



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA APRIL 19, 2022

Posted April 18, 2022

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on **APRIL 19, 2022** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Conference Room followed by the regular session at 7:00 pm in Council Chambers. Some members may participate electronically.

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

WORK SESSION – 6:00 p.m.

1. Presentation from UDOT regarding the I-15 Environmental Impact Statement Study; Farmington to Salt Lake City <https://i15eis.udot.utah.gov/>
2. Golf Department Update
3. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Invocation and Pledge of Allegiance ~ Council Member Gordon
3. Citizen Comment
4. Public Recognition of the Woods Cross High School Boys Basketball Team
5. Youth City Council Update
6. Discussion with Davis County Commissioner Lorene Kamalu
7. Public Hearing and Consideration of a Plat Amendment to Village Station at Eaglewood Subdivision, Lot 8, Vacating a Portion of Right of Way on Orchard Drive for On Street Parking
8. Consideration of a Site Plan Approval for Village Station at Eaglewood, Building 4 Located at 445 South Orchard Drive, Brighton Utah, Applicant
9. Consideration of Site Plan for Approval Village Station at Eaglewood, Building 5 Located at 314 South Orchard Drive, Brighton Utah, Applicant
10. Consideration of Irrigation for Eaglewood Golf Course and Other City-Owned Properties for the 2022 Irrigation Season
11. Consideration of Resolution 2022-15R: Authorizing Execution of Amendment No. 1 to the Interlocal Agreement with Weber Basin Water Conservancy District for the 21003 WBWCD-NSL Wholesale Culinary and Raw Water Pipelines Replacement Project on Main Street between Center Street and US89
12. Approval of City Council Minutes of April 5, 2022

13. Action Items
14. Council Reports
15. City Attorney Report
16. Mayor’s 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 18th day of April, 2022.

Dated this 14th day of April, 2022.

Wendy Page



An aerial photograph of a city, likely Farmington, Utah, is shown with a semi-transparent blue overlay. The city's layout, including roads and buildings, is visible through the blue tint. The text is overlaid on this image.

