter

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Cade Veigel, Police; Todd Godfrey, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder.

OTHERS PRESENT: Marty Peterson; Rachel Butterfield, Tammy Clayton, Alisa Van Langeveld, Dee Lalliss, Scott Lalliss, residents; Craig Peterson, City lobbyist; Michael Lasco, JUB Engineers.

1. CITIZEN COMMENT

Dee Lalliss stated that he lived on the east side of 300 North and wanted to discuss the issues with the Main Street reconstruction. He said there was a lot of confusion about street closures and suggested a notice be placed on each affected resident's door with the timeline and closures. Mr. Lalliss felt that it was difficult to find the necessary information on the project website. Ken Leetham replied that door hangers had been placed on the doors of the residents living on the west side and said that more could be done to notify residents on the east side of the street. He said this project was unique and had been difficult.

Rachel Butterfield, 276 East Eagleridge Drive, said she attended the NSL Reads event hosted by the Parks Trails and Arts Board and said it was a great event with the local author and activities that fostered a sense of community and creativity.

Mayor Arave agreed that it was a great traditional event and acknowledged Tammy Clayton, Chair of the Parks and Arts Board, who was in attendance.

2. CONSIDERATION OF MAYOR ARAVE'S APPOINTMENT OF RON JIBSON TO THE GOLF COURSE OVERSIGHT COMMITTEE

Mayor Arave reported that Ryan Curtis had recently moved which resulted in the need to fill a position on the Golf Course Oversight Committee. The Committee reviewed the applications and made the recommendation to appoint Ron Jibson. Mayor Arave said he had worked with Ron Jibson on City issues in the past and felt he would be a good asset to the Committee.

Council Member Horrocks moved to approve the Mayor's appointment of Ron Jibson to the Golf Course Oversight Committee. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

3. CONSIDERATION OF RESOLUTION 2021-41R: A RESOLUTION APPROVING THE ISSUANCE OF THE LOCAL BUILDING AUTHORITY OF THE CITY OF NORTH SALT LAKE, UTAH, LEASE REVENUE BONDS, SERIES 2022

Mayor Arave reported that the Local Building Authority (LBA) had decided to table this matter and would review it at a future meeting.

4. CONSIDERATION OF BID AWARD FOR PHASES 1 AND 2 OF THE ENVIRONMENTAL AND DESIGN WORK RELATED TO THE 1100 NORTH BRIDGE PROJECT, HORROCKS ENGINEERS, IN THE AMOUNT OF $3,497,610.81

Ken Leetham reported that the City was proposing to have a bridge constructed over the rail corridor on 1100 North to separate the street from the rail lines. He explained that the rail lines caused significant traffic delays in east/west traffic movement as well as accidents. Mr. Leetham said this was also a public safety issue for the City as police and fire vehicles and personnel needed to be able to service both sides of the City quickly. He added that one of the fire stations was located on 1100 North. He commented that the City had been working on this project for several years and performed, in partnership with Woods Cross City and UDOT, an engineering feasibility study, which brought awareness to the project. He said the next steps would include phases 1 and 2 of a four-step project in preparation for construction. Phase 1 would be an environmental process/clearance, and phase 2 was design and environmental. He stated that UDOT personnel were included in the process and approved the RFP and technical aspects of the project even though it was not a UDOT project. Staff published the RFP and contacted every engineer on UDOT's consulting list and only one response was received from Horrocks Engineers, who had previously completed the aforementioned feasibility study. Mr. Leetham stated that staff had reviewed the proposal with UDOT and were now recommending awarding the bid to Horrocks Engineers for a total award amount of $3,497,610, that includes $2,232,961 for phase 1, and $1,264,649 for phase 2.

The project schedule was presented to those present. Ken Leetham said that completion of phases 1 and 2 would be in 2023. He then discussed funding and said the City was able to obtain a $3 million allocation for environmental work for this project from the State legislature as part of a larger bill that contained many transportation projects. He said other sources of funding included a $1 million grant from Davis County of their third quarter sales tax fund; a 50/50 match with the City to use $1 million in impact fees for a total of $5 million. He explained that if there were additional funds leftover from the $5 million that it would be used for acquisition. Mr. Leetham said there was a benefit to the timing of this project as UDOT had just entered into a multiyear environmental project for the reconstruction of 1-15, which could be conjoined with this project. He introduced Craig Peterson, who was the City's lobbyist, and a civil engineer as well as Michael Lasco from JUB Engineers.

Council Member Horrocks asked if it was a problem that the City only received one response to the RPF. Ken Leetham replied that the City followed the procurement policy and that this was a complicated bid.

Council Member Gordon stated that projects liked this helped to make the City feel more connected. She felt this was a great idea for safety, convenience, and connectivity.

Council Member Horrocks moved that the City Council approve the bid award to Horrocks Engineers for Phases 1 and 2 of the environmental and design work related to the proposed 1100 North Bridge project in the amount of $3,497,610.81. Council Member Mumford seconded the motion.

Council Member Baskin asked if this was a cost plus fixed fee. She also asked if Woods Cross would supply any funding for this project and if they had been asked to do so. Ken Leetham replied that Woods Cross had declined to contribute at this time.

Council Member Baskin asked about the total cost of the project. Ken Leetham replied that the cost of phases 3 and 4 as well as preconstruction costs had not yet been determined.

The motion was approved by Council Members Gordon, Horrocks, Mumford and Porter. Council Member Baskin voted in opposition to the motion.

5. CONSIDERATION OF ORDINANCE 2021-08: AN ORDINANCE AMENDING TITLE 10-7-8 OF THE CITY CODE PERTAINING TO FLAG LOTS

Sherrie Pace reported that it was brought to staff's attention that the existing flag lot code contained regulations that exceeded standards required within the International Fire Code (IFC). Current City code, section 10-7-8 provided regulations for the approval of flag lots and required flag lots to meet multiple fire protection standards including an access road or driveway if the driveway is over 150 feet, a turnaround, an asphalt or concrete driveway that could support fire

truck apparatus, installation of a fire hydrant and six-inch water line, and a fire suppression system in the home. The IFC requirements were a combination of these requirements and the City code required each item. The Development Review Committee (DRC) recommended the code be amended to the standards established in the IFC. As part of the amendment the DRC also recommended additional amendments to the language and organization of the code section. The proposed amendments included: address identification at the street; fire lane signage; establishment of the specific fire suppression requirements that may be imposed on a conditional use permit; establishment of specific conditions that may be imposed to address mitigation of impacts from the flag lot, such as fencing, landscaping, grading limitations, building envelopes, dwelling height, etc.; an amendment to the requirement that a home be oriented to the street in favor of orientation to the front property line, as orientation to the street may be difficult and may not be feasible given the topography of some flag lots; setting the maximum slope of a flag lot driveway to 10%, and providing that the Fire Marshal could recommend to the Commission a reduction to the driveway maximum grade allowed depending on individual lot characteristics; and establishing the minimum driveway width for shared driveways as well as provisions for cross access easements and maintenance agreements.

Sherrie Pace said there was one comment made at the public hearing, which was from Wilford Cannon in support of the amendments. She said Mr. Cannon felt this would be a more equitable way to obtain fire suppression for future homeowners.

Council Member Gordon commented that the amendment was well thought out. She thanked staff and the Planning Commission for making these changes.

Council Member Gordon moved that the City Council approve Ordinance 2021-08: an ordinance amending the Land Use Code section 10-7-8 pertaining to flag lots with the following findings:

1) **The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City; and**
2) **Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in the title.**

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

6. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of October 5, 2021 were reviewed and approved.

Council Member Mumford moved to approve the City Council minutes from October 5, 2021. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.

7. ACTION ITEMS

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

8. COUNCIL REPORTS

Council Member Mumford reported on the NSL Reads event and thanked Ron Gordon, the Parks and Arts Board, and the Youth Council for sponsoring this event. He said upcoming events included the 75th anniversary scavenger hunt, drive-thru Halloween Monster Mash event on October 30th, and the 75th anniversary event December 13th.

Council Member Porter reported on the 75th anniversary of the City and said the committee was working on putting together the City's history as well as banners and other items to display interesting events and timeline.

Council Member Horrocks reported on the most recent Mosquito Abatement Board meeting and said there was a proposal for a 45% tax increase mostly due to hiring issues. He said Salt Lake City had a 75% increase for mosquito abatement. Council Member Horrocks mentioned that there were ten cases of West Nile Virus in the State with three deaths. He said there were 190 no-spray zones in Davis County and had requested to see if there were any in the City. He explained that the no-spray zones defeated the purpose of mosquito abatement.

Council Member Gordon reported that the Youth City Council (YCC) met earlier that day at Camelot Mobile Home Park for the mobile food pantry. She said they would continue to perform service there on the third Tuesdays of the month. Council Member Gordon commented that the YCC would help with the Halloween drive thru event as well.

Council Member Baskin was excused at 7:45 p.m.

9. MAYOR'S REPORT

Mayor Arave reported that the South Davis Recreation District (SDRD) had not recovered from COVID and was still incurring losses, which would continue into 2022. He said there were also repairs done to the building and the swimming pool, which caused issues with decreasing memberships as well.

Council Member Mumford addressed the SDRD's desire to expand into the City and asked if this would affect the proposed Hatch Park expansion. Mayor Arave replied that he did not think

the likelihood of the SDRC expansion would be determined by the use of Hatch Park. He said they were still reviewing park space and the City would need to determine whether to move forward or not with the Hatch Park redesign.

Mayor Arave reported on the League Policy Committee and said the City would need to prepare a water plan. This would include the water use per capita as water and housing were large issues this year.

10. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

11. CITY MANAGER'S REPORT

Ken Leetham reported on the meeting with UDOT relating to the I-15 project and improved access to I-15 and I-215 from the City. He said this could impact the Hughes parcel and the old Williamsburg project, and that UDOT would meet with the property owners to potentially acquire some or all of those properties.

Mayor Arave asked about the response from those property owners. Ken Leetham replied that the property owners had responded negatively.

Sherrie Pace commented that the property owners were not in favor of this as they had a lot of funding invested in the project. She said they wanted to work with the City and potentially allow UDOT to acquire a portion of the property.

Council Member Horrocks expressed disappointment with UDOT for their delay in contacting the property owners since they were so far along in their development project,

Ken Leetham said he attended a meeting with UDOT Region 1 several weeks ago regarding better access to the freeway and frontage road for gravel operations.

Ken Leetham reported on a meeting with Big West Oil regarding their water usage. He said Big West Oil would most likely remain on the City's water system and suggested an agreement be made for the City to reserve water for them in exchange for revising the base payment to stabilize the City's revenues. Mr. Leetham said that further discussion with the Council and Big West could be done after the water study by Bowen Collins was completed, as they currently had seven or eight water meters and the City needed to do more to better understand their usage.

Mayor Arave asked if Big West Oil had drilled a new well and if this would affect their demand. Ken Leetham replied affirmatively and said they were using less water but did not see a future where they would be independent from the City.

Ken Leetham reported that staff also reached out to the Sewer District related to the excess reuse water that may be available to the City. He said Dal Wayment told him that regular reuse water was available from the south plant and added that Bowen and Collins was notified of this for the water study.

Ken Leetham said there were six applications to serve on the Health and Wellness Committee, which he would send to the City Council for review. He asked whether these appointments would be made before or after the election.

12. ADJOURN INTO CLOSED SESSION

At 8:05 p.m. Council Member Mumford moved to go into closed session to discuss imminent or pending litigation. Council Member Porter seconded the motion. The motion was approved by Council Members Gordon, Horrocks, Mumford and Porter. Council Member Baskin was excused.

13. RECONVENE INTO REGULAR SESSION

At 8:32 p.m. Council Member Mumford moved to go out of closed session and into the regular session. Council Member Porter seconded the motion. The motion was approved by Council Members Gordon, Horrocks, Mumford and Porter. Council Member Baskin was excused.

14. ADJOURN

Mayor Arave adjourned the meeting at 8:32 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday November 16, 2021 by unanimous vote of all members present.

_____

Linda Horrocks, City Recorder

Action Items for November 16, 2021

Item	Staff	Description
New		
1	Ken, Sherrie	Staff to reach out to UDOT regarding acquiring Hughes RV and old Williamsburg properties. Sherrie spoke with Dian McGuire (11/2) and she has not reached out to them as of yet, but plans to do so in the next 1-2 weeks. Dian will let NSL know when she makes contact.
Current		
1	Ken	Staff to research if ARPA funds could be used to assist renters and landlords with rent payments.
2	Ken	Health and Wellness Committee to review Question, Persuade, and Refer (QPR) anti-suicide training.
3	Ken	Staff to reach out to the State regarding Afghan refugees and the potential assistance.
4	Sherrie	Mayor Arave asked staff to reach out to new developments (Toll Brothers) about xeriscaping park strips. *The approved development agreement requires that the park strips adjacent to the open space areas is to be sod with trees and maintained by the HOA (still CW Land). I have contacted CW and informed them that the CC would be open to amending the DA regarding this for water conservation. For individual lots, adjacent park strips may be planted with 50% vegetative material and rock mulch of 1"-minus size. Toll Bros. has been made aware of the option as well.*
5	Ken	Council Member Mumford suggested subsidizing the CERT training for residents. He suggested this could be reviewed by the new Health and Wellness Committee. (Rob Hunter, Bountiful City)
6	Paul	Staff to assess the road conditions of Woodbriar Way. *The section of Woodbriar Way that needs replacement is the bottom 30 feet adjacent to Eaglewood Loop. Staff will instruct Staker Paving to remove and replace the asphalt in this area next spring when the rest of the project will be completed.*
7	Paul, Ken	Staff to research ABNR project with Sewer District to obtain excess water (for the golf course). *Ken spoke with Dal. He said they can provide reuse water, but the State Engineer would have to approve the use of that water.*
8	Ken	Staff to review liability insurance for proposed dog park.
9	Sherrie, Janice, Ken	Staff to research ways/programs to assist seniors or others who were disadvantaged in relation to the proposed property tax increase. (use of CDBG or other funds for a city run program, Circuit Breaker program via the State, etc.) *Staff will continue to look at options.*
10	Tyler, Ken	Council Member Porter asked about golf course damage that occurs at Gary Way near the golf course and adopting official policy related to this. *On 11/16 agenda*
11	Tyler	Staff to research changing the golf path or other means to help with the issue of homes being hit with golf balls near hole 7 at the golf course. *Tyler and his staff will review options for reducing potential damage from stray golf balls, including planting trees or adjusting fairway.*
12	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. *Prior to July 13, 2010 the CUP required 80% of the waste brought to the site be incinerated and up to 20% could be transferred elsewhere. The PC amended the CUP to lift the 80/20 requirement. ORD2012-16 (Existing Use Overlay Zone-Stericyle) was approved with a permitted use of: "Medical and bio-hazardous waste transfer and disposal,".*
13	Paul, David	Public Safety Committee to evaluate the need for a traffic light at the intersection of 1100 North and 400 West. *Ken has met with WX City Manager. Traffic does not warrant a traffic signal; however, Woods Cross will consider their official position and respond back.*

14	Linda	Staff to evaluate and propose a new solution for front facing monitors for the City Council chambers. *Staff will re-address after new equipment is installed by GenComm.*
15	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. *Under the current code park strips must be landscaped within 12 months of occupancy and may include trees, a combination of lawn, other perennial ground cover, flowering annuals and perennials, specimen shrubs, and inorganic material.* Staff recommends that 50% of the park strip be vegetative and that rocks mulch be of 1"-minus size, but this is not currently within the code.
16	Sherrie	Mayor asked staff to see if there was an ordinance related to truck restrictions in Village Station. If not, look at formal restrictions that would be enforceable. *Staff has completed this review, met with Lakeview Rock Products and will be reviewing their proposal for access. Vehicle access by gross weight, or axel load can be restricted on any city street by posting the restriction as approved by the City Council. See Code Section: 6-1-3*
17	David	Repair work to the trail leading to Tunnel Springs Park (off Eaglepointe) as well as the Bonneville Shoreline Trail. (a resident had contacted Natalie about it)
18	Ken	Staff to review whether power lines could be buried along Redwood Road. *Ken to report.*
19	Paul	Staff to research solutions for maintaining commuter trail along the frontage road to SLC.
20	Sherrie	Assignment to amend the Park and Recreation Element of the City's General Plan so that it includes Hatch Park, Tunnel Springs Expansion and Capital Projects and repairs. *An RFP is being prepared to complete the amendment.*
21	Paul, Tyler	With the re-routing of storm water near the 14th hole on the golf course, Staff to look into using the storm water in a water feature at the Eaglewood Sign. *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?*
22	Ken	Staff to prepare policy (or review current policy) related to tree removal particularly when related to sidewalk damage. *Staff is working on a follow-up report to the City Council.*
23	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.
24	Ken, Linda	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. *Staff reviewing history committees of other cities and will draft resolution.*

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: November 16, 2021

SUBJECT: Consideration of Resolution 2021-42R: a Resolution approving amendments to the City of North Salt Lake Annexation Policy Plan

---

RECOMMENDATION

The Planning Commission recommends to the City Council the proposed draft 2021 Annexation Policy Declaration and Expansion Area Map, subject to the following findings and conditions:

Findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city;
2. The proposed amendment is in accord with State Statute 10-2-401.5 regarding the preparation of an Annexation Policy Plan;
3. The proposed plan establishes guidelines and criteria for consideration of future annexation petitions; and
4. The proposed plan requires detailed fiscal analysis specific to a proposed development to be considered with future annexation petitions.

Conditions:

1. The proposed amendment excludes the proposed Addendum-Annexation Area D;
2. The plan is amended with corrections provided to staff; and
3. A criteria be added to the plan, that annexations to be considered, be within Davis County.

GENERAL INFO

The Annexation Policy Plan is a guiding document that is used when a Petition for Annexation is filed by property owners outside the current city boundary. The Plan will provide direction to the Planning Commission when making a recommendation to the City Council to approve or deny an annexation and associated development proposal. The current City Annexation Policy Plan was adopted in 2003 is required to be updated to address the current state code requirements.

The Draft Plan attached has been updated at the direction of the Planning Commission. On August 24, 2021 the Planning Commission had a meeting to collect comments from affected public entities. Additional written comments were to be received prior September 3, 2021 and have been included as in the report. A public hearing was held on September 28, 2021 to receive comments on the plan from the

public at large and any additional comments from affected entities. The Planning Commission reviewed the final draft at a public meeting on October 12, 2021 and made a favorable recommendation to the City Council to adopt the updated Plan, with a recommendation to not include the proposed expansion Area D.

BACKGROUND

In 2020 the City received a request from property owners along 2200 West in Salt Lake County for consideration of a future annexation petition. The property is located west of the current North Salt Lake boundary along the Jordan River and is not within the adopted 2003 annexation policy plan expansion area. The proposed area, is known as the North Pointe Annexation and proposed development Misty River. For the City to entertain a petition for annexation within this area the annexation policy plan is required to be amended to include the area. The City Council entered into an agreement with the property owner, whereby the owner would pay the proportional cost of hiring a consultant to draft an update to the City's plan. The plan update includes an updated analysis of the existing expansion areas for conformance with state code, that the City included within the plan update scope of work to be completed by the consultant.

The City began a process to update the Annexation Policy Plan and Map in September of 2020. City staff has been working with the hired consultant on the draft and has prepared the initial draft for the Planning Commission review and input as required by state statute. The proposed draft Annexation Policy Plan addresses and updates all existing expansion areas A, B, & C, and includes the proposed area D, also known as the North Pointe Annexation Area.

Utah State Code Section 10-2-401.5 contains the specific steps for the adoption of an Annexation Policy Plan, as well as the requirements to be contained within the plan. The steps for adoption of the plan and estimated review/key dates are outlined as follows:

August 9, 2021	Planning Commission prepares proposed annexation policy plan
August 17, 2021	*City Council Work Session-Update from petition sponsor (not required by state code, requested meeting by applicant)*
August 24, 2021	Planning Commission Public Meeting to begin the 10 day public input period
September 3, 2021	Deadline for written comments submitted
September 28, 2021	Planning Commission Public Hearing Modify draft plan, as warranted
October 12, 2021	Recommendation to the City Council
November 16, 2021	City Council Public Hearing Modify draft plan, as warranted Possible Adoption of policy plan

APPLICABLE STATUTES

Utah State Code 10-2-401.5(3) requires that an annexation policy include:

1. A map of the expansion area(s)
2. A statement of criteria to guide the City's decision to grant future annexations, that address the following:
    a. Character of the community
    b. Need for municipal services

    c. City plans for extension of municipal services
    d. How the services will be financed
    e. Estimate of tax consequences to current residents and those within expansion areas
    f. Interests of all affected entities
3. Justification for excluding urban development within ½ mile of city boundary from an expansion area (if applicable)
4. A statement addressing comments made by affected entities at or within 10 days after the required public meeting

Utah State Code 10-2-401.5(4) requires that the plan:

1. Attempt to avoid gaps between or overlaps with the expansion areas of other cities
2. Consider population growth projections for 20 years
3. Consider current and projected cost of infrastructure, urban services, and public facilities necessary:
    a. To facilitate full development of the area within the municipality
    b. To expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area
4. Consider, in conjunction with General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development
5. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality
6. Be guided by the principles in Subsection 10-2-103(5)

Utah State Code 10-2-403(5) states: If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:

1. Along boundaries of existing local districts and special service districts for sewer and water, school districts, and taxing entities
2. To eliminate islands and peninsulas of territory that is not receiving municipal-type services
3. To facilitate the consolidation of overlapping functions of local government
4. To promote efficient delivery of services
5. To encourage the equitable distribution of community resources and obligations

REVIEW

The Planning Commission directed staff to draft the Plan to include the existing Expansion Areas A, B, & C, and to prepare a separate document (Addendum Area D) for the proposed consideration of including Area D within the Plan. Further the Commission directed staff to draft the plan without reference to any specific development plan that may be proposed within Area D.

Additionally staff has conducted further research into the required contents of an Annexation Policy Plan. That research indicates that the level of financial analysis previously drafted is not required to be contained within the Plan. Instead the level of detailed financial analysis should be a requirement when reviewing annexation petitions and development applications. For that reason that information has been removed from the Plan. If the City Council choses to include that information it can be added as an additional addendum.

The original draft of the Annexation Policy Plan drafted by Lewis Young Robinson & Burnignham (LYRB) contained a fiscal analysis of the specific development plan that was too detailed for the policy plan that

would be useful in analysis of an annexation petition. The River Ranch property owner was provided a copy of the data and had it analyzed by Bonneville Research who believes there are errors in the analysis that require additional study. City administration is independently analyzing and producing estimates regarding the fiscal impacts related to the proposed annexation of the River Ranch and Cross E Farms properties. The information will be provide to the Council when completed for review.

ADDENDUM – ANNEXATION AREA D (PROPOSED)

The Planning Commission considered the request to amend the Plan to include proposed Area D (Salt Lake County). A copy of the minutes of the Planning Commission public hearing and deliberations on October 12, 2021 are attached. The primary concerns the Commission had regarding the proposed inclusion of Area D, centered upon the area being located within Salt Lake County and School District Boundaries. The Commission voice concerns regarding the social impacts that residents may have related to the area remaining in Salt Lake County, specifically that children living in the area would not attend schools within Davis County. The Commission was concerned that residents would feel isolated and would not feel connected to the community, citing the existing east-west divide between Foxboro and hillside development being separated by the freeway, railroad tracks and the industrial zone. They were concerned that additional separation by the Jordan River and the county line may exacerbate the perceived community division.

POSSIBLE MOTION

I move that the City Council approve Resolution 2021-42R: a Resolution approving amendments to the City of North Salt Lake Annexation Policy Plan with the following findings:

Findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city;
2. The proposed amendment is in accord with State Statute 10-2-401.5 regarding the preparation of an Annexation Policy Plan;
3. The proposed plan establishes guidelines and criteria for consideration of future annexation petitions; and
4. The proposed plan requires detailed fiscal analysis specific to a proposed development to be considered with future annexation petitions.

Conditions:

1. The proposed amendment excludes the proposed Addendum-Annexation Area D;
2. The plan is amended with corrections provided to staff; and
3. A criteria be added to the plan, that annexations to be considered, must be within Davis County.

Attachments

1) Draft 2021 Annexation Policy Plan
2) Draft Addendum-Annexation Area D (proposed)
3) Draft 2021 Annexation Policy Plan Expansion Area Map
4) Planning Commission Minutes Sept. 28 and Oct. 12 (Hyperlinks)
5) Affected Entity Comments
6) Submitted Letters and comments

RESOLUTION NO. 2021-42R

A RESOLUTION OF THE GOVERNING BODY AMENDING THE CITY OF NORTH SALT LAKE ANNEXATION POLICY PLAN AND EXPANSION AREA MAP

WHEREAS, Utah Code §10-9a-401, et seq., requires and provides for the adoption of a "comprehensive, long-range plan" (hereinafter the "General Plan") by each Utah city and town, which General Plan contemplates and provides direction for (a) "present and future needs of the community" and (b) "growth and development of all or any part of the land within the municipality"; and,

WHEREAS, the City of North Salt Lake General Plan includes various elements, including water, sewer, transportation, and land use; and,

WHEREAS, Utah Code Section 10-2-401.5 (the "statute") requires that Utah municipalities adopt an Annexation Policy Plan ("Plan") as a prerequisite to annexing any unincorporated areas; and,

WHEREAS, on August 24, 2021 the North Salt Lake Planning Commission convened the duly-noticed public meeting as required by statute, and accepted affected entity comment on a proposed Plan; and,

WHEREAS, on September 28, 2021 the North Salt Lake Planning Commission, convened a duly-noticed public hearing as required by statute; and,

WHEREAS, on October 12, 2021 the North Salt Lake Planning Commission having considered and incorporated comments from affected entities and the public, did make a favorable recommendation to the Council for the adoption of the proposed Plan; and,

WHEREAS, on November 16, 2021, the City Council convened a duly noticed public hearing and accepted public comment on the proposed Plan and determined the following:

1. The proposed Annexation Policy Plan amendments herein are in the best interest of the City and are consistent with the General Plan.

2. The proposed Annexation Policy Plan amendments and map have been prepared in accordance with Utah Code Section 10-9-2-401.5.

NOW, THEREFORE BE IT RESOLVED by the City Council of North Salt Lake, Utah that the City of North Salt Lake adopts the 2021 Annexation Policy Plan and Expansion Area Map.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 16th day of November, 2021.

CITY OF NORTH SALT LAKE:

_____
Leonard K. Arave, Mayor

Attest:

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

Name	Vote
Lisa Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
(Vacant)	_____
Stan Porter	_____

NORTH SALT LAKE, UTAH

ANNEXATION POLICY PLAN



RECOMMENDED DRAFT: OCTOBER 12, 2021

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INTRODUCTION

Per the provisions of 10-2-401.5, Utah Code Annotated, all Utah municipalities are required to adopt an Annexation Policy Plan. In this Annexation Policy Plan, cities are required to develop an expansion area map and plan for the future growth of the community for the next 20 years. The Annexation Policy Plan helps the City plan for future expansion of the City's boundary. City of North Salt Lake ("the City") adopted its first Annexation Policy Plan in February of 2003. This Annexation Policy Plan update will replace all prior annexation documents and provides opportunity for the elimination of islands and peninsulas of unincorporated county between municipal jurisdictions.

In 2020, property owners in Salt Lake County requested the City consider amending the Expansion Area Map to include their properties. These lands are contiguous to a portion of the City's west boundary along the Jordan River. Additionally, the City desired to update the adopted 2003 Annexation Policy Plan for compliance with State Code as part of the 2021 update to the Annexation Policy Plan

EXPANSION AREA MAP

Annexation Policy Plans are governed by Utah Code, Section 10-2-401.5, and in accordance the City of North Salt Lake has considered the following points in preparing, considering, and adopting this Annexation Policy Plan:

GAPS AND OVERLAPS

North Salt Lake has attempted to avoid gaps or overlaps with the expansion areas of other municipalities. Contiguous unincorporated areas in Davis County have historically not been served by other municipalities, nor do plans exist to serve these areas. North Salt Lake has the ability to provide municipal services necessary for these unincorporated areas and provide those services more efficiently.

20 YEAR POPULATION PROJECTIONS

The City has considered population growth projections for the municipality within the current city boundary and additionally for the Annexation Policy Declaration Areas A, B, and C for the next 20 years. Population projections for the City and annexation area by City Staff (building permit data and projected growth rates from the Kem C. Gardner Policy Institute), show the City and Areas A, B and C with current development will grow from 23,430 in 2020 to 29,918 persons in 2041. Area B is projected to include a population of 924. All population dates are as of December 31 of each year.

Table 1: North Salt Lake Year Population Projections
Existing City Boundary

Year	NSL Population Estimate	Annual Growth Rate
12/31/2020	23,430	4.73%
2021	24,241	3.46%
2022	24,537	1.10%
2023	24,807	1.01%
2024	25,058	0.91%
2025	25,286	0.99%
2026	25,536	1.01%
2027	25,794	1.03%
2028	26,060	1.05%
2029	26,333	1.07%
2030	26,615	1.07%
2031	26,900	1.09%
2032	27,193	1.10%
2033	27,492	1.09%
2034	27,792	1.09%
2035	28,095	1.08%
2036	28,398	1.08%
2037	28,705	1.08%
2038	29,015	1.08%
2039	29,328	1.00%
2040	29,621	1.00%
2041	29,918	1.00%

Sources: Kem C. Gardner Policy Institute 2015-2065 State and County Projections; City of North Salt Lake Permit Tracking

ANNEXATION POLICY PLAN EXPANSION AREA:

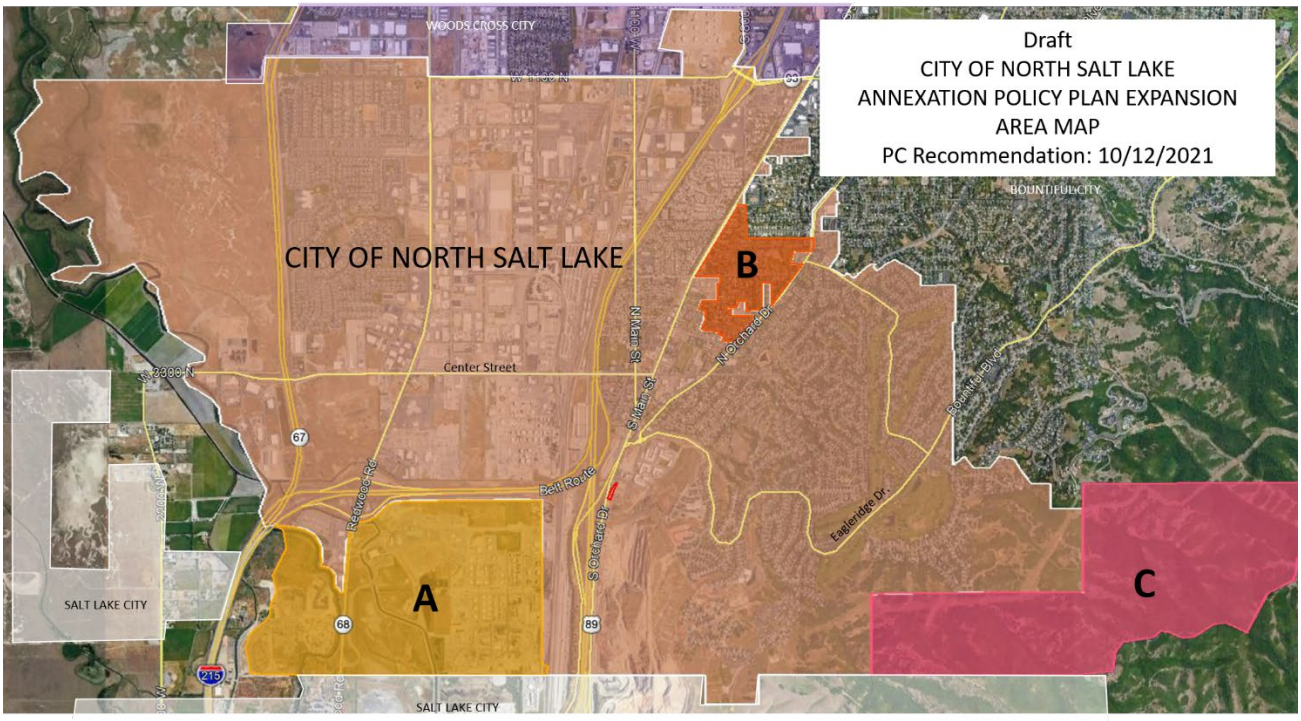
MAP 1 depicts areas which are contiguous to the city boundary and have been designated as future expansion areas.. The areas are designated as A, B and C. . Per the provisions of 10-2-401.5(3)(a), Utah Code Annotated, all municipalities within the State are required to adopt "a map of the expansion area, may include territory located outside the county in which the municipality is located."

(Area A) All unincorporated Davis County property (including but not limited to that property currently owned or controlled by Chevron/Texaco) west of the Union Pacific right-of-way and south of I-215, extending to the Davis County boundary line west and south. The current Area A, includes the State of Utah's Jordan River OHV State Recreation Area located west of Redwood Road and the Jordan River, whose only access is from Salt Lake County, and as such is recommended for removal from the plan. There are no residential uses existing in this primarily industrial area and the designated future land use does not include residential zoning. No impact on city population projections is expected for Area A.

(Area B) All unincorporated Davis County property between the current northern boundary of North Salt Lake and the southern boundary of Bountiful City. Generally, this area is north of Odell Lane to the existing Bountiful City boundary line (located between 3400 South and 3500 South in Davis County), which is also the municipal boundary for Bountiful City and east of Highway 89 to Orchard Drive. This area is fully developed with single family homes and existing infrastructure, and is served by South Davis Water, a private water company. Area B is approximately 98 acres in size and contains approximately 300 homes and 6 businesses. The estimated population of Area B is 924 (4% of current population) is not included within the growth projections noted above. The projected population for 2041 including the annexation of Area B is 30,977.

(Area C) All unincorporated Davis County property lying south and east of the current southeast city boundary, from the Bountiful City boundary line south to the Davis County boundary line. This area contains US Forest Service and Salt Lake City Corporation property. There are no residential uses existing in this primarily hillside area and the designated future land use is Natural Open Space (NOS) and does not include residential zoning. No impact on city population projections is expected for Area C.

MAP 1: ANNEXATION AREAS (A, B, & C)



CHARACTER OF THE COMMUNITY

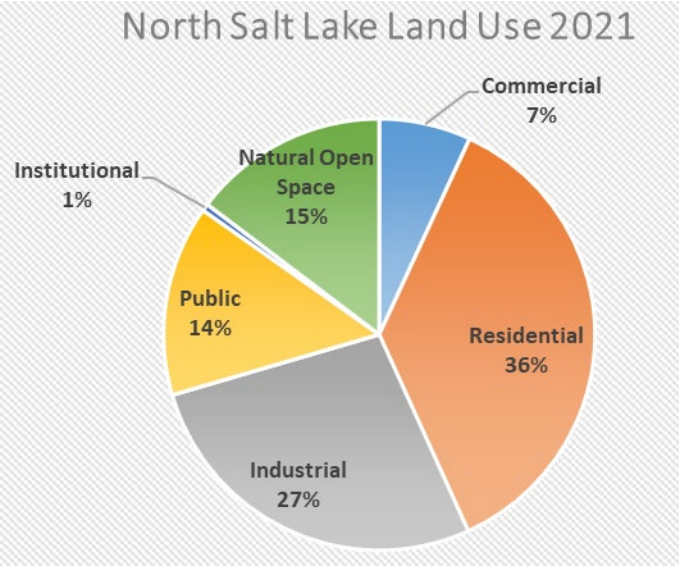
The City of North Salt Lake is bordered by Salt Lake City on its southern boundary, the Cities of Woods Cross and Bountiful on its north boundary, Salt Lake County to the west, and unincorporated Davis County to the east. North Salt Lake provides an excellent location for individuals and families interested in living in a strong, stable economy with nearby outdoor activities. North Salt Lake has a variety of activities, businesses, restaurants, parks and trails to explore. The City has diversified housing to meet the needs of all people. Housing development needs to be supported by suitable commercial and industrial development. This will allow the City a revenue base to remain strong, stable and robust.

While some of the City's development patterns are similar to other small, Utah urban communities, the City has always had a balance of residential and industrial lands and uses and a vibrant history of rich agricultural lands and orchards. The North Salt Lake vision has focused on creating and sustaining a community that appreciates its heritage, while providing opportunities for business and industry to thrive. With the success of industry within the city came the need to provide varied housing options for the community within three primary areas, the Town Center, Eaglewood and Foxboro. Today the community boasts a robust industrial park, attractive and safe neighborhoods, parks, trails and open space amenities throughout the community, excellent access to transportation corridors, and redevelopment of the Highway 89 corridor as a vibrant, walkable town center with access to public transit.

As the City considers future annexations, they must take a long-range view of at least 20 years. The City intends for growth to occur in areas where it can cost efficiently and effectively extend municipal services and to discourage annexations that negatively increases costs, placing place a higher tax burden upon existing and future citizens of North Salt Lake.

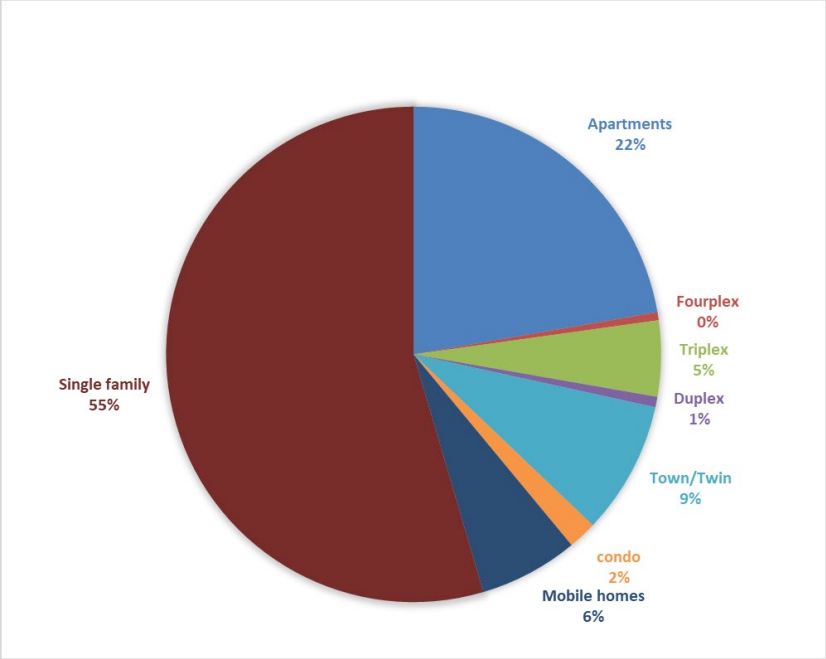
NEED FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND

The need for additional land suitable for residential, commercial, and industrial development over the next 20 years should be analyzed by North Salt Lake in conjunction with its General Plan and Town Center Master Plan. The current land use analysis for the City is demonstrated in the chart below:



Land Use	Acreage
Commercial	348
Industrial	1,376
Residential	1,835
Public	722
Institutional (Religious)	27
Natural Open Space	742

Residential: North Salt Lake has a broad range of existing housing options available to the residents. There are approximately 7,507 residences within the current city boundary. Single family homes make up 56% of the existing housing stock. Current inventory of vacant lots and approved projects consist of 204 single family lots (37%), 48 townhomes (9%), and 302 apartments (55%) for a total of 554 dwelling units. Based upon anticipated growth it is projected that city will need to add an additional 1,608 dwelling units to the inventory by 2041. Vacant property zoned as single family dwellings is limited to those properties currently on steep hillsides and minimal infill sites in existing neighborhoods. The majority of residential growth will be via redevelopment of properties within in the Town Center Master Plan or by annexing additional developable land.



Insert data: single family/muti-family in land area used (Ali is working on this information)

Commercial: North Salt Lake continues to grow its commercial real estate base by supporting existing business to thrive while encouraging the re-investment within the Town Center and Redwood Road commercial districts. Commercial retail zoning within the city encompasses 348 acres 7% of the city. The city does not specifically have need to annex additional lands for strictly commercial use. As such the city will focus commercial growth within the established commercial areas of the city and build upon the successes to improve these commercial hubs as neighborhood centers to enhance the City's identity goals. Smaller commercial centers should be considered as property is annexed and development plans approved.

Industrial: North Salt Lake boasts a successful industrial business park that is always attracting new businesses to locate and grow. The industrial zones compromise 1,376 acres 27% of the city. The city does not need to annex additional lands for industrial growth and instead will focus on supporting the existing industrial businesses by targeting clean manufacturing, transportation, wholesale trade, professional services and health care businesses to the area.

NEED FOR MUNICIPAL SERVICES

For purposes of this plan, Municipal Services may include: infrastructure maintenance management (maintain, repair, replace, upgrade), observation and oversight of: roads, stormwater/flood control, sewer, water, electric utility, natural gas, fiber, street lights, intersections, walkways, signage, solid waste collection and recycling as well as police and fire protection and integrated land use planning. The City of North Salt Lake General Plan provides an additional resource for the City to guide future development and future service requirements.

Area A: Municipal services for Area A have generally been provided by Davis County, South Davis Sewer District and South Davis Metro Fire. The area is fully developed with the Chevron refinery and is expected to have little to no demand for new municipal services.

Area B: Municipal services for Area B have been provided by Davis County. The area is a fully developed island of unincorporated county, provision of municipal services is not as efficient nor effective as that which the City would be able to provide due to proximity of resources. The City currently provides police assistance and responds to emergency calls within Area B to assist Davis County. This area is also served by private water company, the South Davis Metro Fire Agency, and the South Davis Sewer District. No new services or infrastructure is anticipated for Area B.

Area C: The area is comprised of forest service property and a watershed protection area owned by Salt Lake City. The area is designated as future Natural Open Space. No municipal services are provided to Area C and there are none anticipated upon annexation.

There are no pending plans to develop within Area A, Area B is fully developed with approximately 300 homes and 924 residents and Area C is designated as future Natural Open Space. Currently the City provides limited police response to these areas to assist Davis County. These areas are serviced by South Davis Metro Fire Agency, and no change in service would be expected upon annexation. Similarly sewer services are provided by South Davis Sewer District, and will continue to be served regardless of annexation status. No new water services will be necessary to extend to these areas, as Area B is served by South Davis Water Company and the other areas either will not be developed residentially or have their own water source, as is the case of the Chevron property. There are approximately 2.5 miles of existing roadway within Areas A, B, & C The cost of providing municipal services to these areas without new development would be minimal and would have little impact on the existing City infrastructure or organization.

LAW ENFORCEMENT SERVICES

The North Salt Lake Police Department will provide law enforcement for the annexed areas. The City does not anticipate that new officers will be necessary to service Areas A, B, & C. It is anticipated that 3 additional full time officers and 1 support staff will be added by 2041 to support projected population growth.

The need for additional staffing should be considered and analyzed when annexation petitions are accepted by the City. Analysis should include the proposed land uses and population densities expected within the annexation area, as well as the total costs associated with new hire training, office supplies, equipment maintenance, vehicle maintenance, uniforms, etc.

JUSTICE COURT

The City provides a Justice Court that serves the needs for civil cases and non-felony crimes. As part of an annexation application and review, the expense impact on the Justice Court should be reviewed and estimated and provisions for increased revenues, if needed, should be determined as part of an annexation petition. No expansion of the court system within the City is anticipated due to the annexation of Areas A, B, or C.

PARKS

The City's Parks Department provides maintenance services to City-owned neighborhood parks, trails, City buildings and grounds, entrance features and other open spaces. Access to these facilities is open to the public, including non-City residents. As properties are annexed, the City should analyze the need for neighborhood parks and trails in those areas and determine if the City's Development (Impact) Fee is sufficient to meet estimated park and trail demands associated with growth and that verify long-term revenue will cover additional operations and maintenance expenses.

Demand from Areas A & C for additional park area is not anticipated. Area B is fully developed as a residential neighborhood. The area does not currently contain any park space, but does contain an elementary school and church building with outdoor recreation spaces. Residents in Area B are currently utilizing existing City parks and trails, thus no additional park improvements in Area B are anticipated.

COMMUNITY DEVELOPMENT SERVICES

The City provides planning services through the North Salt Lake Community Development Department Staff. The North Salt Lake Building Department provides inspections to ensure compliance of all construction with the adopted International Building Code. In addition, the City Engineer ensures compliance of new development with City Standards and Specifications. Little impact is anticipated from the annexation of Areas A, B, & C. However, careful documentation of existing land uses within Area B should be made at the time of annexation to determine the legal non-conforming uses, such as duplexes, to ensure equitable treatment of these future residents and to protect existing property rights.

PUBLIC WORKS

The City Public Works has responsibility for flood control, street, water, irrigation, storm drainage, and street plowing. South Davis Sewer District is responsible for the sewer services within the city and surrounding areas. Annexed and developed areas must be carefully evaluated to determine the impact of new roads, parks, water service, and storm drainage for required staffing increase and projected maintenance costs. Currently the Public Works Department employs 24 full time staff members.

Areas A and C are anticipated to have no impact on City Public Works. Area B will have some impact on the public works operations. Water and secondary water is provided to the area from South Davis Water Co. and will continue after annexation. Similarly, sewer services are provided by South Davis Sewer District and will continue after annexation without change. The greatest anticipated impact will be with regard to street maintenance. Annexation of Area B will include approximately 5.4 miles of public right of way. Some costs associated will be offset by the additional funds the City will receive from the State B & C Road Funds. However, some of these existing streets do not have sidewalks, therefore the City should carefully determine where sidewalk is necessary or desired, and estimate the installation costs at the time of annexation. No additional staffing is anticipated.

PLANS FOR EXTENSION OF MUNICIPAL SERVICES

An important component of the extension of municipal services is the ability of the City to effectively serve those areas; therefore, development should be consistent with the General Plan. The Capital Facilities Plan is comprehensive in its analysis of utility needs, extension and financing of those facilities.

The City requires developers to construct and dedicate all new public facilities needed for new development. The City collects impact fees that upsize water, irrigation, and street facilities to meet growth needs. The South Davis Sewer District collects impact fees that upsize sewer mains. As a condition of annexation, developments may be required to extend or improve streets, water and sewer, and other vital public facilities consistent with the City's Capital Facilities Plan and South Davis Sewer District's Master Plan. The City's policy is to deliver high-quality municipal services throughout the City, including annexation areas. Such services may be provided directly by the City through inter-local cooperative service agreements or by creating such special improvement districts as determined by the City to be in the best public interest of its citizens.

For areas located with a special service district, the City will rely upon the district to provide sewer, water, and secondary water services. The districts extend services when the services are needed or requested and do so in differing ways. Districts shall have the opportunity to negotiate specific development agreements for the extension of their services to areas annexed, as applicable.

HOW MUNICIPAL SERVICES MAY BE FINANCED

Financing services in the expansion areas will be accomplished in the same manner as financing infrastructure and services within the corporate limits. Infrastructure needed to service developed properties is installed at the developer's expense. With dedication and City acceptance, City operation and maintenance is provided by property tax and sales tax revenues, Class B and C Road Funds and utility franchise fees. In addition, the City will impose impact fees to offset the impact of offsite infrastructure systems needed for new growth.

New development is required to install the base-sized service facilities needed for their proposed development, which includes any off-site improvements to deliver the improvement to the property boundary. The City may enter into an agreement with a developer

to use impact fees for the purpose of extending and upsizing those facilities to accommodate new growth and development not within the boundary of the specific development proposal.

Upon an annexation petition, the City has the authority to require a developer to install, upsize, or improve said offsite facilities as a condition of annexation. When a developer installs an offsite improvement such as a road, waterline, or sewer line, the City and the developer, may enter into reimbursement agreements where the City agrees to use future impact fees collected in the area to provide reimbursement compensation to the developer for those proportional offsite improvements that will be utilized by other property owners in the area..

When new development occurs and utilizes the infrastructure installed by others, these new developments must be required to pay their proportionate share for those extended services. The City has the authority to enter into pay back agreements with the original developer, whereby new development utilizing the improvements are required to remit payment to reimburse the developer for a proportional share of the costs. Any payback agreements must be made in accord with State Statute regarding such agreements which require prorated reimbursements limited to ten (10) yeas after installation.

Another financing mechanism available to the City is creating a Special Improvement District, creating a Community Reinvestment Project Area or using a Public Infrastructure District Bond permitted by Utah Code Part 12 - Public Infrastructure District Act. The City may consider these options when a proposed development furthers the economic development or transportation goals of the City's General Plan, but these mechanisms should be used sparingly.

CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC FACILITIES NECESSARY

Area A

Area A contains existing industrial development and a regional recreation facility owned by State of Utah, Division of Parks and Recreation. The costs of extending infrastructure, urban services, and public facilities are minimal. Area A annexation will not impact the City's infrastructure, urban services, or public facilities. In the event of an emergency at the Chevron facility, South Davis Metro Fire and North Salt Lake Police respond, costs currently borne by the City. When considering annexation within Area A, additional investigation with regard to potential off-site hazard consequences related to existing and future industrial uses may be required to properly determine the potential impacts on land uses and citizens of North Salt Lake.

Area B

The costs of infrastructure, urban services, and public facilities would be minimal. Infrastructure in Area B is currently in satisfactory condition and requires no repairs, upgrades, or replacements are forecasted for the next five years. Right of way improvements to include the provision of sidewalks may be required in certain areas to facilitate pedestrian safety and convenience. The area is served by South Davis Water Company. Additional maintenance costs will be incurred for street maintenance and police services that are expected to be offset by the additional state funding from the B & C Road Fund, as well as the minimal increase generated by property taxes. Therefore, it is not anticipated that Area B will impact the City's existing infrastructure, urban services, or public facilities.

Area C

The costs of infrastructure, urban services, and public facilities would be minimal as the area is natural open space owned by the Forest Service. Therefore, it is not anticipated that Area C will impact the City by infrastructure, urban services, or public facilities. The City should refer to the current Forest Plan for the Wasatch-Cache National Forest for current land management objectives and practices within the area. If considered for annexation, the City should consider the adoption of wildland fire hazards management strategies, mitigations, and regulations for both areas annexed and areas adjacent to the area within the hazard area.

REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA

Area A includes lands designated as flood plain areas and sensitive lands near the Jordan River. Additional structures are not expected to be built within Area A. Prior to annexation, the City should determine the boundaries of the flood plain, establish the base flood elevation for structures, and survey any sensitive lands to ensure that they are inventoried and protected by annexation agreement.

There are no sensitive lands that would be included in Area B.

The City's expansion Area C includes US Forest Service area and a parcel owned by Salt Lake City for the purposes of watershed management and protection. This area would be deemed to be within the sensitive lands overlay zone, due to steep slope. The area would be protected from development due to the overlay zone. Annexing Area C would ensure protection of the sensitive lands, slopes, vegetation, and wildlife in the foothills of North Salt Lake

URBAN DEVELOPMENT EXCLUSIONS

There is no unincorporated urban development within ½ mile of the Areas A, B, or C that has not been included in the expansion areas.

ESTIMATE OF TAX CONSEQUENCES

It is anticipated that if all or portions of Areas A, B, and C, were annexed into the City, the properties within those areas may increase in value providing additional tax base for the City and Service Districts. The estimated tax consequences would be minimal having little impact on the existing North Salt Lake tax burden or benefit. In all cases, the loss to Davis County would likewise be minimal and offset by the decrease in services provided to the area.

Areas A, B, and C all located within Davis County had a tax rate of 0.011986 in 2020, while the City tax rate was 0.012318 a difference of 2.77%. Property in Areas A, B, and C are projected to see a small increase in property tax (2.77%). See the table below for the tax impacts on a typical single family dwelling, valued at $400,000. Tax consequences should be re-evaluated with any annexation petition to ensure the most accurate and current estimate of the impact is provided to the City to assist the City Council in the decision to approve an annexation request.

Area B

2020 Tax Year	**Single Family Valuation**	**Mil Levy**	**Taxable Value**	**2020 Tax**	Projected Increase
Davis County	$ 400,000.00	0.011986	$ 220,000.00	$ 2,636.92	
North Salt Lake	$ 400,000.00	0.012318	$ 220,000.00	$ 2,709.96	$ 73.04

INTERESTS OF AFFECTED ENTITIES

The affected entities are municipalities, the school district, special service districts and County government. It is important that the affected entities be involved during the annexation process. As such Affected Entities, as listed, were invited to participate in the preparation of this plan and their comments are outlined here.

The following entities are Affected Entities for by Area A, B or C.

- Davis County Mosquito Abatement District
- South Davis Sewer District
- South Davis Metro Fire
- Davis County Government
- South Davis Recreation District
- Davis County Health Department
- Davis County Flood Control
- Jordan River Commission
- Utah State Division of Forestry

- Fire and State Lands
- Legacy Nature Preserve
- Davis County Animal Care
- Davis School District
- Davis County Library
- Salt Lake City Corporation
- U.S. Forest Service

STATEMENTS OF AFFECTED ENTITIES

On August 24, 2021, the North Salt Lake City Planning Commission hosted a public meeting with Affected Entities to receive comments on the proposed amendment to the City's Annexation Policy Plan. Written comment was accepted in addition to comments received at the public meeting through September 3, 2021, as well comments received at the public hearing on September 28, 2021.

Jordan River Commission
Soren Simonsen, representing the Jordan River Commission, was present and explained that the Commission is an interlocal agency of local governments with interests in the preservation and restoration of the Jordan River through their communities. He stated that there were several key areas of interests, preserving and enhancing water quality, enhance and restore wildlife areas, supporting recreation and access, and trail development. He asked the City to consider the Blueprint Jordan River Plan which provides guidelines for development adjacent to the river and includes suggested buffer setbacks. Mr. Simonsen commented that Area A is adjacent to the river and as such the Commission encourages the City to require property owners to maintain buffers of at least 100 to 150 feet, depending on the programming and improvements within the buffer. He suggested another resource, Best Practices for River Front Communities. The Commission has requested that upon annexation petition, they be allowed to provide input on proposed improvements near the river and within the requested buffer area.

Response
North Salt Lake will continue membership with the Jordan River Commission and welcomes additional input from the Commission on development proposals or annexations of Area A. The City will direct land owners who propose development along the Jordan River to meet with the Commission and incorporate best practices for river front development as identified in the Blueprint Jordan River.

South Davis Sewer District
Letter (9/2/2021)

- If the area is annexed it will need to be added to the district's service area map.

Additional Comments
No additional comments were received regarding Expansion Areas A, B, or C. Additional comments regarding the proposed Area D were received and are outlined as an addendum for consideration with adoption of Area D.

CRITERIA TO GUIDE ANNEXATION DECISIONS

	The following criteria considerations shall be used in the evaluation of annexation petitions. **Strict adherence to these criteria is not required, but instead shall be used these criteria should be used to identify the impacts of a proposed annexation, guide appropriate conditions for annexation, and assist the City Council in making informed policy decisions.**
Character of the Community	1. The annexation will accommodate development consistent with the General Plan and land uses allowed in the area. 2. Annexation will initiate site improvement, i.e. public utilities and streets, parks or other public features. 3. The annexation does not create or exacerbate an existing peninsula or island, unless the City Council determines that not annexing the entire unincorporated island or peninsula is in North Salt Lake City's best interest. 4. The area is contiguous to the municipality and within the Davis County boundary.
Need for Municipal Services	1. The annexation will provide access and improvements to culinary water for residents and property owners. 2. The annexation will provide storm sewer improvements to benefit annexed land owners. 3. The extension of utilities in this area will enhance the overall City's system. 4. The area will be better serviced by the North Salt Lake Police Department rather than the existing police agency. 5. The extension of service infrastructure into the area will enhance and not burden the municipal service system beyond its capacity. 6. The annexation will contribute water rights and facilities required by the users, or does not materially detract from municipal water supplies. Special consideration should be given related to current and future climate conditions (ex. severe drought). 7. The annexation is accompanied by an analysis of current system capacity, required new capacity, including a plan to manage or mitigate the impact on system. 8. The annexation will exhibit long term fiscal sustainability.

Municipality's plan for extension of services	1. The area to be annexed will provide an orderly extension of culinary water, storm sewer collection, and street system enhancements. 2. The annexation will allow for orderly extension of utilities by providing easements, right-of-ways or street dedications. 3. The extension of utilities is in conformance to the City's Capital Improvement Plan.
How services will be financed	1. The development of annexed area will extend all required services. 2. The City will extend service with reimbursement through user fees or impact fees, collected from those developments within the area annexed.
Estimate of the tax consequences	1. Any increase in taxes collected, if any, to provide services to the area, above that tax currently collected within the unincorporated county, is recognized by the petitioner. 2. The property certified tax rate for existing parcels within the City limits will not be increased to support the annexation of any area.
Interests of all affected entities	1. The annexation will not create boundary alignment problems with elementary or secondary schools or other affected entities, unless inter-local agreements have been reached to address the effects . 2. The annexation does not extend beyond the limits of the adopted annexation policy plan. 3. Other services, i.e., sanitary sewer, secondary water, natural gas, electrical power and communications facilities, are available or reasonably available to the site. 4. The petitioners have entered into agreements with affected entities, where applicable, for the design and installation of required infrastructure and service.

INTRODUCTION

In 2020, property owners in Salt Lake County requested the City consider amending the Expansion Area Map to include their properties. These lands are contiguous to a portion of the City's west boundary along the Jordan River. This is shown as Area D.

EXPANSION AREA MAP

Annexation Policy Plans are governed by Utah Code, Section 10-2-401.5, and in accordance the City of North Salt Lake has considered the following points in preparing, considering, and adopting this addendum to Annexation Policy Plan:

GAPS AND OVERLAPS

North Salt Lake has attempted to avoid gaps or overlaps with the expansion areas of other municipalities. This contiguous unincorporated area in Salt Lake County has historically not been served by other municipalities, nor do plans exist to serve this area. North Salt Lake has the ability to provide municipal services necessary for these unincorporated areas and provide those services more efficiently.

20 YEAR POPULATION PROJECTIONS

The City has considered population growth projections for the municipality within the current city boundary and additionally for the Annexation Policy Declaration Areas D for the next 20 years. Population projections for the City and annexation area by City Staff (building permit data and projected growth rates from the Kem C. Gardner Policy Institute), show the City and Areas A, B and C with current development will grow from 23,430 in 2020 to 29,918 persons in 2041. Area B is projected to include a population of 924 and the proposed Area D is projected to add an addition 6,360. All population dates are as of December 31 of each year.

Table: North Salt Lake Year Population Projections-Annexation Area D

Year	NSL Population w/Area B	Annual Growth Rate	Population w/Area D	Area D 6,360*
12/31/2020	23,430	4.73%		
2021	24,241	3.46%		
2022	25,431	1.10%	25,896	465
2023	25,688	1.01%	27,231	1078
2024	25,922	0.91%	28,543	1078
2025	26,179	0.99%	29,878	1078
2026	26,443	1.01%	30,308	166
2027	26,715	1.03%	30,747	166
2028	26,996	1.05%	31,194	166
2029	27,285	1.07%	31,649	166
2030	27,577	1.07%	32,107	166
2031	27,877	1.09%	32,574	166
2032	28,184	1.10%	33,047	166
2033	28,491	1.09%	33,521	166
2034	28,802	1.09%	33,998	166
2035	29,113	1.08%	34,475	166
2036	29,427	1.08%	34,956	166
2037	29,745	1.08%	35,440	166
2038	30,066	1.08%	35,927	166
2039	30,367	1.00%	36,394	166
2040	30,671	1.00%	36,864	166
2041	30,977	1.00%	37,337	166

Sources: Kem C. Gardner Policy Institute 2015-2065 State and County Projections; City of North Salt Lake Permit Tracking; Estimated average absorption for new residential units
***Based upon average number of households added per year in annexation areas, assumes immediate development of some portion of Area D.**

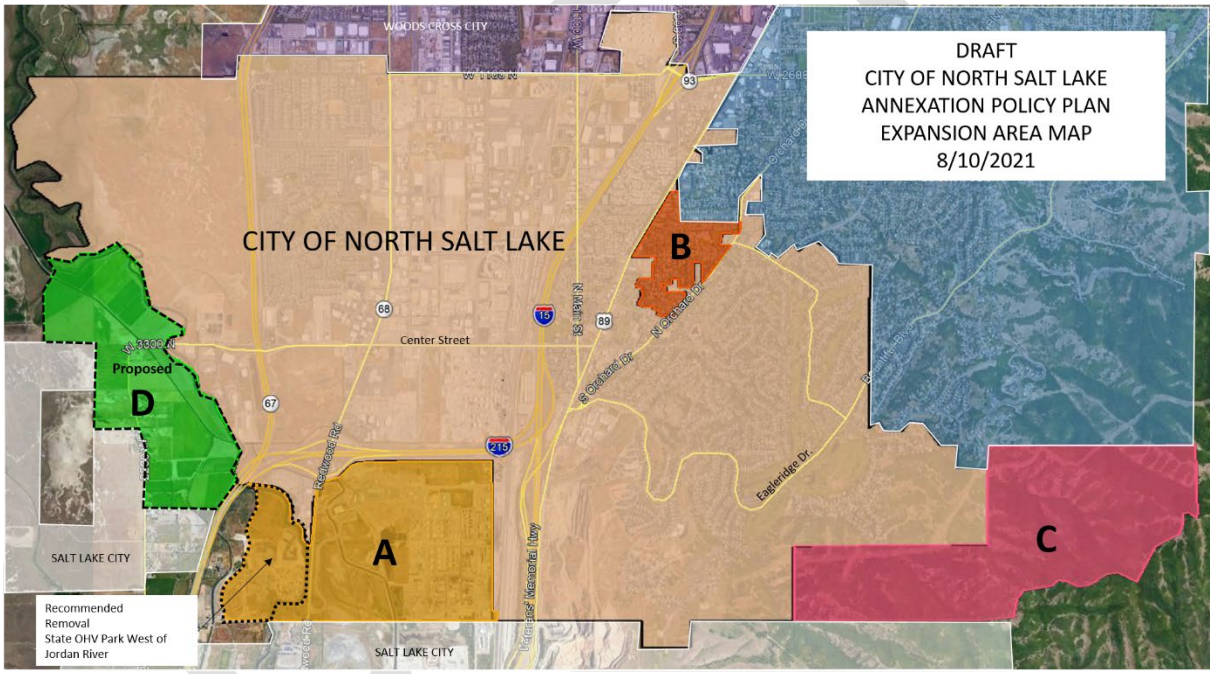
DRAFT

ANNEXATION POLICY PLAN EXPANSION AREA: MAP 2 depicts areas which are contiguous to the city boundary and have been designated as a future expansion areas. The areas are designated as A, B, C and D. Per the provisions of 10-2-401.5(3)(a), Utah Code Annotated, all municipalities within the State are required to adopt "a map of the expansion area, and may include territory located outside the county in which the municipality is located."

DESCRIPTION: Area D

Annexation Area D contains approximately 413 acres which is currently unincorporated Salt Lake County. This area lies west of the Jordan River. The southern border is the current Salt Lake City boundary at approximately 2800 North (Salt Lake County Coordinates) to the northern boundary at approximately 3600 North (Salt Lake County coordinates). The western boundary is Salt Lake City's boundary west of 2200 West. Future land use for Area D will include residential, commercial, and agricultural uses. There are existing approximately 22 residences with an estimated population of 67 persons. Future land use has not been designated in the City General Plan. For the purposes of this plan, the projected overall density within the 413 acres is 5 dwelling units per acre, for a total projected dwelling units of 2,065 and a projected population of 6,360 residents within Area D. These land use densities are based upon limited residential development and the development of an agri-tourism destination with limited residential development and preservation of agricultural uses.

MAP 2: ANNEXATION AREAS (AREA D)



CHARACTER OF THE COMMUNITY

The City of North Salt Lake is bordered by Salt Lake City on its southern boundary, the Cities of Woods Cross and Bountiful on its north boundary, Salt Lake County to the west, and unincorporated Davis County to the east. North Salt Lake provides an excellent location for individuals and families interested in living in a strong, stable economy with nearby outdoor activities. North Salt Lake has a variety of activities, businesses, restaurants, parks and trails to explore. The City has diversified housing to meet the needs of all people. Housing development needs to be supported by suitable commercial and industrial development. This will allow the City a revenue base to remain strong, stable and robust.

Annexation Area D contains approximately 413 acres which is currently unincorporated Salt Lake County. This area lies west of the Jordan River at the City's southwest boundary. The area while close to the Wasatch front urban areas has remained a rural island of agricultural lands with limited residential use on large lots and family farms. This rural farming community has remained unchanged in its present state due primarily to the particular geography being bound by the Jordan River and Interstate 215 to its east, the SLC International Airport to the southwest, and the Great Salt Lake to the Northwest. Area D is currently included within the Salt Lake County General Plan, Shoreline Heritage Area with a future land use designation of agriculture, with limited residential on 2-5 acre lots. The remainder of the Shoreline Heritage Area lies farther west and has been designated as Ag & Wildlife habitat, given its location within the airport flight path and the marshy wetlands of the lake.

Residents of the area enjoy the rural nature of the community but many have found the lack of municipal services to be of some concern. Given the relative isolation of the community, its unincorporated status, and distance from Salt Lake City and County urban centers, the residents have reported delayed response times for emergency service responses. Many residents report concerns over the failure of existing septic systems, the ability to replace them, along with well water quality issues and well failures. South and west of Area D, some property owners have annexed to Salt Lake City and have been provided water via a six-inch water main, which does not meet current standards for fire flow protection and due to the stubbed nature of the main also produces pressure and water quality issues for those residents.

A significant portion of Area D contains the Hinkley family farm known as Cross E Ranch. The family in recent years have grown their agricultural and cattle ranching activities to include agri-tourism. The Ranch hosts seasonal festivals and events that have become a wonderful community asset. Events include the Spring Baby Animal Festival where visitors can interact with farm animals or stroll take a stroll through the tulip field. In the fall visitors enjoy the annual corn maze, pumpkin patch, hay rides, and more. Growth of the events however, has been hampered by the absence of culinary water and sewer services.

Salt Lake County and Salt Lake City have been unable to provide adequate municipal services to the area, North Salt Lake has the municipal services that are necessary for residential and commercial/industrial development that the unincorporated area currently lacks. North Salt Lake is willing to examine the feasibility, costs, and benefits of proposed residential development and agri-tourism expansion within Area D's boundary.

NEED FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND

The City of North Salt Lake, in conjunction with its General Plan and Town Center Master Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development. Area D contains land ideal for some residential development, as well as limited commercial and industrial land.

Residential: Area D has some areas that are suitable for residential development. Those areas specifically are east of 2200 West and South of Center Street. Limited low density residential/agricultural lots may be suitable north of Center Street.

Commercial: The opportunities for commercial property development within Area D near the intersection of Center Street and 2200 West. Commercial uses should be carefully considered so to enhance the neighborhood and support the agri-tourism endeavor of Cross E Ranch. The potential for businesses that will draw visitors for complementary experiences with agriculture should be encouraged and supported as part of the annexation of this area.

Industrial: Properties west of 2200 West are adjacent to the Salt Lake City boundary, currently zoned for business park uses. Given the proximity to that future land use and the flight patterns of the Salt Lake Airport, this portion of Area D should be considered for light industrial uses that can provide employment and business opportunities for the community.

NEED FOR MUNICIPAL SERVICES

For purposes of this plan, Municipal Services may include: infrastructure maintenance (maintain, repair, replace, upgrade) management, observation and oversight of: roads, stormwater/flood control, sewer, water, electric utility, natural gas, fiber, street lights, intersections, walkways, signage, solid waste collection and recycling as well as police and fire protection and integrated land use planning. The City of North Salt Lake General Plan provides an additional resource for the City to guide future development and future service requirements. Currently the Public Works Department employs 24 full time staff members. Annexation of Area D is expected to require an additional 2 full time employees.

Area D: The need for municipal services is great within Area D. Municipal services are currently provided by Salt Lake County to this unincorporated island. Annexation of Area D will require the extension of sewer, water, and secondary water. Annexation will also require additional services to be extended to the area, such as road maintenance and emergency services that will replace those services currently provided by Salt Lake County. Careful consideration of annexations within this area should be taken to ensure that burden of such extensions are born by the development and not by the current residents of the city. Extension of services should include other existing residents in the area and not solely those properties which are considered for immediate development.

LAW ENFORCEMENT SERVICES

The North Salt Lake Police Department will provide law enforcement for the annexed areas. The Police Department anticipates that new officers will service new developments within annexed areas. Total costs will include new hires, training, office supplies, equipment maintenance, vehicle maintenance, uniforms, etc. The City anticipates that growth within the city will require an additional 3 officers and 1 support staff by 2041.

Area D will generate a need for 6 additional full time officers for this area. The specific need for additional staffing should be considered and analyzed when annexation petitions are accepted by the City. Analysis should include the proposed land uses and population densities expected within the annexation area.

JUSTICE COURT

The City provides a Justice Court that serves the needs for civil cases and non-felony crimes. As part of an annexation application and review, the expense impact on the Justice Court should be reviewed and estimated and provisions for increased revenues, if needed, should be determined as part of an annexation petition.

Annexation of Area D, may result in an increase of service costs for criminal cases which will be prosecuted in Salt Lake County as opposed to Davis County. However, those cases that administered by the City's Justice Court system can be services directly by North Salt Lake. Careful consideration of annexation petitions within this area of Salt Lake County should be made to determine the associated fiscal impacts in administering court operations for this area. Coordination with Salt Lake County using interlocal agreements can provide a solution to offset increases and have been used in other communities in Utah.

PARKS

The City's Parks Department provides maintenance services to City-owned neighborhood parks, trails, City buildings and grounds, entrance features and other open spaces. Access to these facilities is open to the public, including non-City residents. As properties are annexed, the City should analyze the need for neighborhood parks and trails in those areas and determine if the City's Development (Impact) Fee is sufficient to meet estimated park and trail demands associated with growth and that verify long-term revenue will cover additional operations and maintenance expenses.

Area D is anticipated for partial residential development creating additional demand for park space. Development proposals should be accompanied by open space and parks as an integral feature of new neighborhoods. Where possible development of neighborhood parks should be accomplished with ownership and maintenance provided within the development by a home owners association. Facilities constructed by the development and dedicated to the City for ownership shall be considered only when those facilities are open to the public and beneficial to all residents of the City.

COMMUNITY DEVELOPMENT SERVICES

The City provides planning services through the North Salt Lake Community Development Department Staff. The North Salt Lake Building Department provides inspection to ensure compliance of all construction with the adopted International Building Code. In addition, the City Engineer ensures compliance of new development with City Standards and Specifications. Annexation of Area D and any subsequent development approval may temporarily impact the development review and building inspection services. These impacts will be paid for with review fees and building permit fees which can be used to pay for additional inspection staff by contract with private engineering firms.

PUBLIC WORKS

The City Public Works has responsibility for flood control, street, water, irrigation, storm drainage, and street plowing. South Davis Sewer District is responsible for the sewer services within the city and surrounding areas. Annexed and developed areas must be carefully evaluated to determine the impact of new roads, parks, water service, and storm drainage for required staffing increase and projected maintenance costs.

The existing roads in Area D consist of approximately 1 mile that would become solely the City's jurisdiction and another 1 mile that would be shared right of way with Salt Lake City. Those existing streets are reportedly in serious disrepair and do not meet City standards for right of way width or construction. Additionally the existing bridge on Center Street crossing the Jordan River is substandard in width and does not include sidewalk. The City should require as part of an annexation petition a subsurface investigation of the streets construction to evaluate the current condition of the street installation, determine the necessary improvements and ensure the street is repaired, improved, and widened prior to or as part of an annexation agreement. Further interlocal agreements with Salt Lake City and County may be necessary for the maintenance and improvements.

New development projects impacts may be mitigated by design or through the use of private roadways to be maintained and owned as private roads. The City must weigh the cost benefits (fiscal, environmental, and social) with the trade-off of making these facilities private as opposed to allowing public access to all residents in North Salt Lake. It is also essential to ensure at the time of development that necessary provisions for the operation and funding for private roads is have been provided and are fiscally sound and sufficient to cover ongoing maintenance and repair as well as long term replacement.

As development occurs in Area D, additional staffing is anticipated to service this area, with street maintenance, snow plowing, as well as water line and meter maintenance. Currently the Public Works Department employs 10 full time staff members. An additional 2 staff members are anticipated to meet the demand form Area D at full build out.

PLANS FOR EXTENSION OF MUNICIPAL SERVICES

The City requires developers to construct and dedicate all new public facilities needed for new development. The City collects impact fees that upsize water, irrigation, and street facilities to meet growth needs. The South Davis Sewer District collects impact fees that upsize sewer mains. As a condition of annexation, developments may be required to extend or improve streets, water and sewer, and other vital public facilities consistent with the City's Master Plan and South Davis Sewer District's Master Plan. The City's policy is to deliver high-quality municipal services throughout the City, including annexation areas. Such services may be provided directly by the City through inter-local cooperative service agreements or by creating such special improvement districts as determined by the City to be in the best public interest of its citizens.

No plans for extension of municipal service to this area have been developed at this time by either North Salt Lake, Salt Lake County or Salt Lake City. Any annexation proposal must include a development plan with specifics pertaining to the extension of necessary services and facilities, a cost analysis, both for installation and on-going ownership and maintenance of those facilities, and proposal for their installation.

HOW MUNICIPAL SERVICES MAY BE FINANCED

Financing services in the expansion area will be accomplished in the same manner as financing infrastructure and services within the corporate limits. Infrastructure needed to service developed properties is installed at the developer's expense. With dedication and City acceptance, City operation and maintenance is provided by property tax and sales tax revenues, Class B and C Road Funds and utility franchise fees. In addition, the City will impose impact fees to offset the impact of offsite infrastructure systems needed for new growth.

New development is required to install the base-sized service facilities needed for their proposed development, which includes any off-site improvements to deliver the improvement to the property boundary. The City may enter into an agreement with a developer to use impact fees for the purpose of extending and upsizing those facilities to accommodate new growth and development not within the boundary of the specific development proposal.

Upon an annexation petition, the City has the authority to require a developer to install, upsize, or improve said offsite facilities as a condition of annexation. When a developer installs an offsite improvement such as a road, waterline, or sewer line, the City and the developer, may enter into reimbursement agreements where the City agrees to use future impact fees collected in the area to provide reimbursement compensation to the developer for those proportional offsite improvements that will be utilized by other property owners in the area..

When additional new development occurs and utilizes the infrastructure installed by others, these new developments must be required to pay their proportionate share for those extended services. The City has the authority to enter into pay back agreements with the original developer, whereby new development utilizing the improvements are required to remit payment to reimburse the developer for a proportional share of the costs. Any payback agreements must be made in accord with State Statute regarding such agreements which require prorated reimbursements limited to ten (10) yeas after installation.

Another financing mechanism available to the City is creating a Special Improvement District, creating a Community Reinvestment Project Area or using a Public Infrastructure District Bond permitted by Utah Code Part 12 - Public Infrastructure District Act. The City may consider these options when a proposed development furthers the economic development or transportation goals of the City's General Plan, but these mechanisms should be used sparingly.

CURRENT & PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC FACILITIES NECESSARY

Substantial infrastructure is required to serve Area D. Extensions of streets, water lines and sewer lines will be required. North Salt Lake and South Davis Sewer District will require that the property developers pay the costs of offsite and onsite infrastructure construction and pay impact fees to repay the costs of City and District construction of existing infrastructure that benefits the new development. After construction and acceptance for maintenance, taxes and fees will assist the City with operations and maintenance costs.

The same is valid for urban services and public facilities. Initial improvements will be made by the developer if deemed necessary. Impact fees will be paid as required by the City ordinance. Taxes and fees are anticipated to defer the ongoing costs of operation and maintenance.

Annexation within Area D will require a fiscal impact analysis to determine the financial viability of the proposed annexation and development. A positive fiscal impact is not necessarily required for approval, when the City Council determines that the an overriding public policy interest exists which outweighs potentially negative fiscal impacts, implements other key policy goals of the City, or other fiscal offsets are agreed to as part of an annexation agreement.

REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA

The City's expansion area includes agricultural lands and the Jordan River runs the length of Area D's eastern boundary. The land proposed for residential development will be removed from agriculture. The agricultural lands in Cross E Ranch Property will be retained until the Ranch owners propose new development. Annexation into North Salt Lake will benefit this agricultural property

along with their plans to expand. Cross E Ranch currently operates without municipal water and sewer. In order to grow its agri-tourism business, it needs municipal water and sewer service to make the expansion feasible.

Development along the Jordan River must be mitigated for impact on the river and preservation or restoration of the river bank. The City, with advice from the Jordan River Commission, shall ensure that a portion of land shall be reserved along the Jordan River for riverbank restoration and open space. The dimensions, width, and allowed uses within the reserved area shall be determined based upon the type of improvements to the riverbank and landscaped areas, such as native or manicured vegetation, trails, park space, or other recreational open space amenities and habitat preservation. In no case shall the required reserve it be less than 100-150 feet in width. Annexation of these sensitive lands will allow the city to protect the sensitive nature of the area, rather than relying upon other jurisdictions to protect the area adjacent to and impacting the City and its residents.

ESTIMATE OF TAX CONSEQUENCES

Exhibit A of the Annexation Policy Plan identifies criteria related to tax consequences, including the objective of not increasing taxes for existing properties within the City as a result of annexation.

Property annexed and subsequently developed within the proposed Area D, would generate new tax assessment for the City. Development generates impact fees, development fees, and additional revenue assessments to help support new services. However, the City needs to constantly monitor and advocate for a balanced tax base through economic promotion and development by encouraging and possibly incentivizing new commercial and service industry expansion. Providing opportunities for new residents to work and shop within the City will capture some of the secondary tax increases generated by new growth and can be used to support the services provided.

Proposed Area D located in Salt Lake County and is compared here with the nearby Foxboro neighborhood of North Salt Lake. The tax rate for properties within Area D had a 2020 tax rate of 0.014511 and properties within the Foxboro Area of North Salt Lake a rate of 0.012318. Property within Area D are projected to realize a decrease in property taxes by 12.49%

Area D

2020 Tax Year	**Single Family Valuation**	**Mil Levy**	**Taxable Value**	**2020 Tax**	Projected Decrease
Salt Lake County	$ 400,000	0.014511	$ 220,000.00	$ 3,192.42	
North Salt Lake	$ 400,000	0.012699	$ 220,000.00	$ 2,793.78	$ (398.64)

INTERESTS OF AFFECTED ENTITIES

The affected entities are municipalities, the school district, special service districts and County government. It is important that the affected entities be involved during the annexation process. As such Affected Entities, as listed, were invited to participate in the preparation of this plan and their comments are outlined here.

The following public entities are affected by Area D:

- South Davis Sewer District
- South Davis Metro Fire
- Jordan River Commission
- Utah State Division of Forestry
- Fire and State Lands
- Utah Department of Transportation
- Utah Transit Agency
- Salt Lake County
- Granite School District
- Central Utah Water Conservancy District
- Wasatch Waste and Recycling District
- Salt Lake County Municipal Type Services

- Unified Fire Service
- Salt Lake Valley Law Enforcement Service Area
- Greater Salt Lake Municipal Services District
- Salt Lake County Library
- Jordan River Commission
- Salt Lake City
- Salt Lake City Department of Airports

STATEMENTS OF AFFECTED ENTITIES

On August 24, 2021, the North Salt Lake City Planning Commission hosted a public meeting with Affected Entities to receive comments on the proposed amendment to the City's Annexation Policy Plan. Written comment was accepted in addition to comments received at the public meeting through September 3, 2021, as well comments received at the public hearing on September 28, 2021.

Jordan River Commission

Soren Simonsen, representing the Jordan River Commission, was present and explained that the Commission is an interlocal agency of local governments with interests in the preservation and restoration of the Jordan River through their communities. He stated that there were several key areas of interests, preserving and enhancing water quality, enhance and restore wildlife areas, supporting recreation and access, and trail development. He asked the City to consider the Blueprint Jordan River Plan which provides guidelines for development adjacent to the river and includes suggested buffer setbacks. Mr. Simonsen commented that Area C is adjacent to the river and as such the Commission encourages the City to require property owners to maintain buffers of at least 100 to 150 feet, depending on the programming and improvements within the buffer. He suggested another resource, Best Practices for River Front Communities. The Commission has requested that upon annexation petition, they be allowed to provide input on proposed improvements near the river and within the requested buffer area.

Response

North Salt Lake will continue membership with the Jordan River Commission and welcomes additional input from the Commission on development proposals or annexations of Area C. The City will direct land owners who propose development along the Jordan River to meet with the Commission and incorporate best practices for river front development as identified in the Blueprint Jordan River.

Waterfowl Association

The Utah Waterfowl Association is not an affected entity, but believes that they may be impacted and thus provided the following statement. Jack Ray, Utah Waterfowl Association, was present and commented that his association was committed to preserving waterfowl habitats. He said he was also representing Rudi Reclamation, which owns 1,850 acres located 1.5 miles from Area D. This property is managed for the benefit of wildlife and is an important part of the Great Salt Lake ecosystem. Mr. Ray explained that they had no interest in annexation and have been committed to preserving their property for over 100 years. He suggested that the City become involved with Salt Lake County and Salt Lake City in their efforts to master plan the shoreline area.

Response

North Salt Lake is not proposing to include in the property owned by the Utah Waterfowl Association or Rudi Reclamation within Annexation Area D. North Salt Lake staff will contact Salt Lake County and City to become involved in master planning the shoreline area.

Weber Basin Water Conservancy District

Email (8/19/2021)

- Any annexation of property outside of the current boundaries of Davis County, into Salt Lake County, will be outside the current Weber Basin Water Conservancy District (WBWCD) defined boundaries.
- Currently North Salt Lake City (NSL) receives a portion of their drinking water supply from WBWCD, which is co-mingled with their own water supplies and delivered throughout the city.
- In order for NSL facilitate drinking water service in any annexed area of Salt Lake County, WBWCD would also need to have the same area annexed into their service area.
- WBWCD would require the assistance of NSL with the annexation of the affected lands into WBWCD's service area.

- Would like to meet with City Staff to discuss the process more fully.

Response
North Salt Lake will coordinate with and assist Weber Basin Water in annexing Area D into their service area at the time of review of specific annexation petitions.

South Davis Sewer District
Letter (9/2/2021)
The existing treatment plan on Center Street is effectively at capacity, and therefore the developer will be required to finance and construct sanitary sewer treatment facility, collection lines and appurtenant structures to provide services to the area, as well as pay impact and inspection fees. The district is requesting that if the area is annexed that the city require as a condition that the property owners in the annexation petition for inclusion in the district's boundary with at least 75% of the owners of private land signing the petition.

Response
North Salt Lake will coordinate with and assist South Davis Sewer in annexing Area D into their service area at the time of review of specific annexation petitions. It is the intent of North Salt Lake that any annexation and development proposal contain an annexation agreement with the District for the installation and financing of any required improvements.

Davis County Flood Control
Email (8/18/2021)
Davis County provided a map of the county boundaries and Jordan River Survey

Response
North Salt Lake will coordinate applicable storm water improvements with Davis County Flood Control.

Wasatch Front Waste and Recycling District
Email/Phone (8/25/2021)
The district contacted staff by phone and asked that if the city annexes any of the area that we contact them so that they can remove residents that were annexed from their service as the City would be then provide the service.

Response
North Salt Lake will ensure that before annexation becomes final the District and any other affected service providers will be notified of the effective date of the annexation and substitution of service providers, unless interlocal agreements obtained.

Salt Lake City
Letter (9/7/2021) Chief Admin Officer for the SLC Mayor's Office
- SLC's preference is that NSL does not amend the annexation area plan to add Area D;
- SLC is concerned about the impacts to SLC roads and infrastructure the development of Area D would have;
- SLC is concerned about placing residences in the SLC Intl Airport flight path and the airports need to protect critical flight path protection zones;
- SLC states that they have not annexed the area as they have not received an annexation petition from the property owners;
- SLC believes new residential development will burden SLC residents by requiring improvements to 2200 West, SLC has undertaken a master plan effort for the area to identify needed roadway improvements;
- SLC stated that the city has infrastructure for water, sewer, and storm water services within or near Area D, but that they cannot support development of the size proposed in Area D and would like NSL to address how water, sewer, and storm water services will be provided;
- If the policy is amended SLC request that the land use approved by compatible with surrounding uses and development be subject to an avigation easements and include aircraft noise mitigation efforts.

Letter (9/7/2021) Office of the Salt Lake City Council
- duplicate to the letter from the Mayor's Office.

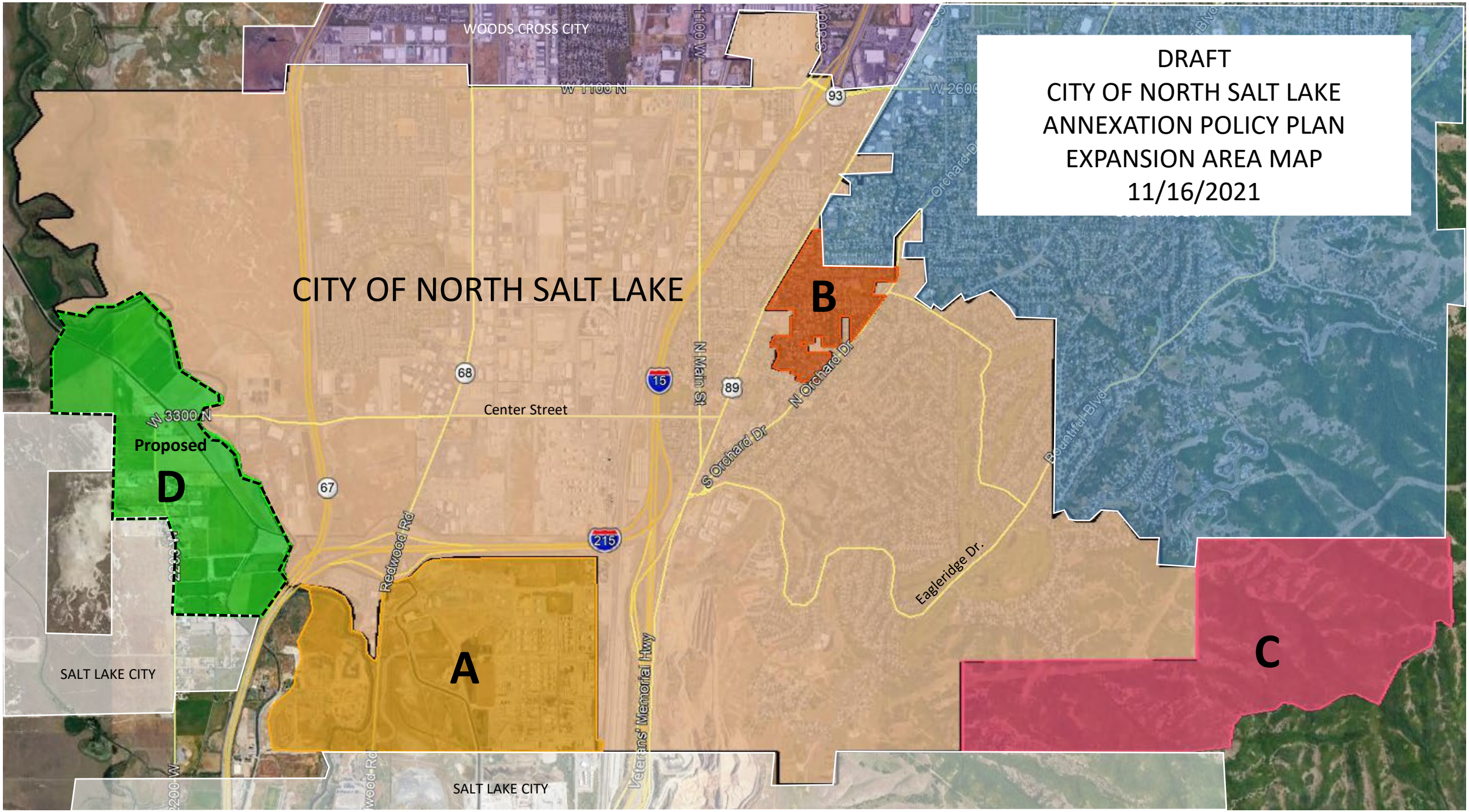
Letter (9/10/2021) SLC Mayor's Office follow up and clarification

- The SLC Department of Airports is not opposed to the annexation plan as it relates to the airport operation for the River Ranch Development, because an avigation easement has been recorded in favor of SLC;
- SLC requests similar avigation easements be required for any other properties in Area D that are annexed.