I-15 ENVIRONMENTAL IMPACT STATEMENT Farmington to Salt Lake City

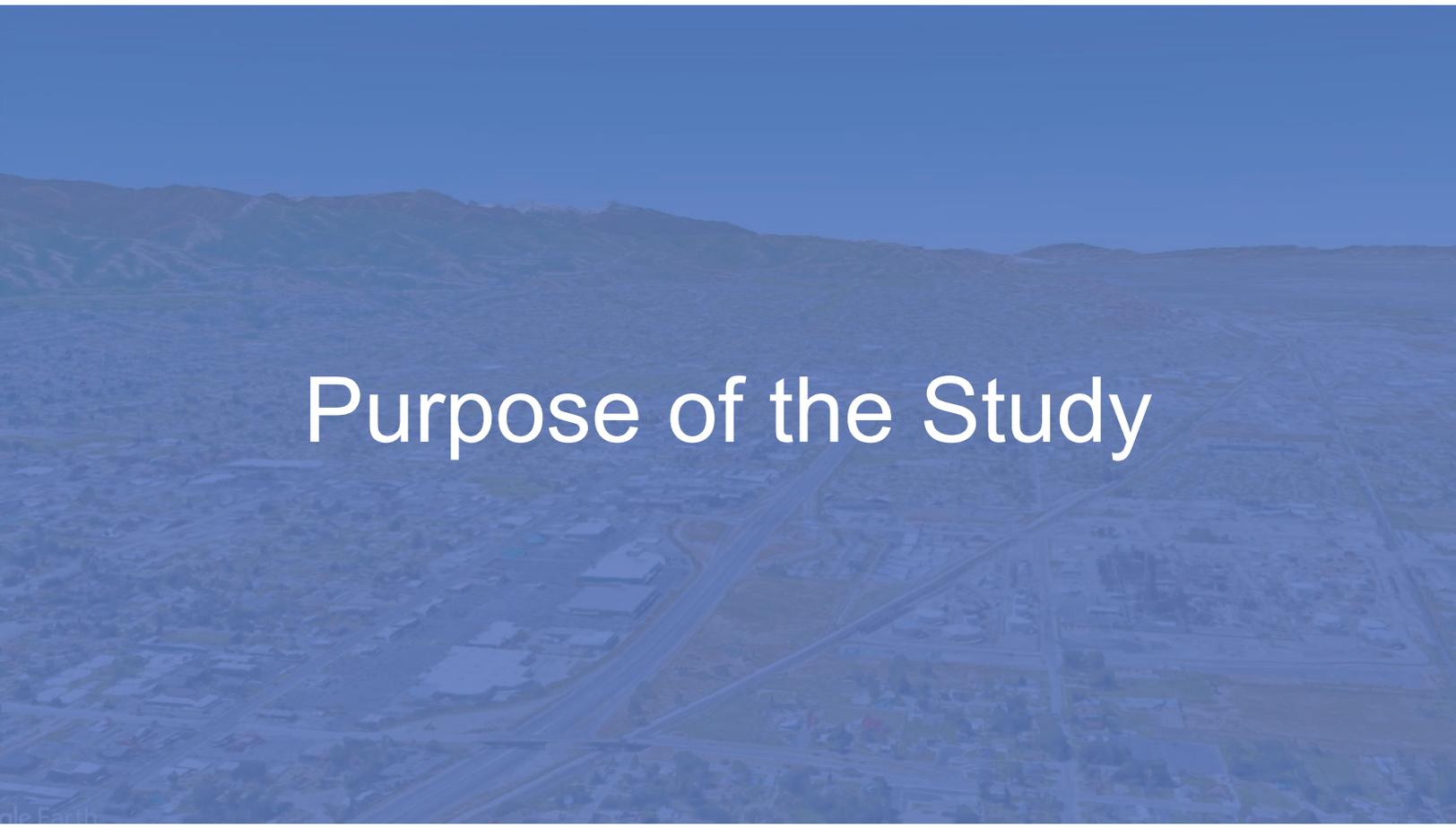
Scoping, Purpose and Need

Spring 2022

What we will cover

- Purpose of the study
- What we know so far
- Opportunities for feedback





Purpose of the Study

Utah's Quality of Life Framework



Better
Mobility



Good
Health

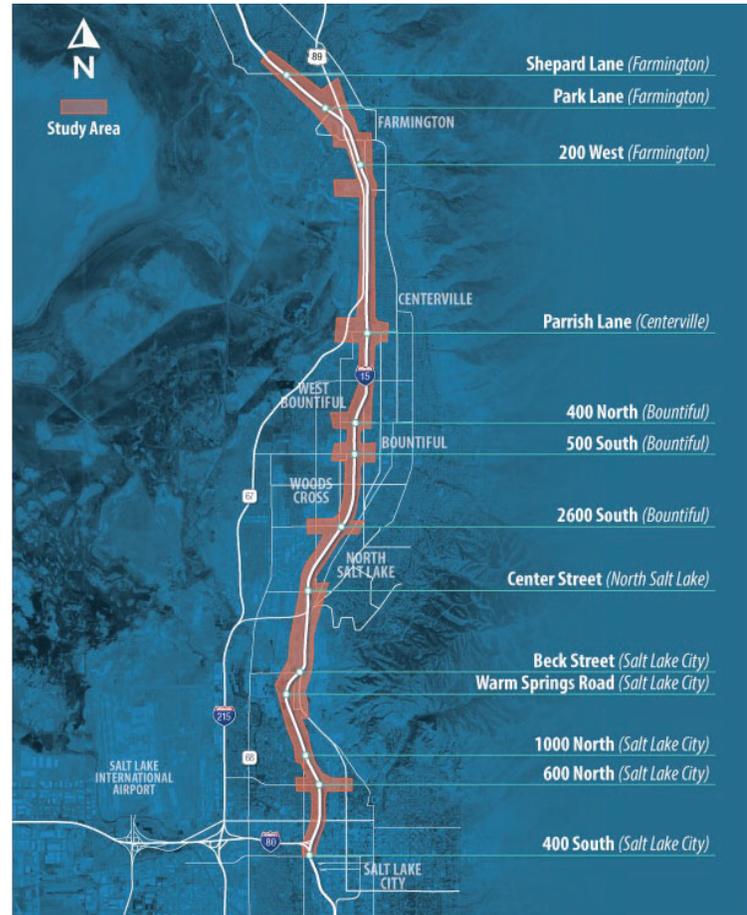


Connected
Communities



Strong
Economy

UDOT's Mission