Response

North Salt Lake will:

- Coordinate with Salt Lake City in addressing requested avigation easements as a condition of annexation
- Meet with Salt Lake City regarding the residential impacts on 2200 West, as well as the impacts of the proposed Swaner property business park and its impacts on North Salt Lake City streets from increased heavy truck traffic
- Coordinate land use plans for compatibility and require improvements to mitigate incompatibilities that may exist
- Work to ensure the coordination of roadway and other infrastructure improvements in the area


DRAFT
CITY OF NORTH SALT LAKE
ANNEXATION POLICY PLAN
EXPANSION AREA MAP
11/16/2021
CITY OF NORTH SALT LAKE
WOODS CROSS CITY
W 1100 N
1100 W
93
W 2600
Orchard Dr
B
N Orchard Dr
68
15
89
N Main St
Center Street
W 3300 N
Proposed
D
67
S Orchard Dr
Bountiful Blvd
Redwood Rd
215
Eagleridge Dr.
A
C
Veterans' Memorial Hwy
SALT LAKE CITY
SALT LAKE CITY

AFFECTED ENTITY COMMENTS

A. Weber Basin Water Conservancy District

1. Any annexation of property outside of the current boundaries of Davis County, into Salt Lake County, will be outside the current Weber Basin Water Conservancy District (WBWCD) defined boundaries.
2. Currently North Salt Lake City (NSL) receives a portion of their drinking water supply from WBWCD, which is co-mingled with their own water supplies and delivered throughout the city.
3. In order for NSL facilitate drinking water service in any annexed area of Salt Lake County, WBWCD would also need to have the same area annexed into their service area.
4. WBWCD would require the assistance of NSL with the annexation of the affected lands into WBWCD's service area.
5. Would like to meet with City Staff to discuss the process more fully.

B. South Davis Sewer District

1. SDSD comment on Area C: if the area is annexed it will need to be added to the district's service area as well.
2. SDSD comment on Area D: The existing treatment plan on Center Street is effectively at capacity, and therefore the developer will be required to finance and construct sanitary sewer treatment facility, collection lines and appurtenant structures to provide services to the area, as well as pay impact and inspection fees. The district is requesting that if the area is annexed that the city require as a condition that the property owners in the annexation petition for inclusion in the district's boundary with at least 75% of the owners of private land signing the petition.

C. Davis County Flood Control

1. Davis County provided a map of the county boundaries and Jordan River Survey

D. Wasatch Front Waste and Recycling District

1. The district contacted staff by phone and asked that if the city annexes any of the area that we contact them so that they can remove residents that were annexed from their service as the City would be then provide the service.

E. Salt Lake City

1. This letter was sent by the Chief Admin Officer for the SLC Mayor's Office
    a. SLC's preference is that NSL does not amend the annexation area plan to add Area D;
    b. SLC is concerned about the impacts to SLC roads and infrastructure the development of Area D would have;
    c. SLC is concerned about placing residences in the SLC Intl Airport flight path and the airports need to protect critical flight path protection zones;
    d. SLC states that they have not annexed the area as they have not received an annexation petition from the property owners;

e. SLC believes new residential development will burden SLC residents by requiring improvements to 2200 West, SLC has undertaken a master plan effort for the area to identify needed roadway improvements;
f. SLC stated that the city has infrastructure for water, sewer, and storm water services within or near Area D, but that they cannot support development of the size proposed in Area D and would like NSL to address how water, sewer, and storm water services will be provided;
g. If the policy is amended SLC request that the land use approved by compatible with surrounding uses and development be subject to an avigation easements and include aircraft noise mitigation efforts.

2. This letter was received from the Office of the Salt Lake City Council and is a duplicate to the letter from the Mayor's Office.
3. This letter is from the SLC Mayor's Office as a follow up and clarification to letter E1, as described above. The letter states the following:
    a. The SLC Department of Airports is not opposed to the annexation plan as it relates to the airport operation for the River Ranch Development, because an avigation easement has been recorded in favor of SLC;
    b. SLC requests similar avigation easements be required for any other properties in Area D that are annexed.
4. Letter from Steve McCutchan detailing the meeting between the property owner's of River Ranch and the Mayor's Chief of Staff, Rachel Otto, and City Council Chief Admin Officer, Lisa Shaffer to discuss SLC's concerns and provided additional information that had been provided to NSL on 8.16.2021 (Exhibit E5).
    a. As to the comments related to 2200 West and the impact the annexation area D would have on the street, the developers noted that the city is currently reviewing a proposed subdivision of 21 Business Park lots, of 434 acres, with as much as 5 million sq. ft. of business space and that the city was requiring that developer to improve 2200 West to a 77 foot right of way width as a commercial collector, thus alleviating the concerns over the impact on the existing road;
    b. As to the comment related to aircraft noise, the property owner notes the SLC Airport's recent study with the DBA noise contours and demonstrating that all of the North Pointe Annexation Area is outside the 60 DBA contour.
5. Letter containing additional information provide to NSL and SLC in response to the September 7, 2021 letter(s) from Salt Lake City, and contains information on the road right of way widths and the airport noise study.
6. Letter from the Salt Lake City, North Pointe Community Council detailing the public meeting that Community Council held on Sept 30, 2020. Staff will prepare a response to the letter upon direction of the Planning Commission and City Council.

Stephen G. McCutchan
Land Developer / Land Planner

November 10, 2021

Honorable Mayor and Council Members
City of North Salt Lake
10 E Center Street
North Salt Lake, UT 84054

Re: North Pointe Annexation / River Ranch Recent Developments Water Demands

CITY WATER DEMAND STUDY

Our civil engineer, Ensign Engineering, has been coordinating with the City's Engineering Staff and their consultant Bowen and Collins Engineering (BCE) who has been retained to prepare of the City's Water System Master Plan. As an integral part of our preparation of onsite and offsite water supply and distribution infrastructure for both culinary and secondary water we have prepared a site-specific water demand study to estimate our anticipated demand on the City' water supplies and to size our transmission and distribution water lines. The study estimates demand based upon the number unit types we anticipate to build along with the number of bedrooms and bathrooms per each housing type. Then based on the number of fixture units in each unit type compared to an ERC of 5 to 6 bedrooms with 3 baths, the number of ERCs is determined.

INDOOR POTABLE SYSTEM DEMANDS

While the BCE NSL water system master plan is still in draft form and unpublished, they have determined the unit average day demand to be 265 gpd which includes distribution system losses. This is basically done by taking the total water used by residential, commercial, and industrial connections and dividing it by the number of ERC's in the city. A peaking factor of 1.25 is applied to the average day number to get the peak day demand. Therefore the peak day demand per ERC is 265 gpd X 1.25 = 331 gpd/ERC. This number is used for system hydraulic modeling. It is factored up again by 15% for source sizing, which would give the city a source cushion in the event their largest well went down.

Ensign Engineering's water demand spreadsheet has determined the River Ranch project with 1,113 units and 887 ERCs (many of the units are 3 and 4 bedroom units with 2.5 baths = 0.83 of an ERC) well have a 218 gallons per minute (gpm) peak day demand, a 250,990 gallon storage requirement and 281 ac-ft annual demand for indoor potable demands. Ensign and BCE believe the 218 gpm peak day demand using the 331 gpd/ERC unit demand is reasonable however it is 10 to 15% higher than individual household demands of similar cities and towns around the state mainly due to the higher number of commercial and industrial connections.

SECONDARY SYSTEM DEMANDS

For the River Ranch project a peak day demand for outdoor uses was calculated based on crop evapotranspiration (ET) estimates from a 1994 Utah State University study for Consumptive Use of Irrigated Crops in Utah. It was calculated using the National Weather Service (NWS) Salt Lake city weather station that showed that for a peak month ET requirement for typical turf/pasture grass to be of 5.39 inches/month. Assuming the irrigation systems are 70% efficient and there is 15% peaking factor for peak day, this results in 0.29 inches/day or 5.39 gpm/ac of irrigated turf.

Ensign Engineering has estimated that the River Ranch peak day secondary water demand for irrigating 32.3 acres of household landscaping, parks and trail sides, and open spaces at 5.39 gpm/acre will require 174 gpm or 250,681 gpd and 93 acre-feet per year.

The River Ranch property has appurtenant Jordan River water rights totaling 418.51 acre/feet annually with a peak diversion rate of 4.84 CFS. With the River Ranch project's estimated use at only 93 acre/feet, the surplus 325.51 acre/feet would be available to be pumped into the city's secondary water system.

Very truly yours



Stephen G. McCutchan

Stephen G. McCutchan
Land Developer / Land Planner

November 10, 2021

Honorable Mayor and Council Members
City of North Salt Lake
10 E Center Street
North Salt Lake, UT 84054

Re: North Pointe Annexation / River Ranch Recent Developments

Attached is an Executive Summary, a detailed letter and attachments that address the North Pointe Annexation and River Ranch Planned Development. We believe it addresses the issues that led to the Planning Commission's recommendation on the Draft Annexation Policy Declaration and whether to add Area D – the North Pointe Annexation Area.

The attached information is regrettably lengthy because there are several issues at North Pointe Annexation and River Ranch. The Executive Summary is a quick overview, but we hope you will take the time needed to study the detailed letter. Also attached are individual reports from our consultants that include additional valuable information.

This is the first of several steps needed to approve the North Pointe Annexation and a P Zone General Development Plan for River Ranch. Cross E Ranch will also be required to file applications for conceptual review of its plans. We understand that this step can be seen as a pre-approval of future applications, but it's not. Like Areas A, B and C, land can be in the City's Annexation Policy Declaration and never annexed. We must further prove that the Annexation and P Zone General Development Plan applications will benefit the City and its residents. From the studies we have prepared, we believe it will be a benefit.

At the meeting, we will make a short presentation and answer your questions.

Very truly yours



Stephen G. McCutchan

EXECUTIVE SUMMARY

Beginning in January 2018, XCEL Development has made extraordinary efforts to reach a consensus from neighbors, Salt Lake County, Salt Lake City and the Salt Lake City International Airport, to propose the North Pointe Annexation and River Ranch Planned Development. With property ownership, XCEL Development will be developing the property as soon as possible, hopefully as a contributing North Salt Lake neighborhood.

PLANNING COMMISSION RECOMMENDATION AND CONCERNS

- At their October 12th meeting, the Planning Commission voted 4 - 3, recommending against adding Area D to the City's Annexation Policy Declaration.

- The Planning Commission agreed to add Area D except for two reasons, annexing land in Salt Lake County and schools.

ANNEXING THE NORTH POINTE ANNEXATION AREA TO DAVIS COUNTY

- Changing the North Pointe Annexation Area to Davis County is not an option because Salt Lake County Council's approval for annexation envisioned the land remaining in Salt Lake County.

ADMINISTERING PART OF NORTH SALT LAKE IN SALT LAKE COUNTY

- In their approval, the Salt Lake County Council acknowledged their role in assisting North Salt Lake to administer lands across the county line.

- Draper City has been divided between two counties for three decades. We believe that Draper's experience is a template for North Salt Lake adapting to two counties.

- Draper Mayor Troy Walker is available to meet with the City Council and answer their questions about managing North Salt Lake in Salt Lake County.

SCHOOLS AND SCHOOL CHOICE

- School choice gives families options --- open enrollment, charter schools, homeschooling and online schooling --, to neighborhood public schools.

- One reason for the increase and popularity of charter schools is it may take a school district five years or more to open a new school where charter schools can be opened in two years.

- Located near Foxboro, Wasatch Peak Academy significantly outperforms all of its surrounding schools and the Davis School District's averages for academic proficiency and academic growth.

- Charter school enrollment has been driven by location/proximity and academic performance/reputation, with location/proximity the most reliable predictor of student enrollment.

- Foxboro children are more than half of the students attending Wasatch Peak Academy.

- We believe that North Pointe Annexation families have at least six school choices as outlined in the following.

    - Choice One: Granite District Schools
    - Choice Two: Salt Lake City or Davis School District Schools Using Open Enrollment
    - Choice Three: Existing Charter Schools
    - Choice Four: Home School or Online School
    - Choice Five: Our New Charter School
    - Choice Six: Choose Not to Live in North Pointe Annexation Area

- Six school choice options families with a wide range of family school choice options should satisfy the City's school concerns.

434 ACRE BUSINESS PARK DEVELOPMENT AND 2200 WEST IMPACTS AND IMPROVEMENTS

- We believe that the concerns of the Westpointe Community Council and 2200 West residents should be focused on Salt Lake City business park approvals that will quickly transition Northpoint from rural residential to urban land uses.

- Scannell Properties submitted a Preliminary Plat to Salt Lake City to subdivide the 434 Acre Swaner Property into 21 lots to be developed in the existing Business Park (BP) Zone.

- The Preliminary Plat will be approved administratively by Salt Lake City Staff without a public hearing.

- Their first phase will include 2,689,000 square feet of warehouse space on 140 Acres fronting on 2200 West and across the street from seven (7) existing 2200 West rural residential homes.

- Scannell Properties have estimated that the entire 434 Acre development may have an estimated 6,212,000 square feet of warehousing.

- We've prepared exhibits that show the 434 Acre business park plan in context with the North Pointe area and a photoshopped composite that illustrates future warehouses on the west side of 2200 West and existing rural residential homes on the east (shown right).



- The rural residential homes along 2200 West will become a small part of an urbanized North Pointe dominated by a 6,212,000 square foot business park with a high percentage of truck traffic on 2200 West.

- Dave Tolman and Paul Ottoson met with the Salt Lake City Engineering Department and Salt Lake County Public Works on Wednesday, October 6, to discuss the 2200 West widening and construction in the first of several meetings needed to coordinate the design and construction of 2200 West.

- New development in Northpoint – 434 Acre Swaner Property and River Ranch --, will increase the estimated Average Daily Trips (ADT) on 2200 West from 2,000 ADT to 16,455 ADT with the Swaner Property adding 8,499 ADT and River Ranch adding 5,956 ADT.

BONNEVILLE RESEARCH UPDATE TO LEWIS YOUNG AREA D FINANCIAL ESTIMATES

- Bonneville Research found substantial errors in Lewis Young's methodology to calculate Sales Tax Revenue, a significant City revenue source; Lewis Young did not include sales tax from online sales.

- Bonneville Research found that the difference between Lewis Young's and Bonneville Research's 20-year Sales Tax Revenue estimates is $7,303,069 and $23,863,961, respectively, averaging a positive cash flow for the City of more than $1,100,000 annually.

- Bonneville Research estimated $9,389,587 in Development Impact Fees (estimated using Foxboro Development Impact Fees) over a three to four-year construction with the City receiving roughly $7,600,00 and South Davis $1,800,000.

SUBSTANTIAL REVENUE INCREASES FOR REDWOOD ROAD BUSINESSES

- River Ranch will generate a substantial positive revenue increase for Redwood Road businesses recovering from COVID-19 downturns in 2020 and the first half of 2021.

- Using the proposed number of homes in River Ranch (1,053), the annual aggregate of spending by the neighborhood would be $8,790,444, and the anticipated spending at Lee's Marketplace on groceries would be $4,252,014 annually.

Stephen G. McCutchan
Land Developer / Land Planner

November 10, 2021

Re: North Pointe Annexation / River Ranch Recent Developments

Honorable Mayor and Council Members:

XCEL Development began this process in January 2018 when it secured the right to develop 126 Acres in Unincorporated Salt Lake County and adjacent to the City of North Salt Lake. Over nearly four (4) years, we've talked with local, state and federal officials and neighborhood residents. We've prepared studies on aircraft noise, freeway noise, traffic, municipal services, municipal finance, subsurface water, revegetation of river banks, streets and a range of housing.

After negotiating agreements with Salt Lake County, Salt Lake City and the Salt Lake City International Airport, we come to North Salt Lake to become a contributing neighborhood of the City --, North Pointe: Cross E Ranch and River Ranch.

Having developed Wasatch Front neighborhoods for more than 40 years, we've never taken this much effort to prove our proposal's contribution and value. We've proven that our proposal substantially benefits North Salt Lake and its Redwood Road business community. Where Foxboro created the Redwood Road business community, we will secure its future.

In February 2021, XCEL Development completed the purchase of the 126 Acres. With property ownership, we will be developing the property as soon as we can. We hope that we can develop the property as a contributing North Salt Lake neighborhood.

PLANNING COMMISSION RECOMMENDATION AND CONCERNS

At their October 12th meeting, the Planning Commission voted 4-3, recommending against adding Area D to the City's Annexation Policy Declaration. Area D is essentially the same as the North Pointe Annexation area located west of the Jordan River on both sides of Center Street.

In the Planning Commission's deliberations, **there was consensus that they would approve adding Area D -- North Pointe Annexation / River Ranch Planned Development --if not for two concerns, annexing land in Salt Lake County and schools.** A slim majority recommended against adding Area D.

ANNEXING THE NORTH POINTE ANNEXATION AREA TO DAVIS COUNTY

In expressing their concern with annexing land in Salt Lake County, the Planning Commission recommended changing the county boundary to include Area D in Davis County. They believed this would solve North Salt Lake's perceived difficulties and allow families' children to attend Davis School District schools.

In our discussions with the Salt Lake County Council, moving the county line was never discussed; their approval was based upon the land staying in Salt Lake County. **Changing the North Pointe Annexation**

Area to Davis County is not an option because of the time, expense and unknown outcome of a general election in both counties.

ADMINISTERING PART OF NORTH SALT LAKE IN SALT LAKE COUNTY

In our July 21, 2020, Salt Lake County Council hearing, there was discussion about North Salt Lake's effort to administer part of the City in Salt Lake County, including the need for interlocal agreements between County and City departments. County management services officials referred to Draper's success divided between Salt Lake and Utah Counties. **In their approval, the Salt Lake County Council acknowledged their role in assisting North Salt Lake to administer lands across the county line.**

North Salt Lake officials have expressed concerns about unknowns – NSL Police needed to attend court in Salt Lake City or Community Development Department recording maps in two counties, partly in Salt Lake County. Draper City has been divided between two counties for more than two decades. **We believe that Draper City's experience is a template for North Salt Lake adapting to two counties.**

On November 4th, we met with Draper Mayor Troy Walker and talked about Draper's experience in Salt Lake and Utah Counties. He said that City officials don't even notice that they are in two counties, and he can't remember when it's been a problem. Mayor Walker is available to meet with the North Salt Lake City Council and answer their questions about managing the City in two counties.

SCHOOLS AND SCHOOL CHOICE

Traditionally, public education was conducted exclusively by school districts. In the past twenty years, school choice has given families options – open enrollment, charter schools, homeschooling and online schooling. Each option is administered by the Utah State School Board using the same set of education standards allowing Utah families to choose how and where to educate their children, knowing the same education standards are applied.

Another reason for the increase and popularity of charter schools is the lengthy time frame that schools districts take to fund, construct and open a new school. Often, a school district may take five years or more to open a new school because districts must often obtain voter approval for bonds to finance new school construction.

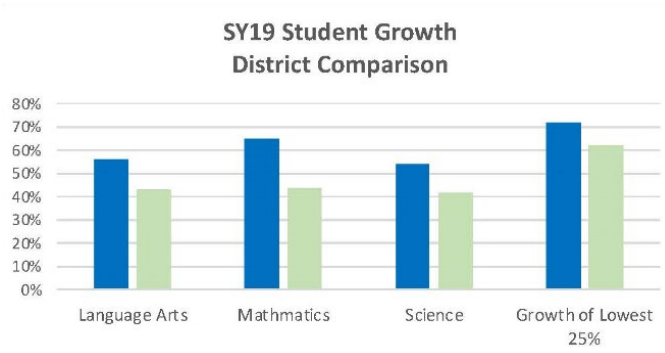
Master-planned neighborhood developers have used charter schools because they can be authorized, funded, constructed and occupied in two years, the same time it requires to construct and occupy a master-planned neighborhood. The Utah State Board of Education's rules and financing for charter schools allow them to open in less than half the time of school districts. This is why you see charter schools opened in rapidly growing master planned communities like :

Daybreak	South Jordan	Three District Elementary Schools And Two Elementary Charter Schools
Independence	Bluffdale	One District Elementary, One District Middle School, One Elementary Charter School And One High School Charter School
Foxboro	North Salt Lake	One District Elementary School, Two Charter Elementary Schools And One Charter Secondary School

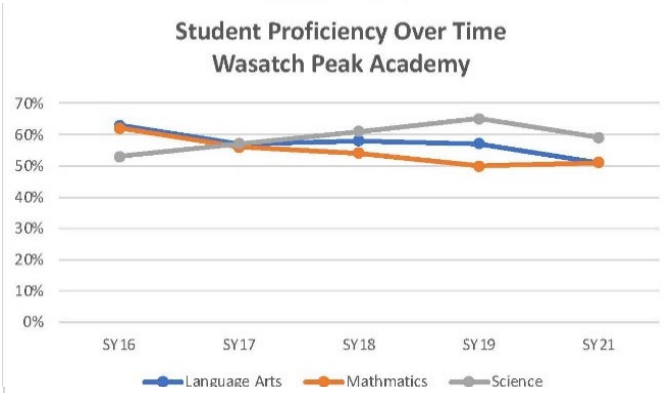
Charter schools are an excellent option because

- they match the pace of the rapid growth master-planned neighborhoods,
- relieve some of the burdens of finance and construction placed on school districts and
- offer family's school choices.

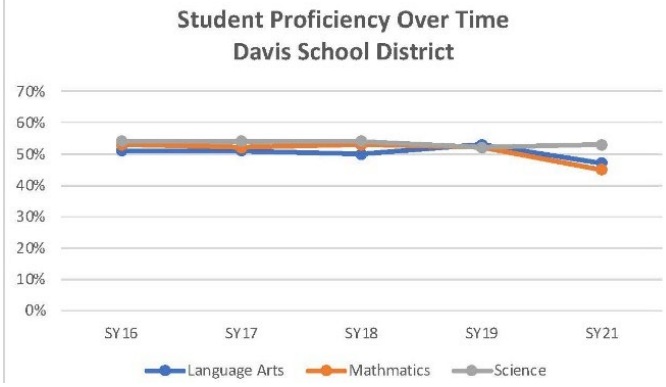
During the October 12th Planning Commission meeting, a commissioner said, "there were significant differences between a charter school and a public school which needed to be acknowledged." (Planning Commission Minutes October 12, 2021) We asked our school consultant, Academica West, to prepare information for the City Council that compared charter and district schools. Their report is attached, and the following is a summary.



- Academica West has been talking with Wasatch Peak Academy to add the River Ranch charter school as a satellite campus to their existing school near the Foxboro neighborhood resulting in an experienced school board administering the River Ranch charter school.



- **Wasatch Peak Academy significantly outperforms all of its surrounding schools and the district's averages for academic proficiency and academic growth.**



- Wasatch Peak Academy's model and academic performance will offer a compelling public education choice for residents of River Ranch.

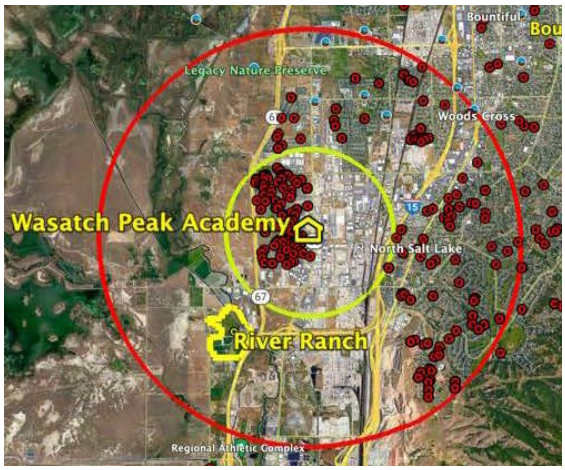
- Like traditional district schools, charter schools are public schools that receive public funding to deliver their academic program (see box at right about Charter School Funding).

- Charter schools are held to the same standards and requirements related to teacher qualifications, student assessment, school reporting, and Utah public education law.

- By law, specific enrollment preferences allow schools to give enrollment priority to individuals who reside within a specific geographic area like River Ranch. (See, Utah Code Ann.§ 53G-6-502(4)(g).)

- Historically, charter school enrollment has been driven by two main factors:
  - location/proximity; and
  - academic performance/reputation.
  - Of these two factors, proximity to the school has proven to be the most reliable predictor of student enrollment.

- This location preference is reflected in Wasatch Peak Academy's current student enrollment, where the majority of the students are clustered within one mile of the school, the Foxboro neighborhood.



We believe that North Pointe Annexation families have at least six school choices as outlined in the following. The choices are not preferentially listed.

- **Choice One: Granite District Schools.**
  - Granite District is legally obligated to provide space in its schools for North Pointe Annexation families, including busing.
  - We've had several conversations with Granite School District's Planning and Boundaries Director, Steve Hogan. He's said that the Granite School District is open to altering school boundaries and changing North Pointe Annexation students to schools closer than Magna.

Charter School Funding

Charter Schools are funded on the principle that:
- state funds follow the student;
- they receive appropriate portions of local money from the school districts in which the Charter School students reside;
- they may apply for state and federal start-up funds;
- they may not charge tuition or require students or parents to make donations;
- they are subject to the same rules regarding school fees as other public schools.

(*Utah State Charter School Board*)

USC 53F-2-702. Funding for charter schools.
(1) Except as described in Section 53F-2-302, a charter school shall receive state funds, as applicable, on the same basis as a school district receives funds.
(2) As described in Section 53F-2-703, the state board shall distribute charter school levy per pupil revenues to charter schools.
(5) Notwithstanding Subsection (1), a charter school is not eligible to receive state transportation funding.
(6)(a)(i) In accordance with Section 53F-2-705, the State Charter School Board may allocate grants for start-up costs to charter schools from money appropriated for charter school start-up costs.
(ii) The charter school governing board of a charter school that receives money from a grant under Section 53F-2-705 shall use the grant for expenses for planning and implementation of the charter school.

- **Choice Two: Salt Lake City or Davis School District Schools Using Open Enrollment**

    - Utah's Open Enrollment laws (*UCS 53G-6-402)* allow families to choose schools outside their district if the receiving schools are under the enrollment capacity.
    - Davis School District elementary schools located west of Interstate 15, all middle and high schools are at or above capacity and are not open enrollment.
    - Salt Lake City School District schools near the North Pointe Annexation Area (including West High School) are below capacity and are available for Open Enrollment at this time with the following exceptions:

        - Fourth Grade at North Star Elementary School.
        - Seventh Grade at Northwest Middle School.

- **Choice Three: Existing Charter Schools**

    - Between West Bountiful and State Highway 201 in Salt Lake City, 13 charter schools serve Grades K-12.

        - Three schools are in North Salt Lake adjacent to the Foxboro Neighborhood.

- **Choice Four: Home School or Online School**

    - Homeschooling and online schooling are growing options for families.

    - Recent news articles have said that after teaching their children at home during the 2020-2021 school year, some families will continue to home school now that schools have been reopened.

    - Utah families also have several Utah-based options to use online schools, including popular online high schools.

- **Choice Five: Our New Charter School**

    - We are concerned that a Planning Commissioner stated in the meeting "there were significant differences between a charter school and a public school which needed to be acknowledged." (Planning Commission Minutes October 12, 2021)

    - **As we've discussed our proposal to build a River Ranch charter school, some City officials have dismissed the charter school as a viable option.**

        - **This was evident in the Planning Commission's deliberations on October 12, 2021.**

    - We have worked with Academica West (https://www.academicawest.com/) and One West Construction (https://www.1westconstruction.com/#) to authorize and construct a K-8 1,000 Charter School.
    -

        - The Charter School would be built with the initial construction of River Ranch.

- It would be built and opened in three phases as the River Ranch family population grows.

- We anticipate a six to eight-month lag between families moving into River Ranch and the initial opening of the Charter School.

- Academica West is developing a plan for families who choose our Charter School to attend nearby charter schools during the interim.

- **Choice Six: Choose Not to Live in North Pointe Annexation Area**

    - **Some families will choose not to live in the North Pointe Annexation Area because school choices are unacceptable.**

        - Schools are an essential part of where families choose to live.
        - Some families may need to live near a district public school as part of their choice.
        - When making a school and home choice, some families look for specific curricula, such as foreign language immersion programs or emphasized arts.

We believe that six school choice options, including choosing to live elsewhere, provide North Pointe Annexation Area families with a wide range of family school choice options that should satisfy the City's school concerns.

We are also concerned that a Planning Commissioner said: "the school issue was the biggest stumbling block … when considering including Area D in the plan …" if "…the options were a charter school or transportation to the Granite School District." (Planning Commission Minutes October 12, 2021). **The comment brings up the question of the City's role in land-use decisions based upon where or what type of schools may be available. We believe that the State has made it clear that education is the Utah State Board of Education's, and they respond to the residential growth by planning and funding schools.** Further, we believe that charter schools were allowed and encouraged by the State as an alternative means of providing new schools that can be planned, authorized, constructed and opened faster than district schools.

434 ACRE BUSINESS PARK DEVELOPMENT AND THE URBANISM OF 2200 WEST IN SALT LAKE CITY

During the four years, XCEL Development has worked on the North Pointe Annexation / River Ranch Planned Development, we have had several meetings with the Westpointe Community Council. They have represented the concerns of the existing residents along 2200 West. **We believe that the Westpointe Community Council and 2200 West residents' concerns should not focus solely on the North Pointe Annexation / River Ranch Planned Development but on Salt Lake City approvals starting Northpoint's transition from rural residential to urban land uses.**

Utah's rapidly growing economy has created a need for business parks to expand into Northpoint because of its proximity to existing business parks, freeways and the Airport. Scannell Properties (https://www.Scannelllproperties.com/), headquartered in Indianapolis, Indiana, submitted a Preliminary Plat to Salt Lake City to subdivide the 434 Acre Swaner Property into 21 lots to be developed in the existing Business Park (BP) Zone. **Because the property is zoned BP, the Preliminary Plat will be approved administratively by Salt Lake City Staff without a public hearing.**

We recently had a conversation with Scannell Properties representatives to begin the possible coordination of their development plans with ours, especially the construction of 2200 West. They hope to begin construction in 2022 and have the first business park buildings completed and occupied by Spring 2023. Their first phase will include 2,689,000 square feet of warehouse space on 140 Acres front on 2200 West across the street from seven (7) existing 2200 West rural residential homes. Scannell Properties have estimated that the entire 434 Acre development may have an estimated 6,212,000 square feet of warehousing.

We have placed their plan on a general area aerial photograph with the current River Ranch Conceptual Site Plan, the boundaries for Area D and the North Pointe Annexation Area. The exhibit is on the following page. The planned Scannell Properties buildings are shown in Dark Gray.

We've also tried to envision 2200 West with Scannell Properties' warehouses on the west side and existing rural residential homes on the east. The following page is Google Map street-level photographs showing the following.

- Photo 1 shows the existing widening and improvement of 2200 West at 2100 North and the warehouse buildings.

- Photo 2 is the existing 2200 West at roughly 2600 North, where rural residential homes are visible on the east side of the street.

- Photo 3 is a photoshopped composite that illustrates future Scannell Properties' warehouses on the west side, the 77-foot widening of 2200 West and existing rural residential homes on the east.

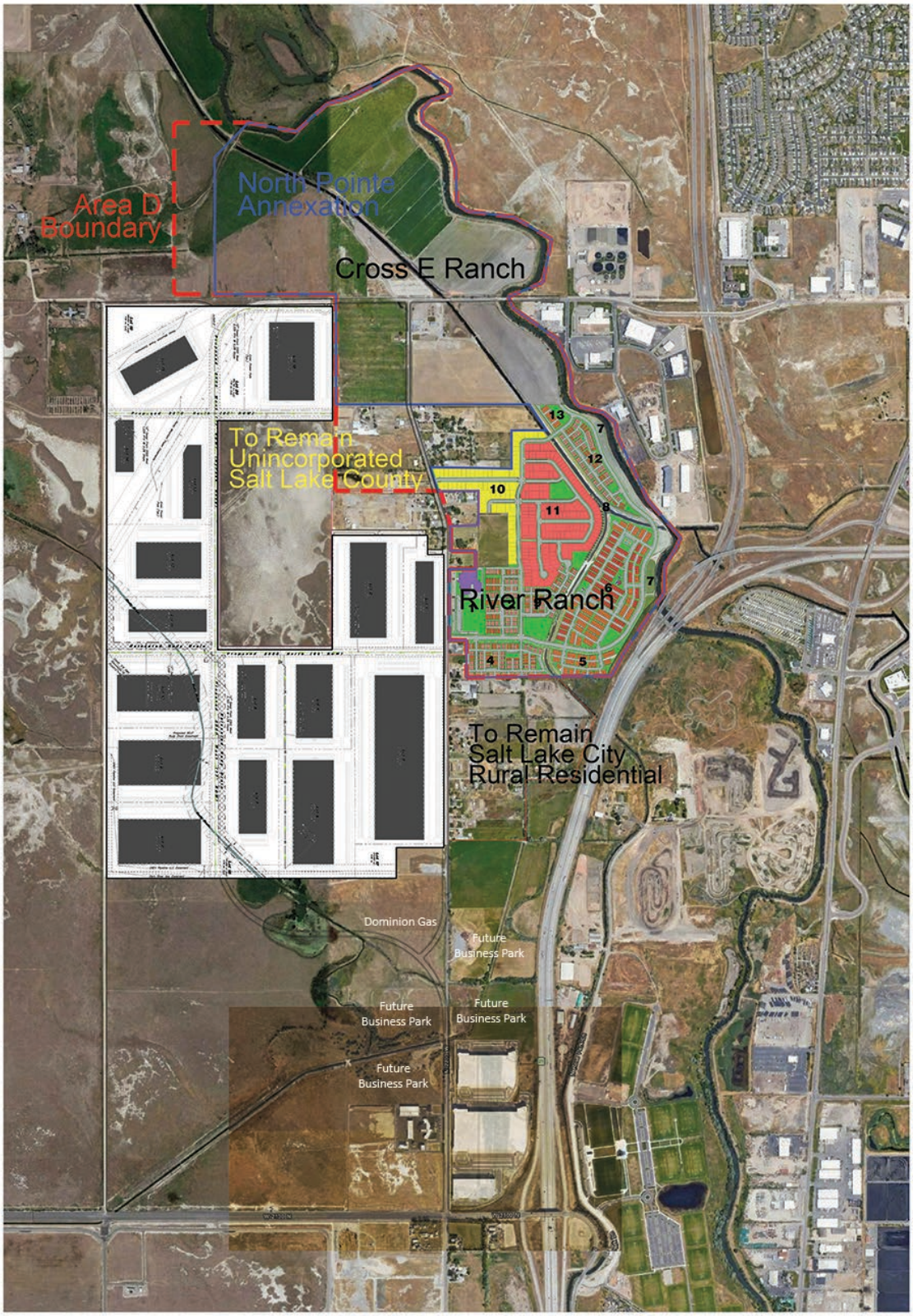


Regardless of North Salt Lake's action on the North Pointe Annexation / River Ranch Planned Development:

- **The rural residential homes along 2200 West will become a small part of an urbanized Northpoint dominated by a 6,212,000 square foot business park.**
-
- Salt Lake City will require Scannell Properties to widen and improve 2200 West to a 77-foot right-of-way commercial collector.

Even without the North Pointe Annexation / River Ranch Planned Development, rural residential Northpoint will be significantly changed without another public hearing.

Should North Salt Lake approve the North Pointe Annexation and the River Ranch Planned Development, the widening and construction of 2200 West will require the coordination of Salt Lake City, North Salt Lake and Salt Lake County. Dave Tolman and Paul Ottoson met with the Salt Lake City Engineering Department and Salt Lake County Public Works on Wednesday, October 6, to discuss the 2200 West widening and construction. The meeting was the first of several meetings needed to coordinate the design and construction of 2200 West.



Swaner Property
Conceptual Site Plan
Business Park Zone
6,212,000 SF Gross Floor Area



Photo 1: Existing 2200 Street Improvements and Development on 2200 West at 2100 North



Photo 2: Existing 2200 West and Rural Residential Home at 2600 North



Photo 3: Photoshopped Composite of New Warehouses, Widened 2200 West and Existing Rural Residential at 2600 North.

UPDATED TRAFFIC IMPACT STUDY ON 2200 WEST AND CENTER STREET

XCEL Development asked Hales Engineering to update its Traffic Impact Study (TIS) to include the latest River Ranch Conceptual Site Plan and the Scannell Properties Conceptual Site Plan for the 434 Acre Swaner Property. The TIS report is included as an attachment.

The updated River Ranch Planned Development proposes 1,053 homes divided between 355 single-family detached homes and 698 single-family attached homes (twinhomes and townhomes). A 1,000 student charter school is also proposed. River Ranch is estimated to generate 8,508 average daily trips (ADT).

The Scannell Properties' development proposes 6,212,000 square feet of warehouse space, estimated to generate 10,624 ADT.

Combined, River Ranch and the Swaner Property will generate 19,132 new average daily trips.



Figure 2: Background and Project Generated ADTs

Trip distribution is assigning estimated daily trips to the roadway network based upon the type of trip (i.e., daily commuting versus errands) and the proximity of access points (i.e., freeway entrances/exits) to regional trip attractions (employment centers like Downtown Salt Lake City). Table 3 illustrates the estimated trip distribution for each project.

Table 3: Trip Distribution

Direction	River Ranch % To/From Project	Swaner Property % To/From Project
East via Center Street	30%	20%
South via 2200 West	70%	80%

An estimate of the ADT for the major network streets can be shown with trip generation and distribution. Figure 2 (from the TIS), including on the following page, illustrates the trip assignments for 2200 West and Center Center as the sum of 2018 Background (estimated trips using these streets today and before new development), River Ranch and the Swaner Property and as shown in the following table.

Project	2200 West ADT	Center Street ADT
2018 Background	2,000	2,000
River Ranch	5,956	2,552
Swaner Property	8,499	2,125
Total	**16,455**	**6,677**

BONNEVILLE RESEARCH UPDATE TO LEWIS YOUNG AREA D FINANCIAL ESTIMATE

When the City received the initial Draft Annexation Policy Declaration document from its consultant, Lewis Young, there were obvious errors in the Area D financial estimates, the North Pointe Annexation Area. We asked Bob Springmeyer of Bonneville Research to review and correct the Lewis Young estimates. Bonneville Research is a local municipal financial analysis firm that was part of the team that prepared North Salt Lake's 2013 General Plan.

Bonneville Research found substantial errors in Lewis Young's methodology to calculate Sales Tax Revenue, a significant City revenue source. While explained in detail in Bonneville Research's report (attached), they found five errors that generated a massive understatement of River Ranch's sales tax.

- Lewis Young used outdated North Salt Lake population estimates.
- Lewis young only projected an estimated portion of the State Population Sales Tax Distribution.
- The Retailers in the City of North Salt Lake have and are currently engaged in significant Retail Trade.
- The City of North Salt Lake is currently receiving significant Taxable Retail Sales Tax Distributions from the State of Utah.
- Lewis Young did not consider the changes the US Supreme Court made in 2018 to allow States to assess sales taxes on online sales.

Bonneville Research found that the difference between Lewis Young's and Bonneville Research's estimates of Sales Tax Revenue is $7,303,069 and $23,863,961, respectively. These numbers reflect North Salt Lake Sales Tax Revenues over 20 Years. If we average the estimated 20 Year Sales Tax Revenue, it would be $1,193,198 per year in new City sales tax revenue.

River Ranch is estimated to provide the City with a positive cash flow more than $1,100,000 annually.

Furthermore, we asked Bonneville Research to estimate the Development Impact Fees that the City and South Davis Sewer District would receive if the 1,053 unit River Ranch development were constructed. **They estimated that the City impact fees would be approximately $7,600,00 and South Davis would be $1,800,000 (estimate based upon Foxboro Development Impact Fees) that would be received over a three to four-year construction period.**

SUBSTANTIAL REVENUE INCREASES FOR REDWOOD ROAD BUSINESSES

Lastly, we believe that River Ranch will generate a substantial positive revenue increase for Redwood Road businesses that are recovering from COVID-19 downturn years in 2020 and the first half of 2021. We have met with several business owners, including Jonathan Badger, owner of Lee's Marketplace and Justin Kimball of Kimball Investments, and have talked about the additional revenues

River Ranch will bring to businesses and how we can encourage River Ranch families to shop in local Redwood Road businesses. Correspondence in support from Lee's Marketplace and Kimball Investments is included in the attachments.

Bonneville Research estimated River Ranch families' annual spending in North Salt Lake businesses along Redwood Road like Lee's Marketplace. River Ranch families will provide Redwood Road businesses with a substantial increase in annual income, help secure the longevity of existing businesses and add new businesses. The following table estimates the estimated spending of River Ranch families in North Salt Lake businesses.

Type of Business	**Target Redwood Road Businesses**	**Estimated Annual NSL Capture Per Family**
Food at Home	Lee's Marketplace, BioBalance Meals	$4,038
Food Away from Home	Maverik, Legers Deli, Z Brothers Pizza, Del Taco, Quiznos, Burger King, Sno Delicious, Little Caesars Pizza, Fizz Drinks, Our Kitchen Café, Tacos Mi Proveedor	$799
Gasoline and Motor Oil	Maverik, Holiday Oil, Ace Hardware, Autozone	$1,472
Vehicle Maintenance and Repairs	Poulson's Automotive, Mac Motors Repairs, VIP Car Wash, Premier Detailing Utah, Jaxn Motorsports, Kens Custom Classics, Higgins Body and Paint, Overkill Racing and Chassis, Autozone Auto Parts, Lance Paul Automotive, Artec Industries LLC., Revolution Gear & Truck Parts, Transmission Man	$727
Housekeeping Supplies	Lee's Marketplace, Ace Hardware	$403
Pets	Lee's Marketplace, Ace Hardware, Off Leash K9 Training	$326
Maintenance and Remodeling Materials	Ace Hardware, Lifetime Roofing, Wingfoot Services, Residential Glassworks, BELFOR Property Restoration, Dream Kitchen And Countertop, Inc., Dream World Design, Client's Design, Picasso Shutters	$190
Lawn and Garden	Ace Hardware, Splash Pads USA Inc,	$169
Personal Care and School Supplies	Lee's Marketplace, Lucy Avenue, My Medic, Utah Home Health and Hospice, Coliseum Fitness, Super Cuts	$60
Housewares	Lee's Marketplace, Ace Hardware	$40

Type of Business	Target Redwood Road Businesses	Estimated Annual NSL Capture Per Family
Other	Signature Press, Prime 90, Arco Iris Reception Center, Kangaroo Zoo, Buddy Bin Inc., Stiry, LLC, DeMille MacKay Dental, Goldenwest Credit Union, America First Credit Union, Kid Care Company of North Salt Lake, MedQuest Pharmacy, Overland Self Storage	$126
Total		**$8,348**

Using the proposed current number of homes anticipated in River Ranch (1,053), the annual aggregate of spending by the neighborhood would be $8,790,444, and the anticipated spending at Lee's Marketplace on groceries alone would be $ 4,252,014 annually.

Very truly yours



Stephen G. McCutchan

Academica West Services

290 North Flint Street Suite A

Kaysville, UT 84037

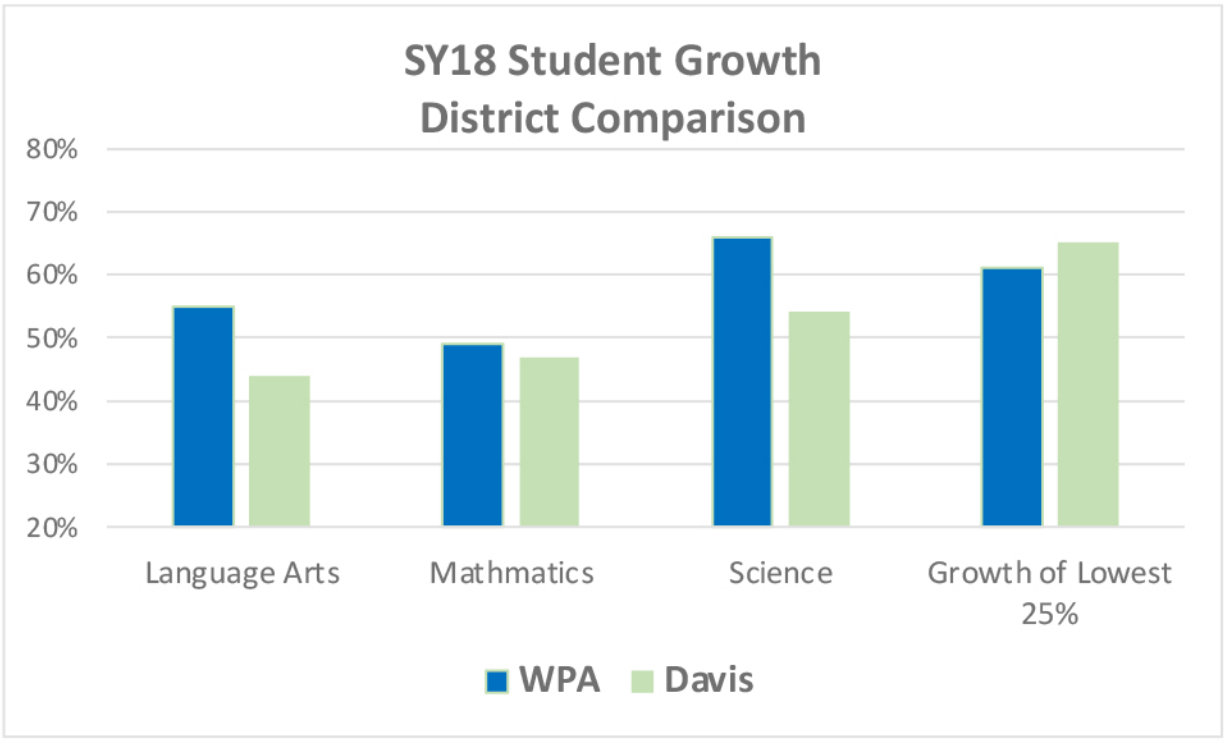
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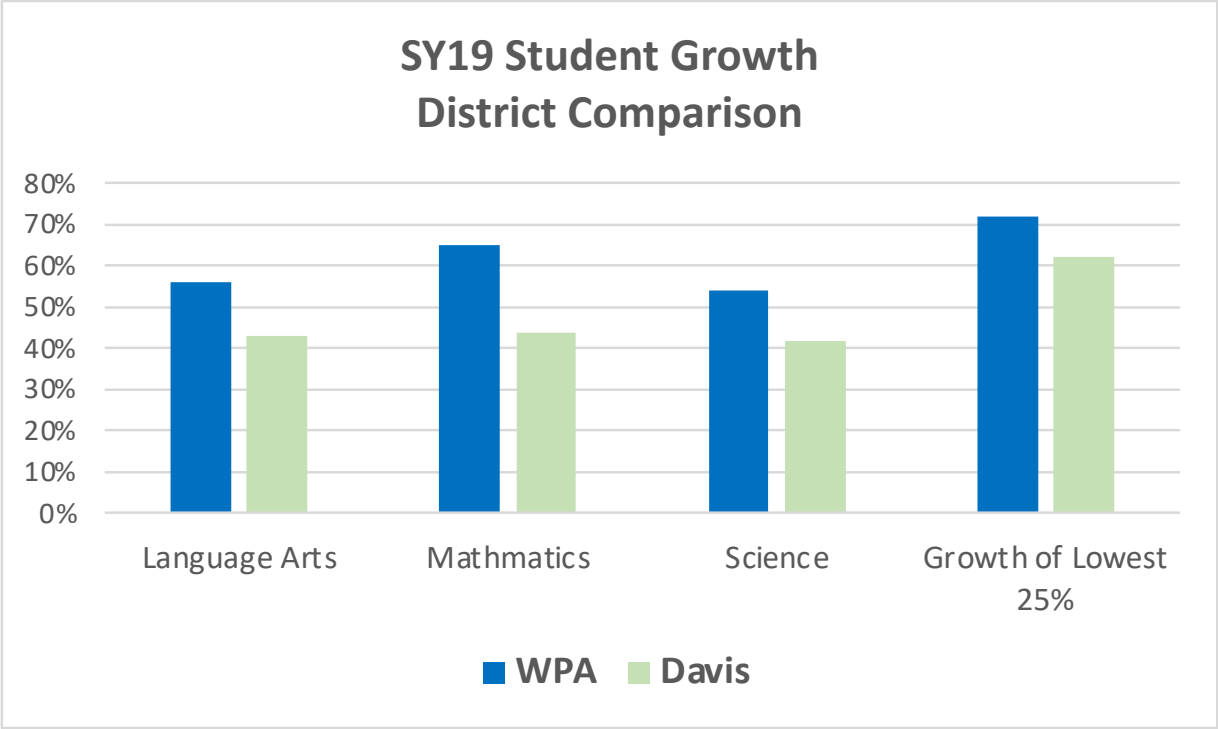
Target Area Educational Profile

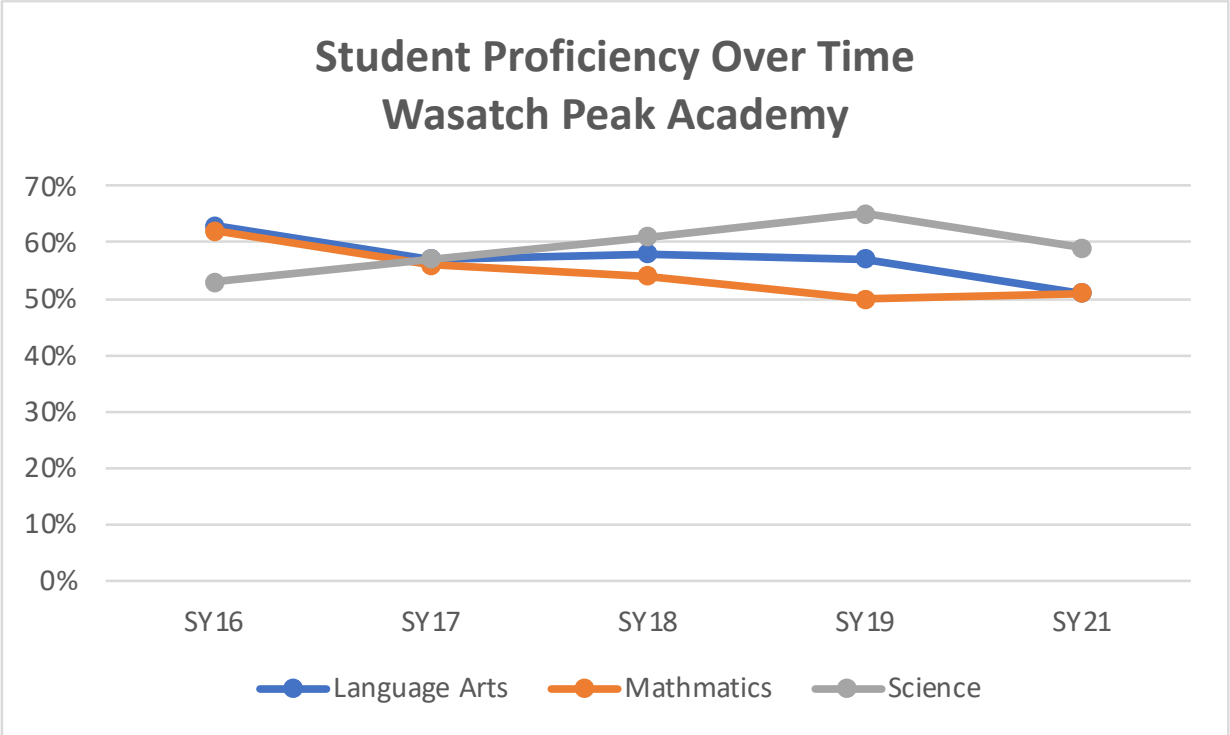
Wasatch Peak Academy ("WPA") is the charter school that intends to open a satellite campus within the River Ranch community. WPA opened its doors in the fall of 2005 in North Salt Lake and is located approximately 1.5 miles north/east of River Ranch's proposed location. Due to the satellite school's proximity to WPA's existing school, it is anticipated that the demographic and academic profile of the new school will closely resemble WPA's existing school.

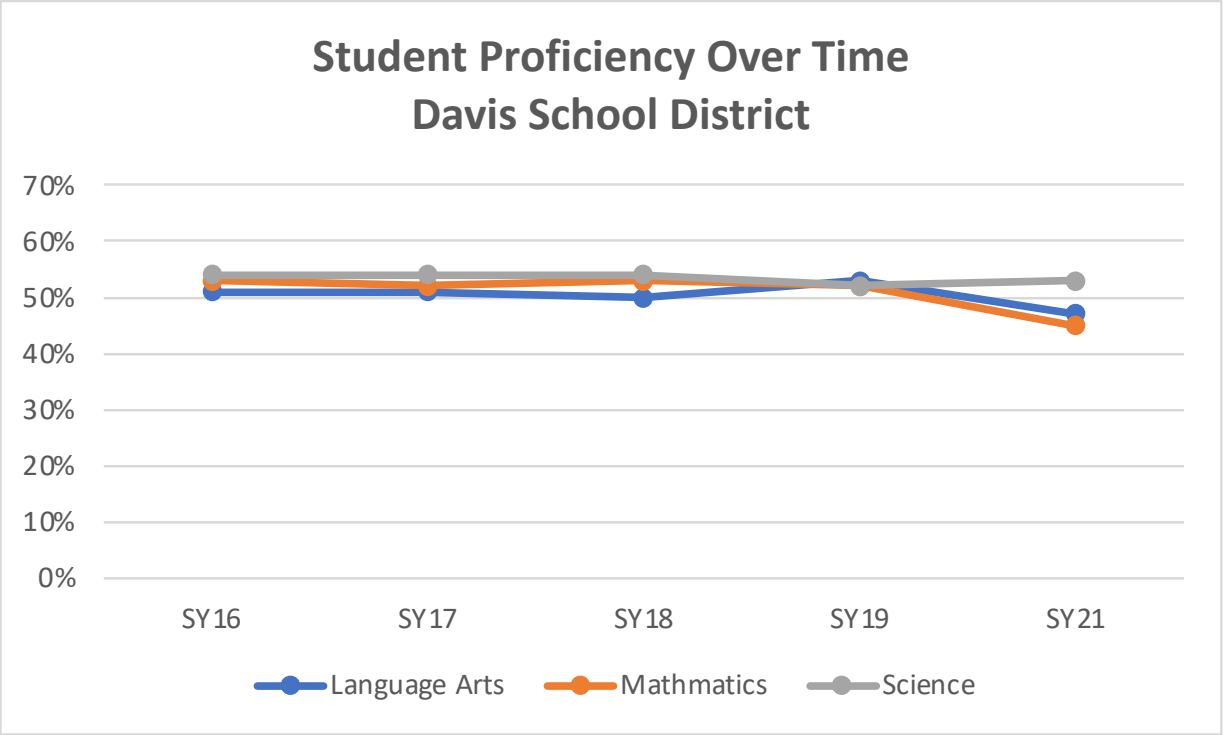
As illustrated below, **WPA significantly outperforms all of its surrounding schools as well as the district's averages for academic proficiency *and* academic growth. WPA's model and academic performance will offer a compelling public education choice for residents of River Ranch.**

When considering WPA's academic performance, it is critical to understand that Davis School District is one of the highest performing districts in the state and is also a recognized leader in innovation. The district has established a high standard for its schools as well as charter schools that are located within its boundaries. **The tables and graphs on the following pages provide data on WPA's academic performance over the past five years and compare proficiency and growth rates to Davis School District and the surrounding schools:**




SY19 Student Growth
District Comparison
80%
70%
60%
50%
40%
30%
20%
10%
0%
Language Arts
Mathmatics
Science
Growth of Lowest 25%
WPA
Davis


Student Proficiency Over Time
Wasatch Peak Academy
70%
60%
50%
40%
30%
20%
10%
0%
SY16
SY17
SY18
SY19
SY21
Language Arts
Mathmatics
Science



FY19 Proficiency Rates (Schools within 2.5 mi. Radius)			
	Language Arts	Mathematics	Science
Wasatch Peak Academy	57%	50%	65%
Orchard	54%	56%	55%
Legacy Academy	48%	45%	50%
Foxboro	34%	32%	42%
North Star	23%	25%	28%
Davis School District	53%	52%	52%

FY19 Academic Growth Rates (Schools within 2.5 mi. Radius)			
	Language Arts	Mathematics	Science
Wasatch Peak Academy	56%	65%	54%
Legacy Academy	43%	45%	36%
Orchard	36%	45%	37%
Foxboro	28%	27%	39%
North Star	33%	29%	22%
Davis School District	51%	48%	48%

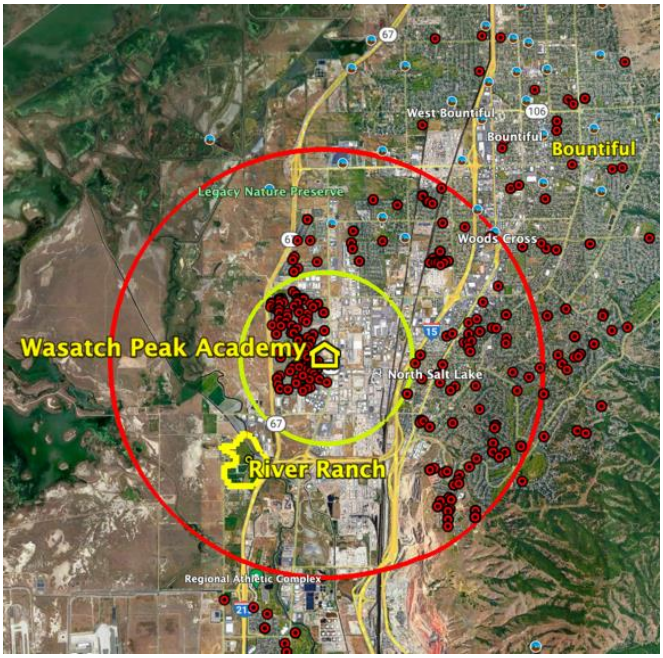
(Source: Utah State Board of Education, Data Gateway - Student Proficiency https://datagateway.schools.utah.gov)

As indicated in these tables and graphs, WPA's academic proficiency and growth rates have consistently outperform the surrounding schools and the district. Specifically, WPA exceeds the surrounding schools' proficiency rates by an average of 17 percentage points in Language Arts, 11 percentage points in Mathematics, and 21 percentage points in Science. In addition, WPA also exceeds the surrounding schools' growth rates by an average of 21 percentage points in Language Arts, 29 percentage points in Mathematics, and 21 percentage points Science. When compared to the district, WPA exceeds Davis School District's 5-year average proficiency rate by 7 percentage points in Language Arts, 4 percentage points in Mathematics, and 6 percentage points in Science.

Charter School Enrollment

Charter schools, like traditional district schools, are public schools that receive public funding to deliver their academic program. **Charter schools are held to the same standards and requirements as it relates to teacher qualifications, student assessment, school reporting, and Utah public education law**. Unlike a district, charter schools are governed by a single board of directors that is charged with the oversight responsibilities associated with their charter school. (Note: if a charter school opens a second campus [also referred to as a "satellite"], the same board of directors will govern both schools.) Also, unlike district schools, enrollment in a charter school is open to any resident of the state. **By law, there are certain enrollment preferences that allow schools to give enrollment priority to individuals who reside within a specific geographic area like River Ranch.** (*See*, Utah Code Ann.§ 53G-6-502(4)(g).)

Historically, charter school enrollment has been driven by two main factors: (1) location/proximity; and (2) academic performance/reputation. Of these two factors, proximity to the school has proven to be the most reliable predictor of student enrollment. In an article titled *A New Study Reveals Much About How Parents Really Choose Schools* published by nprED, the authors cited a study conducted by the Education Research Alliance for New Orleans. The study presented a challenge to the presumption that parents will choose academically stronger schools if empowered by choice. The study identified the school's location as one of the strongest preferences among parents when choosing where to enroll their children.



This location preference is reflected in WPA's current student enrollment as seen in the satellite image to the right. While most of WPA's ~500 students reside within a 2.5-mile radius, the majority of those students are clustered within one mile of the school.

MEMORANDUM



Date: November 4, 2021

To: Dave Tolman

From: Hales Engineering

Subject: River Ranch Trip Generation Study

UT21-1280

EXECUTIVE SUMMARY

This memorandum discusses the trip generation study for the River Ranch project and the concept plan proposed for the nearby Swaner Property in Salt Lake County. A vicinity map of the proposed developments is shown in Figure 1.

The updated River Ranch development proposes a mix of single-family attached and detached homes for a total of 1,053 dwelling units. A 1,000-student charter school is also proposed. River Ranch is estimated to generate 8,508 average daily trips (ADT), as shown in Table 1.

The Swaner Property development proposes 6,212,000 square feet of warehousing space, estimated to generate 10,624 ADT, as shown in Table 2. The two developments combined are estimated to generate 19,132 new average daily trips.

Background

The proposed River Ranch development is located west of the Jordan River, north of I-215, and east of 2200 West in unincorporated Salt Lake County. The project includes a charter school with capacity for 1,000 students, 355 single-family detached homes, and 698 single-family attached homes. Land use and site plans for the proposed development is included in Appendix A and B.

The proposed land use for the River Ranch development has been identified as follows:

- Charter School 1,000 students
- Single-family Detached Housing 355 units
- Single-family Attached Housing 698 units

West of 2200 West is the Swaner Property. The development is planned to consist of 6,176,000 sq. ft. of warehousing space. A site plan for the proposed development is included in Appendix C. A map showing the location of the two proposed developments is shown in Figure 1.



Figure 1: Vicinity map of the proposed developments in unincorporated Salt Lake County, Utah

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (11th Edition, 2021)*. Trip generation for the proposed projects is included in Table 1 and Table 2. All trip generation is accurate and compliant with the ITE Trip Generation Manual.

As shown in Table 1, it is anticipated that the proposed charter school and housing for the River Ranch project will generate approximately 8,508 trips on an average weekday, including 1,424 trips during the morning peak hour, and 1,312 trips during the evening peak hour at full build conditions.

Table 1: Trip Generation: River Ranch

Trip Generation Unincorporated Salt Lake County - River Ranch								
Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Charter School (K-12) (538)	1,000	Students	-	50%	50%	-	-	-
Single-Family Detached Housing (210)	355	DU	3,238	50%	50%	1,619	1,619	3,238
Single-Family Attached Housing (215)	698	DU	5,270	50%	50%	2,635	2,635	5,270
TOTAL			**8,508**			**4,254**	**4,254**	**8,508**
AM Peak Hour								
Charter School (K-12) (538)	1,000	Students	830	51%	49%	423	407	830
Single-Family Detached Housing (210)	355	DU	236	26%	74%	61	175	236
Single-Family Attached Housing (215)	698	DU	358	31%	69%	111	247	358
TOTAL			**1,424**			**595**	**829**	**1,424**
PM Peak Hour								
Charter School (K-12) (538)	1,000	Students	570	43%	57%	245	325	570
Single-Family Detached Housing (210)	355	DU	327	63%	37%	206	121	327
Single-Family Attached Housing (215)	698	DU	415	57%	43%	237	178	415
TOTAL			**1,312**			**688**	**624**	**1,312**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, November 2021

As shown in Table 2, it is anticipated that the proposed Swaner Property warehouse development will generate approximately 10,624 daily trips with 1,057 trips in the morning peak hour and 1,119 trips in the evening peak hour at full build conditions. The proposed trip generation for the Swaner Property is shown in Table 2

Table 2: Trip Generation: Swaner Property

Trip Generation Salt Lake County - Swaner Property								
Land Use[1]	# of Units	Unit Type[2]	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Warehousing (150)	6,212	KSF	10,624	50%	50%	5,312	5,312	10,624
TOTAL			**10,624**			**5,312**	**5,312**	**10,624**
AM Peak Hour								
Warehousing (150)	6,212	KSF	1,057	77%	23%	814	243	1,057
TOTAL			**1,057**			**814**	**243**	**1,057**
PM Peak Hour								
Warehousing (150)	6,212	KSF	1,119	28%	72%	313	806	1,119
TOTAL			**1,119**			**313**	**806**	**1,119**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

2 KSF = 1,000 square feet

SOURCE: Hales Engineering, November 2021

Trip Distribution

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the peak hour is shown in Table 3.

Table 3: Trip Distribution

Direction	River Ranch % To/From Project	Swaner Property % To/From Project
East via Center Street	30%	20%
South via 2200 West	70%	80%

These trip distribution assumptions were used to assign the peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Hales Engineering recommends that Center Street should not be designated as a truck route to/from the property due to the existing configuration of the Center Street bridge over Legacy Parkway. Therefore, it was assumed that a lower percentage from the Swaner Property will utilize Center Street.

The background (2018) ADTs along 2200 West and Center Street with each project's added ADTs are shown in Figure 2.



Figure 2: Background and Project Generated ADTs

Conclusions

The findings of this study are as follows:

- The proposed River Ranch development includes a 1,000-student charter school, 355 single-family detached, and 698 attached homes.
  - See Appendix A & B for land use and site plans
- The proposed Swaner Property includes 6,176,000 sq. ft. of warehousing.
  - See Appendix C for site plan
- It is anticipated that the projects will generate approximately the following number of trips:

Number of Trips		
	River Ranch	Swaner Property
Weekday	8,508	10,624
Morning Peak Hour	1,424	1,057
Evening Peak Hour	1,312	1,119

- Hales Engineering recommends that a truck route be implemented to discourage the use of the Center Street bridge over Legacy Parkway due to the existing configuration It is anticipated that most trips will be routed south to the I-215 interchange with 2100 North.
- The Swaner Property will generate much more truck traffic in comparison to River Ranch.
    - ITE does not provide data on the actual truck percentage that can be expected.

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APPENDIX A

River Ranch Land Use Plan

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Overall Statistical Summary

Area	Acres		Land Use	Open Space	Parks & Trails	Density DU/Ac	Lots / Units
1	6.93		Charter School	6.93	6.93		
2	7.43		SFD/A PUD	1.11	1.11	12.65	94
			SFD Homes				30
			Twin Homes				64
3	1.96		2200 West Frontage / Loop Street Trail	1.96	1.96		
4	8.05		SFD/A PUD	1.21	1.21	13.41	108
			SFD Homes				26
			Twin Homes				82
5	4.25		Alley Loaded Townhomes	0.64	0.64	17.89	76
6	21.22		Alley Loaded Townhomes	3.18	3.18	16.68	354
			Neighborhood Park	0.64	0.64		
7	5.44		Jordan River Trail / Open Space	4.92			
			Landscaped Trail Area	2.49	2.49		
			Native Riverbank	2.43			
8	6.67		Combined Canal Open Space	6.67			
9	6.57		SFD/A PUD	0.72	0.72	8.83	58
			Neighborhood Park	1.75	1.75		
			SFD Homes				14
			Twin Homes				44
10	12.99		SFD-4500			5.47	71
11	23.15		SFD-3600			8.34	193
			Neighborhood Park	0.74	0.74		
12	6.67		SFD/A PUD	0.97	0.97	12.44	83
			Tot Lot	0.23	0.23		
			SFD Homes				21
			Twin Homes				62
13	1.47		Alley Loaded Townhomes	0.15	0.15	10.85	16
			Entry Park	0.60	0.60		
	111.34		**Subtotal**	**37.34**	**22.57**		**1053**
	15.07		Collector Streets				
	126.41		**Total**	**37.34**	**22.57**	**8.33**	**1053**
			Percent of Total	29.54%	17.86%		

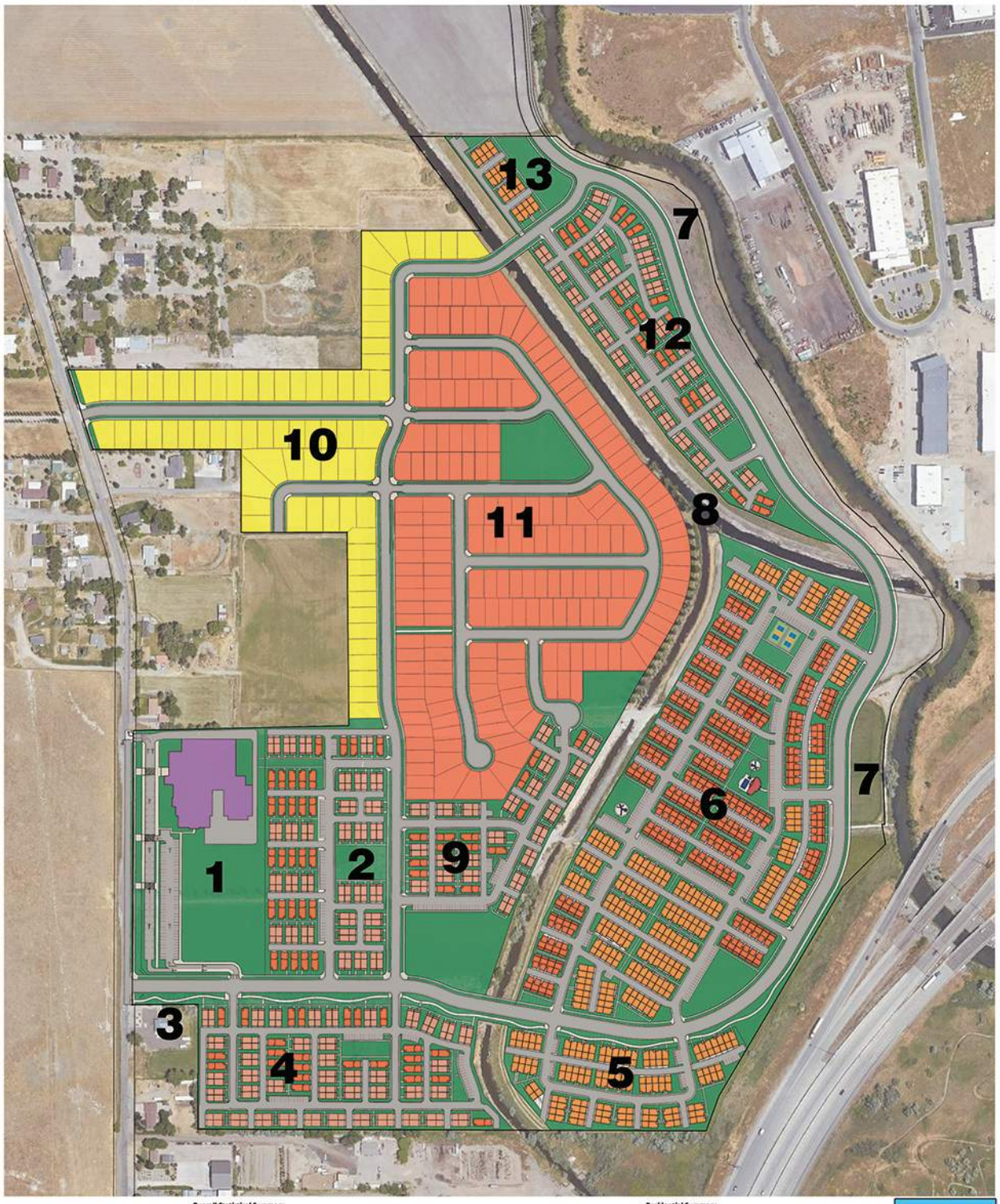
Residential Summary

Total Acres	% of Total Res Acres		Residential Units	Average Density	Total Units	% of Total Units
12.99	15.39%		SFD-4500	5.5	71	6.74%
23.15	27.44%		SFD-3600	8.3	193	18.33%
21.29	25.24%		SFD PUD	16.1	343	32.57%
			SFD Homes		91	8.64%
			Twin Homes		252	23.93%
57.43	**68.07%**		**SFD Subtotal**	**10.6**	**607**	**57.64%**
26.95	31.93%		Townhomes	16.6	446	42.36%
26.95	**31.93%**		**Townhome Subtotal**	**16.6**	**446**	**42.36%**
84.38	**100.00%**		**Totals**		**1053**	**100.00%**

APPENDIX B

River Ranch Site Plan

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www.halesengineering.com



Overall Statistical Summary

Area	Acres	Land Use	Open Space	Parks & Trails	Density DU/Ac	Lots / Units
1	6.93	Charter School	6.93	6.93		
2	7.43	SFD/A PUD	1.11	1.11	12.65	94
		SFD Homes				30
		Twin Homes				64
3	1.96	2200 West Frontage / Loop Street Trail	1.96	1.96		
4	8.05	SFD/A PUD	1.21	1.21	13.41	108
		SFD Homes				26
		Twin Homes				82
5	4.25	Alley Loaded Townhomes	0.64	0.64	17.89	76
6	21.22	Alley Loaded Townhomes	3.18	3.18	16.68	354
		Neighborhood Park	0.64	0.64		
7	5.44	Jordan River Trail / Open Space	4.92			
		Landscaped Trail Area	2.49	2.49		
		Native Riverbank	2.43			
8	6.67	Combined Canal Open Space	6.67			
9	6.57	SFD/A PUD	0.72	0.72	8.83	58
		Neighborhood Park	1.75	1.75		
		SFD Homes				14
		Twin Homes				44
10	12.99	SFD-4500			5.47	71
11	23.15	SFD-3600			8.34	193
		Neighborhood Park	0.74	0.74		
12	6.67	SFD/A PUD	0.97	0.97	12.44	83
		Tot Lot	0.23	0.23		
		SFD Homes				21
		Twin Homes				62
13	1.47	Alley Loaded Townhomes	0.15	0.15	10.85	16
		Entry Park	0.60	0.60		
111.34		**Subtotal**	**37.34**	**22.57**		**1053**
15.07		Collector Streets				
126.41		**Total**	**37.34**	**22.57**	**8.33**	**1053**
		Percent of Total	29.54%	17.86%		

Residential Summary

Total Acres	% of Total Res Acres	Residential Units	Average Density	Total Units	% of Total Units
12.99	15.39%	SFD-4500	5.5	71	6.74%
23.15	27.44%	SFD-3600	8.3	193	18.33%
21.29	25.24%	SFD PUD	16.1	343	32.57%
		SFD Homes		91	8.64%
		Twin Homes		252	23.93%
57.43	**68.07%**	**SFD Subtotal**	**10.6**	**607**	**57.64%**
26.95	31.93%	Townhomes	16.6	446	42.36%
26.95	**31.93%**	**Townhome Subtotal**	**16.6**	**446**	**42.36%**
84.38	**100.00%**	**Totals**		**1053**	**100.00%**

River Ranch
A Master Planned Community
North Salt Lake, UT

River Ranch
Conceptual Master Plan
North Salt Lake, Utah

Stephen G. McCutchan
Land Developer / Land Planner
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(801) 557-6945
stevenplan@gmail.com
www.stevenplandevelopment.com

August 9, 2021

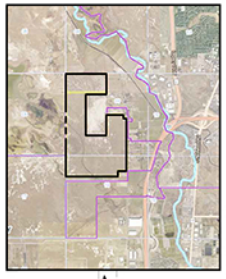
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APPENDIX C

Swaner Property Site Plan

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Vicinity Map
Not to Scale

Area Tabulations

Lot #	Lot Size (In Square Feet)	Building Area (In Square Feet)	Permanent Area (In Square Feet)	Open Space Area (In Square Feet)	Open Space Area (Percentage)
1	553,225	199,500	210,792	142,933	26%
2	1,101,665	462,000	476,099	163,566	15%
3	2,251,815	1,083,000	832,494	336,321	15%
4	859,414	357,000	353,006	129,408	15%
5	1,351,094	587,500	526,155	237,439	18%
6	822,582	272,000	421,751	128,831	16%
7	845,448	272,000	340,256	233,192	28%
8	1,020,525	494,000	328,011	198,514	19%
9	1,053,704	494,000	383,710	155,994	15%
10	1,062,291	399,000	482,552	180,739	17%
11	733,372	234,000	366,049	133,323	18%
12	1,011,205	315,000	395,427	300,778	30%
13	781,974	177,000	230,335	374,639	48%
14	739,503	126,000	129,328	484,175	65%
15	1,175,492	272,000	381,564	521,928	44%
16	1,170,320	468,000	422,778	279,542	24%
17	212,893	0	12,905	199,988	94%
18	92,149	0	0	92,149	100%
19	328,903	0	0	328,903	100%
20	308,767	0	0	308,767	100%
21	66,803	0	0	66,803	100%
Totals:	**15,058,742**	**6,512,000**	**7,370,610**	**4,908,032**	**27%**

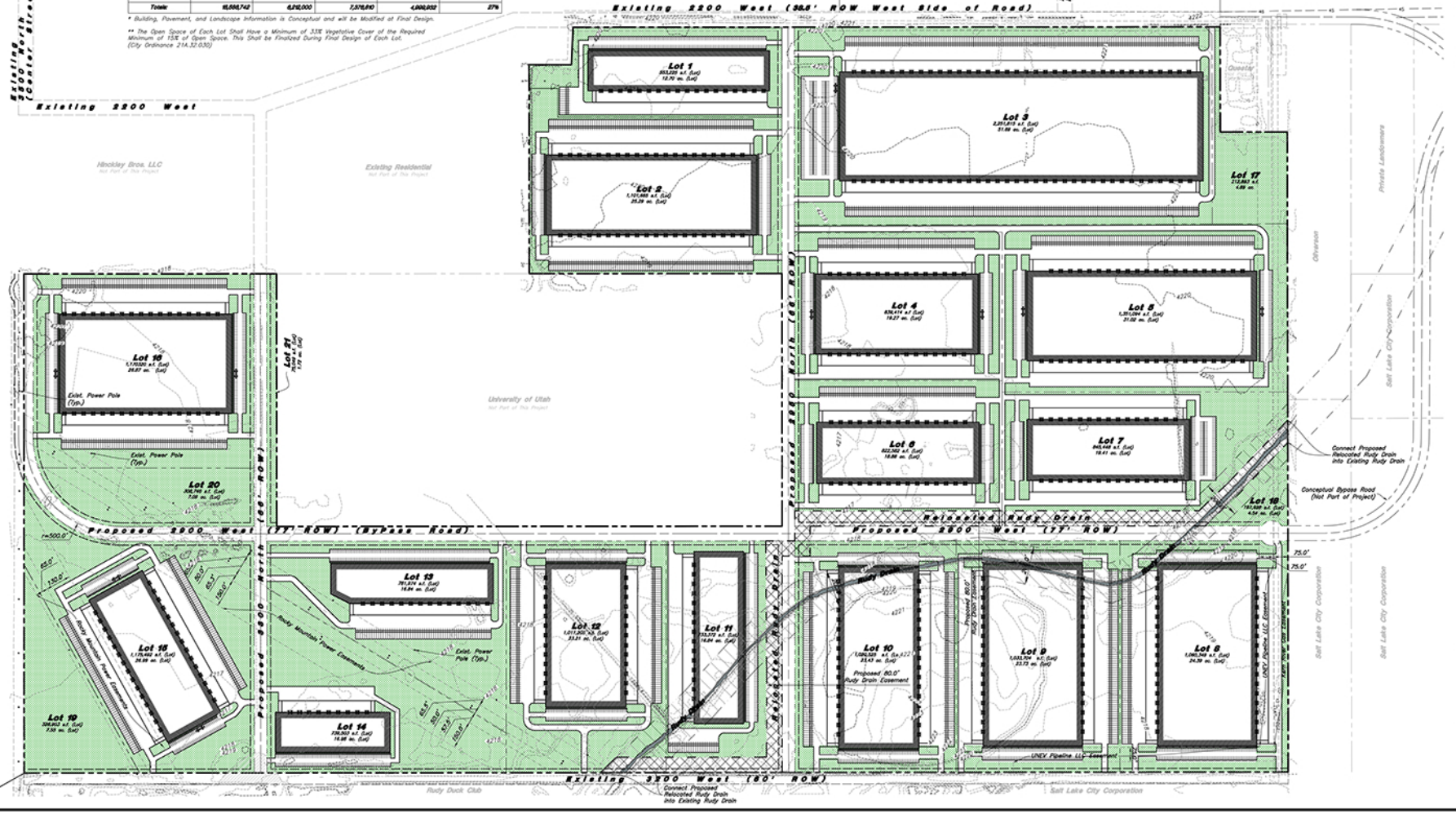
* Building, Pavement, and Landscape Information is Conceptual and will be Modified at Final Design.

** The Open Space of Each Lot Shall Have a Minimum of 33% Vegetative Cover of the Required Minimum of 15% of Open Space. This Shall be Finalized During Final Design of Each Lot. (City Ordinance 21A.32.030)

Legend
Proposed Open Space Areas

Scale: 1" = 250'
250' 0 250' 500'

Wetlands Note
Wetlands Delineation and Mitigation for the Site is in Progress



Designed by: CA
Drafted by: NE
Client Name:
Scannel Swaner
21-190GS Master Plans

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 | AWAengineering.net

Master Open Space Plan

Swaner Subdivision

2691 North 2200 West
Salt Lake City, UT

26 Oct, 2021

SHEET NO.
6 of 8

River Ranch Development

Review and Update of the Lewis Young Financial Analysis

September 22, 2021

Bonneville Research

1: PROPOSED RIVER RANCH DEVELOPMENT

The City of North Salt Lake contracted with Lewis Young to evaluate the financial impact of the following initially proposed North Pointe Development:

Phase 1 2021

- 7 Estate Lots Single Family Detached Residential Units
- 69 Single Family Detached Residential Units 4500
- 111 Single Family Detached Residential Units 3600
- 49 Single Family Detached Residential Units 2700
- 0 Front Loaded Townhome Residential Units
- 0 Alley Townhome Residential Units
- Total Residential Taxable Value $46,113,375

Phase 2 2022

- 0 Estate Lots Single Family Detached Residential Units
- 69 Single Family Detached Residential Units 4500
- 111 Single Family Detached Residential Units 3600
- 49 Single Family Detached Residential Units 2700
- 49 Front Loaded Townhome Residential Units
- 0 Alley Townhome Residential Units
- Total Residential Taxable Value $98,170,875

Phase 3 2023

- 0 Estate Lots Single Family Detached Residential Units
- 0 Single Family Detached Residential Units 4500
- 0 Single Family Detached Residential Units 3600
- 0 Single Family Detached Residential Units 2700
- 49 Front Loaded Townhome Residential Units
- 218 Alley Townhome Residential Units
- Total Residential Taxable Value $137,813,500

Phase 4 2024

- 0 Estate Lots Single Family Detached Residential Units
- 0 Single Family Detached Residential Units 3600

- 0 Single Family Detached Residential Units 3600
- 0 Single Family Detached Residential Units 2700
- 0 Front Loaded Townhome Residential Units
- 218 Alley Townhome Residential Units
- Total Residential Taxable Value $169,587,000

TOTAL

- 7 Estate Lots Single Family Detached Residential Units
- 137 Single Family Detached Residential Units 4500
- 222 Single Family Detached Residential Units 3600
- 95 Single Family Detached Residential Units 2700
- 97 Front Loaded Townhome Residential Units
- 436 Alley Townhome Residential Units
- Total Residential Taxable Value $169,587,000

Lewis Young then provided the following financial impact analysis of the initially proposed North Point Development:

Table 1: General Fund Revenue (20 Year Totals)

General Fund Revenue	Totals
Property Tax (NSL)	**3,902,797**
Sales & Use	**7,303,069**
Electric (Franchise)	**1,125,093**
Natural Gas (Franchise)	**444,613**
Total Revenue	**12,775,573**

Table 2: General Fund Expense (20 Year Totals)

General Fund Expense	Totals
Public Works	**966,061**
General Government (Court, Admin, Government Buildings)	**899,341**
Parks	**528,563**
Fire Protection	**3,083,615**
Law Enforcement	**5,177,191**
Total Expense	**10,654,771**

Net Operating Revenue	**2,120,802**

UPDATED PROPOSED RIVER RANCH DEVELOPMENT

XCEL Development then contracted with Bonneville Research to review and update the Lewis Young Financial Impact analysis and include an analysis of the Updated Proposed River Ranch Development as if it were annexed into the City of North Salt Lake.

Phase 1 2023

- 115 Single Family Detached Residential Units PUD
- 149 Townhomes
- 65 Single Family Detached Residential Units 3600
- 36 Single Family Detached Residential Units 4500
- Total Incremental Residential Taxable Value $70,030,649

Phase 2 2024

- 114 Single Family Detached Residential Units PUD
- 149 Townhomes
- 64 Single Family Detached Residential Units 3600
- 36 Single Family Detached Residential Units 4500
- Total Cumulative Residential Taxable Value $127,961,402

Phase 3 2025

- 114 Single Family Detached Residential Units PUD
- 148 Townhomes
- 64 Single Family Detached Residential Units 3600
- Total Cumulative Residential Taxable Value $178,007,290

TOTAL

- 343 Single Family Detached Residential Units PUD
- 446 Townhomes
- 193 Single Family Detached Residential Units 3600
- 71 Single Family Detached Residential Units 4500
- Total Residential Taxable Value $178,007,290

2: ANALYSIS

Steve McCutchan and XCEL contracted with Bonneville Research to evaluate the Lewis Young financial impact of the updated proposed River Ranch Development:

ISSUES:

1. **Property Values were held constant in the Lewis Young financial Analysis.**
2. **LY Sales Tax Revenues only included the Statewide Population Distributions.**
3. **New Excell River Ranch Development Proposal**

FINDINGS:

1. **Property Values were held constant in the Lewis Young financial Analysis.**

   The Lewis Young Financial analysis that projected property taxes received by the City of North Salt Lake <u>are correct and consistent</u> with current financial practices due to the **The State of Utah enacted Truth-in-Taxation Law in 1975.**

   As existing property valuations increase due to county assessors' annual adjustments of taxable property values to keep pace with market values, <u>property tax rates decrease.</u> The reduced property tax rate is known as the certified tax rate. The certified tax rate is then applied to all property, including "new growth." This automatic reduction in property tax rates prevents local governments from getting a windfall simply because valuations of existing properties have increased. Local governments may receive increased revenues due to new growth, but Truth-in-Taxation includes no adjustment for inflation.

2. **Sales Tax Revenues only included the Small Statewide Population Distributions.**

   The Lewis Young Financial analysis that projected sales taxes received by the City of North Salt Lake **are incorrect**.

   Cities in Utah are authorized to impose a 1% Local Option Tax, which is included within the total Sales Tax amount retailers collect on taxable retail sales. The State of Utah collects all Sales Taxes on Taxable Retail Sales and then distributes the City's portions back to each City according to the following formula.

   - 50% Point of Sale (The City of Town where the Sale Took Place)
   - 50% Population (That City of Town's proportion (%) of the Statewide Utah population.

Lewis Young did not consider the following significant issues:

- Lewis Young used outdated North Salt Lake City population estimates.

Year	LY Est.	Utah State Tax Commission Est.[1]
2021	18,564	20,948
2023	19,148	
2043	22,016	

- Lewis Young only projected an estimated portion of the Statewide Population Sales Tax Distributions
  - Population 2020 $98.95 per capita
  - Point of Sale 2020 $00.00
- The Retailers in the City of North Salt Lake have and are currently engaged in significant Retail Trade.
  - January – July 2021
    - Taxable Retail Sales $260,454,608
    - Taxable Retail Trade $105,112,821

- The City of North Salt Lake is currently receiving significant Taxable Retail Sales Tax Distributions from the State of Utah.
  - 2020 Sales Tax Distributions Total
    - $4,591,202
  - 2020 Average Monthly
    - $382,2459
  - January – July 2021 Sales Tax Distributions Total
    - $2,794,294
  - 2021 Average Monthly
    - $399,185

Lewis Young did not consider the changes the US Supreme Court made in 2018 to allow States to assess sales taxes on online sales.

- The U. S. Supreme Court in the SOUTH DAKOTA V. WAYFAIR said that states can force online shoppers to pay sales tax, clearing the way for significant changes in the world of e-commerce. The 5-4 ruling noted that "The Internet's prevalence and power have changed the dynamics of the national economy."

[1] Utah State Tax Commission estimate used for Sales Tax Distributions[1]

Further, Lewis Young did not consider the changes Utah made in 2018 that changed the sale tax distribution formula by recognizing the significant growth of the internet, mail order, and other sales to retailers who did not have a physical presence in Utah.