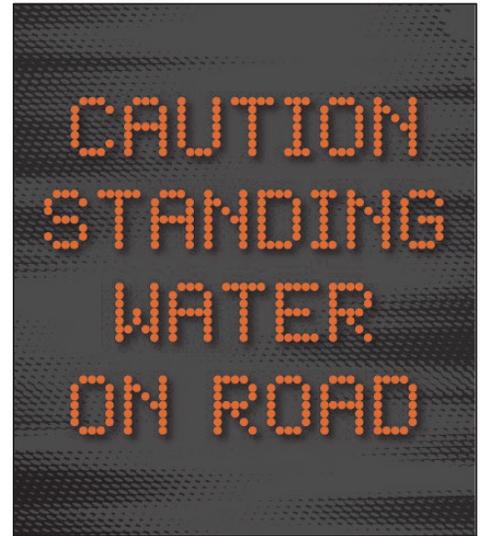
Study Process



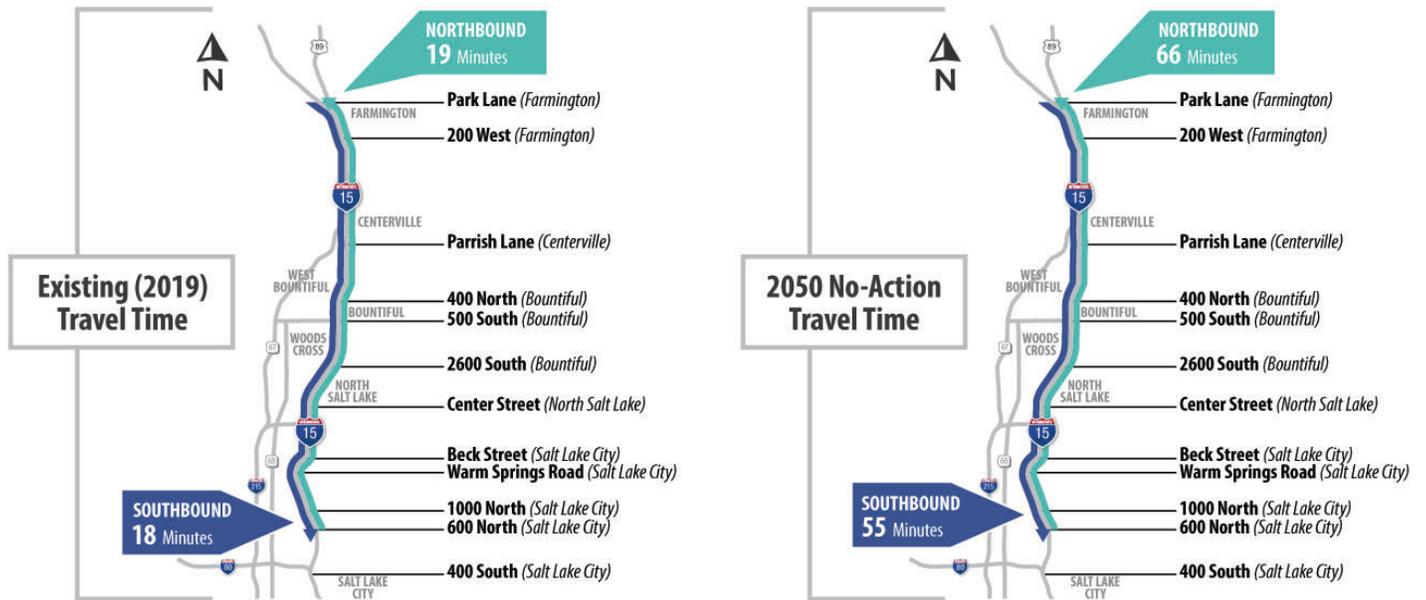
An aerial photograph of a city and surrounding mountains, overlaid with a semi-transparent blue filter. The city below shows a grid of streets, buildings, and a major highway interchange. The mountains in the background are rugged and appear to have some snow or light-colored rock. The text "What We Know So Far" is centered in white over the middle of the image.