- This change then distributed the Point of Sale 50% from “where the Sale took Place” to "Where the Sale was Delivered." Therefore, this change had a dramatic positive change for those cities that may not have had major shopping centers and retailers.
- For example, the Non-Store Retail Sales Category for the City of North Salt Lake jumped to $41,097,244 in 2020 CY, second only to Motor Vehicle & Parts Dealers.
- The COVID-19 restrictions and shopping patterns have impacted this change in how sales taxes are distributed.

  Source: SB0036.pdf (utah.gov)

  Monthly Distribution (utah.gov)

3. The Updated River Ranch Development Proposal

XCEL Development has prepared an Updated Proposed River Ranch Development to be presented to the City of North Salt Lake.

Phase 1 2023

- 115 Single Family Detached Residential Units PUD
- 149 Townhomes
- 65 Single Family Detached Residential Units 3600
- 36 Single Family Detached Residential Units 4500
- Total Incremental Residential Taxable Value $70,030,649

Phase 2 2024

- 114 Single Family Detached Residential Units PUD
- 149 Townhomes
- 64 Single Family Detached Residential Units 3600
- 36 Single Family Detached Residential Units 4500
- Total Cumulative Residential Taxable Value $127,961,402

Phase 3 2025

- 114 Single Family Detached Residential Units PUD
- 148 Townhomes

- 64 Single Family Detached Residential Units 3600
- Total Cumulative Residential Taxable Value $178,007,290

TOTAL

- 343 Single Family Detached Residential Units PUD
- 446 Townhomes
- 193 Single Family Detached Residential Units 3600
- 71 Single Family Detached Residential Units 4500
- Total Residential Taxable Value $178,007,290

Table 1: Misty River Development Proposal

Original Misty River Development Proposal	Phase 1 2021	Phase 2 2022	Phase 3 2023	Phase 4 2024	TOTALS 2024
Estate Lots SFD	7	-	-	-	7
SFD-4500	69	69	-	-	138
SFD-2700	48	48	-	-	96
SFD-3600	111	111	-	-	222
Rear Loaded Townhomes	-	49	49	-	98
Front Loaded Townhomes			218	218	436
TOTALS	234	276	267	218	994

Table 2: River Ranch Development Proposal

Updated River Ranch Development Proposal	Phase 1 2023	Phase 2 2024	Phase 3 2025	TOTAL 2025
Single Family Detached Residential Units PUD	115	114	114	343
Townhomes	149	149	148	446
Single Family Detached Residential Units 3600	65	64	64	193
Single Family Detached Residential Units 4500	36	35	0	71
TOTALS	**365**	**362**	**326**	**1,053**

5. Updated General Fund Expenses

Bonneville Research also analyzed the Lewis Young estimates of the General Fund Expenses that the City of North Salt Lake may incur to provide the existing level of services to the proposed XCEL Development. Using updated population estimates and the additional population expected from the River Ranch Development, Bonneville Research updated and corrected the Lewis Young North Salt Lake City General Fund Expense analysis.

It must be noted that existing North Salt Lake City service levels were assumed to be maintained.

Bonneville Research acknowledges that North Salt Lake City officials must review these estimates.

6. Impact and Other Development Fees

Bonneville Research also analyzed the Impact and Other Development Fees anticipated from the River Ranch Development.

IMPACT FEES	TOTALS CITY OF NORTH SALT LAKE		TOTAL CITY OF NORTH SALT LAKE
Phase	SFD	Med or High Density	
1	$2,062,924	$1,193,951	$3,256,875
2	$2,039,887	$1,263,051	$3,302,938
3	$1,771,122	$1,301,772	$3,072,894
Total	$5,550,533	$3,839,054	$9,389,587

3: FINDINGS

The following financial tables show the Bonneville Research analysis of Sales Tax Revenues to the City of North Salt Lake and the analysis of the Updated River Ranch Development Proposal.

FINDING:

Revenues received by the City of North Salt Lake from the proposed River Ranch Development, will pay for itself and will make additional significant contributions to future North Salt Lake City Capital Project Financing.

Table 3: General Fund Revenue (20 Year Totals)	
General Fund Revenue	**River Ranch Totals BR Analysis**
Property Tax (NSL)	4,194,659
Sales & Use	**23,863,961**
Electric (Franchise)	794,196
Natural Gas (Franchise)	313,850
Total Revenue	**$29,189,386**

Table 4: General Fund Expense (20 Year Totals)	
General Fund Expense	**River Ranch Totals BR Analysis**
General Government	3,167,059
Public Works	3,343,742
Parks & Recreation	1,829,469
Fire Protection	4,268,988
Public Safety	9,912,000
Total Expense	**$22,521,259**

Revenues minus Expenditures	**$6,668,127**

Additional Impact Fees	**$9,389,587**

IMPACT FEES	# Units		Culinary Water Service Area #1 (Foxboro)		PARKS		Secondary Water Service Area #1	Storm Water
			$2,700		$2,200	$1,800	$615	$0.12
Phase	SFD	Med or High Density	SFD	Med or High Density	SFD	Med or High Density	1,812,000 SF	820,000 SF
1	216	149	$583,200	$429,300	$475,200	$268,200	$408,240	$196,680
2	213	149	$575,100	$423,900	$468,600	$345,400	$402,570	$196,680
3	178	148	$480,600	$588,600	$391,600	$479,600	$336,420	$196,680
Total	607	446	$1,638,900	$1,441,800	$1,012,000	$1,174,800	$1,114,380	$98,400

IMPACT FEES	ROADWAY		Public Safety - Fire		POLICE	
	$1,890	$1,320	$644	$644	$245	$335
Phase	SFD	Med or High Density	SFD	Med or High Density	SFD	Med or High Density
1	$408,240	$196,680	$139,104	$95,956	$52,920	$49,915
2	$402,570	$196,680	$137,172	$95,956	$52,185	$49,915
3	$336,420	$196,680	$114,632	$95,312	$43,610	$49,580
Total	$1,147,230	$588,720	$390,908	$287,224	$148,715	$149,410

IMPACT FEES	TOTALS CITY OF NORTH SALT LAKE		TOTAL CITY OF NORTH SALT LAKE
	$8,294	$6,799	$15,093
Phase	SFD	Med or High Density	
1	$2,062,924	$1,193,951	$3,256,875
2	$2,039,887	$1,263,051	$3,302,938
3	$1,771,122	$1,301,772	$3,072,894
Total	$5,550,533	$3,839,054	$9,389,587

Sincerely,

Bob Springmeyer

Bob Springmeyer, Chairman
1289 4th Avenue
Salt Lake City • Utah • 84103
801-673-9021 Mobile
www.BonnevilleResearch.com

September 23, 2021

To Sherrie Pace, and The North Salt Lake Planning Commission,

As a business owner in North Salt Lake, I greatly appreciate the Planning Commission for your commitment to the businesses of North Salt Lake. We have enjoyed almost 5 years now on Redwood Road and we have been welcomed by the city and surrounding cities. We view the growth of North Salt Lake as a positive way to keep our citizen's hard-earned dollars being spent in their city.

I am writing today to pledge our support for the addition of Area D to the Annexation Policy Declaration and in hopes that the commission will send a positive recommendation to the City Council. As growth in Utah continues to be the fastest in the United States Lee's feels North Salt Lake should want to participate in this growth or see useful sales tax dollars go to surrounding cities. While we have enjoyed our location and relationship with the city, we see the need for more growth for our business and all the businesses on the redwood road corridor. This Annexation and future developments will bolster the commercial businesses, including Lee's Marketplace and Ace Hardware. As North Salt Lake grows in population it will help increase the amount of sales tax, that can help the city with its budget in making an even better place to live for its citizens.

Lee's Marketplace sees a great future with its North Salt Lake store and the recommendation for the addition of Area D will show that North Salt Lake supports the longevity and prosperity of the Redwood Road business community.

Thank you for your consideration and please feel free to contact me if you should have any questions.

Gratefully,

Jonathan Badger
President, CEO
Lee's Marketplace
jon@leesmarketplace.com

From: Justin Kimball <justin@kimballinvestment.com>
Subject: NSL Project - Dave Tolman
Date: September 28, 2021
To: Sherrie Pace <sherriep@nslcity.org>

Hi Sherrie,

I hope you are doing well.

I'm emailing to state our support of Dave Tolman's project in North Salt Lake. His project will bring more rooftops and families which will make our commercial pads along Redwood Road more viable. I'm still hearing from a lot of perspective tenants that they need to wait until more rooftops are in before they will consider our site. For the caliber of tenants we are hoping to land, for us and for the city, I think Dave's project will expedite that process and add a lot of value.

Thanks Sherrie!

Justin M. Kimball
KIMBALL Investment Company
1000 S Main St 104 | SLC, UT 84101
(t) 801.355.4300 | (m) 801.652.0867

Letter Emailed to staff 11/8/21
to be forwarded to the Mayor and Council

November 8, 2021

Esteemed NSL City Council,

This is Heather Limon from Cross E Ranch.

I realize the tremendous task you have with deciding on the future annexing possibilities. I appreciate your time and work on coming to the best decision. I know there are good and bad things about both annexing and not annexing.

I hope we can have the chance to get into the details of our plans in the next step of annexation.

Below, I have tried to outline some of the benefits for each side as far as our contribution goes:

Benefits for North Salt Lake:

- Help preserve some agriculture in an urban surrounding and have it be a part of their community.
- Agri-tourism has a positive influence on the communities it serves. It is so rare to have a place so close to the city that can offer these benefits.
- What happens at the end of Center Street affects North Salt Lake more than it affects Salt Lake City. No matter how they develop this area, traffic and the businesses they put here will contribute to North Salt Lake—positively or negatively.
- We believe as we grow, we will be a business that will contribute to North Salt Lake as a strength socially and economically.
- One negative impact is that if the annexation doesn't take place the future of this area will change to industrial and business parks. Therefore, losing this rural feel and the character and charm this river area has had up to now. It will be lost for future generations.

Benefits for Cross E Ranch:

- We would love the chance to connect to city water and sewer. This will help our business grow. At present, we can only have temporary permits because we lack these amenities.
- We already feel like we are part of North Salt Lake. Everyone assumes we are.
- We also feel like having emergency services from South Davis Metro and NSL would be better. South Davis Emergency services usually arrive long before Salt Lake County's services.
- We would like to be a part of a smaller community than Salt Lake City. We feel it would be more enjoyable to work with North Salt Lake.
- We would be able to stay as a working ranch/farm and have the best of the country and city.

Thank You for your consideration. I have added some links to videos and additional information about agri-tourism below.

Sincerely,
Heather Limon

In case you want to read more about what Cross E does at the present time and the benefits of agri-tourism here is a summary, a few articles and a highlight from each:

Benefits of Agricultural Tourism/Entertainment

Cross E Ranch creates a connection to agriculture minutes from the cities it borders. We have several events throughout the year that allow visitors to feel a little bit of what a farm life is like.

We are losing much of our farm ground, especially near urban centers. Agri-entertainment allows small farms to stay farming as they create great experiences for guests and revenue for the farm.

We provide employment in a wholesome atmosphere. Most of our 170 seasonal employees are between 15 and 18. It gives the youth a chance to learn many skills in a "first job" situation.

Families love coming to the farm!

We feel like we have created a way to make agriculture "real" for people. It's also a way to support other producers.

A couple videos of Cross E:

Baby Animal Festival: https://www.youtube.com/watch?v=TxTgxhM9OGk

Our you tube page: https://www.youtube.com/channel/UC6pLniNSEszPA91lrYiDJig
This gives an idea of a few things we do with the public.

Below are a few quotes from articles about how agritourism/entertainment has helped communities.

Importance of Agritourism

Agritourism presents a unique opportunity to combine aspects of the tourism and agriculture industries to provide a number of financial, educational, and social benefits to tourists, producers, and communities. Agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers. It enhances the tourism industry by increasing the volume of visitors to an area and the length of their stay. Agritourism also provides communities with the potential to increase their local tax bases and new employment opportunities. Additionally, agritourism provides educational opportunities to the public, helps to preserve agricultural lands, and allows states to develop business enterprises.

Resource: https://nationalaglawcenter.org/overview/agritourism/

Benefits of festivals to communities can be extensive, particularly when the draw is from outside the region. Research shows that the more involved local people and suppliers are in terms of provision of services, food, beverages, and attractions, the greater the economic benefits to the region. Local vendors, artisans, craftspeople, restaurateurs, hoteliers and innkeepers may make a large portion of their annual income during the course of an event.
Festivals and events have impacts that go well beyond what can be measured in economic terms. They contribute to the quality of life across Canada by strengthening communities, providing unique activities and events, building awareness of diverse cultures and identities, and acting as a source of community pride.

Resource:
https://www1.agric.gov.ab.ca/$Department/deptdocs.nsf/all/csi13702/$FILE/Community-events-and-festivals.pdf

The proximity of these farms to a large metropolitan population allows many of them to provide “agritainment” (entertainment in an agricultural setting). Wineries offer festivals where attendees can see the wine making process first hand—along with concerts and shopping. In the fall, pumpkin farms are a great place to enjoy cooler weather and shop for Halloween. Other farms may offer hayrides and corn mazes. Cut-your-own Christmas tree farms offer activities such as sleigh rides and ornament making.

Resource: https://agrilifeextension.tamu.edu/library/community-development-parks-recreation-tourism/the-impact-of-agribusiness-in-dallas-fort-worth-metroplex/

September 23, 2021

To Sherrie Pace, and The North Salt Lake Planning Commission,

As a business owner in North Salt Lake, I greatly appreciate the Planning Commission for your commitment to the businesses of North Salt Lake. We have enjoyed almost 5 years now on Redwood Road and we have been welcomed by the city and surrounding cities. We view the growth of North Salt Lake as a positive way to keep our citizen's hard-earned dollars being spent in their city.

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Thank you for your consideration and please feel free to contact me if you should have any questions.

Gratefully,

Jonathan Badger
President, CEO
Lee's Marketplace
jon@leesmarketplace.com

Annexation of Section Don the map

A year ago the residents and the SL Neighborhood Council did an online webinar with NSL "Crossing County Lines." Afterward the SL Neighborhood Council put together the summary of questions and issues to be addressed as part of NSL annexation process. It was their intent that this document would be shared with the consultants as well as NSL elected officials. If shared did they incorporate the issues/questions in to the process? We did not want to bring up these issues for the first time at the public hearing to be held in Sept 2021. We raised these concerns back in Sept 2020. I have attached these questions.

"Crossing County Lines"
A Community Webinar Held September 30, 2020

Summary of Unresolved Questions Raised During the Meeting

STUDY ISSUES:

Is the public health burden included in the annexation cost analysis? Putting houses on a freeway and next to an airport has elevated health risks.

Ken Leetham, North Salt Lake City Manager, confirmed that the City's contract with the Lewis Group does not include an analysis of the health impacts of being near a freeway or airport. Mr.Leetham indicated that these are good items for City of North Sale Lake (NSL} to consider outside of the Lewis Study.

Remaining related questions:

- When/how will a cost analysis of health impacts be done to address concern about placing such large residential developments next to an airport and freeway?
  If the City Council requests such a study it will be done at the time of Annexation Petition, not during the annexation policy plan update because it would be development driven, specific to that development.
- How many years will it be before the east runway of the SL International Airport will beused? (question related to health impacts of nearby airport) This question would need to be posed to the SLC Airport Authority, the new study completed by the Airport has shown the annexation area to be outside the 65db impact area.
  The East runway is being used now and will be used increasingly In the future. Perhaps the question relates to how long before this runway needs to be realigned. The airport authority is doing a master plan right now. The proposed alignment is actually outside the window of the master plan which is 20 years plus". (Source: Brady Frederickson)

When & where will the school district Issues be discussed in the annexation process?

Sherrie Llewelyn, Community Development Director of the City of North Salt Lake, indicated that both Granite School District and Davis County School District will be affected entities and will be contacted to provide input to be analyzed.

Remaining related questions:

- How will issues related to Salt Lake City School District and State-funded Charter Schools be addressed? The developer at the time of annexation petition and development application would have to work with Granite School District, but it is our understanding that the development will propose a site for a charter school.

Will the "scope of interests" affected by the annexation Include adjacent duck clubs and habitats for Great Salt Lake waterfowl and wildlife? Affected entities are defined by state code and no the duck clubs are not affected entities. No property owned by the duck clubs are included in the proposed Area D.

Sherrie Llewelyn, NSL Community Development Director, indicated that she wanted to identify all of the affected entities and get feedback from anyone in the area that has something that they can offer. NSL is certainly willing to take a look at any information that's made available tous. If you have information to submit, please send it directly to North Salt Lake City: https://www.nslcity.org/638/Annexation.

Isn't the Westpolnte Community waiting to embark on its master planning process as well? Isn't that a "neighborhood" consideration that should be addressed (in **the study)before moving forward?** The City has been invited to be on the steering committee for the area plan. In the event the property is annexed, the City will undertake its own General Planning effort for the area and will consider adjacent areas.

The Salt Lake City Council has allocated funds to update the master plan for this area i.e. theNorthpointe Small Area Master Plan. It is anticipated that the update will not so much look at changing land use but rather focus on infrastructure needs and mitigating impacts in the area particularly the impacts to the surrounding natural areas that are to the west of the Swaner property which are outside Salt Lake City's limits. Salt Lake City recognizes that development will impact them and will also consider how such development will impacts the nearby neighborhoods as

well. (Source: Nick Norris, SLC Planning Director)

TRAFFIC ISSUES:

How is the traffic going in and out of the development area going to be addressed when two different cities will be involved? Thru inter-local agreements, the city has a history of working with neighboring cities and would continue this.
Sherrie Llewelyn indicated that the City cannot respond to this issue at this time and that the Lewis Group study will address this issue.

North Salt L ke City has a history of working with their neighboring cities to develop maintenance agreements. If this annexation proceeds then NSL would entertain those agreements with both Salt Lake County and Salt Lake City. In doing so their aim would be a system that doesn't change from one jurisdiction to another-having the same quality of street as you move from NSL City into the next city.

There is a new main road in **SLC master transit plan that bisects the Swaner property. Is this road going to be developed as part of Misty River to mitigate 2200W traffic issues?** Probably Not. This is because that road goes through private property that is not part of the Misty River development. In order to develop the road Salt Lake City would need to go through an eminent domain process. "As far as I know Salt Lake City has no plans to consider this type of action." (Source: Nick Norris)
Remaining issues:
That Swaner property is for sale and Salt Lake City should consider purchasing it to mitigate2200W traffic concerns. The City is preparing comments on the proposed "bypass" road as it relates to directing truck traffic onto Center Street.

ENVIRONMENTAL ISSUES:

The Blueprint Jordan River recommends a 300' natural buffer between the river and areas of development in this area, and the use of this buffer to preserve and improve **wildlife habitat. North Salt Lake has Informally adopted the Blueprint Jordan River through its resolution to participate in the Jordan River Commission. Is it the intent of North Salt Lake to work to implement this improved natural buffer?"** The City will work with the Jordan River Commission to determine the size of the buffer and the nature of improvements within the buffer.

NSL Is-very open to working with the Jordan River Commission and have already had a couple conversations myself with Soren as well as the developer has met with him to address some of those concerns. The concept plan that the developer is proposing may not look like the final plan because NSL has not yet asked for any changes. All those pieces of the puzzle still have to come together. First the City Council wants to make sure that annexing the area is a good idea. If it makes sense the City will do a lot more work revising plans and analyzing how the developer's proposal fit in with other plans that exist. We're just not at that stage to look at that in depth". (Source: Sherrie Llewelyn)

Were currently developed properties south of Center Street also once part of the LegacyNature Preserve? Part of the proposed properties north of Center Street are currently part of the Legacy Nature Preserve. Please provide a response in regards to this. No properties south of Center Street were never part of the Legacy Nature Preserve. North of Center and west of the Jordan River are privately held by the Hinckley Family (Cross E Ranch)

The NSL Community Development Director did not believe currently developed properties were ever part of the preserve. However, she would need to do further research to be sure. The Mayor of the City of North Salt Lake thought the preserve property was protected by contract and that no development can take place there.

- Recommend that questions regarding the Legacy Nature Preserve and how it might be impacted should be address in the annexation study. Please clarify whether any part ofthe preserve will be developed. .

Other questions/observations:

1. If Legacy Nature Preserve is excluded per contract, why are portions of it included on the map to be developed?
2. Does any of the area of the proposed annexation include wetlands?

3. Salt Lake City and Salt Lake County have received recommendations to develop large scale habitat preservation tools such as Transfer of Development Rights. Why are these to_ols not b ing implemented for both this-area and for the Inland Port?
4. The wildlife impacts around the Great Salt Lake and its tributaries {both the Jordan River and the Surplus Canal) are enormous. Little has been done to protect upland/grassland areas, which are often considered prime real estate.

How is the inland port authority protecting wildlife habitat? This is not a question NSL can or should respond to.

There's a natural area buffer, several thousand acres, that has been created along the northern edge of the development boundary of the port authority. The Utah Inland Port Authority (UIPA) has been working with Salt Lake City and property owners to secure the area into perpetuity and get compatible uses in that natural area, so that a significant buffer can be created between development activity and those natural areas. UIPA is also creating policies and programs that deal with issues such as lighting, storm water runoff, noise attenuation, and noise abatement because those have direct impacts on habitat areas as well as on the communities that surround the inland port. These things are being done very purposely, very intentionally and some of those practices could well be integrated into this planning as well. {Jack Hedge, Executive Director of Utah Inland Port Authority).

Remaining question:
Do you see the BP or Business Park zone located in Salt Lake City across the street from this area? Do you anticipate this area growing with the development of the inland port? Question for SLC?

OVERALL PLANNING ISSUES:

- -- ---- -- ----Do-you-feel a Business Park with warehouse and light manufacturing,-as -currently · allowed across the street from this area, is a better use of this land than clustered housing similar to the Foxboro area? That is a subjective question of opinion.

Jack Ray spoke to this issue as it related to the impact on wildlife rather than the impacts felt by the people who are already residents in that area. From a wildlife perspective planning a light industrial or business park development is probably easier to do in a way that would somewhat mitigate the impacts. High density residential development would be most disruptiveto the wildlife in the area. Whereas light industrial is something that could probably be managed a little bit. {Jack Ray)

Denise Payne. a resident in the Westpointe area, indicated that her biggest concern is just protecting the residents and open space that currently exists. The number of units being

planned for this development is going to overwhelm everything in this area, A Business Park would have fewer people. But who knows what's going to happen with the Swaner property. We don't know what's going to happen over there. It's still for sale and that's something that needs to be considered when they're looking into all of this.

Steve Aase a resident of North Salt Lake. was concerned that with a lot of commercial development it will *have* an even worse impact upon the roads, especially that 90 degree curve connecting 2200 West &/Center Street. If you continue to have commercial development move up to 2200 West as you continue to *have* commercial development move along Center Street you're going to have a lot more traffic trying to make that curve at Center Street to 2200 west and it's not going to handle large capacity vehicles. I think it'll be a danger especially with the agrifarm that Cross E is and the amount of traffic it gets".

"Richard Holm.an,_pLesident of the Westside Coalition, felt the issue was a trade-off. If development ends up being a 24 hour, seven day week operation with truck traffic, that's one side of the coin. If it's residential that has different impacts. One needs to look at the nature of the resulting pollutants from volume of truck traffic along that road as compared to residential

impacts. That's what really has to be weighed here and significant restrictions need to be placed on those operations that are going to be in the area in order to reduce the impact. If it's 24/7 with trucks constantly in and out, that's a problem because it combines with all the other traffic that's 24/7 that's using that road. The various impacts need to be weighed carefully.

A lot of the concerns that are being brought up (related to the proposed annexation development) do not appear to go away if this area is instead developed as allowed by Salt Lake. Is there a question here?

The issues and concerns associated with residential uses do go away, particularly the impact on the airport which is one of Salt Lake City's most significant issues. SLC understands that infrastructure upgrades will need to happen along this corridor just like what's happened south of, 2200 North 2100 North. In that area the road's been extended, bike lanes have gone in as well as significant infrastructure improvements. Salt Lake City require developers to pay for development and infrastructure as it goes in. This creates a more linear progression instead of a leapfrog progression thereby helping to eliminate gaps in development infrastructure. This is a challenge when you have multiple jurisdictions that leapfrog each other along the road. The road in question goes through Salt Lake City into Unincorporated Salt Lake County into the proposed NSL annexation area, then back into Salt Lake City and back into Unincorporated Salt Lake County. This situation makes it challenging to get the infrastructure in place over time. {Source: N_i_g r,.Jorris)

Misc. issue:

The map of the annexation plan there's an area that has a question mark on it. Why does it have a question mark and how far does it extend? Because staff is wondering if the City should take it out of our annexation plan, given the property is owned by the State and an OHV park is operated there.

The area in question is the motocross park owned by Salt Lake County. The question was raised whether this area should remain in North Salt Lake City's annexation declaration since it is obviously not going to be a development parcel. It's across the river from NSL and there is no direct access to the property from Redwood Road.
Remaining question: Was this parcel removed from consideration for annexation to NSL? That is remaining to be seen.

Stephen G. McCutchan
Land Developer / Land Planner

September 23, 2021

Members of the Planning Commission
City of North Salt Lake
10 E Center Street
North Salt Lake, UT 84054

Re: Redwood Road Business Support

Members of the Planning Commission:

We believe that the addition of Area D to the Annexation Policy Declaration followed up by the North Pointe Annexation and the River Ranch Planned Development will have a positive financial impact on Redwood Road businesses.

We have been in contact with Redwood Road businesses and have gained the support of some of the businesses.

The attached three letters show the support of six businesses. We have also talked to Lee's Marketplace, and they are in support and will either write their letter or come to the September 28 meeting.

Very truly yours,



Stephen G McCutchan

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September 22, 2021
Members of the Planning Commission
City of North Salt Lake
10 East Center Street
North Salt Lake, UT 84054

Letter of Support of Proposed North Pointe Annexation into North Salt Lake

Dear Members of the Planning Commission,

We, the below signed collection of North Salt Lake businesses, write today to urge the North Salt Lake Planning Commission to emphatically support the North Pointe Annexation into the city of North Salt Lake and the approval of the River Ranch Planned Development.

As the backbone of cities, small businesses support our community by creating jobs, providing goods and services, sponsoring local youth programs and sports teams, and providing much needed sales tax revenue to the city. We are residents of the communities we serve, volunteer, give back, and interact with our neighbors every day of the week. We do all of this with the hopes of bettering our neighborhoods and providing for our families.

As we look to the future, we, just like most Utahns, recognize the need for more attainable housing options for our children and grandchildren. Without these options available in the cities they grew up in, the next generation will be forced to move far away from the neighborhoods they once called home. This leads to more traffic on our already congested freeways, worse air quality in our valley, and fewer family gatherings which are far less convenient. We want to have the opportunity for our family members, employees, and the family members of our fellow neighbors and patrons to be able to reside in the city they grew up in. With the North Pointe Annexation into North Salt Lake and the approval of the River Ranch Planned Development, this type of attainable housing becomes a reality. The proposed River Ranch project will provide a variety of housing types at an affordable price to hundreds of families and will allow residents to experience the joy of living in North Salt Lake.

In addition to providing housing, this annexation will open the door to increased economic activity at our local businesses and a variety of future businesses who will be willing to open thanks to an increase in rooftops. The past year and a half have been particularly hard on small businesses throughout the country. Many of the signers of this letter have personally felt the negative effects of this pandemic in our balance sheets. Our collective goal is to continue to operate for decades more in the locations that we serve today. This annexation would significantly improve our chances of being able to do just that. We implore this body to think of the local businesses that projects located in Area D might positively effect when determining how to vote on this proposal.

We thank you for the opportunity to write in support of this proposed North Pointe annexation into North Salt Lake City. This proposal is good for our businesses, good for families, and good for the city of North Salt Lake.

Sincerely:

Picasso Shutters
655 N 700 W
North Salt Lake, Utah 84054

Higgins Body and Paint
132 N Redwood Road
North Salt Lake, Utah 84054

Salsa's Catering
890 N 550 W
North Salt Lake, Utah 84054

HIGGINS
Body & Paint, Inc.
"Home of the Collision Repair Experts"

As a Redwood Road business owner, I support the North Pointe Annexation and River Ranch Planned Development and encourage the City to approve the applications as soon as possible. 2020 and 2021 have been a challenge and I look forward to a prosperous future. The North Pointe Annexation and River Ranch Planned Development will add to our prosperous future.

The Annexation will add valuable undeveloped land to North Salt Lake, which is largely a developed city. It will bring Cross E Ranch into the City where it belongs, and City services will allow the Hinckley Family's landmark business to grow.

The River Ranch Planned Development will bring roughly 1,000 new families to North Salt Lake and near my business along Redwood Road. I expect that with 1,000 new families, I will see a welcome increase in business income. Along with my increase, the City will see an increase in sales and use taxes.

Xcel Development shared with us estimates that a single River Ranch household will generate $16,063 annual retail sales and the North Salt Lake businesses capture will be 52%, or $8,348. 1,000 new homes will generate roughly $16,000,000 annually and $8,350,000 for North Salt Lake. That is exciting!

Again, I support the North Pointe Annexation and River Ranch Planned Development and ask that the City approve the applications and assist Cross E Ranch and Xcel Development to develop their properties with haste.

Sincerely,

Gerald Higgins

September 23, 2021
Members of the Planning Commission
City of North Salt Lake
10 East Center Street
North Salt Lake, UT 84054

Letter of Support of Proposed North Pointe Annexation into North Salt Lake

As a Redwood Road business owner, I support the North Pointe Annexation and River Ranch Planned Development. I encourage the North Salt Lake to approve the applications as soon as possible. The last year and a half have been a challenge and I look forward to a prosperous future. The North Pointe Annexation and River Ranch Planned Development will add to our prosperous future.

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The River Ranch Planned Development will bring roughly 1,000 new families to North Salt Lake and near my business along Redwood Road. I expect that with 1,000 new families, I will see a welcome increase in business. Along with my increase in business traffic, the City will see an increase in sales and use taxes.

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Again, I support the North Pointe Annexation and River Ranch Planned Development and ask that the City approve the applications and assist Cross E Ranch and Xcel Development to develop their properties with haste.

Sincerely,

Auto Zone
557 N Redwood Road
North Salt Lake, Utah 84054

Quiznos
420 N Redwood Road Unit A
North Salt Lake, Utah 84054

Mrs. Cavanaugh's Chocolate and Ice Cream
835 N Pointe Circle
North Salt Lake, Utah 84054

CITY OF NORTH SALT LAKE
FINANCE DEPARTMENT

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

Len Arave
Mayor

Janice Larsen
Finance Director

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Janice Larsen, Finance Director

DATE: November 16, 2021

SUBJECT: Consideration of Resolution 2021-43R: A Resolution Amending the City of North Salt Lake 2021-2022 Fiscal Year Budget.

I recommend approval of Resolution 2021-43R: A resolution Amending the City of North Salt Lake 2021-2022 Fiscal Year Budget.

General Fund

Actual Transportation tax revenue received to date is higher than budgeted. A budget increase is recommended for the revenue. This revenue is restricted for road projects. A transfer out to the Road Capital Project Fund in the same amount is recommended.

Redevelopment Agency

On September 30th, the City issued new debt for construction of the Foxboro Wetlands Park. The proposed budget adjustment includes the proceeds, costs and debt payments related to the issuance. There is also an expenditure adjustment for the Foxboro Wetlands Park Project.

Housing Fund

Grant revenue was received in Fiscal Year 2021, but not expended. A budget adjustment is proposed for the expenditure of these funds in the current year.

Capital Project Fund

A transfer-out from the General Fund to the Capital Fund was approved in September. An offsetting transfer in is proposed in the current budget adjustment. This was an oversight in September. An adjustment is also recommended for the City Hall council chamber audio system.

Road Capital Project Fund

A transfer-in from the General Fund is recommended in the Road Capital Project Funds. Several new road capital projects are recommended. Weber Basin Water Conservancy will begin construction of a project along US 89. The City would like to piggy-back on

this project and replace a current waterline with an upsized new waterline and repair the road at the same time. This will reduce the project cost for the City because Weber Basin will share the cost of the excavation and the road repair. This impacts both the Road Fund and the Water Fund. Because staff is recommending the US 89 road project in the current year, the reconstruction of 150 North will be rescheduled to a future Fiscal Year.

Water Fund

As mentioned above, a budget increase is recommended in the Water Fund for the US 89 to Center Street water line and delaying replacement of the water line on 150 North to a future Fiscal Year. Staff is also recommending budget adjustments for the cost of repairing Hole #13 for damage due to a water leak. A new project is also being added for PRV at Eaglewood Drive to match timing of a road project at the same location. A third project is being added to move valves and meters off property owned by Big West Oil to property owned by the City. The refinery has restrictions to access of the valves and meters located on their property.

Storm Fund

While completing the road project on the East side of the City, natural springs were found. A French drain system was required to ensure the stability of the road.

Golf Course Fund

On September 30th, the City issued new debt for construction of the Foxboro Wetlands Park. The proposed budget adjustment includes the proceeds, costs and debt payments related to the issuance. There is also an expenditure adjustment for the Golf Course Club House and Grounds Capital Projects.

Proposed Motion

I recommend approval of Resolution 2021-43R: a Resolution Amending the city of North Sal Lake 2021-2022 Fiscal Year Budget.

RESOLUTION NO. 2021-43R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE ADOPTING AN AMENDMENT TO ADJUST THE FISCAL YEAR 2021~2022 GENERAL FUND, REDEVELOPMENT FUND, HOUSING FUND, CAPITAL PROJECTS FUND, ROAD CAPITAL FUND, WATER FUND, STORM WATER FUND, AND GOLF FUND BUDGETS

WHEREAS, the City of North Salt Lake has considered the adoption of an amendment to increase the 2021~2022 budgets for General Fund, Redevelopment Fund, Housing Fund, Capital Projects Fund, Road Capital Fund, Water Fund, Storm Water Fund, and Golf Fund and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budget; and

WHEREAS, a public hearing was properly noticed and held on Tuesday November 16, 2021 for public comment concerning the adoption of said budgets; and

WHEREAS, such action is authorized by statute.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of North Salt Lake:

A change in the General Fund budget is hereby adopted for the 2021~2022 fiscal year in the following amounts:

Increase road tax revenues in the amount of ($60,000)
Increase transfers-out in the amount of $60,000

A change in the Redevelopment Fund budget is hereby adopted for the 2021~2022 fiscal year in the following amounts:

Increase debt proceeds/revenues in the amount of ($3,567,300)
Increase expenditures in the amount of $3,952,200
Increase in use of fund balance in the amount of ($384,900)

A change in the Housing Fund budget is hereby adopted for the 2021~2022 fiscal year in the following amounts:

Increase expenditures in the amount of $27,500
Increase in use of fund balance in the amount of ($27,500)

A change in the Capital Projects Fund budget is hereby adopted for the 2021~2022 fiscal year in the following amounts:

Increase transfers-in the amount of ($1,158,700)
Increase expenditures in the amount of $26,000
Increase in contribution to fund balance in the amount of ($1,132,700)

A change in the Road Capital Fund budget is hereby adopted for the 2021~2022 fiscal year in the following amounts:

Increase transfers-in in the amount of ($60,000)
Increase expenditures in the amount of $54,500
Decrease in use of fund balance in the amount of $5,500

A change in the Water Fund budget is hereby adopted for the 2021~2022 fiscal year in the following amounts:

Increase expenditures in the amount of $672,000
Increase use of fund balance in the amount of ($672,000)

A change in the Storm Water Fund budget is hereby adopted for the 2021~2022 fiscal year in the following amounts:

Increase expenditures in the amount of $66,000
Increase use of fund balance in the amount of ($66,000)

A change in the Golf Fund budget is hereby adopted for the 2021~2022 fiscal year in the following amounts:

Increase debt proceeds/revenues in the amount of ($4,334,100)
Increase expenditures in the amount of $4,531,700
Increase use of fund balance in the amount of ($197,600)

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake and shall take immediate effect.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 16th day of November, 2021.

BY THE CITY COUNCIL

_____
Leonard K. Arave, Mayor

Attest

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

Name	Vote
Lisa Baskin	_____
Natalie Gordon	_____

Brian Horrocks _____
Ryan Mumford _____
Stan Porter _____

FISCAL YEAR 2021-2022 BUDGET ADJUSTMENT - NOVEMBER 2021

FUND	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	NOTES
GENERAL FUND					
	ROAD TAX REVENUE	$ (460,000)	$ (60,000)	$ (520,000)	INCREASE BUDGETED REVENUE FOR ROAD TAX
	TRANSFERS TO ROAD CAPITAL	1,686,000	60,000	1,746,000	TRANSFER INCREASED REVENUE TO ROAD CAPITAL PROJECT FUND
RDA-FOXBORO					
	DEBT PROCEEDS	$ -	$ (3,567,300)	$ (3,567,300)	RECORD DEBT ISSUANCE TRANSACTIONS
	DEBT ISSUANCE	-	67,300	67,300	RECORD DEBT ISSUANCE TRANSACTIONS
	PROJECT FOXBORO	-	3,500,000	3,500,000	BUDGET WETLANDS PARK PROJECT
	PRINCIPAL	-	305,000	305,000	DEBT ISSUANCE - CURRENT YEAR PAYMENT
	INTEREST	-	78,400	78,400	DEBT ISSUANCE - CURRENT YEAR PAYMENT
	FEES	-	1,500	1,500	DEBT ISSUANCE - CURRENT YEAR PAYMENT
	FUND BALANCE - CONTRIBUTION TO	363,858	(384,900)	(21,042)	NET INCREASE USE OF FUND BALANCE
HOUSING FUND					
	GRANT EXPENDITURES	$ -	27,500	27,500	GRANT EXP FROM GRANT REVENUE RECEIVED IN FY 2021
	FUND BALANCE - CONTRIBUTION TO	157,300	(27,500)	129,800	REDUCE CONTRIBUTION TO FUND BALANCE
CAPITAL FUND					
	TRANSFERS FROM GENERAL FUND	$ -	$ (1,158,700)	(1,158,700)	TRANSFER IN GENERAL FUND - FROM PRIOR BUD ADJ
	NEW CITY HALL - FURN/FIX/REMOD	100,000	26,000	126,000	CITY HALL COUNCIL CHAMBER AUDIO SYSTEM
	NET CHANGE IN FUND BALANCE	(234,400)	1,132,700	898,300	NET INCREASE- CONTRIBUTION TO FUND BALANCE
ROADS CAPITAL FUND					
	TRANSFERS FROM GEN FUND C ROAD	$ (981,000)	(60,000)	(1,041,000)	INCREASE ROAD TAX
	RECONSTRUCT US 89 TO CTR	-	150,000	150,000	WILL BE IN CONJUNCTION WITH WEBER BASIN PROJECT - REDUCE COST TO CITY
	RECONSTRUCT 150 NORTH	95,500	(95,500)	-	RESCHEDULE TO FUTURE YEAR TO PRIORITIZE MAIN ST PROJECT
	FUND BALANCE - USE OF	(4,330,596)	5,500	(4,325,096)	DECREASE USE OF FUND BALANCE
WATER FUND					
	MAIN ST WATER LINE US 89 TO CTR	$ -	$ 295,000	$ 295,000	WILL BE IN CONJUNCTION WITH WEBER BASIN PROJECT - REDUCE COST TO CITY
	150 NORTH WATER LINE REPLACEMENT	190,000	(190,000)	-	RESCHEDULE TO FUTURE YEAR TO PRIORITIZE MAIN ST PROJECT
	HOLE #13 REMEDIATION WORK -LEAK	-	17,000	17,000	REPAIR DAMAGE DUE TO WATER LEAK
	PRV FOR EAGLEWOOD DR	-	350,000	350,000	MATCH STREET RECONSTRUCTION SCHEDULE REPAIR
	BIG WEST OIL FLOW CONTROL VALVE METER	-	200,000	200,000	MOVE VALVES AND METERS TO CITY PROPERTY - ALLOW ACCESS
	FUND BALANCE - USE OF	(3,207,186)	(672,000)	(3,879,186)	INCREASE USE OF FUND BALANCE
STORM WATER FUND					
	SEC, E-WOOD S, RCKWOOD & TNGLE	$ -	$ 66,000	$ 66,000	FRENCH DRAIN REQUIRED-SPRINGS FOUND DURING ROAD REPAIR
	FUND BALANCE - USE OF	(418,603)	(66,000)	(484,603)	INCREASE USE OF FUND BALANCE
GOLF FUND					
	DEBT PROCEEDS	(104,250)	(4,334,100)	(4,438,350)	RECORD DEBT ISSUANCE TRANSACTIONS
	DEBT ISSUANCE	-	85,625	85,625	RECORD DEBT ISSUANCE TRANSACTIONS
	PROJECT COURSE/CLUBHOUSE	-	4,248,475	4,248,475	BUDGET GOLF CLUBHOUSE AND GROUNDS - CAPITAL PROJECTS
	PRINCIPAL	-	125,000	125,000	DEBT ISSUANCE - CURRENT YEAR PAYMENT
	INTEREST	4,800	71,100	75,900	DEBT ISSUANCE - CURRENT YEAR PAYMENT
	FEES	-	1,500	1,500	DEBT ISSUANCE - CURRENT YEAR PAYMENT
	FUND BALANCE - USE OF	$ (22,800)	$ (197,600)	$ (220,400)	INCREASE USE OF FUND BALANCE



PROJECT DIRECTORY

OWNER
NORTH SALT LAKE CITY

ARCHITECT
HIVE DESIGN GROUP
JOHN SIMIANER
7598 S. MAIN ST.
MIDVALE, UT 84047
(406) 548-4792
john@hivedesigngroup.com

GENERAL CONTRACTOR:

STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER:

Jaxon McCloy, PE
McCloy Engineers
(801) 230-8103
jaxon@mccloy-eng.com

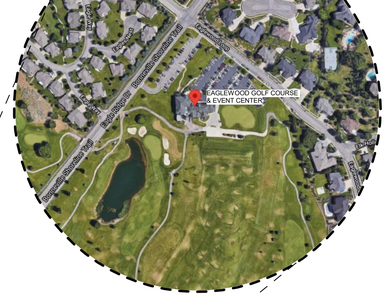
PROPERTY INFORMATION

PROPERTY ADDRESS:	1110 E EAGLEWOOD DR NORTH SALT LAKE, UT 84054
PROJECT USE:	COMMERCIAL
PERMIT TYPE:	ADDITION/REMODEL
CONSTRUCTION TYPE:	TYPE V-B
BUILDING AREA:	16,868 SQ. FT.

GOVERNING CODES & ACTS

WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE LATEST EDITION OR ISSUE OF ALL APPLICABLE CODES, REGULATION AND ORDINANCES INCLUDING BUT NOT LIMITED TO:

INTERNATIONAL BUILDING CODE 2018
NATIONAL ELECTRICAL CODE 2017
INTERNATIONAL MECHANICAL CODE 2018
INTERNATIONAL FUEL GAS CODE 2018
UNIFORM PLUMBING CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE 2018
INTERNATIONAL FIRE CODE 2018
AMERICAN WITH DISABILITIES ACT (A.D.A)

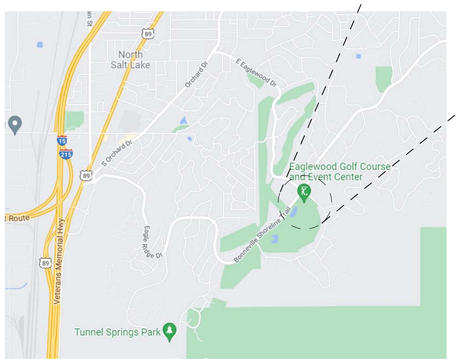


DEFERRED SUBMITTAL & SEPARATE PERMITS

GENERAL NOTES.
- CONTRACTOR TO SUBMIT THE FOLLOWING DEFERRED SUBMITTALS TO CITY OFFICIALS FOR REVIEW AND APPROVAL.
- MEP EQUIPMENT TO BE INSTALLED WITH APPROVED SEISMIC BRACING SUBMITTAL STAMPED BY A LICENSED STRTUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH AND APPROVED BY THE THE DESIGN TEAM & CITY.
- DEFERRED SUBMITTAL REQUIRED TO BE KEPT ON THE CONSTRUCTION SITE AS PART OF THE PERMIT SET FOR THE BUILDING INSPECTOR'S USE.
- DESIGN AND CONSTRUCTION DOCUMENTS FOR EACH DEFERRED SUBMITTAL TO BE STAMPED AND SIGNED BY THE APPROPRIATELY LICENSED INDIVIDUAL RESPONSIBLE FOR THE DESIGN AND WORK INVOLVED.
- DOCUMENTS TO BE REVIEWED BY CONTRACTOR AND APPROVED BY CONTRACTOR PRIOR TO SUBMITTING.
- CONTRACTOR RESPONSIBLE FOR SUBMITTING, AND OBTAINING APPROVAL OF, THE AUTHORITY HAVING JURISDICTION FOR EACH DEFERRED SUBMITTAL.
- DEFERRED SUBMITTAL ITEMS NOT TO BE INSTALLED PRIOR TO THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE AUTHORY(S) HAVING JURISDICTION.

DEFFERED SUBMITTALS
1. ROOF TRUSS SYSTEMS

DESIGN-BUILD COMPONENTS AND SYSTEMS
- CONTRACTOR RESPONSIBLE FOR ALL DESIGN-BUILD COMPONENTS AND SYSTEMS UNLESS OTHERWISE COORDINATED BETWEEN CONTRACTOR AND OWNER.
- DESIGN BUILD COMPONENTS AND SYSTEMS TO BE COORDINATED WITH PROJECT DESIGN WORK THAT HAS PRECEDED.
- IT IS INTENDED THAT DESIGN-BUILD DESIGN WORK SHALL BE COMMENCED DESIGN-BUILD COMPONENTS AND SYSTEMS MAY REQUIRE SEPARATE APPROVAL, PERMITS AND INSPECTIONS FROM AND BY THE AUTHORITY(S) HAVING JURISDICTION OVER THE WORK.
- CONTRACTOR TO VERIFY ANY SUBMITTAL REQUIREMENTS AND OBTAINING EACH RESPECTIVE APPROVAL, PERMIT AND INSPECTION FROM AND BY THE AUTHORITY(S) HAVING JURISDICTION, INCLUDING PUBLIC UTILITY COMPANIES.



N

GENERAL SYMBOLS LEGEND

1 / A3.2 Drawing Title — SCALE: (SQ. FT.)

NORTH DIRECTION

1 / A9.2 DETAIL — DETAIL NUMBER; SHEET DESIGNATION, TYPICAL

1 / A7.1 ELEVATION — ELEVATION NUMBER

A / 1 / A9.2 INTERIOR ELEV. — DIRECTION INDICATOR; ELEVATION NUMBER

A / A8.1 SECTION — SECTION LETTER

BREAK LINES

X GRID BUBBLE (STRUCTURAL)

DIRECTIONAL ARROW

DATUM / ELEVATION MARK

001 DOOR OR KEYNOTE TAG

A WINDOW TAG

ABBREVIATIONS

A.	Area
A.B.	Anchor Bolt
ABV.	Above
ADJ.	Adjacent
ADJ.	Adjustable
AGGT.	Aggregate
ALT.	Alternate
ALUM.	Aluminum
AP	Access Panel
APPROX	Approximate
ARCH.	Architect(ural)
AUTO	Automatic
B.B.	Base Board
BD.	Board
BLD'G.	Building
BLK'G.	Blocking
BM.	Beam
BOTT.	Bottom
BRG.	Bearing
BRG. PL.	Bearing Plate
C.A.B.O.	Council Amer. Bldg. Officials
CAB.	Cabinet
CIR	Circle
CJ	Construction Joint
CL	Center Line
CLG.	Ceiling
CLG. HT.	Ceiling Height
CLR.	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN.	Connection
CONST.	Construction
CONT.	Continuous / Continue
CPT.	Carpet
C.T.	Ceramic Tile
CU FT.	Cubic Foot
CU YD.	Cubic Yard
D.	Dryer
DBL.	Double
DF.	Drinking Fountain
DIA	Diameter
DIAG.	Diagonal
DIM	Dimension
DIV	Division
DL.	Dead Load
DN	Down
DR.	Door
DTL.	Detail
D.W.	Dish Washer
DWG.	Drawing
EA.	Each
E.J.	Expansion Joint
ELEC.	Electrical
ELEV.	Elevation
EMER.	Emergency
EQ.	Equal
EQUIP	Equipment
EXIST.	Existing
EXP.	Exposed
EXT.	Exterior
F.	Furnace
F.C.	Flat Ceiling
F.D.	Floor Drain
FF.	Finish Floor
F.V.	Field Verify
FLR.	Floor
FIN.	Finish
FLR.	Floor
FMG.	Framing
F.M.	Flush Mounted
FND.	Foundation
F.O.S.	Face Of Stud
F.P.H.B.	Frost Proof Hose Bib
FPL	Fire Place
FTG.	Footing
GA.	Gauge
GALV.	Galvanized
G.C.	General Contractor
G.D.	Garbage Disposal
G.F.I.	Ground Fault Interrupted
G.L.B.	Glue Laminated Beam
GYP.	Gypsum
GYP. BD.	Gypsum Board
HB.	Hose Bib
H.C.	Hollow Core
HDG.	Header
HDW.	Hardware
H.M.	Hollow Metal
HORIZ.	Horizontal
HP.	High Point
HT.	Height
H.W.	Hot Water
HVAC.	Heating / Ventilation / Air Conditioning
I.D.	Inside Diameter
INCL.	Include(d)
INSUL.	Insulation
INT.	Interior
JNT.	Joint
JST.	Joist
J-BOX	Junction Box
KIT.	Kitchen
KPL.	Kick Plate
KO.	Knock Out
LAM.	Laminate
LAV.	Lavatory
L.B.	Load Bearing
L.H.	Left Hand
LT.	Light
LTL.	Lintel
LVR.	Louver
MATL.	Material
MAS.	Masonry
MAX.	Maximum
M.B.	Machine Bolt
M.E.	Metal Edge
MEMB.	Membrane
MECH.	Mechanical
MED.	Medium
MFR.	Manufacture(er)(ing)
MH.	Man Hole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
MO.	Masonry Opening
MOD.	Modular (Module)
MTD.	Mounted
MTL.	Metal
MUL.	Mullion
NIC.	Not In Contract
NO.	Number
NOM.	Nominal
NR.	Noise Reduction
N.T.S.	Not To Scale
O.A.L.	Over All Length
O.C.	On Center
O.D.	Outside Diameter
O.H.	Overhead (Overhang)
OPQ.	Opaque
OPNG.	Opening
OPP.	Opposite
P.C.	Pull Chain
PED.	Pedestal
PERF.	Perforate
P.H.	Paper Holder
PL.	Plate
PL. GL.	Plate Glass
PLMBG.	Plumbing
PLYWD.	Plywood
PNL.	Panel
PRKG.	Parking
P.S.I.	Pounds per Sq. In.
P.S.F.	Pounds per Sq. Ft.
PT.	Point
PTD.	Painted
P.V.C.	Polyvinyl Chloride
QUANT.	Quantity
Q.T.	Quarry Tile
R.	Riser
RAD.	Radius
RB.	Rubber Base
REF.	Reference
REFER.	Refrigerator
REIN.	Reinforcing
REQ'D.	Required
REV.	Revision
RD.	Roof Drain
RM.	Room
R.O.	Rough Opening
R.&S.	Rod & Shelf
RH.	Right Hand
S.C.	Solid Core
S.D.	Smoke Detector
SECT.	Section
SHT.	Sheet
SHT. GL.	Sheet Glass
SHWR.	Shower
SIM.	Similar
SPEC.	Specification
SQ.	Square
SQ. FT.	Square Feet
SQ. IN.	Square Inch
S.S.	Stainless Steel
ST.	Steel
STD.	Standard
STOR.	Storage
STRUCT.	Structural
SUSP.	Suspended
SYM.	Symmetrical
SYNTH.	Synthetic
SYS.	System
T.	Tread
T.B.	Towel Bar
TEL.	Telephone
TEMP.	Temporary / Temperature
T.&G.	Tongue & Groove
THK.	Thick
THKND.	Thickened
THRES.	Threshold
TINT	Tinted
TOL.	Tolerance
T.O.C.	Top of Curb
T.O.P.	Top of Plate
T.O.S.	Top of Slab
T.O.W.	Top of Wall
T.S.	Tube Steel
TYP.	Typical
T.V.	Television
TXT.	Textured Finish
U.B.C.	Uniform Building Code
U.L.	Underwriter's Laboratory, Inc.
UNO.	Unless Noted Otherwise
V.B.	Vinyl Base
V.C.	Vaulted Ceiling
V.C.T.	Vinyl Composition Tile
VER.	Verify
VERT.	Vertical
VWC.	Vinyl Wall Covering
W.	Washer
WD.	Wood
WDW.	Window
WGL.	Wired Glass
W.H.	Water Heater
WM.	Wire Mesh
W.P.	Water Proof
WPT.	Working Point
WSCT	Wainscot
WT.	Weight
W.W.F.	Welded Wire Fabric
W/	With
W/O	Without

GENERAL NOTES & CONDITIONS

1. ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION TO PERFORM THE WORK AND CONSTRUCTION FOR THE PROJECT AS INDICATED IN THESE DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ANY TEMPORARY BUILDINGS, ELECTRICAL POWER, LIGHTING, TELEPHONE SERVICE, WATER SERVICE, HEAT AND OTHER ASSOCIATED UTILITIES REQUIRED FOR STAGING AND/OR CONSTRUCTION
3. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE.
4. THESE DOCUMENTS REPRESENT THE DESIRED RESULT OF CONSTRUCTION. THE METHODS OF SUCH CONSTRUCTION AND THE ASSOCIATED RISKS INVOLVED SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING DURING ALL STAGES OF CONSTRUCTION.
6. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND/OR APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION AND/OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND OTHER DOCUMENTATION FROM ALL OF THE PERMITTING / REGULATORY AGENCIES. FAILURE TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF WORK AS MANDATED BY SUCH REGULATORY AUTHORITY.
7. THE CONTRACTOR SHALL VERIFY ALL SIZES, DIMENSIONS AND ELEVATIONS PRIOR TO PROCEEDING WITH ANY WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.
8. THE CONTRACTOR SHALL FOLLOW SIZES AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND SHALL FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS. DO NOT SCALE THE DRAWINGS.
9. WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIVE AND SO CONSTRUCTED.
10. ANY PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT / OWNER PRIOR TO COMMENCING WITH THE PERTINENT WORK.
11. ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF OTHER TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL COMPONENTS AS WELL AS THOSE ITEMS SUPPLIED BY THE OWNER.
13. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THE PLANS ARE TO THE FACE OF FRAMING MEMBERS OR STUDS AND TO THE CENTER OF COLUMNS.
14. ANY OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS WITHIN THESE DOCUMENTS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY AFFECTED WORK.
15. THE USE OF THESE DOCUMENTS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. ANY PUBLICATION, REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. OWNERSHIP AND TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF THE HIVE DESIGN GROUP.
16. SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMIT.

SHEET INDEX	
SHEET #	SHEET NAME
G0.0	COVER SHEET
G0.1	SPECIFICATIONS
G0.2	WALL ASSEMBLIES
G0.3	ARCHITECTURAL SITE PLAN
G1.1	LIFE SAFETY PLAN
G1.2	LIFE SAFETY PLAN
G1.3	LIFE SAFETY PLAN
G2.1	SIGNAGE DETAILS
G2.2	ACCESSIBILITY DETAILS SITE
G2.3	ACCESSIBILITY DETAILS
A0.1	EXISTING/ DEMO MAIN LEVEL FLOOR PLAN
A0.2	MAIN LEVEL FLOOR PLAN
A0.3	EXISTING/ DEMO BASEMENT LEVEL FLOOR PLAN
A0.4	BASEMENT LEVEL FLOOR PLAN
A0.5	EXISTING/ DEMO UPPER LEVEL FLOOR PLAN
A0.6	UPPER LEVEL FLOOR PLAN
A0.7	EXISTING/ DEMO ROOF LEVEL PLAN
A0.8	ROOF LEVEL PLAN
A1.1	ENLARGED BANQUET HALL
A1.2	ENLARGED BANQUET HALL INTERIOR ELEVATIONS
A1.3	ENLARGED BANQUET HALL - R.C.P.
A1.4	ENLARGED KITCHEN
A1.5	ENLARGED CLUBHOUSE
A1.6	ENLARGED PATIO
A1.7	ENLARGED PATIO INTERIOR ELEVATIONS

SHEET INDEX	
SHEET #	SHEET NAME
A1.8	ENLARGED STAIR PLANS
A1.9	ENLARGED BASEMENT STORAGE
A1.10	ENLARGED GOLF SIMULATOR
A1.11	ENLARGED UPPER FLOOR BRIDE & GROOM ROOMS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	WINDOW AND DOOR DIAGRAM
A3.2	STOREFRONT ELEVATIONS
A4.1	ARCHITECTURAL DETAILS
A4.2	ARCHITECTURAL DETAILS
A4.3	ARCHITECTURAL DETAILS
A4.4	ARCHITECTURAL DETAILS
A4.5	ARCHITECTURAL DETAILS
A4.6	ARCHITECTURAL DETAILS
S001	STRUCTURAL NOTES
S002	STRUCTURAL NOTES
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S302	STRUCTURAL DETAILS

PROJECT #: 21-044

ISSUE DATE: SEPTEMBER 29, 2021

PROJECT ADDRESS: NSL GC CLUB HOUSE
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SHEET NAME: COVER SHEET

SHEET #: G0.0

STAMP

REVISIONS

CONSULTANT

ARCHITECTURAL SPECIFICATIONS

DESIGN STANDARDS

GENERAL SPECIFICATIONS

1. CEILING HEIGHTS
   a. ALL CEILINGS IN ALL MAJOR LIVING AREA AND BEDROOMS SHALL BE > OR= 9' CLEAR HEIGHT WHENEVER POSSIBLE.
   b. UNDER NO CIRCUMSTANCES SHALL ANY FINISHED CLEAR HEIGHT OF ANY AREA BE LESS THAN 8'.
2. CEILING DROPS
   a. IN ANY AREA WHERE A MECHANICAL OR MISCELLANEOUS DROPPED CEILING OR SOFFIT IS ABSOLUTELY REQUIRED (AFTER EVERY ATTEMPT TO CONCEAL THE MATERIAL IN THE JOIST CAVITY HAS BEEN MADE) ALL DROPS SHALL BE DESIGNED AND CONSTRUCTED IN A WAY THAT WILL NOT DRAW ATTENTION TO THE AREA.
   b. DROPPED CEILINGS SHALL BE CONSTRUCTED AS SHALLOW (AS IT RELATES TO HEIGHT AND WIDTH OF THE FINISHED DROP SURFACE) AS CLEARANCES, CODE AND GENERAL LAYOUT WILL ALLOW.
   c. DROPPED CEILINGS SHALL BE CONSTRUCTED LEVEL, STRAIGHT AND UNIFORM IN HEIGHT & WIDTH.
   d. DROPPED CEILINGS SHALL BE CAREFULLY THOUGHT-OUT AND COORDINATED WITH THE RESPECTIVE SUBCONTRACTOR, OTHER RELATED SUBCONTRACT TEAMS, DESIGN-TEAM AND GENERAL CONTRACTOR.
   e. ANY AND ALL DROPPED CEILINGS & SOFFITS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION OF ANY AND ALL INFRASTRUCTURE COMPONENTS AND MATERIALS THAT WOULD CONSTITUTE THE DROPPED CEILING AREA.

UNIT SPECIFICATIONS

1. ROUGH CARPENTRY
   a. STUD AND MISC ROUGH CARPENTRY COMPONENT PLACEMENT/ LAYOUT AND BLOCKING IS TO BE CAREFULLY COORDINATED WITH MEP AND OTHER SUBCONTRACTOR ENTITIES TO ENSURE PROPER PLACEMENT OF THE FOLLOWING:
      • ELECTRICAL PANEL AND MEDIA PANEL PLACEMENT
      • BLOCKING FOR STAIR RAILS
      • HVAC DUCTWORK DISTRIBUTION & EQUIPMENT PLACEMENT
      • PLUMBING DRAIN LOCATIONS
      • TOILET & BATH ACCESSORY BLOCKING
      • GARAGE DOOR TRACK BLOCKING
      • ETC.
2. MILLWORK & FINISH CARPENTRY
   a. ALL INTERIOR DOOR CASINGS ARE TO BE 3" X 11/16" MDF – R&G C385 (OR OREPAC 345 ENTRADA MDF CASING (17MM X 3"))
   b. ALL INTERIOR BASE MOLDING IS TO BE 4-3/4" X 9/16" MDF THROUGHOUT – R&G B285 (OR OREPAC 145 ENTRADA MDF (14MM X 5"))
   c. THE SHELF UNIT ABOVE THE SIDE-BY-SIDE LAUNDRY APPLIANCES SHALL BE A CONTINUOUS WIRE SHELF. ALL OTHER CLOSETS WITH RODS ARE TO BE PAINT-GRADE PARTICLE BOARD SHELVING WITH HOOK STRIP AND METAL ROD. INTERMEDIATE SUPPORTS ARE TO BE INSTALLED WHEN THE METAL ROD LENGTH EXCEEDS 60".
   d. ALL MASTER BEDROOM WALK-IN CLOSETS SHALL HAVE AT LEAST ONE AREA WITH 24-36" OF DOUBLE ROD & SHELVING. THE REMAINDER OF THE BEDROOM CLOSET SHELVING SHALL BE SINGLE R&S.
   e. LINEN CLOSETS AND PANTRIES ARE TO INCLUDE 16" X 3/4" PARTICLE BOARD SHELVING - 4 TOTAL SHELVES.
   f. STAIR SKIRTS – INCLUDE 12" PARTICLE BOARD STAIR SKIRTS ON EITHER SIDE OF STAIR RUN - PAINTED.
   g. STAIR RAIL – 2-3/4" X 1-5/8" (RW6002 OR EQUAL) PAINTED WALL RAIL WITH INTERMEDIATE BRUSHED CHROME WALL MOUNTING BRACKETS AS REQUIRED
   h. PONY WALL AT TOP OF UNIT STAIRWAYS ARE TO RECEIVE A ~6" MDF CAP WITH ¼ ROUND TRIM APRON
3. UNIT CABINETS
   a. CABINETS SHALL BE SHAKER-STYLE DOOR AND DRAWER FRONTS. CABINET BOX CONSTRUCTION SHALL BE FACE FRAME WITH & PLYWOOD BOXES WITH WHITE LAMINATE OR MELAMINE INTERIORS.
   b. ALL UPPER CABINETS ARE TO BE 42" IN HEIGHT AND SHALL HAVE 2 INTERMEDIATE SHELVES.
   c. KITCHENS AND BATHROOMS SHOULD HAVE AT LEAST 1 BANK OF DRAWERS WITH THE EXCEPTION OF THE ½ BATHROOM. THE DRAWER BANK IN THE KITCHEN SHOULD BE AT LEAST 15" IN WIDTH.
   d. THE CABINET ABOVE THE REFRIGERATOR IS TO BE > OR = 24" IN DEPTH TO ALLOW FOR EASE OF ACCESS. THE GAP BETWEEN THE CABINETRY AND THE REFRIGERATOR UNIT SHOULD NOT EXCEED 2-1/2" ON ANY SIDE.
   e. ALL CABINET DOORS SHALL HAVE 6" STAINLESS OR BRUSHED CHROME BAR PULL HANDLES INSTALLED IN A VERTICAL FASHION THROUGHOUT. ALL DRAWERS SHALL HAVE 4" OR 6" STAINLESS OR BRUSHED CHROME BAR PULLS INSTALLED IN A HORIZONTAL FASHION THROUGHOUT. CONFIRM FINAL PLACEMENT OF HARDWARE WITH OWNER PRIOR TO INSTALLATION.
   f. ALL KITCHENS SHALL HAVE 1EA 9" BASE UNIT DESIGNATED FOR PAN STORAGE LOCATED DIRECTLY ADJACENT TO THE RANGE APPLIANCE.
   g. IN LARGER BATHROOM VANITIES (THAT INCLUDE A BANK OF DRAWERS) THE SINK SHOULD BE SITUATED AWAY FROM THE WALL WITH THE OUTLET (THE BANK OF DRAWERS SHOULD BE ADJACENT TO THE SIDE WALL).
   h. ALL FASTENERS INSTALLED INSIDE THE CABINET UNITS ARE TO BE CONCEALED WITH ADHESIVE TABS THAT COVER THE FASTENER HEADS.
4. UNIT COUNTERTOPS
   a. UNIT GRANITE (KITCHEN AND BATHROOMS) IS TO BE 2CM "DARK GREY" OR "MISTY GREY" GRANITE WITH A LAMINATED 4CM BULLNOSE EDGE.
   b. KITCHEN SINKS ARE TO BE & OR = TO 20 GAUGE DUAL-COMPARTMENT 10" DEEP UNDERMOUNT STAINLESS STEEL SINK UNITS WITH ZERO-RADIUS OR NEAR ZERO RADIUS INTERIOR EDGES.
   c. BATHROOM SINKS ARE TO BE AN UNDERMOUNT RECTANGULAR PORCELAIN SINK UNIT – 465MM X 295MM X 180MM APPROXIMATE DIMENSIONS.
   d. ALL KITCHEN AND BATHROOM VANITIES SHALL HAVE FULL 4" TALL 2CM BACKSPLASHES INSTALLED AROUND THE PERIMETER OF THE COUNTERTOPS.
5. INSULATION
   a. ALL INSULATION SHALL COMPLY WITH ENERGY STAR VERSION 3.0 REV 10.0.
   b. GENERALLY, ALL WALL INSULATION SHALL BE BIBS – R-23
   c. GENERALLY, ALL ROOF INSULATION SHALL BE R-49 BATT
   d. GENERALLY, ALL FLOORS BETWEEN UNCONDITIONED SPACES (I.E. GARAGE LID) SHALL BE R-30 BATT
   e. INFILTRATION RATE: BETTER THAN 4 ACH50
6. UNIT WINDOWS
   a. VINYL WINDOWS ON PROJECTS PURSUING ENERGY STAR CERTIFICATION ARE TO HAVE A U-FACTOR OF <0.30.
   b. CONTRACTOR/WINDOW SUBCONTRACTOR IS TO WORK WITH THE OWNER AND MECHANICAL CONTRACTOR TO ENSURE THAT THE CONFIGURATION OF THE WINDOW SLIDE IS ORIENTED SUCH THAT THE OPENING IS NOT TOO CLOSE TO MECHANICAL EXHAUST VENTILATION.
7. OVERHEAD DOORS
   a. ALL OVERHEAD DOORS SHALL BE UNINSULATED METAL.
   b. ELECTRICIAN TO PROVIDE ALL PREWIRE TO SENSORS AND BUTTON OPERATOR AT ROUGH-IN STAGE.
   c. EACH GARAGE DOOR UNIT/ SYSTEM SHALL BE A MINIMUM ½ HP BELT OR CHAIN DRIVE OPENER WITH TWO REMOTES AND FIXED PUSH BUTTON OPERATOR LOCATED ADJACENT TO THE GARAGE ACCESS DOOR.
   d. OVERHEAD DOOR SUBCONTRACTOR TO PROVIDE FULL WEATHERSTRIPPING AROUND PERIMETER OF EXTERIOR OVERHEAD DOOR JAMB.
8. DOORS & HARDWARE
   a. UNIT ENTRY AND GARAGE ENTRY DEADBOLT SHALL CONSIST OF A WEISER SMARTKEY DEADBOLT SYSTEM.
   b. UNIT ENTRY DOOR HARDWARE SHOULD BE FIGURED AS A RESIDENTIAL GRADE 2 BRUSHED CHROME LEVER, SPRING HINGE, DOOR VIEWER, AND RUBBER WALL STOP (SPRING STOP USED WHEN RUBBER STOP CANNOT BE INSTALLED ON WALL SURFACE – I.E. ADJACENT DOOR SLAB).
   c. DOOR STYLE – "LINCOLN PARK" DOOR FROM MASONITE HERITAGE SERIES OR "MADISON" FROM THE LYNDEN MOLDED DOOR COLLECTION
   d. UNIT INTERIOR DOOR HARDWARE IS TO INCLUDE RESIDENTIAL GRADE 3 LEVERS WITH BRUSHED CHROME FINISH (PRIVACY LOCKS ON BATHROOMS AND MASTER BEDROOMS).
   e. UNIT PATIO DOOR HARDWARE IS TO INCLUDE NON-PRIVACY/PASSAGE RESIDENTIAL GRADE 3 BRUSHED CHROME KNOBS (SO AS TO NOT CONFLICT WITH DOOR BLINDS) WITH STANDARD (NON-KEYED) DEAD BOLT UNITS.
   f. PATIO DOOR DEADBOLT IS TO BE NON-KEYED (OPERATED FROM THE INSIDE ONLY/ FLAT PLATE ON EXTERIOR SIDE).
   g. UNIT INTERIOR DOORS ARE TYPICALLY TO BE FIGURED WITH A PREHUNG 1-3/8" HOLLOW-CORE DOOR UNIT. UNIT INTERIOR DOORS ARE TO BE 6'8" IN HEIGHT.
   h. SMOKE/ WEATHER SEAL SHOULD BE INSTALLED IN A MANOR SO AS TO ALLOW THE DOOR TO LATCH UNDER THE TENSION OF THE SPRING HINGE AND SHOULD NOT HAVE MORE THAN 1/8" PLAY WHEN LEVER IS LATCHED.
   i. ENERGY STAR STANDARD FOR DOOR LITE: </= ½ LITE – U-FACTOR 0.27 / SHGC 0.30. >/= ½ LITE – U-FACTOR 0.32 / SHGC 0.30. OPAQUE DOOR: U-FACTOR 0.21 / SHGC ANY.
9. VANITY MIRRORS
   a. MIRRORS ABOVE VANITY CABINETS ARE TO EITHER BE FULL WIDTH OR PRECUT IN SIZE INCREMENTS WITHIN 4" OF THE VANITY COUNTERTOP WIDTH SIZE. VANITY MIRRORS SHALL BE > OR = 36" TALL.
10. DRYWALL - TEXTURES
   a. LIGHT "HAND" OR "WHOLLY SMOOTH" TEXTURE ON ALL WALLS THROUGHOUT ALL UNITS AND UNIT GARAGES.
   b. "STOMPED" CEILING TEXTURE THROUGHOUT THE UNITS.
11. DRYWALL - CORNERS AND SILLS
   a. ALL STANDARD INTERIOR WINDOWS ARE TO RECEIVE 90DEG EDGE BEAD AND DRYWALL FINISH ON SIDE JAMBS AND HEADER JAMB (MDF SILL AND APRON AT WINDOW SILL).
   b. GARAGE WINDOWS, TRANSOM WINDOWS AND ALL OTHER WINDOWS >60"AFF ARE TO RECEIVE 90DEG EDGE BEAD AND DRYWALL FINISH ON ALL 4-SIDES OF WINDOW JAMB.
   c. ALL INTERIOR VERTICAL (OUTSIDE) CORNERS ARE TO RECEIVE A CHAMFERED CORNER BEAD.
   d. PONY WALL AT TOP OF UNIT STAIRWAYS ARE TO RECEIVE A ~6" MDF CAP WITH ¼ ROUND TRIM APRON.
   e. EXPOSED DRYWALL EDGES (I.E. BASE HORIZONTAL EDGE AT UNIT GARAGE) SHALL HAVE A 'J' MOLD TERMINATION IF DRYWALL DOES NOT TERMINATE INTO THE FOUNDATION WALL OR A SIMPLE CAULKED TERMINATION IF DRYWALL DOES NOT LAP FOUNDATION WALL.
   f. BIFOLD, BIPASS AND BARN DOORS ARE TO RECEIVE DRYWALL WRAP AND 90DEG CORNER BEAD ON INTERIOR AND EXTERIOR SIDE OF DOOR (DOOR TO BE CASED ON EXTERIOR –ROOM SIDE ONLY).
12. FLOORING
   a. CARPET – DREAMWEAVER - CONQUEST "NIGHT SHADE" COLOR WITH 1/2" REBOND PAD. LOCATION: STAIRS/ STAIR LANDINGS/ BEDROOMS/ BEDROOM CLOSETS/ BEDROOM HALLWAYS/ UPPER LEVEL HALLWAY, ETC.
   b. 6" LVT PLANK – OPTION 1 - MFR: SHAW, STYLE: 0335V COLUMBIA 6, COLOR: 00509 MOUNTAIN, OPTION 2 – MFR: KRAUS, STYLE: CARLOTA PLANK, COLOR: WESTBURY HICKORY KLTECAR514L. LOCATION: ENTRIES/ KITCHEN/ KITCHEN PANTRY/ LIVING ROOM/ DINING ROOM/ LOWER LEVEL HALLWAY/ ½ BATH, ETC.
   c. SHEET VINYL - MANNINGTON BENCHMARK SHEET VINYL, COLOR/STYLE: STUDIO 3893 (STYLE MAY NO LONGER BE AVAILABLE. IF THAT IS THE CASE OWNER WILL SELECT ANOTHER COLOR/STYLE FROM THE BENCHMARK LINE. LOCATION: UNIT BATHROOMS/ LAUNDRY CLOSET/ MECHANICAL ROOM.
   d. TYPICAL BATHROOMS SHOULD BE FIGURED WITH SHEET VINYL. ½ BATHROOMS SHALL BE FIGURED WITH LVT.
   e. TRANSITIONAL 'J' TRIM IS REQUIRED ANYWHERE THAT THE SHEET VINYL CONNECTS TO AN AREA THAT DOES NOT HAVE MDF BASE MOULDING (I.E. BASE OF TUB).
13. PAINTING
   a. PAINT SCHEME AT UNIT INTERIOR WILL BE 1-TONE THROUGHOUT.
   b. TYPICAL SHEEN OF UNIT PAINT SHALL BE "EGGSHELL".
   c. PAINT COLOR: PPG "PEARLY WHITE" OR BENJAMIN MOORE "TAPESTRY BEIGE"
   d. ALL MOLDINGS, HOOK STRIP, SHELVING, ETC ARE TO BE CAULKED TO ADJACENT DRYWALL AND DIFFERING MATERIALS (I.E. DRYWALL, WINDOWS, ETC) PRIOR TO PAINT.
   e. EXTERIOR SIDE OF UNIT ENTRY DOOR IS TO BE PAINTED A DIFFERENT COLOR THAN THE UNIT INTERIOR.
   f. EXTERIOR SIDE OF PATIO DOORS AND ANY OTHER EXTERIOR PATIO STORAGE DOOR OR MECHANICAL DOOR ARE TO BE PAINTED A DIFFERENT COLOR THAT THE UNIT INTERIOR.
   g. GARAGES DO NOT REQUIRE PAINT.
14. TOILET & BATH ACCESSORIES - STANDARD BATHROOM
   a. TOILET PAPER HOLDER - PAMEX 'SEAL BEACH' BC5-42 (SATIN NICKEL) OR EQUAL
   b. METAL TOWEL RING – PAMEX 'SEAL BEACH' BC5-30 (SATIN NICKEL) OR EQUAL
   c. 24" TOWEL BAR – PAMEX 'SEAL BEACH' BC5-13824 (SATIN NICKEL) OR EQUAL
   d. SINGLE ROBE HOOK – PAMEX 'SEAL BEACH' BC5-21 (SATIN NICKEL) OR EQUAL
   e. CURVED SHOWER ROD – PAMEX BSR-573, 673 (SATIN NICKEL) OR EQUAL
15. TOILET & BATH ACCESSORIES - MASTER BATHROOM
   a. TOILET PAPER HOLDER - PAMEX 'SEAL BEACH' BC5-42 (SATIN NICKEL) OR EQUAL
   b. METAL TOWEL RING – PAMEX 'SEAL BEACH' BC5-30 (SATIN NICKEL) OR EQUAL
   c. 30" TOWEL BAR – PAMEX 'SEAL BEACH' BC5-13824 (SATIN NICKEL) OR EQUAL
   d. SINGLE ROBE HOOK – PAMEX 'SEAL BEACH' BC5-21 (SATIN NICKEL) OR EQUAL
   e. CURVED SHOWER ROD – PAMEX BSR-573, 673 (SATIN NICKEL) OR EQUAL
15. TOILET & BATH ACCESSORIES - 1/2 BATHROOM
   a. TOILET PAPER HOLDER - PAMEX 'SEAL BEACH' BC5-42 (SATIN NICKEL) OR EQUAL
   b. METAL TOWEL RING – PAMEX 'SEAL BEACH' BC5-30 (SATIN NICKEL) OR EQUAL
16. APPLIANCES - LAUNDRY APPLIANCES
   a. KENMORE 26-5142 CLOTHES WASHER WITH KENMORE 26-6012 CLOTHES WASHER OR GE GTW220ACKWW CLOTHES WASHER WITH GE GTX22EASKWW CLOTHES DRYER
17. APPLIANCES - KITCHEN APPLIANCES
   a. DISHWASHER – KENMORE 22-15119OR GENERAL ELECTRIC GDF510PG
   b. REFRIGERATOR – KENMORE 46-60389 OR GENERAL ELECTRIC GIE18GT W/ ICEMAKER
   c. MICROWAVE – KENMORE 22-80329OR GENERAL ELECTRIC JVM3162D
   d. RANGE – KENMORE 22-93009OR GENERAL ELECTRIC JB258D
   e. USE ADA EQUIVALENT APPLIANCES FOR TYPE A UNITS
18. APPLIANCES - UNIT APPLIANCES
   a. APPLIANCES IN UNITS ARE TO BE BLACK
   b. RANGE/ OVEN UNITS ARE TO BE SELF-CLEANING ELECTRIC.
   c. UNITS ARE TO HAVE A VENTED SPACESAVER MICROWAVE UNIT ABOVE THE RANGE AS PER ENERGY STAR STANDARDS.
   d. ALL UNITS ARE TO HAVE A >OR= 1/3HP DISPOSAL.
   e. ALL UNIT REFRIGERATORS ARE TO HAVE AN INTEGRATED ICEMAKER UNIT WITH PLUMBING LINE CONNECTION.
   f. WASHER/DRYER DOORS ARE TO BE HANDED SUCH THAT THE DOORS OPEN FROM THE CENTER.
   g. REFRIGERATOR DOORS ARE TO BE INSTALLED/HANDED SUCH THAT THE DOOR OPENS INTO THE KITCHEN/WORKSPACE.
19. WINDOW COVERINGS
   a. BLINDS ARE TO BE 2" FAUX-WOOD (WITH STEEL HEADRAIL AND VALANCE) AT ALL UNIT WINDOWS AND SWINGING PATIO DOORS. SLIDING GLASS DOORS ARE TO BE VERTICAL BLINDS WITH WAND AND VALANCE.
   b. BLINDS SHOULD BE INSTALLED WITH NO MORE THAN ½" VERTICAL SPACE BETWEEN THE FAUX-WOOD AND DRYWALL SURFACE.
   c. BLINDS SHOULD HAVE NO MORE THAN 1-1/2" EXTRA SLACK/ SLATS/ SPACE AT THE BASE WHEN RESTING ON THE SILL.
20. UNIT HVAC
   a. ALL MECHANICAL DUCTWORK IS TO BE CONCEALED IN THE JOIST CAVITY (IN AN OPEN-WEB BOX TRUSS/JOIST SYSTEM) WITH SMOKE & FIRE DAMPERS (AS REQUIRED).
   b. ALL MECHANICAL DUCTWORK BRANCH LINES ARE TO BE CONCEALED IN THE JOIST CAVITY IN A CLOSED-WEB (TJI) FLOOR SYSTEM. LARGER SUPPLY AND RETURN AIR TRUNK LINES ARE TO BE CAREFULLY COORDINATED WITH THE JOBSITE SUPERINTENDENT AND OWNER. TRUNK LINES ARE TO BE INSTALLED IN AN INCONSPICUOUS LOCATION(S) WHENEVER POSSIBLE.
   c. RETURN-AIR SHALL BE PROVIDED/INSTALLED AT EACH MAJOR FLOOR (TYPICALLY LEVEL 2 AND 3 ON A 3-STORY TOWNHOUSE FORMAT).
   d. WHENEVER POSSIBLE, VENT TERMINATIONS ARE TO OCCUR IN SOFFITS OR CANTILEVERS.
   e. THERMOSTAT IN UNIT IS TO BE POSITIONED IN A LOCATION THAT IS CENTRALLY LOCATED WITHIN THE LIVING AREA OF THE UNIT AND IS NOT LOCATED IN THE CENTER OF A WALL SUCH AS WOULD POTENTIALLY CONFLICT WITH WHERE A TENANT WOULD HANG A PICTURE, TV, ACCESSORY, ETC.
   f. UNIT CONDENSERS ARE TO BE PLACED ON THE ROOF AND ARE TYPICALLY TO BE POSITIONED OVER CORRIDOR OR COMMON AREA SPACE.
   g. ALL HVAC WORK SHALL COMPLY WITH ENERGY STAR 10.0 REV 3.0 FOR DUCT LEAKAGE, EFFICIENCY, ETC.
   h. GAS FURNACES SHALL HAVE AN EFFICIENCY RATING OF 90 AFUE OR BETTER. CONDENSING UNITS SHALL HAVE AN EFFICIENCY RATING OF 13 SEER OR BETTER.
   i. DUCT LEAKAGE SHALL BE <OR= 4 CFM25 PER 100 SF OR <OR= 4 CFM25 (WHICHEVER IS GREATER)
   j. HVAC SUBCONTRACTORS SHALL BE REQUIRED TO PROGRAM THE PROGRAMMABLE THERMOSTATS UPON COMPLETION OF THE TRIM-OUT STAGE. GENERALLY ALL UNIT THERMOSTATS SHALL BE PROGRAMMED AS FOLLOWS:
      • HEATING ACTIVE HOUR (6:00AM TO 10:00PM) SETTING – 70DEG
      • HEATING NON-ACTIVE HOUR – 67 DEG
      • COOLING ACTIVE HOUR – 73DEG
      • COOLING NON-ACTIVE HOUR – 75DEG
21. UNIT PLUMBING
   a. ALL UNITS ARE TO HAVE INDIVIDUALLY METERED GAS AND ELECTRICAL METER UNITS.
   b. ALL PLUMBING FIXTURES ARE TO BE CAULKED TO THE ADJOINING SURFACE/ DISSIMILAR MATERIALS. TUB/SHOWER BASE UNIT IS TO BE CAULKED TO FINISHED FLOOR TRANSITION STRIP TO PREVENT WATER DAMAGE.
   c. ALL TOILETS ARE TO HAVE AN ELONGATED BOWLS THROUGHOUT.
   d. ALL UNITS WITH 2 OR MORE BATHROOMS ARE TO INCLUDE 1EA 36" SOAKER TUB IN THE MASTER BATHROOM.
   e. ALL UNITS ARE TO HAVE AN ICEMAKER LINE INSTALLED AT THE REFRIGERATOR LOCATION.
   f. ALL UNITS ARE TO HAVE A >OR= 1/3HP DISPOSAL AT THE KITCHEN SINK.
   g. PROVISIONS ARE TO BE MADE FOR THE CONTRACTION OF PLUMBING STACKS THAT OCCURS AS A RESULT OF THE BUILDING SHRINKAGE THROUGH STATIC AND LIVE LOADING AS WELL AS ROUGH CARPENTRY CONTRACTION. TYPICALLY NO-HUB COUPLER UNITS ARE INSTALLED ON EVERY OTHER LEVEL TO ALLOW FOR THIS CONTRACTION AND SETTLEMENT.
   h. EACH UNIT SHALL HAVE ITS OWN ISOLATION VALVE THAT WILL ALLOW FOR ONGOING MAINTENANCE AND SERVICING WITHOUT DISRUPTING MULTIPLE TENANTS/UNITS.
   i. ALL PLUMBING AND PLUMBING FIXTURES SHALL COMPLY WITH ENERGY STAR VERSION 10.0 REV 3.0 FOR WATER FLOW RATES, SPECS, ETC.
   j. GAS WATER HEATERS SHALL BE 40 GAL AND SHALL HAVE AN EFFICIENCY RATING OF 0.61 EF OR BETTER.
22. UNIT ELECTRICAL
   a. CAREFUL DESIGN AND PLACEMENT CONSIDERATION SHOULD BE TAKEN FOR THE LOCATION OF THE ELECTRICAL PANEL, MEDIA PANEL, ETC. TYPICALLY THESE PANELS SHOULD BE LOCATED IN AN INCONSPICUOUS AREA THAT IS OUT-OF-SIGHT BUT STILL EASILY ACCESSIBLE.
   b. TEL-DATA: SEE ELECTRICAL DESIGN-BUILD CRITERIA.
   c. ALL SWITCHING (ESPECIALLY 2 AND 3 WAY SWITCHING) SHOULD BE CAREFULLY COORDINATED WITH THE OWNER PRIOR TO SOLIDIFYING THE ELECTRICAL DESIGN LAYOUT TO ENSURE PROPER PLACEMENT OF SWITCHES.
   d. DRYER OUTLETS (AND SIMILAR) SHOULD BE INSTALLED SUCH THAT THE PLUG AND CORD ARE NOT VISIBLE.
   e. LIGHT SWITCHES SHOULD TYPICALLY BE LOCATED WITHIN 12" OF THE OPENING SIDE OF THE DOOR JAMB.
   f. THE LIGHTING TEMPERATURE INSIDE THE UNIT SHALL TYPICALLY BE 2800 TO 3000 KELVIN.
   g. ALL LIGHTING THROUGHOUT ALL OF THE COMMON AREA AND UNITS SHOULD HAVE LED OR FLORESCENT LIGHTING FIXTURES OR BULBS INSTALLED. NO INCANDESCENT LIGHTING PERMITTED.
   h. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL BATH FANS AND BATH FAN VENTING FOR TOWNHOUSES. BATH FANS SHALL COMPLY WITH ENERGY STAR STANDARDS FOR MULTI-SPEED OR OCCUPANCY FUNCTIONALITY.

EXTERIOR STANDARDS

1. MECHANICAL & MISC. TERMINATIONS
   a. ALL PENETRATIONS, COLLARS, VENTS, LOUVERS AND SHROUDS THAT ARE INSTALLED ON THE FAÇADE ARE TO HAVE AN INTEGRAL COLOR OR PAINTED IN A MANNER THAT DOES NOT DRAW ATTENTION (COLOR TO BE CLOSELY COORDINATED WITH ARCHITECT OR DESIGNER).
   b. WHENEVER POSSIBLE MECHANICAL VENTS AND PENETRATIONS ARE TO TURN IN AND PENETRATE AN INCONSPICUOUS AREA OF THE RECESSED PATIO AREA RATHER THAN THE EXPOSED FACADE.
2. METAL SIDING
   a. CAREFUL CONSIDERATION SHOULD BE TAKEN WITH THE SELECTION OF ANY METAL SIDING PRODUCT IN ORDER TO AVOID ANY PRODUCT THAT COULD POTENTIALLY 'OIL CAN' OR DISFIGURE OVER TIME.
3. GUTTERS & DOWNSPOUTS
   a. DOWNSPOUTS SHALL BE INSTALLED PLUMB AND LEVEL. IN THE EVENT THAT A DOWNSPOUT MUST JOG OUTWARD OR INWARD TO AVOID A FAÇADE TRANSITION OR STORM DRAIN CONNECTION THAT JOG SHALL BE INSTALLED AT A 45DEG ANGLE AND SHALL TRANSITION CLEANLY/UNIFORMLY.
   b. ALL EXPOSED METAL (DOWNSPOUTS, PARAPET CAP, FLASHINGS, ETC.) SHOULD BE FACTORY COLOR COATED.
   c. DOWNSPOUTS SHOULD CONNECT TO A STORM DRAIN SYSTEM WHENEVER POSSIBLE.
   d. WHEN DOWNSPOUTS ARE NOT CONNECTED TO A STORM DRAIN SYSTEM A SPLASH BLOCK SHOULD BE INSTALLED AT THE OUTLET LOCATION.
4. FLASHINGS
   a. ANY EXTERIOR HORIZONTAL SURFACE (EXTENDING MORE THAN 1/2") SHOULD BE EVALUATED AND A DETERMINATION SHOULD BE MADE AS TO WHETHER OR NOT A METAL FLASHING PRODUCT WILL BE REQUIRED.
   b. DECK FASCIA IS TO CONSIST OF MIRATEC, COMPARABLE EXTERIOR-GRADE COMPOSITE OR OTHER FIBER-CEMENT PAINTED TRIM PRODUCT (ANY EXTERIOR METAL THAT IS SUSCEPTIBLE TO 'OIL-CANNING' IS NOT ACCEPTABLE).
5. METAL FABRICATIONS
   a. ALL EXPOSED STEEL (HANDRAIL, GUARDRAIL, AWNINGS, ETC) SHOULD BE POWDER-COATED.