What We Know So Far

Aging Infrastructure



Travel Time



Interchange Needs



Limited Connections



Limited Connections – East-West



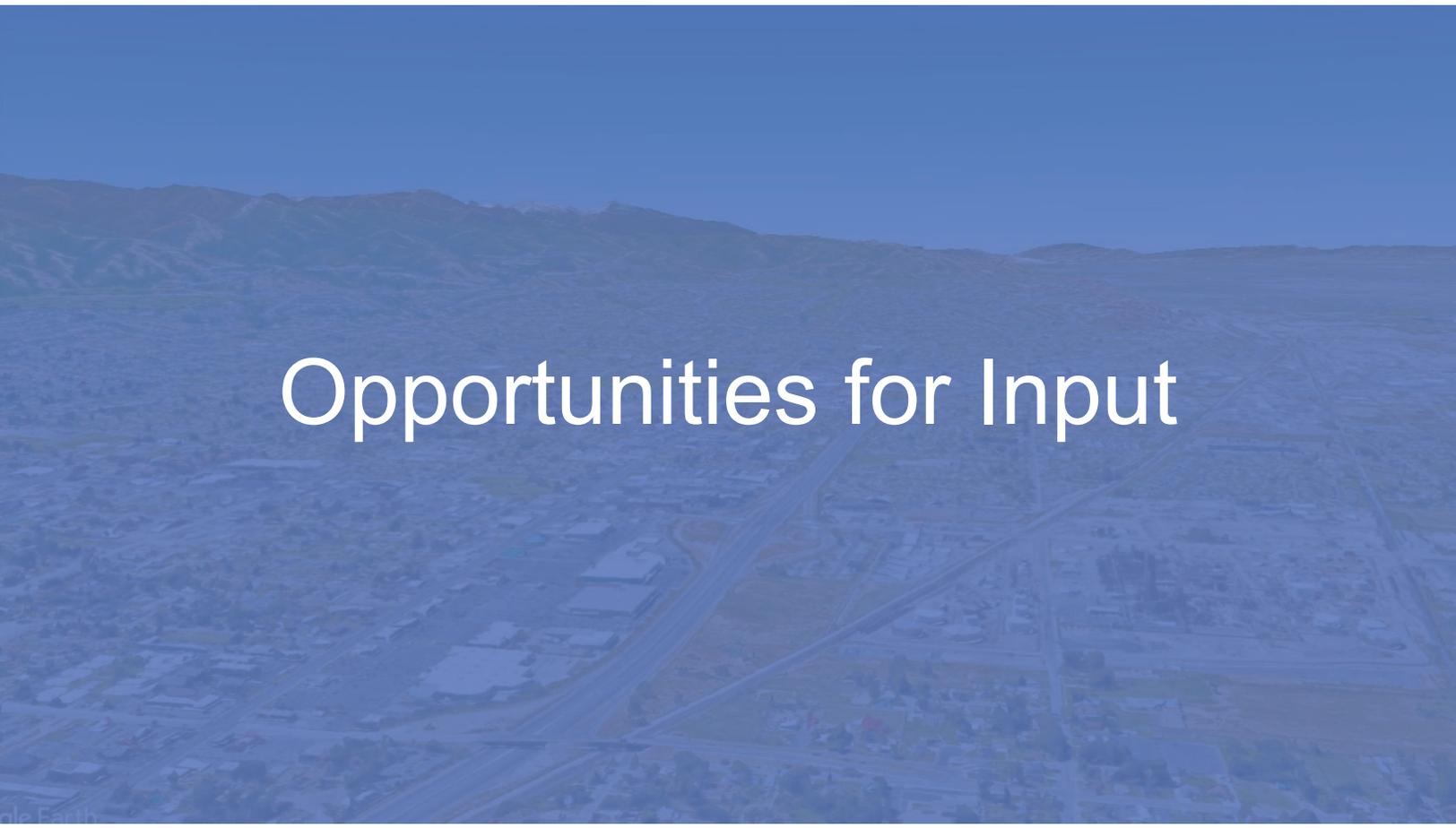
Early Stakeholder Engagement



Resources To Be Studied

- Land use
- Community and property impacts
- Environmental justice
- Economics
- Traffic and transportation
- Equity
- Air quality
- Noise
- Water resources
- Ecosystem resources
- Floodplains
- Cultural resources
- Hazardous materials and waste sites
- Visual resources





Opportunities for Input

Draft Purpose and Need Statement

Purpose: To improve safety, replace aging infrastructure, provide better mobility for all travel modes, strengthen the state and local economy, and better connect communities along I-15 from Farmington to Salt Lake City. The project purpose consists of the following items which are organized by UDOT's Quality of Life Framework categories of Good Health, Connected Communities, Strong Economy, and Better Mobility.



Draft Purpose and Need Statement



Good Health and Connected Communities



- Improve the safety and operations of I-15 mainline, I-15 interchanges, bicyclist and pedestrian crossings, and the supporting roadway network.
- Be consistent with planned land use, growth objectives, and transportation plans.
- Enhance access and connectivity to FrontRunner, connection to transit, regional trails and across I-15.

Draft Purpose and Need Statement

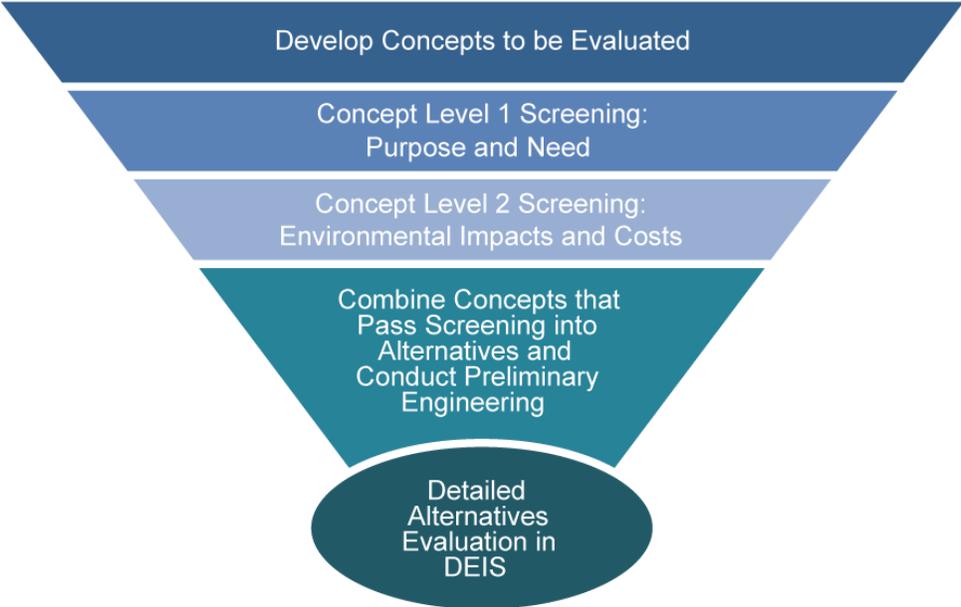


Strong Economy and Better Mobility

- Replace aging infrastructure on I-15.
- Enhance the economy by reducing travel delay on I-15.
- Improve mobility and operations on I-15 mainline, I-15 interchanges, the supporting roadway network, transit connections, and bicyclist and pedestrian facilities to help accommodate projected 2050 travel demand.