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

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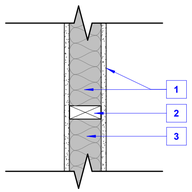
SHEET # G0.1

SHEET NAME SPECIFICATIONS

STAMP

REVISIONS

CONSULTANT



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U317

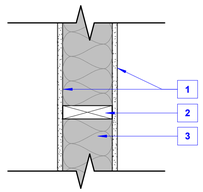
WALL RATING
45 MINUTE

STC (SOUND TRANSMISSION CLASS) RATING
N/A

CONSTRUCTION
1. **GYPSUM BOARD:** TYPE 'X' 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS.
2. **WOOD STUDS:** NOM 2x4 SPACED 16" O.C.
3. **SOUND BATT INSULATION:** BATTS AND BLANKETS PLACED IN STUD CAVITY AT ALL BATHROOM LOCATIONS.

NOTES:
A. REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE, SHEATHING THICKNESS & NAILING PATTERNS.

1 INTERIOR - WOOD 2X4
1 1/2" = 1'-0"



UL DESIGN NUMBER
U317

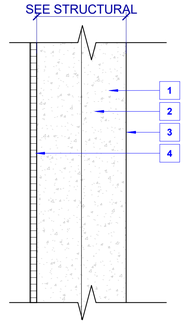
WALL RATING
45 MINUTE

STC (SOUND TRANSMISSION CLASS) RATING
N/A

CONSTRUCTION
1. **GYPSUM BOARD:** TYPE 'X' 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS.
2. **WOOD STUDS:** NOM 2x6 SPACED 16" O.C.
3. **SOUND BATT INSULATION:** BATTS AND BLANKETS PLACED IN STUD CAVITY AT ALL BATHROOM LOCATIONS.

NOTES:
A. REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE, SHEATHING THICKNESS & NAILING PATTERNS.

2 INTERIOR - WOOD 2X6
1 1/2" = 1'-0"



CONSTRUCTION:
1. **CONCRETE WALL:** 1 ½" MIN. COVERING OF REBAR
2. **REBAR REINFORCEMENT:** AS PER STRUCTURAL DRAWINGS, CALCULATIONS, AND SCHEDULES.
3. **DRY PACKED FINISH:** DRY PACKED CONCRETE AT EXPOSED FACE LOCATIONS.
4. **DRAINAGE PANEL:** FABRIC APPLIED DRAINAGE PANEL OVER WATER PROOFING

3 FOUNDATION WALL - CONCRETE
1 1/2" = 1'-0"

PROJECT #
21-044

ISSUE DATE
SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME
WALL ASSEMBLIES

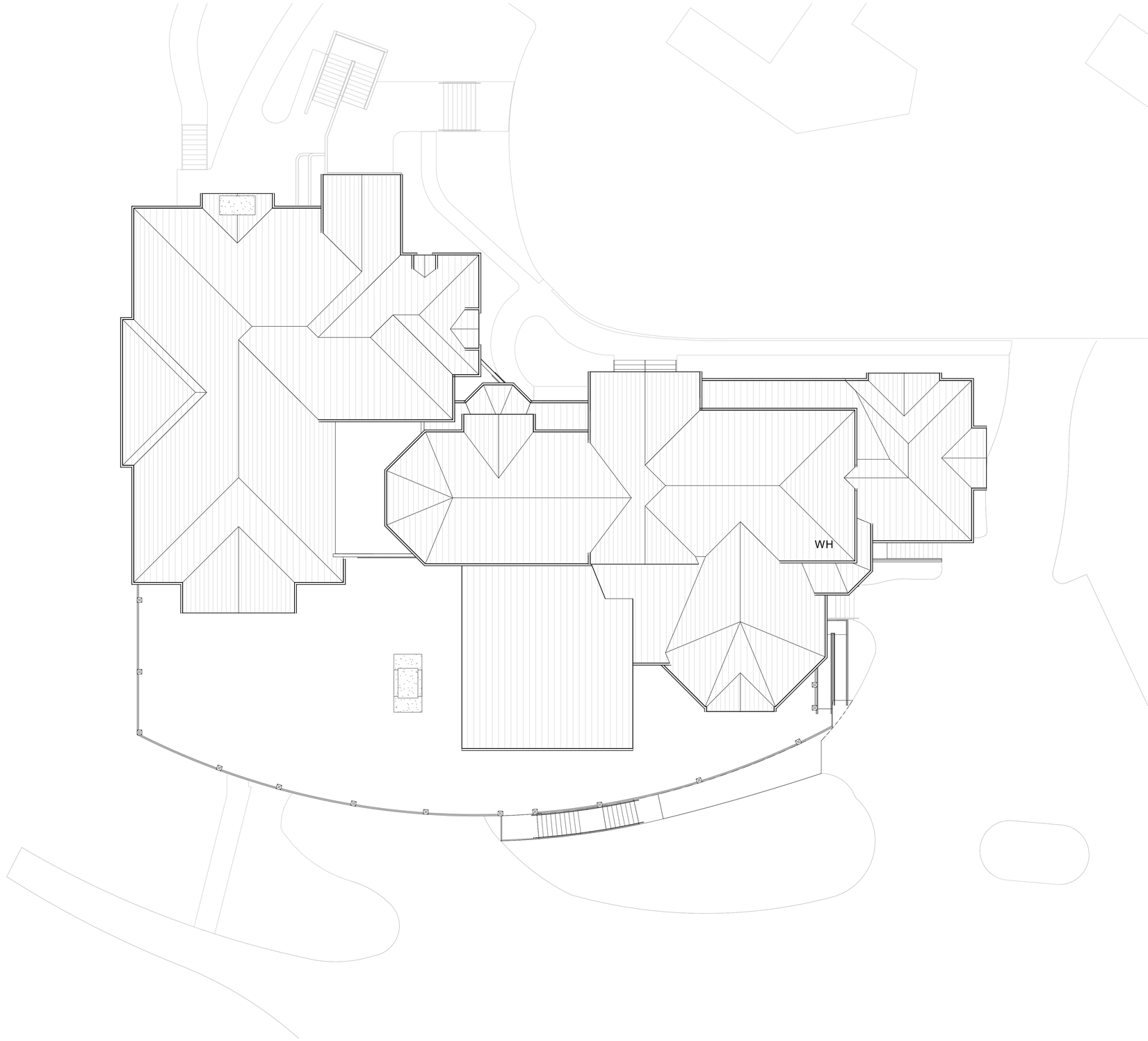
SHEET #
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STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP
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1 SITE PLAN 1
1" = 10'-0"

ARCHITECTURAL SITE PLAN GENERAL NOTES:

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. SEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
3. ARCHITECTURAL SITE PLAN IS FOR OVERALL SITE REFERENCE AND NOT FOR CONSTRUCTING ANY SITE IMPROVEMENTS. COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS FOR ALL SITE IMPROVEMENTS.
4. ARCHITECTURAL SITE PLAN IS FOR BUILDING DEPARTMENT USE ONLY. ALL DIMENSIONS SHOWN ARE APPROXIMATE. SEE CIVIL DRAWINGS FOR EXACT BUILDING LOCATIONS, CURBS, STREETS, DRIVEWAYS, UTILITIES, GRADING, SITE ACCESSIBILITY, BUILDING LOCATION, SETBACKS, SIDEWALKS, ETC. SEE LANDSCAPE DRAWINGS FOR SIDEWALKS, POOLS, HARDSCAPES, LANDSCAPES, FENCING, ETC.
5. COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION, DRAINAGE, WALKWAYS, PATIOS, SITE LIGHTING INFO AND FOR THE COMMON AREAS.
6. COORDINATE WITH CIVIL DRAWINGS FOR ACCESSIBLE ROUTE IN COMPLIANCE WITH I.R.C.
7. CONCRETE TO SLOPE AWAY FROM BUILDING AT 2% SLOPE MIN.
8. GROUND AROUND ENTIRE BUILDING TO SLOPE AWAY AT 5% MIN. SLOPE FOR A DISTANCE OF 10'-0" FROM BUILDING.
9. SITE LIGHTING SHALL BE INSTALLED TO ILLUMINATE PARKING AREAS.
10. ALL CONCRETE STAIRS TO CONFORM TO I.R.C. REQUIREMENTS.
11. COORDINATE WITH CIVIL DRAWINGS FOR ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED.
12. COORDINATE WITH CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
13. WATER LATERALS AND/OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS.
14. ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
15. COORDINATE WITH CIVIL ENGINEER DRAWINGS AND LANDSCAPE DRAWINGS FOR FINISH FLOOR ELEVATIONS OF BUILDINGS AND CUT AND FILL FOR SITE WORK.
16. COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS FOR EXISTING TREES AND TREE GROUPINGS THAT ARE TO REMAIN UNDISTURBED.
17. COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION, DRAINAGE, WALKWAYS AND PATIOS.
18. GRADE LINES AND PROPOSED ELEVATION MARKERS ARE BASED ON OWNER'S CONFIGURATION. TERRACING TECHNIQUE SHALL BE DETERMINED BY OWNER AT FINAL GRADING. ANY REQUIRED RETAINING WALLS OR OTHER RETAINING SYSTEMS SHALL BE DESIGNED BY STRUCTURAL OR CIVIL ENGINEER.
19. REFER TO PLUMBING DRAWINGS FOR GAS METER LOCATIONS.
20. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL GEAR AND METER LOCATIONS.

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HIVE DESIGN GROUP | 7598 MAIN STREET, MIDVALE, UT 84047 | (406) 548-4792 | WWW.HIVEDESIGNGROUP.COM

SHEET ARCHITECTURAL SITE PLAN

SHEET # G0.3

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FIRE PLAN REVIEW COMMENTS / GENERAL NOTES

1. CONTRACTOR RESPONSIBLE FOR SUBCONTRACTORS ADHERING TO THESE AND ALL OTHER CODE REQUIREMENTS.
2. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL.
3. FIRE SUPPRESSION, DETECTION AND SITE UTILITY DRAWINGS FOR FIRE PROTECTION, ARE DEFERRED SUBMITTALS. THESE DRAWINGS ARE NOT APPROVED AS PART OF THIS SUBMITTED PACKAGE.
4. POWER PANELS WHICH SUPPLY POWER TO FIRE ALARM SYSTEMS SHALL HAVE BRANCH CIRCUITS IDENTIFIED BY RED LABELS STATING "FIRE ALARM CIRCUIT" THIS REQUIREMENT MAYBE FOUND IN NATIONAL ELECTRICAL CODE ARTICLE 760.41B.
5. THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.
6. THERMAL AND SOUND INSULATION AND COVERING OVER PIPE AND TUBING WHICH ARE INSTALLED IN CONCEALED PLENUM SPACES SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
7. FIRE STOPPING MATERIALS FOR NON-FERROUS PIPE, CONDUIT AND OTHER SYNTHETIC MATERIALS SHALL BE COMPATIBLE WITH EACH OTHER.
8. FIRE STOPPING MATERIALS INSTALLED ARE REQUIRED TO HAVE LABELS ON BOTH SIDES OF THE PROTECTED PENETRATION.
9. FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS.
10. WALL COVERING TO INCLUDE ANY FILLERS, SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.
11. CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
12. PROVIDE AN ADDRESS ON THE BUILDING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPARTMENT. IF THE SPACE IS SUBDIVIDED THEN THE UNIT NUMBER OR LETTER SHALL BE PLACED ON OR NEAR THE ENTRANCE OF THE UNIT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET AND BE A MINIMUM 6 INCHES HIGH AND A STROKE OF ½ INCH. THE NUMBERS AND LETTERS SHALL BE ARABIC. THIS ADDRESS SHALL BE CONTRASTING COLOR OF THE BACKGROUND.
13. THIS STRUCTURE REQUIRES A MINIMUM OF 4,125 G.P.M. AT 20 PSI. A MINIMUM OF 4 FIRE HYDRANTS WITHIN 400 FEET OF THE STRUCTURE.
14. FIRE HYDRANTS SHALL BE PROVIDE WITH TWO 2½ INCH OUTLETS AND ONE 4½ INCH OUTLET THAT ARE MALE NATIONAL STANDARD THREADS, DRY BARREL TYPE WITH A SINGLE CONTROL VALVE AND DRAIN VALVE AT THE BASE OF THE FIRE HYDRANT.
15. FIRE HYDRANTS SHALL BE INSTALLED WITHIN 15 FEET OF A FIRE DEPARTMENT ACCESS ROADWAY MEASURED AT THE TOP FRONT OF CURB.
16. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
17. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
18. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
19. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE SIZED TO MEET THE REQUIRED FLOW OF THE SYSTEM OR BE A MINIMUM OF 4 INCH INSIDE DIAMETER.
20. WATER MAINS AND LATERALS SHALL BE PROVIDED WITH THRUST BLOCKS AND BE SIZED AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24. THE SIZE AND DIMENSIONS USED SHALL BE LISTED ON THE PLANS OR WITHIN THE SPECIFICATIONS.
21. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH A FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS.
22. FIRE DEPARTMENT ACCESS ROADS SHALL BE SO DESIGN TO WITHSTAND IMPOSED LOADS OF HS20. THESE ROADS SHALL BE ALL WEATHER DRIVING SURFACE OF EITHER CONCRETE OR MACADAM.
23. WHEN FIRE DEPARTMENT ACCESS ROADS ARE CONSTRUCTED OF A MINIMUM WIDTH (26 FOOT) BOTH SIDES OF THE STREET SHALL BE POSTED IN THE FOLLOWING MANNER. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. THE SIGN SHALL BE MARKED WITH PERMANENT NO PARKING—FIRE LANE SIGNS COMPLYING WITH FIGURE D103.6.
24. PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITH IN 75 FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE.
25. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING IT SERVES.
26. FIRE DEPARTMENT CONNECTION (INLET HOSE CONNECTION) SHALL BE COMPRISED OF ONE OR MORE 2½ INCH NATIONAL STANDARD THREADED SWIVEL COUPLING. THE NUMBER OF 2 ½ INCH INLETS ARE BASED ON THE FIRE FLOW REQUIRED OF THE WATER BASED SUPPRESSION SYSTEMS. EACH INLET SHALL SERVE 250 GPM OF THE SYSTEM REQUIREMENT. IT IS ESTIMATED THAT THIS STRUCTURE WILL REQUIRE 6 INLETS.
27. FIRE RISER ROOMS FOR ALL WATER BASED FIRE SYSTEMS (SPRINKLER AND STANDPIPE) SHALL BE CONSTRUED WITH THE FOLLOWING CLEARANCES:
    A. A MINIMUM OF 12 INCHES THAT IS UNOBSTRUCTED FROM ALL WALLS (INTERIOR AND EXTERIOR).
        - TO THE FIRE APPLIANCES (VALVES(CONTROL / CHECK) AND RISER TRIM) TO INCLUDE MULTIPLE RISERS WHICH ARE SUPPLIED BY ONE OR MORE SUPPLY MAINS.

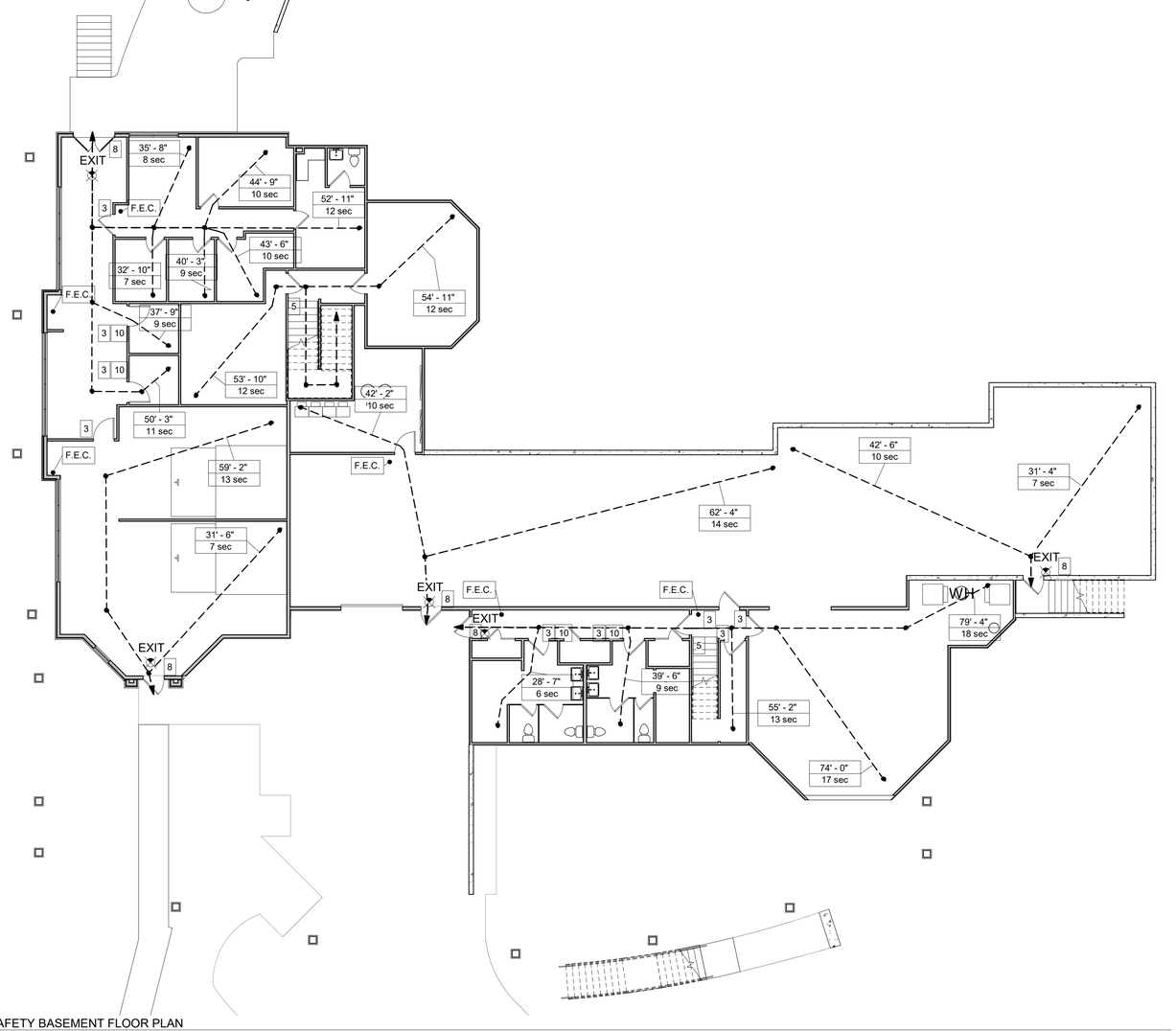
    B. A MINIMUM OF 36 INCHES SHALL BE PROVIDED IN FRONT OF THE APPLIANCES LISTED ABOVE.
    C. RISER ROOMS SHALL BE PROVIDED WITH A CLEAR AND UNOBSTRUCTED PASSAGEWAY TO THE RISER ROOM OF NOT LESS THAN 36 INCHES AND THE OPENING INTO THE ROOM SHALL BE CLEAR AND UNOBSTRUCTED WITH DOORS SWINGING IN THE OUTWARD DIRECTION FROM THE ROOM AND THE OPENING PROVIDING A CLEAR WIDTH OF NOT LESS THAN 34 INCHES AND A CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 80 INCHES.
28. SINCE FIRE STOPPING IS REQUIRED WHEN THE PIPE PASSES THROUGH THE FIRE RATED WALL ASSEMBLY. THE PIPING PASSING THROUGH A FIRE RATED ASSEMBLY SHALL BE PROVIDED WITH FLEXIBLE COUPLINGS WITHIN 1 FT. OF EACH SIDE OF THE WALL.
29. IN BUILDINGS REQUIRED TO HAVE STANDPIPES, NOT LESS THAN TWO STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. THE MAXIMUM LENGTH OF TRAVEL SHALL NOT EXCEED 250 FEET FOR ANY ONE STANDPIPE. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET (12 192 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
30. STANDPIPE TO BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. THE STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.
31. WET STANDPIPES (CLASS I, III OR COMBINATION) ARE REQUIRED TO BE INSTALLED WHEN THE HIGHEST OCCUPIED FLOOR LEVER IS MEASURED 30 FEET OR GREATER FROM THE LOWEST POINT OF FIRE DEPARTMENT ACCESS ROAD OR BELOW GRADE.
32. ALL CLASS I, III AND COMBINATION STANDPIPE OUTLETS SHALL BE PROVIDED WITH A GLOBE VALVE AND A MINIMUM 2½ INCH NATIONAL STANDARD MALE THREAD (NST) WITH A REDUCING CAP TO A 1½ INCH NST.
33. STANDPIPES SHALL BE INSTALLED IN EVERY STAIRWAY.
34. STANDPIPE OUTLETS SHALL BE INSTALLED AT THE INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS AND WHEN THE ROOF HAS A SLOPE LESS THAN 4-12 AT THE ROOF LEVEL AND AT THE HIGHEST LANDING OF THE STAIRS WHEN IT SERVES THE ROOF.
35. ALL CLASS I, III AND COMBINATION STANDPIPE OUTLETS SHALL BE INSTALLED ON BOTH SIDES OF A HORIZONTAL EXIT, EVERY ENTRANCE OF A EXIT PASSAGEWAY AND ADJACENT TO EACH PUBLIC ENTRANCE OF A COVERED MALL.
36. ALL CLASS I, III AND COMBINATION STANDPIPES TO BE CAPABLE OF PROVIDING 500 G.P.M. @ 100 PSI RESIDUAL AT THE MOST REMOTE OUTLET. ADDITIONAL STANDPIPES TO BE CAPABLE OF DELIVERING AND ADDITIONAL FLOW OF 250 G.P.M. EACH WITH A MAXIMUM OF 1,000 G.P.M.
37. CLASS I, III AND COMBINATION STANDPIPES TO BE INTER-CONNECTED AT THE LOWEST POINT.
38. FIRE DEPARTMENT HOSE OUTLETS SHALL BE INSTALLED IN GROUP S-1 HIGH PILE STORAGE OCCUPANCIES AS DEFINED IN INTERNATIONAL FIRE CODE. THESE 1½ INCH HOSE OUTLETS SHALL BE LOCATED WITHIN 3 FEET OF THE LATCHING HARDWARE OF THE FIRE DEPARTMENT ACCESS DOOR.
39. FIRE ALARM SYSTEM SHALL BE INSTALLED WHEN THERE ARE EXTINGUISHING SYSTEMS IN THE BUILDING FOR OCCUPANT NOTIFICATION.
40. AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL PROVIDE A SOUND PRESSURE LEVEL OF 15 DECIBELS (DBA) ABOVE THE AVERAGE AMBIENT SOUND LEVEL OR 5 DBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A
41. DURATION OF AT LEAST 60 SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIED SPACE WITHIN THE BUILDING.
42. THE MAXIMUM SOUND PRESSURE LEVEL FOR AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL BE 110 DBA AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. WHERE THE AVERAGE AMBIENT
43. NOISE IS GREATER THAN 95 DBA, VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72 AND AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL NOT BE REQUIRED.
44. FIRE ALARM SYSTEM HORN AND STROBE SHALL BE INSTALLED UNLESS WITHIN THE AREA APPLIANCES ARE INSTALLED AND THE AREA HAS THE REQUIRED DB RATING AS PRESCRIBED IN INTERNATIONAL FIRE CODE 907.5.2.1.1 & VISIBLE REQUIREMENTS IN SECTION 907.5.2.3.
45. POWER PANELS WHICH SUPPLY POWER TO FIRE ALARM SYSTEMS SHALL HAVE BRANCH CIRCUITS IDENTIFIED BY RED LABELS STATING "FIRE ALARM CIRCUIT" THIS REQUIREMENT MAYBE FOUND IN NATIONAL ELECTRICAL CODE ARTICLE 760.41B.
46. FIRE ALARM SYSTEMS SHALL BE WIRED CLASS "A" IN GROUP A OCCUPANCIES, GROUP B HEALTH CARE OCCUPANCIES, ALL GROUP "E" AND "I" OCCUPANCIES.
47. FIRE ALARMS IN GROUP R-1 OCCUPANCIES SHALL HAVE SMOKE DETECTION IN ALL SLEEPING ROOMS AND IN EXIT WAYS.
48. FIRE ALARMS IN GROUP R-2 OCCUPANCIES SHALL HAVE LOCAL SMOKE DETECTION IN THE SLEEPING ROOMS AND SPACE TO THE EXIT OF THE APARTMENT AND IN THE COMMON CORRIDOR AND EXITS TO THE EXTERIOR.
49. FIRE DAMPERS SHALL BE LISTED UL555 AND BE CONTROLLED BY AUTOMATIC FIRE DETECTOR, FUSIBLE LINK OR AN ELECTRICAL FUSIBLE LINK.
50. PENETRATION OF A FIRE BARRIERS BY DUCT SHALL BE PROVIDED WITH AN APPROVED FIRE DAMPER SYSTEM OF EITHER 1,1 ½ OR 3 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND LABELED. THESE SYSTEMS SHALL MEET THE TESTING REQUIREMENTS OF AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814 OR EQUIVALENT.
51. SMOKE DAMPERS SHALL BE LISTED UL555S AND BE CONTROLLED BY AUTOMATIC SMOKE DETECTION EITHER IN THE DUCT OR AREA OF SMOKE SEPARATION.
52. PENETRATION OF SMOKE BARRIERS AND PARTITIONS SHALL BE PROVIDED WITH AN APPROVED FIRE/SMOKE STOP SYSTEM OF A MINIMUM OF 1 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814.
53. ALL FIRE AND SMOKE RESISTANCE RATED ASSEMBLIES (WALLS, FLOORS, CEILINGS) THAT HAVE BEEN PENETRATED BY, PIPING (WATER AND SEWER), HVAC (SUPPLY AND RETURN GRILLS) AND ELECTRICAL EQUIPMENT (SWITCHES, OUTLETS AND LIGHT FIXTURES) SHALL BE NOTED IN SPECIFICATIONS AND ILLUSTRATED ON THE PLANS DEMONSTRATING THAT ALL FIRE AND SMOKE RESISTANCE RATING HAVE BEEN ADDRESSED.
54. FIRE SMOKE DAMPERS SHALL BE LISTED UL555 / UL555S AND BE CONTROLLED BY AUTOMATIC FIRE DETECTOR AND FUSIBLE LINK OR AN ELECTRICAL FUSIBLE LINK.
55. PENETRATION OF A FIRE / SMOKE BARRIERS BY DUCT SHALL BE PROVIDE WITH AN APPROVED FIRE / SMOKE DAMPER SYSTEM OF EITHER 1,1 ½ OR 3 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND LABELED. THESE SYSTEMS SHALL MEET THE TESTING REQUIREMENTS OF AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814 OR EQUIVALENT.
56. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. *(IBC 703.7)* LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES; REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. AND INCLUDE LETTERING NOT LESS THAN 0.5 INCH IN HEIGHT STATING "FIRE WALL, FIRE BARRIER AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS"
57. THIS BUILDING WILL BE REQUIRED TO MEET APPROPRIATE EMERGENCY RESPONDER RADIO COVERAGE AS OUTLINED IN IFC 510. TESTING SHALL BE REQUIRED TO DETERMINE THE LEVEL OF RADIO COVERAGE. BUILDINGS THAT DO NOT MEET THE MINIMUM REQUIREMENTS FOR EMERGENCY RESPONDER RADIO COVERAGE WILL BE REQUIRED TO INSTALL AN APPROVED RADIO AMPLIFIER SYSTEM
58. ANY OUTDOOR FIRE FEATURES AND OUTDOOR COOKING EQUIPMENT MUST COMPLY WITH IFC SECTION 307 AND 308 INCLUDING ALL SEPARATION DISTANCES FROM STRUCTURES.

EXIT PLAN NOTES

1. REFER TO FIRE PROTECTION NOTES.
    - PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT
    - PROVIDE FIRE ALARM SYSTEM
    - PROVIDE STANDPIPES
2. PROVIDE MEANS OF EGRESS IDENTIFICATION PER IBC SECTION 1007.9:
    - EXIT SIGNS (EXCEPT TACTILE SIGNS) SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.
    - 2.2 TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATION (REFER TO SEGMENT FLOOR PLANS FOR SPECIFIC LOCATIONS):
        a. EACH GRADE LEVEL EXIT DOORS REQUIRED TO COMPLY WITH IBC SECTION 1008.1
        b. EXIT DOORS REQUIRED TO COMPLY WITH IBC SECTION 1011.1, AND LEAD DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP SHALL BE IDENTIFIED AS:
            - "EXIT STAIR DOWN"
            - "EXIT RAMP DOWN"
            - "EXIT STAIR UP"
            - "EXIT RAMP UP"
    - INTERNALLY ILLUMINATED EXIT SIGNS SHALL CONFORM WITH IBC SECTION 1013.5.
    - EXTERNALLY ILLUMINATED EXIT SIGNS SHALL CONFORM WITH IBC SECTION 1013.6.
        a. EXIT SIGN GRAPHICS SHALL COMPLY WITH IBC SECTION 1013.6.3
        b. THE FACE OF EXIT SIGN SHALL BE ILLUMINATED WITH AN INTENSITY OF NO LESS THAN 5 FOOTCANDLES (45 LUX).
        c. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
        d. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE WITH IBC SECTION 1013.6.3.
    - ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT CHANGE DURING FINAL INSPECTION.
3. PROVIDE FIRE EXTINGUISHERS:
    - PROVIDE A MINIMUM OF ONE 2-A:10-B:C (2A:20BC WITHIN 50'-0" AT GARAGE) CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OF PORTION THEREOF ON EACH FLOOR.
    - ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.
4. EACH DWELLING UNIT SHALL HAVE PERMANENTLY WIRED SMOKE ALARMS WITH BATTERY BACKUP INSIDE EACH BEDROOM AND CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO SLEEPING AREAS. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREA OF THE UNIT.
5. INTERIOR FINISHES SHALL COMPLY WITH IBC CHAPTER 8.
6. PANIC HARDWARE SHALL BE PROVIDED ON SWINGING DOORS ON GROUP H OCCUPANCY AND SWINGING DOORS SERVING ROOMS OR SPACES WITH OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, MUST BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE, THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.
8. SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AS SHOWN:
    1. EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA SHALL BE IDENTIFIED BY A SIGN STATING "AREA OF REFUGE"
    2. EACH DOOR PROVIDING ACCESS TO AN EXTERIOR AREA FOR ASSISTED RESCUE SHALL BE IDENTIFIED BY A SIGN STATING "EXTERIOR AREA FOR ASSISTED RESCUE"
    3. SIGNAGE SHALL COMPLY WITH ICC A117.1 REQUIREMENTS FOR VISUAL CHARACTERS AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. WHERE EXIT SIGN ILLUMINATION IS REQUIRED BY SECTION 1013.3, THE SIGNS SHALL BE ILLUMINATED. ADDITIONALLY, VISUAL CHARACTERS, RAISED CHARACTER AND BRAILLE SIGNAGE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE AND EXTERIOR AREA FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1013.4.
9. DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF ALL OTHER MEANS OF EGRESS AND WHICH OF THOSE ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT THE FOLLOWING:
    a. AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
    b. AT ELEVATOR LANDINGS.
    c. WITHIN AREAS OF REFUGE.

ACCESSIBLE MEANS OF EGRESS

1. THE ACCESSIBLE MEANS OF EGRESS SYSTEM CONSISTS OF THE FOLLOWING:
A. ACCESSIBLE ROUTE - SAME AS PATH OF EGRESS (INDICATED IN LEGEND AND SHOWN BY SYMBOL)
B. ELEVATOR IS REQUIRED PER IBC 1009 ONE ELEVATOR IS REQUIRED ACCESSIBLE MEANS OF EGRESS AND IS COMPLYING WITH SECTION 1009.4 EXCEPTION#2
C. INTERIOR STAIRWAYS: INTERIOR STAIRWAY COMPLY WITH IBC 1009.3 EXCEPTION #2 AND #5



1 LIFE SAFETY BASEMENT FLOOR PLAN
1" = 10'-0"

SIGNAGE LEGEND

EXIT		OVERHEAD EMERGENCY EXIT SIGN
F.E.C.	2/G3.5	FIRE EXTINGUISHER CABINET
3	3/G2.1 12/G2.1	ROOM IDENTIFICATION SIGNAGE
5	5/G2.1	STAIRWAY IDENTIFICATION SIGNAGE
6	6/G2.1	EXIT STAIR SIGNAGE
7	7/G2.1	MAXIMUM OCCUPANCY SIGNAGE
8	8/G2.1	EXIT IDENTIFICATION SIGN
10	10/G2.1	ACCESSIBLE RESTROOM SIGNAGE

FIRE LEGEND

← —	EGRESS TRAVEL DISTANCE
	1 HOUR FIRE BARRIER (WALL TO EXTEND FROM TOP OF FLOOR ASSEMBLY TO THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY ABOVE)
EXIT	EXIT SIGN
F.E.C.	FIRE EXTINGUISHER CABINET

KEYED NOTES

1	ACCESSIBLE RAMP AS PER 6/G2.2 AND 10/G2.2. CONTRACTOR TO VERIFY SLOPE

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME LIFE SAFETY PLAN

SHEET # G1.1

STAMP

REVISIONS

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FIRE PLAN REVIEW COMMENTS / GENERAL NOTES

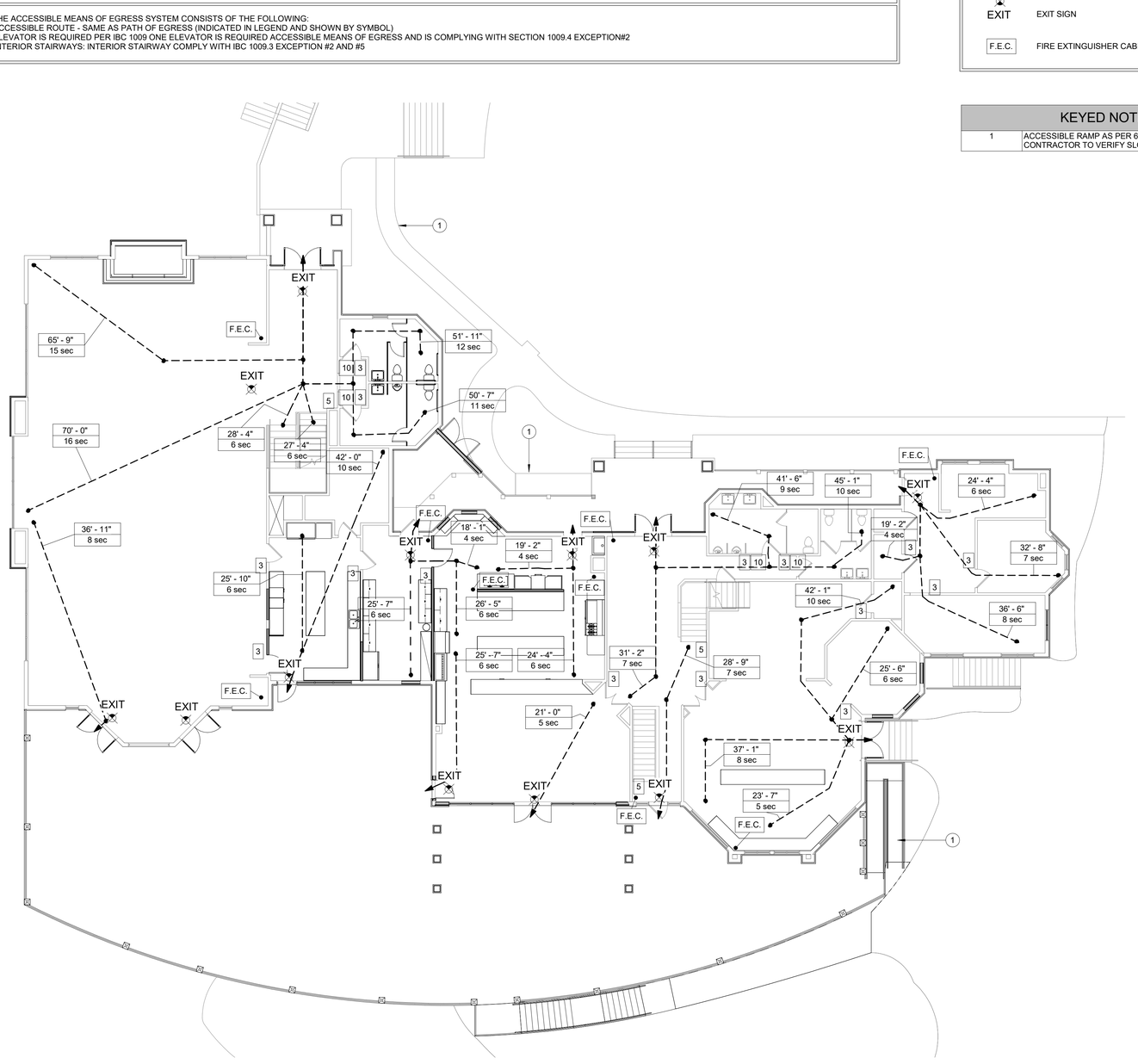
1. CONTRACTOR RESPONSIBLE FOR SUBCONTRACTORS ADHERING TO THESE AND ALL OTHER CODE REQUIREMENTS.
2. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL.
3. FIRE SUPPRESSION, DETECTION AND SITE UTILITY DRAWINGS FOR FIRE PROTECTION, ARE DEFERRED SUBMITTALS. THESE DRAWINGS ARE NOT APPROVED AS PART OF THIS SUBMITTED PACKAGE.
4. POWER PANELS WHICH SUPPLY POWER TO FIRE ALARM SYSTEMS SHALL HAVE BRANCH CIRCUITS IDENTIFIED BY RED LABELS STATING "FIRE ALARM CIRCUIT" THIS REQUIREMENT MAYBE FOUND IN NATIONAL ELECTRICAL CODE ARTICLE 760.41B.
5. THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.
6. THERMAL AND SOUND INSULATION AND COVERING OVER PIPE AND TUBING WHICH ARE INSTALLED IN CONCEALED PLENUM SPACES SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
7. FIRE STOPPING MATERIALS FOR NON-FERROUS PIPE, CONDUIT AND OTHER SYNTHETIC MATERIALS SHALL BE COMPATIBLE WITH EACH OTHER.
8. FIRE STOPPING MATERIALS INSTALLED ARE REQUIRED TO HAVE LABELS ON BOTH SIDES OF THE PROTECTED PENETRATION.
9. FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS.
10. WALL COVERING TO INCLUDE ANY FILLERS, SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.
11. CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
12. PROVIDE AN ADDRESS ON THE BUILDING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPARTMENT. IF THE SPACE IS SUBDIVIDED THEN THE UNIT NUMBER OR LETTER SHALL BE PLACED ON OR NEAR THE ENTRANCE OF THE UNIT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET AND BE A MINIMUM 6 INCHES HIGH AND A STROKE OF ½ INCH. THE NUMBERS AND LETTERS SHALL BE ARABIC. THIS ADDRESS SHALL BE CONTRASTING COLOR OF THE BACKGROUND.
13. THIS STRUCTURE REQUIRES A MINIMUM OF 4,125 G.P.M. AT 20 PSI. A MINIMUM OF 4 FIRE HYDRANTS WITHIN 400 FEET OF THE STRUCTURE.
14. FIRE HYDRANTS SHALL BE PROVIDE WITH TWO 2½ INCH OUTLETS AND ONE 4½ INCH OUTLET THAT ARE MALE NATIONAL STANDARD THREADS, DRY BARREL TYPE WITH A SINGLE CONTROL VALVE AND DRAIN VALVE AT THE BASE OF THE FIRE HYDRANT.
15. FIRE HYDRANTS SHALL BE INSTALLED WITHIN 15 FEET OF A FIRE DEPARTMENT ACCESS ROADWAY MEASURED AT THE TOP FRONT OF CURB.
16. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
17. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
18. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
19. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE SIZED TO MEET THE REQUIRED FLOW OF THE SYSTEM OR BE A MINIMUM OF 4 INCH INSIDE DIAMETER.
20. WATER MAINS AND LATERALS SHALL BE PROVIDED WITH THRUST BLOCKS AND BE SIZED AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24. THE SIZE AND DIMENSIONS USED SHALL BE LISTED ON THE PLANS OR WITHIN THE SPECIFICATIONS.
21. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH A FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS.
22. FIRE DEPARTMENT ACCESS ROADS SHALL BE SO DESIGN TO WITHSTAND IMPOSED LOADS OF HS20. THESE ROADS SHALL BE ALL WEATHER DRIVING SURFACE OF EITHER CONCRETE OR MACADAM.
23. WHEN FIRE DEPARTMENT ACCESS ROADS ARE CONSTRUCTED OF A MINIMUM WIDTH (26 FOOT) BOTH SIDES OF THE STREET SHALL BE POSTED IN THE FOLLOWING MANNER. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. THE SIGN SHALL BE MARKED WITH PERMANENT NO PARKING—FIRE LANE SIGNS COMPLYING WITH FIGURE D103.6.
24. PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITH IN 75 FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE.
25. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING IT SERVES.
26. FIRE DEPARTMENT CONNECTION (INLET HOSE CONNECTION) SHALL BE COMPRISED OF ONE OR MORE 2½ INCH NATIONAL STANDARD THREADED SWIVEL COUPLING. THE NUMBER OF 2 ½ INCH INLETS ARE BASED ON THE FIRE FLOW REQUIRED OF THE WATER BASED SUPPRESSION SYSTEMS. EACH INLET SHALL SERVE 250 GPM OF THE SYSTEM REQUIREMENT. IT IS ESTIMATED THAT THIS STRUCTURE WILL REQUIRE 6 INLETS.
27. FIRE RISER ROOMS FOR ALL WATER BASED FIRE SYSTEMS (SPRINKLER AND STANDPIPE) SHALL BE CONSTRUED WITH THE FOLLOWING CLEARANCES:
    A. A MINIMUM OF 12 INCHES THAT IS UNOBSTRUCTED FROM ALL WALLS (INTERIOR AND EXTERIOR).
        - TO THE FIRE APPLIANCES (VALVES(CONTROL / CHECK) AND RISER TRIM) TO INCLUDE MULTIPLE RISERS WHICH ARE SUPPLIED BY ONE OR MORE SUPPLY MAINS.
    B. A MINIMUM OF 36 INCHES SHALL BE PROVIDED IN FRONT OF THE APPLIANCES LISTED ABOVE.
    C. RISER ROOMS SHALL BE PROVIDED WITH A CLEAR AND UNOBSTRUCTED PASSAGEWAY TO THE RISER ROOM OF NOT LESS THAN 36 INCHES AND THE OPENING INTO THE ROOM SHALL BE CLEAR AND UNOBSTRUCTED WITH DOORS SWINGING IN THE OUTWARD DIRECTION FROM THE ROOM AND THE OPENING PROVIDING A CLEAR WIDTH OF NOT LESS THAN 34 INCHES AND A CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 80 INCHES.
28. SINCE FIRE STOPPING IS REQUIRED WHEN THE PIPE PASSES THROUGH THE FIRE RATED WALL ASSEMBLY. THE PIPING PASSING THROUGH A FIRE RATED ASSEMBLY SHALL BE PROVIDED WITH FLEXIBLE COUPLINGS WITHIN 1 FT. OF EACH SIDE OF THE WALL.
29. IN BUILDINGS REQUIRED TO HAVE STANDPIPES, NOT LESS THAN TWO STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. THE MAXIMUM LENGTH OF TRAVEL SHALL NOT EXCEED 250 FEET FOR ANY ONE STANDPIPE. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET (12 192 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
30. STANDPIPE TO BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. THE STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.
31. WET STANDPIPES (CLASS I, III OR COMBINATION) ARE REQUIRED TO BE INSTALLED WHEN THE HIGHEST OCCUPIED FLOOR LEVER IS MEASURED 30 FEET OR GREATER FROM THE LOWEST POINT OF FIRE DEPARTMENT ACCESS ROAD OR BELOW GRADE.
32. ALL CLASS I, III AND COMBINATION STANDPIPE OUTLETS SHALL BE PROVIDED WITH A GLOBE VALVE AND A MINIMUM 2½ INCH NATIONAL STANDARD MALE THREAD (NST) WITH A REDUCING CAP TO A 1½ INCH NST.
33. STANDPIPES SHALL BE INSTALLED IN EVERY STAIRWAY.
34. STANDPIPE OUTLETS SHALL BE INSTALLED AT THE INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS AND WHEN THE ROOF HAS A SLOPE LESS THAN 4-12 AT THE ROOF LEVEL AND AT THE HIGHEST LANDING OF THE STAIRS WHEN IT SERVES THE ROOF.
35. ALL CLASS I, III AND COMBINATION STANDPIPE OUTLETS SHALL BE INSTALLED ON BOTH SIDES OF A HORIZONTAL EXIT, EVERY ENTRANCE OF A EXIT PASSAGEWAY AND ADJACENT TO EACH PUBLIC ENTRANCE OF A COVERED MALL.
36. ALL CLASS I, III AND COMBINATION STANDPIPES TO BE CAPABLE OF PROVIDING 500 G.P.M. @ 100 PSI RESIDUAL AT THE MOST REMOTE OUTLET. ADDITIONAL STANDPIPES TO BE CAPABLE OF DELIVERING AND ADDITIONAL FLOW OF 250 G.P.M. EACH WITH A MAXIMUM OF 1,000 G.P.M.
37. CLASS I, III AND COMBINATION STANDPIPES TO BE INTER-CONNECTED AT THE LOWEST POINT.
38. FIRE DEPARTMENT HOSE OUTLETS SHALL BE INSTALLED IN GROUP S-1 HIGH PILE STORAGE OCCUPANCIES AS DEFINED IN INTERNATIONAL FIRE CODE. THESE 1½ INCH HOSE OUTLETS SHALL BE LOCATED WITHIN 3 FEET OF THE LATCHING HARDWARE OF THE FIRE DEPARTMENT ACCESS DOOR.
39. FIRE ALARM SYSTEM SHALL BE INSTALLED WHEN THERE ARE EXTINGUISHING SYSTEMS IN THE BUILDING FOR OCCUPANT NOTIFICATION.
40. AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL PROVIDE A SOUND PRESSURE LEVEL OF 15 DECIBELS (DBA) ABOVE THE AVERAGE AMBIENT SOUND LEVEL OR 5 DBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A
41. DURATION OF AT LEAST 60 SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIED SPACE WITHIN THE BUILDING.
42. THE MAXIMUM SOUND PRESSURE LEVEL FOR AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL BE 110 DBA AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. WHERE THE AVERAGE AMBIENT
43. NOISE IS GREATER THAN 95 DBA, VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72 AND AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL NOT BE REQUIRED.
44. FIRE ALARM SYSTEM HORN AND STROBE SHALL BE INSTALLED UNLESS WITHIN THE AREA APPLIANCES ARE INSTALLED AND THE AREA HAS THE REQUIRED DB RATING AS PRESCRIBED IN INTERNATIONAL FIRE CODE 907.5.2.1.1 & VISIBLE REQUIREMENTS IN SECTION 907.5.2.3.
45. POWER PANELS WHICH SUPPLY POWER TO FIRE ALARM SYSTEMS SHALL HAVE BRANCH CIRCUITS IDENTIFIED BY RED LABELS STATING "FIRE ALARM CIRCUIT" THIS REQUIREMENT MAYBE FOUND IN NATIONAL ELECTRICAL CODE ARTICLE 760.41B.
46. FIRE ALARM SYSTEMS SHALL BE WIRED CLASS "A" IN GROUP A OCCUPANCIES, GROUP B HEALTH CARE OCCUPANCIES, ALL GROUP "E" AND "I" OCCUPANCIES.
47. FIRE ALARMS IN GROUP R-1 OCCUPANCIES SHALL HAVE SMOKE DETECTION IN ALL SLEEPING ROOMS AND IN EXIT WAYS.
48. FIRE ALARMS IN GROUP R-2 OCCUPANCIES SHALL HAVE LOCAL SMOKE DETECTION IN THE SLEEPING ROOMS AND SPACE TO THE EXIT OF THE APARTMENT AND IN THE COMMON CORRIDOR AND EXITS TO THE EXTERIOR.
49. FIRE DAMPERS SHALL BE LISTED UL555 AND BE CONTROLLED BY AUTOMATIC FIRE DETECTOR, FUSIBLE LINK OR AN ELECTRICAL FUSIBLE LINK.
50. PENETRATION OF A FIRE BARRIERS BY DUCT SHALL BE PROVIDED WITH AN APPROVED FIRE DAMPER SYSTEM OF EITHER 1,1 ½ OR 3 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND LABELED. THESE SYSTEMS SHALL MEET THE TESTING REQUIREMENTS OF AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814 OR EQUIVALENT.
51. SMOKE DAMPERS SHALL BE LISTED UL555S AND BE CONTROLLED BY AUTOMATIC SMOKE DETECTION EITHER IN THE DUCT OR AREA OF SMOKE SEPARATION.
52. PENETRATION OF SMOKE BARRIERS AND PARTITIONS SHALL BE PROVIDED WITH AN APPROVED FIRE/SMOKE STOP SYSTEM OF A MINIMUM OF 1 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814.
53. ALL FIRE AND SMOKE RESISTANCE RATED ASSEMBLIES (WALLS, FLOORS, CEILINGS) THAT HAVE BEEN PENETRATED BY, PIPING (WATER AND SEWER), HVAC (SUPPLY AND RETURN GRILLS) AND ELECTRICAL EQUIPMENT (SWITCHES, OUTLETS AND LIGHT FIXTURES) SHALL BE NOTED IN SPECIFICATIONS AND ILLUSTRATED ON THE PLANS DEMONSTRATING THAT ALL FIRE AND SMOKE RESISTANCE RATING HAVE BEEN ADDRESSED.
54. FIRE SMOKE DAMPERS SHALL BE LISTED UL555 / UL555S AND BE CONTROLLED BY AUTOMATIC FIRE DETECTOR AND FUSIBLE LINK OR AN ELECTRICAL FUSIBLE LINK.
55. PENETRATION OF A FIRE / SMOKE BARRIERS BY DUCT SHALL BE PROVIDE WITH AN APPROVED FIRE / SMOKE DAMPER SYSTEM OF EITHER 1,1 ½ OR 3 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND LABELED. THESE SYSTEMS SHALL MEET THE TESTING REQUIREMENTS OF AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814 OR EQUIVALENT.
56. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. *(IBC 703.7)* LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES; REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND INCLUDE LETTERING NOT LESS THAN 0.5 INCH IN HEIGHT STATING "FIRE WALL, FIRE BARRIER AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS"
57. THIS BUILDING WILL BE REQUIRED TO MEET APPROPRIATE EMERGENCY RESPONDER RADIO COVERAGE AS OUTLINED IN IFC 510. TESTING SHALL BE REQUIRED TO DETERMINE THE LEVEL OF RADIO COVERAGE. BUILDINGS THAT DO NOT MEET THE MINIMUM REQUIREMENTS FOR EMERGENCY RESPONDER RADIO COVERAGE WILL BE REQUIRED TO INSTALL AN APPROVED RADIO AMPLIFIER SYSTEM
58. ANY OUTDOOR FIRE FEATURES AND OUTDOOR COOKING EQUIPMENT MUST COMPLY WITH IFC SECTION 307 AND 308 INCLUDING ALL SEPARATION DISTANCES FROM STRUCTURES.

EXIT PLAN NOTES

1. REFER TO FIRE PROTECTION NOTES.
    - PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT
    - PROVIDE FIRE ALARM SYSTEM
    - PROVIDE STANDPIPES
2. PROVIDE MEANS OF EGRESS IDENTIFICATION PER IBC SECTION 1007.9:
    - EXIT SIGNS (EXCEPT TACTILE SIGNS) SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.
    - 2.2 TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATION (REFER TO SEGMENT FLOOR PLANS FOR SPECIFIC LOCATIONS):
        a. EACH GRADE LEVEL EXIT DOORS REQUIRED TO COMPLY WITH IBC SECTION 1008.1
        b. EXIT DOORS REQUIRED TO COMPLY WITH IBC SECTION 1011.1, AND LEAD DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP SHALL BE IDENTIFIED AS:
            - "EXIT STAIR DOWN"
            - "EXIT RAMP DOWN"
            - "EXIT STAIR UP"
            - "EXIT RAMP UP"
    - INTERNALLY ILLUMINATED EXIT SIGNS SHALL CONFORM WITH IBC SECTION 1013.5.
    - EXTERNALLY ILLUMINATED EXIT SIGNS SHALL CONFORM WITH IBC SECTION 1013.6.
        a. EXIT SIGN GRAPHICS SHALL COMPLY WITH IBC SECTION 1013.6.3
        b. THE FACE OF EXIT SIGN SHALL BE ILLUMINATED WITH AN INTENSITY OF NO LESS THAN 5 FOOTCANDLES (45 LUX).
        c. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
        d. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE WITH IBC SECTION 1013.6.3.
    - ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT CHANGE DURING FINAL INSPECTION.
3. PROVIDE FIRE EXTINGUISHERS:
    - PROVIDE A MINIMUM OF ONE 2-A:10-B:C (2A:20BC WITHIN 50'-0" AT GARAGE) CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OF PORTION THEREOF ON EACH FLOOR.
    - ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.
4. EACH DWELLING UNIT SHALL HAVE PERMANENTLY WIRED SMOKE ALARMS WITH BATTERY BACKUP INSIDE EACH BEDROOM AND CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO SLEEPING AREAS. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREA OF THE UNIT.
5. INTERIOR FINISHES SHALL COMPLY WITH IBC CHAPTER 8.
6. PANIC HARDWARE SHALL BE PROVIDED ON SWINGING DOORS ON GROUP H OCCUPANCY AND SWINGING DOORS SERVING ROOMS OR SPACES WITH OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, MUST BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE, THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.
8. SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AS SHOWN:
    1. EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA SHALL BE IDENTIFIED BY A SIGN STATING "AREA OF REFUGE"
    2. EACH DOOR PROVIDING ACCESS TO AN EXTERIOR AREA FOR ASSISTED RESCUE SHALL BE IDENTIFIED BY A SIGN STATING "EXTERIOR AREA FOR ASSISTED RESCUE"
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PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME LIFE SAFETY PLAN

SHEET # G1.2

STAMP

REVISIONS

CONSULTANT

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FIRE PLAN REVIEW COMMENTS / GENERAL NOTES

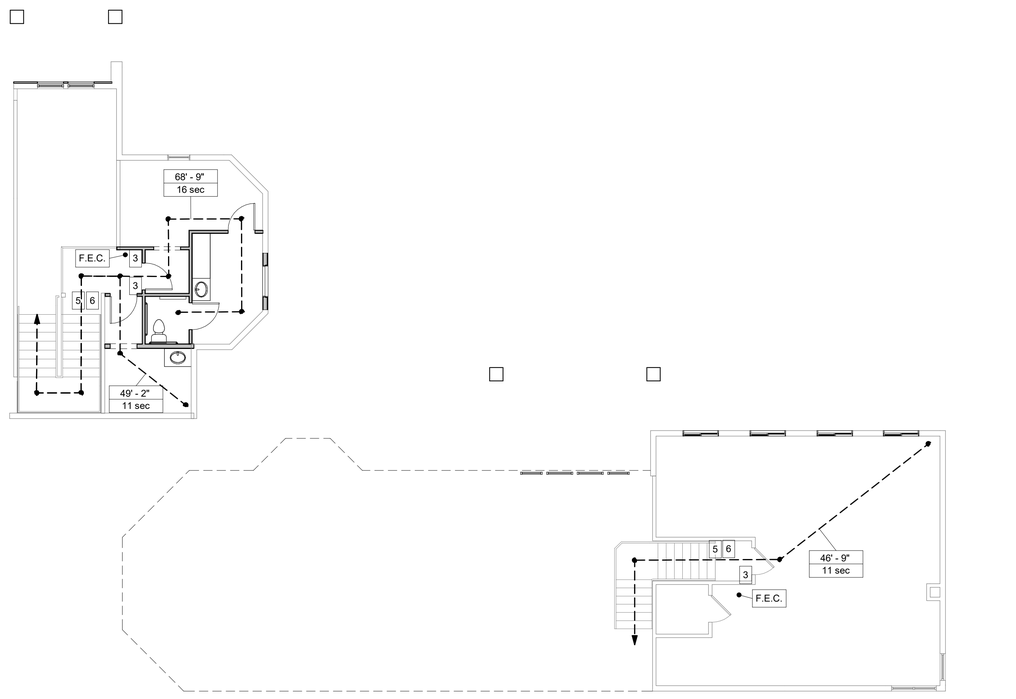
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4. POWER PANELS WHICH SUPPLY POWER TO FIRE ALARM SYSTEMS SHALL HAVE BRANCH CIRCUITS IDENTIFIED BY RED LABELS STATING "FIRE ALARM CIRCUIT" THIS REQUIREMENT MAYBE FOUND IN NATIONAL ELECTRICAL CODE ARTICLE 760.41B.
5. THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.
6. THERMAL AND SOUND INSULATION AND COVERING OVER PIPE AND TUBING WHICH ARE INSTALLED IN CONCEALED PLENUM SPACES SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
7. FIRE STOPPING MATERIALS FOR NON-FERROUS PIPE, CONDUIT AND OTHER SYNTHETIC MATERIALS SHALL BE COMPATIBLE WITH EACH OTHER.
8. FIRE STOPPING MATERIALS ARE REQUIRED TO HAVE LABELS ON BOTH SIDES OF THE PROTECTED PENETRATION.
9. FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS.
10. WALL COVERING TO INCLUDE ANY FILLERS, SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.
11. CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
12. PROVIDE AN ADDRESS ON THE BUILDING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPARTMENT. IF THE SPACE IS SUBDIVIDED THEN THE UNIT NUMBER OR LETTER SHALL BE PLACED ON OR NEAR THE ENTRANCE OF THE UNIT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET AND BE A MINIMUM 6 INCHES HIGH AND A STROKE OF ½ INCH. THE NUMBERS AND LETTERS SHALL BE ARABIC. THIS ADDRESS SHALL BE CONTRASTING COLOR OF THE BACKGROUND.
13. THIS STRUCTURE REQUIRES A MINIMUM OF 4,125 G.P.M. AT 20 PSI. A MINIMUM OF 4 FIRE HYDRANTS WITHIN 400 FEET OF THE STRUCTURE.
14. FIRE HYDRANTS SHALL BE PROVIDE WITH TWO 2½ INCH OUTLETS AND ONE 4½ INCH OUTLET THAT ARE MALE NATIONAL STANDARD THREADS, DRY BARREL TYPE WITH A SINGLE CONTROL VALVE AND DRAIN VALVE AT THE BASE OF THE FIRE HYDRANT.
15. FIRE HYDRANTS SHALL BE INSTALLED WITHIN 15 FEET OF A FIRE DEPARTMENT ACCESS ROADWAY MEASURED AT THE TOP FRONT OF CURB.
16. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
17. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
18. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
19. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE SIZED TO MEET THE REQUIRED FLOW OF THE SYSTEM OR BE A MINIMUM OF 4 INCH INSIDE DIAMETER.
20. WATER MAINS AND LATERALS SHALL BE PROVIDED WITH THRUST BLOCKS AND BE SIZED AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24. THE SIZE AND DIMENSIONS USED SHALL BE LISTED ON THE PLANS OR WITHIN THE SPECIFICATIONS.
21. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH A FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS.
22. FIRE DEPARTMENT ACCESS ROADS SHALL BE SO DESIGN TO WITHSTAND IMPOSED LOADS OF HS20. THESE ROADS SHALL BE ALL WEATHER DRIVING SURFACE OF EITHER CONCRETE OR MACADAM.
23. WHEN FIRE DEPARTMENT ACCESS ROADS ARE CONSTRUCTED OF A MINIMUM WIDTH (26 FOOT) BOTH SIDES OF THE STREET SHALL BE POSTED IN THE FOLLOWING MANNER. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. THE SIGN SHALL BE MARKED WITH PERMANENT NO PARKING—FIRE LANE SIGNS COMPLYING WITH FIGURE D103.6.
24. PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITH IN 75 FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE.
25. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING IT SERVES.
26. FIRE DEPARTMENT CONNECTION (INLET HOSE CONNECTION) SHALL BE COMPRISED OF ONE OR MORE 2½ INCH NATIONAL STANDARD THREADED SWIVEL COUPLING. THE NUMBER OF 2 ½ INCH INLETS ARE BASED ON THE FIRE FLOW REQUIRED OF THE WATER BASED SUPPRESSION SYSTEMS. EACH INLET SHALL SERVE 250 GPM OF THE SYSTEM REQUIREMENT. IT IS ESTIMATED THAT THIS STRUCTURE WILL REQUIRE 6 INLETS.
27. FIRE RISER ROOMS FOR ALL WATER BASED FIRE SYSTEMS (SPRINKLER AND STANDPIPE) SHALL BE CONSTRUED WITH THE FOLLOWING CLEARANCES:
    A. A MINIMUM OF 12 INCHES THAT IS UNOBSTRUCTED FROM ALL WALLS (INTERIOR AND EXTERIOR).
        - TO THE FIRE APPLIANCES (VALVES(CONTROL / CHECK) AND RISER TRIM) TO INCLUDE MULTIPLE RISERS WHICH ARE SUPPLIED BY ONE OR MORE SUPPLY MAINS.
    B. A MINIMUM OF 36 INCHES SHALL BE PROVIDED IN FRONT OF THE APPLIANCES LISTED ABOVE.
    C. RISER ROOMS SHALL BE PROVIDED WITH A CLEAR AND UNOBSTRUCTED PASSAGEWAY TO THE RISER ROOM OF NOT LESS THAN 36 INCHES AND THE OPENING INTO THE ROOM SHALL BE CLEAR AND UNOBSTRUCTED WITH DOORS SWINGING IN THE OUTWARD DIRECTION FROM THE ROOM AND THE OPENING PROVIDING A CLEAR WIDTH OF NOT LESS THAN 34 INCHES AND A CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 80 INCHES.
28. SINCE FIRE STOPPING IS REQUIRED WHEN THE PIPE PASSES THROUGH THE FIRE RATED WALL ASSEMBLY, THE PIPING PASSING THROUGH A FIRE RATED ASSEMBLY SHALL BE PROVIDED WITH FLEXIBLE COUPLINGS WITHIN 1 FT. OF EACH SIDE OF THE WALL.
29. IN BUILDINGS REQUIRED TO HAVE STANDPIPES, NOT LESS THAN TWO STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. THE MAXIMUM LENGTH OF TRAVEL SHALL NOT EXCEED 250 FEET FOR ANY ONE STANDPIPE. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET (12 192 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
30. STANDPIPE TO BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. THE STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.
31. WET STANDPIPES (CLASS I, III OR COMBINATION) ARE REQUIRED TO BE INSTALLED WHEN THE HIGHEST OCCUPIED FLOOR LEVER IS MEASURED 30 FEET OR GREATER FROM THE LOWEST POINT OF FIRE DEPARTMENT ACCESS ROAD OR BELOW GRADE.
32. ALL CLASS I, III AND COMBINATION STANDPIPE OUTLETS SHALL BE PROVIDED WITH A GLOBE VALVE AND A MINIMUM 2½ INCH NATIONAL STANDARD MALE THREAD (NST) WITH A REDUCING CAP TO A 1½ INCH NST.
33. STANDPIPES SHALL BE INSTALLED IN EVERY STAIRWAY.
34. STANDPIPE OUTLETS SHALL BE INSTALLED AT THE INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS AND WHEN THE ROOF HAS A SLOPE LESS THAN 4-12 AT THE ROOF LEVEL AND AT THE HIGHEST LANDING OF THE STAIRS WHEN IT SERVES THE ROOF.
35. ALL CLASS I, III AND COMBINATION STANDPIPE OUTLETS SHALL BE INSTALLED ON BOTH SIDES OF A HORIZONTAL EXIT, EVERY ENTRANCE OF A EXIT PASSAGEWAY AND ADJACENT TO EACH PUBLIC ENTRANCE OF A COVERED MALL.
36. ALL CLASS I, III AND COMBINATION STANDPIPES TO BE CAPABLE OF PROVIDING 500 G.P.M. @ 100 PSI RESIDUAL AT THE MOST REMOTE OUTLET. ADDITIONAL STANDPIPES TO BE CAPABLE OF DELIVERING AND ADDITIONAL FLOW OF 250 G.P.M. EACH WITH A MAXIMUM OF 1,000 G.P.M.
37. CLASS I, III AND COMBINATION STANDPIPES TO BE INTER-CONNECTED AT THE LOWEST POINT.
38. FIRE DEPARTMENT HOSE OUTLETS SHALL BE INSTALLED IN GROUP S-1 HIGH PILE STORAGE OCCUPANCIES AS DEFINED IN INTERNATIONAL FIRE CODE. THESE 1½ INCH HOSE OUTLETS SHALL BE LOCATED WITHIN 3 FEET OF THE LATCHING HARDWARE OF THE FIRE DEPARTMENT ACCESS DOOR.
39. FIRE ALARM SYSTEM SHALL BE INSTALLED WHEN THERE ARE EXTINGUISHING SYSTEMS IN THE BUILDING FOR OCCUPANT NOTIFICATION.
40. AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL PROVIDE A SOUND PRESSURE LEVEL OF 15 DECIBELS (DBA) ABOVE THE AVERAGE AMBIENT SOUND LEVEL OR 5 DBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A
41. DURATION OF AT LEAST 60 SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIED SPACE WITHIN THE BUILDING.
42. THE MAXIMUM SOUND PRESSURE LEVEL FOR AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL BE 110 DBA AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. WHERE THE AVERAGE AMBIENT
43. NOISE IS GREATER THAN 95 DBA, VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72 AND AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL NOT BE REQUIRED.
44. FIRE ALARM SYSTEM HORN AND STROBE SHALL BE INSTALLED UNLESS WITHIN THE AREA APPLIANCES ARE INSTALLED AND THE AREA HAS THE REQUIRED DB RATING AS PRESCRIBED IN INTERNATIONAL FIRE CODE 907.5.2.1.1 & VISIBLE REQUIREMENTS IN SECTION 907.5.2.3.
45. POWER PANELS WHICH SUPPLY POWER TO FIRE ALARM SYSTEMS SHALL HAVE BRANCH CIRCUITS IDENTIFIED BY RED LABELS STATING "FIRE ALARM CIRCUIT" THIS REQUIREMENT MAYBE FOUND IN NATIONAL ELECTRICAL CODE ARTICLE 760.41B.
46. FIRE ALARM SYSTEMS SHALL BE WIRED CLASS "A" IN GROUP A OCCUPANCIES, GROUP B HEALTH CARE OCCUPANCIES, ALL GROUP "E" AND "I" OCCUPANCIES.
47. FIRE ALARMS IN GROUP R-1 OCCUPANCIES SHALL HAVE SMOKE DETECTION IN ALL SLEEPING ROOMS AND IN EXIT WAYS.
48. FIRE ALARMS IN GROUP R-2 OCCUPANCIES SHALL HAVE LOCAL SMOKE DETECTION IN THE SLEEPING ROOMS AND SPACE TO THE EXIT OF THE APARTMENT AND IN THE COMMON CORRIDOR AND EXITS TO THE EXTERIOR.
49. FIRE DAMPERS SHALL BE LISTED UL555 AND BE CONTROLLED BY AUTOMATIC FIRE DETECTOR, FUSIBLE LINK OR AN ELECTRICAL FUSIBLE LINK.
50. PENETRATION OF A FIRE BARRIERS BY DUCT SHALL BE PROVIDED WITH AN APPROVED FIRE DAMPER SYSTEM OF EITHER 1,1 ½ OR 3 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND LABELED. THESE SYSTEMS SHALL MEET THE TESTING REQUIREMENTS OF AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814 OR EQUIVALENT.
51. SMOKE DAMPERS SHALL BE LISTED UL555S AND BE CONTROLLED BY AUTOMATIC SMOKE DETECTION EITHER IN THE DUCT OR AREA OF SMOKE SEPARATION.
52. PENETRATION OF SMOKE BARRIERS AND PARTITIONS SHALL BE PROVIDED WITH AN APPROVED FIRE/SMOKE STOP SYSTEM OF A MINIMUM OF 1 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814.
53. ALL FIRE AND SMOKE RESISTANCE RATED ASSEMBLIES (WALLS, FLOORS, CEILINGS) THAT HAVE BEEN PENETRATED BY, PIPING (WATER AND SEWER), HVAC (SUPPLY AND RETURN GRILLS) AND ELECTRICAL EQUIPMENT (SWITCHES, OUTLETS AND LIGHT FIXTURES) SHALL BE NOTED IN SPECIFICATIONS AND ILLUSTRATED ON THE PLANS DEMONSTRATING THAT ALL FIRE AND SMOKE RESISTANCE RATING HAVE BEEN ADDRESSED.
54. FIRE SMOKE DAMPERS SHALL BE LISTED UL555 / UL555S AND BE CONTROLLED BY AUTOMATIC FIRE DETECTOR AND FUSIBLE LINK OR AN ELECTRICAL FUSIBLE LINK.
55. PENETRATION OF A FIRE / SMOKE BARRIERS BY DUCT SHALL BE PROVIDE WITH AN APPROVED FIRE / SMOKE DAMPER SYSTEM OF EITHER 1,1 ½ OR 3 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND LABELED. THESE SYSTEMS SHALL MEET THE TESTING REQUIREMENTS OF AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814 OR EQUIVALENT.
56. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. *(IBC 703.7)* LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES; REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND INCLUDE LETTERING NOT LESS THAN 0.5 INCH IN HEIGHT STATING "FIRE WALL, FIRE BARRIER AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS"
57. THIS BUILDING WILL BE REQUIRED TO MEET APPROPRIATE EMERGENCY RESPONDER RADIO COVERAGE AS OUTLINED IN IFC 510. TESTING SHALL BE REQUIRED TO DETERMINE THE LEVEL OF RADIO COVERAGE. BUILDINGS THAT DO NOT MEET THE MINIMUM REQUIREMENTS FOR EMERGENCY RESPONDER RADIO COVERAGE WILL BE REQUIRED TO INSTALL AN APPROVED RADIO AMPLIFIER SYSTEM
58. ANY OUTDOOR FIRE FEATURES AND OUTDOOR COOKING EQUIPMENT MUST COMPLY WITH IFC SECTION 307 AND 308 INCLUDING ALL SEPARATION DISTANCES FROM STRUCTURES.

EXIT PLAN NOTES

1. REFER TO FIRE PROTECTION NOTES.
    - PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT
    - PROVIDE FIRE ALARM SYSTEM
    - PROVIDE STANDPIPES
2. PROVIDE MEANS OF EGRESS IDENTIFICATION PER IBC SECTION 1007.9:
    - EXIT SIGNS (EXCEPT TACTILE SIGNS) SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.
    - 2.2 TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATION (REFER TO SEGMENT FLOOR PLANS FOR SPECIFIC LOCATIONS):
        a. EACH GRADE LEVEL EXIT DOORS REQUIRED TO COMPLY WITH IBC SECTION 1008.1
        b. EXIT DOORS REQUIRED TO COMPLY WITH IBC SECTION 1011.1, AND LEAD DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP SHALL BE IDENTIFIED AS:
            - "EXIT STAIR DOWN"
            - "EXIT RAMP DOWN"
            - "EXIT STAIR UP"
            - "EXIT RAMP UP"
    - INTERNALLY ILLUMINATED EXIT SIGNS SHALL CONFORM WITH IBC SECTION 1013.5.
    - EXTERNALLY ILLUMINATED EXIT SIGNS SHALL CONFORM WITH IBC SECTION 1013.6.
        a. EXIT SIGN GRAPHICS SHALL COMPLY WITH IBC SECTION 1013.6.3
        b. THE FACE OF EXIT SIGN SHALL BE ILLUMINATED WITH AN INTENSITY OF NO LESS THAN 5 FOOTCANDLES (45 LUX).
        c. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
        d. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE WITH IBC SECTION 1013.6.3.
    - ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT CHANGE DURING FINAL INSPECTION.
3. PROVIDE FIRE EXTINGUISHERS:
    - PROVIDE A MINIMUM OF ONE 2-A:10-B:C (2A:20BC WITHIN 50'-0" AT GARAGE) CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OF PORTION THEREOF ON EACH FLOOR.
    - ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.
4. EACH DWELLING UNIT SHALL HAVE PERMANENTLY WIRED SMOKE ALARMS WITH BATTERY BACKUP INSIDE EACH BEDROOM AND CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO SLEEPING AREAS. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREA OF THE UNIT.
5. INTERIOR FINISHES SHALL COMPLY WITH IBC CHAPTER 8.
6. PANIC HARDWARE SHALL BE PROVIDED ON SWINGING DOORS ON GROUP H OCCUPANCY AND SWINGING DOORS SERVING ROOMS OR SPACES WITH OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, MUST BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE, THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.
8. SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AS SHOWN:
    1. EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA SHALL BE IDENTIFIED BY A SIGN STATING "AREA OF REFUGE"
    2. EACH DOOR PROVIDING ACCESS TO AN EXTERIOR AREA FOR ASSISTED RESCUE SHALL BE IDENTIFIED BY A SIGN STATING "EXTERIOR AREA FOR ASSISTED RESCUE"
    3. SIGNAGE SHALL COMPLY WITH ICC A117.1 REQUIREMENTS FOR VISUAL CHARACTERS AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. WHERE EXIT SIGN ILLUMINATION IS REQUIRED BY SECTION 1013.3, THE SIGNS SHALL BE ILLUMINATED. ADDITIONALLY, VISUAL CHARACTERS, RAISED CHARACTER AND BRAILLE SIGNAGE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE AND EXTERIOR AREA FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1013.4.
9. DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF ALL OTHER MEANS OF EGRESS AND WHICH OF THOSE ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT THE FOLLOWING:
    a. AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
    b. AT ELEVATOR LANDINGS.
    c. WITHIN AREAS OF REFUGE.

ACCESSIBLE MEANS OF EGRESS

1. THE ACCESSIBLE MEANS OF EGRESS SYSTEM CONSISTS OF THE FOLLOWING:
A. ACCESSIBLE ROUTE - SAME AS PATH OF EGRESS (INDICATED IN LEGEND AND SHOWN BY SYMBOL)
B. ELEVATOR IS REQUIRED PER IBC 1009 ONE ELEVATOR IS REQUIRED ACCESSIBLE MEANS OF EGRESS AND IS COMPLYING WITH SECTION 1009.4 EXCEPTION#2
C. INTERIOR STAIRWAYS: INTERIOR STAIRWAY COMPLY WITH IBC 1009.3 EXCEPTION #2 AND #5



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

SIGNAGE LEGEND

EXIT		OVERHEAD EMERGENCY EXIT SIGN
F.E.C.	2/G3.5	FIRE EXTINGUISHER CABINET
3	3/G2.1 12/G2.1	ROOM IDENTIFICATION SIGNAGE
5	5/G2.1	STAIRWAY IDENTIFICATION SIGNAGE
6	6/G2.1	EXIT STAIR SIGNAGE
7	7/G2.1	MAXIMUM OCCUPANCY SIGNAGE
8	8/G2.1	EXIT IDENTIFICATION SIGN
10	10/G2.1	ACCESSIBLE RESTROOM SIGNAGE

FIRE LEGEND

← —	EGRESS TRAVEL DISTANCE
	1 HOUR FIRE BARRIER (WALL TO EXTEND FROM TOP OF FLOOR ASSEMBLY TO THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY ABOVE)
EXIT	EXIT SIGN
F.E.C.	FIRE EXTINGUISHER CABINET

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
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NORTH SALT LAKE, UT 84054

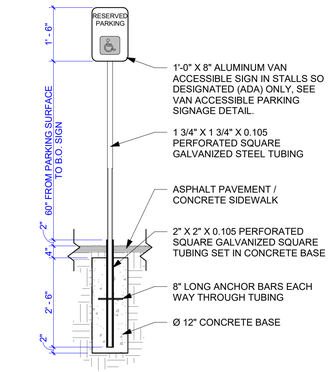
SHEET NAME LIFE SAFETY PLAN

SHEET # G1.3

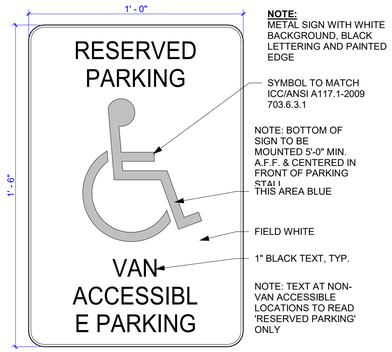
STAMP

REVISIONS

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15 TYPICAL ADA PARKING SIGNAGE
1/2" = 1'-0"

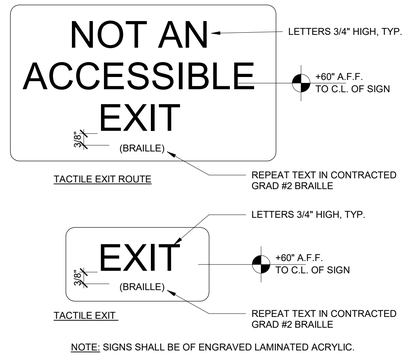


16 VAN ACCESSIBLE PARKING SIGNAGE
3" = 1'-0"

NOTE:
1. RED LETTER ON A WHITE REFLECTIVE BACKGROUND. SIGN TO BE MARKED PERMANENT.
2. SIGNS TO COMPLY WITH FIGURE D103.6 OF I.F.C. APPENDIX D.
3. PROVIDE INDICATING ARROWS AS REQUIRED PER SITE.



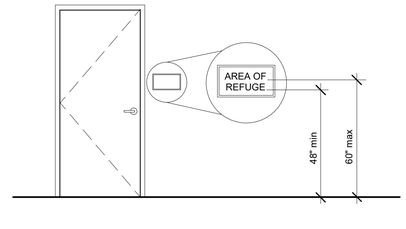
17 FIRE LANE SIGN
3" = 1'-0"



NOTE: SIGNS SHALL BE OF ENGRAVED LAMINATED ACRYLIC.

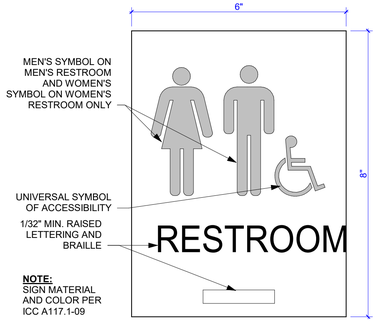
18 SIGN TACTILE EXIT
6" = 1'-0"

NOTE: WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT - HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE AT THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

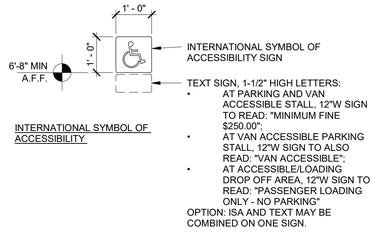


HEIGHT OF TACTILE CHARACTERS ABOVE FLOOR OR GROUND

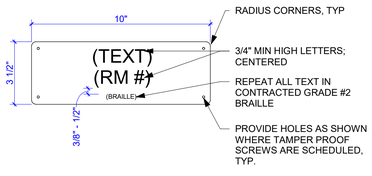
19 ADA - SIGNAGE MOUNTING LOCATION
3/8" = 1'-0"



10 ACCESSIBLE RESTROOM SIGNAGE
6" = 1'-0"

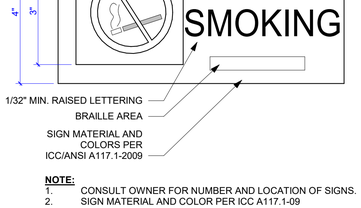


11 SIGN INTERNATIONAL SYMBOL OF ACCESSIBILITY
1/2" = 1'-0"



NOTE:
1. SIGN TYPE IS ENGRAVED LAMINATED ACRYLIC
2. ROOM NAMES AND NUMBERS PER SIGNAGE SCHEDULE.
3. MOUNT AT +5'-0" A.F.F. TO CENTERLINE OF SIGN.
4. FOR ROOM NAMES LONGER THAN SPACE ALLOWED, INCREASE SIGN HEIGHT IN 1-INCH INCREMENTS AND ADD LINES OF TEXT AS NEEDED.

12 ROOM IDENTIFICATION SIGN
3" = 1'-0"

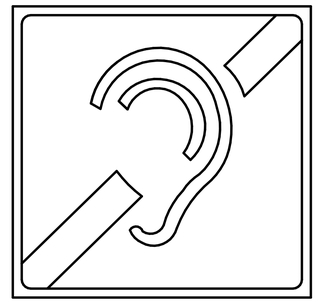


NOTE:
1. CONSULT OWNER FOR NUMBER AND LOCATION OF SIGNS.
2. SIGN MATERIAL AND COLOR PER ICC A117.1-09

13 NO SMOKING SIGN
6" = 1'-0"

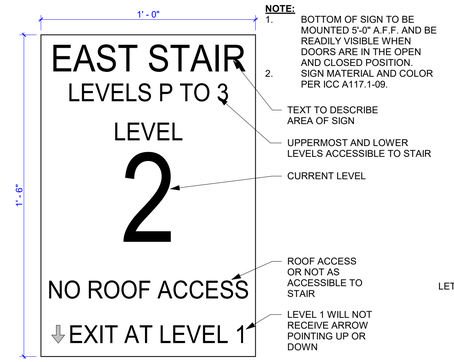


14 HAZARDOUS CHEMICALS SIGNAGE
3" = 1'-0"

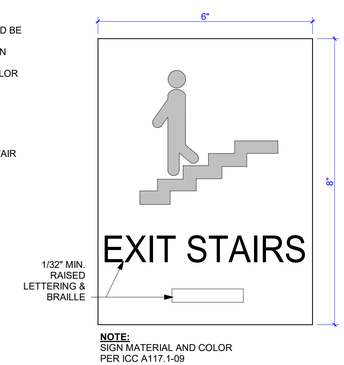


ASSISTIVE LISTENING SYSTEMS NOTES:
1. ASSISTIVE LISTENING SYSTEM SHALL PROVIDE AN AMPLIFICATION SYSTEM UTILIZING TRANSMITTERS, RECEIVERS, AND COUPLING DEVICES TO BYPASS THE ACOUSTICAL SPACE BETWEEN A SOUND SOURCE AND A LISTENER BY MEANS OF INDUCTION LOOP, RADIO FREQUENCY, INFRARED, OR DIRECT-WIRED EQUIPMENT.
2. PROVIDE A MINIMUM NUMBER OF RECEIVERS EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT UN NO CASE LESS THAN TWO.
3. TWENTY-FIVE PERCENT MINIMUM OF RECEIVERS FOR ASSISTIVE LISTENING SYSTEMS, BUT NO FEWER THAN TWO, SHALL BE HEARING AID COMPATIBLE WITH EXCEPT WHEN ALL SEATS IN AN ASSEMBLY ARE SERVED BY MEANS OF IN INDUCTION LOOP.
4. WHEN ASSISTIVE LISTENING SYSTEMS ARE LIMITED TO SPECIFIC AREAS OR SEATS, SUCH AREAS OR SEATS SHALL BE WITHIN A 50-FOOT VIEWING DISTANCE OF THE STAGE OR PLAYING AREA AND SHALL HAVE A COMPLETE VIEW OF THE STAGE OR PLAYING AREA.
5. PORTABLE ASSISTIVE LISTENING SYSTEMS MAY SERVE MORE THAN ONE CONFERENCE OR MEETING ROOMS IF AN ADEQUATE NUMBER OF ELECTRICAL OUTLETS OR OTHER SUPPLEMENTARY WIRING IS PROVIDED AND PERMANENTLY INSTALLED SYSTEMS ARE NOT REQUIRED.
6. RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A 1/8" STANDARD MONO JACK.
7. RECEIVERS REQUIRE TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS.
8. ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL FROM 110-118 dB WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 dB.
9. SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 dB MINIMUM.
10. PEAK CLIPPING SHALL NOT EXCEED 18 dB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH.
11. WHERE A BUILDING CONTAINS MORE THAN ONE ASSEMBLY AREA UNDER ONE MANAGEMENT, THE TOTAL NUMBER OF REQUIRED RECEIVERS MAY BE CALCULATED USING TOTAL NUMBER OF SEATS IN THE ASSEMBLY AREAS PROVIDED THAT ALL RECEIVERS ARE USABLE WITH ALL SYSTEMS.ALL BODY PACK RECEIVERS ARE AGILE AND CAN BE EASILY CONFIGURED TO BE USED IN 3 DIFFERENT GROUPS (IE, CONFERENCE ROOM, TRAINING ROOM, READY ROOM) OR ALL AS ONE GROUP.
12. PERMANENTLY INSTALLED ASSISTIVE LISTENING SYSTEMS ARE REQUIRED IN AREAS IF (1) THEY HAVE FIXED SEATING AND (2A) THEY ACCOMMODATE AT LEAST 50 PERSONS OR (2B) THEY HAVE AUDIO AMPLIFICATION SYSTEMS, EXCEPT THOSE USED EXCLUSIVELY FOR PAGING AND/ OR BACKGROUND MUSIC.

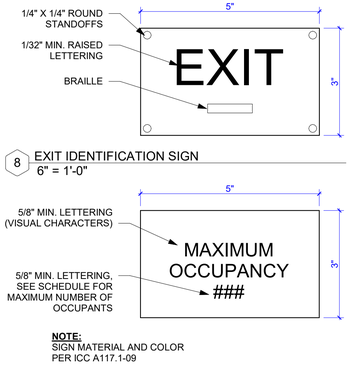
4 ALS SIGNAGE & NOTES
1/2" = 1'-0"



5 STAIRWAY IDENTIFICATION SIGNAGE
3" = 1'-0"

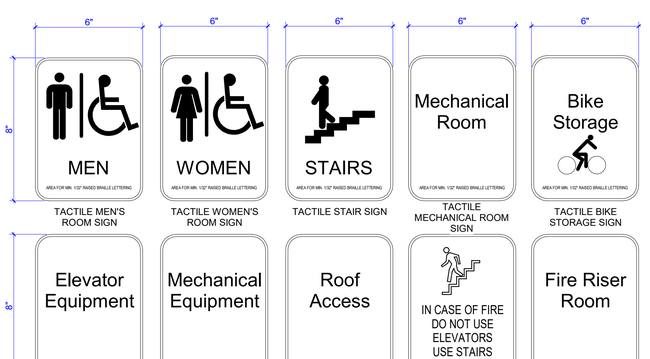


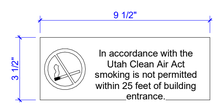
6 EXIT STAIR SIGNAGE
6" = 1'-0"



8 EXIT IDENTIFICATION SIGN
6" = 1'-0"

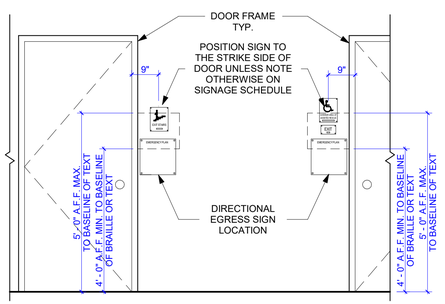
7 MAXIMUM OCCUPANCY SIGNAGE
6" = 1'-0"



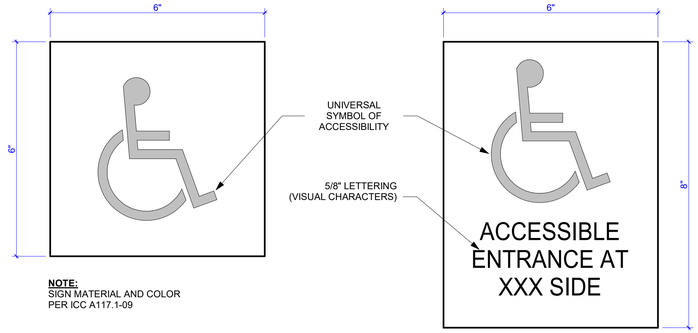


NO SMOKING SIGN

3 IDENTIFICATION SIGNAGE
3" = 1'-0"



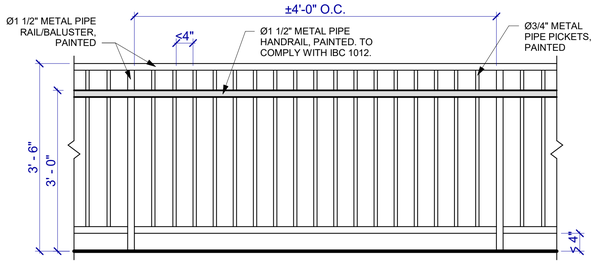
1 TYPICAL SIGNAGE MOUNTING LOCATION
1/2" = 1'-0"



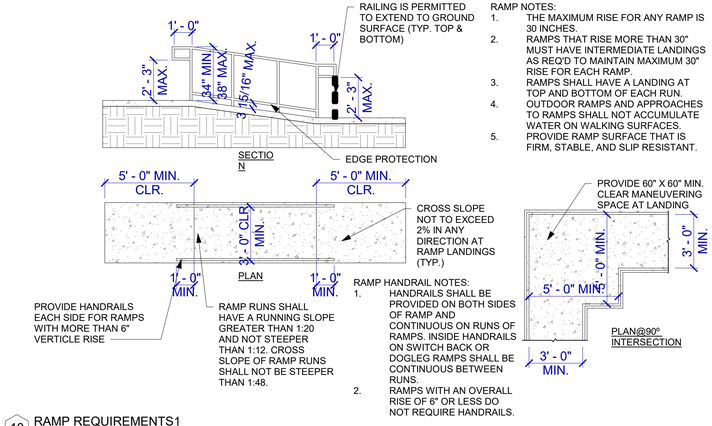
2 ACCESSIBLE AND INACCESSIBLE BUILDING SIGNAGE
6" = 1'-0"

PROJECT # 21-044
ISSUE DATE SEPTEMBER 29, 2021
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1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054
SHEET NAME SIGNAGE DETAILS
SHEET # G2.1
STAMP
REVISIONS # REVISION DATE
CONSULTANT

HIVE DESIGN GROUP
WWW.HIVEDESIGNGROUP.COM + (406) 548-4792 + 7598 MAIN STREET, MIDVALE, UT 84047



11 TYPICAL GUARDRAIL DETAIL1
3/4" = 1'-0"



RAMP NOTES:
1. THE MAXIMUM RISE FOR ANY RAMP IS 30 INCHES.
2. RAMPS THAT RISE MORE THAN 30" MUST HAVE INTERMEDIATE LANDINGS AS REQ'D TO MAINTAIN MAXIMUM 30" RISE FOR EACH RAMP.
3. RAMPS SHALL HAVE A LANDING AT TOP AND BOTTOM OF EACH RUN.
4. OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL NOT ACCUMULATE WATER ON WALKING SURFACES.
5. PROVIDE RAMP SURFACE THAT IS FIRM, STABLE, AND SLIP RESISTANT.

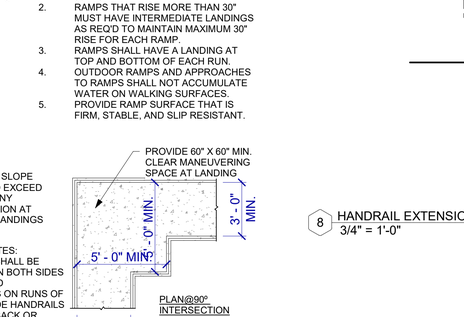
RAMP HANDRAIL NOTES:
1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP AND CONTINUOUS ON RUNS OF RAMPS. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG RAMPS SHALL BE CONTINUOUS BETWEEN RUNS.
2. RAMPS WITH AN OVERALL RISE OF 6" OR LESS DO NOT REQUIRE HANDRAILS.

10 RAMP REQUIREMENTS1
1/4" = 1'-0"

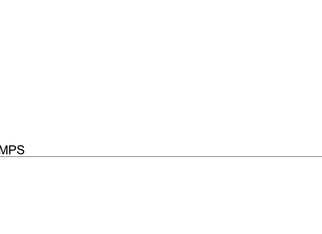
NOTE:
1. ANY WALKING SURFACE WITH A SLOPE GREATER THAN 5% IS A RAMP AND SHALL COMPLY WITH GUIDELINES FOR RAMPS.
2. RAMP SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
3. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33%, MAXIMUM CROSS SLOPE 2%.
4. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36" MINIMUM.
5. THE RISE OF ANY RAMP RUN SHALL BE 30" MAXIMUM.
6. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE RAMP. THE LANDING LENGTH SHALL BE 60" MIN. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF 60"x60" MINIMUM.
7. RAMP RUNS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES COMPLYING WITH ADAAG REQUIREMENTS.

6 RAMP REQUIREMENTS
1/2" = 1'-0"

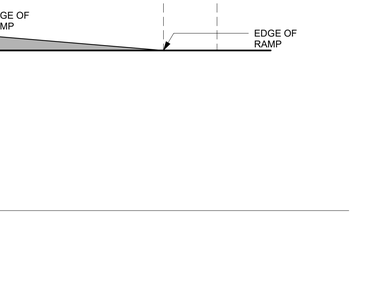
1 ACCESS CURB RAMP
3/4" = 1'-0"



2 ACCESS RAMP
3/4" = 1'-0"

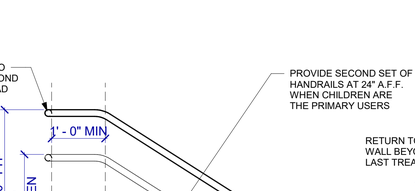


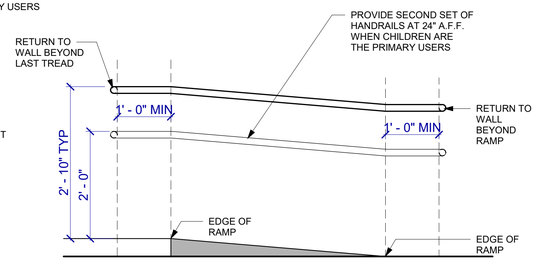
3 GRATE DETAIL
1" = 1'-0"



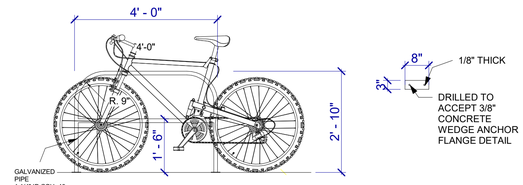
1. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
2. FLOOR SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
3. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS.
4. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
5. PARKING SPACES FOR VANS AND ACCESS AISLES SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM.
6. EACH ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED BLUE.

4 ADA PARKING REQIREMENTS
1" = 10'-0"





8 HANDRAIL EXTENSIONS AT STAIRS AND RAMPS
3/4" = 1'-0"



RACK MUST BE SECURELY ANCHORED TO A FLAT LEVEL CONCRETE BASE. WELDING SHALL BE 100% AND WELDED W/ 1/4" FILLET WELDS. SHALL BE TREATED W/ COLD GALVANIZING. FLANGE PLATE SHALL BE CENTERED AND 90 DEGREES TO THE FRAME. ALL WELDS, FLANGE PLATES AND AREAS WITHIN 2" OF THE WELD. ALL RACKS SHALL BE ANCHORED TO THE CONC. SURFACE USING FOUR 3/8" X 3 "RAWL BOLT" TYPE ANCHORS OR THE RACK LEGS MAY BE SET IN CONC. 18" DEEP BY 1' WIDE. OR ANCHORED TO A STANDARD "PIN-DOWN" CURBING. GENERAL LOCATIONS WITHIN 50' OF THE MAIN ENTRY. WHERE CLEARLY VISIBLE BY PASSING PEDESTRIANS OR BUILDING OCCUPANTS. SO THEY DON'T IMPEDE ACCESS BY OTHERS, INCLUDING PEDESTRIANS AND WHEELCHAIR USERS. LOCATION IF ON PUBLIC OR PRIVATE WALKWAYS NEAR CURB WITH OTHER SIDEWALK FURNISHINGS SUCH AS TREES OR PARKING METERS BUT FAR ENOUGH FROM THE CURB SO THAT PARKING VEHICLES WILL NOT HIT THE BICYCLE WITH THEIR BUMPER OR DOOR. 72" OF CLEAR SPACE MUST BE PRESERVED FOR DOWNTOWN SIDEWALKS, 60" CLEAR SPACE ON ALL OTHERS.

12 SITE - BIKE RACK - EXTERIOR1
1/2" = 1'-0"

7 ADA SURFACE REQUIRMENTS
3/4" = 1'-0"

9 ADA VAN PARKING SPACE LAYOUT1
1/4" = 1'-0"

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NORTH SALT LAKE, UT 84054

SHEET NAME: ACCESSIBILITY DETAILS SITE

SHEET #: G2.2

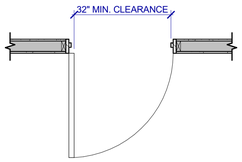
STAMP

#	REVISION	DATE

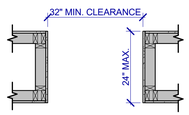
REVISIONS

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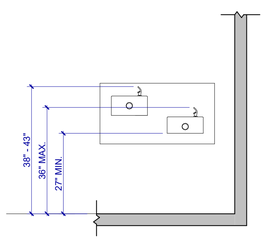
HIVE DESIGN GROUP L.L.C. + 7598 MAIN STREET, MIDVALE, UT, 84047 + (406) 548-4792 + WWW.HIVEDESIGNGROUP.COM +



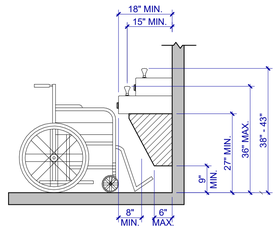
8 CLEAR DOORWAY WIDTH - HINGED
1/2" = 1'-0"



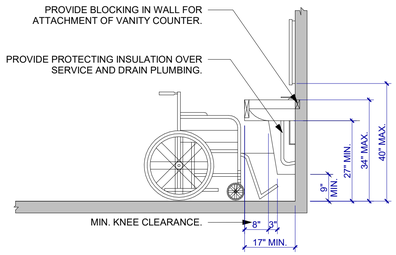
9 CLEAR DOORWAY WIDTH - MAX. DEPTH
1/2" = 1'-0"



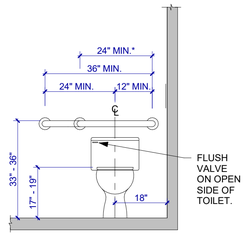
3 FRONT DRINKING FOUNTAIN1
1/2" = 1'-0"



4 DRINKING FOUTAIN SIDE VIEW1
1/2" = 1'-0"



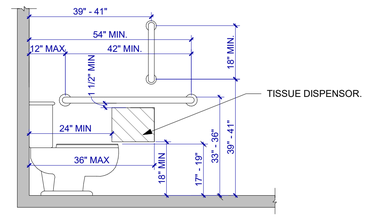
5 VANITY DETAIL
1/2" = 1'-0"



*24" MIN. WHERE WALL SPACE DOES NOT PERMIT A 36" GRAB BAR AS PER ANSI 117.1-2003 SECTION 604.5.2.

NOTE: SOLID BLOCKING REQUIRED FOR GRAB BARS. GRAB BARS TO SUPPORT 250# FORCE

6 WATER CLOSET - FRONT VIEW
1/2" = 1'-0"



NOTE: SOLID BLOCKING REQUIRED FOR GRAB BARS AND TISSUE DISPENSOR.

7 WATER CLOSET - SIDE VIEW
1/2" = 1'-0"

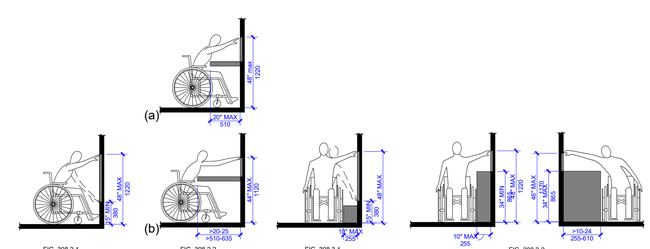
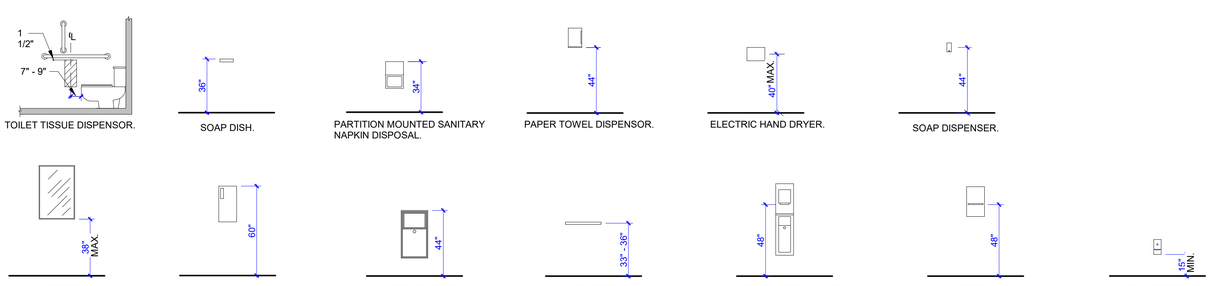


FIG. 308.2.1 UNOBSTRUCTED FORWARD REACH
FIG. 308.2.2 OBSTRUCTED HIGH FORWARD REACH
FIG. 308.3.1 UNOBSTRUCTED SIDE REACH
FIG. 308.3.2 OBSTRUCTED HIGH SIDE REACH

1 TYPICAL REACH RANGES
1/4" = 1'-0"



2 MOUNTING HEIGHTS AND TOILET ROOM ACCESSORIES
1/4" = 1'-0"

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NORTH SALT LAKE, UT 84054

HIVE DESIGN GROUP + 7598 MAIN STREET, MIDVALE, UT 84047 + (406) 548-4792 + WWW.HIVEDESIGNGROUP.COM

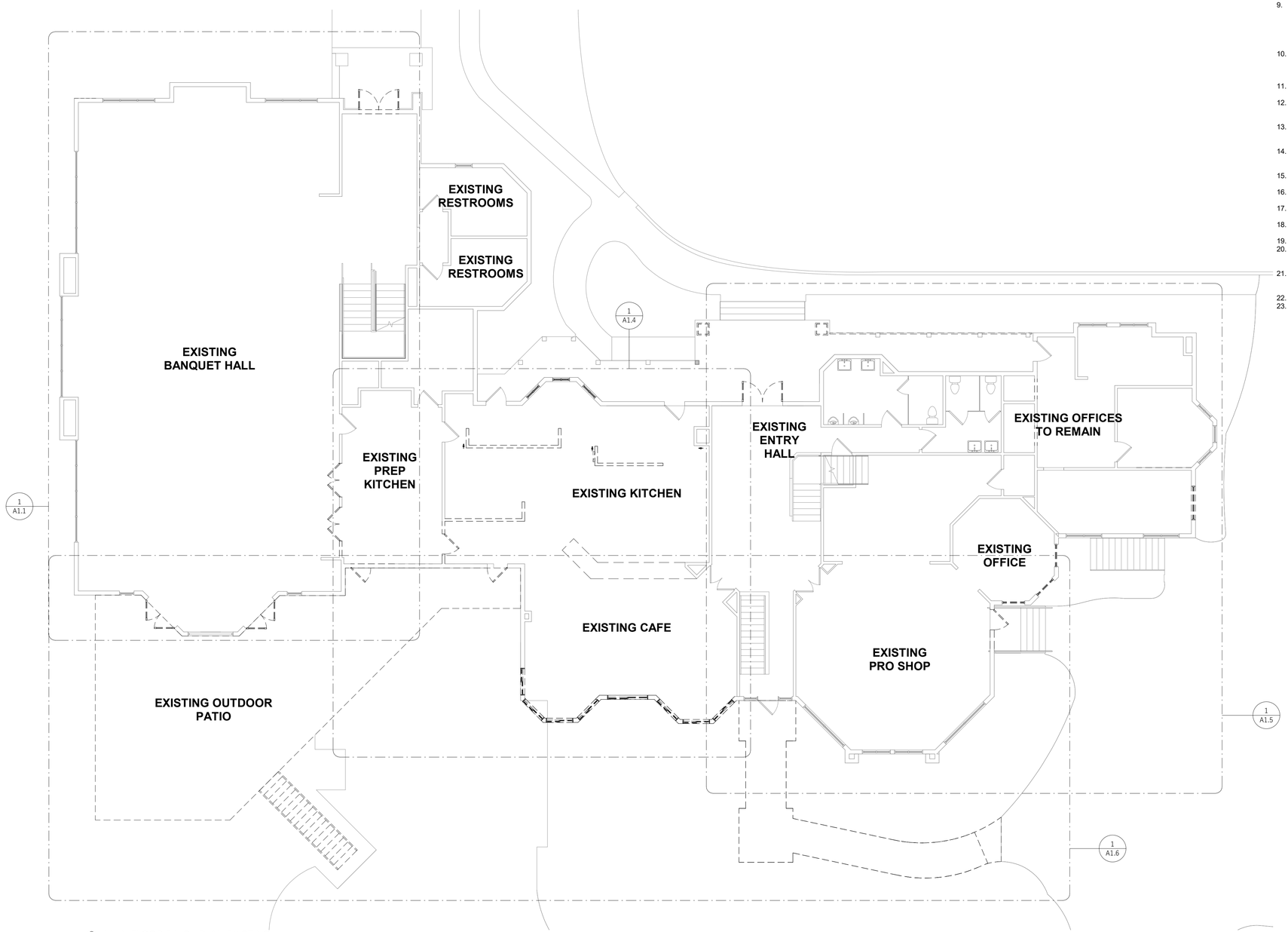
SHEET NAME ACCESSIBILITY DETAILS

SHEET # G2.3

STAMP

REVISIONS

CONSULTANT



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

DEMOLITION GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS.
3. PLANS ARE DIAGRAMMATIC AND PROVIDED TO SHOW INTENT ONLY, U.N.O.
4. CONTRACTOR TO COORDINATE SCHEDULE IN INSTANCES WHERE THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS THROUGHOUT THE COURSE OF CONSTRUCTION.
5. CONTRACTOR TO MINIMIZE LOUD AND DISRUPTIVE WORK TO OFF HOURS OR OTHER TIMES AS APPROVED BY THE OWNER.
6. CONTRACTOR TO COORDINATE WITH OWNER AT LEAST 24 HOURS PRIOR TO ANY DISRUPTION OF UTILITIES.
7. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION TO REMAIN SAFE AND CLEAN FOR BUILDING OCCUPANTS AND CONSTRUCTION WORKERS. OCCUPIED AREAS ADJACENT TO PROJECT WORK AREAS SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
8. SITE VISIT REQUIRED FOR DEMOLITION SUB CONTRACTOR PRIOR TO THE FIRST SCHEDULED DATE OF DEMOLITION. DEMOLITION SUB IS EXPECTED TO BECOME FAMILIAR WITH PROJECT PARAMETERS, CONDITIONS, AND CONSTRAINTS UNDER WHICH THE WORK IS TO BE EXECUTED, ANY QUESTIONS REGARDING SCOPE OF WORK AND THE WORK REQUIRED TO COMPLETELY REMOVE ALL MATERIAL REQUIRED TO FACILITATE ALL NEW CONSTRUCTION AS PER PLAN TO BE ANSWERED PRIOR TO SCHEDULED DEMOLITION.
9. CONTRACTOR TO PROVIDE TEMPORARY PROTECTION, SUPPORT, BRACING SEALING, AND CAPPING OF EXISTING PARTITIONS, CEILINGS, PIPES, DUCTS, CONDUIT, ETC., SHOWN TO BE PARTIALLY DEMOLISHED. TEMPORARY WORK MUST KEEP THE PARTIALLY DEMOLISHED WORK STABILIZED. WHERE EXISTING CONSTRUCTION IS SHOWN TO BE PARTIALLY DEMOLISHED, EXTEND DEMOLITION A MINIMAL DISTANCE REQUIRED FOR THE NEW CONSTRUCTION.
10. CONTRACTOR TO ISOLATE ALL ADJACENT AREAS FROM DUST AND DEMOLITION DEBRIS BY PROVIDING 6 MIL. PLASTIC ON 2x4 16" O.C. DUST PARTITION TO THE UNDERSIDE OF ROOF STRUCTURE OR CEILING. RELOCATE OR PROVIDE ADDITIONAL DUST PARTITIONS AS REQUIRED TO ACCOMODATE ALL PHASES OF DEMOLITION.
11. CONTRACTOR TO COVER AND PROTECT EXISTING THROUGH WALL MECHANICAL UNITS DURING DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR TO PATCH AND REPAIR ALL PENETRATIONS OF EXISTING FLOORS AND FIRE RATED WALL OR SMOKE ASSEMLIES TO MAINTAIN THE EXISTING FIRE AND/OR SMOKE RATING AS REQUIRED BY CODE.
13. CONTRACTOR TO VERIFY THAT ALL SLEEVES, CONDUIT, WIREWAYS, CABLE TRAYS, PIPES, DUCTWORK, ETC. ARE FIRE SEALED TIGHT TO WALL OR FLOOR PENETRATIONS AS REQUIRED BY CODE.
14. EXISTING FLOOR PENETRATIONS, WHERE PIPING, DUCTWORK, CONDUIT OR OTHER ITEMS HAVE BEEN REMOVED DURING DEMOLITION TO BE FILLED TO MATCH THE EXISTING SURROUNDING FLOOR AND REQUIRED FIRE RATINGS.
15. CONTRACTOR TO PROVIDE CONSTRUCTION BARRIERS AND OTHER SITE PROTECTION REQUIRED BY GOVERNING BODIES WITH AUTHORIZED JURISDICTION.
16. CONTRACTOR TO PROVIDE PROTECTION OF EXISTING INTERIOR WALLS FROM DUST, NOISE, DAMAGE, ETC. DURING DEMOLITION AND CONSTRUCTION.
17. WATER, WASTE, GAS, ELECTRICAL CONDUIT, AND ANY OTHER LINES NO LONGER TO BE USED ARE TO BE REMOVED AND CAPPED 1" BELOW TOP OF CONCRETE SLAB.
18. TERMINATE ROOF PENETRATION LINES 6" BELOW ROOF DECK. DO NOT CREATE NEW, OR REMOVE EXISTING ROOF PENETRATIONS AS PART OF STANDARD DEMOLITION.
19. SALVAGE MATERIALS ARE PROPERTY OF THE OWNER.
20. TEMPORARY STORAGE OF EQUIPMENT AND MATERIALS ON SITE IS TO BE UNDER THE DIRECTION OF THE OWNER. CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION AGAINST MOISTURE, IMPACT, AND ANY OTHER TYPE OF POTENTIAL DAMAGE.
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22. PRESERVE AND PROTECT ALL EXISTING STRUCTURAL FRAMING.
23. SEE ENLARGED PLANS FOR DIMENSIONS.

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

TAG LEGEND	
#	WALL TAG
#	DOOR TAG
X	WINDOW TAG

N

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME EXISTING/ DEMO MAIN LEVEL FLOOR PLAN

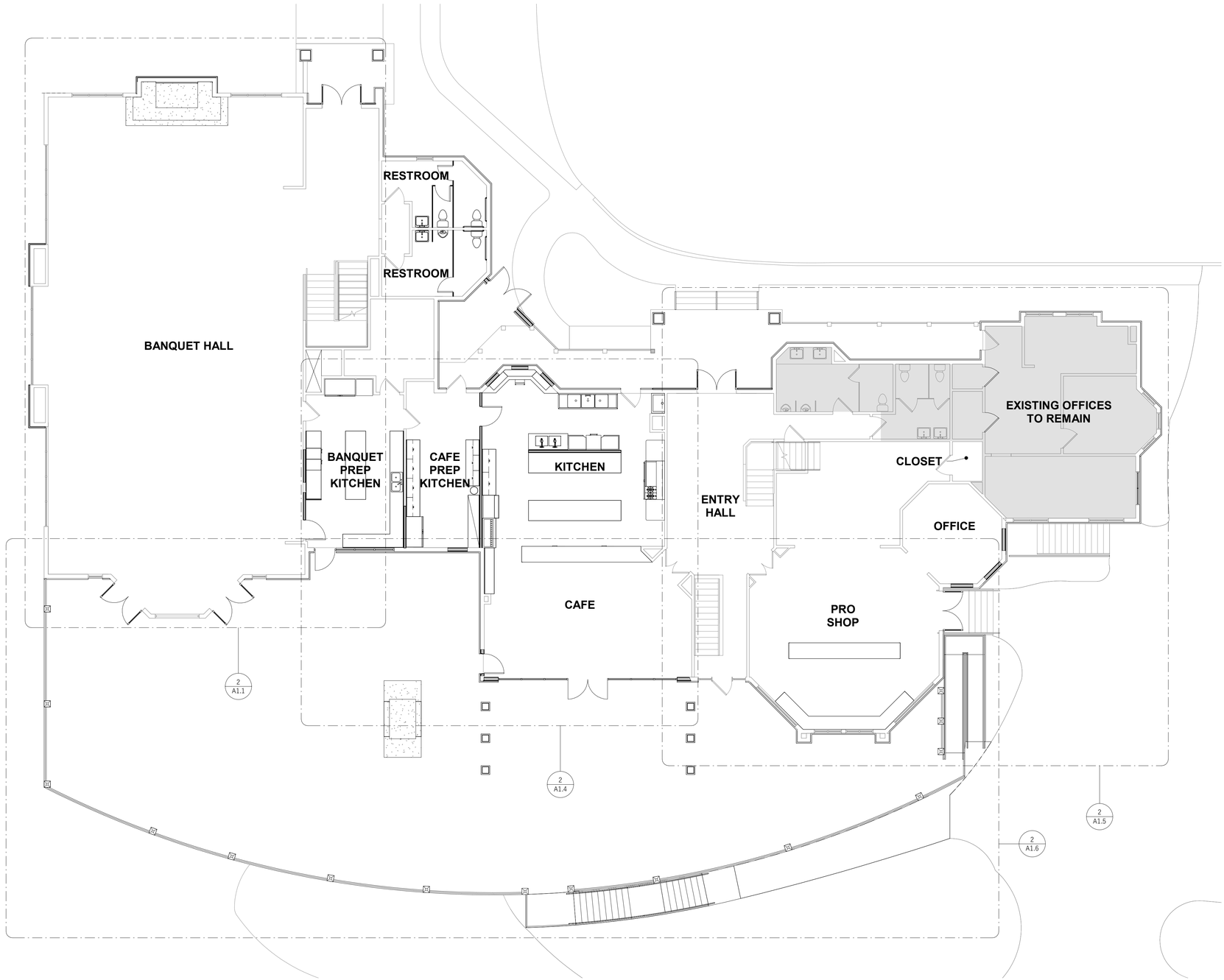
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REVISIONS

CONSULTANT

HIVE DESIGN GROUP 7598 MAIN STREET, MIDVALE, UT 84047 (406) 548-4792 WWW.HIVEDESIGNGROUP.COM



1 MAIN FLOOR FINISH PLAN NEW CONSTRUCTION
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS.
3. PLANS ARE DIAGRAMMATIC AND PROVIDED TO SHOW INTENT ONLY, U.N.O.
4. CONTRACTOR TO COORDINATE SCHEDULE IN INSTANCES WHERE THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS THROUGHOUT THE COURSE OF CONSTRUCTION.
5. CONTRACTOR TO MINIMIZE LOUD AND DISRUPTIVE WORK TO OFF HOURS OR OTHER TIMES AS APPROVED BY THE OWNER.
6. CONTRACTOR TO COORDINATE WITH OWNER AT LEAST 24 HOURS PRIOR TO ANY DISRUPTION OF UTILITIES.
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WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

TAG LEGEND

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- X — WINDOW TAG

N

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME MAIN LEVEL FLOOR PLAN

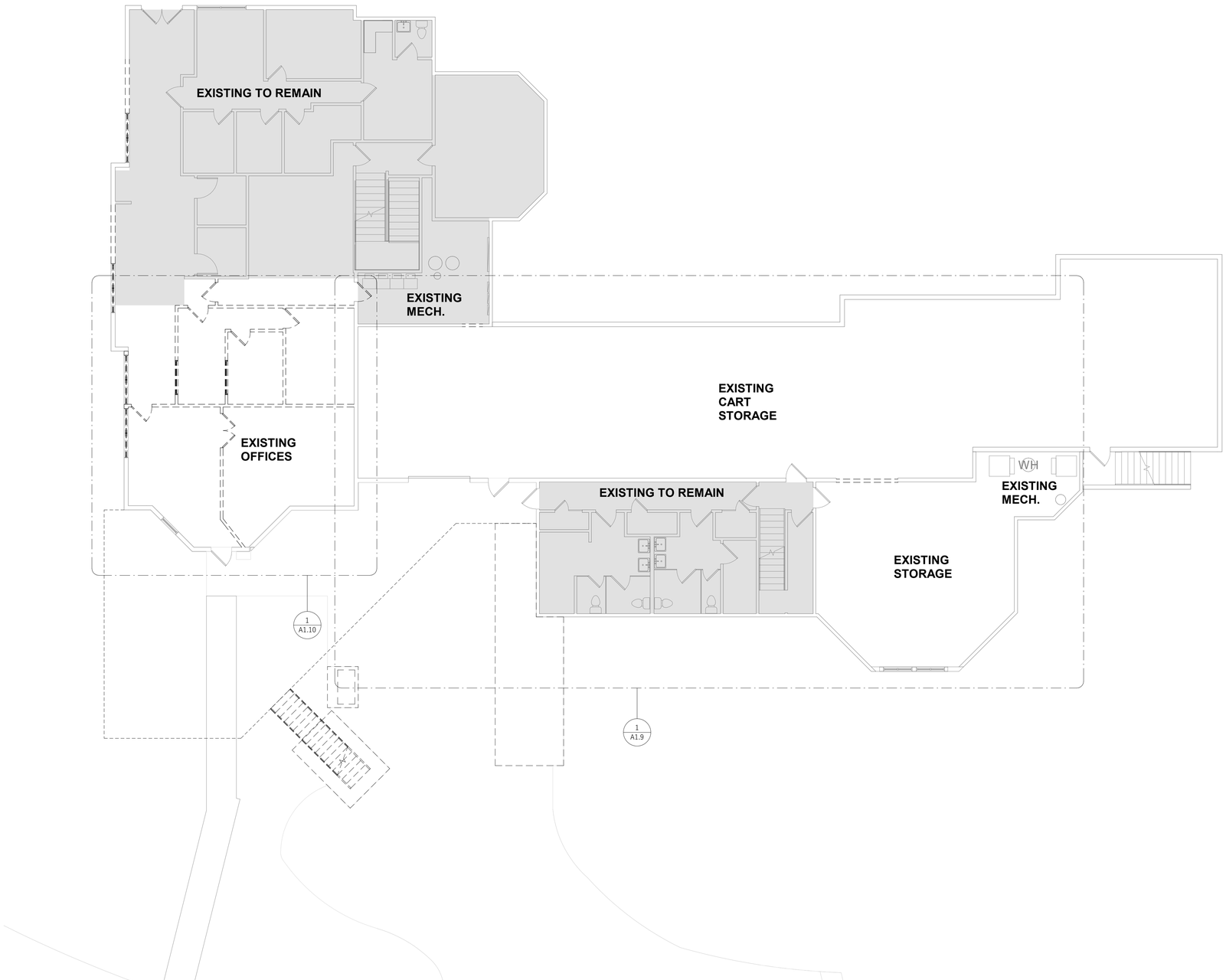
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REVISIONS

CONSULTANT

HIVE DESIGN GROUP 7598 MAIN STREET, MIDVALE, UT 84047 (406) 548-4792 WWW.HIVEDESIGNGROUP.COM



1 BASEMENT FLOOR PLAN EXISTING
1/8" = 1'-0"

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PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME EXISTING/ DEMO BASEMENT LEVEL FLOOR PLAN

SHEET # A0.3

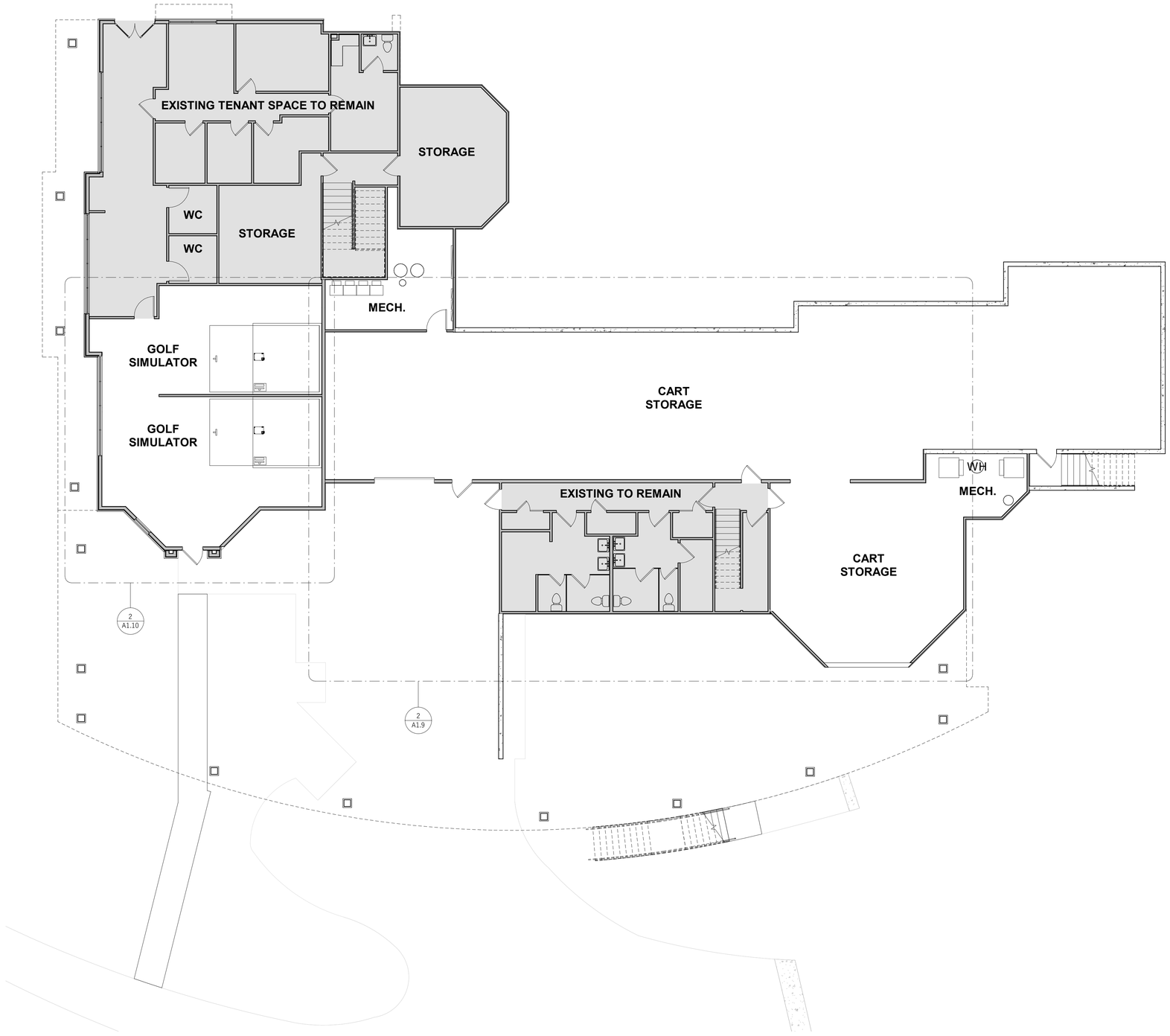
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REVISIONS

CONSULTANT

HIVE DESIGN GROUP

WWW.HIVEDESIGNGROUP.COM + (406) 548-4792 + 7598 MAIN STREET, MIDVALE, UT, 84047



1 BASEMENT FLOOR PLAN NEW CONSTRUCTION
1/8" = 1'-0"

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N

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME BASEMENT LEVEL FLOOR PLAN

SHEET # A0.4

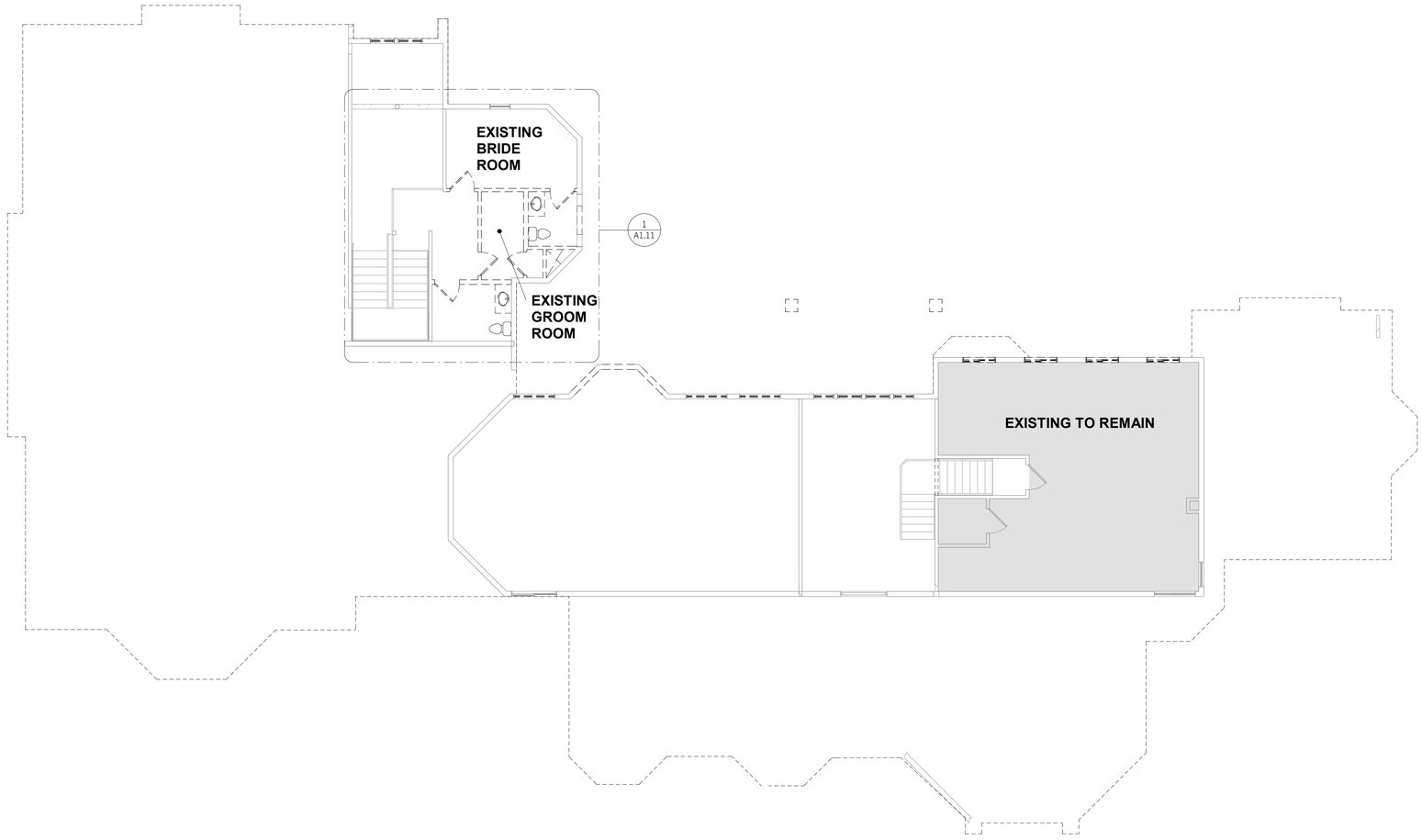
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REVISIONS

CONSULTANT

HIVE DESIGN GROUP

HIVE DESIGN GROUP L.L.C. + 7598 MAIN STREET, MIDVALE, UT, 84047 + (406) 548-4792 + WWW.HIVEDESIGNGROUP.COM +



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

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SHEET NAME EXISTING/ DEMO UPPER LEVEL FLOOR PLAN

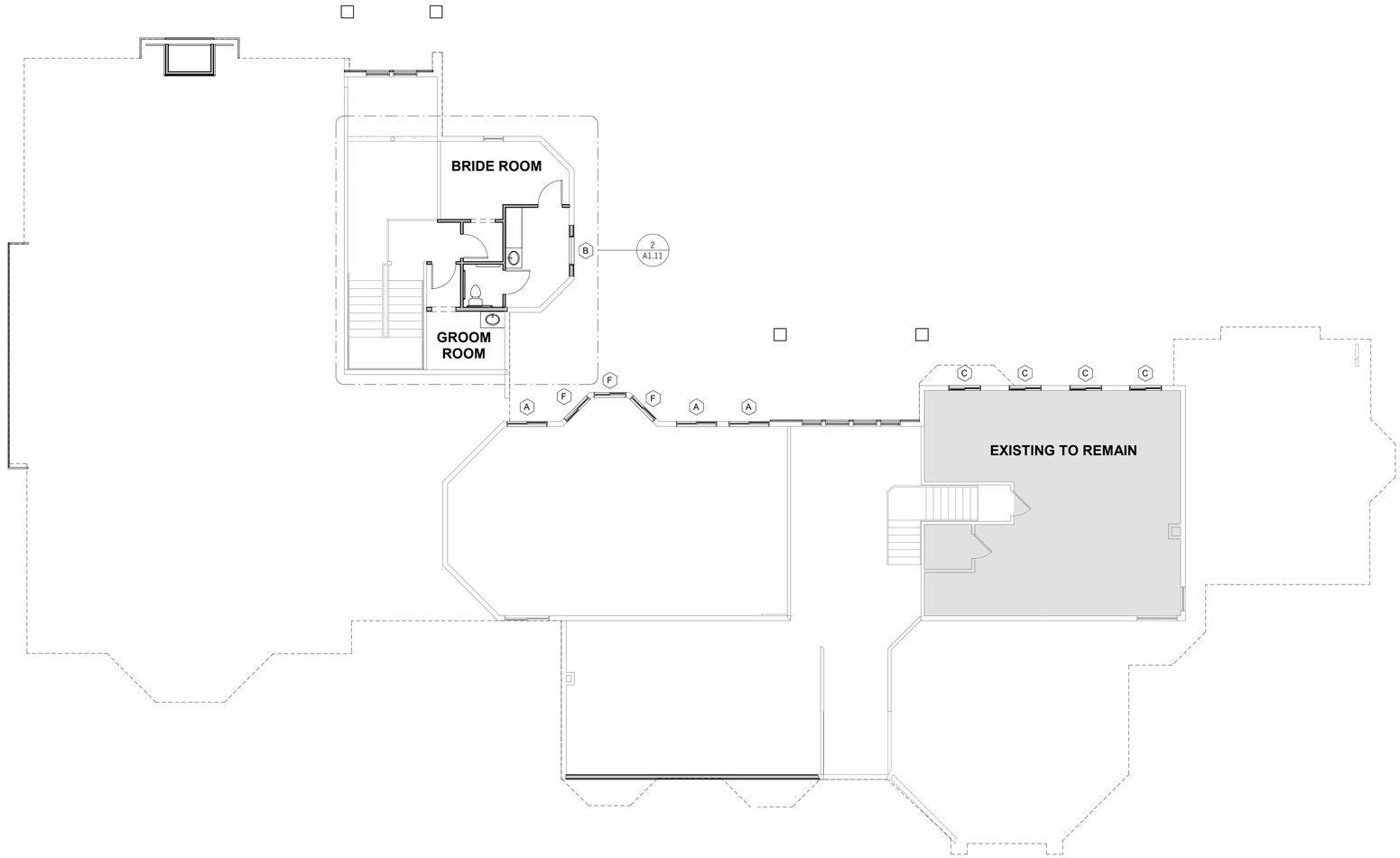
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CONSULTANT

HIVE DESIGN GROUP 7598 MAIN STREET, MIDVALE, UT 84047 (406) 548-4792 WWW.HIVEDESIGNGROUP.COM



1 UPPER FLOOR FINISH PLAN NEW CONSTRUCTION
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS.
3. PLANS ARE DIAGRAMMATIC AND PROVIDED TO SHOW INTENT ONLY, U.N.O.
4. CONTRACTOR TO COORDINATE SCHEDULE IN INSTANCES WHERE THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS THROUGHOUT THE COURSE OF CONSTRUCTION.
5. CONTRACTOR TO MINIMIZE LOUD AND DISRUPTIVE WORK TO OFF HOURS OR OTHER TIMES AS APPROVED BY THE OWNER.
6. CONTRACTOR TO COORDINATE WITH OWNER AT LEAST 24 HOURS PRIOR TO ANY DISRUPTION OF UTILITIES.
7. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION TO REMAIN SAFE AND CLEAN FOR BUILDING OCCUPANTS AND CONSTRUCTION WORKERS. OCCUPIED AREAS ADJACENT TO PROJECT WORK AREAS SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
8. SITE VISIT REQUIRED FOR DEMOLITION SUB CONTRACTOR PRIOR TO THE FIRST SCHEDULED DATE OF DEMOLITION. DEMOLITION SUB IS EXPECTED TO BECOME FAMILIAR WITH PROJECT PARAMETERS, CONDITIONS, AND CONSTRAINTS UNDER WHICH THE WORK IS TO BE EXECUTED. ANY QUESTIONS REGARDING SCOPE OF WORK AND THE WORK REQUIRED TO COMPLETELY REMOVE ALL MATERIAL REQUIRED TO FACILITATE ALL NEW CONSTRUCTION AS PER PLAN TO BE ANSWERED PRIOR TO SCHEDULED DEMOLITION.
9. CONTRACTOR TO PROVIDE TEMPORARY PROTECTION, SUPPORT, BRACING SEALING, AND CAPPING OF EXISTING PARTITIONS, CEILINGS, PIPES, DUCTS, CONDUIT, ETC., SHOWN TO BE PARTIALLY DEMOLISHED. TEMPORARY WORK MUST KEEP THE PARTIALLY DEMOLISHED WORK STABILIZED. WHERE EXISTING CONSTRUCTION IS SHOWN TO BE PARTIALLY DEMOLISHED, EXTEND DEMOLITION A MINIMAL DISTANCE REQUIRED FOR THE NEW CONSTRUCTION.
10. CONTRACTOR TO ISOLATE ALL ADJACENT AREAS FROM DUST AND DEMOLITION DEBRIS BY PROVIDING 6 MIL. PLASTIC ON 2x4 16" O.C. DUST PARTITION TO THE UNDERSIDE OF ROOF STRUCTURE OR CEILING. RELOCATE OR PROVIDE ADDITIONAL DUST PARTITIONS AS REQUIRED TO ACCOMODATE ALL PHASES OF DEMOLITION.
11. CONTRACTOR TO COVER AND PROTECT EXISTING THROUGH WALL MECHANICAL UNITS DURING DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR TO PATCH AND REPAIR ALL PENETRATIONS OF EXISTING FLOORS AND FIRE RATED WALL OR SMOKE ASSEMLIES TO MAINTAIN THE EXISTING FIRE AND/OR SMOKE RATING AS REQUIRED BY CODE.
13. CONTRACTOR TO VERIFY THAT ALL SLEEVES, CONDUIT, WIREWAYS, CABLE TRAYS, PIPES, DUCTWORK, ETC. ARE FIRE SEALED TIGHT TO WALL OR FLOOR PENETRATIONS AS REQUIRED BY CODE.
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15. CONTRACTOR TO PROVIDE CONSTRUCTION BARRIERS AND OTHER SITE PROTECTION REQUIRED BY GOVERNING BODIES WITH AUTHORIZED JURISDICTION.
16. CONTRACTOR TO PROVIDE PROTECTION OF EXISTING INTERIOR WALLS FROM DUST, NOISE, DAMAGE, ETC. DURING DEMOLITION AND CONSTRUCTION.
17. WATER, WASTE, GAS, ELECTRICAL CONDUIT, AND ANY OTHER LINES NO LONGER TO BE USED ARE TO BE REMOVED AND CAPPED 1" BELOW TOP OF CONCRETE SLAB.
18. TERMINATE ROOF PENETRATION LINES 6" BELOW ROOF DECK. DO NOT CREATE NEW, OR REMOVE EXISTING ROOF PENETRATIONS AS PART OF STANDARD DEMOLITION.
19. SALVAGE MATERIALS ARE PROPERTY OF THE OWNER.
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22. PRESERVE AND PROTECT ALL EXISTING STRUCTURAL FRAMING.
23. SEE ENLARGED PLANS FOR DIMENSIONS

FLOOR PLAN GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING U.N.O.
4. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
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WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

TAG LEGEND

- # — WALL TAG
- # — DOOR TAG
- X — WINDOW TAG

N

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME UPPER LEVEL FLOOR PLAN

SHEET # A0.6

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP | 7598 MAIN STREET, MIDVALE, UT 84047 | (406) 548-4792 | WWW.HIVEDESIGNGROUP.COM



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KEYED NOTES	
1	EXISTING ROOF TO BE DEMOLISHED

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

TAG LEGEND	
#	WALL TAG
#	DOOR TAG
X	WINDOW TAG

N

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME EXISTING/ DEMO ROOF LEVEL PLAN

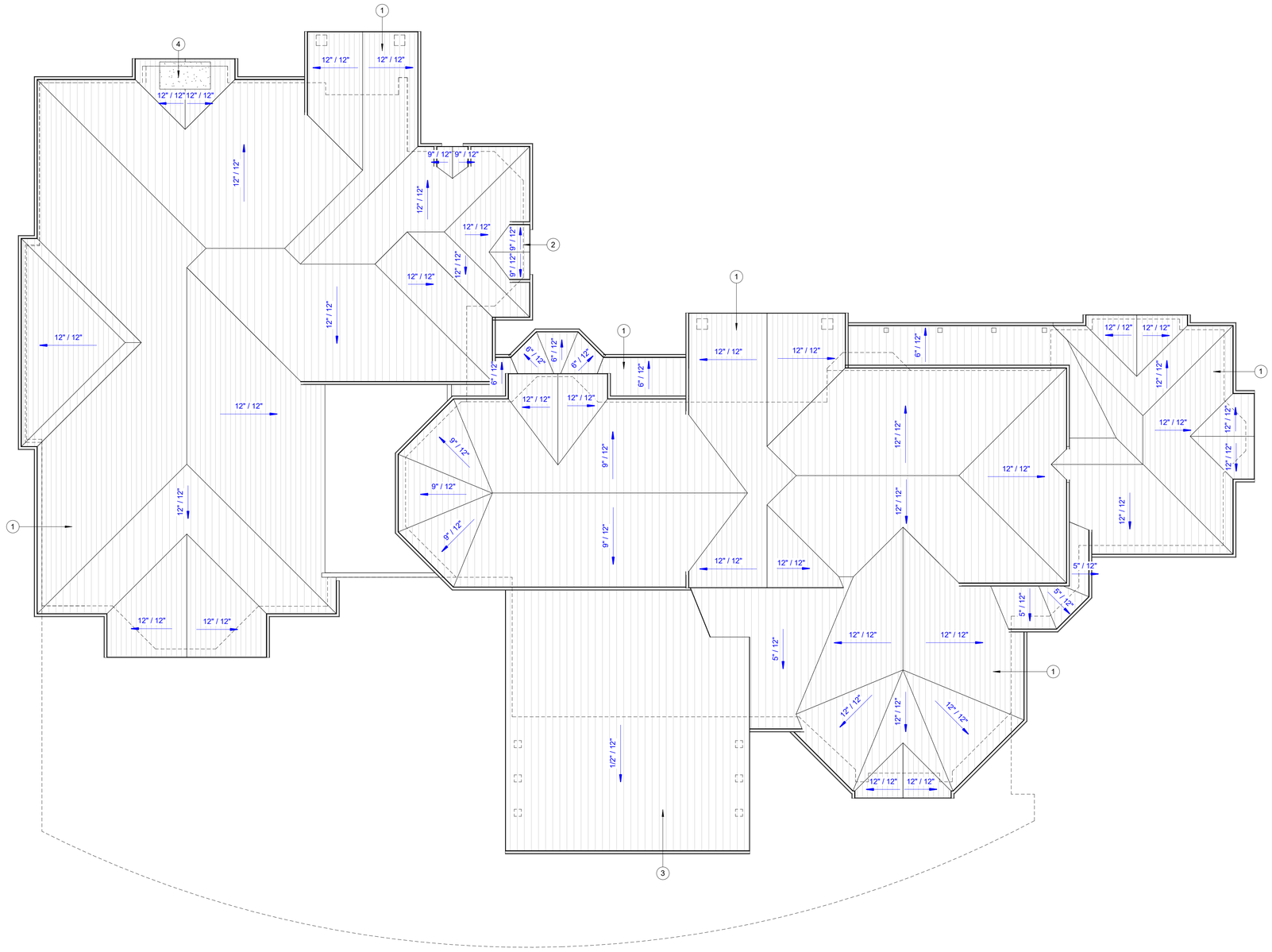
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REVISIONS

CONSULTANT

HIVE DESIGN GROUP + 7598 MAIN STREET, MIDVALE, UT, 84047 + WWW.HIVEDESIGNGROUP.COM +



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KEYED NOTES	
1	NEW STANDING SEAM METAL ROOF SYSTEM
2	NEW PITCHED ROOF WITH STANDING SEAM FINISH
3	NEW LOW SLOPE ROOF
4	NEW CHIMNEY

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

TAG LEGEND	
#	WALL TAG
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N

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

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NSL GC CLUB HOUSE
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NORTH SALT LAKE, UT 84054

SHEET NAME ROOF LEVEL PLAN

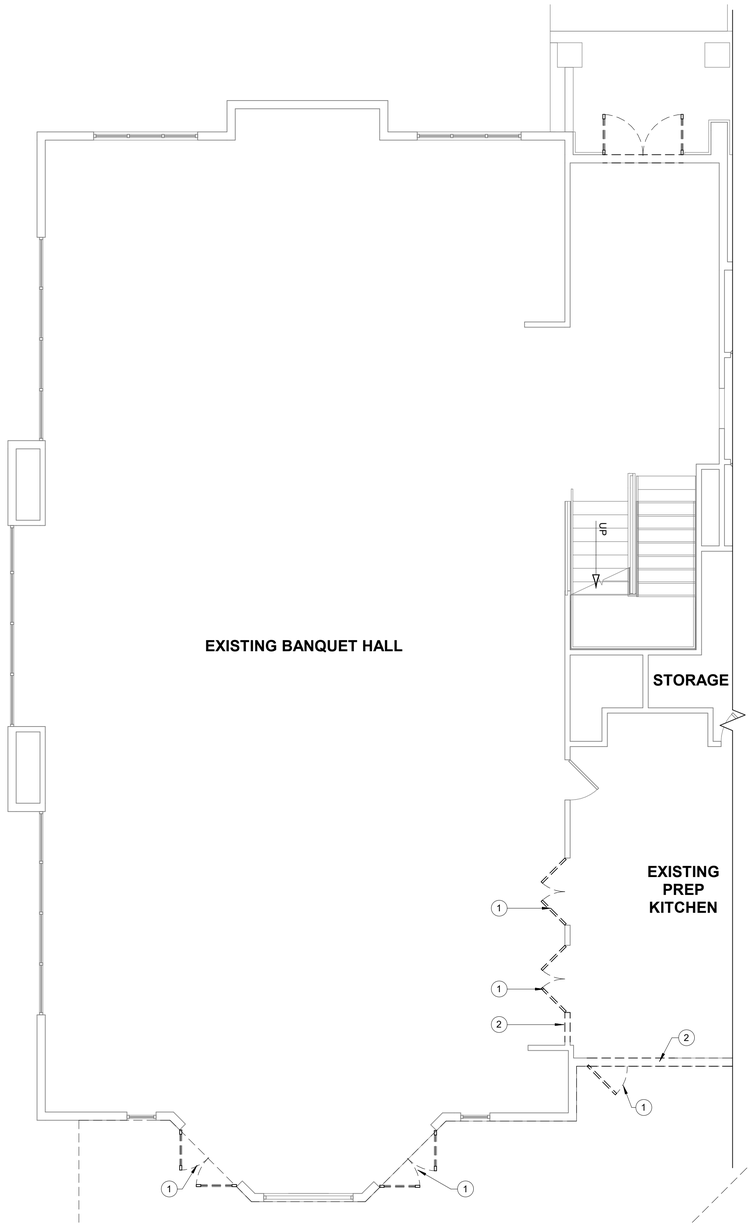
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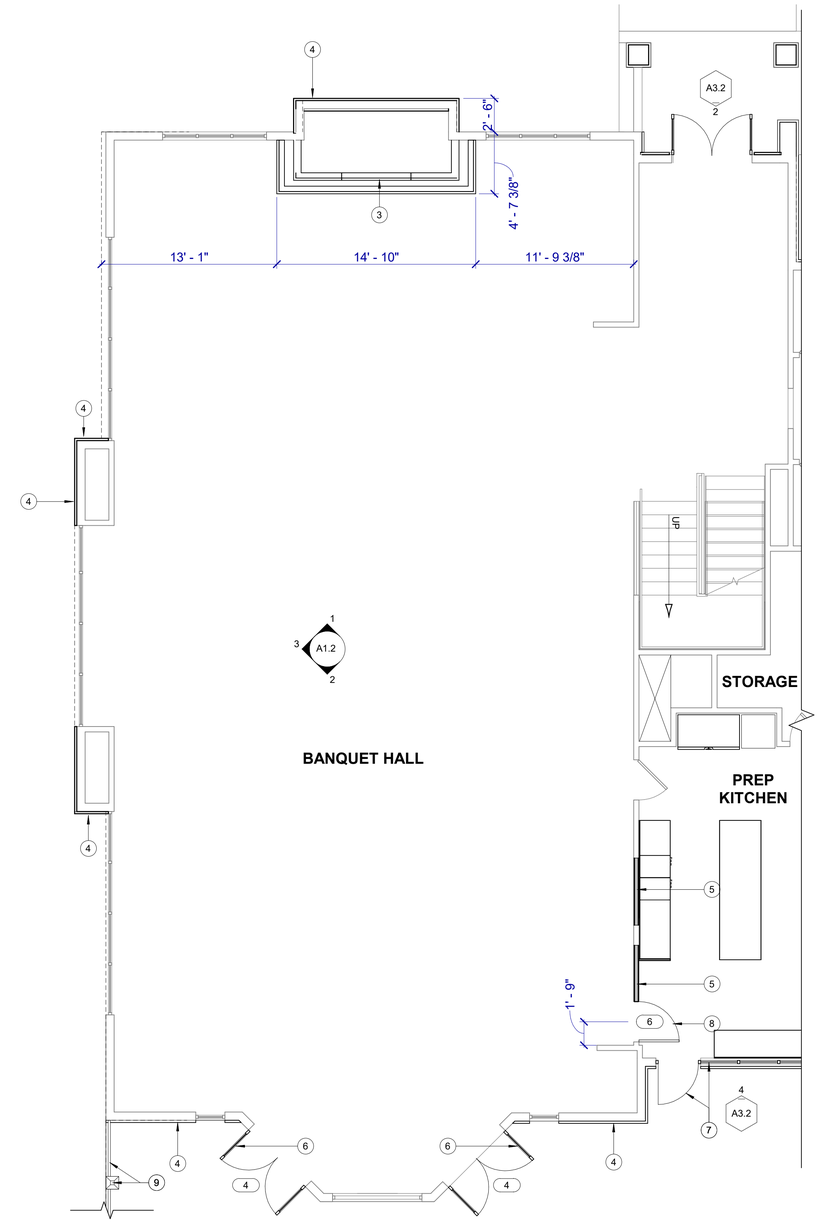
REVISIONS

CONSULTANT

HIVE DESIGN GROUP



1 ENLARGED MAIN FLOOR PLAN BANQUET HALL EXISTING
3/16" = 1'-0"



2 ENLARGED MAIN FLOOR PLAN BANQUET HALL
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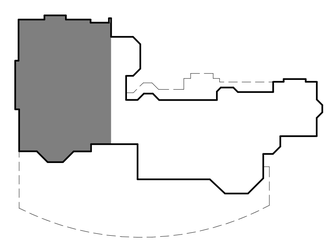
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KEYED NOTES	
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2	DEMOLISH EXISTING WALL
3	NEW FIREPLACE WITH STONE TO MATCH NEW EXTERIOR STONE VENEER
4	NEW STONE VENEER
5	INFILL EXISTING DOOR OPENING TO MATCH EXISTING WALL
6	NEW DOOR INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING DOOR DIMENSIONS
7	NEW STOREFRONT WINDOWS AND ENTRANCE
8	NEW DOOR
9	NEW GUARDRAIL, WITH LIGHTING UNDER CAP & AT POSTS



MAIN FLOOR KEYPLAN

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME ENLARGED BANQUET HALL

SHEET # A1.1

STAMP

REVISIONS

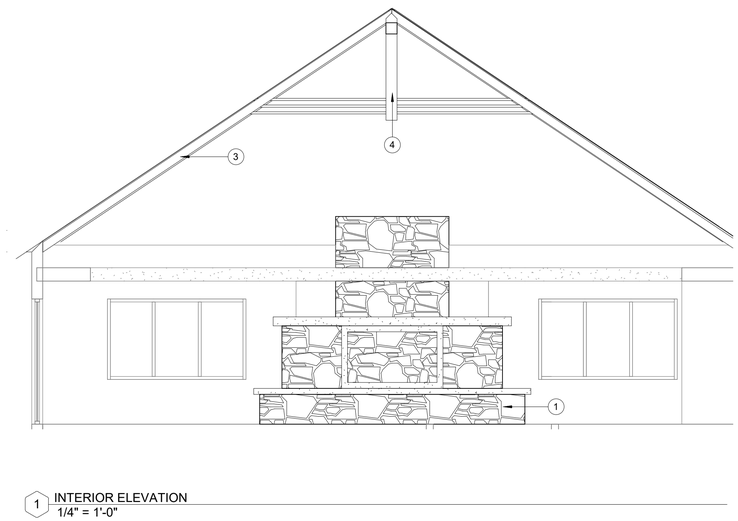
CONSULTANT

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 948-4792
WWW.HIVEDESIGNGROUP.COM

INTERIOR ELEVATION GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. COORDINATE FINISH MATERIALS AND COLORS WITH OWNER / INTERIOR DESIGN & SELECTIONS. INSTALL AS PER ELEVATIONS.
3. COORDINATE FIXTURE SELECTIONS WITH OWNER / INTERIOR DESIGN & SELECTIONS. INSTALLATION HEIGHTS TO COMPLY WITH MOUNTING HEIGHTS AS PER G SERIES SHEETS.
4. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
5. COORDINATE STOREFRONT DIMENSIONS WITH STOREFRONT DIAGRAMS.
6. COORDINATE WITH STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
7. SEE G SERIES SHEETS FOR WALL ASSEMBLY TYPES.
8. ALL RAILINGS TO BE 36" HIGH AND SHALL NOT ALLOW A 4" SPHERE TO PASS BETWEEN BALUSTERS.
9. DO NOT SCALE DRAWINGS.
10. MILLWORK CABINETS (UPPER, LOWER, TALL) TO BE ≥ 36" IN WIDTH.
11. ELECTRICAL AND DATA OUTLETS ABOVE COUNTER TOPS to BE MOUNTED HORIZONTALLY.
12. PROVIDE ALL EXPOSED SUPPLY WATER AND WASTE LINES WITH SAFETY INSULATION.
13. PROVIDE METAL CORNERGUARD TRIM AT TILE-TO-FLOOR TRANSITION LOCATIONS. COORDINATE FLOOR FINISH

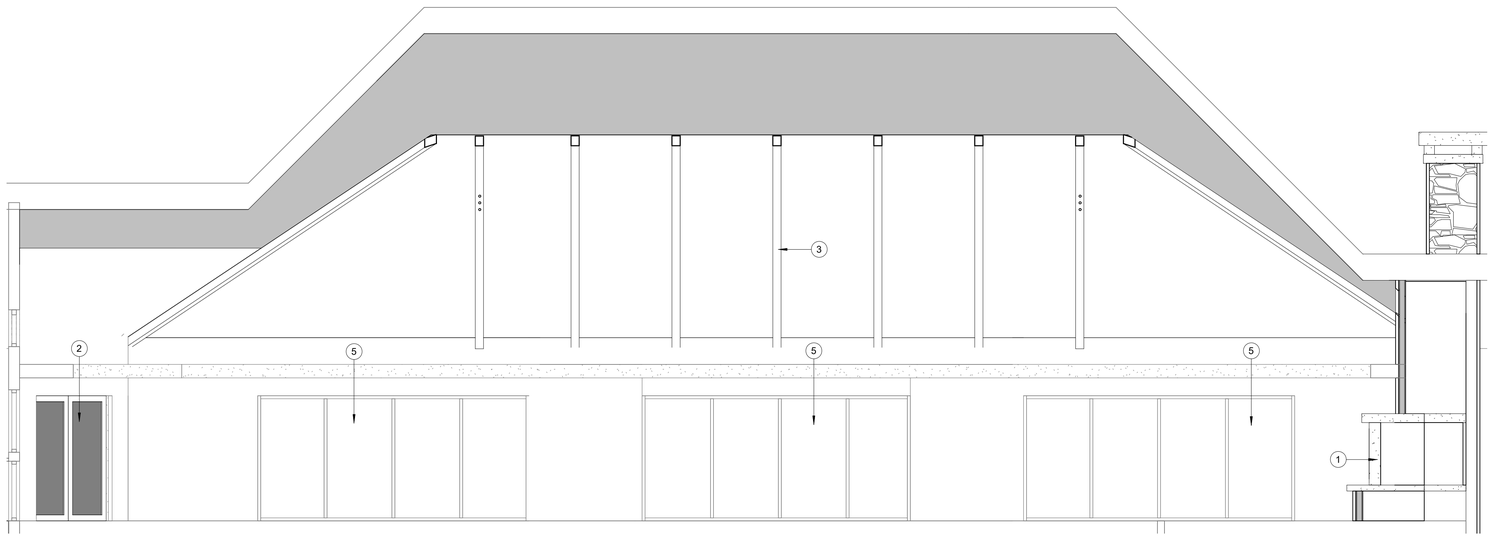
KEYED NOTES	
1	NEW FIREPLACE WITH STONE TO MATCH NEW EXTERIOR STONE VENEER
2	NEW DOOR INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING DOOR DIMENSIONS
3	WHITE OAK EXPOSED BEAMS
4	NEW TIMBER KING POST
5	REPLACE WINDOW TINT ON EXISTING WINDOW



1 INTERIOR ELEVATION
1/4" = 1'-0"



2 INTERIOR ELEVATION
1/4" = 1'-0"



3 INTERIOR ELEVATION
1/4" = 1'-0"

PROJECT #
21-044

ISSUE DATE
SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME
ENLARGED BANQUET HALL INTERIOR ELEVATIONS

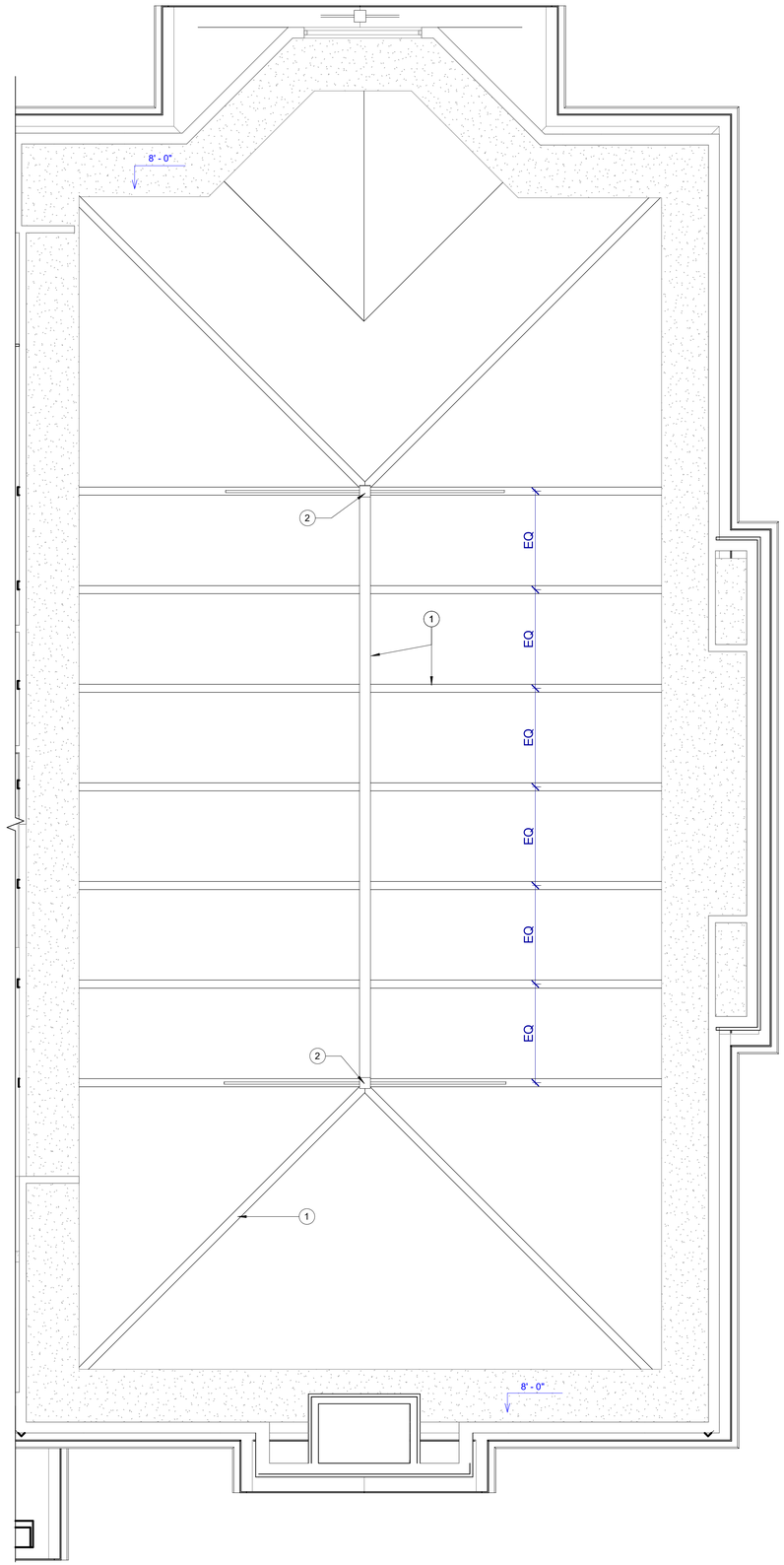
SHEET #
A1.2

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP + 7598 MAIN STREET, MIDVALE, UT, 84047 + (406) 548-4792 + WWW.HIVEDESIGNGROUP.COM +



1 BANQUET HALL - R.C.P.
1/4" = 1'-0"

R.C.P. GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. COORDINATE WITH DETAILS FOR REQUIRED ANCHORING AND BRACING OF SUSPENDED CEILING SYSTEM.
3. COORDINATE WITH HORIZONTAL ASSEMBLIES SHEET FOR SPECIFIC RATED CEILING REQUIREMENTS.
4. INTERIOR FINISHES AS PER OWNER.
5. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER, AND DATA REQUIREMENTS.

KEYED NOTES	
1	WHITE OAK EXPOSED BEAMS
2	NEW TIMBER KING POST

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
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1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

HIVE DESIGN GROUP | 7598 MAIN STREET, MIDVALE, UT 84047 | (406) 544-4792 | WWW.HIVEDESIGNGROUP.COM

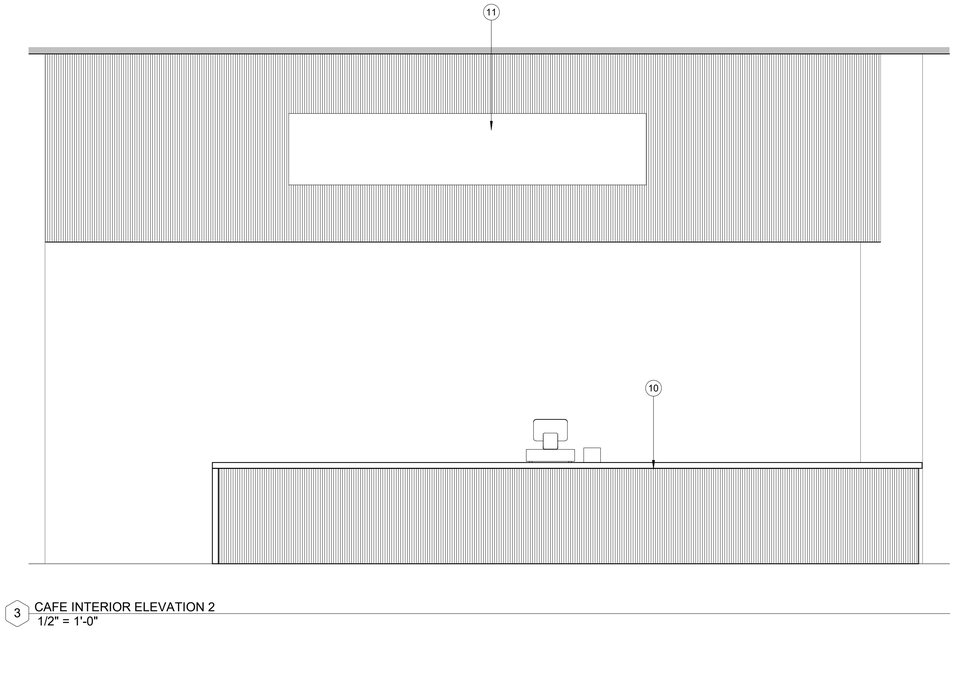
SHEET NAME ENLARGED BANQUET HALL - R.C.P.

SHEET # A1.3

STAMP

REVISIONS

CONSULTANT



3 CAFE INTERIOR ELEVATION 2
1/2" = 1'-0"

KEYED NOTES	
1	DEMOLISH EXISTING WALL
2	DEMOLISH EXISTING WINDOW
3	DEMOLISH EXISTING DOOR
4	NEW STONE VENEER
5	DEMOLISH EXISTING COUNTERTOP
6	INFILL EXISTING DOOR OPENING TO MATCH EXISTING WALL
7	NEW STOREFRONT WINDOWS AND ENTRANCE
8	NEW DOOR
9	NEW PARTITION WALL
10	COUNTER HEIGHT TO COMPLY WITH ADA STANDARDS
11	CAFE SIGNAGE AS PER OWNER
12	RELOCATE ELECTRICAL PANEL
13	Co2 TANK PER MANUFACTURER
14	OWNER SELECTED CONTRACTOR INSTALLED ICE MAKER
15	OWNER SELECTED CONTRACTOR INSTALLED PREP-ISLAND
16	OWNER SELECTED CONTRACTOR INSTALLED STOVETOP WITH HOOD ABOVE
17	OWNER SELECTED CONTRACTOR INSTALLED COMMERCIAL OVEN
18	MOP SINK LOCATION
19	OWNER SELECTED CONTRACTOR INSTALLED DISH-WASHING STATION
20	OWNER SELECTED CONTRACTOR INSTALLED SANITIZING SINK
21	OWNER SELECTED MILLWORK
22	OWNER SELECTED CONTRACTOR INSTALLED BEER MACHINE
23	REFRIGERATOR AS PER OWNER
24	OWNER SELECTED CONTRACTOR INSTALLED WARMING STATIONS
25	FREEZER AS PER OWNER
26	BAG AND BOX LOCATION
27	OWNER SELECTED CONTRACTOR INSTALLED ABOVE CABINET SODA MACHINE
28	OWNER SELECTED CONTRACTOR INSTALLED UNDERCOUNTER FRIDGE

DEMOLITION GENERAL NOTES

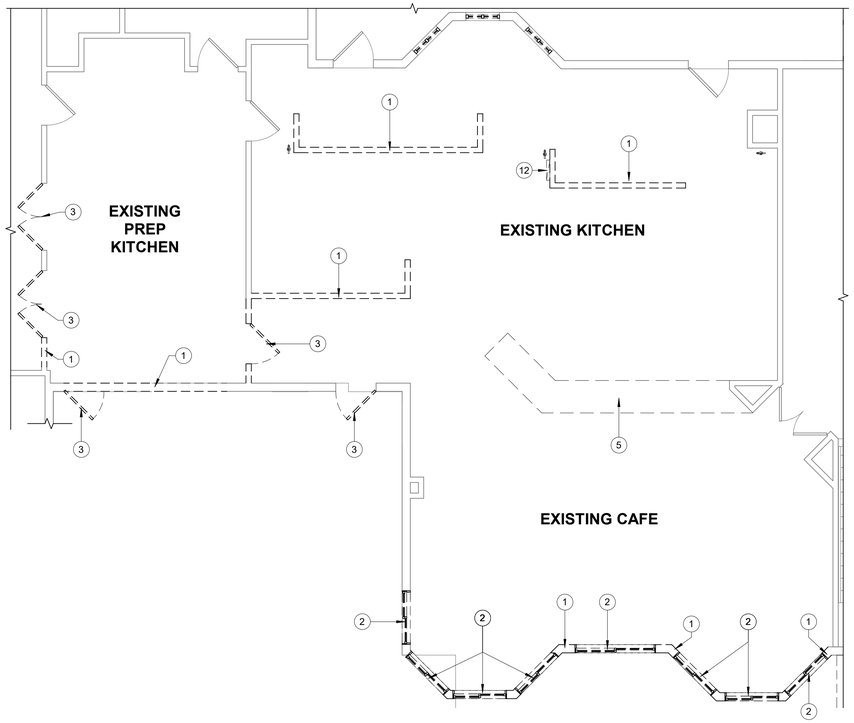
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2. DO NOT SCALE DRAWINGS.
3. PLANS ARE DIAGRAMMATIC AND PROVIDED TO SHOW INTENT ONLY, U.N.O.
4. CONTRACTOR TO COORDINATE SCHEDULE IN INSTANCES WHERE THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS THROUGHOUT THE COURSE OF CONSTRUCTION.
5. CONTRACTOR TO MINIMIZE LOUD AND DISRUPTIVE WORK TO OFF HOURS OR OTHER TIMES AS APPROVED BY THE OWNER.
6. CONTRACTOR TO COORDINATE WITH OWNER AT LEAST 24 HOURS PRIOR TO ANY DISRUPTION OF UTILITIES.
7. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION TO REMAIN SAFE AND CLEAN FOR BUILDING OCCUPANTS AND CONSTRUCTION WORKERS. OCCUPIED AREAS ADJACENT TO PROJECT WORK AREAS SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
8. SITE VISIT REQUIRED FOR DEMOLITION SUB CONTRACTOR PRIOR TO THE FIRST SCHEDULED DATE OF DEMOLITION. DEMOLITION SUB IS EXPECTED TO BECOME FAMILIAR WITH PROJECT PARAMETERS, CONDITIONS, AND CONSTRAINTS UNDER WHICH THE WORK IS TO BE EXECUTED. ANY QUESTIONS REGARDING SCOPE OF WORK AND THE WORK REQUIRED TO COMPLETELY REMOVE ALL MATERIAL REQUIRED TO FACILITATE ALL NEW CONSTRUCTION AS PER PLAN TO BE ANSWERED PRIOR TO SCHEDULED DEMOLITION.
9. CONTRACTOR TO PROVIDE TEMPORARY PROTECTION, SUPPORT, BRACING SEALING, AND CAPPING OF EXISTING PARTITIONS, CEILINGS, PIPES, DUCTS, CONDUIT, ETC., SHOWN TO BE PARTIALLY DEMOLISHED. TEMPORARY WORK MUST KEEP THE PARTIALLY DEMOLISHED WORK STABILIZED. WHERE EXISTING CONSTRUCTION IS SHOWN TO BE PARTIALLY DEMOLISHED, EXTEND DEMOLITION A MINIMAL DISTANCE REQUIRED FOR THE NEW CONSTRUCTION.
10. CONTRACTOR TO ISOLATE ALL ADJACENT AREAS FROM DUST AND DEMOLITION DEBRIS BY PROVIDING 6 MIL PLASTIC ON 2x4 16" O.C. DUST PARTITION TO THE UNDERSIDE OF ROOF STRUCTURE OR CEILING. RELOCATE OR PROVIDE ADDITIONAL DUST PARTITIONS AS REQUIRED TO ACCOMODATE ALL PHASES OF DEMOLITION.
11. CONTRACTOR TO COVER AND PROTECT EXISTING THROUGH WALL MECHANICAL UNITS DURING DEMOLITION AND CONSTRUCTION.
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14. EXISTING FLOOR PENETRATIONS, WHERE PIPING, DUCTWORK, CONDUIT OR OTHER ITEMS HAVE BEEN REMOVED DURING DEMOLITION TO BE FILLED TO MATCH THE EXISTING SURROUNDING FLOOR AND REQUIRED FIRE RATINGS.
15. CONTRACTOR TO PROVIDE CONSTRUCTION BARRIERS AND OTHER SITE PROTECTION REQUIRED BY GOVERNING BODIES WITH AUTHORIZED JURISDICTION.
16. CONTRACTOR TO PROVIDE PROTECTION OF EXISTING INTERIOR WALLS FROM DUST, NOISE, DAMAGE, ETC. DURING DEMOLITION AND CONSTRUCTION.
17. WATER, WASTE, GAS, ELECTRICAL CONDUIT, AND ANY OTHER LINES NO LONGER TO BE USED ARE TO BE REMOVED AND CAPPED 1" BELOW TOP OF CONCRETE SLAB.
18. TERMINATE ROOF PENETRATION LINES 6" BELOW ROOF DECK. DO NOT CREATE NEW, OR REMOVE EXISTING ROOF PENETRATIONS AS PART OF STANDARD DEMOLITION.
19. SALVAGE MATERIALS ARE PROPERTY OF THE OWNER.
20. TEMPORARY STORAGE OF EQUIPMENT AND MATERIALS ON SITE IS TO BE UNDER THE DIRECTION OF THE OWNER. CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION AGAINST MOISTURE, IMPACT, AND ANY OTHER TYPE OF POTENTIAL DAMAGE.
21. GENERAL CONTRACTOR TO VERIFY AND CONFIRM WITH OWNER THAT ANY ADDITIONAL ELEMENTS (NOT IDENTIFIED HEREIN) TO BE SALVAGED HAVE BEEN PROPERLY FLAGGED FOR THE DEMOLITION CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
22. PRESERVE AND PROTECT ALL EXISTING STRUCTURAL FRAMING.
23. SEE ENLARGED PLANS FOR DIMENSIONS

FLOOR PLAN GENERAL NOTES

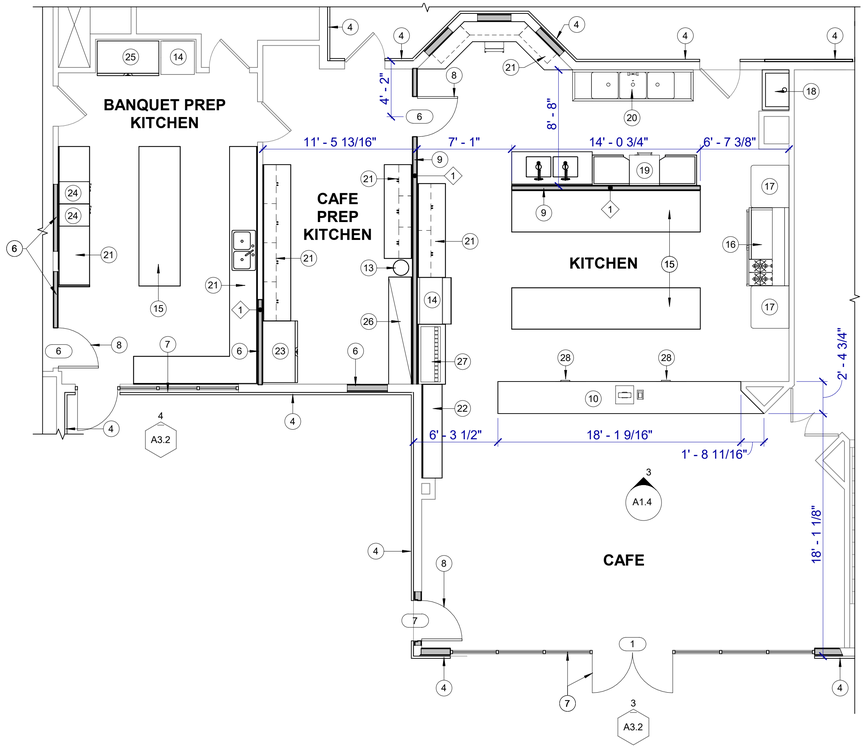
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12. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30' - 0".
13. COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS, WINDOW DIAGRAM, AND WINDOW SCHEDULE.
14. ALL DOOR OPENINGS ARE LOCATED WITH THE HINGE SIDE 6" OFF CORNER UNLESS NOTED OTHERWISE.
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16. COORDINATE WALL TYPES WITH G SERIES SHEETS.
17. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND FIXTURES PER DETAIL.