Screening Criteria



Ways to submit a comment – [April 11-May 13](#)



Visit **www.i15eis.udot.utah.gov** and use the comment map to enter a comment (también está disponible una versión en español)



Send an email to i15eis@utah.gov



Address: 392 E Winchester St., Ste. 300
Salt Lake City, UT 84107



Any individual needing special accommodations to make a comment should contact the project team at (385) 220-5797

Schedule



Ways to stay in touch



Email: i15eis@utah.gov



Website: i15eis.udot.utah.gov



Phone: 385-220-5797



Facebook Group: facebook.com/groups/i15eis



An aerial photograph of a city, likely Farmington, Utah, is shown with a semi-transparent blue overlay. The city features a grid of streets, several large industrial or commercial buildings, and a prominent highway running through the center. The background shows rolling hills under a clear sky.

I-15 // ENVIRONMENTAL IMPACT STATEMENT Farmington to Salt Lake City

Scoping, Purpose and Need

Spring 2022



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: April 19, 2022
SUBJECT: Consideration of a Plat Amendment vacating a portion of the public right of way to be used for on street parking at 445 South Orchard Drive

RECOMMENDATION

The Planning Commission recommends approval of the plat amendment vacating a portion of the public right of way which will be used for on street parking at 445 South Orchard Drive with the following condition(s):

1. Completion of engineering redlines, if any.

BACKGROUND

When developed, the lot at 445 South Orchard Drive will have 25 diagonal on street parking stalls on Orchard Drive. The parking stalls were to be on private property and outside the city owned right of way. Inadvertently when the Village Station Plat was approved 7 of those stalls were located within the city right of way. This plat amendment vacates the public right of way where those 7 stalls are situated so that all of the on street parking adjacent to this property are owned and maintained in the same fashion. This plat amendment was requested by City Staff and supported by the DRC and the property owner of the lot.

State statute requires that the legislative body hold the public hearing for right of way vacation prior to approval of an amended plat which vacates a portion of a public street.

POSSIBLE MOTION

I move the City Council approve the plat amendment of Village Station at Eaglewood Subdivision, lot 8, vacating a portion of Orchard Dr. right of way containing street adjacent parking with the following condition:

1. Completion of engineering redlines, if any.

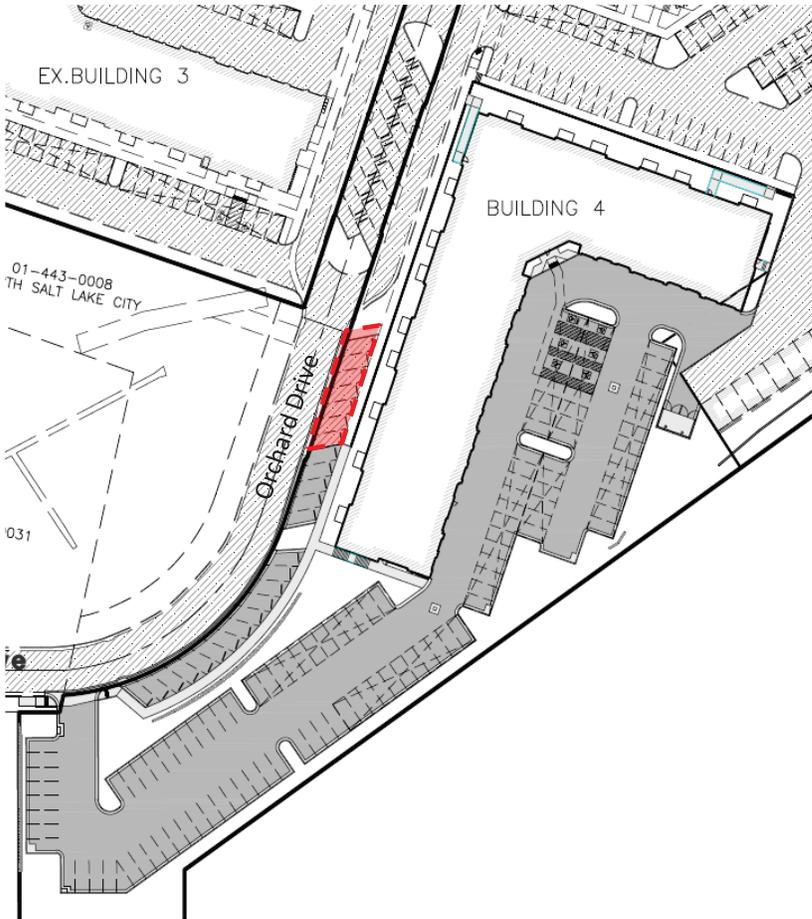
Attachments

- 1) Site Plan & Aerial Maps
- 2) Amended Plat

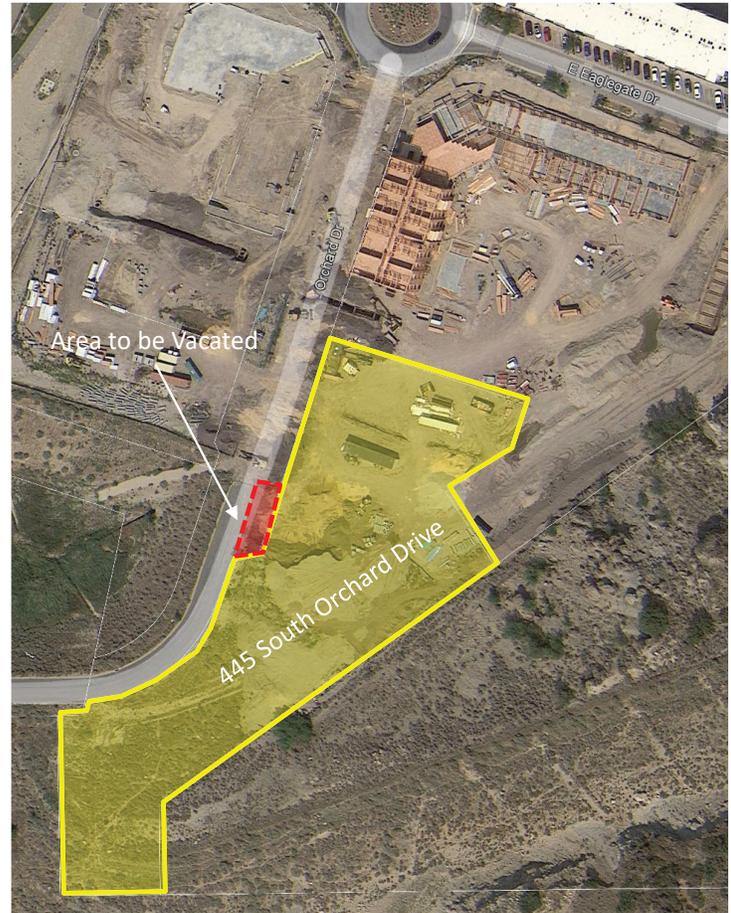


Village Station Plat Amendment 445 South Orchard Drive Site Plan and Aerial

Area to be Vacated – Site Plan



Location – Aerial Map





Village Station Plat Amendment

445 South Orchard Drive

Plat

SHEET 1 OF 1

VILLAGE STATION AT EAGLEWOOD 1ST AMENDMENT

AMENDING LOT 8 OF VILLAGE STATION AT EAGLEWOOD AND VACATING A PORTION OF ORCHARD DRIVE AND ALSO BEING PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH APRIL, 2022.



VICINITY MAP



CURVE TABLE

STATION	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
11237111	110.02	109.99	S89°53'17\"	26.43

NOTES

- THE PURPOSE OF THIS INSTRUMENT IS TO CORRECT THE PREVIOUS DEED INSTRUMENT WHICH INCLUDED THREE ADJACENT PARCELS, HEREIN REFERRED TO AS LOCATED OUTSIDE PUBLIC RIGHT OF WAY.
- ALL EASEMENTS SHOWN ARE TYPICAL 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- APPROVAL OF THIS DEVELOPMENT PLAT BY THE CITY OF NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ACCURACY OF SUBSURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER.
- SECTION 1. BUILDING PERMIT APPLICATION IN ACCORDANCE WITH CITY CODE SECTION 10-10-1. ALL USES ARE SUBJECT TO BEING IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEER'S RECOMMENDATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE INVESTIGATION, DATED 03/02/2022, BY GEOTECHNICAL CONSULTANTS, INC. (GCI). THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN REVIEWED WITHIN THE RECOMMENDATIONS FOR THE SITE INVESTIGATION REPORT. GEOTECHNICAL INVESTIGATION REPORT DATED 03/02/2022, BY GEOTECHNICAL CONSULTANTS, INC. (GCI) DATED AUGUST 1, 2019 WITH REVISIONS DATED THROUGH AUGUST 23, 2020 AND SUPPLEMENTED WITH PROFESSIONAL ENGINEERING AGREEMENT ON FEBRUARY 22, 2021 AND APRIL 14, 2021. THE REPORT MUST ADDRESS THE RECOMMENDATIONS CONTAINED THEREIN.
- PRIVATE ROWWAYS AND INDIVIDUAL LOTS ARE SUBJECT TO A CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT. (RECORDED BOOK/PAGE)
- ALL STORM WATER FACILITIES, ALONG WITH OTHER DRAIN WAYS AND INLET DORIES AND DOWNSPUTS, SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF NORTH SALT LAKE CITY CODE AND REGULATED WITHIN THE CITY OF NORTH SALT LAKE CITY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH SALT LAKE CITY CODE AND REGULATED WITHIN THE CITY OF NORTH SALT LAKE CITY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH SALT LAKE CITY CODE AND REGULATED WITHIN THE CITY OF NORTH SALT LAKE CITY.
- ORCHARD DRIVE (P) SHALL BE MAINTAINED. THE OWNERS OF LOTS WITHIN THIS DEVELOPMENT OF ANY SUBSEQUENT OWNERS ASSOCIATION, AS MAY BE ESTABLISHED, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL PARKING CONTAINED WITHIN THE RIGHT OF WAY OF ORCHARD DRIVE.