INTERIOR ELEVATION GENERAL NOTES

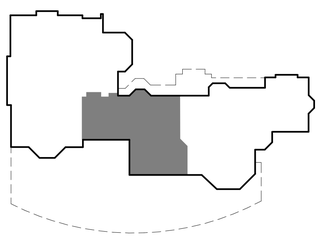
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12. PROVIDE ALL EXPOSED SUPPLY WATER AND WASTE LINES WITH SAFETY INSULATION.
13. PROVIDE METAL CORNERGUARD TRIM AT TILE-TO-FLOOR TRANSITION LOCATIONS. COORDINATE FLOOR FINISH



1 ENLARGED MAIN FLOOR PLAN CAFE & KITCHEN EXISTING
3/16" = 1'-0"



2 ENLARGED MAIN FLOOR PLAN CAFE & KITCHEN
3/16" = 1'-0"



MAIN FLOOR KEYPLAN

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME ENLARGED KITCHEN

SHEET # A1.4

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP | 7598 MAIN STREET, MIDVALE, UT 84047 | (406) 548-4792 | WWW.HIVEDESIGNGROUP.COM

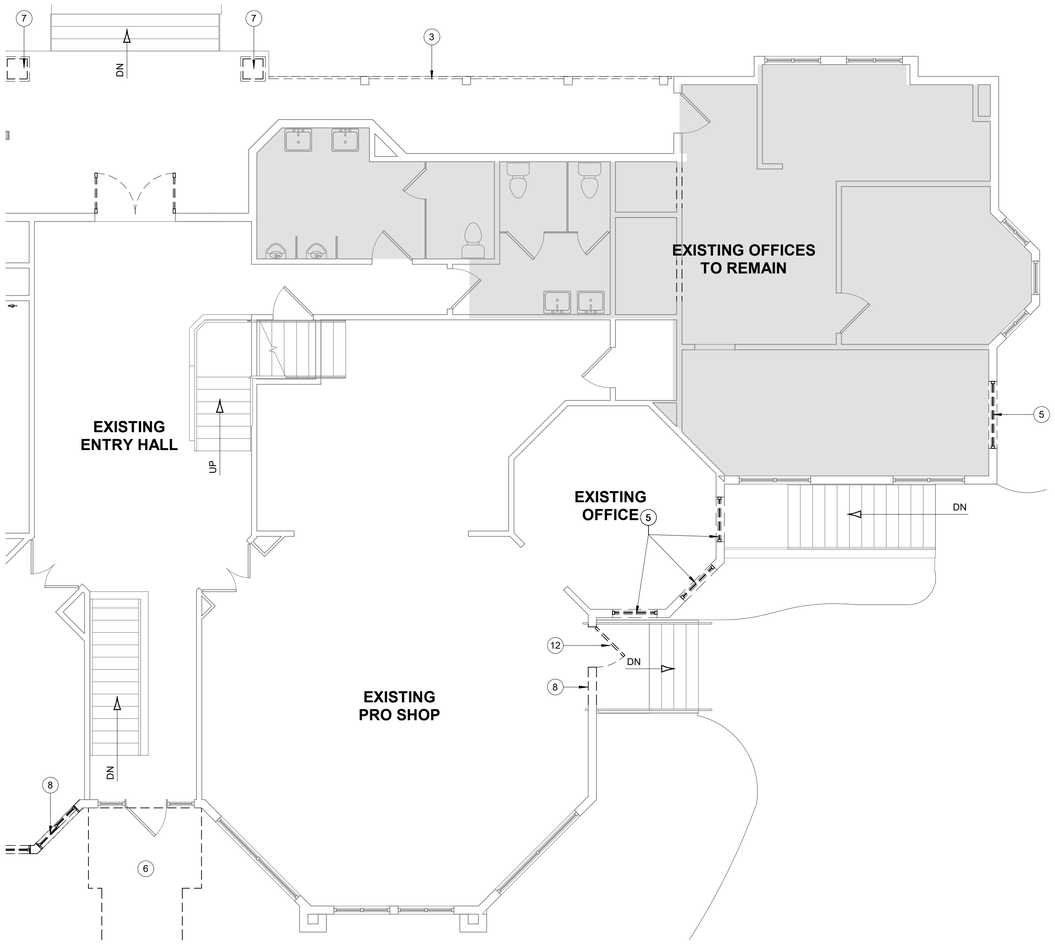
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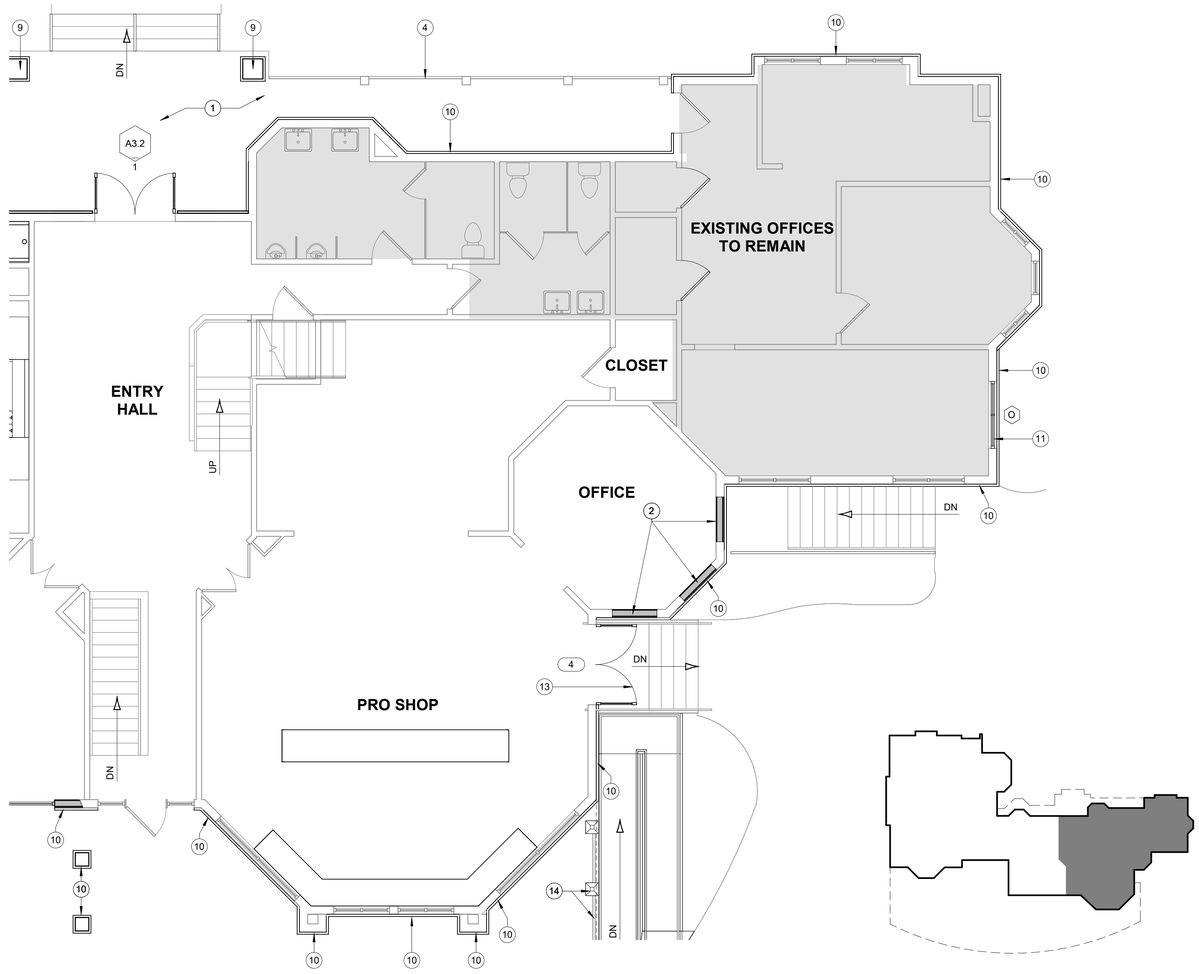
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KEYED NOTES	
1	NEW CONCRETE SLAB
2	INFILL EXISTING WINDOW OPENING TO MATCH EXISTING WALL
3	DEMOLISH EXISTING GUARDRAIL
4	NEW GUARDRAIL
5	DEMOLISH EXISTING WINDOW
6	DEMOLISH EXISTING SIDEWALK FOR NEW DECK
7	DEMOLISH EXISTING COLUMNS
8	DEMOLISH EXISTING WALL
9	NEW HEAVY TIMBER COLUMN WRAPPED WITH STONE VENEER
10	NEW STONE VENEER
11	NEW WINDOW INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING WINDOW DIMENSIONS
12	DEMOLISH EXISTING DOOR
13	NEW DOOR INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING DOOR DIMENSIONS
14	NEW GUARDRAIL, WITH LIGHTING UNDER CAP & AT POSTS



1 ENLARGED MAIN FLOOR PLAN CLUBHOUSE & OFFICE EXISTING
3/16" = 1'-0"



2 ENLARGED MAIN FLOOR PLAN CLUBHOUSE & OFFICE
3/16" = 1'-0"

MAIN FLOOR KEYPLAN

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME ENLARGED CLUBHOUSE

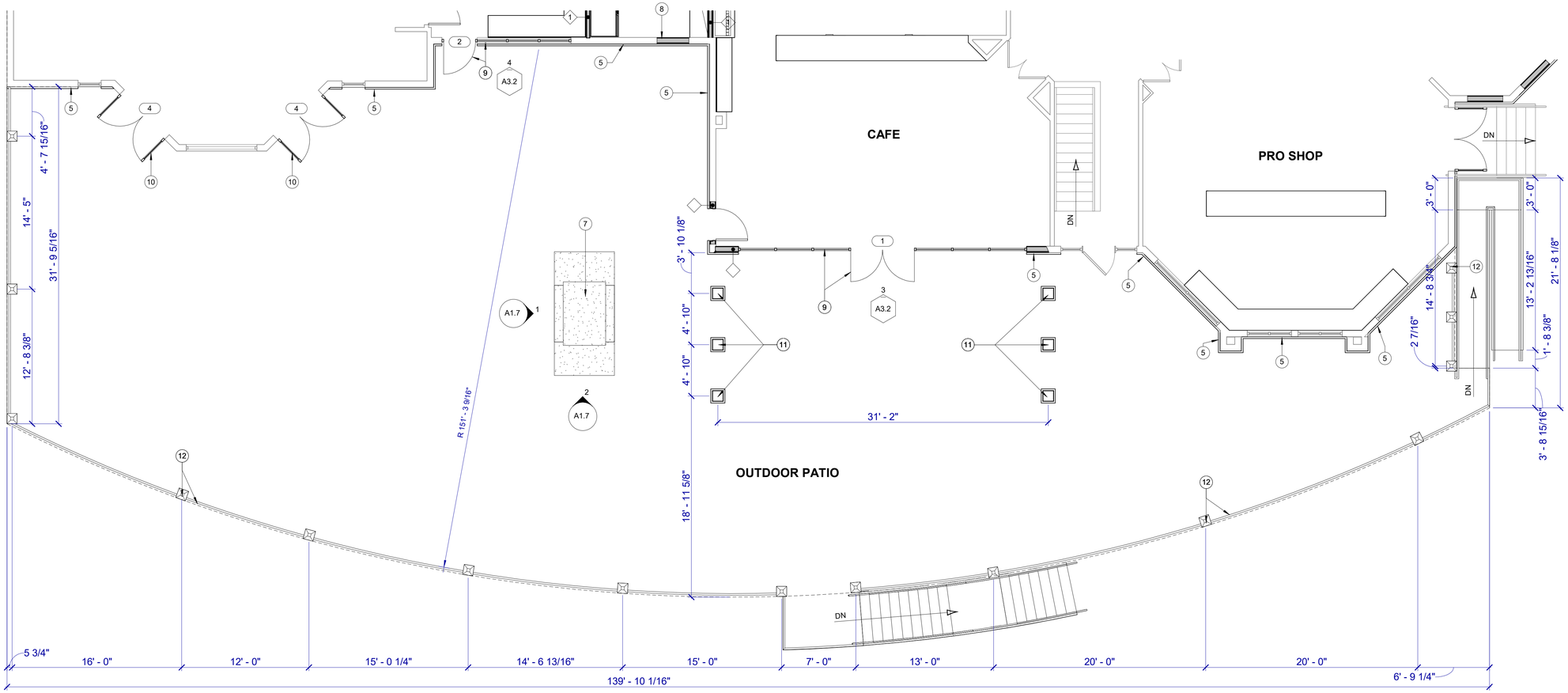
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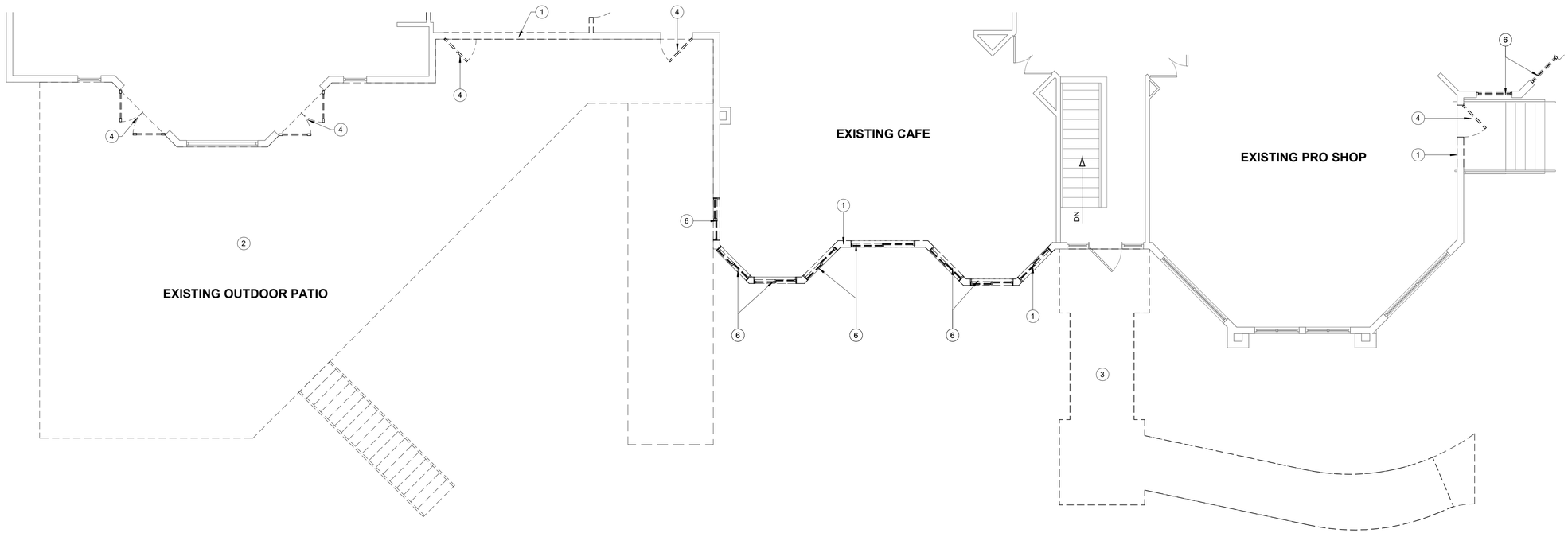
REVISIONS

CONSULTANT

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 548-4792
WWW.HIVEDESIGNGROUP.COM



2 ENLARGED MAIN FLOOR FINISH PLAN OUTDOOR PATIO
3/16" = 1'-0"



1 ENLARGED MAIN FLOOR FINISH PLAN OUTDOOR PATIO EXISTING
3/16" = 1'-0"

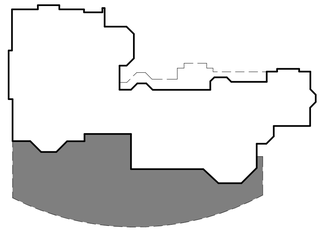
DEMOLITION GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS.
3. PLANS ARE DIAGRAMMATIC AND PROVIDED TO SHOW INTENT ONLY, U.N.O.
4. CONTRACTOR TO COORDINATE SCHEDULE IN INSTANCES WHERE THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS THROUGHOUT THE COURSE OF CONSTRUCTION.
5. CONTRACTOR TO MINIMIZE LOUD AND DISRUPTIVE WORK TO OFF HOURS OR OTHER TIMES AS APPROVED BY THE OWNER.
6. CONTRACTOR TO COORDINATE WITH OWNER AT LEAST 24 HOURS PRIOR TO ANY DISRUPTION OF UTILITIES.
7. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION TO REMAIN SAFE AND CLEAN FOR BUILDING OCCUPANTS AND CONSTRUCTION WORKERS. OCCUPIED AREAS ADJACENT TO PROJECT WORK AREAS SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
8. SITE VISIT REQUIRED FOR DEMOLITION SUB CONTRACTOR PRIOR TO THE FIRST SCHEDULED DATE OF DEMOLITION. DEMOLITION SUB IS EXPECTED TO BECOME FAMILIAR WITH PROJECT PARAMETERS, CONDITIONS, AND CONSTRAINTS UNDER WHICH THE WORK IS TO BE EXECUTED. ANY QUESTIONS REGARDING SCOPE OF WORK AND THE WORK REQUIRED TO COMPLETELY REMOVE ALL MATERIAL REQUIRED TO FACILITATE ALL NEW CONSTRUCTION AS PER PLAN TO BE ANSWERED PRIOR TO SCHEDULED DEMOLITION.
9. CONTRACTOR TO PROVIDE TEMPORARY PROTECTION, SUPPORT, BRACING SEALING, AND CAPPING OF EXISTING PARTITIONS, CEILINGS, PIPES, DUCTS, CONDUIT, ETC., SHOWN TO BE PARTIALLY DEMOLISHED. TEMPORARY WORK MUST KEEP THE PARTIALLY DEMOLISHED WORK STABILIZED. WHERE EXISTING CONSTRUCTION IS SHOWN TO BE PARTIALLY DEMOLISHED, EXTEND DEMOLITION A MINIMAL DISTANCE REQUIRED FOR THE NEW CONSTRUCTION.
10. CONTRACTOR TO ISOLATE ALL ADJACENT AREAS FROM DUST AND DEMOLITION DEBRIS BY PROVIDING 6 MIL. PLASTIC ON 2x4 16" O.C. DUST PARTITION TO THE UNDERSIDE OF ROOF STRUCTURE OR CEILING. RELOCATE OR PROVIDE ADDITIONAL DUST PARTITIONS AS REQUIRED TO ACCOMODATE ALL PHASES OF DEMOLITION.
11. CONTRACTOR TO COVER AND PROTECT EXISTING THROUGH WALL MECHANICAL UNITS DURING DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR TO PATCH AND REPAIR ALL PENETRATIONS OF EXISTING FLOORS AND FIRE RATED WALL OR SMOKE ASSEMLIES TO MAINTAIN THE EXISTING FIRE AND/OR SMOKE RATING AS REQUIRED BY CODE.
13. CONTRACTOR TO VERIFY THAT ALL SLEEVES, CONDUIT, WIREWAYS, CABLE TRAYS, PIPES, DUCTWORK, ETC. ARE FIRE SEALED TIGHT TO WALL OR FLOOR PENETRATIONS AS REQUIRED BY CODE.
14. EXISTING FLOOR PENETRATIONS, WHERE PIPING, DUCTWORK, CONDUIT OR OTHER ITEMS HAVE BEEN REMOVED DURING DEMOLITION TO BE FILLED TO MATCH THE EXISTING SURROUNDING FLOOR AND REQUIRED FIRE RATINGS.
15. CONTRACTOR TO PROVIDE CONSTRUCTION BARRIERS AND OTHER SITE PROTECTION REQUIRED BY GOVERNING BODIES WITH AUTHORIZED JURISDICTION.
16. CONTRACTOR TO PROVIDE PROTECTION OF EXISTING INTERIOR WALLS FROM DUST, NOISE, DAMAGE, ETC. DURING DEMOLITION AND CONSTRUCTION.
17. WATER, WASTE, GAS, ELECTRICAL CONDUIT, AND ANY OTHER LINES NO LONGER TO BE USED ARE TO BE REMOVED AND CAPPED 1" BELOW TOP OF CONCRETE SLAB.
18. TERMINATE ROOF PENETRATION LINES 6" BELOW ROOF DECK. DO NOT CREATE NEW, OR REMOVE EXISTING ROOF PENETRATIONS AS PART OF STANDARD DEMOLITION.
19. SALVAGE MATERIALS ARE PROPERTY OF THE OWNER.
20. TEMPORARY STORAGE OF EQUIPMENT AND MATERIALS ON SITE IS TO BE UNDER THE DIRECTION OF THE OWNER. CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION AGAINST MOISTURE, IMPACT, AND ANY OTHER TYPE OF POTENTIAL DAMAGE.
21. GENERAL CONTRACTOR TO VERIFY AND CONFIRM WITH OWNER THAT ANY ADDITIONAL ELEMENTS (NOT IDENTIFIED HEREIN) TO BE SALVAGED HAVE BEEN PROPERLY FLAGGED FOR THE DEMOLITION CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
22. PRESERVE AND PROTECT ALL EXISTING STRUCTURAL FRAMING.

FLOOR PLAN GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING U.N.O.
4. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
5. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALLPLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
6. COORDINATE WITH OWNER FOR ALL INTERIOR FINISHES.
7. COORDINATE WITH MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR COLLABORATION BETWEEN TRADES.
8. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2x6 WALLS UNLESS SHOWN/NOTED OTHERWISE.
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10. CONTRACTOR TO COORDINATE WITH OWNER TO PROVIDE BUILDING SIGNAGE.
11. COORDINATE WITH ENLARGED PLANS FOR ALL DIMENSIONS AND NOTES REGARDING SPECIFIED AREAS.
12. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30' - 0".
13. COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS, WINDOW DIAGRAM, AND WINDOW SCHEDULE.
14. ALL DOOR OPENINGS ARE LOCATED WITH THE HINGE SIDE 6" OFF CORNER UNLESS NOTED OTHERWISE.
15. DO NOT SCALE DRAWINGS.
16. COORDINATE WALL TYPES WITH G SERIES SHEETS.
17. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND FIXTURES PER DETAIL.

KEYED NOTES	
1	DEMOLISH EXISTING WALL
2	DEMOLISH EXISTING DECK
3	DEMOLISH EXISTING SIDEWALK FOR NEW DECK
4	DEMOLISH EXISTING DOOR
5	NEW STONE VENEER
6	DEMOLISH EXISTING WINDOW
7	NEW EXTERIOR FIREPLACE FOR OUTDOOR EVENTS
8	INFILL EXISTING DOOR OPENING TO MATCH EXISTING WALL
9	NEW STOREFRONT WINDOWS AND ENTRANCE
10	NEW DOOR INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING DOOR DIMENSIONS
11	NEW HEAVY TIMBER COLUMN WRAPPED WITH STONE VENEER
12	NEW GUARDRAIL, WITH LIGHTING UNDER CAP & AT POSTS



MAIN FLOOR KEYPLAN

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME ENLARGED PATIO

SHEET # A1.6

STAMP

REVISIONS

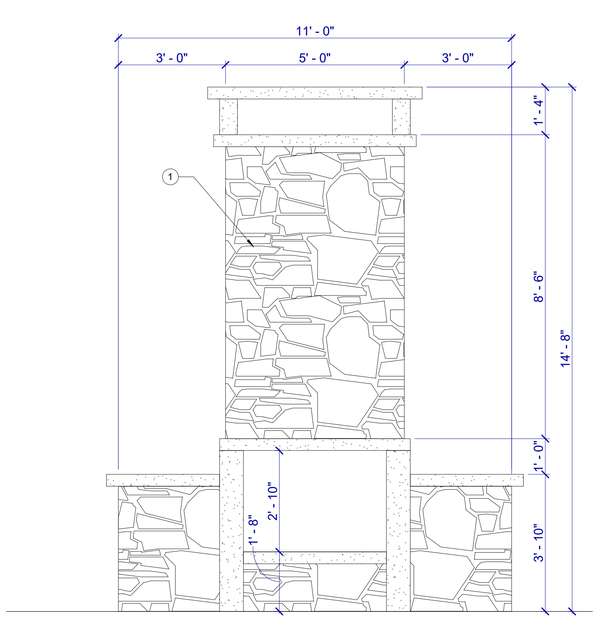
CONSULTANT

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 548-4792
WWW.HIVEDESIGNGROUP.COM

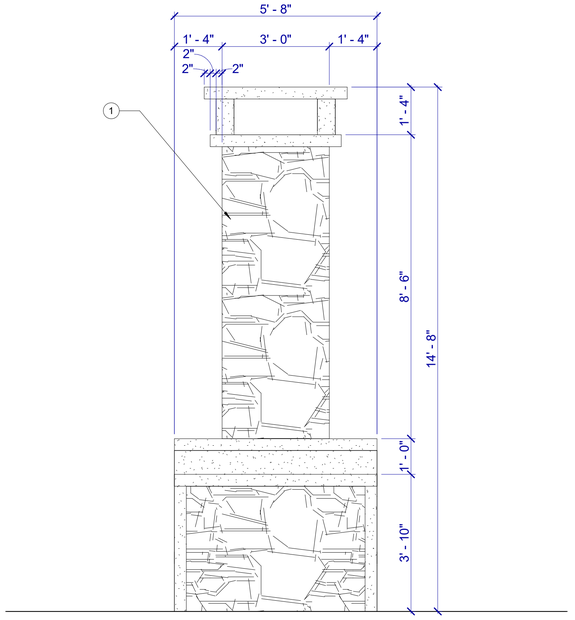
INTERIOR ELEVATION GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. COORDINATE FINISH MATERIALS AND COLORS WITH OWNER / INTERIOR DESIGN & SELECTIONS. INSTALL AS PER ELEVATIONS.
3. COORDINATE FIXTURE SELECTIONS WITH OWNER / INTERIOR DESIGN & SELECTIONS. INSTALLATION HEIGHTS TO COMPLY WITH MOUNTING HEIGHTS AS PER G SERIES SHEETS.
4. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
5. COORDINATE STOREFRONT DIMENSIONS WITH STOREFRONT DIAGRAMS.
6. COORDINATE WITH STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
7. SEE G SERIES SHEETS FOR WALL ASSEMBLY TYPES.
8. ALL RAILINGS TO BE 36" HIGH AND SHALL NOT ALLOW A 4" SPHERE TO PASS BETWEEN BALUSTERS.
9. DO NOT SCALE DRAWINGS.
10. MILLWORK CABINETS (UPPER, LOWER, TALL) TO BE ≥ 36" IN WIDTH.
11. ELECTRICAL AND DATA OUTLETS ABOVE COUNTER TOPS to BE MOUNTED HORIZONTALLY.
12. PROVIDE ALL EXPOSED SUPPLY WATER AND WASTE LINES WITH SAFETY INSULATION.
13. PROVIDE METAL CORNERGUARD TRIM AT TILE-TO-FLOOR TRANSITION LOCATIONS. COORDINATE FLOOR FINISH

KEYED NOTES	
1	NEW EXTERIOR FIREPLACE FOR OUTDOOR EVENTS



1 PATIO FIREPLACE ELEVATION 1
1/2" = 1'-0"



2 PATIO FIREPLACE ELEVATION 2
1/2" = 1'-0"

PROJECT #
21-044

ISSUANCE
SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME
ENLARGED PATIO INTERIOR ELEVATIONS

SHEET #
A1.7

STAMP

REVISIONS

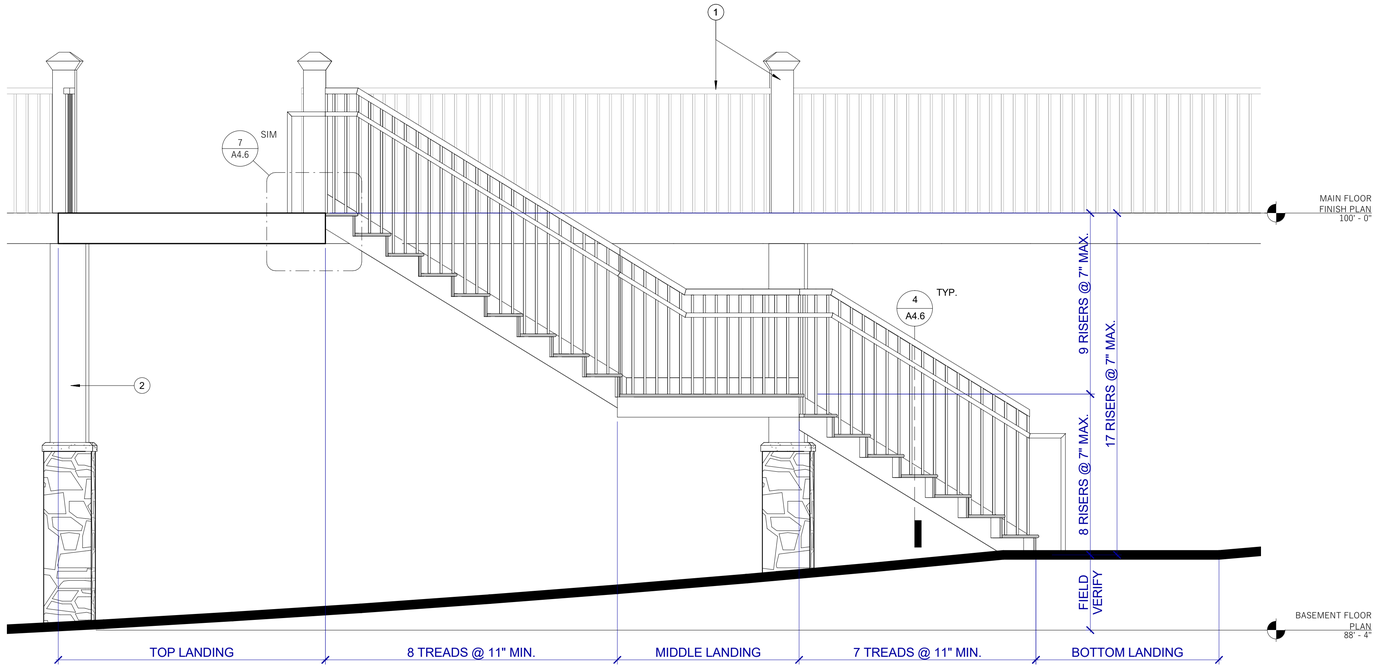
CONSULTANT

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
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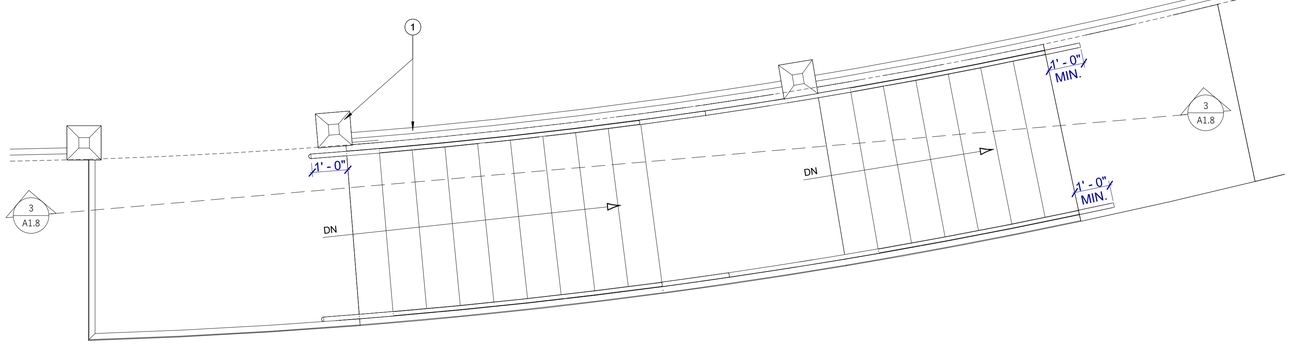
STAIRS AND RAMP GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BEFORE CONSTRUCTION OF NEW STAIRS AND RAMP.
3. DIMENSIONS ARE IN ACCORDANCE WITH RISER HEIGHTS AND TREAD DEPTHS. CONTRACTOR TO FIELD VERIFY THE CORRECT NUMBER OF STAIR RISERS NEEDED FOR NEW PATIO STAIRS WITH A MAXIMUM RISER HEIGHT OF SEVEN INCHES ACCORDING TO I.B.C.
4. CONTRACTOR TO FIELD VERIFY THE RAMP SLOPE MEETS ADA STANDARDS AND IN ACCORDANCE WITH I.B.C.
5. CONTRACTOR TO FIELD VERIFY AND REMOVE OR ADD FILL TO ACQUIRE PROPER SLOPE REQUIREMENTS FOR RAMP AND MEET EXISTING HARDSCAPE.
6. CONTRACTOR TO VERIFY HEIGHT FROM BASEMENT LEVEL AND THE HEIGHT OF THE BOTTOM LANDING FOR THE NEW PATIO STAIRS.
7. DO NOT SCALE DRAWINGS.

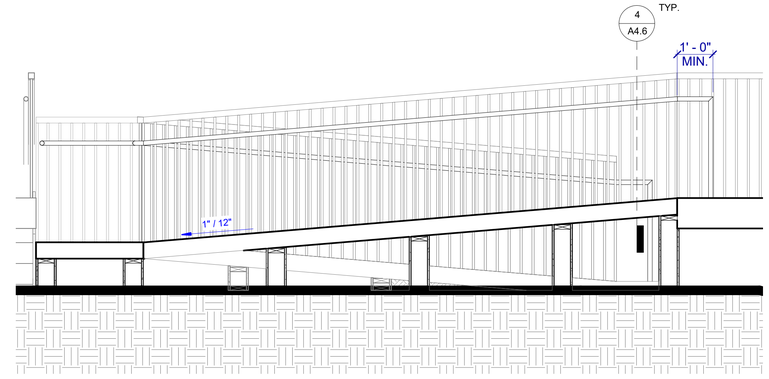
KEYED NOTES	
1	NEW GUARDRAIL, WITH LIGHTING UNDER CAP & AT POSTS
2	NEW HEAVY TIMBER COLUMN WRAPPED WITH STONE VENEER



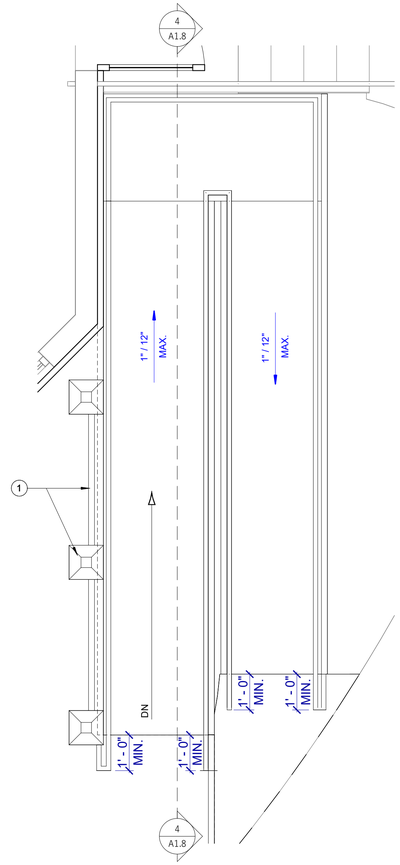
3 STAIR SECTION
1/2" = 1'-0"



1 ENLARGED OUTDOOR PATIO STAIRS
1/2" = 1'-0"



4 RAMP SECTION
1/2" = 1'-0"



2 ENLARGED OUTDOOR PATIO RAMP
1/2" = 1'-0"

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
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NORTH SALT LAKE, UT 84054

SHEET NAME ENLARGED STAIR PLANS

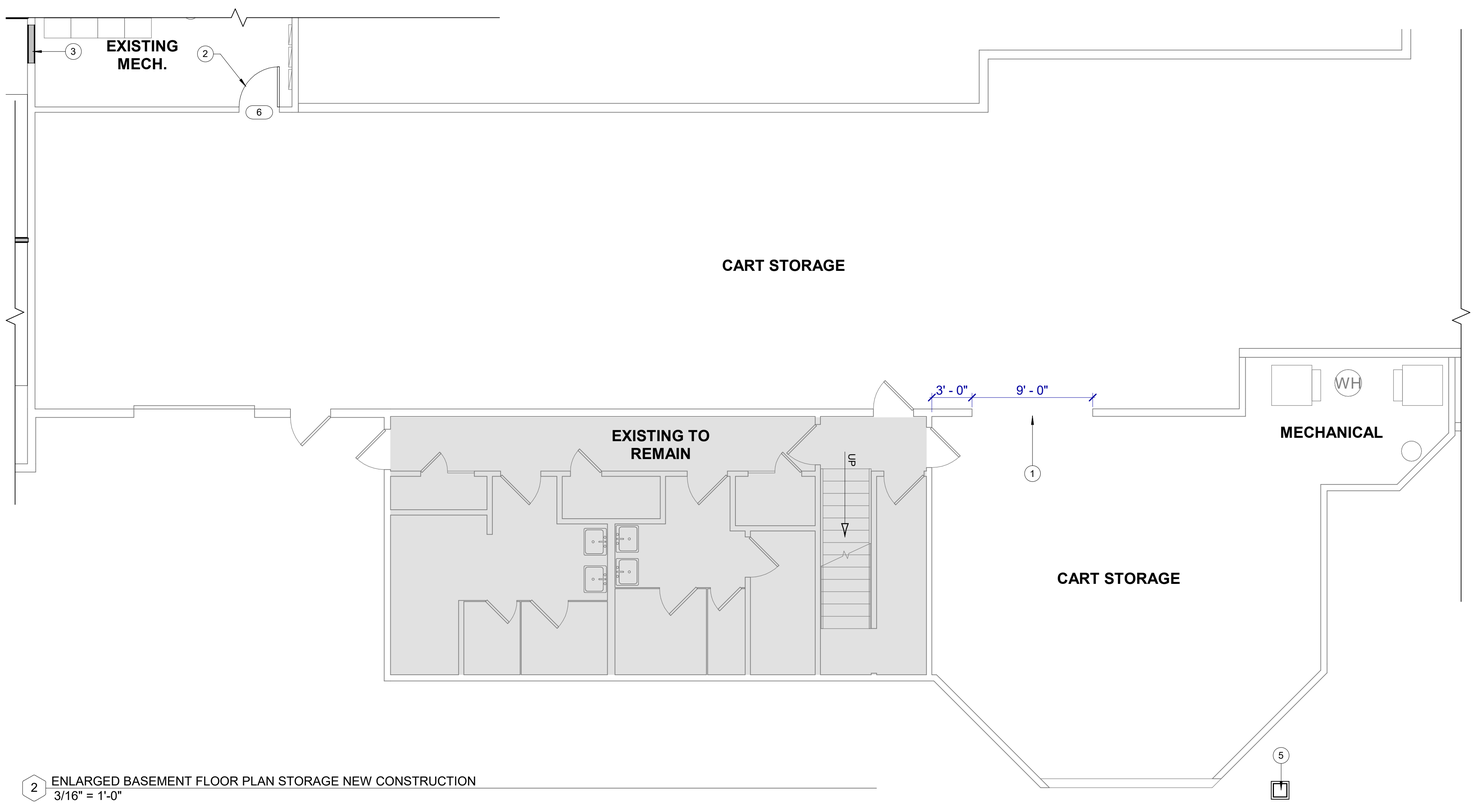
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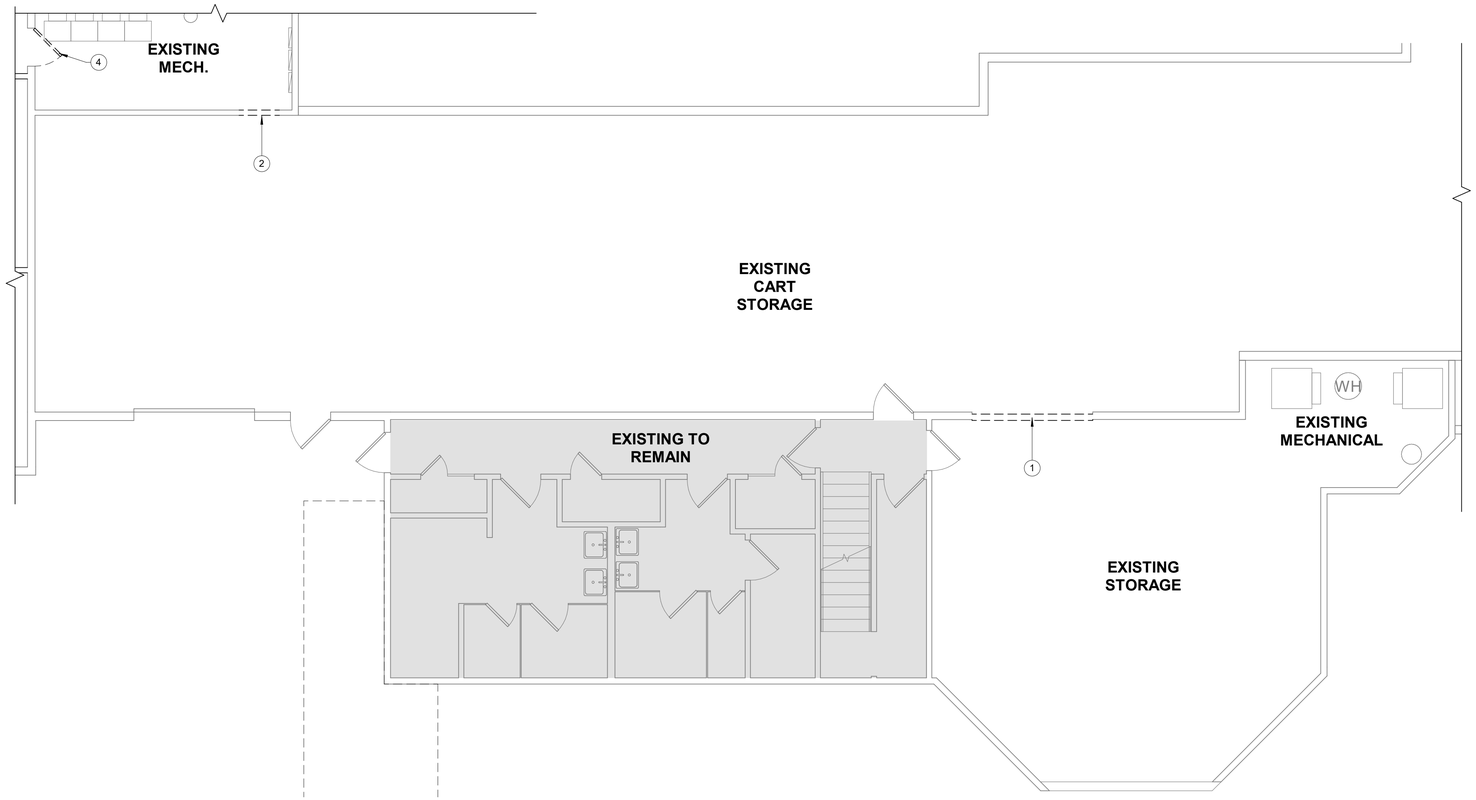
REVISIONS

CONSULTANT

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2 ENLARGED BASEMENT FLOOR PLAN STORAGE NEW CONSTRUCTION
3/16" = 1'-0"



1 ENLARGED BASEMENT FLOOR PLAN EXISTING
3/16" = 1'-0"

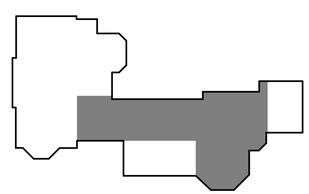
DEMOLITION GENERAL NOTES

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18. TERMINATE ROOF PENETRATION LINES 6" BELOW ROOF DECK. DO NOT CREATE NEW, OR REMOVE EXISTING ROOF PENETRATIONS AS PART OF STANDARD DEMOLITION.
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21. GENERAL CONTRACTOR TO VERIFY AND CONFIRM WITH OWNER THAT ANY ADDITIONAL ELEMENTS (NOT IDENTIFIED HEREIN) TO BE SALVAGED HAVE BEEN PROPERLY FLAGGED FOR THE DEMOLITION CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
22. PRESERVE AND PROTECT ALL EXISTING STRUCTURAL FRAMING.
23. SEE ENLARGED PLANS FOR DIMENSIONS

FLOOR PLAN GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING U.N.O.
4. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
5. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALLPLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
6. COORDINATE WITH OWNER FOR ALL INTERIOR FINISHES.
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17. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND FIXTURES PER DETAIL.

KEYED NOTES	
1	NEW OPENING TO MATCH EXISTING GARAGE DOOR SIZE
2	NEW DOOR
3	INFILL EXISTING DOOR OPENING TO MATCH EXISTING WALL
4	DEMOLISH EXISTING DOOR
5	NEW HEAVY TIMBER COLUMN WRAPPED WITH STONE VENEER



BASEMENT KEYPLAN

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME ENLARGED BASEMENT STORAGE

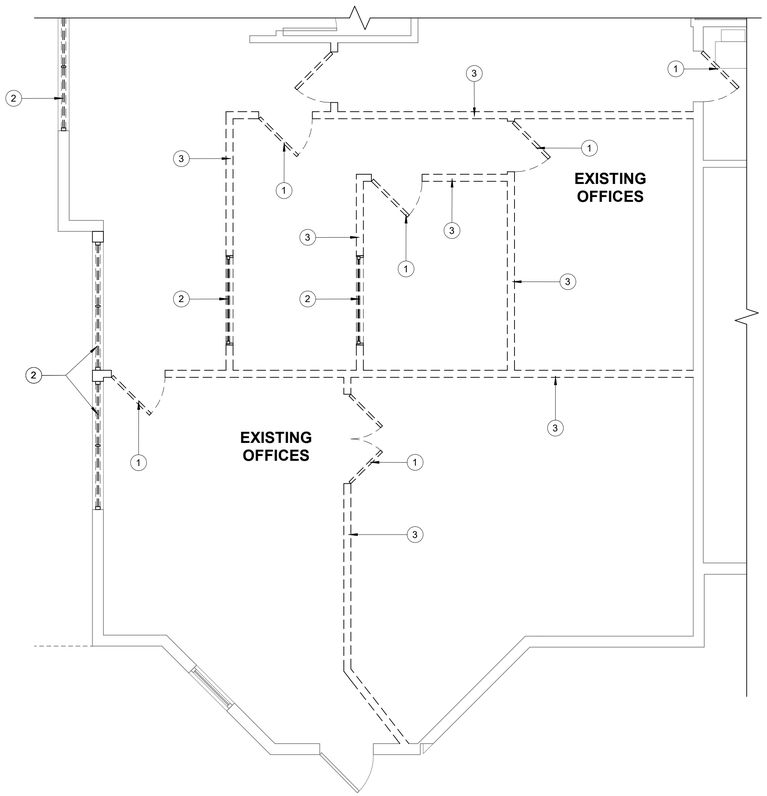
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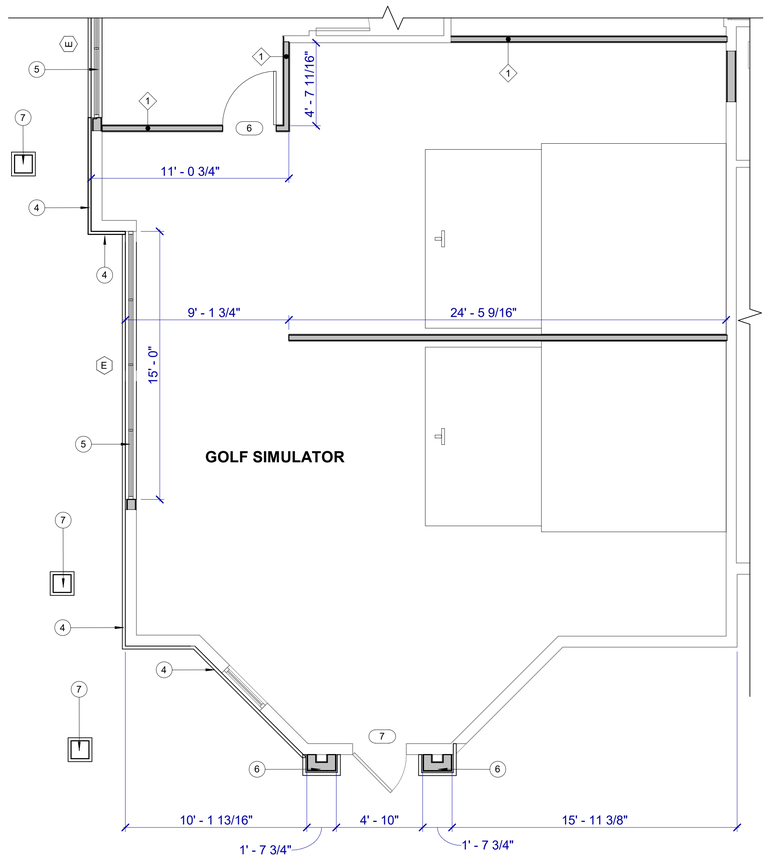
REVISIONS

CONSULTANT

HIVE DESIGN GROUP 7598 MAIN STREET, MIDVALE, UT 84047 (406) 548-4792 WWW.HIVEDESIGNGROUP.COM



1 ENLARGED BASEMENT FLOOR PLAN EXISTING
1/4" = 1'-0"



2 ENLARGED BASEMENT FLOOR PLAN EXISTING
1/4" = 1'-0"

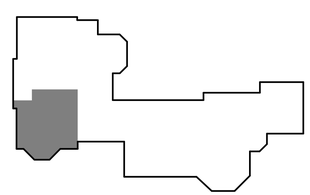
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14. EXISTING FLOOR PENETRATIONS, WHERE PIPING, DUCTWORK, CONDUIT OR OTHER ITEMS HAVE BEEN REMOVED DURING DEMOLITION TO BE FILLED TO MATCH THE EXISTING SURROUNDING FLOOR AND REQUIRED FIRE RATINGS.
15. CONTRACTOR TO PROVIDE CONSTRUCTION BARRIERS AND OTHER SITE PROTECTION REQUIRED BY GOVERNING BODIES WITH AUTHORIZED JURISDICTION.
16. CONTRACTOR TO PROVIDE PROTECTION OF EXISTING INTERIOR WALLS FROM DUST, NOISE, DAMAGE, ETC. DURING DEMOLITION AND CONSTRUCTION.
17. WATER, WASTE, GAS, ELECTRICAL CONDUIT, AND ANY OTHER LINES NO LONGER TO BE USED ARE TO BE REMOVED AND CAPPED 1" BELOW TOP OF CONCRETE SLAB.
18. TERMINATE ROOF PENETRATION LINES 6" BELOW ROOF DECK. DO NOT CREATE NEW, OR REMOVE EXISTING ROOF PENETRATIONS AS PART OF STANDARD DEMOLITION.
19. SALVAGE MATERIALS ARE PROPERTY OF THE OWNER.
20. TEMPORARY STORAGE OF EQUIPMENT AND MATERIALS ON SITE IS TO BE UNDER THE DIRECTION OF THE OWNER. CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION AGAINST MOISTURE, IMPACT, AND ANY OTHER TYPE OF POTENTIAL DAMAGE.
21. GENERAL CONTRACTOR TO VERIFY AND CONFIRM WITH OWNER THAT ANY ADDITIONAL ELEMENTS (NOT IDENTIFIED HEREIN) TO BE SALVAGED HAVE BEEN PROPERLY FLAGGED FOR THE DEMOLITION CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
22. PRESERVE AND PROTECT ALL EXISTING STRUCTURAL FRAMING.
23. SEE ENLARGED PLANS FOR DIMENSIONS

FLOOR PLAN GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING U.N.O.
4. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
5. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALLPLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
6. COORDINATE WITH OWNER FOR ALL INTERIOR FINISHES.
7. COORDINATE WITH MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR COLLABORATION BETWEEN TRADES.
8. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2x6 WALLS UNLESS SHOWN/NOTED OTHERWISE.
9. ALL INTERIOR WALLS ARE ASSUMED TO BE 2x4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
10. CONTRACTOR TO COORDINATE WITH OWNER TO PROVIDE BUILDING SIGNAGE.
11. COORDINATE WITH ENLARGED PLANS FOR ALL DIMENSIONS AND NOTES REGARDING SPECIFIED AREAS.
12. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30' - 0".
13. COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS, WINDOW DIAGRAM, AND WINDOW SCHEDULE.
14. ALL DOOR OPENINGS ARE LOCATED WITH THE HINGE SIDE 6" OFF CORNER UNLESS NOTED OTHERWISE.
15. DO NOT SCALE DRAWINGS.
16. COORDINATE WALL TYPES WITH G SERIES SHEETS.
17. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND FIXTURES PER DETAIL.

KEYED NOTES	
1	DEMOLISH EXISTING DOOR
2	DEMOLISH EXISTING WINDOW
3	DEMOLISH EXISTING WALL
4	NEW STONE VENEER
5	NEW WINDOW INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING WINDOW DIMENSIONS
6	NEW PILASTERS WRAPPED WITH STONE VENEER
7	NEW HEAVY TIMBER COLUMNS WRAPPED WITH STONE VENEER TO REPLACE EXISTING



BASEMENT KEYPLAN

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME ENLARGED GOLF SIMULATOR

SHEET # A1.10

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP | 7598 MAIN STREET, MIDVALE, UT 84047 | (406) 544-4792 | WWW.HIVEDESIGNGROUP.COM

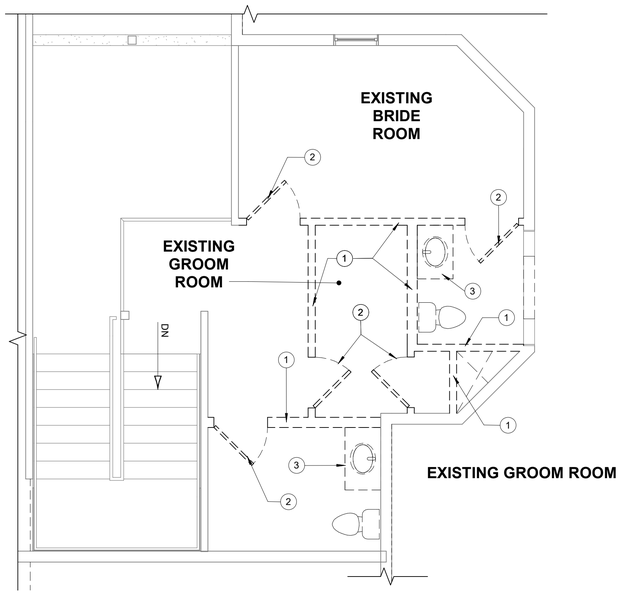
DEMOLITION GENERAL NOTES

1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS.
3. PLANS ARE DIAGRAMMATIC AND PROVIDED TO SHOW INTENT ONLY, U.N.O.
4. CONTRACTOR TO COORDINATE SCHEDULE IN INSTANCES WHERE THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS THROUGHOUT THE COURSE OF CONSTRUCTION.
5. CONTRACTOR TO MINIMIZE LOUD AND DISRUPTIVE WORK TO OFF HOURS OR OTHER TIMES AS APPROVED BY THE OWNER.
6. CONTRACTOR TO COORDINATE WITH OWNER AT LEAST 24 HOURS PRIOR TO ANY DISRUPTION OF UTILITIES.
7. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION TO REMAIN SAFE AND CLEAN FOR BUILDING OCCUPANTS AND CONSTRUCTION WORKERS. OCCUPIED AREAS ADJACENT TO PROJECT WORK AREAS SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
8. SITE VISIT REQUIRED FOR DEMOLITION SUB CONTRACTOR PRIOR TO THE FIRST SCHEDULED DATE OF DEMOLITION. DEMOLITION SUB IS EXPECTED TO BECOME FAMILIAR WITH PROJECT PARAMETERS, CONDITIONS, AND CONSTRAINTS UNDER WHICH THE WORK IS TO BE EXECUTED. ANY QUESTIONS REGARDING SCOPE OF WORK AND THE WORK REQUIRED TO COMPLETELY REMOVE ALL MATERIAL REQUIRED TO FACILITATE ALL NEW CONSTRUCTION AS PER PLAN TO BE ANSWERED PRIOR TO SCHEDULED DEMOLITION.
9. CONTRACTOR TO PROVIDE TEMPORARY PROTECTION, SUPPORT, BRACING SEALING, AND CAPPING OF EXISTING PARTITIONS, CEILINGS, PIPES, DUCTS, CONDUIT, ETC., SHOWN TO BE PARTIALLY DEMOLISHED. TEMPORARY WORK MUST KEEP THE PARTIALLY DEMOLISHED WORK STABILIZED. WHERE EXISTING CONSTRUCTION IS SHOWN TO BE PARTIALLY DEMOLISHED, EXTEND DEMOLITION A MINIMAL DISTANCE REQUIRED FOR THE NEW CONSTRUCTION.
10. CONTRACTOR TO ISOLATE ALL ADJACENT AREAS FROM DUST AND DEMOLITION DEBRIS BY PROVIDING 6 MIL. PLASTIC ON 2x4 16" O.C. DUST PARTITION TO THE UNDERSIDE OF ROOF STRUCTURE OR CEILING. RELOCATE OR PROVIDE ADDITIONAL DUST PARTITIONS AS REQUIRED TO ACCOMODATE ALL PHASES OF DEMOLITION.
11. CONTRACTOR TO COVER AND PROTECT EXISTING THROUGH WALL MECHANICAL UNITS DURING DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR TO PATCH AND REPAIR ALL PENETRATIONS OF EXISTING FLOORS AND FIRE RATED WALL OR SMOKE ASSEMLIES TO MAINTAIN THE EXISTING FIRE AND/OR SMOKE RATING AS REQUIRED BY CODE.
13. CONTRACTOR TO VERIFY THAT ALL SLEEVES, CONDUIT, WIREWAYS, CABLE TRAYS, PIPES, DUCTWORK, ETC. ARE FIRE SEALED TIGHT TO WALL OR FLOOR PENETRATIONS AS REQUIRED BY CODE.
14. EXISTING FLOOR PENETRATIONS, WHERE PIPING, DUCTWORK, CONDUIT OR OTHER ITEMS HAVE BEEN REMOVED DURING DEMOLITION TO BE FILLED TO MATCH THE EXISTING SURROUNDING FLOOR AND REQUIRED FIRE RATINGS.
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21. GENERAL CONTRACTOR TO VERIFY AND CONFIRM WITH OWNER THAT ANY ADDITIONAL ELEMENTS (NOT IDENTIFIED HEREIN) TO BE SALVAGED HAVE BEEN PROPERLY FLAGGED FOR THE DEMOLITION CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
22. PRESERVE AND PROTECT ALL EXISTING STRUCTURAL FRAMING.
23. SEE ENLARGED PLANS FOR DIMENSIONS

FLOOR PLAN GENERAL NOTES

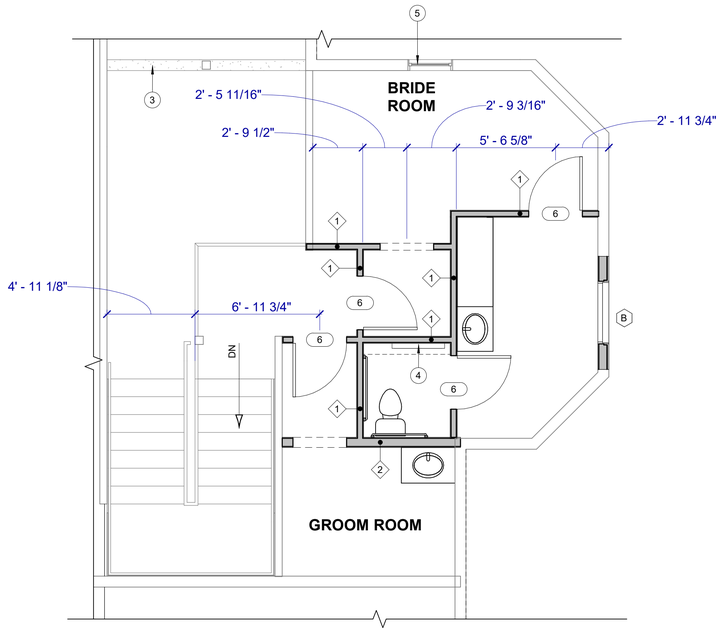
1. SEE G SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING U.N.O.
4. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
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12. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30' - 0".
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14. ALL DOOR OPENINGS ARE LOCATED WITH THE HINGE SIDE 6" OFF CORNER UNLESS NOTED OTHERWISE.
15. DO NOT SCALE DRAWINGS.
16. COORDINATE WALL TYPES WITH G SERIES SHEETS.
17. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND FIXTURES PER DETAIL.

KEYED NOTES	
1	DEMOLISH EXISTING WALL
2	DEMOLISH EXISTING DOOR
3	DEMOLISH EXISTING COUNTERTOP
4	NEW BABY CHANGING STATION
5	NEW WINDOW



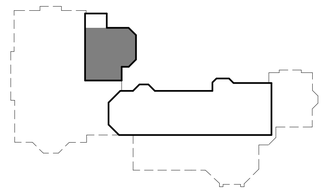
EXISTING GROOM ROOM

1 ENLARGED UPPER FLOOR BRIDE AND GROOM ROOMS EXISTING
1/4" = 1'-0"



GROOM ROOM

2 ENLARGED UPPER FLOOR BRIDE AND GROOM ROOMS
1/4" = 1'-0"



UPPER FLOOR KEYPLAN

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

HIVE DESIGN GROUP | 7598 MAIN STREET, MIDVALE, UT 84047 | (406) 544-4792 | WWW.HIVEDESIGNGROUP.COM

SHEET NAME ENLARGED UPPER FLOOR BRIDE & GROOM ROOMS

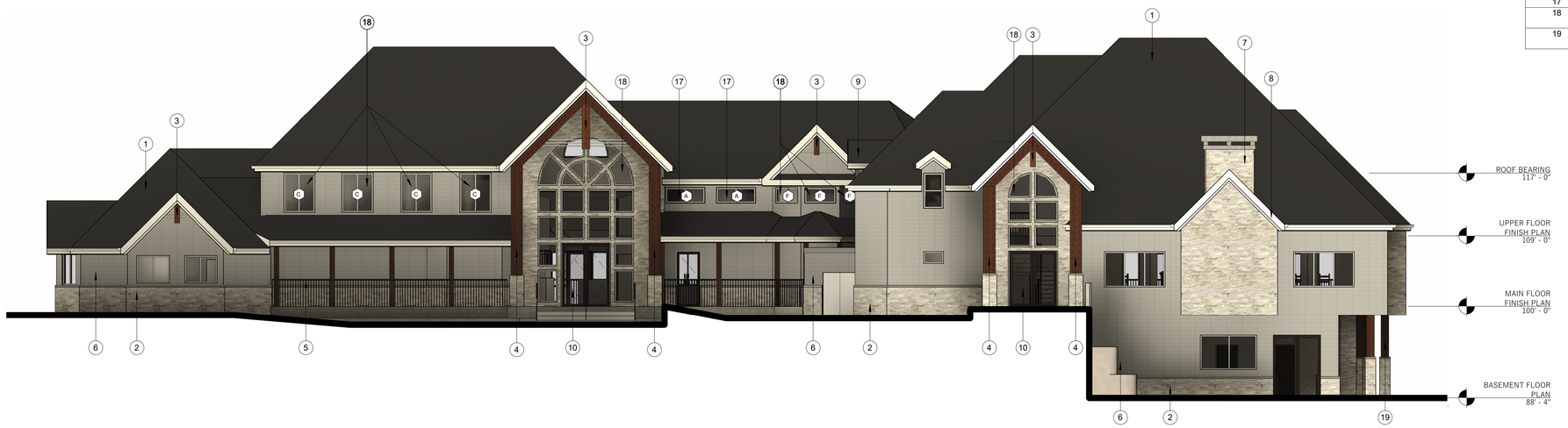
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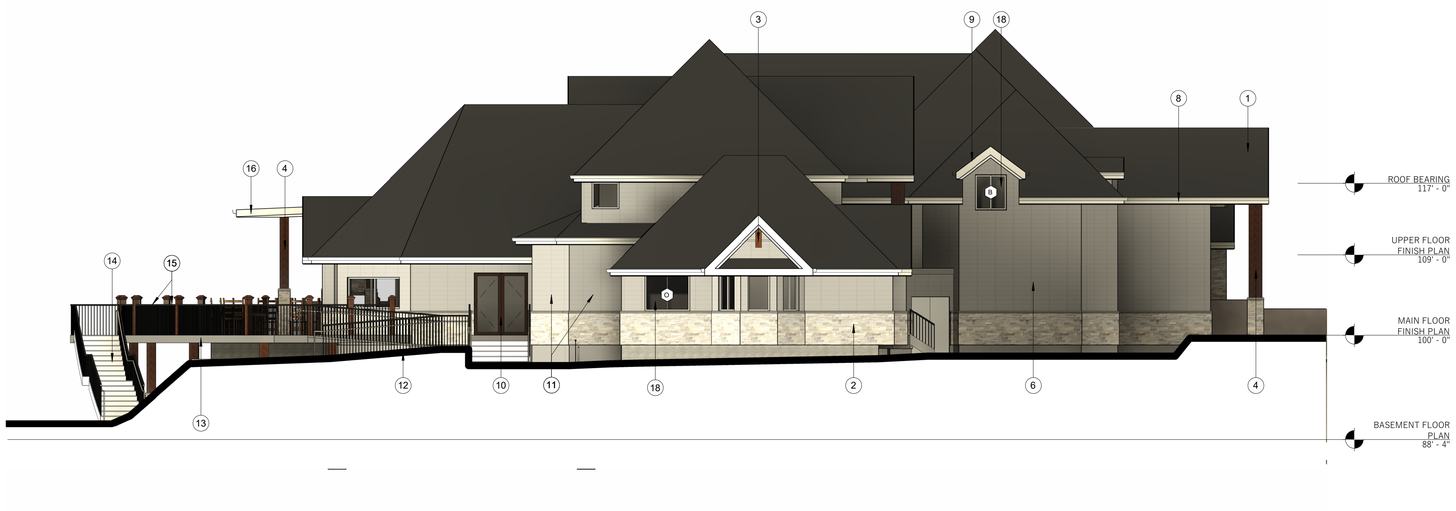
REVISIONS

CONSULTANT

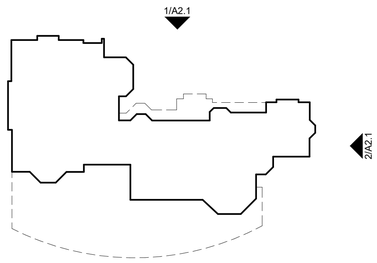
KEYED NOTES	
1	NEW STANDING SEAM METAL ROOF SYSTEM
2	NEW STONE VENEER
3	NEW TIMBER KING POST
4	NEW HEAVY TIMBER COLUMN WRAPPED WITH STONE VENEER
5	NEW GUARDRAIL
6	NEW FIBER CEMENT PANELS
7	NEW STONE CHIMNEY
8	NEW FASCIA
9	NEW PITCHED ROOF WITH STANDING SEAM FINISH
10	NEW DOOR INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING DOOR DIMENSIONS
11	INFILL EXISTING WINDOW OPENING TO MATCH EXISTING WALL
12	NEW RAMP & RAILINGS
13	NEW COMPOSITE DECK
14	NEW STAIR & RAILING
15	NEW GUARDRAIL, WITH LIGHTING UNDER CAP & AT POSTS
16	NEW LOW SLOPE ROOF
17	NEW WINDOW INSTALLED, ADJUST EXISTING OPENING TO MATCH NEW STYLE
18	NEW WINDOW INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING WINDOW DIMENSIONS
19	NEW HEAVY TIMBER COLUMNS WRAPPED WITH STONE VENEER TO REPLACE EXISTING



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



ELEVATION KEYPLAN

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME EXTERIOR ELEVATIONS

SHEET # A2.1

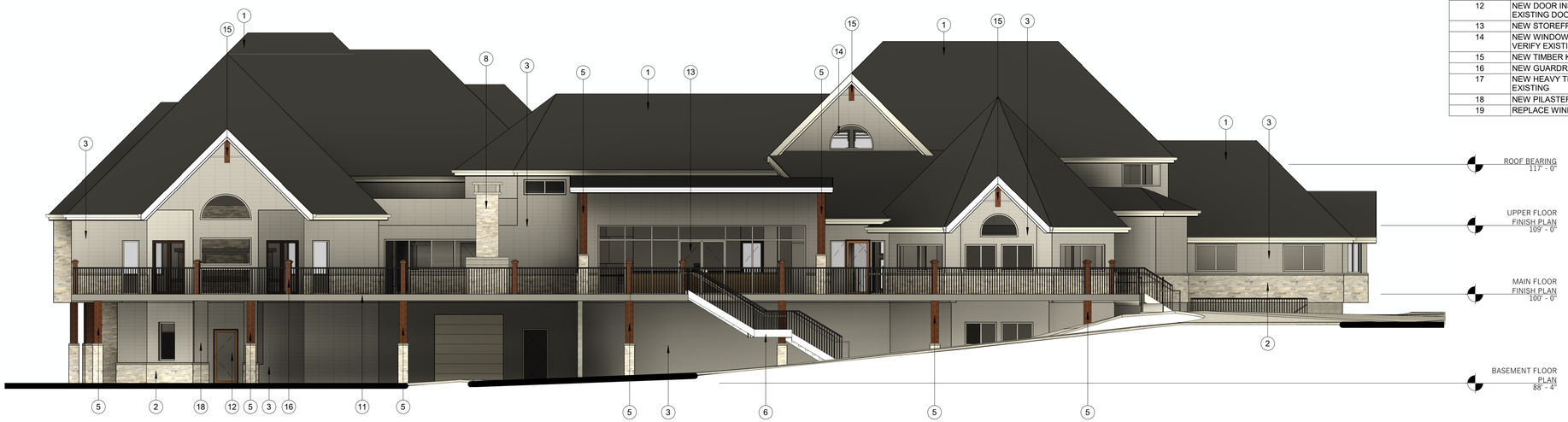
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REVISIONS

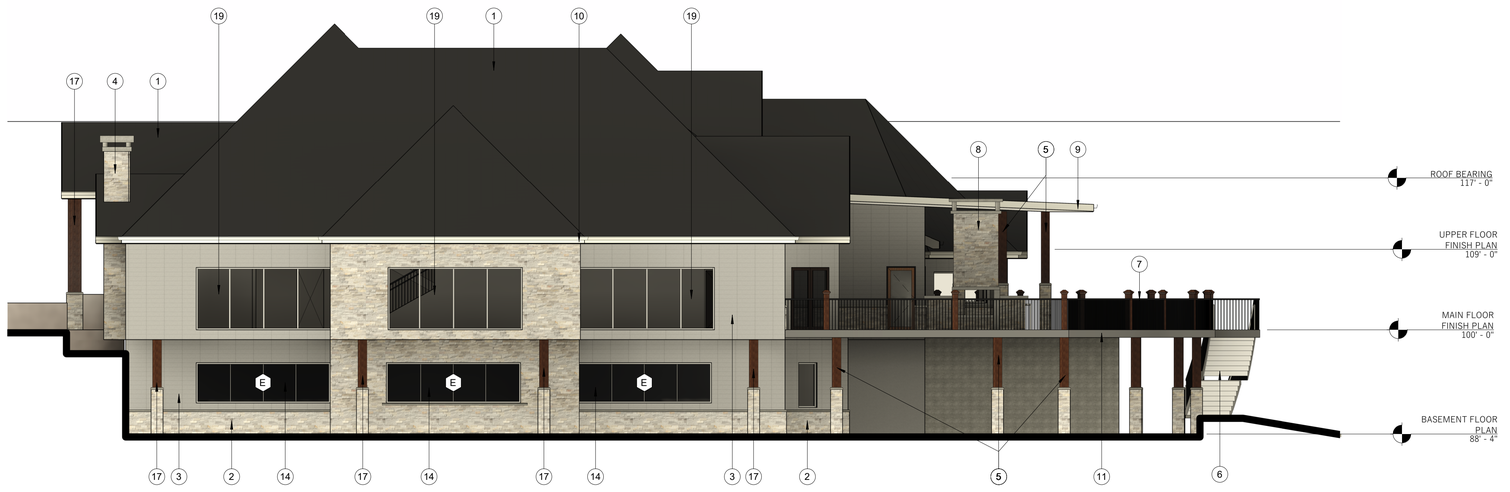
CONSULTANT

HIVE DESIGN GROUP
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7598 MAIN STREET, MIDVALE, UT 84047

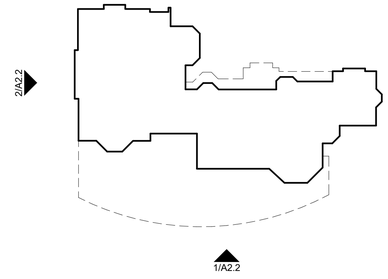
KEYED NOTES	
1	NEW STANDING SEAM METAL ROOF SYSTEM
2	NEW STONE VENEER
3	NEW FIBER CEMENT PANELS
4	NEW STONE CHIMNEY
5	NEW HEAVY TIMBER COLUMN WRAPPED WITH STONE VENEER
6	NEW STAIR & RAILING
7	NEW GUARDRAIL
8	NEW EXTERIOR FIREPLACE FOR OUTDOOR EVENTS
9	NEW LOW SLOPE ROOF
10	NEW FASCIA
11	NEW COMPOSITE DECK
12	NEW DOOR INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING DOOR DIMENSIONS
13	NEW STOREFRONT WINDOWS AND ENTRANCE
14	NEW WINDOW INSTALLED WITHIN EXISTING OPENING. CONTRACTOR TO VERIFY EXISTING WINDOW DIMENSIONS
15	NEW TIMBER KING POST
16	NEW GUARDRAIL, WITH LIGHTING UNDER CAP & AT POSTS
17	NEW HEAVY TIMBER COLUMNS WRAPPED WITH STONE VENEER TO REPLACE EXISTING
18	NEW PILASTERS WRAPPED WITH STONE VENEER
19	REPLACE WINDOW TINT ON EXISTING WINDOW



1 REAR ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



ELEVATION KEYPLAN

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ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME EXTERIOR ELEVATIONS

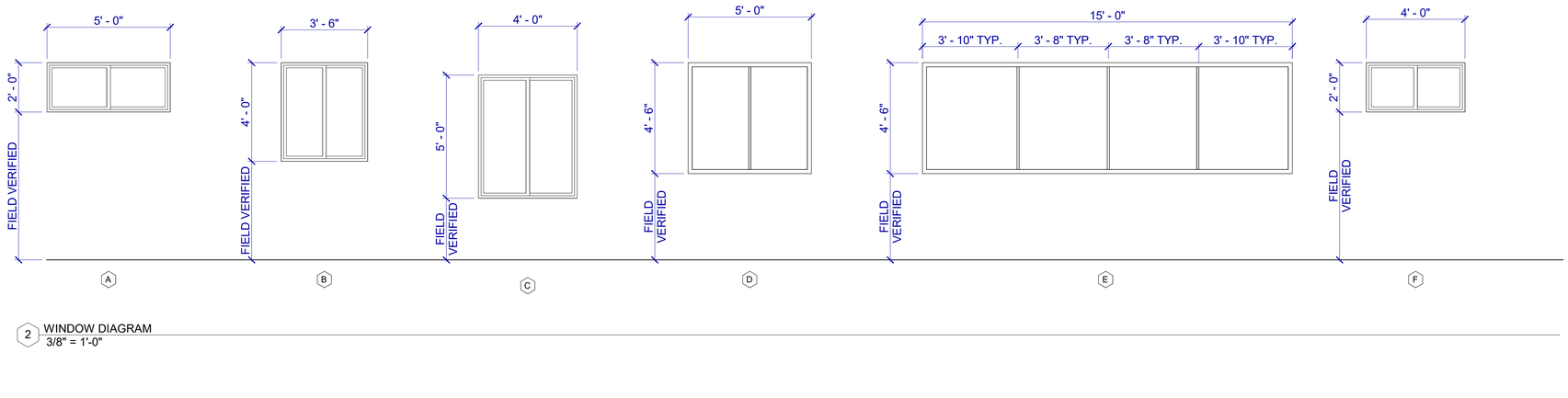
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HIVE DESIGN GROUP
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(406) 548-4792
WWW.HIVEDESIGNGROUP.COM



2 WINDOW DIAGRAM
3/8" = 1'-0"

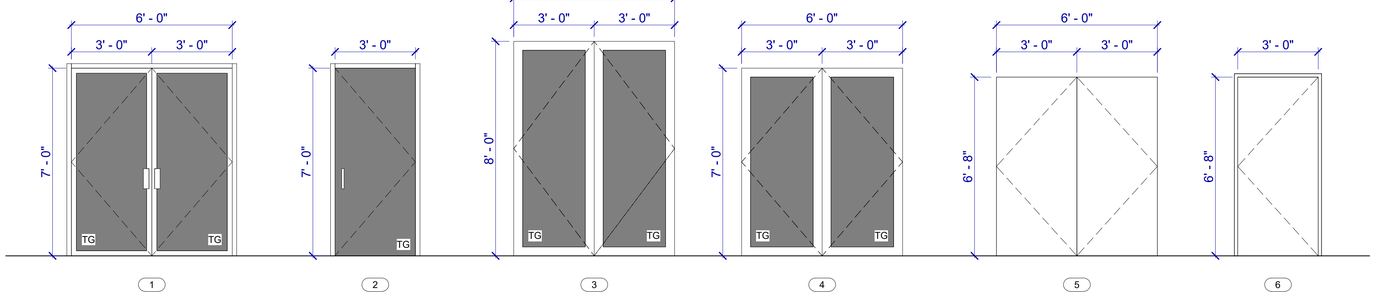
NOTE:
1. CONTRACTOR TO VERIFY WINDOW AND DOOR DIMENSIONS IN-FIELD PRIOR TO ORDERING.

WINDOW SCHEDULE

WINDOW	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	FRAME FINISH
A	5' - 0"	2' - 0"	FIXED	ALUMINUM	PAINT
B	3' - 6"	4' - 0"	FIXED	ALUMINUM	PAINT
C	4' - 0"	5' - 0"	FIXED	ALUMINUM	PAINT
D	5' - 0"	4' - 6"	FIXED	ALUMINUM	PAINT
E	15' - 0"	4' - 6"	FIXED	ALUMINUM	PAINT
F	4' - 0"	2' - 0"	FIXED	<varies>	<varies>
O	5' - 0"	4' - 0"		ALUMINUM	PAINT

DOOR SCHEDULE

DOOR #	DOOR TYPE	WIDTH	HEIGHT	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FRAME THICKNESS
1	STOREFRONT	6' - 0"	7' - 0"	GLASS	ALUMINUM	PAINT	1 3/4"
2	STOREFRONT	3' - 0"	7' - 0"	GLASS	ALUMINUM	PAINT	1 3/4"
3	ENTRY GLASS	6' - 0"	8' - 0"	GLASS	WOOD	PAINT	1 3/4"
4	ENTRY GLASS	6' - 0"	7' - 0"	GLASS	WOOD	PAINT	1 3/4"
5	DOUBLE DOOR	6' - 0"	6' - 8"	METAL	METAL	PAINT	1 3/4"
6	INTERIOR	3' - 0"	6' - 8"	WOOD	WOOD	PAINT	1 3/4"
7	ENTRY GLASS	3' - 0"	7' - 0"	GLASS	WOOD	PAINT	1 3/4"



1 DOOR DIAGRAM
3/8" = 1'-0"

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME WINDOW AND DOOR DIAGRAM

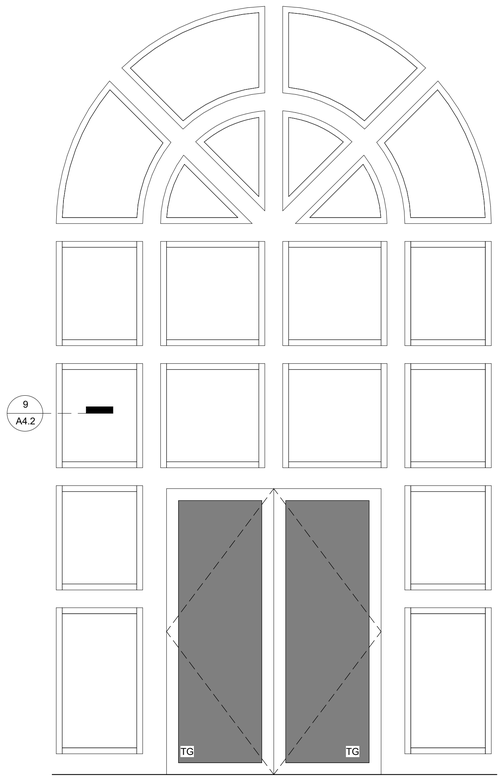
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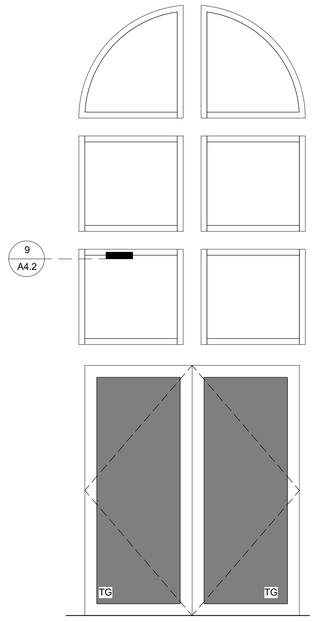
REVISIONS

CONSULTANT

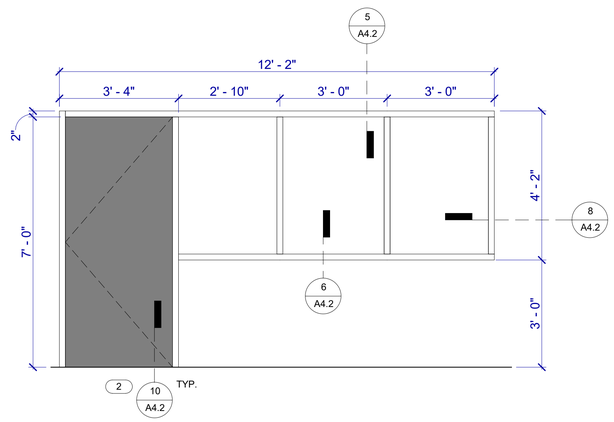
HIVE DESIGN GROUP 7598 MAIN STREET, MIDVALE, UT 84047 (406) 548-4792 WWW.HIVEDESIGNGROUP.COM



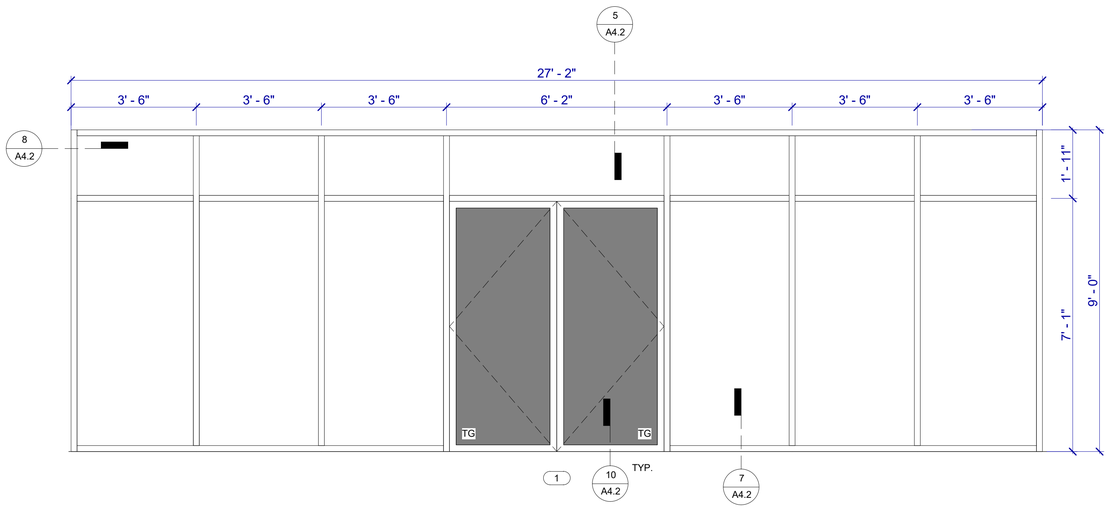
1 STOREFRONT ELEVATION
1/2" = 1'-0"



2 STOREFRONT ELEVATION
1/2" = 1'-0"



4 STOREFRONT ELEVATION
1/2" = 1'-0"



3 STOREFRONT ELEVATION
1/2" = 1'-0"

PROJECT #
21-044

ISSUE DATE
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HIVE DESIGN GROUP | 7598 MAIN STREET, MIDVALE, UT 84047 | (406) 548-4792 | WWW.HIVEDESIGNGROUP.COM

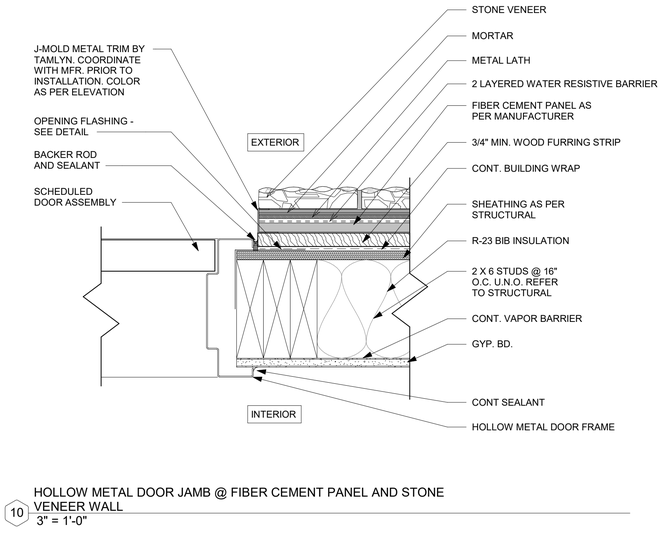
SHEET NAME
STOREFRONT ELEVATIONS

SHEET #
A3.2

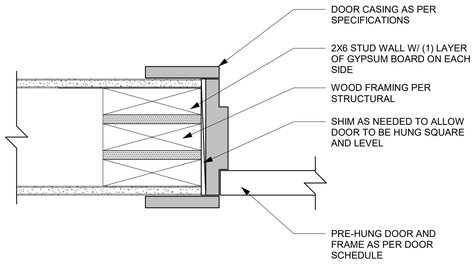
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REVISIONS

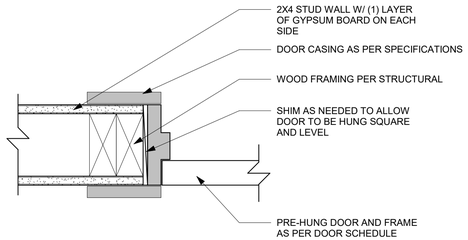
CONSULTANT



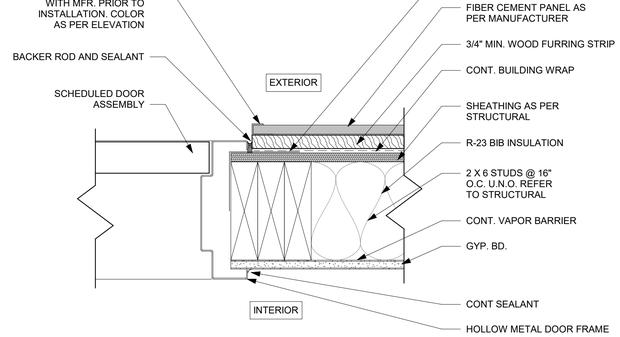
10 HOLLOW METAL DOOR JAMB @ FIBER CEMENT PANEL AND STONE VENEER WALL
3" = 1'-0"



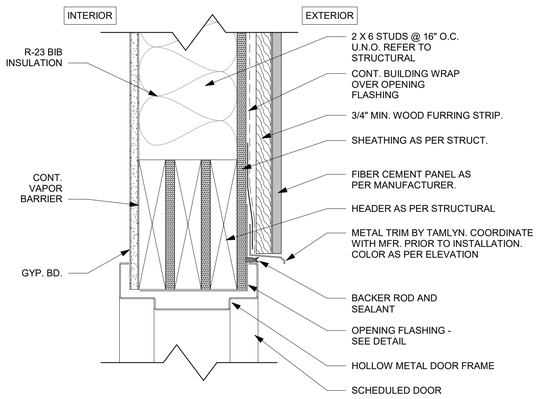
6 TYPICAL WOOD DOOR JAMB @ INT. LOAD BEARING 1 HOUR WALL
3" = 1'-0"



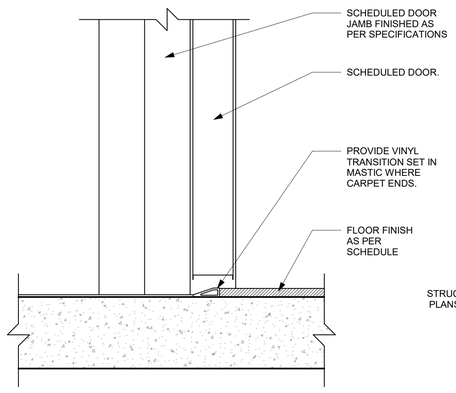
7 TYPICAL WOOD DOOR JAMB @ 2x4 INTERIOR WALL
3" = 1'-0"



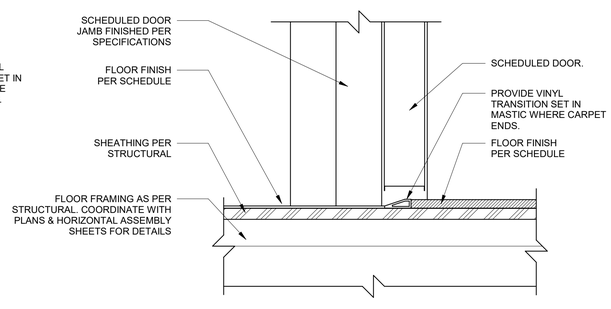
8 HOLLOW METAL DOOR JAMB @ FIBER CEMENT PANEL WALL
3" = 1'-0"



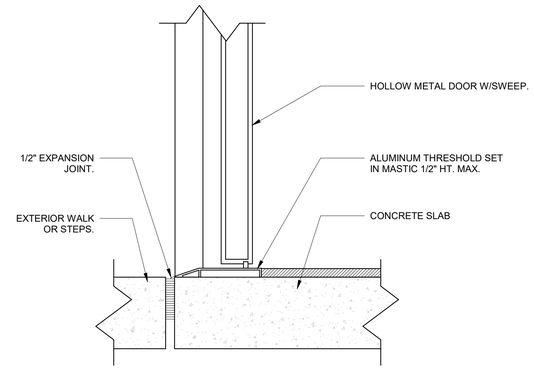
9 HOLLOW METAL DOOR HEADER @ FIBER CEMENT PANEL WALL
3" = 1'-0"



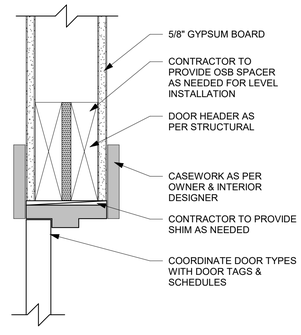
1 TYPICAL INT. DOOR THRESHOLD @ CONCRETE FLOOR
3" = 1'-0"



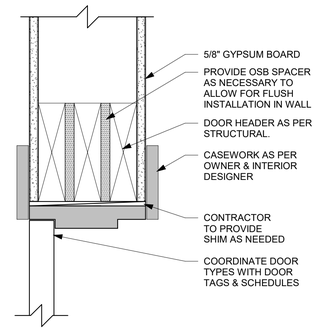
2 TYPICAL INT. DOOR THRESHOLD @ WOOD FLOOR
3" = 1'-0"



3 TYPICAL EXT. HOLLOW METAL DOOR THRESHOLD
3" = 1'-0"



4 TYPICAL WOOD DOOR HEADER @ INT. 2x4 WALL
3" = 1'-0"



5 TYPICAL WOOD DOOR HEADER @ INT. 2x6 WALL
3" = 1'-0"

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HIVE DESIGN GROUP + 7598 MAIN STREET, MIDVALE, UT, 84047 + (406) 948-4792 + WWW.HIVEDESIGNGROUP.COM +

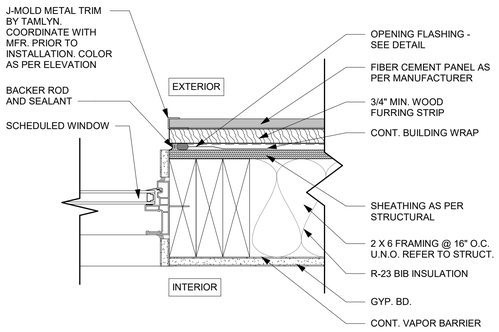
SHEET ARCHITECTURAL DETAILS

SHEET # A4.1

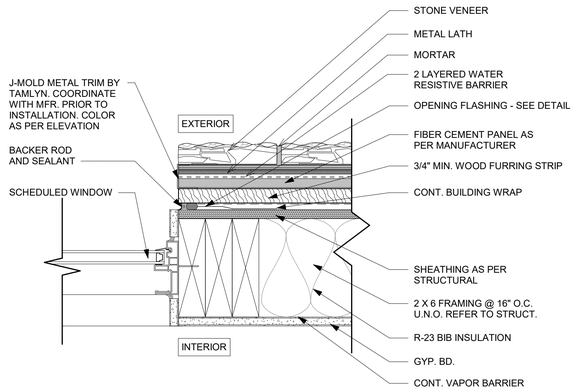
STAMP

REVISIONS

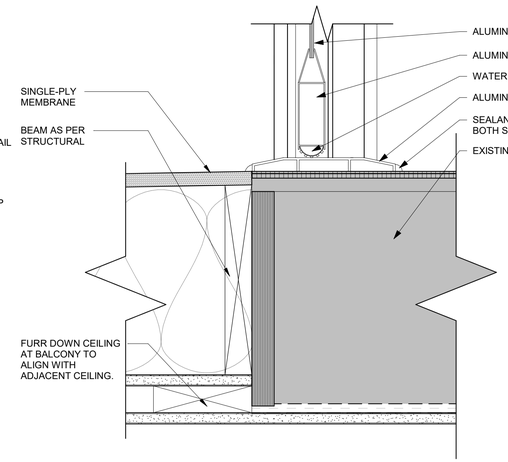
CONSULTANT



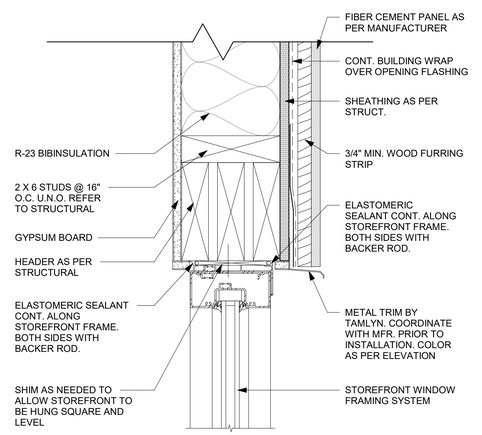
8 TYPICAL STOREFRONT JAMB @ EXTERIOR WALL
3" = 1'-0"



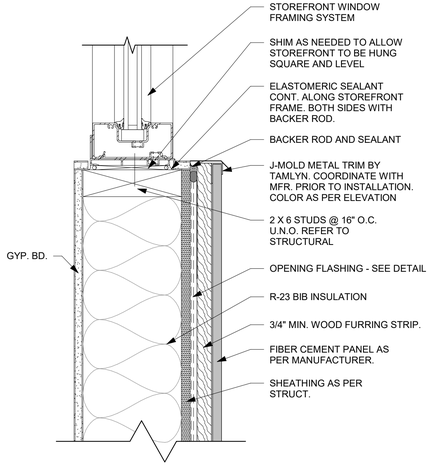
9 TYPICAL STOREFRONT JAMB @ EXTERIOR WALL W/ STONE VENEER
3" = 1'-0"



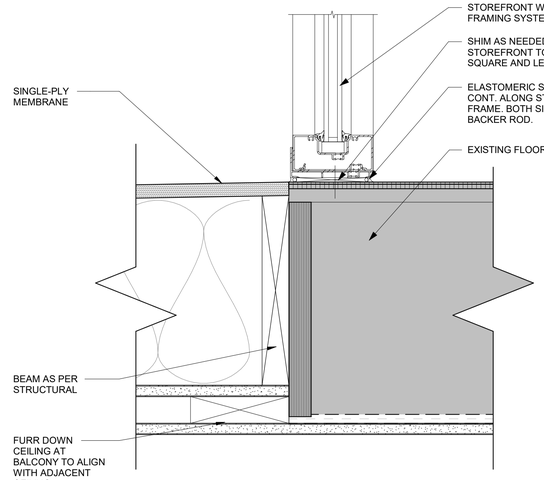
10 TYPICAL STOREFRONT THRESHOLD @ FINISH FLOOR
3" = 1'-0"



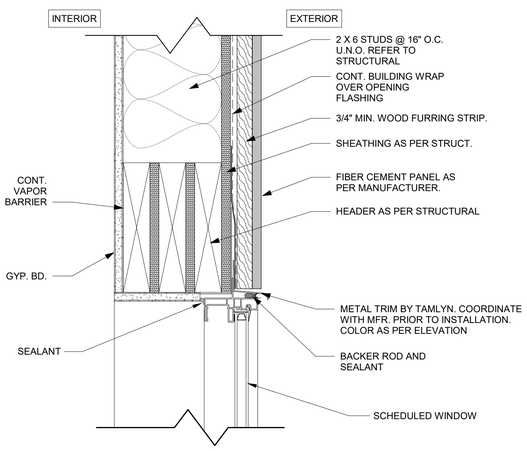
5 TYPICAL STOREFRONT HEADER @ EXTERIOR WALL
3" = 1'-0"



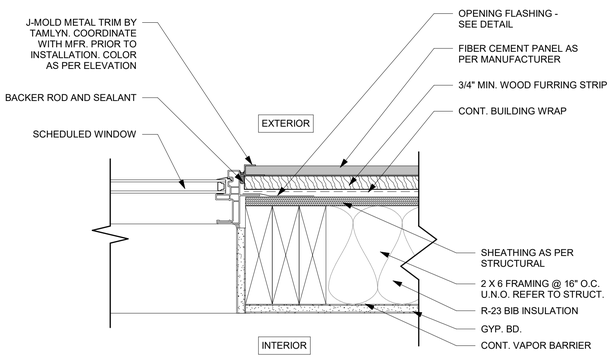
6 TYPICAL STOREFRONT SILL @ EXTERIOR WALL
3" = 1'-0"



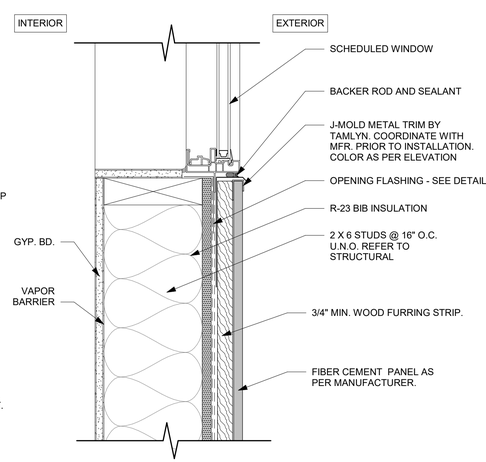
7 TYPICAL STOREFRONT SILL @ FINISH FLOOR
3" = 1'-0"



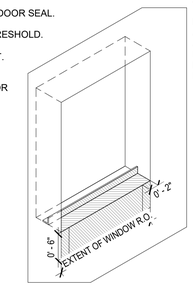
1 WINDOW HEAD - FIBER CEMENT PANELS
3" = 1'-0"



2 WINDOW JAMB - FIBER CEMENT PANELS
3" = 1'-0"



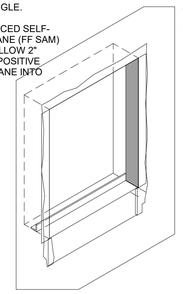
3 WINDOW SILL - FIBER CEMENT PANELS
3" = 1'-0"



STEP 1

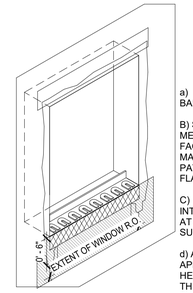
a) INSTALL SILL ANGLE.

B) INSTALL FOIL-FACED SELF-ADHERED MEMBRANE (FF SAM) AT BOTH JAMBS. ALLOW 2" FLAP AT SILL FOR POSITIVE LAP. FOLD MEMBRANE INTO ROUGH OPENING.



STEP 2

a) APPLY TROWEL-APPLIED FLASHING AT HEAD & JAMBS TO CREATE AN OPAQUE MONOLITHIC MEMBRANE FREE OF VOIDS & PIN HOLES.



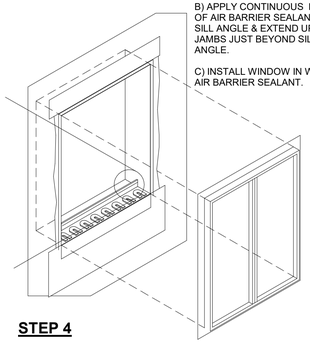
STEP 3

a) INSTALL WATER BARRIER BELOW SILL

B) STAPLE DRAINAGE MESH ALONG FRONT FACE AT SILL TO MAINTAIN DRAINAGE PATH UNDER BOTTOM FLANGE.

C) INSTALL INTERMITTENT SHIMS AT SILL FOR WINDOW SUPPORT.

d) APPLY TROWEL-APPLIED FLASHING AT HEAD OVERLAPPING THE LAYER OF FLASHING INSTALLED IN PREVIOUS STEP.

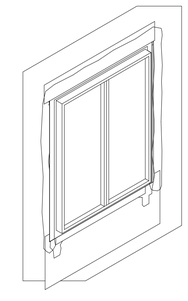


STEP 4

a) APPLY CONTINUOUS SEALANT ON FACE OF BUILDING WRAP BEHIND WINDOW FLANGE AT HEAD & JAMBS.

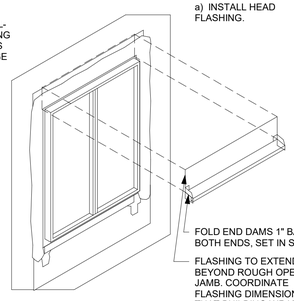
B) APPLY CONTINUOUS BEAD OF AIR BARRIER SEALANT AT SILL ANGLE & EXTEND UP JAMBS JUST BEYOND SILL ANGLE.

C) INSTALL WINDOW IN WET AIR BARRIER SEALANT.



STEP 5

a) APPLY TROWEL-APPLIED FLASHING AT HEAD & JAMBS OVER THE FLANGE OF THE WINDOW

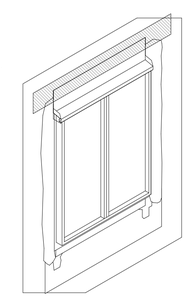


STEP 6

a) INSTALL HEAD FLASHING.

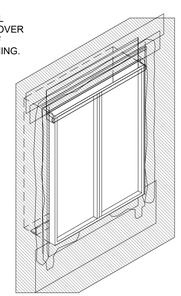
FOLD END DAMS 1" BACK, BOTH ENDS, SET IN SEALANT

FLASHING TO EXTEND BEYOND ROUGH OPENING AT JAMB. COORDINATE FLASHING DIMENSIONS SO THAT BUILDING WRAP POSITIVELY LAPS TOP EDGE OF FLASHING



STEP 7

a) APPLY FOIL FACED SAM OVER TOP EDGE OF METAL FLASHING.



STEP 8

a) APPLY FLUID APPLIED WEATHER BARRIER AT HEAD AND JAMB. OVERLAP AT SILL

GENERAL NOTES:

1) SEQUENCE REPRESENTS A TYPICAL WINDOW FLASHING SEQUENCE. SEE DETAILS FOR PROJECT SPECIFIC METAL FLASHING & TRIM REQUIREMENTS

2) APPLY PRIMER TO SURFACES NOT COVERED WITH BUILDING WRAP AND SHOWN TO RECEIVE FF SAM

3) ROLLER OVER FF SAM AND FOIL TAPE TO ACHIEVE GOOD ADHESION TO SUBSTRATE

4) SEAL EDGES OF FF SAM TO THE BUILDING PAPER

5) USE FOIL TAPE WHEN ADHERING WRB TO OTHER MATERIALS

6) THIS PROCEDURE SEQUENCE SHALL ALSO BE APPLIED TO EXTERIOR DOOR OPENING USING APPLICABLE HEAD AND JAMB DETAILS

4 FLANGED WINDOW WRAP SEQUENCE
3/4" = 1'-0"

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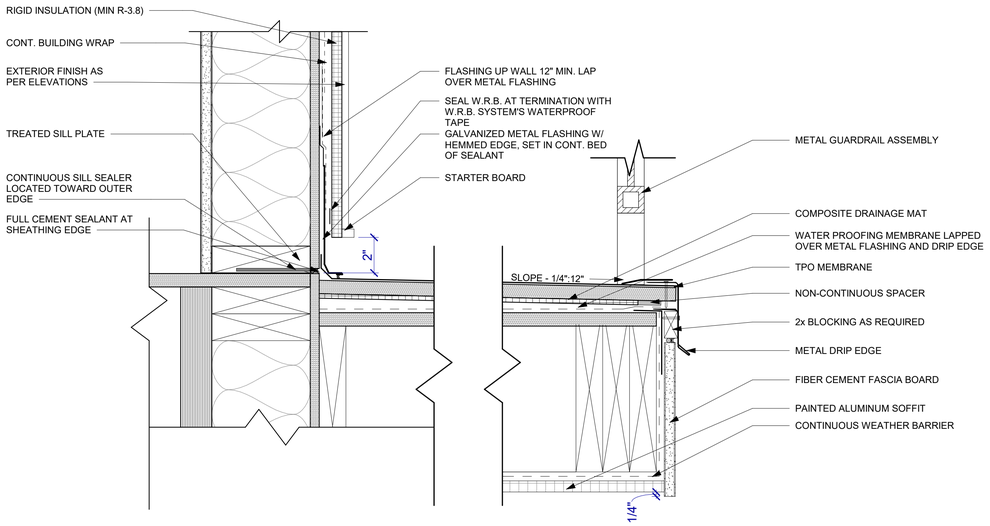
SHEET ARCHITECTURAL DETAILS

SHEET # A4.2

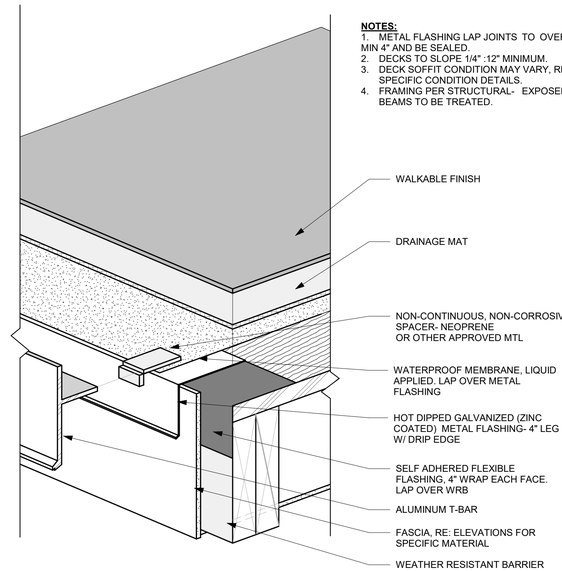
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REVISIONS

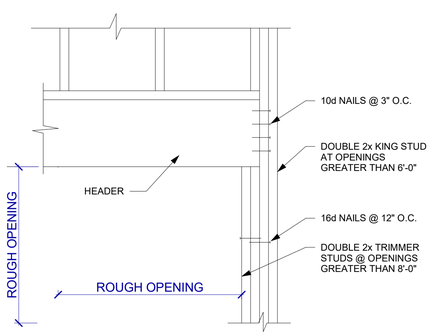
CONSULTANT
HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 548-4792
WWW.HIVEDESIGNGROUP.COM



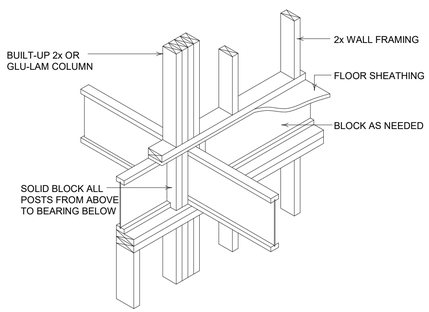
4 DECK & FASCIA DETAIL
3" = 1'-0"



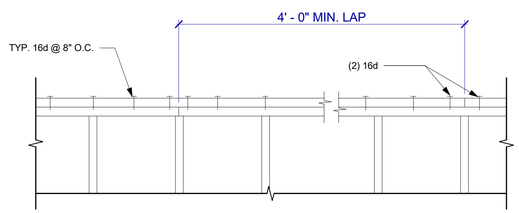
5 ISOMETRIC DECK EDGE DETAIL
1 1/2" = 1'-0"



1 TYPICAL HEADER FRAMING DETAIL
1" = 1'-0"



2 TJI FRAMING DETAIL
3/4" = 1'-0"



3 TYPICAL DBL PLATE LAP DETAIL
1" = 1'-0"

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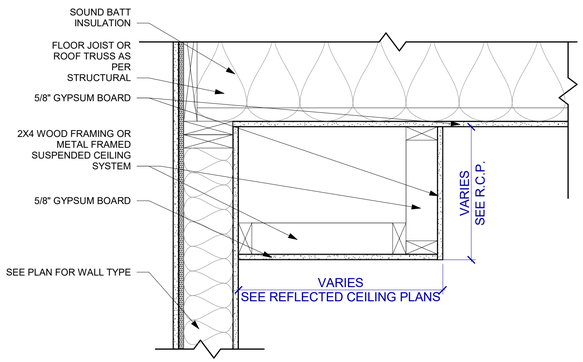
SHEET ARCHITECTURAL DETAILS

SHEET # A4.3

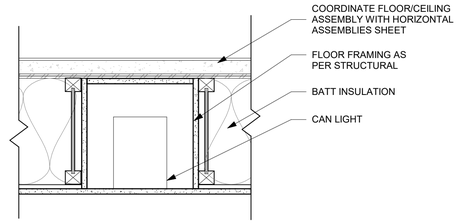
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REVISIONS

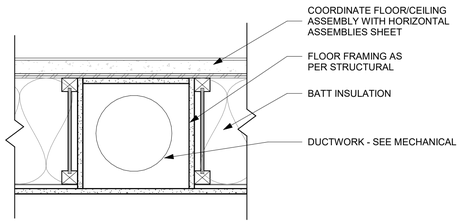
CONSULTANT



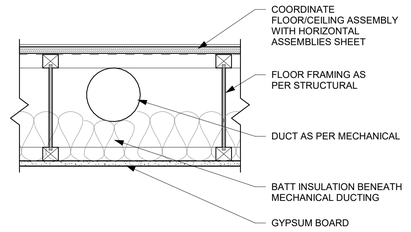
1 CEILING SOFFIT DETAIL
1 1/2" = 1'-0"



2 TENTED CAN LIGHT
1 1/2" = 1'-0"



3 TENTED SOFFIT
1 1/2" = 1'-0"



4 DUCT THROUGH FLOOR JOIST
1 1/2" = 1'-0"

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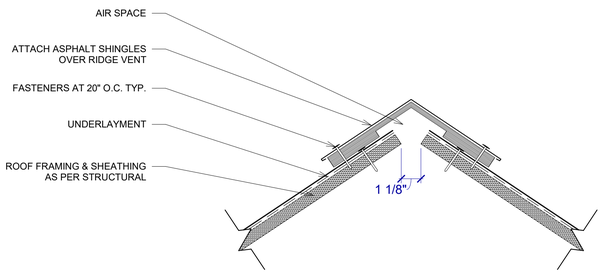
SHEET ARCHITECTURAL DETAILS

SHEET # A4.4

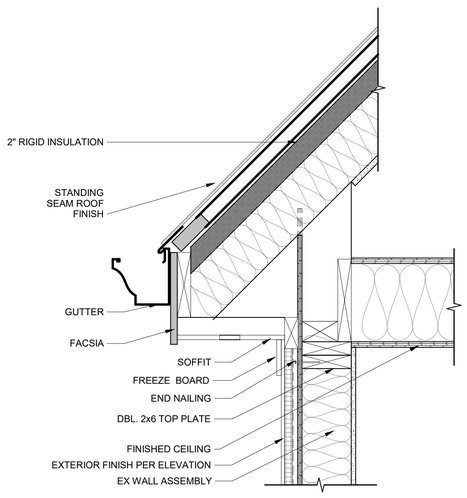
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REVISIONS

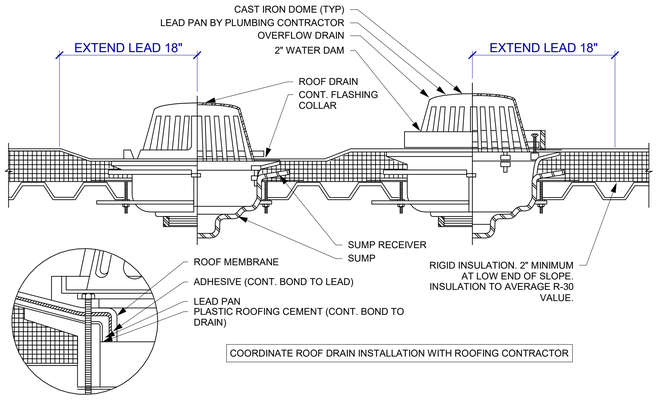
CONSULTANT



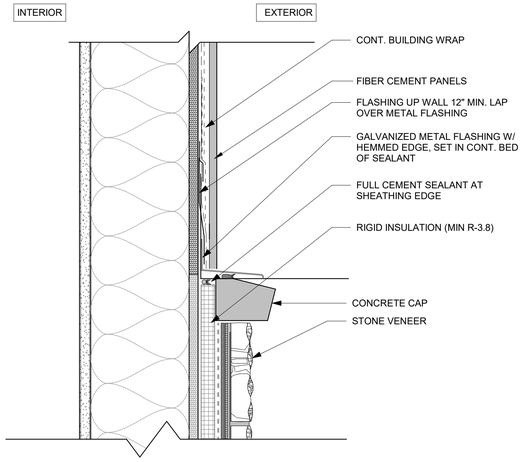
4 ROOF - RIDGE VENT
3" = 1'-0"



1 TYPICAL ROOF W/ OVERHANG DETAIL
1 1/2" = 1'-0"



2 ROOF DRAIN DETAIL
1 : 38



3 STONE TO FIBER CEMENT MATERIAL TRANSITION - SECTION DETAIL
3" = 1'-0"

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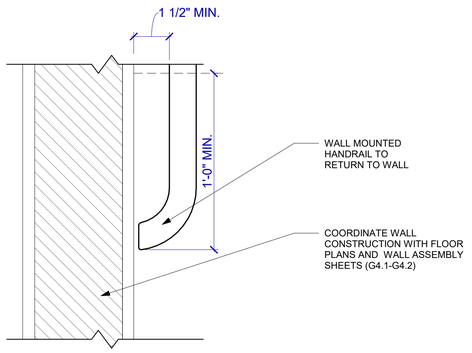
SHEET
ARCHITECTURAL DETAILS

SHEET # A4.5

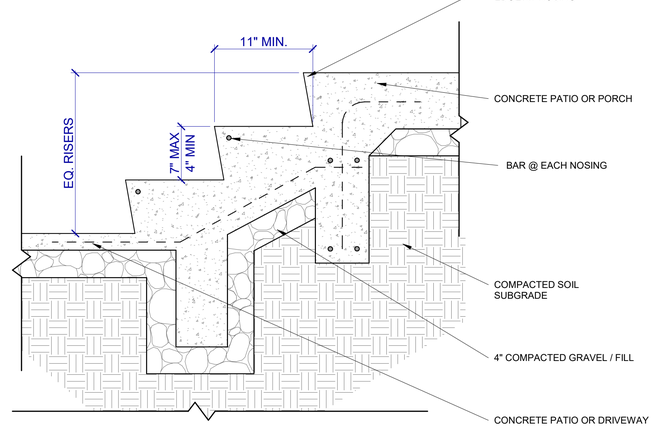
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REVISIONS

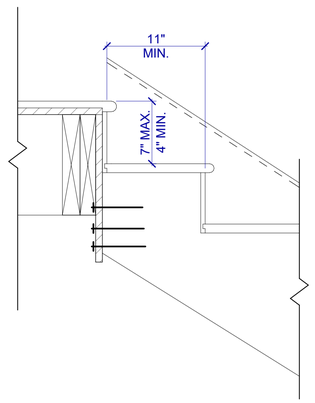
CONSULTANT



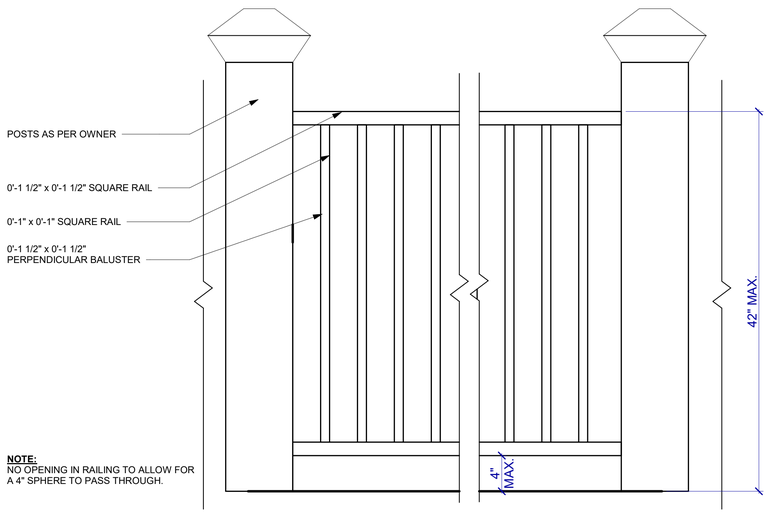
5 TYPICAL HANDRAIL RETURN @ WALL
3" = 1'-0"



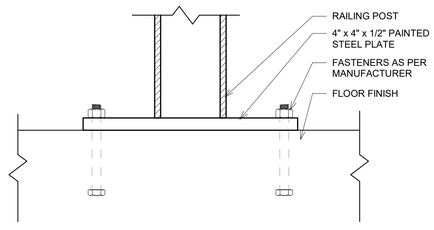
8 TYPICAL PORCH STAIR
1 1/2" = 1'-0"



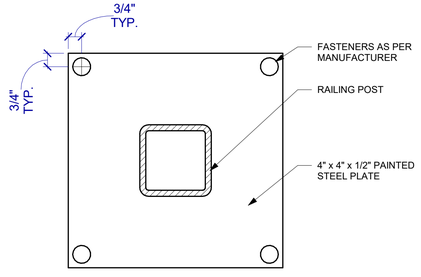
7 STAIR @ TOP
1 1/2" = 1'-0"



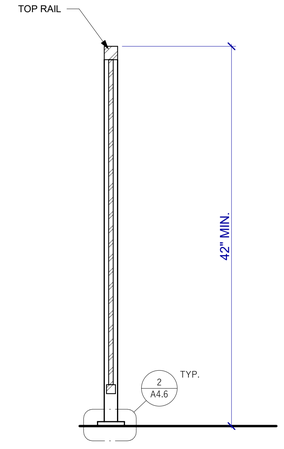
1 GUARDRAIL ELEVATION
1 1/2" = 1'-0"



2 RAILING BASE PLATE SECTION
3" = 1'-0"



3 RAILING BASE PLATE DETAIL
3" = 1'-0"



4 GUARDRAIL SECTION
1 1/2" = 1'-0"

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET ARCHITECTURAL DETAILS

SHEET # A4.6

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP
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GENERAL STRUCTURAL NOTES

DESIGN CRITERIA:

DESIGN CODE: 2018 INTERNATIONAL BUILDING CODE

RISK CATEGORY: II

FLOOR DEAD LOAD: 50 PSF
FLOOR LIVE LOAD: 100 PSF (BALCONY),

SNOW LOAD: 30.2 PSF (ROOF) + DRIFT

RAIN INTENSITY: 1-1/2"/ HR (BASED ON 100-YR RAIN CYCLE)

WIND LOADS: NO CHANGE TO WIND RESISTANCE SYSTEM

SEISMIC LOADS: EQUIVALENT LATERAL FORCE PROCEDURE
R=5.0 (OMEGA=3, Cd=4)
SPECIAL REINFORCED CONCRETE SHEAR WALL

1.0 – IMPORTANCE FACTOR
D – SEISMIC DESIGN CATEGORY
SITE CLASS = D-DEFAULT
Ss = 1.287 S1 = 0.483
SDS = 1.00 SD1 = 0.585

SOILS: 1500 PSF (ASSUMED). BEARING PRESSURE
SOILS REPORT NOT AVAILABLE.

GENERAL:

THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM-WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS NOTED HEREIN IS NOT EXCEEDED.

DESIGN OF ITEMS NOT PART OF THE PRIMARY STRUCTURAL SYSTEM (SUCH AS STAIRS, RAILINGS, NON-STRUCTURAL WALLS) AND PREFABRICATED STRUCTURAL ITEMS (SUCH AS FLOOR, ROOF TRUSSES) SHALL BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. REFER TO SUBMITTALS SECTION FOR ITEMS THAT MUST BE SUBMITTED FOR REVIEW AND FOR SUBMITTAL REQUIREMENTS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCH'L. DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCH'L., MECH., PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

STANDARDS AND CODE REFERENCES NOTED IN THESE CONSTRUCTION DOCUMENTS REFER TO THE EDITIONS ADOPTED BY THE BUILDING CODE SPECIFIED IN THE BASIS FOR DESIGN. REFERENCES NOT SPECIFICALLY ADOPTED BY SAID BUILDING CODE REFER TO THE LATEST EDITION.

ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION, OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION.

FOUNDATION:

FOUNDATIONS DESIGNED BASED ON CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE. OBTAIN FIELD OBSERVATION FROM GEOTECHNICAL ENGINEER PRIRO TO CONSTRUCTION OF FOUNDATIONS.

ALLOWABLE DEAD PLUS LIVE LOAD SOIL PRESSURE = 1500 PSF (ASSUMED).

FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE FROM LOOSE DEBRIS, STANDING WATER, OR UNCOMPACTED MATERIAL AT TIEM OF CONCRETE PLACEMENT.

TRANCES AND EXCAVATIONS UNDER OR ADJACENT TO FOUNDATION SHALL BE PROPERLY BACKFILLED AND COMPACTED.

WATERPROOFING AS MAY BE REQUIRED AT SOIL FACE OF WALLS BELOW GRADE SHALL BE BY OTHERS.

CONCRETE:

ALL CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318 AND ACI 301, EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.

MIN. 28 DAY COMPRESSIVE STRENGTH, f'c, AND LARGEST NOMINAL AGGREGATE SIZE SHALL BE AS NOTED BELOW. MAX. WATER/CEMENT RATIO FOR CONCRETE IN CONTACT WITH SOIL SHALL BE 0.45.

LOCATION	PSI MIN	MAX WATER/ CEMENT	EXPOSURE FREEZING	EXPOSURE SULFATE	CLASS WATER	CLASS CORROSION	AIR PERCENT
FOOTING	3000		F0	S0	W0	C0	
WALLS (EXTERIOR)	3500	0.55	F1	S0	W0	C1	5%
SLAB (INTERIOR)	3000		F0	S0	W0	C0	
SLAB (EXTERIOR)	4500	0.40	F3	S0	W0	C2	6%

AGGREGATE: 3/4" MIN, 1-1/2" MAX

CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER, AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE. MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE SHRINKAGE AND HAVE PROVEN SHRINKAGE CHARACTERISTICS OF 0. 05% OR LESS BASED ON TESTING PER ASTM C157.

IF USED, EARLY STRENGTH CONCRETE SHALL BE PROPORTIONED TO DEVELOP THE 28 DAY COMPRESSIVE STRENGTH AT THE AGE REQUIRED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT TEST DATA FOR REVIEW BY THE STRUCTURAL ENGINEER TO SUBSTANTIATE THE CONCRETE STRENGTH AT THE REQUIRED AGE.

ALL CONCRETE SHALL BE NORMAL WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARD ROCK AGGREGATES CONFORMING TO ASTM C33 U.N.O. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT USING AGGREGATES CONFORMING TO ASTM C330.

MAX. SLUMP SHALL BE 5 INCHES (EXCEPTION: WHERE ADMIXTURES/ PLASTICIZERS HAVE BEEN INCLUDED IN MIX DESIGN TO IMPROVE WORKABILITY, SLUMP LIMIT SHALL BE BASED ON ADMIXTURE MFR.'S RECOMMENDATIONS). MIX WATER SHALL BE CLEAN AND POTABLE.

PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE II CEMENT SHALL BE USED FOR ALL CONCRETE.

FLY ASH MAY BE USED IN CONCRETE, SUBJECT TO APPROVAL BY THE ARCHITECT, PROVIDED THE FOLLOWING CONDITIONS ARE MET:

FLY ASH SHALL COMPLY WITH ASTM C618.

CEMENT CONTENT SHALL BE REDUCED A MINIMUM OF 15 PERCENT UP TO A MAXIMUM OF 25 PERCENT WHEN COMPARED TO AN EQUIVALENT CONCRETE MIX DESIGN WITHOUT FLY ASH. FLY ASH CONTENT SHALL NOT COMPRISE MORE THAN 35 PERCENT OF THE TOTAL CEMENTITIOUS CONTENT. THE WATER-CEMENT RATIO SHALL BE CALCULATED BASED ON THE TOTAL CEMENTITIOUS MATERIAL IN THE MIX.

CLASS F FLY ASH SHALL BE USED IN SULFATE RESISTANT CONCRETE WITH f'c EQUAL TO OR GREATER THAN 4000 PSI. CLASS C FLY ASH MAY BE USED ELSEWHERE.

TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.

CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER ACI 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.

PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH DUE TO COLD OR HOT WEATHER IN ACCORDANCE WITH ACI 305 AND 306. CONTRACTOR SHALL TAKE SPECIAL CURING PRECAUTIONS TO MINIMIZE SHRINKAGE CRACKING OF CONCRETE SLABS.

ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCEMENT, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS.

CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 318, SECTION 26.5.3.2, UNLESS ALTERNATE METHODS HAVE BEEN APPROVED BY THE ARCHITECT AND ENGINEER. WHERE CURING COMPOUNDS HAVE BEEN APPROVED FOR SLAB CURING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF COMPOUNDS WITH ANTICIPATED FLOOR FINISH (e.g., RESILIENT TILE) PRIOR TO CURING COMPOUND APPLICATION.

GROUT BENEATH COLUMN BASES OR BEARING PLATES SHALL BE 5000 PSI (MIN.) NON-SHRINK FLOWABLE GROUT OR DRYPACK. INSTALL GROUT BENEATH BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL GROUT BENEATH BASE PLATES AFTER COLUMN HAS BEEN PLUMBED. FRAMING (NOT INCLUDING CONCRETE OVER STEEL DECK OR CONCRETE TOPPING AS OCCURS) MAY BE INSTALLED ONE LEVEL ABOVE BASE PLATE PRIOR TO PLACING GROUT BENEATH BASE PLATES. GROUT SHALL BE PLACED BENEATH BASE PLATES PRIOR TO INSTALLATION OF ANY FRAMING TWO OR MORE LEVELS ABOVE BASE PLATE. GROUT DEPTH SHALL BE 1 1/2" TYPICAL, OR SHALL BE SUFFICIENT TO ALLOW GROUT OR DRYPACK TO BE PLACED BENEATH PLATE WITHOUT VOIDS.

REINFORCING STEEL:

REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318 AND CRSI'S MANUAL OF STANDARD PRACTICE.

REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706 (A706 REQUIRED FOR ALL REINFORCING TO BE WELDED) AND SHALL BE GRADE 60 (fy = 60 KSI) DEFORMED BARS U.N.O. REINFORCING IN SLABS ON GRADE MAY BE GRADE 40 (fy = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER U.N.O. ON PLANS OR DETAILS.

EXPOSURE CONDITION:	COVER:
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
NO. 5 AND SMALLER	1 1/2"
NO. 6 AND LARGER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
STRUCTURAL SLABS AND WALLS	3/4"
BEAMS, COLUMNS (PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS)	1 1/2"

LAP SPLICES OF REINFORCING STEEL SHALL CONFORM TO TYPICAL REBAR LAP SCHEDULE U.N.O. NO TACK WELDING OF REINFORCING BARS ALLOWED. LATEST ACI CODE AND DETAILING MANUAL APPLY. AT WALLS AND FOOTINGS, PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZ. BARS AT ALL CORNERS AND INTERSECTIONS U.N.O. VERT. WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN BEAMS, GRADE BEAMS, ETC., U.N.O. ON PLANS OR DETAILS.

ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE UN-BENT AND RE-BENT. FIELD BENDING OF REBAR SHALL NOT BE ALLOWED UNLESS SPECIFICALLY NOTED.

REINFORCING BAR SPACINGS SHOWN ON PLANS ARE MAX. ON CENTER DIMENSIONS. DOWEL ALL VERT. REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. MIN. CLEAR SPACING BETWEEN PARALLEL REINFORCEMENT SHALL BE THE LARGER OF 1-1/2 TIMES NOMINAL BAR DIA. OR 1-1/3 TIMES MAX. AGGREGATE SIZE OR 1-1/2". CLEAR SPACING LIMITATION APPLIES ALSO TO CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OR BARS.

WOOD:

SAWN FRAMING LUMBER SHALL COMPLY WITH THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MIN. GRADE, U.N.O.:

USE:	MATERIAL:
2x4 TOP PLATES	DOUGLAS FIR STANDARD GRADE
2x6 TOP PLATES	DOUGLAS FIR NO. 2
ALL STUDS, BLOCKING	DOUGLAS FIR NO. 2
2x BOTTOM PLATES	DOUGLAS FIR STANDARD GRADE
6x BEAMS AND 6x POSTS	DOUGLAS FIR NO. 1
JOISTS AND ALL OTHER SAWN LUMBER	DOUGLAS FIR NO. 2

ALL FRAMING LUMBER SHALL HAVE A MAXIMUM 19% MOISTURE CONTENT AT TIME OF INSTALLATION AND FABRICATION.

LUMBER RESTING ON CONCRETE OR MASONRY SHALL COMPLY WITH IBC 2304.11. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL COMPLY WITH EITHER IBC 2304.9.5 OR ICC REPORT APPLICABLE TO THE WOOD PRESERVATIVE TREATMENT.

GLUE-LAMINATED (GLULAM) BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4 U.N.O. FABRICATION AND HANDLING SHALL CONFORM WITH THE LATEST AITC AND ASTM STANDARDS. BEAMS SHALL BEAR AN APPROPRIATE GRADE STAMP CLEARLY NOTING ITS DESIGN PROPERTIES. BEAMS SHALL BE MFR'D WITH 3500 FT. RADIUS OF CURVATURE UNLESS ALTERNATE CAMBER IS SPECIFICALLY NOTED ON THE DRAWINGS. GLULAM BEAMS WITH 1/2" DIMENSION WIDTHS MAY BE USED IN LIEU OF THE 1/8" DIMENSION WIDTHS SPECIFIED ON PLANS (i.e. 5 1/2" WIDTH MAY BE USED IN LIEU OF 5 1/8" WIDTH AND NOT VICE VERSA).

LAMINATED VENEER LUMBER (LVL) SHALL BE WEYERHAUSER MICROLLAM LVL (ICC ESR-1387), LOUISIANA PACIFIC GANG-LAM (ICC ESR-2403), OR BOISE CASCADE VERSA-LAM (ICC ESR-1040). GRADE SHALL BE 1.9E OR HIGHER. EXCEPTION: LVL RIM BOARD SHALL BE GRADE 1.3E OR HIGHER. CONNECTION OF MULTIPLE PLY BEAMS SHALL BE PER MFR'S. SPECIFICATIONS.

DO NOT NOTCH OR DRILL JOISTS OR BEAMS U.N.O. WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER WALLS THAT RUN PARALLEL TO THE JOISTS. PROVIDE 2" (NOMINAL) SOLID BLOCKING BETWEEN JOISTS AT SUPPORTS.

ALL BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16 INCH LARGER THAN THE DIA. OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. SPOIL THREADS TO PREVENT LOOSENING. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES BY TURNING WITH A WRENCH.

PREFABRICATED WOOD I-JOISTS SHALL BE BOISE BCI SERIES (ICC ESR-1336) OR TRUS JOIST TJI SERIES (ICC ESR-1153).

ALL WOOD CONSTRUCTION CONNECTORS SHOWN ON PLANS OR DETAILS SHALL BE SIMPSON STRONG-TIE OR EQUAL U.N.O. HARDWARE BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY ARE OF EQUIVALENT CAPACITY FOR THE INTENDED APPLICATION AND HAVE CURRENT ICC APPROVAL.

ALL NAILS EXCEPT 16d NAILS SHALL BE COMMON NAILS U.N.O. 16d NAILS MAY BE 16d SINKER, 16d BOX, 10d-131 OR 12d COMMON U.N.O. (EXCEPTION: WOOD CONSTRUCTION CONNECTORS SHALL BE PER MFR'S. SPECIFICATIONS.) NAILS SHALL BE DRIVEN SO THAT HEADS ARE FLUSH WITH WOOD SURFACE. OVER- OR UNDER-DRIVEN SHEATHING NAILS AT SHEAR WALL, ROOF, AND FLOOR SHEATHING PANELS, WHERE THICKNESS IS MINIMAL, CAN RESULT IN REDUCED CAPACITY. IF NO MORE THAN 20% OF THE FASTENERS AROUND THE PERIMETER OF PANELS ARE OVERDRIVEN BY UP TO 1/8", THE PANEL IS ACCEPTABLE. IF MORE THAN 20% OF THE FASTENERS AROUND THE PERIMETER OF PANELS ARE OVERDRIVEN, OR IF ANY ARE OVERDRIVEN BY MORE THAN 1/8", ADDITIONAL FASTENERS SHALL BE DRIVEN. FOR EVERY TWO FASTENERS OVERDRIVEN, ONE ADDITIONAL FASTENER SHALL BE DRIVEN. ALL OTHER CONDITIONS WHERE 1-1/2" OR GREATER MEMBERS ARE FASTENED TOGETHER (GENERAL FRAMING), OVERDRIVEN FASTENERS DO NOT AFFECT THE CAPACITY OF THE CONNECTION.

WOOD CONTINUED:

NAIL SIZE:	SHANK DIA:	LENGTH:	NAIL SIZE:	SHANK DIA.:	LENGTH:
16d COMMON	.162"	3 1/2"	12d COMMON	.148"	3 1/4"
16d SINKER	.148"	3 1/4"	10d COMMON	.148"	3"
16d BOX	.135"	3 1/2"	8d COMMON	.131"	2 1/2"
10d-131	.131"	3"			

ALL PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, SHALL BE C-D OR C-C SHEATHING CONFORMING TO IBC 2303.1.4 AND SHALL CONFORM TO THE FOLLOWING NOMINAL THICKNESS, SPAN RATING AND NAILING PATTERN U.N.O.:

THICKNESS:	SPAN RATING	EDGE NAILING:	FIELD NAILING:
7/16"	24/16	8d AT 6" o.c.	8d AT 12" o.c.
15/32"	32/16	8d AT 6" o.c.	8d AT 12" o.c.
19/32"	40/20	10d AT 6" o.c.	10d AT 12" o.c.
3/4"	48/24	10d AT 6" o.c.	10d AT 12" o.c.
1"	60/48	10d AT 6" o.c.	10d AT 12" o.c.
1 1/8"	60/48	10d AT 6" o.c.	10d AT 12" o.c.

A.P.A. PERFORMANCE RATED SHEATHING (OSB) MAY BE USED AS AN ALTERNATE TO PLYWOOD. RATED SHEATHING SHALL COMPLY WITH PRP-108 OR USDOC-PS2, EXPOSURE 1, AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MFR.'S RECOMMENDATIONS.

FOR PLYWOOD OR A.P.A. RATED SHEATHING: FULL WIDTH PANELS SHALL BE USED WHEREVER POSSIBLE. AT ROOF SHEATHING, PANELS 16" TO 24" WIDE SHALL HAVE EDGES SUPPORTED BY 2x BLOCKING OR (2) PSCL CLIPS BETWEEN EACH SUPPORTING MEMBER AND PANELS 12" TO 16" WIDE SHALL HAVE EDGES SUPPORTED BY 2x BLOCKING. PROVIDE EDGE NAILING AT ALL BLOCKED PANEL EDGES.

SHEAR PANEL BLOCKING NOTED ON PLANS OR DETAILS SHALL BE CONSTRUCTED OF 2x SOLID FRAMING w/ 3/8" MIN. PLYWOOD w/ 8d AT 6" o.c. U.N.O. AND SHALL BE NAILED TO ADJACENT TRUSSES w/ MIN. (2) 16d TOP AND BOTTOM. ALL SHEAR PANEL BLOCKS MAY HAVE (1) 4" MAX. DIA. HOLE IN THE CENTER OF THE PANEL. (1) SHEAR PANEL BLOCK ABOVE EACH SW1-SW13 MAY HAVE A 17" MAX. DIA. HOLE IF THE SHEAR PANEL BLOCKS ABOVE THE SHEAR WALL HAVE BOUNDARY FASTENERS AT 3" o.c. SHEAR PANEL BLOCKS ABOVE A SW14 OR GREATER MAY NOT BE PENETRATED w/ A HOLE LARGER THAN 4" IN DIA. SHEAR PANEL BLOCKS NOT ABOVE A SHEAR WALL MAY HAVE (1) 17" MAX. DIA. HOLE IF THE BLOCKS EXTEND 8'-0" OR MORE, U.N.O.

IN EXTERIOR WALLS AND BEARING PARTITIONS (INCLUDING SHEAR WALLS), ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING NON-SHEAR WALL PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD (INCLUDING SHEAR WALL STUDS EXCEPT SW17 OR GREATER). BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-BEARING, NON-SHEAR WALL PARTITIONS OR IN ANY WALL (EXCEPT SHEAR WALLS) WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH (16MM) TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR A NOTCH. STITCH NAILING OF MULTIPLE STUD MEMBERS IS NOT REQUIRED FOR A SECTION OF APPROXIMATELY 8" TO 18" ABOVE THE FINISH FLOOR TO ALLOW FOR ELECTRICAL PENETRATIONS.

WHERE BRIDGING INTERFERES WITH MECH. OR OTHER INSTALLATIONS, REMOVE BRIDGING AFTER DECK IS IN PLACE AND REPLACE WITH ADDITIONAL MFR. SUPPLIED HORIZ. STRUT BRACING AT TOP AND BOTTOM CHORDS.

BEAMS OR TWO PLY (OR LARGER) GIRDER TRUSSES BEARING ON TOP PLATES SHALL BE ATTACHED TO TOP PLATES WITH A34 ONE SIDE AND (2) 16d TOENAILS OTHER SIDE, U.N.O. ON PLAN.

FASTENERS INSTALLED IN PRESSURE TREATED LUMBER MUST COMPLY WITH IBC 2304.10.5.1. STAPLES AND TIMBER RIVETS ARE NOT ALLOWED IN STRUCTURAL FRAMING UNLESS SPECIFICALLY DETAILED

STRUCTURAL STEEL

STRUCTURAL STEEL MEMBERS SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES U.N.O:

SHAPE:	STANDARD:	Fy:
ROLLED WIDE FLANGE SECTIONS	ASTM A992	50 KSI
OTHER STANDARD STEEL SHAPES AND ROLLED SECTIONS	ASTM A36	36 KSI
BARS AND PLATES	ASTM A36 OR ASTM A572, GRADE 50 (WHERE NOTED)	36 KSI 50 KSI
PIPES	ASTM A53, GRADE B	35 KSI
HSS (RECT.)	ASTM A500, GRADE C OR ASTM A1085	50 KSI
HSS (ROUND)	ASTM A500, GRADE C OR ASTM A1085	46 KSI

ALL STRUCTURAL AND MISC. STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC 303 AND SHALL BE COMPLETED BY AN "APPROVED STEEL FABRICATOR." SHOP DRAWINGS AND ERECTION DRAWINGS SHALL INCLUDE ALL ITEMS AS REQUIRED BY AISC 360, SECTION M1.

SEE CONCRETE SECTION OF G.S.N. FOR GROUTING REQUIREMENTS BENEATH COLUMN BASES AND BEARING PLATES.

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
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SHEET NAME STRUCTURAL NOTES

SHEET # S001

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PROFESSIONAL ENGINEER
No. 9839937-2202
JAXON T. McCLOY
STATE OF UTAH
10/17/2021

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HIVE DESIGN GROUP

GENERAL STRUCTURAL NOTES

STRUCTURAL STEEL WELDING

ALL WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AISC 360, SECTION J2 AND FOLLOW THE PREQUALIFIED JOINT DETAILS INCLUDED THEREIN. WELDING OF JOINTS THAT INCLUDE REINFORCING STEEL SHALL CONFORM TO AWS D1.4.

WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL COMPLETE-JOINT-PENETRATION (CJP) WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.

ALL WELDING SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AWS D1.1, TABLE 3.1, WITH A MIN. TENSILE STRENGTH OF 70 KSI U.N.O. WELDS BETWEEN REINFORCING BARS SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AWS D1.4, TABLE 5.1, WITH A MIN. TENSILE STRENGTH OF 90 KSI U.N.O. (MIN. TENSILE STRENGTHS FOR FILLER METALS USED IN WELDS BETWEEN REINFORCING BARS AND STRUCTURAL STEEL MAY BE 70 KSI).

WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. THE WPS SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW PRIOR TO FABRICATION AND ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.

WELD LENGTHS CALLED OUT ON PLANS OR DETAILS ARE MINIMUM NET EFFECTIVE LENGTHS U.N.O.

ALL MISC. FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISC. PLATES, ETC., SHALL BE PER AISC 360, TABLE J2.4.

WELDS SHALL BE SEQUENCED TO MINIMIZE RESIDUAL STRESS DUE TO WELD SHRINKAGE.

STRUCTURAL STEEL BOLTS, ANCHORS, HEADED STUDS

STRUCTURAL STEEL BOLTS, ANCHORS, ETC., SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES U.N.O:

COMPONENT:	STANDARD:	Fy:
BOLTS	ASTM F3125, GRADE A325	---
	OR GRADE A490 WHERE NOTED	---
NUTS	ASTM A563	---
WASHERS	ASTM F436	---
ANCHOR RODS	ASTM F1554, GRADE 36	36 KSI
	OR GRADE 55 WHERE NOTED	55 KSI
	OR GRADE 105 WHERE NOTED (GRADE 55 RODS SHALL COMPLY WITH WELDABILITY SUPPLEMENT S1)	105 KSI
WASHERS (AT ANCHOR RODS)	ASTM A36	36 KSI
	OR ASTM F844 (USS STANDARD) (F844 WASHERS PERMITTED ONLY FOR 3/4" DIA. RODS AT 1 1/16" MAX. DIA. PUNCHED HOLES IN BASE PLATE WHERE NO WELD REQ'D BETWEEN WASHER AND BASE PLATE)	---

ALL BOLTS SHALL BE INSTALLED AS SNUG-TIGHTENED JOINTS WITH THREADS EXCLUDED FROM SHEAR PLANE (TYPE "X" CONNECTION) U.N.O. HIGH-STRENGTH BOLT ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" AND SHALL BE SNUG TIGHTENED USING ANY AISC APPROVED METHOD U.N.O. ALL BOLTS IN SLOTTED OR OVERSIZED HOLES AND ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS.

BOLTED CONNECTIONS INCLUDED IN THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL MEET THE REQUIREMENTS FOR CLASS "A", SLIP-CRITICAL FAYING SURFACES IN ACCORDANCE WITH AISC 360, SECTION J3.8 (EXCEPTION: FAYING SURFACES OF WELDED JOINTS WHOSE PARTS ARE JOINED INITIALLY BY ERECTION BOLTS NEED ONLY BE PREPARED SUCH THAT THEY ARE FREE FROM DIRT, BURRS, AND OTHER DEFECTS THAT WOULD PREVENT SOLID FIT-UP OF THE PARTS TO BE JOINED). BOLTS SHALL BE INSTALLED IN STANDARD HOLES U.N.O. AND PRETENSIONED PER ANY AISC APPROVED METHOD.

THE STEEL DETAILER SHALL COORDINATE ALL FIELD-INSTALLED ERECTION BOLTS AT STEEL JOIST BEARING LOCATIONS WITH THE STEEL JOIST SUPPLIER.

ALL ANCHOR RODS AT STEEL COLUMN BASE PLATES SHALL BE RODS WITH THREADS BOTH ENDS WITH HEAVY HEX NUT FULLY THREADED ONTO EMBEDDED END. TACK WELD NUT TO ROD OR SPOIL THREADS TO PREVENT NUT FROM BACKING OFF. ANCHOR RODS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

ALL CONNECTIONS INVOLVING WOOD MEMBERS, INCLUDING THOSE WITH THREADED ROD, THREADED STUDS, FOUNDATION ANCHOR BOLTS, THRU-BOLTS, ETC., SHALL USE ASTM A307 MATERIAL U.N.O. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC., SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD.

SPECIAL INSPECTION:

IN ADDITION TO STANDARD INSPECTIONS BY THE BUILDING OFFICIAL REQUIRED PER IBC SECTION 110, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION FOR THE TYPES OF WORK LISTED IN THIS SECTION.

THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR AT LEAST 24 HOURS NOTICE PRIOR TO PERFORMING ANY WORK REQUIRING SPECIAL INSPECTION.

CONCRETE CONSTRUCTION PER IBC SECTION 1705.3 AND TABLE 1705.3.
EXCEPTION: SPECIAL INSPECTIONS SHALL NOT BE REQ'D. FOR ISOLATED SPREAD OR CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS (3) STORIES OR LESS IN HEIGHT WHOSE STRUCTURAL DESIGN IS BASED ON A 28 DAY DESIGN COMPRESSIVE STRENGTH, f'c, OF NO GREATER THAN 2500 PSI.

EPOXY ANCHORS IN CONCRETE – INSPECTION OF EPOXY ANCHORS IN CONCRETE SHALL BE PERIODIC, U.N.O. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL ADHESIVE ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). AT THE TIME OF INSTALLATION, THE CONCRETE SHALL HAVE ACHIEVED A MINIMUM AGE OF 28 DAYS, BE DRY, AND BE BETWEEN 50 °F AND 104 °F. THE HOLES SHALL BE DRILLED WITH A HAMMER DRILL TO THE DIMENSIONS LISTED IN THE MPII AND SHALL BE CLEANED USING THE BLOW-BRUSH-BLOW TECHNIQUE REQUIRED IN THE MPII. ANY ADHESIVE ANCHORS INSTALLED HORIZONTALLY (EXCEPT FOR ANCHORS IN A SLAB-ON-GRADE) OR UPWARDLY INCLINED SHALL BE INSTALLED BY PERSONNEL WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT AND SHALL BE INSTALLED WITH CONTINUOUS SPECIAL INSPECTION.

DEFERRED SUBMITTAL:

SHOP DRAWINGS OR REPORTS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION (AS APPLICABLE) U.N.O.
CONCRETE CYLINDER TESTS

CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMITTING. CONTRACTOR'S REVIEW SHALL CHECK FOR COMPLETENESS/COMPLIANCE WITH CONTRACT DOCUMENTS.

SHOP DRAWINGS ARE REVIEWED BY ENGINEER ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE CONTRACT DRAWINGS OR SPECIFICATIONS. CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS AND/OR SPECIFICATIONS WILL NOT BE ACCEPTED VIA SHOP DRAWING REVIEW. ALL SUCH MODIFICATIONS SHALL BE SUBMITTED SEPARATELY FOR ENGINEER'S REVIEW.

PREFABRICATED COMPONENTS, SPECIALTY ITEMS, OR DESIGN-BUILD ELEMENTS NOTED ON THE STRUCTURAL DRAWINGS, BUT WHICH REQUIRE THE MFR. OR SUPPLIER TO PROVIDE THE DESIGN, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AS A DEFERRED SUBMITTAL. DEFERRED SUBMITTALS REQ'D. BY THE STRUCTURAL ENGINEER OF RECORD SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

CONCRETE MIX DESIGNS
STAIRS, HANDRAILS, GUARDRAILS, AND THEIR COMPONENTS

DEFERRED SUBMITTALS SHALL INCLUDE CALCULATIONS AND DRAWINGS PREPARED AND STAMPED BY AN APPROPRIATELY LICENSED ENGINEER (SPECIALTY ENGINEER) SHOWING LOCATION AND MAGNITUDE OF LOADS, CONFIGURATION AND SIZE OF MEMBERS, AND COMPATIBILITY OF SUBMITTAL ITEM WITH THE PRIMARY STRUCTURAL SYSTEM.

THE PURPOSE OF THE STRUCTURAL ENGINEER'S REVIEW OF DEFERRED SUBMITTALS SHALL BE LIMITED TO DETERMINING THAT THE DRAWINGS AND CALCULATIONS HAVE BEEN PROPERLY SEALED, THAT THE LOAD CRITERIA IS IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE REFERENCED BUILDING CODE, THAT CONNECTIONS TO THE PRIMARY STRUCTURE ARE COMPATIBLE WITH THE PRIMARY DESIGN, AND THAT THE PRIMARY STRUCTURE IS CAPABLE OF SUPPORTING THE IMPOSED LOADS.

THE STRUCTURAL ENGINEER WILL RELY UPON THE SPECIALTY ENGINEER'S SEAL AS CERTIFICATION THAT THE ITEMS DESIGNED BY THE SPECIALTY ENGINEER COMPLY WITH THE CRITERIA SET FORTH IN THE CONTRACT DOCUMENTS AND APPLICABLE CODES AND STANDARDS. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF DESIGNS PROVIDED BY OTHERS.

FOR ALL SUBMITTALS, ANY CORRECTIONS NOTED WILL BE MARKED ON ONE (1) COPY SET ONLY AND RETURNED. ADDITIONAL COPIES OF ANY SUBMITTAL WILL BE RETURNED UNMARKED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPRODUCING ENGINEER'S CORRECTIONS ON ADDITIONAL COPIES REQ'D. ONE COPY SET MAY BE RETAINED FOR THE ENGINEER'S RECORDS. ALLOW FIVE (5) TO TEN (10) WORKING DAYS FOR THE ENGINEER'S REVIEW.

REFER TO APPLICABLE G.S.N. SECTIONS FOR FURTHER REQUIREMENTS SPECIFIC TO INDIVIDUAL SUBMITTALS.

SPECIAL INSPECTION:

IN ADDITION TO STANDARD INSPECTIONS BY THE BUILDING OFFICIAL REQUIRED PER IBC SECTION 110, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION FOR THE TYPES OF WORK LISTED IN THIS SECTION.

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PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

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SHEET NAME STRUCTURAL NOTES

SHEET # S002

STAMP
PROFESSIONAL ENGINEER
Jaxon McCloy
No. 9839937-2202
JAXON T. McCLOY
STATE OF UTAH
10/17/2021

REVISIONS
No. Date

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HIVE DESIGN GROUP

COLUMN SCHEDULE

MARK	MATERIAL	SIZE	NOTES
C1	DF-L #2	(2) 2 x 6 (FULL HEIGHT)	FULL HEIGHT BUILT-UP POST
C2	DF-L #2	6 x 6 (FULL HEIGHT)	FULL HEIGHT POST
SC1	STEEL	HSS 5 x 5 x 5/16	SEE DETAILS FOR BASEPLATE

BEAM SCHEDULE

MARK	MATERIAL	SIZE	NOTES
WB1	DF-L #2	(2) 2 x 8	MULTI-PLY BEAM
WB2	DF-L #2	(3) 2 x 8	MULTI-PLY BEAM
WB3	DF-L #2	(2) 2 x 10	MULTI-PLY BEAM
WB4	DF-L #2	(3) 2 x 10	MULTI-PLY BEAM
WB5	DF-L #2	(3) 2 x 12	MULTI-PLY BEAM
WB6	LVL	(1) 1-3/4 x 14	MULTI-PLY BEAM
WB7	LVL	(2) 1-3/4 x 14	MULTI-PLY BEAM
WB8	LVL	(3) 1-3/4 x 14	MULTI-PLY BEAM
WB9	LVL	(4) 1-3/4 x 16	MULTI-PLY BEAM
WB10	GLB	6-3/4 x 17-7/8	-
WB11	GLB	8-1/2 x 17-7/8	-
WB12	GLB	10-1/2 x 38-1/2	-
WB13	GLB	8-1/2 x 27-1/2	-
WB14	GLB	6-3/4 x 27-1/2	-

CONCRETE WALL SCHEDULE

MARK	THICKNESS	MAX HEIGHT	VERTICAL REINFORCING	HORIZONTAL REINFORCING	NOTES
CW1-8'	8"	8'-0"	#4 AT 24" CENTERED IN WALL AND UP TO WITHIN 3" OF TOP OF WALL	PROVIDE ONE BAR WITHIN TOP 4" AND ONE WITHIN BOTTOM 4" OF WALL AND AT 12" o.c. BETWEEN THEM	BASEMENT WALL
CW1-9'	8"	9'-0"	#4 AT 16" CENTERED IN WALL AND UP TO WITHIN 3" OF TOP OF WALL	PROVIDE ONE BAR WITHIN TOP 4" AND ONE WITHIN BOTTOM 4" OF WALL AND AT 12" o.c. BETWEEN THEM	BASEMENT WALL
CW1-10'	8"	10'-0"	#4 AT 10" o.c. ALIGNED 2" FROM INSIDE FACE (6" FROM SOIL FACE) UP TO WITHIN 3" OF TOP OF WALL	PROVIDE ONE BAR WITHIN TOP 4" AND ONE WITHIN BOTTOM 4" OF WALL AND AT 12" o.c. BETWEEN THEM	BASEMENT WALL
CW1-11'	8"	11'-0"	#4 AT 10" o.c. ALIGNED 2" FROM INSIDE FACE (6" FROM SOIL FACE) UP TO WITHIN 3" OF TOP OF WALL	PROVIDE ONE BAR WITHIN TOP 4" AND ONE WITHIN BOTTOM 4" OF WALL AND AT 12" o.c. BETWEEN THEM	BASEMENT WALL

NOTES:

1. EACH BASEMENT WALL IS A SPECIAL REINFORCED CONCRETE SHEAR WALL.
2. PROVIDE STANDARD HOOKS AT HORIZONTAL BAR END AROUND LAST VERTICAL BAR
3. SEE TYPICAL DETAILS FOR REINFORCING REQUIREMENTS, GENERAL NOTES FOR CLEAR COVER, ETC. REQUIREMENTS.
4. PROVIDE MINIMUM (2) VERTICAL BARS AT EACH SIDE OF WALL OPENINGS, CORNERS, AND INTERSECTIONS
5. VERTICAL REINFORCING IS CENTERED IN WALL UNLESS NOTED OTHERWISE.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING
FC30	30"	CONT.	12"	(4) #4 CONTINUOUS AT BOTTOM
F3	36"	36"	18"	(6) #4 EACH WAY AT BOTTOM
F4	48"	48"	18"	(5) #4 EACH WAY AT BOTTOM

LAP SPLICE SCHEDULE

LOCATION	#3	#4	#5	#6	#7	#8
CONCRETE						
FOUNDATION WALL REINFORCEMENT		18"	22"	27"		
FOOTING REINFORCEMENT		18"	22"	27"		
SLAB ON GRADE REINFORCEMENT		14"				

PROJECT # 21-044

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SHEET NAME STRUCTURAL SCHEDULES

SHEET # S100

STAMP
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Jaxon McCloy
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10/19/2021

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HIVE DESIGN GROUP

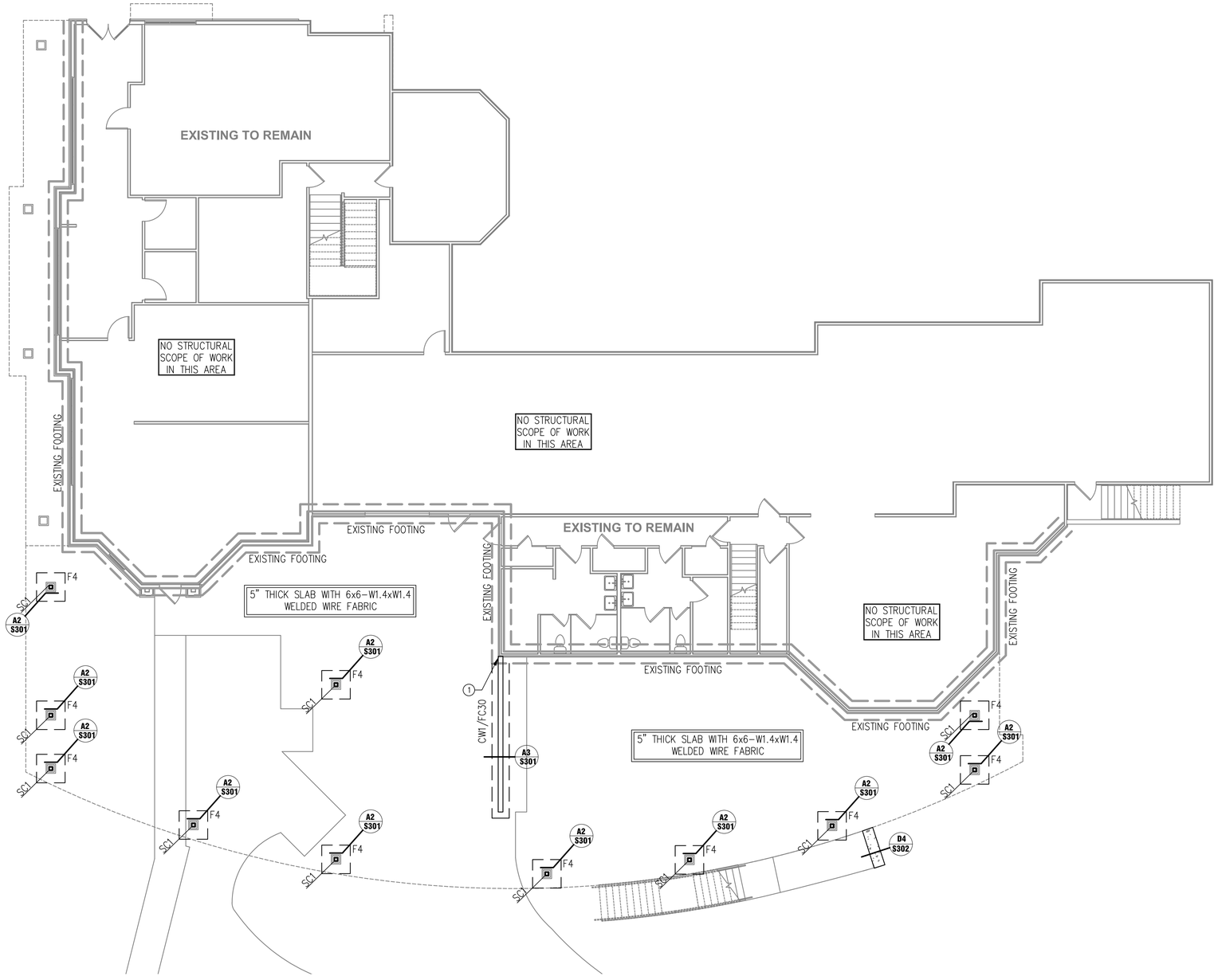
GENERAL REQUIREMENTS

A. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. RESOLVE DISCREPENCIES WITH OWNER/ENGINEER.

B. ALL NEW FOOTINGS EXPOSED TO THE EXTERIOR SHALL EXTEND 30" MIN BELOW THE ADJACENT GRADE.

KEYED NOTES

(1) SET NEW WALL FOOTING REBAR 6" MIN INTO EXISTING FOOTING WITH SIMPSON SET-3G EPOXY



FOUNDATION PLAN

1/8" = 1'-0"

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ISSUE DATE SEPTEMBER 29, 2021

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SHEET NAME FOUNDATION PLAN

SHEET # S101

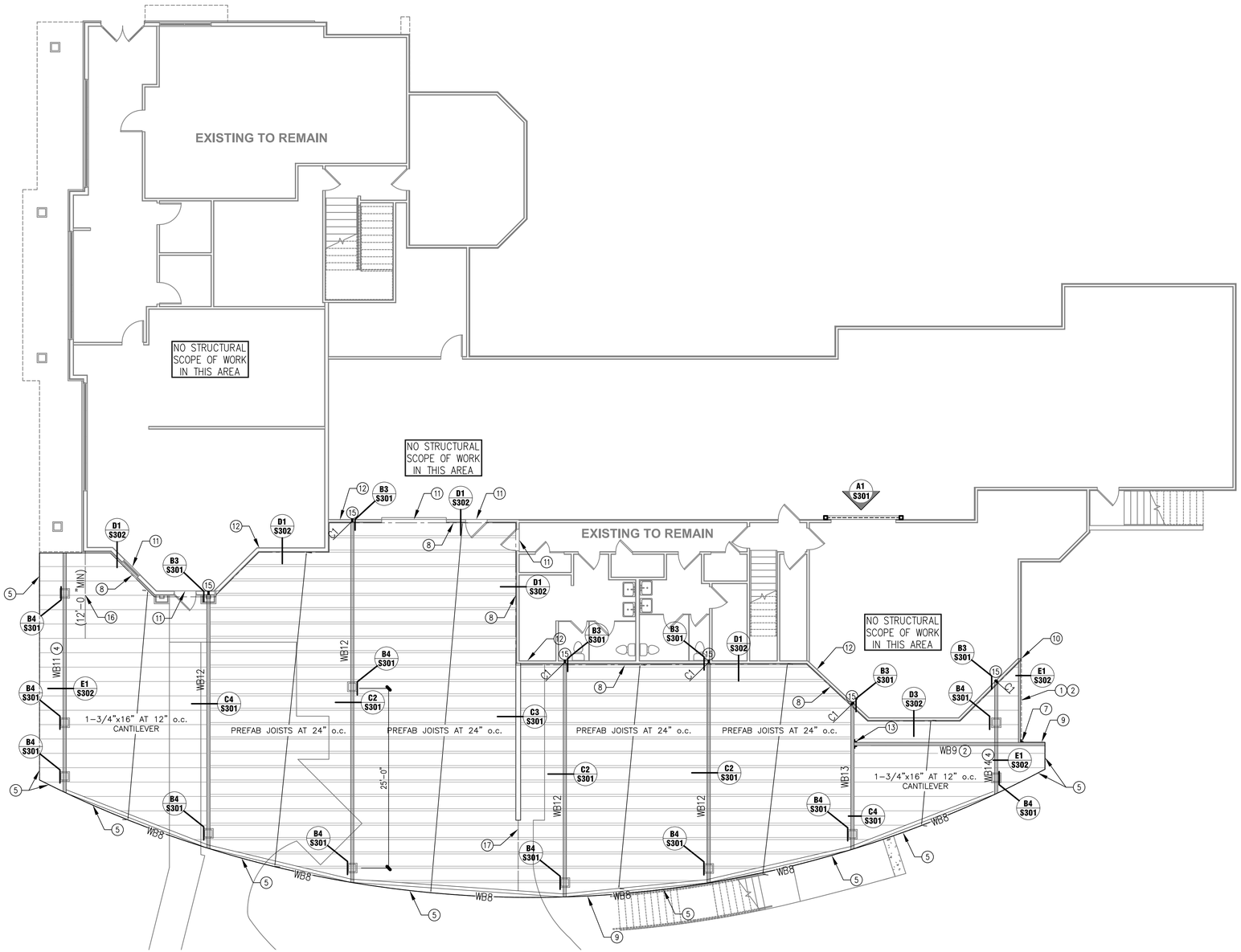
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No. 9839937-2202
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STATE OF UTAH
10/31/2021

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HIVE DESIGN GROUP



LOWER LEVEL FLOOR FRAMING PLAN

1/8" = 1'–0"

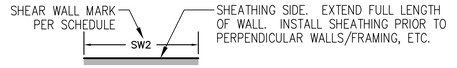
GENERAL REQUIREMENTS

A. CONFIRM ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO CONSTRUCTION.

B. BALCONY SHEATHING SHALL BE 3/4" MIN PLYWOOD WITH 10d NAILS AT 6" o.c. EDGE AND 12" o.c. FIELD. STAPLES ARE NOT ALLOWED. 2" MAX OF GYPCRETE IS EXPECTED BALCONY

C. ROOF SHEATHING SHALL BE 5/8" MIN PLYWOOD WITH 8d NAILS AT 6" o.c. EDGE AND 12" o.c. FIELD. STAPLES ARE NOT ALLOWED.

D. SHEAR WALL CALLOUT. PROVIDE SHEATHING PER TABLE ON CALLOUT SIDE OF WALL. WHERE SHOWN AT WINDOWS, DOORS, ETC. SHEATHING IS CONTINUED ABOVE AND BELOW OPENINGS UNLESS NOTED OTHERWISE. SHEATHE UP TO KING STUDS (PROVIDE (2) MIN FULL HEIGHT STUDS, U.N.O. ON PLANS. DO NOT SHEATH TRIMMER STUDS UNLESS SPECIFICALLY NOTED IN THE DETAILS



KEYED NOTES

1. (2) 1–3/4 x 14 LVL STRUCTURAL FACIA. NO SPLICE ALLOWED WITHIN 10 FT OF CORNERS. PROVIDE (2) 16d AT 12" o.c. FOR 6 FT EITHER SIDE OF SPLICE. ATTACH TO EACH JOIST/TRUSS END WITH (2) A35
2. FLUSH BEAM
3. CANTILEVER BEAM
4. DROPPED BEAM
5. CURVED 2x10 (MIN) FASCIA. DO NOT CONNECT HANDRAIL TO THIS MEMBER, HANDRAIL CAN BE CONNECTED TO WB8 BEAM AS NOTED
6. HB TF HANGER UPSIDE DOWN WITH FLANGES UNDER SUPPORTED BEAM. WRAP CS16 x 36" MIN OVER TOP OF BEAM AND DOWN FACE OF FACIA FULL HEIGHT. FILL ALL NAIL HOLES AT FACIA AND AT 4–1/8" o.c. OVER BEAM.
7. WP TF HANGER w/ OFFSET FLANGE AT CORNER CONDITION.
8. LEDGER PER DETAIL
9. STAIRS AND THEIR CONNECTION IS BY OTHERS (DEFERRED SUBMITTAL).
10. FASCIA CONNECTS WITH HSUR FACE HANGER TO FRAMING IN CORNER, USE SDS 3/16"x4" SCREWS TO EXISTING CORNER FRAMING. MUST BE AT LEAST (3) 2x6 IN CORNER (OTHERWISE CONTACT ENGINEER FOR ALTERNATE CONNECTION)
11. NO CHANGE TO EXISTING HEADER (TOTAL LOAD UNCHANGED)
12. EXTERIOR WALL MUST BE AT LEAST 2x6 AT 16" o.c.
13. EGQ TOP FLANGE HANGER
14. 2 x 10 MIN LEDGER w/ (2) 1/4" x 4–1/2" SDS SCREWS TO WALL STUDS AT 16" o.c.
15. CONNECTION SHOWN APPLIES AT WOOD WALL, AT CONCRETE WALL PROVIDE HGUM HANGER WITH TITEN 2 SCREWS FROM HANGER TO CONCRETE WALL.
16. PROVIDE BLOCKING FROM END OF WALL ACROSS BLOCKING BETWEEN TRUSSES FOR LENGTH SHOWN.
17. (2) CS16 STRAPS FROM BLOCKING OVER CONCRETE WALL TO 4x6 BLOCKING BETWEEN TRUSSES BEYOND, EXTEND TO EDGE OF DECK.
18. PROVIDE L4x4x1/4"x0'–8" ANGLE ON EACH SIDE OF SUPPORTING BEAM AND (3)1/2" THRU BOLTS THRU SUPPORT BEAM AND FROM EACH ANGLE TO OUTER DECK BEAM. PROVIDE 3x3x1/4" PLATE WASHERS ON FRONT

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SHEET NAME LOWER LEVEL FRAMING PLAN

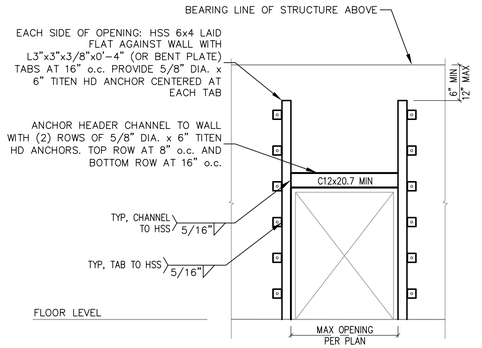
SHEET # S201

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JAXON T. McCLOY
STATE OF UTAH
10/31/2021

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No. Date

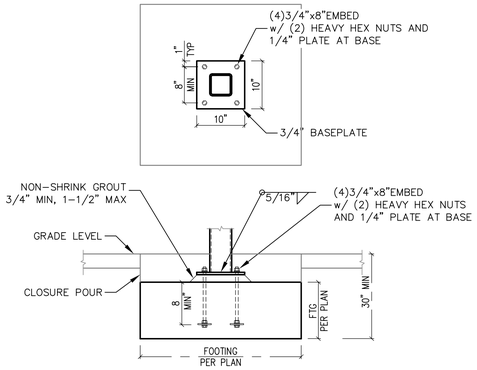
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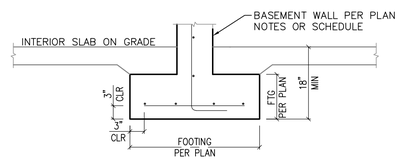


A. SCAN WALL PRIOR TO DRILLING ANCHOR HOLES, ANCHORS ARE NOT TO BE WITHIN 4" OF EXISTING REINFORCING.

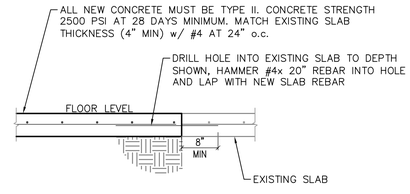
PORTAL FRAME AT NEW MASONRY WALL OPENING — A1
N.T.S.



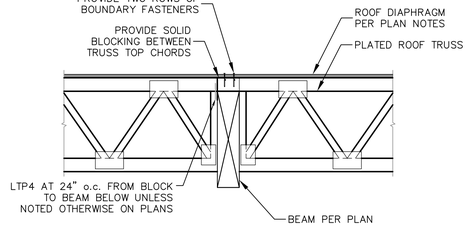
STEEL COLUMN AT EXTERIOR PAD FOOTING — A2
N.T.S.



INTERIOR CONCRETE WALL AT FOOTING — A3
N.T.S.

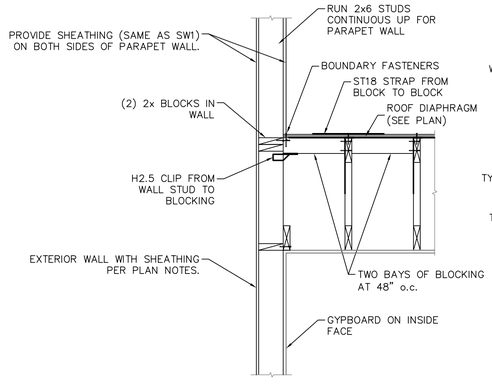


NEW TO EXISTING SLAB INTERFACE — A4
N.T.S.

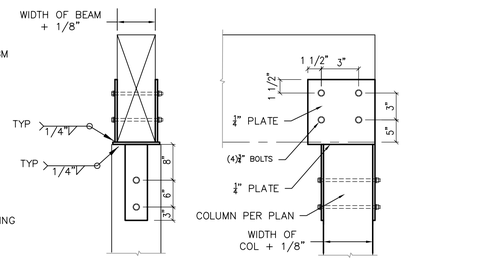


AT THE CONTRACTORS OPTION TRUSSES CAN BE SUPPORTED BY SIMPSON THA FLUSH HANGERS AT BEAM FACE

FLAT TRUSS TOP CHORD BEARING AT FLUSH BEAM — B1
N.T.S.

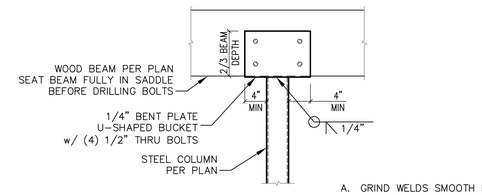


PARALLEL TRUSS AT FULL HEIGHT WALL — B2
N.T.S.



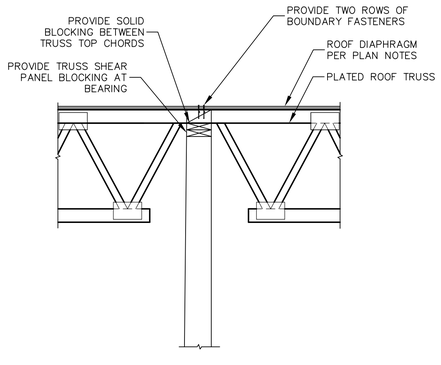
A. WHERE BEAM POCKETS IN WALL, PROVIDE FULL EIGHT STUDS EITHER SIDE OF BEAM/POST

BEAM SADDLE — B3
N.T.S.

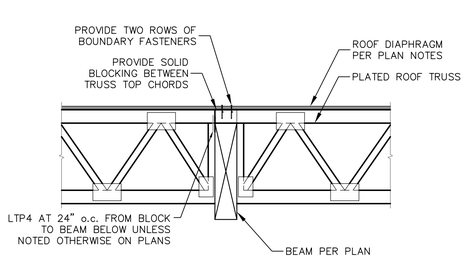


A. GRIND WELDS SMOOTH IF REQUIRED BY ARCHITECT

CONTINUOUS WOOD BEAM AT STEEL COLUMN — B4
N.T.S.

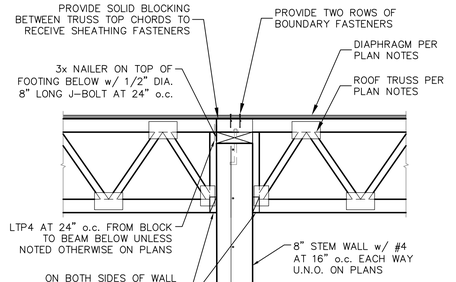


FLAT TRUSS STAGGERED AT BEARING WALL — C1
N.T.S.



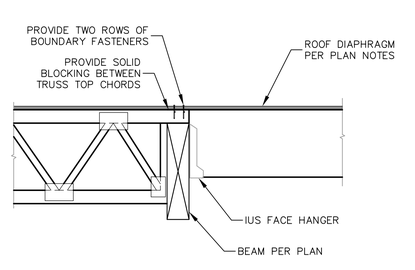
AT THE CONTRACTORS OPTION TRUSSES CAN BE SUPPORTED BY SIMPSON THA FLUSH HANGERS AT BEAM FACE

FLAT TRUSS TOP CHORD BEARING AT FLUSH BEAM — C2
N.T.S.



AT THE CONTRACTORS OPTION TRUSSES CAN BE SUPPORTED BY SIMPSON THA FLUSH HANGERS AT BEAM FACE

FLAT TRUSS TOP CHORD BEARING AT FLUSH BEAM — C3
N.T.S.



AT THE CONTRACTORS OPTION TRUSSES CAN BE SUPPORTED BY SIMPSON THA FLUSH HANGERS AT BEAM FACE

FLAT TRUSS TOP CHORD BEARING AT FLUSH BEAM — C4
N.T.S.

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME STRUCTURAL DETAILS

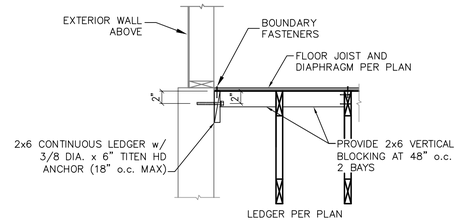
SHEET # S301

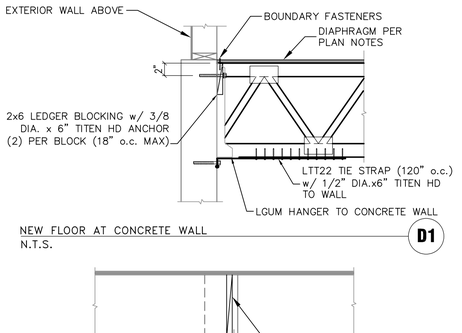
STAMP
PROFESSIONAL ENGINEER
No. 9839937-2202
JAXON T. McCLOY
STATE OF UTAH
10/19/2021

REVISIONS
No. Date

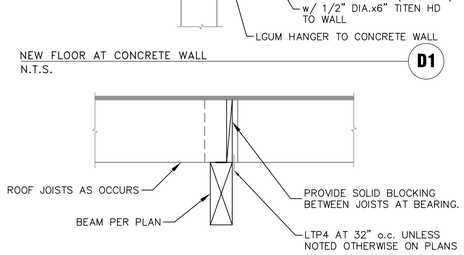
CONSULTANT
MCCLOY ENGINEERING
SANDY, UT 84092
801-230-8103
JAXON@MCCLOY-ENG.COM

HIVE DESIGN GROUP

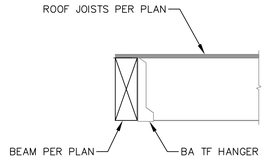




NEW FLOOR AT CONCRETE WALL **D1**
N.T.S.

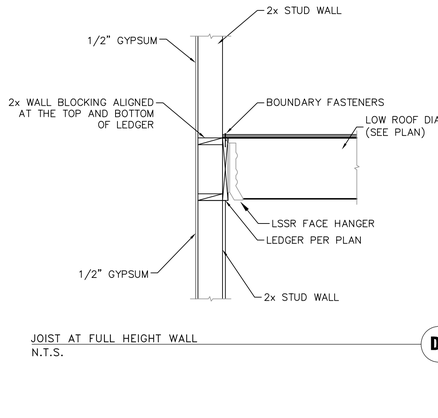


OPTION: DROPPED BEAM

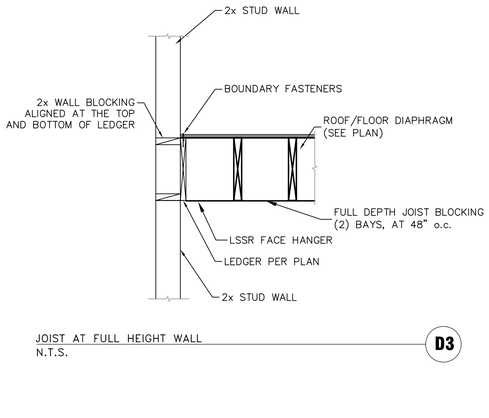


OPTION: FLUSH BEAM (AS INDICATED ON PLANS)

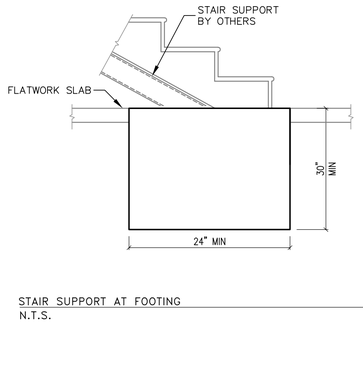
WOOD JOIST AT WOOD BEAM **E1**
N.T.S.