NARRATIVE

THE BOUNDARY WAS RETRACTED FROM THE RECORDED EAGLEWOOD VILLAGE DEVELOPMENT PLAT BY USING MONUMENTS AS SHOWN ON PLAT. ALL PROPERTY CORNERS BE FOUND HERE AS SET WITH A 5/8" X 24" REBAR AND PUBLIC CAP STARTING THERE AS A BENCHMARK.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST QUARTER AND THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEARING HEREIN IS 89°53'22\"

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT, SAID POINT BEING 500723721 415.51 FEET AND DEPRESSION 308.10 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 11, THENCE S89°53'17\"

COORDINATE TABLE

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SURVEYOR'S CERTIFICATE
 I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF VILLAGE STATION AT EAGLEWOOD 1ST AMENDMENT IN NORTH SALT LAKE, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH SALT LAKE, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____
 0031845
 UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION
 WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBMIT THE SAME, INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT VILLAGE STATION AT EAGLEWOOD 1ST AMENDMENT, AND DO HEREBY DEDICATE TO AND DO HEREBY DEDICATE TO NORTH SALT LAKE CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS RIGHT OF WAY DEDICATION TO CITY AND DO HEREBY GRANT AND DEED ALL A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT", THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICH/EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE COVERING AUTHORITY, WITH NO BUDGERS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20____

ALTBANK ACKNOWLEDGMENT
 STATE OF UTAH)
 COUNTY OF _____)
 ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, a Notary Public in and for the State of Utah, and _____, who being by me duly sworn did say that he/she is the _____ of _____, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 RESIDING IN _____ COUNTY, _____

DEVELOPER:
 BRONKHORST INDUSTRIES
 45 E CENTER OF THE U.S., NORTH
 SALT LAKE, UT 84204
 (801) 381-4700

RECOMMENDED FOR APPROVAL
 THIS ____ DAY OF _____, 20____
 CITY ENGINEER

RECOMMENDED FOR APPROVAL
 THIS ____ DAY OF _____, 20____
 CITY ATTORNEY

RECOMMENDED FOR APPROVAL
 THIS ____ DAY OF _____, 20____
 CHAIRMAN, PLANNING COMMISSION

CITY COUNCILS APPROVAL
 PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,
 THIS ____ DAY OF _____, 20____
 CITY RECORDER ATTEST:
 MAYOR: _____
 DEPUTY: _____

PROJECT INFORMATION
 Surveyor: T. HATCH
 Client: BRONKHORST INDUSTRIES
 Date: 12-22-2020

DAVIS COUNTY RECORDER
 ENTRY NO. _____
 FILED FOR RECORD _____ AT _____
 IN BOOK _____ OF _____
 THE OFFICIAL RECORDS, PAGE _____
 RECORDED FOR: _____
 DAVIS COUNTY RECORDER _____
 DEPUTY _____





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: April 19, 2022
SUBJECT: Consideration of Site Plan approval for Village Station at Eaglewood, Building 4 located at 445 South Orchard Drive

RECOMMENDATION

The Planning Commission has recommended approval of the requested site plan for Village Station at Eaglewood, Building 4, with the following condition:

1. Correction of engineering redlines, if any.

BACKGROUND

The City and the developer entered into an agreement amending the Eaglewood Village Development Agreement on August 6, 2019. The agreement provides for the construction of multiple buildings that include 27,000 sq. ft. of commercial/retail, 16,000 sq. ft. of office space, and up to 424 dwelling units in four-story buildings. This application is for building 4, which will be an extension of the multi-family development that has occurred on neighboring lots. This building will have 94 dwelling units and no commercial space. The subject property is currently vacant.

REVIEW

The proposed architecture is contemporary modern style. It will be built with high-quality materials of brick, masonry, and stucco, with metal accents and balconies. The architecture is consistent with the existing apartments and buildings in the vicinity and the approved development agreement. The height is approximately 48 feet and conforms to the maximum height allowed per the agreement which is 75 feet. This building will have garages on the ground floor that are accessed from the parking lot and not from the city street. It will also have covered and uncovered surface parking.

The amended development agreement establishes the required parking ratios. The table below outlines the requirement and provided parking counts. The required 8 ADA parking stalls have been provided in the form of 4 standard ADA stalls, 2 van-accessible ADA stalls, and 2 garage parking ADA stalls. The current site plan also shows angle parking along Orchard Drive.

Residential Uses					
Bed Count	Units	Required Ratio	Total	Total provided	Total
Studio	0	1.25	0	Garage	25

1 bedroom	36	1.5	54	Carport	69
2 Bedroom	44	1.75	77	Surface	66
3 Bedroom	14	2	28		
Total Units	94		159 spaces	Total Provided	160 spaces

The development agreement requires that the entire development site must have a minimum of 25% landscaping unless the UDOT Parcel along Highway 89 is landscaped, then the required landscaping can be reduced to 20%. The UDOT Parcel has been or is being landscaped and therefore, the required site landscaping has been reduced to 20%. The landscaping for this development is calculated for the entire site, not on a lot-by-lot basis. That said, the lot that holds building 4 will have approximately 25% landscaping after site improvements are made (27,462 sq. ft. of landscaping / 108,406 sq. ft. parcel size). The entire development site appears to exceed 20% landscaping but confirmation by the landscape architect or design engineer is needed.