JOIST AT FULL HEIGHT WALL **D2**
N.T.S.



JOIST AT FULL HEIGHT WALL **D3**
N.T.S.



STAIR SUPPORT AT FOOTING **D4**
N.T.S.

PROJECT # 21-044

ISSUE DATE SEPTEMBER 29, 2021

PROJECT ADDRESS
NSL GC CLUB HOUSE
1110 E EAGLEWOOD DR.
NORTH SALT LAKE, UT 84054

SHEET NAME STRUCTURAL DETAILS

SHEET # S302

STAMP
PROFESSIONAL ENGINEER
No. 9839937-2202
JAXON T. McCLOY
STATE OF UTAH
10/19/2021

REVISIONS

No.	Date

CONSULTANT
MCCLOY ENGINEERING
SANDY, UT 84092
801-230-8103
JAXON@MCCLOY-ENG.COM

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT, 84047 (406) 548-4792 WWW.HIVEDESIGNGROUP.COM

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, Deputy City Recorder

DATE: November 16, 2021

SUBJECT: 2021 Municipal General Election Canvass

The official results of the 2021 Municipal General Election, held on November 2, 2021, will be provided by Davis County before the City Council meeting on Tuesday, November 16th. Submitted results will include absentee/by-mail, election day, and provisional ballots. The canvass must be completed between November 9th and 16th and the canvass totals will not be available until the morning of the 16th to allow the required time to process by-mail ballots and address ballots that have been cast which have been held for verification of signatures . Voters with ballots that have been held will be contacted by the County and the voter correct the issue at the County offices until 5 p.m. on Monday, November 15, 2021 to be included in the final count and canvass totals.

As the 2021 Election Official for the City of North Salt Lake Municipal General Election, I recommend to the City Council the acceptance of the 2021 Municipal General Election Canvass.

Possible Motion:

I move that the City Council, acting as the City of North Salt Lake's Canvassing Board, accept the 2021 General Municipal Election Canvass as presented.

Attachments

1) Resolution 2021-49R
2) Certification of Election
3) Election Tabulation Report (will be delivered electronically on 11/16/2021 once submitted by County Clerk's Office)
4) Certificates of Election

RESOLUTION NO. 2021-49R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE ACTING AS THE MUNICIPAL BOARD OF CANVASSERS CONDUCTING AND APPROVING THE CANVASS AND ELECTION RESULTS FOR THE NOVEMBER 2, 2021 MUNICIPAL GENERAL ELECTION

WHEREAS, the City Council of CITY OF NORTH SALT LAKE ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with Utah Code ("UC") §10-3-717, the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property; and,

WHEREAS, the City Council finds, under the requirements of UC §20A-4-301, et.seq., that the mayor and the city council are the board of municipal canvassers for the municipality; and,

WHEREAS, the City Council finds that the board of municipal canvassers shall meet to canvass the returns at the usual place of meeting of the municipal legislative body no sooner than seven days and no later than 14 days after the election; and,

WHEREAS, the City Council finds that the date of this meeting, as set out below as the date of this resolution, is a date that complies with the statutory requirement as does the location where the meeting is being held; and,

WHEREAS, the City Council finds that the election returns from each voting precinct in which polls were opened have been received as of the time of meeting of this session of the board of canvassers; and,

WHEREAS, the City Council finds that the election returns have been canvassed by publicly opening the returns and determining from them the votes of each voting precinct as required by statute and, in particular that each of the following was reviewed and determined by such canvass: each person voted for; and, as may apply, those votes for and against each ballot proposition voted upon at the election; and,

WHEREAS, the City Council finds that in canvassing returns, the board of canvassers did not (a) reject any election returns if the board could determine the number of votes cast for each person from it; (b) reject any election returns if the election returns: (i) do not show who administered the oath to the judges of election; (ii) show that the election judges failed to fill out all the certificates in the poll books; or (iii) show that the election judges failed to do or perform any other act in preparing the returns that is not essential to determine for whom the votes were cast; or (c) reject any returns from any voting precinct that do not conform with the requirements for making, certifying, and returning the returns if those returns were sufficiently

explicit to enable the board of canvassers to determine the number of votes cast for each person and for and against each ballot proposition; and,

WHEREAS, the City Council finds that the board of canvassers, duly convened completed the required statutory duties: (a) declared "elected" or "nominated" those persons who: (i) had the highest number of votes; and (ii) sought election or nomination to an office completely within the board's jurisdiction; and,

WHEREAS, the City Council finds that as soon as the election results were declared, the election officer prepared a report of the result, which contained: (i) the total of votes cast in the board's jurisdiction; (ii) the names of each candidate whose name appeared on the ballot; (iii) each office that appeared on the ballot; (iv) from each voting precinct; (v) the number of votes for each candidate; and (vi) a statement certifying that the information in the report is accurate; and,

WHEREAS, the City Council finds that the election officer and the board of canvassers: (i) reviewed the report to ensure that it is correct; and (ii) signed the report; and, having performed, that the election officer then: (i) recorded or filed the certified report in a book kept for that purpose; (ii) prepared and transmitted a certificate of nomination or election under the officer's seal to each nominated or elected candidate; (iii) published a copy of the certified report in a newspaper with general circulation in the board's jurisdiction and post it in a conspicuous place within the jurisdiction; and (iv) filed a copy of the certified report with the lieutenant governor; and,

WHEREAS, the City Council now desires to be in conformance with the requirements of law; and,

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated.

NOW, THEREFORE, BE IT RESOLVED by the City of North Salt Lake that the election results of the November 2, 2021 municipal general election, as certified to the Board of Municipal Canvassers, is ratified and adopted in all of its relevant particulars, based on the findings set out hereinabove, as is otherwise required by law.

Passed and approved by the City Council of the City of North Salt Lake, this 16th day of November, 2021.

CITY OF NORTH SALT LAKE
By:

_____
Leonard K. Arave, Mayor

Attest:

_____
Linda D. Horrocks, City Recorder

BOARD OF CANVASS CERTIFICATION

2021 CITY OF NORTH SALT LAKE MUNICIPAL GENERAL ELECTION

The undersigned City of North Salt Lake Board of Canvassers and the City of North Salt Lake Deputy City Recorder do hereby certify the election results of the 2021 Municipal General Election held on the 2nd day of November, 2021, as appears from the attached official returns of said election as filed and on record in the office of the City Recorder.

IN WITNESS WHEREOF, we have hereunto subscribed our signatures this 16th day of November, 2021.

_____
Leonard K. Arave, Mayor
Board of Canvassers

_____
Lisa Baskin, City Council
Board of Canvassers

_____
Natalie Gordon, City Council
Board of Canvassers

_____
Brian Horrocks, City Council
Board of Canvassers

_____
Stan Porter, City Council
Board of Canvassers

_____
(Vacated Seat), City Council
Board of Canvassers

_____
Sherrie Pace
Deputy City Recorder

STATE OF UTAH }
} **ss.**
COUNTY OF DAVIS }

I, Sherrie Pace, Deputy City Recorder for the City of North Salt Lake, State of Utah, do hereby certify that the attached and foregoing is a true and full election tabulation report, including all valid provisional and absentee ballots, for the general municipal election held on November 2, 2021. I further certify that the City of North Salt Lake Canvass Board accepted the tabulation results on November 16, 2021, and therefore declares them to be the official City results of the general election held on November 16, 2021.

I hereunto set my hand and affixed the official seal.

Dated this 16th day of November, 2021.

_____
Sherrie Pace, Deputy City Recorder

Certificate of Election

STATE OF UTAH
COUNTY OF DAVIS
CITY OF NORTH SALT LAKE } §

I, the undersigned, City Recorder in and for the City of North Salt Lake, Davis County, State of Utah, do hereby certify that Brian J. Horrocks was duly elected for the office of **Mayor** at the General Election held at said City, on Tuesday, the 2nd day of November, 2021, as appears from the official returns of said election as filed and of record in the office of the City Recorder of North Salt Lake.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed my official seal this 16th day of November, 2021.

Sherrie Pace
Deputy City Recorder/Election Official

Brian J Horrocks
100 North Eaglewood Drive
North Salt Lake, UT 84054

Certificate of Election

STATE OF UTAH
COUNTY OF DAVIS
CITY OF NORTH SALT LAKE } §

I, the undersigned, City Recorder in and for the City of North Salt Lake, Davis County, State of Utah, do hereby certify that Alisa VanLangeveld was duly elected for the office of **City Council Member** at the General Election held at said City, on Tuesday, the 2nd day of November, 2021, as appears from the official returns of said election as filed and of record in the office of the City Recorder of North Salt Lake.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed my official seal this 16th day of November, 2021.

Sherrie Pace
Deputy City Recorder/Election Official

Alisa VanLangeveld
974 Rothbury Court
North Salt Lake, UT 84054

Certificate of Election

STATE OF UTAH
COUNTY OF DAVIS
CITY OF NORTH SALT LAKE } §

I, the undersigned, City Recorder in and for the City of North Salt Lake, Davis County, State of Utah, do hereby certify that Lisa Baskin was duly elected for the office of **City Council Member** at the General Election held at said City, on Tuesday, the 2nd day of November, 2021, as appears from the official returns of said election as filed and of record in the office of the City Recorder of North Salt Lake.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed my official seal this 16th day of November, 2021.

Sherrie Pace
Deputy City Recorder/Election Official

Lisa Baskin
819 East Springwood Drive
North Salt Lake, UT 84054

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: November 16, 2021

SUBJECT: Consideration of RES 2021-44R adopting the Davis County Pre-Disaster Mitigation Plan 2021 Update

---

RECOMMENDATION

The Development Review Committee recommends approval of the Davis County Pre-Disaster Mitigation Plan 2021 Update.

BACKGROUND

This year, staff has been working with a consultant for Davis County to update the Davis County Pre-Disaster Mitigation Plan. The last update of that plan was 5 years ago, in 2016. The adoption of a Pre-Disaster Mitigation Plan is a requirement of the Federal Emergency Management Agency (FEMA) in order to qualify for post and pre-disaster funds. Currently, the City has an application being reviewed by FEMA for the purchase and installation of generators to support our culinary water facilities (wells and pump houses) in the event of a power outage. The potential award of funding for that application is contingent on the adoption of the Davis County Pre-Disaster Mitigation Plan 2021 Update.

The Davis County Pre-Disaster Mitigation Plan includes goals and strategies for all of the cities within the County. The entire draft plan can be located here: https://davishazardplan.org/draft-plan/. The North Salt Lake section of the Plan is included in pages 93-104 (attached). The specific community hazards being addressed in the Plan are: Earthquake, Flooding, Landslides, Severe Weather, and Wildland Fire. For each community hazard, there are goals, objectives, and action items to attempt to mitigate damage from natural hazards and make city facilities and the community, overall, more resilient. The Development Review Committee has thoroughly reviewed the City's section of the Plan and finds it to be adequate to address the pre-disaster needs of the City for the next 5 years.

POSSIBLE MOTION

I move that the City Council adopt RES 2021-44R adopting the Davis County Pre-Disaster Mitigation Plan 2021 Update, as required by the Federal Disaster Mitigation and Cost Reduction Act of 2000 with the following findings:

1. The Disaster Mitigation and Cost Reduction Act of 2000 requires all jurisdictions to be covered by a Pre-Disaster Hazard Mitigation Plan to be eligible for Federal Emergency Management Agency post-disaster funds; and

2. The proposed plan meets the requirements of the federal act to mitigate long-term risk to people and property in the City from the impacts of future hazards and disasters.

Attachments

1) RES 2021-44R
2) Davis County Pre-Disaster Mitigation Plan 2021 Update (pages 93-104)

RESOLUTION NO. 2021-44R

A RESOLUTION ADOPTING THE DAVIS COUNTY PRE-DISASTER MITIGATION PLAN 2021 UPDATE, AS REQUIRED BY THE FEDERAL DISASTER MITIGATION AND COST REDUCTION ACT OF 2000.

WHEREAS, the City of North Salt Lake recognizes the threat that natural hazards pose to people and property within North Salt Lake; and

WHEREAS, the City of North Salt Lake has participated in the creation of a multi-hazard mitigation plan, hereby known as the Davis County Pre-Disaster Mitigation Plan 2021 Update in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the Disaster Mitigation and Cost Reduction Act of 2000 requires all jurisdictions to be covered by a Pre-Disaster Hazard Mitigation Plan to be eligible for Federal Emergency Management Agency post-disaster funds; and

WHEREAS, the Davis County Pre-Disaster Mitigation Plan 2021 Update identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of North Salt Lake from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City Council demonstrates their commitment to hazard mitigation and achieving the goals outlined in the Davis County Pre-Disaster Mitigation Plan 2021 Update.

NOW, THEREFORE BE IT RESOLVED by the City Council of North Salt Lake, Utah that the City of North Salt Lake adopts the Davis County Pre-Disaster Mitigation Plan 2021 Update as this jurisdiction's Multi-Hazard Mitigation Plan.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 16th day of November, 2021.

CITY OF NORTH SALT LAKE:

_____
Leonard K. Arave, Mayor

Attest:

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

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

Jurisdictions: Layton City

Severe Weather - Problem Identification: Layton City is susceptible to severe weather (rain, snow, wind, lightning, ect.)

Goal: Reduce the threat of severe weather damage to infrastructure.

Objective (Priority MEDIUM): Encouraging weather-proofing measures in new construction.

Action: Encourage new construction to implement weather-proofing into building plans.

Time Frame: Ongoing

Funding: City Funds

Estimated Cost: Minimal

Staff: Community Development, Building Department, etc.

Jurisdictions: Layton City

Landslide - Problem Identification: With a significant part of Layton City being located at the foothills of the Wasatch Range in Davis County, landslides are possible.

Goal: Mitigate the effects of landslides.

Objective (Priority LOW): Creating a plan to study areas where landslides may occur.

Action: Discuss using GIS Mapping or other means to determine where landslides may occur.

Time Frame: Unknown, depending on funding

Funding: City Funds

Estimated Cost: Minimal

Staff: City Administration, GIS, etc.

Jurisdictions: Layton City

North Salt Lake City

Background

The City of North Salt Lake is in southern Davis County; it is bordered to the north by Woods Cross, to the northeast by Bountiful and unincorporated Davis County, and to the south by Salt Lake City. North Salt Lake has a total area of 8.6 square miles. The city has approximately 23,000 residents.

North Salt Lake operates under a Council-Manager form of government, with an elected Mayor and five Council Members. The day-to-day operations and most executive authorities are delegated to a City

Manager, who works closely with the Mayor and City Council to ensure all city operations are well-run. City operations include full time Police and Public Works Departments. Emergency management and pre-disaster mitigation responsibilities are coordinated by the North Salt Lake City Manager.

Community Buildings and Infrastructure Status

The City of North Salt Lake engages in many sources of funding including grants to better their overall infrastructure. Maintaining and providing a safe and healthy place to live is the City of North Salt Lake's top priority. North Salt lake is always looking for ways to better their infrastructure and is actively engaged in projects year round to achieve these goals.

Specific Community Hazards

- **Earthquake**. North Salt Lake's proximity to the mountains and the Wasatch Fault puts it at high risk of earthquake damage.
- **Flooding**. North Salt Lake is located along the Wasatch Mountain Front. During the 1983 declared flooding disaster, City facilities, trails, and homes sustained significant damage.
- **Landslides.** The hillside, in North Salt Lake, is prone to landslides. Both the Springhill and Eaglepointe Landslides caused significant property damage.
- **Severe Weather.** The City is experiencing an increase in severe storms, particularly wind storms, that are causing power outages, property damage, flooding, etc. The state of Utah has also been experiencing years of extreme drought.
- **Wildland Fire**. Much of North Salt Lake City is located in the foothills abutting U.S. Forest Service property, increasing the risk for wildland fires.

CRITICAL AREA FACILITIES + INFRASTRUCTURE		
Facility	**Hazard / Risk**	**Mitigation**
Culinary water storage tanks, pump houses, and secondary water reservoirs	The city has culinary water storage tanks and secondary water storage reservoirs that may experience water contamination, flooding, and failure due to earthquake	Enhance security, and upgrade water distribution system
Water Distribution System	Age of system, risk of failure during earthquake event.	Upgrade infrastructure to current seismic standards
Storm Water Distribution System	Age of system, flooding, risk of failure during earthquake event.	Upgrade infrastructure to current seismic standards
MUNICIPAL BUILDINGS + INFRASTRUCTURE		
Facility	**Hazard / Risk**	**Mitigation**

City Offices/EOC	Loss of vital city records; communication vehicles; day to day functions. Loss of operability for EOC	Provide for city office/EOC survivability following an earthquake
Public Works Building	Loss/damage to response equipment	N/A
South Davis Metro Fire - Station #82	Loss/damage to response apparatus/personnel	Enhance structural earthquake resiliency
South Davis Metro Fire - Station #85	Loss/damage to response apparatus/personnel	Enhance structural earthquake resiliency
STORMWATER INFRASTRUCTURE		
Facility	**Hazard / Risk**	**Mitigation**
Stormwater detention basins	Flooding: excessive rainfall overfilling banks	Downstream protection of property
ARTERIAL ROADS		
Corridor	**Hazard / Risk**	**Mitigation**
Main Street	Destruction, evacuation and response concerns	n/a
Highway 89	Destruction, evacuation and response concerns	n/a
Orchard Drive	Destruction, evacuation and response concerns	n/a
Redwood Road	Destruction, evacuation and response concerns	n/a
Eaglewood Drive	Destruction, evacuation and response concerns	n/a
Interstate 15	Destruction, evacuation and response concerns	n/a
Eagleridge Drive	Destruction, evacuation and response concerns	n/a

Interstate 215	Destruction, evacuation and response concerns	n/a

Mitigation Efforts Since the 2016 Plan

- Continued to provide Emergency Preparedness education and support to our Community.
- Continued monitoring of existing landslide areas and control of nearby development.
- Adopted a Geologic Hazards Ordinance to require extensive geologic studies prior to development on lands designated as sensitive areas.
- Stabilization of the Eaglepointe Landslide.
- Upgraded culinary water and storm drain lines to meet seismic standards.

Mitigation Strategies (2021-2026)

Earthquake - Problem Identification: Critical facilities do not meet seismic standards.

Goal: Reduce the threat of earthquake damage in the city.

Objective (Priority HIGH): Upgrade culinary water and storm drain infrastructure to meet seismic standards.

Action 1: Upgrade culinary water line on 300 North.

Time Frame: 2021-2022

Funding: City funds

Estimated Cost: $225,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 2: Upgrade culinary water lines on 75 East, 125 East, and 175 East

Time Frame: 2022-2023

Funding: City funds

Estimated Cost: $440,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 3: Upgrade culinary water line on Lacey Way (Valley View Dr to Gary Way)

Time Frame: 2022-2023

Funding: City funds, state, federal

Estimated Cost: $880,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 4: Upgrade culinary water line on 150 North

Time Frame: 2022-2023

Funding: City funds

Estimated Cost: $165,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 5: Upgrade culinary water line on north Frontage Road (Wilson Road to Cobble Creek Road)

Time Frame: 2022-2023

Funding: City funds

Estimated Cost: $325,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 6: Upgrade culinary water line on 475 North & Cloverdale Road

Time Frame: 2023-2024

Funding: City funds

Estimated Cost: $360,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 7: Upgrade culinary water line adjacent to The Pointe at Northridge Apartments

Time Frame: 2023-2024

Funding: City funds, state, federal

Estimated Cost: $475,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 8: Upgrade culinary water line on 400 West (500 North to 1100 North)

Time Frame: 2023-2024

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdiction: City of North Salt Lake

Action 9: Upgrade culinary water line on Freedom Drive

Time Frame: 2024-2025

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdiction: City of North Salt Lake

Action 10: Upgrade culinary water lines on 850 North, 900 North, 950 North, Madsen Lane, and 400 East

Time Frame: 2025-2026

Funding: City funds

Estimated Cost: $365,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 11: Upgrade culinary water line on 900 North

Time Frame: 2025-2026

Funding: City funds

Estimated Cost: $615,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 12: Upgrade culinary water line on 400 West

Time Frame: 2026-2027

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 13: Upgrade culinary water lines on Raygene Way and Marialana

Time Frame: 2026-2027

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 14: Upgrade culinary water lines on Liberty Road and Bunker Hill

Time Frame: 2026-2027

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 15: Design and upgrade culinary water storage tanks for some time over the next 5 to 10 years, and add a second pump house in the next 1-3 years that will equalize the water in the tanks.

Time Frame: 2022-2027

Funding: City funds/State/Federal grant

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: North Salt Lake City

Action 16: Perform any necessary seismic upgrades to the pump houses and well buildings that support the delivery of culinary water.

Time Frame: 2021-2026

Funding: City funds/State/Federal grant

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 17: Perform an analysis of the structural stability of the stormwater detention/retention ponds to prevent downhill flooding in the event of a failure.

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Flooding - Problem Identification: Storm water facilities do not meet flood control standards.

Goal: Reduce the threat of flood damage in the City.

Objective (Priority HIGH): Upgrade stormwater infrastructure to prevent downhill flooding.

Action 1: Construct stormwater detention/retention ponds where needed.

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 2: Perform an analysis of the structural stability of the stormwater detention/retention ponds to prevent downhill flooding in the event of a failure.

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 3: Upgrade storm drain lines at Hole #14 of Eaglewood Golf Course

Time Frame: 2021-2022

Funding: City funds

Estimated Cost: $90,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 4: Upgrade storm drain lines in the canyon near David and Raygene Way

Time Frame: 2021-2022

Funding: City funds

Estimated Cost: $350,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 5: Upgrade storm drain lines in the canyon on Constitution Way

Time Frame: 2023-2025

Funding: City funds

Estimated Cost: $1,000,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 6: Upgrade storm drain line on Freedom Lane

Time Frame: 2024-2025

Funding: City funds

Estimated Cost: $100,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 7: Upgrade storm drain line at 480 North Cutler Drive and install a silt trap

Time Frame: 2024-2025

Funding: City funds

Estimated Cost: $230,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 8: Upgrade storm drain line along I-215 ramp south of Center Street

Time Frame: 2025-2026

Funding: City funds

Estimated Cost: $360,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 9: Perform preventative maintenance on storm water facilities regularly

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: $150,000 annually

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Landslides - Problem Identification: Roughly half of the City's geographical area is located on hillside areas.

Goal: Reduce the threat of landslide damage in the City.

Objective (Priority MEDIUM): Decrease landslide occurrences on the hillside of the City.

Action 1: Continue to monitor the Springhill and Eaglepointe Landslides for movement.

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: unknown

Staff: Engineering

Jurisdictions: City of North Salt Lake, UGS

Action 2: Continue to require that all developments, particularly in sensitive areas, meet the requirements of the Geologic Hazards Ordinance

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: unknown

Staff: Community Development, Engineering

Jurisdictions: City of North Salt Lake

Dam Failure - Problem Identification: Multiple water containment systems located throughout North Salt Lake are aging and have the potential to fail in the future.

Goal: Mitigate against dam failures.

Objective (Priority MEDIUM): Reduce the effects of dam failures, by educating the public

Action: Provide citizens with information on flash flooding.

Time Frame: Ongoing

Funding: City Funds

Estimated Cost: Minimal

Staff: City Administration

Jurisdictions: North Salt Lake

Severe Weather - Problem Identification: North Salt Lake has experienced increasingly more frequent instances of severe weather causing power outages, drought, property damage from wind, etc.

Goal: Reduce the threat of severe weather in the City.

Objective (Priority HIGH): Protect critical facilities from failure or property damage due to severe weather such as windstorms and drought.

Action 1: Install permanent generators at all wells and pump houses.

Time Frame: 2021-2026

Funding: City funds/State/Federal

Estimated Cost: $1,630,000

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 2: Acquire additional water rights for secondary water and make secondary water lines accessible to the entire City.

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 3: Promote water conservation efforts to residents and businesses in the City.

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: unknown

Staff: City Administration

Jurisdictions: City of North Salt Lake

Wildland Fire - Problem Identification: A significant portion of the City of North Salt Lake is considered to be in the Urban-Wildland Fire Interface.

Goal: Reduce the threat of wildfire damage in the city.

Objective (Priority HIGH): Decrease wildfire hazard in the Urban-Wildland Fire Interface area of the city.

Action 1: Establish defensible space around critical facilities.

Time Frame: 2021-2026

Funding: City funds/State/Federal

Estimated Cost: unknown

Staff: Fire, Public Works

Jurisdictions: City of North Salt Lake, South Davis Metro Fire

Action 2: Complete and adopt a Community Wildfire Protection Plan

Time Frame: 2021-2026

Funding: City funds/State

Estimated Cost: unknown

Staff: Fire, Community Development

Jurisdictions: City of North Salt Lake, South Davis Metro Fire

Multi-Hazards - Problem Identification: The city's Emergency Operations Plan (EOP) is overdue for an update and revision.

Goal: Develop and maintain an effective EOP.

Objective (Priority HIGH): Improve communications, mitigate the impacts of and be prepared for emergency situations and hazards.

Action 1: Update the Emergency Operations Plan (EOP).

Time Frame: 2021-2026

Funding: City funds/State/Federal grant

Estimated Cost: unknown

Staff: City Administration, Public Works, Engineer, etc.

Jurisdictions: City of North Salt Lake

Action 2: Enhance IT Network and Server Security.

Time Frame: 2021-2026

Funding: City funds/State/Federal grant

Estimated Cost: unknown

Staff: City Administration

Jurisdictions: City of North Salt Lake

Action 3: Install Wi-Fi hotspots and security cameras at all City parks and facilities

Time Frame: 2021-2026

Funding: City funds

Estimated Cost: unknown

Staff: City Administration, Police, Public Works

Jurisdictions: City of North Salt Lake

South Weber City

Background

The town of South Weber was originally incorporated in 1938 and on March 16, 1971 it became a Third Class City. South Weber City is located in northeast Davis County at the mouth of Weber Canyon, bounded by the Weber River on the north and Layton City on the south. US Highway 89 and Interstate 84 are the two major transportation corridors that pass through the City. The 2010 census determined a population of 6,051 persons.

South Weber operates under a council-manager form of government, with an elected Mayor and five Council Members. The day-to-day operations and the majority of executive authorities are delegated to a City Manager, who works hand-in-hand with the Mayor to ensure all city operations are well-run. City operations include a municipal court, water, streets, storm water, sanitary sewer, snow removal, community development, parks and recreation programming, and a volunteer Fire Department. South Weber contracts for garbage services, animal control services, and law enforcement services.

Community Buildings and Infrastructure Status

South Weber loves its small community and is adamant about keeping the highest standards for the residents. South Weber has a decent amount of building and population growth happening, and is continuously working on improving their critical and essential infrastructure. Maintaining the highest level of safety for its employees and residents is of top priority, and South Weber is continually striving to improve as funding, personnel, and resources are made available.

Specific Community Hazards

- **Earthquake**. South Weber's proximity to the mountains and the Wasatch Fault puts it at high risk of earthquake damage.
- **Flooding**. South Weber's northern boundary is located along the Weber River.
- **Wildland Fire**. The southern and eastern city boundaries are located on the foothills and are subject to increased risk of wildland fires.
- **Dam failure**. The City is at the mouth of Weber Canyon which contains several dams including Echo, Rockport and East Canyon.
- **Severe Weather**. South Weber is at the mouth of Weber Canyon, which produces consistent high winds.

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: November 16, 2021

SUBJECT: Resolution No. 2021-45R: A resolution authorizing the City Manager, or designee, to submit applications to Wasatch Front Regional Council soliciting funds for a Town Center Market Study, Redwood Road Sidewalk Connections, and Center Street Widening & Sidewalk Construction projects.

RECOMMENDATION

Staff recommends approval of the resolution which authorizes the City's submittal of applications for the 2021 WFRC grant programs and authorizes matching funds.

BACKGROUND

In September 2021, City Staff submitted letters of intent to Wasatch Front Regional Council (WFRC) for three projects:

1. Town Center Market Study (Transportation and Land Use Connection Grant – TLC)
2. Redwood Road Sidewalk Connections (Transportation Alternatives Program – TAP)
3. Center Street Widening & Sidewalk Construction (Surface Transportation Program – STP)

The City has been invited to apply for all three of those projects, as all the projects qualified for the grant programs. Staff is now seeking authorization to move forward with applications to request funding for those projects and authorize matching funds.

The Town Center Market Study is intended to provide the City with an understanding of the feasibility of specific businesses locating within the Town Center so that development planning can more adequately accommodate those uses, and so that the Redevelopment Agency can make informed decisions about potential incentives for businesses or developers. The estimated cost for the market study is $30,000. City staff is proposing to request $20,100 (67%) from WFRC with a $9,900 (33%) City match.

The Redwood Road Sidewalk Connections project would be to complete any remaining sidewalk gaps on the west side of Redwood Road. The City has previously received funding for this project, but the project scope was reduced due to the increased right-of-way costs. This grant

would complete the asphalt sidewalk on the west side of Redwood Road. The estimated project cost is $283,300. City staff is proposing to request $226,640 (80%) from WFRC with a $56,660 (20%) City match.

The Center Street Widening & Sidewalk Construction project includes widening Center Street west of Jordan River Drive to the Center Street bridge (over the Jordan River), the construction of sidewalk on the south side of Center Street from 1200 West to the Jordan River Trail, and re-striping the road from the crosswalk at Foxboro Drive to the Center Street bridge (over the Jordan River) to include a bike lane on both sides. The sidewalk and bike lanes will provide a needed connection to the Jordan River Trail that is included on the City's Active Transportation Plan. The estimated project cost is $555,900. City staff is proposing to request $472,515 (85%) from WFRC with a $83,385 (15%) City match.

POSSIBLE MOTION

I move that the City Council approve Resolution 2021-45R authorizing the City Manager, or designee, to submit applications to Wasatch Front Regional Council soliciting funds for a Town Center Market Study, Redwood Road Sidewalk Connections, and Center Street Widening & Sidewalk Construction projects, and authorizing matching funds.

Attachments

1) Resolution No. 2021-45R
2) Location Maps

RESOLUTION NO. 2021-45R

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SUBMIT APPLICATIONS TO WASATCH FRONT REGIONAL COUNCIL (WFRC) SOLICITING FUNDS FOR A TOWN CENTER MARKET STUDY, REDWOOD ROAD SIDEWALK CONNECTIONS, AND CENTER STREET WIDENING AND SIDEWALK CONSTRUCTION PROJECTS AND AUTHORIZING MATCHING FUNDS.

WHEREAS, the Wasatch Front Regional Council (WFRC) has invited the City to apply for funding from their grant programs; and,

WHEREAS, the City has actively participated in the annual application process and has identified potential projects that could be funded using WFRC revenues; and,

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to participate in the WFRC funding programs.

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

1. The City Manager, or designee, is hereby instructed and authorized to submit applications to Wasatch Front Regional Council for the following projects:

   Town Center Market Study (Transportation and Land Use Connection Grant). The estimated cost for the market study is $30,000. The total grant request is $20,100 (67%) with a City match of $9,900 (33%).

   Redwood Road Sidewalk Connections (Transportation Alternatives Program). The estimated project cost is $283,300. The total grant request is $226,640 (80%) with a City match of $56,660 (20%).

   Center Street Widening & Sidewalk Construction (Surface Transportation Program). The estimated project cost is $555,900. The total grant request is $472,515 (85%) with a City match of $83,385 (15%).

2. City staff is hereby instructed to set aside the matching funds referenced above.

3. The resolution shall become effective immediately upon passage.

PASSED and ADOPTED this 16th day of November, 2021.

CITY OF NORTH SALT LAKE:

ATTEST:

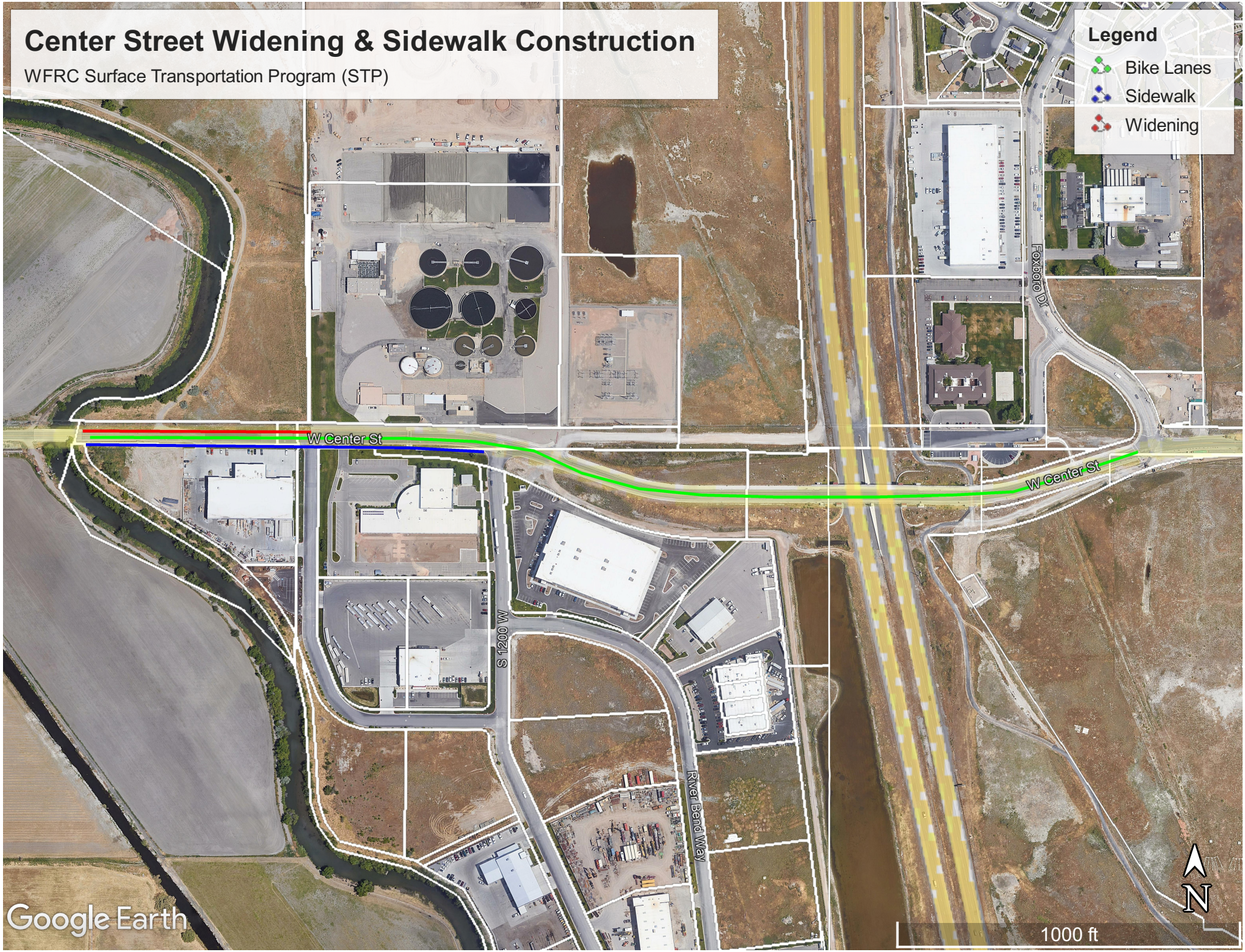
_____
Leonard K. Arave, Mayor

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

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


Redwood Road Sidewalk Connections
WFRC Transportation Alternatives Program (TAP)
Legend
Sidewalk
Fox Hollow Dr
Foxboro Dr N
Alton Dr
N Cutler Dr
N Cutler Dr
W 200 N
N 700 W
W 600 N
700 W
N 640 W
Google Earth
2000 ft
N


Center Street Widening & Sidewalk Construction
WFRC Surface Transportation Program (STP)
Legend
Bike Lanes
Sidewalk
Widening
W Center St
W Center St
S 1200 W
River Bend Way
Foxboro Dr
N
1000 ft
Google Earth

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: November 16, 2021

SUBJECT: Consideration of RES 2021-47R authorizing the City Manager, or designee, to enter into an agreement (AGR 2021-35A) with Jordan River Foundation for the donation of interpretive signage along the Jordan River Trail

RECOMMENDATION

City Staff recommends approval of Resolution 2021-47R authorizing the City Manager, or designee, to enter into an agreement with Jordan River Foundation for the donation of interpretive signage along the Jordan River Trail.

BACKGROUND

Earlier this year, City Staff was contacted by representatives from Salt Lake County (SLCO) and the Jordan River Foundation (JRF) with an opportunity to assist with the design of interpretive signage along the Jordan River Trail. The JRF desires to donate the design, fabrication, and installation of the signage in exchange for the City's maintenance of the sign(s) going forward. City Staff has met with representatives on-site to determine location(s) and potential themes for the signage. It was determined that 1-2 signs would be appropriate, with one of them highlighting the trail's proximity to the Legacy Nature Preserve. Attached is a sample of what similar signage looks like in other jurisdictions and a map showing potential locations for the sign(s). The JRF now needs to enter into a donation agreement with the City so that they can move forward with the design of the signs.

POSSIBLE MOTION

I move that the City Council adopt RES 2021-47R authorizing the City Manager, or designee, to enter into an agreement with Jordan River Foundation for the donation of interpretive signage along the Jordan River Trail with the following findings:

1. The City of North Salt Lake has a continued interest in the improvement of the Jordan River Trail.
2. The Jordan River Foundation will incur costs in installing interpretive signage along the Jordan River Trail.
3. The City will provide continued maintenance of the signage.

Attachments

1) RES 2021-47R
2) AGR 2021-35A
3) Location Map
4) Sample signage

RESOLUTION NO. 2021-47R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO ENTER INTO AN AGREEMENT WITH JORDAN RIVER FOUNDATION FOR THE DONATION OF INTERPRETIVE SIGNAGE ALONG THE JORDAN RIVER TRAIL

WHEREAS, the City of North Salt Lake has a continued interest in the improvement of the Jordan River Trail; and,

WHEREAS, the Jordan River Foundation is a non-profit organization that desires to contribute to the welfare of City residents by providing interpretive signage along the Jordan River Trail in the City of North Salt Lake; and,

WHEREAS, the Jordan River Foundation will incur costs in installing interpretive signage along the Jordan River Trail; and,

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to participate in the donation agreement.

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

1. The City Manager, or designee, is hereby instructed and authorized to enter into a donation agreement (AGR 2021-35A) with the Jordan River Foundation for the design, fabrication, and installation of interpretive signage along the Jordan River Trail in North Salt Lake.

2. The resolution shall become effective immediately upon passage.

APPROVED and ADOPTED by the City Council of the City of North Salt Lake this 16th day of November, 2021.

BY THE CITY COUNCIL:

_____
Leonard K. Arave, Mayor

Attest:

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

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

DONATION AGREEMENT

THIS DONATION AGREEMENT is entered into on the _____ day of _____, 2021, by and between the City of North Salt Lake, a political subdivision of the State of Utah ("City") and Jordan River Foundation, a Utah non-profit corporation ("JRF"). City and JRF will sometimes be referred to individually as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, JRF is a non-profit organization that desires to contribute to the welfare of City residents by providing interpretive signage along the Jordan River Trail in the City of North Salt Lake.

WHEREAS, JRF will incur costs in installing interpretive signage along the Jordan River Trail to help it achieve its goals.

WHEREAS, City values the Jordan River Trail and desires to assist JRF in installing interpretive signs.

TERMS

For good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Donation.** JRF is raising private funds for this program and applying for government grants to cover the cost of design, printing, and installation of signs. JRF will work closely with City to assure that the signs meet the interpretive needs of each location while maintaining a consistent design/look. Once funding is secured, location(s) are designated, and content, including draft text and photos, are ready, JRF will pay costs for final design work, printing, and installation of the sign(s) at the land owner's designated location(s). The design would include the land owner's/manager's logo with acknowledgement of JRF and the major donor(s) if they request it. JRF agrees to provide the following:

    a. Graphic design and editing of content for each sign.
    b. A 24"x36" color plastic laminate sign with mounting brackets.
    c. Two steel bases and mounting hardware for each sign.
    d. Electronic files of the signage graphics for the use of the grantee if signs need to be replaced, due to damage or theft.
    e. Installation of the sign(s).
    f. A 10-year manufacturer warranty which does not include coverage for vandalism or theft.
    g. JRF shall not be responsible to pay the cost of the long-term maintenance, relocation, and removal of any improvements comprising the Donation.

2. **City Requirements.** City agrees to the following:

a. Accept the template established by the JRF.
b. Provide input for the subject and content of the interpretive sign(s).
c. Provide a location for the sign(s) on property that they own or have, by agreement with the land owner, the right to manage and maintain.
d. Insure that signage meets all city and county zoning and ordinance requirements, including the acquisition of permits and the payment of fees.
e. Insure the signage meets all state and federal requirements, if applicable, including acquisition of permits and payment of fees.
f. The sign(s) will become the property of the City and, as such, the City will be responsible for the care and maintenance of the sign(s) to insure it remains in good physical condition.
g. If at any time during the above period the City deems it necessary to change, move, or remove the sign(s), grantee will notify the JRF for input prior to taking such action

3. **Independent Entities.** City and JRF are independent entities and no agency relationship is created hereby. Nor are any future obligations between the parties, other than those expressly addressed in this Donation Agreement, created hereby.

No agent, employee or servant of JRF or City is or shall be deemed to be an employee, agent or servant of the other party. None of the benefits provided by each party to its employees, including but not limited to worker's compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, or servants of the other party. JRF and City shall each be solely and entirely responsible for its acts and for the acts of its agents, employees, and servants during the performance of this Donation Agreement. JRF and City shall each make all commercially reasonable efforts to inform all persons with whom they are involved in connection with this Donation Agreement to be aware that JRF is an independent entity from City.

4. **No Third-Party Beneficiaries.** Nothing in this Donation Agreement, express or implied, is intended to or shall confer upon any other person any right, benefit or remedy of any nature whatsoever under or by reason of this Donation Agreement.

5. **GRAMA.** JRF acknowledges that City is a governmental entity subject to the Utah Government Records Access Management Act ("GRAMA"), Utah Code Ann. §§ 63G-2-101, to - 901. As a result, City is required to disclose certain information and materials to the public, upon request. JRF agrees to timely refer all requests for documents, materials and data in its possession relating to this Donation Agreement and its performance to the City Recorder for response by the City.

6. **Assignment.** JRF shall not assign or transfer its duties of performance nor its rights to compensation under this Donation Agreement, without the prior written approval of City. City reserves the right to assert any claim or defense it may have against JRF and against any assignee or successor-in-interest of City.

7. **Counterparts.** This Donation Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the parties, notwithstanding that each of the parties are not signatory to the original or the same counterpart. Further, executed copies of this Donation Agreement delivered by facsimile shall be deemed an original signed copy of this Donation Agreement.

IN WITNESS WHEREOF, the Parties have executed this Donation Agreement on the date and year first written above.

CITY OF NORTH SALT LAKE

_____
MAYOR or Designee

ATTEST:

_____
CITY RECORDER

JORDAN RIVER FOUNDATION

By: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
:ss
County of _____)

On this _____ day of _____, 2021, personally appeared before me _____, who being duly sworn, did say that (s)he is the _____ of Jordan River Foundation, a Utah Non-profit Corporation, and that the foregoing instrument was signed on behalf of said non-profit corporation by authority of its Board and acknowledged to me that said non-profit corporation executed the same.

_____

Residing: _____


Interpretive Sign #2
S 1200 W
River Bend Way
Interpretive Sign #1
Google Earth
1000 ft
67
N

Jordan River PARKWAY

Jordan River Bird Watching

Bird Watching Tips:

- Utah has 247 species of birds that breed in the state.
- Bring your binoculars. They will allow you to observe wildlife from a proper distance, without scaring them away.
- Get a bird guide. Review the guide before you go out into the field and keep a list of the species you see.
- Find people to go with you. Go birding with friends, family, or join a bird club.
- Birding manners are important. Be as quiet as possible; point out birds, do not yell; do not disturb nesting sites.

The Jordan River is a good place for bird watching year round. The trees, shrubs, and the river provide food, cover, and nesting sites for many bird species. How many different species of birds can you see?



Mourning Dove
Zenaida macroura



Eurasian Collard Dove
Streptopelia decaocto

Jordan River Parkway is home to two different species of doves; the native **mourning dove** and the **Eurasian collard dove**, which came to the United States in the 1980s from the Bahamas. Both doves are slightly larger than a robin and pale gray in color; the Eurasian dove has a noticeable black collar on the back of its neck and a square tail. The mourning dove has the only pointed tail in the dove family. The call of the Eurasian collared-dove is a clear "Coo-COO... coo, Coo-COO...coo" repeated frequently. The call of the mourning dove is a mellow, drawn out, almost mournful "Coo-AHH...cooo...coo" repeated less frequently.



Western Kingbird
Tyrannus verticalis

A member of the flycatcher family, the **western kingbird** perches on the tops of small trees, fence posts, or power lines and flies out and back, "hawking" insects out of the air or off the ground. The western kingbird call notes are a sharp "kit...kit." Very noisy with squeaky, bubbly notes, their melodious bubbly song can often be heard at early dawn or dusk.



Bullock's Oriole
Icterus bullockii

A summer resident of Northern Utah, and common in the Jordan River Parkway, **Bullock's orioles** are slightly smaller than a robin. Orioles are more often seen than heard, and when they are visible, it's usually just a brief flash of orange and black.



Barn Swallow
Hirundo rustica



Cliff Swallow
Petrochelidon pyrrhonota



Red-winged Blackbird
Agelaius phoeniceus

A common summer resident of the Jordan River Parkway, the **red-winged black bird** is usually found around water bodies large enough for cattails, their preferred nesting site. Singing from the tops of cattails, willows, or cottonwood trees, their song is the familiar "oak-a-LEE-o." Red-winged blackbirds are slightly smaller than a robin and are easily spotted by their flamboyant red shoulder patches.

The barn swallow, cliff swallow, and bank swallow all live in the Jordan River area. With its distinctive forked tail, reddish brown underparts, and long pointed wings, the **barn swallow** is easy to recognize. Look for their shelf-like nests built under eaves of buildings and under bridges.

The **cliff swallow** has a square tail, whitish under parts, a whitish spot on its forehead, and a reddish-brown throat patch. They build gourd-shaped nests under bridges and on cliffs with protective, overhanging rocks.

Smaller than the barn swallow, the **bank swallow** can be identified by the brownish band across their chest, white belly, and white throat patch. They build their nest colonies in deep burrows in dirt banks near water, which can be seen on the west bank of the Jordan River just south of 126th south.



Bank Swallow
Riparia riparia

CITY OF NORTH SALT LAKE
FINANCE DEPARTMENT

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

Len Arave
Mayor

Janice Larsen
Finance Director

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Janice Larsen, Finance Director

DATE: November 10, 2021

SUBJECT: Employee Handbook Revisions

Staff is recommending changes to Section 13 and Section 19 of the Employee Handbook. The proposed changes are needed for clarification, to further comply with existing practices and to more easily comply with the provisions of the Federal Labor Standards Act. The following is a summary of the recommended changes.

Section 13: Employment Classification/Compensation

Remove 13-2(C) and combine (D) and (E). The City only has one employee in classification "C". Staff proposes removing this classification to simplify the handbook. A letter of exception to the policy will be written agreeing to continue the employee's standing as stated at the time the employee was hired. The letter will be filed in the employee's permanent records. By eliminating classification "C" classification "D" and "E" can be combined. Reference to the eliminated classifications will be removed from other sections of the Handbook.

The list of specific FLSA Exempt positions was removed. As positions and personnel change, listing the positions can become inaccurate/obsolete. In addition, the City may add new positions that may be exempt by definition and which may not be listed in this section.

Added a further definition of employees as either General Employees or Sworn Officers. Sworn Offices have different rules under the Fair Labor Standards Act.

Sections on the Work Week and Operating Hours were changed to reflect the change to a four-day week/ten-hour day.

Overtime was redefined to clarify hours worked that count towards overtime and emphasizes Department Head approval is required prior to working overtime.

Sworn Officers work period was adjusted to earn overtime after 80 hours in a 14-day period, rather than 86 hours in a 14-day period.

Compensatory Time was redefined for clarity. New accrual and balance limits were added. There are three (3) different categories of compensatory leave accrual/balance caps based on the needs of different departments. The goal of this change is to reduce the number of compensatory hours earned and reduce large balances carried over from one Fiscal Year to the next, because this results in an increase in the cost to the City if the hours are cashed out after the employee receives a COLA or Step increase.

New categories of Special Pay were added for guaranteed overtime, callback pay, and on-call time for the Police Department and the Public Works Department. Stipends and guaranteed pay are industry standards that were not previously specifically stated in the Handbook. These categories exist in the City's present practice and should be stated formally in the Handbook.

Reference to Time Sheets and signatures were removed. A new section was written to reflect the use of an electronic timekeeping system with electronic approval by the employee and department Supervisor/Department Head.

Section 19: Sick Leave

The sick leave section was written to improve organization and clarify the policy. The revisions emphasize the purpose of sick leave and the qualified uses.

A new section was added to address sick leave abuse.

Conversion of sick leave at retirement was changed from a four (4) tier structure to a 2% per each full year of employment. This eliminates employees extending their retirement date to reach a higher tier. The 2% calculation begins at year five (5), rather than the current lowest tier at year ten (10). This change is recommended to eliminate situations where an employee may not have been hired by the City until the final years of their career and have never abused use of sick leave. In the past year, two valued and dedicated employees have retired very near ten years and they did not receive retirement sick leave buy out.

EXHIBIT A

SECTION 13: EMPLOYMENT CLASSIFICATION/COMPENSATION

1. GENERAL POLICY. The City of North Salt Lake will pay at least minimum wages and overtime to all employees except those who are specifically exempt from minimum wage and overtime under the Fair Labor Standards Act (FLSA) of 1938. The City of North Salt Lake will also provide equal pay to all employees doing similar work which requires substantially equal skill, effort, and responsibility and are performed under similar working conditions in accordance with the Fair Labor Standards Act of 1938 and the Equal Pay Act of 1963.

2. EMPLOYMENT CLASSIFICATIONS. There are four~~six~~ classifications of employees within the City of North Salt Lake:

   A. Full-Time. Employees scheduled to work 40 hours per week on a regular basis and are expected to be employees for at least one year.

   B. Three-Quarter Time. Employees scheduled to work at least 30 hours per week but less than 40 hours per week on a regular basis and are expected to be employees for at least one year.

   ~~C. Part-Time (1/2-Time) Hired Prior to 11/17/2015. Employees scheduled to work at least 20 hours per week but less than 30 hours per week on a regular basis and are expected to be employees for at least one year.~~

   ~~D.~~C. Part-Time ~~(1/2-Time) Hired after 11/17/2015~~. Employees scheduled to work ~~at least 20 hours per week but~~ less than 30 hours per week on a regular basis and are expected to be employees for at least one year will be considered Part-Time, Non-Benefited Employees.

   ~~E. Part-Time Non-Benefited. Employees scheduled to work less than 20 hours per week on a regular basis and are expected to be employees for at least one year or more.~~

   ~~F.~~D. Temporary/Seasonal. Employees may work up to 40 hours per week, but are not expected to work more than 1,040 hours during a calendar year and are expected to be employees for less than nine months of each year. Employees rehired over multiple years shall still be considered temporary/seasonal.

   The City's employees are further defined and classified as either General Employees or Sworn Public Safety Employees.

3. EMPLOYMENT STATUS. To facilitate provisions of the Fair Labor Standards Act, employees shall also be classified as either exempt or nonexempt, with respect to eligibility for overtime payment. They

shall be defined as:

A. Exempt. Positions of a managerial, administrative, or professional nature, as prescribed by Federal and State Labor Statutes, shall be exempt from minimum wage and mandatory overtime payment regulations. ~~Specific exempt positions shall be defined in all sections of this Policy to included: City Engineer, City Manager, Finance Director, Golf Director/Pro, Gold Superintendent, Police Chief, Public Works Director, and Public Works Superintendent.~~

B. Nonexempt. Positions of a clerical, technical, or service nature, as defined by Federal and State Labor Statutes, which are covered by provisions for minimum wage and mandatory overtime payment regulations.

~~Nonexempt positions include all positions not enumerated as exempt in Paragraph 'A' above.~~

4. WORK WEEK. Statements regarding normal work days and normal work hours are intended to describe normal conditions only. They are not a guarantee of hours to be worked and may not be followed in abnormal conditions.

A. General Full-time employees typically work the 4/10 work schedule, work 40 hours in four days and are off Friday thru Sunday. The work period begins Sunday at 12:01 a.m. and ends on Saturday at 12:00 p.m. Due to scheduling conflicts, employees on a 4/10 schedule may have a workweek beginning and ending on a different day of the week. Department Heads must approve the alternate schedules and Finance Department must be notified before the schedule is changed. Non-exempt employees will receive overtime pay or compensatory time for hours worked in excess of 40 hours in a designated 7-day work period.

B. Non-exempt Sworn Police Officers will receive overtime pay or compensatory time for hours worked in excess of 80 hours in a designated 14-day work period.

~~4. WORK DAYS.~~

~~A. Full Time: Monday Thursday~~

~~B. Part Time: As directed by the Mayor, City Manager, or designee.~~

~~C. Employees engaged in "public safety" activities, such as Law Enforcement and Fire Protection Departments: As directed by the Mayor, City Manager, or designee.~~

~~5. WORK HOURS.~~

~~A. Full Time: 7:00 a.m. – 12:00 noon/12:30 p.m. – 5:30 p.m.~~

~~B. Part Time: As directed by the Mayor, City Manager, or designee.~~

~~C. Employees engaged in "public safety" activities, such as Law Enforcement and Fire Protection Departments: As directed by the Mayor, City Manager, or designee.~~

~~6. ATTENDANCE. Employees shall be in attendance at their work stations during normal working hours.~~

~~7. BREAKS AND LUNCH PERIODS.~~

~~A. Full time:~~

~~(1) Breaks: Two (2) optional fifteen (15) minute paid breaks during a standard work day. One break only can be used to extend the lunch period. Breaks cannot be used to shorten an employee's work hours.~~

~~(2) Lunch period: Thirty (30) minute unpaid lunch period during a standard work day. Employees shall take one unpaid lunch period within every six (6) consecutive hours worked.~~

~~B. Part time: As directed by the Mayor, City Manager or designee.~~

~~C. Employee breaks and lunch periods will be taken at the discretion of the Mayor, City Manager, or designee, or their supervisor, to ensure continuity in the flow of work.~~

~~D. If employees choose to work through their paid breaks, it is their decision to do so and no extra compensation will be given for the extra time worked.~~

~~E. Employees engaged in "public safety" activities, such as Law Enforcement and Fire Protection Departments: As directed by the Mayor, City Manager, or designee.~~

5. OPERATING HOURS. The City's regular office hours begin at 7:00 a.m. and end at 5:30 p.m., Monday through Thursday. Employees are allowed an unpaid 30-minute lunch break, to be set by department heads between the hours of 11:00 a.m. and 2:00 p.m. A compensated 15-minute break is allowed to be taken in conjunction with a 30-minute uncompensated lunch. If an employee chooses not to take the 15-minute break, no additional compensation will be given.

6. OVERTIME. The employee's Supervisor must approve in advance all work performed outside of regularly scheduled work hours. In the case where an employee has worked outside of normal working hours and was unable to obtain advance approval, such work must be reported immediately by the employee to the Supervisor. Overtime work will normally be authorized only to maintain essential City functions or to accomplish non-routine activities and will be allocated as evenly as possible among all employees qualified to do the work. Employee requests to be excused from overtime work may be approved when possible and at the City's sole discretion. Department Heads have the discretion to flex employees work schedules in order to prevent accrual of overtime.

Hours worked, for the purpose of calculating overtime, do not include leave hours for vacation, sick, comp time used, or banked holiday hours. Hours worked on a holiday will be paid at a rate of one and one-half (1 1/2) times the employee's regular rate of pay. However, holiday hours worked and paid at the rate of one and one-half times the regular rate of pay are not included as hours worked for the calculation of overtime.

7. COMPENSATORY TIME. Non-exempt employees may earn compensatory leave in lieu of overtime pay; when they are a General Employees and have worked more than 40 hours in a designated one-week period, or a Sworn Officer and have worked more than 80 hours in a designated two-week period. Employees should receive authorization from a supervisor prior to earning compensatory leave. The City Manager or Department Head may designate whether an over-time shift will be compensated with wages or accrued compensatory leave time.

Compensatory time will be accrued at one and one-half (1 1/2) hours for each hour, or portion of an hour, of overtime worked. When compensatory time is used or paid out, it will be at straight time. Department Heads may flex employees work schedules in order to prevent compensatory time accrual. FLSA exempt employees may not accrue compensatory leave.

A. Non-exempt general employees, not assigned full-time to the Golf Course, may not earn or have accrued, more than 60 hours of compensatory leave at any time in a Fiscal Year.

B. Non-exempt general employees, assigned full-time to the Golf Course, may not earn more than 240 hours of compensatory leave in a Fiscal Year. Any compensatory leave unused as of May 31st will be paid by June 15th of each year.

C. Non-exempt Sworn Officers may not have more than 100 hours of compensatory leave accrued at any time in the Fiscal Year.

Any exceptions to the compensatory leave balance limits must be approved by the City Manager. Department Heads are also responsible to manage employees' compensatory leave balances and encourage the use of compensatory leave as soon after it is earned as is reasonably possible. Employees who terminate employment will be paid for any compensatory leave balance at their current rate of base pay.

~~COMPENSATORY TIME OFF.~~

~~1.~~

~~A. Employees may receive compensatory time off in lieu of overtime pay at the City of North Salt Lake's discretion. The Mayor, City Manager, or designee may schedule when an employee's compensatory time off will be used, and may direct the appropriate Department Head(s) to schedule compensatory time off for employees as needed. Written employee requests, to use their accumulated compensatory time during specific dates and times, must be approved by the Mayor, City Manager, or designee.~~

~~B. The law requires that after certain types of employees have accumulated specific maximum amounts of compensatory time off during any work period, overtime must be paid.~~

~~(1) For employees engaged in "public safety" activities, such as Law Enforcement, with five (5) or more employees; not more than four hundred eighty (480) hours of compensatory time off may accrue; for employees engaged in "public safety" activities, such as Law Enforcement, with less than five (5) employees; the FLSA does not apply.~~

~~(2) For seasonal employees engaged in golf course related activities, not more than four hundred eighty (480) hours of compensatory time off may accrue.~~

(3) For full time employees engaged in “public works” activities, not more than one hundred twenty (120) hours of compensatory time off may accrue.

(4) For all other employees not engaged in "public safety" or "public works" or "golf course", such as "general government" and "parks" activities; not more than two hundred forty (240) hours of compensatory time off may accrue.

C. Compensatory time off will be accumulated at the overtime rate of one and one-half (1 and ½) hours for every hour worked, for all overtime hours worked.

2. OVERTIME PAY

F. For employees engaged in “public safety” activities, such as Law Enforcement, with five (5) or more employees; overtime pay would apply for over eighty six (86) hours worked in a work period consisting of fourteen (14) consecutive days, and shall be compensated at the rate of one and one-half (1 and ½) the regular hourly rate of the employee.

A. For employees not engaged in “public safety” activities; overtime pay would apply for over forty (40) hours worked in a work week, and shall be compensated at the rate of one and one-half (1 ½) the regular hourly rate of the employee.

B. For employees not engaged in “public safety” activities; if a holiday, vacation, or sick day falls within a work week, the employee must work forty (40) hours over and above these hours before overtime must be paid. If an employee works on a holiday because of an emergency situation, they will:

(1) Receive regular straight time pay for the time worked, plus holiday pay.

(2) Or, with the approval by the Mayor, City Manager, or designee, be allowed to take the holiday off at a later date.

C. Overtime shall be approved by the Mayor, or designee, in writing before worked. Violation of this policy may result in disciplinary action, up to and including termination.

8. SPECIAL DUTY AND STIPENDS FOR SWORN OFFICERS. Certain duties have been identified as justifying additional pay or stipends. Hours worked for a special duty should be documented accurately in the officer’s timesheet. The following stipends and overtime pay are included in the Police Department’s budget and will be paid as follows:

A. DUI, Seatbelt enforcement, and selective traffic enforcement are special assignment shifts and will be compensated at a rate of one and one-half (1 1/2) times the employee’s regular rate of pay when an employee performs these assignments outside of their regular shift.

B. Field Training Officer (FTO) - A sworn officer acting as a FTO will receive a daily stipend when trainee is present six (6) or more hours per day.

C. Officer in Charge (OIC) - A sworn officer performing the duty of OIC due to the absence of a supervisor will receive a daily stipend when the supervisor is not present for six (6) hours or longer.

D. Sworn Officers required to work additional shifts in order to ensure adequate coverage or in response to an emergency in a period when sick leave, vacation leave, or compensatory leave have been taken, will be paid straight time for the leave hours taken and straight time for any hours worked which do not exceed 80 hours, which is lower than the FLSA limit of 86 hours. Any hours worked above 80 hours in the pay period will be compensated at a rate of one and one-half (1 1/2) times the employee's regular rate of pay.

9. EMERGENCY DUTY/CALLBACK (Public Works/Sworn Officers). Emergency callback means that an employee has left the work premises and is later called back to duty due to an emergency situation in the same calendar day.

A. The employee must be called back by someone with the authority to do so. Employees will receive callback pay only once in a calendar day.

B. Only non-exempt employees are eligible for callback pay. An employee who has left the premises and is called back to work in emergencies shall be compensated for actual time worked, or two hours, whichever is greater. Work time begins when the employee reaches the job site or City facility.

C. It should be noted that there is no legal requirement under the Fair Labor Standards Act to provide emergency call back pay.

D. Public Works employees required to work outside of regularly scheduled hours in emergency situations, such as waterline breaks or snow removal, will be compensated at an overtime rate of one and one half time (1 ½) times their regular rate of pay, regardless of leave time taken during the same work week. Hours worked in an emergency situation will require approval of the Department Head and notification of the City Manager.

E. Hours worked during an emergency and paid at the rate of one and one-half times the regular rate of pay are not included as hours worked for the calculation of overtime. If a Public Works employee does not work a complete, regularly scheduled ten (10) hour shift following an emergency, they may use vacation or comp time for the hours missed during their regular shift.

10. ON-CALL TIME (Public Works/Public Safety) Employees are eligible to receive on-call pay if approved by their supervisor, manager, or Department Head, and the employee is working according to the on-call policy. On-call status may be defined as limiting and/or restricting the personal activities of the employee to the degree that they are unable to travel as desired and must be able to respond in the required timeframe to after-hour City-related questions or emergencies. An employee placed on-call must ensure that he/she can be reached during the entire on-call shift and that he/she will return to work if needed within 30 minutes of a call or within the time limit specified by the department supervisor.

The supervisor will notify the employee of the on-call schedule. If an employee is on-call and cannot be reached or has called in sick, he/she is not eligible for on-call pay. Employees who are off work for vacation or any reason other than personal illness are eligible to receive on-call pay if they are available to respond as required by the policy.

A. On-call time paid but not worked will be excluded from the computation of overtime pay as required by state and federal wage and hour laws.

B. While on-call, no employee shall consume alcoholic beverages or do anything to impair his/her ability to respond for duty.

11. ON CALL PAY (Public Works/Public Safety) Public Works Employees and Sworn Officers are entitled to a stipend for each day they are assigned an on-call shift and are available to respond. Except for absences due to personal illness, employees are eligible to receive the stipend if they take the day off and are available to respond within a time frame acceptable to the Department Head. The daily stipend amount will be recommended by the Department Head and approved by the City Manager.

~~3. TIME SHEETS. Employees will complete and sign, as verification of accuracy, an Employee Time Sheet (see FORM # 32 for details) showing all hours worked, including overtime, and submit the time sheet to the Payroll Clerk for examination and filing.~~

12. PAY/PAYMENT PROCEDURE. The City pays its employees bi-weekly. Employees are required to electronically approve their payroll time sheet to indicate that payroll hours are correct. No employee or other person is allowed to approve the payroll sheet for other employees. Electronic approval by a Supervisor or Department Head is required. Employees are paid through direct deposit.

Pay or accrual of comp time for overtime work will be made in the pay period in which the work is done. Payroll deductions may include Federal taxes, F.I.C.A. (Social Security) pension payments, insurance premiums and any other deduction either required by law or authorized by the City Manager.

Questions about payroll errors should be immediately brought to the attention of the employee's supervisor and Finance Director or designee. Except in extreme circumstances, any payroll errors will be adjusted in the next paycheck.

EXHIBIT B

SECTION 19: LEAVES OF ABSENCE

4. SICK LEAVE

A. Purpose. Sick leave is intended to provide paid leave for employees unable to work due to illness or injury. Sick leave shall not be considered as a privilege which an employee may use at their discretion.~~, but shall be allowed only in case of necessity and actual sickness or disability of the employee or immediate family of the employee.~~ It is a common misconception that because you have a certain amount of sick leave hours accrued, you have the right to take those hours for any reason. It is in the employee's best interest to manage their sick leave usage appropriately. Employees are encouraged to carefully consider their use of sick leave. Failure to have a sufficient "bank" of accrued sick leave hours may result in unpaid leave.

~~(1) Use of sick leave. Quarantine because of contagious disease. A certificate of quarantine from the attending physician must be presented to qualify under this provision.~~

~~B. Sick leave may be used at any time with approval of the City Manager, for any of the following reasons:~~

~~C.~~

~~(1) When the employee is unable to perform their regular duties or other temporary work to which they may be assigned.~~

~~(2) Visits to hospitals, clinics, doctor's and dentist's offices for diagnosis or treatment of an injury or examination. The minimum time that may be taken by non-exempt employees is one (1) hour.~~

B. Eligibility. Sick leave shall be available to full-time and three-quarter time employees~~, and part-time employees hired prior to 11/17/2015~~.

C. Accrual. ~~The~~ Qualified employees will begin to accrue sick leave immediately upon being hired by the City of North Salt Lake. Sick leave shall not accrue if an employee is in a leave-without-pay status. For all eligible employees, sick leave shall accrue to a maximum of one hundred forty-four (144) days, or one thousand four hundred forty (1,440) hours. Records will be kept by the City Manager, or designee.

(1) Full-time employees shall accrue sick leave at the rate of 3.7 hours per bi-weekly pay-period for every two weeks worked.

(2) Three-quarter time employees shall accrue annual sick leave at the rate of 2.77 hours per bi-weekly pay period for every two weeks worked.

(3) Part-time employees hired prior to 11/17/2015 shall accrue annual sick leave at the rate of 1.85 hours per bi-weekly pay period for every two weeks worked.

D. Use of sick leave. Regular attendance is considered to be an essential function of every City employee's job and employees are expected to report to work as scheduled. Sick leave may be used for an employee's personal illness, well-care and medical and dental appointments. Sick leave may also be used for illness and well-care of a member of the employee's immediate family. Immediate family, for the use of sick leave, means an employee's spouse, parents, or children. Sick leave may also be used due to quarantine because of contagious disease. A certificate of quarantine from the attending physician must be presented to qualify under this provision.

~~(4) Sick leave shall be charged against non-exempt employees in not less than one (1) hour increments. Advance sick leave is not allowed.~~

(1) Reporting Absences. In order to be paid for sick leave use, an employee must notify the City Manager or designee, no later than one (1) hour after normal starting time on each day of absence unless the circumstances surrounding the absence make such notification impossible. The City Manager, or designee, should also be kept advised of the employee's progress and expected date of return to duty. Any absence for illness beyond the employees accrued sick leave will require the use of other leave hours available. Sick leave may not be used prior to accrual.

(2) Family and Medical Leave Act (FMLA). If the employee is on leave under the Family and Medical Leave Act (FMLA), paid sick leave or paid vacation leave must be used in conjunction with the FMLA leave. If the employee's position is covered by FMLA, then the employee may be placed in leave-without-pay status once all accrued leave ~~has~~balances have been used.

(3) When an employee has used more than three (3) consecutive working days of sick leave, the City Manager, or designee, may require a certificate from a physician stating the employee is unable to work due to illness.

(4) When an employee has used more than six (6) days of sick leave in a current Fiscal Year, each time the employee requests sick leave for the remainder of that Fiscal Year, the City Manager, or designee, may require a certificate from a physician stating the employee is unable to work due to illness.

E. Sick Leave Abuse. Department Heads should regularly monitor and manage all of the sick leave used by the Employees under their supervision.

(1) The Department Head should consider the following factors to identify sick leave abuse:

a. The frequency of and the reasons for sick leave use. Absences necessitated by documented chronic long-term illness/disabilities will not be

considered inappropriate use,
b. The balance between an Employee's number of years of service and hours of unused sick leave,
c. Repeated Monday and Thursday absences (or other first and last days of a scheduled work week).
d. Absences when a vacation request has been denied.
e. "Seasonal absences" associated with given times of the year (e.g. hunting season) or paid holidays.
f. Excessive use of sick leave during periods of progressive discipline or immediately prior to retirement.
g. Failure to notify the City in accordance with the Sick Leave, Personal Leave, and Bereavement Leave Policy when the Employee will be absent.
h. The impact of the Employee's absences on the workplace (e.g. disruptions in work schedules, overtime costs).

(2) If the Department Head suspects that sick leave abuse is occurring, then the Department Head shall:

a. Consult with the City Manager.
b. Counsel the Employee on his/her use of sick leave.
c. If the Department Head has reason to suspect that an Employee is abusing sick leave the Department Head may require the Employee to provide doctor's statements for a sick leave use for a fixed time period to verify legitimate use of sick leave.
d. Sick Leave recorded in the timekeeping system should not be approved by the Department Head or Immediate Supervisor if there is evidence of or a reasonable belief that abuse has occurred unless the Employee provides satisfactory evidence of legitimate use of sick leave.
e. Refer the Employee to the Employee Assistance Program, if appropriate.
f. Document all of these actions. Department Heads should also reflect how the Employee's attendance has affected the Employee's ability to complete the tasks on the Employee's performance review.

(3) If sick leave abuse continues, the Department Head should document its effect on the Employee's performance and the operations of the department or City. When the absences negatively affect the Employee's performance, or the operation of the department or City, discipline may include; withholding step and Cost of Living Adjustment increases, and -up to and including termination. Such discipline may be imposed even when the reasons for sick leave use have been legitimate, unless taken as part of a Family Medical Leave Act, leave of absence, or an Organ Donor Leave of absence.

~~(5) Termination. An employee who is terminated shall not be compensated for unused accrued sick leave.~~

~~(6) Payments.~~

- ~~In order to qualify for sick leave payments, an employee must notify the Mayor, or designee, no later than one (1) hour after normal starting time on each day of absence unless the circumstances surrounding the absence make such notification impossible. The Mayor, or designee, should also be kept advised of the employee's progress and expected date of return to duty.~~

- ~~Any absence for illness beyond accrued sick leave will result in the employee being~~

~~carried on annual leave status until all annual leave has expired, then be carried in a leave-without-pay status.~~

~~(7) Certification of Illness. For sick leave in excess of three (3) consecutive working days, or if abuse of sick leave is indicated, the Mayor, City Manager, or designee may require a certificate from the attending physician stating that such illness prevented the employee from working.~~

~~(8) Reporting Absences. An employee will be paid only when the employee (or a member of his immediate family if the employee is incapacitated) notifies the Mayor, Supervisor, or City Manager as designee, within one (1) hour after the employee's scheduled reporting time. Continued reporting for more than a one-time absence will be accomplished as directed by the Mayor, or designee. The Mayor, or designee, may request a doctor's release any time they question the reasonableness of an absence of one (1) day or more. This type of request should be the exception, not the rule.~~

F. Sick Leave Conversion to Cash.

~~Sick Leave at Termination. Employees are not paid for unused sick leave upon termination of employment, unless the employee is retiring.~~

~~C.~~(1) Conversion for Active Employees. Employees eligible for sick leave may convert to cash, one-third (1/3) of their sick leave earned and unused in a designated twelve-month period. To be eligible to participate in the conversion program, employees must have an available balance of 120 hours of sick leave prior to the cash out. The designated twelve-month period of the conversion begins on the first day of the second pay period in November and runs through the last day of the first pay period of November the following year.

(2) Conversion ~~Sick Leave~~ at Termination. Employees are not paid for unused sick leave upon termination of employment, unless the employee is retiring under rules of Utah Retirement System.

~~D. Conversion for Retiring Employees. The following three (4) options exist:~~

~~(1) Retiring employees with at least ten (10) years of City of North Salt Lake service, with a maximum cash out cap of one hundred eighty (180) days, may be paid twenty percent (20%) or thirty-six (36) days of their unused accumulated sick leave.~~

~~(2) Retiring employees with at least fifteen (15) years of City of North Salt Lake service with a maximum cash out cap of one hundred eighty (180) days, may be paid thirty percent (30%) or fifty-four (54) days of their unused accumulated sick leave.~~

~~(3) Retiring employees with at least twenty (20) years of City of North Salt Lake service, with a maximum cash out cap of one hundred eighty (180) days, may be paid forty percent (40%) or seventy two (72) days of their unused accumulated sick leave.~~

~~Retiring employees with at least twenty-five (25) years of City of North Salt Lake service with a maximum cash out cap of one hundred eighty (180) days, may be paid fifty percent (50%) or ninety (90) days of their unused accumulated sick leave.~~

~~(1)~~(3) Conversion for Retiring Employees. Employees with five (5) or more years of service with the City of North Salt Lake, who retire at age 55 and older, are eligible to receive payment for a percentage of their unused sick leave up to 1,440 hours. The percentage is based on longevity and will be calculated at two-percent (2%) per full year of permanent employment with the City. The years of employment are capped at 25 years. The buyout will be paid at the employee's current rate of base pay. Any amount beyond these caps is forfeited.

RETIREMENT SICK LEAVE CONVERSION EXAMPLE

Years	Per Year	Percentage	Sick Leave Accrual Cap	Sick Leave Conversion Cap
5	2%	10%	1,440	144
8	2%	16%	1,440	230
10	2%	20%	1,440	288
12	2%	24%	1,440	346
15	2%	30%	1,440	432
20	2%	40%	1,440	576
25	2%	50%	1,440	720

RESOLUTION NO. 2021-46R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE AMENDING THE CITY'S PERSONNEL POLICIES AND PROCEDURES MANUAL

WHEREAS, the City of North Salt Lake maintains a Personnel Policy and Procedures Manual (the Manual) which establishes the general provisions, benefits, performance expectations and many other policies and procedures governing the City's relationship with its employees; and,

WHEREAS, the City Manager has proposed changes to the Manual that should improve and clarify certain provisions to the sick leave conversion benefit, to the procedures related to the use of sick and vacation leave, and to the accumulation and use of overtime and compensatory time; and,

WHEREAS, it is the desire of the City Council to also make clear its policies and procedures so that the City may remain competitive in its hiring practices while at the same time not increasing its financial liability.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

1) Section 13: Employment Classification/Compensation of the Personnel Policy and Procedures Manual is hereby amended as shown in Exhibit A.

2) Section 19, 4 of the Personnel Policy and Procedures Manual related to the conversion of sick leave for retiring employees is hereby amended as shown in Exhibit B.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 16th day of November, 2021.

BY THE CITY COUNCIL:

_____

Leonard K. Arave, Mayor

Attest:

_____

Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

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

CITY OF NORTH SALT LAKE

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

Len Arave
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: November 16, 2021

SUBJECT: Consideration of Resolution No 2021-48R: A resolution establishing a policy statement and position related to property damage that occurs on Gary Way due to proximity to Eaglewood Golf Course and establishing criteria for how certain costs for qualifying damage may be reimbursed.

RECOMMENDATION

I recommend approval of Resolution No 2021-48R: A resolution establishing a policy statement and position related to property damage that occurs on Gary Way due to proximity to Eaglewood Golf Course and establishing criteria for how certain costs for qualifying damage may be reimbursed.

BACKGROUND

The attached resolution addresses a concern raised in recent council meetings about the Gary Way neighborhood and property damage that sometimes occurs from stray golf balls originating from Eaglewood Golf Course. You may remember that nearly all of the residential subdivisions surrounding the Course were developed with knowledge of the Course locations and have recorded stray ball easements which protects the City from damage claims due to stray golf balls. In the case of the Gary Way neighborhood, it pre-dates the development of Course and in the past, the City has covered some property damage claims for residents.

This resolution is an attempt to clarify and articulate a policy statement and position related to qualifying damages that occur on Gary Way and in limited circumstances. The resolution contains the following provisions:

1) Qualifying damage is defined narrowly as minor damage to windows, cars or other property where the damage is estimated to cost $500 or less to repair. This policy will NOT include personal injury or dents and abrasions that occur in the exterior material of homes or any damage in excess of $500.

2) In order to be eligible for reimbursement, property owners must have lived continuously in their properties on Gary Way since the golf course opened, which we believe was Spring, 1994.
3) This is a reimbursement for damages up to $500 and will only be paid upon proof of damage and receipts for repairs. The City will not reimburse any property owner more than twice per year.

These provisions seem very limited, but that is intentional since the party responsible for such damage is the golfer who hit the stray golf ball. My attempt has been to acknowledge a previous practice used to assist homeowners with damage claims, while also limiting the City's exposure and duty to pay for damage. City staff believes that there are eight (8) properties out of twenty-seven (27) that have lived continuously on Gary Way since before the development of the golf course (see attached map).

Finally, I believe that common practice in these situations is that golfers are responsible for the costs of this type of damage and not course owners. I also do not believe it is a wise use of insurance premium funds to try and cover this type of damage by adding it to our ULGT liability policy. It is also important to remember that even though some early homeowners may not have known about the Course when they purchased their property, all owners have enjoyed benefits of proximity to a golf course, including open space to the east and potentially higher property values than other property owners in this neighborhood who are not adjacent to the Course.

PROPOSED MOTION

I move that the City Council approve Resolution No 2021-48R: A resolution establishing a policy statement and position related to property damage that occurs on Gary Way due to proximity to Eaglewood Golf Course and establishing criteria for how certain costs for qualifying damage may be reimbursed.



Hatch, David 01-116-0089 (1986)

Lawrence, Wayne 01-116-0088 (1982)

Thompson, Fred 01-116-0087 (1984)

Michelsen, Scott 01-116-0086 (2004)-rental?

Kirkham, Norman 01-116-0085 (1981)

Forth, Patrick 01-116-0084 (2004)

Cat, Michelle 01-116-0083 (2005)

Dudhiya Parth 01-117-0001 (2017)

Abdelsamad, Nael 01-117-0002 (2018)

Wright, J Clark 01-117-0003 (1986)

Stoddard, Austin 01-117-0004 (2017)

Zhao, Ning 01-117-0005 (2018)

Lira, Marshall 01-117-0006 (1987)

Basham, Molly 01-117-0007 (2021)

Totino, Dominick 01-117-0008 (2016)

Toole, Douglas 01-117-0009 (2015)

Aguilar, Erin 01-118-0062 (2014)

Speigle, Arnold 01-118-0061 (1981)

Hambly, Medalit 01-118-0060 (2009)

Moore, Eric 01-118-0059 (2014)

Graham, Weston 01-118-0058 (2016)

Seminario, Rafael 01-118-0057 (2004)

Simek, Matthew 01-118-0056 (2021)

Gulledge, Andrew 01-118-0055 (2015)

Moosman, Steven 01-119-0129 (1985)

Brailsford, David 01-119-0130 (2018)

James, Justin 01-461-2203 (2015)-Liability waiver recorded (Crestview lot 2203

RESOLUTION NO. 2021-48R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE ESTABLISHING A POLICY STATEMENT AND POSITION RELATED TO PROPERTY DAMAGE THAT OCCURS ON GARY WAY DUE TO PROXIMITY TO EAGLEWOOD GOLF COURSE AND ESTABLISHING CRITERIA FOR HOW CERTAIN COSTS FOR QUALIFYING DAMAGE MAY BE REIMBURSED

WHEREAS, the City of North Salt Lake at some time prior to the passage of this resolution paid the costs of certain types of property damage caused by stray golf balls on Gary Way; and,

WHEREAS, the City's current insurance carrier, Utah Local Government's Trust (ULGT), does not customarily cover property damage caused by others, especially golfers, and therefore has not been covering the same costs that the City customarily covered prior to the present time; and,

WHEREAS, it is the desire of the City Council to formalize a policy in order to provide clear rules and direction to City staff and affected residents for how certain types of property damage should be treated for residents on Gary Way; and,

WHEREAS, the City Council further acknowledges that Gary Way existed prior to the Eaglewood Golf Course and therefore, the City does not have any stray ball easements or other instruments that it would normally have for all other subdivisions that were created after the development of the Eaglewood Golf Course.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

1) Homeowners living on Gary Way only who experience property damage from stray golf balls originating on Eaglewood Golf Course may be eligible for recovery of damages under the following terms and conditions:

    a. Qualifying damage is defined as follows: minor damage caused by stray golf balls to windows, cars or other property where repair costs are estimated at $500 or less. Qualifying damage does NOT include personal injury to persons, damage in excess of $500 or for dents and abrasions to outside materials on a house caused by stray golf balls.

    b. In order to be eligible for reimbursement of damages, a property owner must have lived continuously in their home since prior to the construction of Eaglewood Golf Course which is believed to be Spring of 1994. Prior to reimbursement for the repair of qualifying damages, the City will require proof of such residency.

    c. Homeowners who experience qualifying damage may be reimbursed up to $500 upon proof of damage and receipts for repairs. In order to

limit its liability, the City shall not reimburse the same property owner for repair of qualifying damages more than twice in any calendar year.

2) The General Manager of Eaglewood Golf Course is the City's representative related to affected property owners' claims for qualifying damages under the terms of this policy.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 16th day of November, 2021.

BY THE CITY COUNCIL:

_____
Leonard K. Arave, Mayor

Attest:

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

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

NORTH SALT LAKE PUBLIC WORKS

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

Leonard K. Arave
Mayor
David Frandsen
Public Works Director

TO: Honorable Mayor and City Council
FROM: David Frandsen, Public Works Director
DATE: November 16, 2021
SUBJECT: Public Works Vehicles

STAFF RECOMMENDATION:
The staff recommends the purchase of three (3) Ford-150 trucks from Ken Garff Ford for $38,365.22 each, and two (2) Chevrolet Colorado trucks from Ken Garff for $30,191.55 each, under State contract pricing.

BACKGROUND:
The five vehicles recommended for replacement (shown below) were all included in this year's budget. Having met the 15-point system criteria (age, miles, maintenance costs) for replacement, the fleet committee has suggested them for replacement. Because of chip shortages, dealerships would not bid vehicles until last month, explaining why we have waited until November to bring these vehicles before the Council. These vehicles are all pick-up trucks, under State bid pricing, and equipped with lower level truck packages.

REPLACEMENT VEHICLES:

Department	Description	Year	Projected	Recommended
Mechanics (Fleet)	Ford F150	2004	$1,500	F150
Mechanics (Fleet)	Chevrolet Colorado	2008	$6,900	Colorado
Water	Chevrolet Silverado	2008	$5,000	F150
Parks	Chevrolet Colorado	2007	$6,500	Colorado
Storm Water	Dodge Ram 1500	2008	$6,000	F150

REPLACEMENT VEHICLES:

Ford F-150 (3)

The Ford F-150 Super Crew Cab WB XLT are white with cloth seats and vinyl floor. They include the trailer tow package and spray in bed liner, both valuable features for work vehicles. Here are the three bids we received and attached are the full specifications for this vehicle.

Vehicle	State Bid	MSRP	Discount	Dealer
2022 F-150 WB XLT	$38,017.04	$51.560.00	$13,542.96	Ken Garff Ford
2022 F-150 (W1E) XLT	$39,867.00	$52,370.00	$12,503.00	Young Automotive Group
2022 F-150 (W1E) XLT	$38,122.06	$52,560.00	$14,437.94	Larry H Miller Ford

Chevrolet Colorado (2)

The Chevrolet Colorado trucks are ideal because the bed size fits the NSL custom parts racks (Pictured below). These models are also basic white with cloth seats and vinyl floor. They include trailer package and spray in bed liner with the list of all other options attached to this memo. The three received bids are as follows:

Vehicle	State Bid	MSRP	Discount	Dealer
2022 Colorado LT	$30,191.55	$37,200.00	$7,008.45	Ken Garff
2022 Colorado LT	$30,632.00	$37,200.00	$6,568.00	Young Automotive Group
2022 Colorado LT	$32,940.00	$37,240.00	$4,300.00	Larry H Miller



SURPLUS VEHICLES:

We suggest the surplus of all the vehicles except for the mechanics' Colorado (B5) as this vehicle would be utilized by the part-time Inspector we hired to manage the Google Fiber project, help with blue stakes and other inspections.

#	Department	Description	Year	Projected
G01	Mechanics (Fleet)	Ford F150	2004	$1,500
W12	Water	Chevrolet Silverado	2008	$5,000
P5	Parks	Chevrolet Colorado	2007	$6,500
SW1	Storm Water	Dodge Ram 1500	2008	$6,000

POSSIBLE MOTION:

I move that the City Council approves the purchase, under State contract, of three (3) Ford-150 trucks from Ken Garff Ford for $38,365.22 each and two (2) Chevrolet Colorados from Ken Garff for $30,191.55, and also approves the surplus of vehicles, G01, W12, P5 and SW1, listed above.

RESOLUTION NO. 2021-38R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE CREATING A HEALTH AND WELLNESS COMMITTEE AND CREATING GENERAL GOALS AND OBJECTIVES FOR THAT COMMITTEE AND ELIMINATING THE CITY'S UNITING NEIGHBORS COMMITTEE

WHEREAS, the City of North Salt Lake recognizes that there are many public needs related to health, safety and general welfare and that there is a role for municipal government in meeting those needs; and,

WHEREAS, it is the desire of the City Council to establish a citizen committee for the purpose of addressing physical and mental health, emergency preparedness, personal wellness, food and housing access issues, addiction services and any other public health and welfare issues; and,

WHEREAS, the City Council has successfully used citizen committees for a variety of specific purposes and believes now is the correct time to create the Health and Wellness Committee.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

1) There is hereby created a City committee called the "Health and Wellness Committee" which shall perform the following duties:

    a. Relevant review of research and programs related to physical and mental health, emergency preparedness, personal wellness, food and housing access issues, addiction services and any other public health and general welfare issues including, but not limited to, work performed by the University of Utah, the Governor's Office, the Utah Health Department and any other works of research that would assist the City in understanding relevant challenges facing residents of North Salt Lake.

    b. Creation of feasible and relevant strategy recommendations to address barriers to physical and mental health services, emergency preparedness, personal wellness, food and housing access issues, addiction services and other public health and general welfare issues. Such recommendations shall be prepared and presented to the City Council for their consideration together with proposed funding plans, as needed. As an advisory committee, the Health and Wellness Committee cannot implement any policy recommendations, programs, initiatives or other activities without first obtaining approval of the City Council, together with approval of any proposed related expenditures.

    c. Prepare and make a formal annual report to the City Council. Such a report should include an overview of the Committee's duties and activities and a list

of specific recommendations that the Committee, in its judgment, believes the City should undertake to correct identified problems and deficiencies.

d. Carry out City-approved programs and initiatives that address the purposes of the Committee, including an informative public education and outreach program related to these matters.

e. The Committee shall meet as often as it deems necessary, but not less than quarterly, in order to carry out its responsibilities.

2) The Committee shall be made up of nine members as follows: five citizens at large, two of whom shall serve for three year terms and three of whom shall serve for four year terms. The Committee shall also have the active support and official participation of the following non-voting members: One member of the City Council selected by the Mayor; the City Manager, or his/her designee; the Chief of Police, or his/her designee; the Community Development Director, or his/her designee.

3) Each of the five Councilmembers of the City Council shall recommend one citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council.

4) The City's existing Uniting Neighbors Committee is hereby eliminated and replaced by the Health and Wellness Committee.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 21st day of September, 2021.

BY THE CITY COUNCIL:

Leonard K. Arave, Mayor

Attest:

Linda D. Horrocks, City Recorder

CITY OF NORTH SALT LAKE CORPORATE SEAL 1946 STATE OF UTAH

City Council Vote as Recorded:

Name	Vote
Lisa Baskin	aye
Natalie Gordon	nay
Brian Horrocks	aye
Ryan Mumford	excused
Stan Porter	aye