The site will not be fenced and will provide pedestrian access to the Hwy 89 trail and the hillside trail. Lighting is shown on the plan and is required to be the city adopted residential standard. The hillside above the development contains a rockfall hazard area. The geotechnical analysis required the removal of the large boulders in the hillside and the addition of a protective barrier for any additional rockfall that may occur to protect from damage to persons and property on the site. The removal of large boulders and installation of the protective barrier has been completed.

This development will provide multiple amenities for its residents and guests. Such amenities include a swimming pool and clubhouse (located on the first floor of building 1), bike and ski equipment lockers, trail connections, and landscaped open space.

The proposed site plan has been evaluated based upon compliance with the amended development agreement and the site/landscape plans approved as part of the General Development Plan. The site plan complies with requirements for circulation and traffic, as well as health, safety, and noise.

Due to the size and scope of this project, the site plan will need final approval from the City Council.

POSSIBLE MOTION

I move that the City Council approve the requested site plan for Village Station at Eaglewood, Building 4, with the following conditions:

1. Correction of engineering redlines, if any.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Architectural Elevations



Village Station Building 4 Site Plan

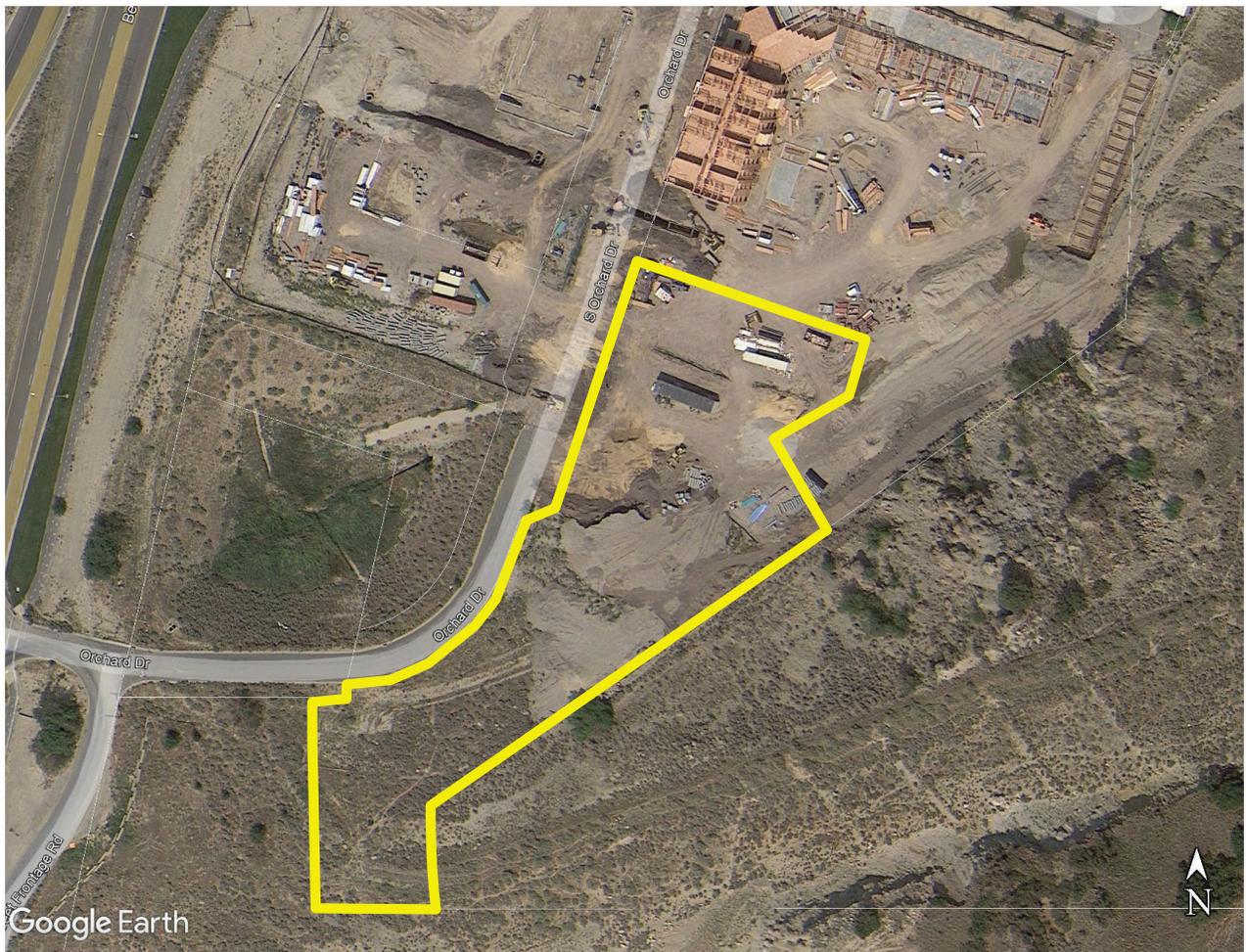
445 South Orchard Drive

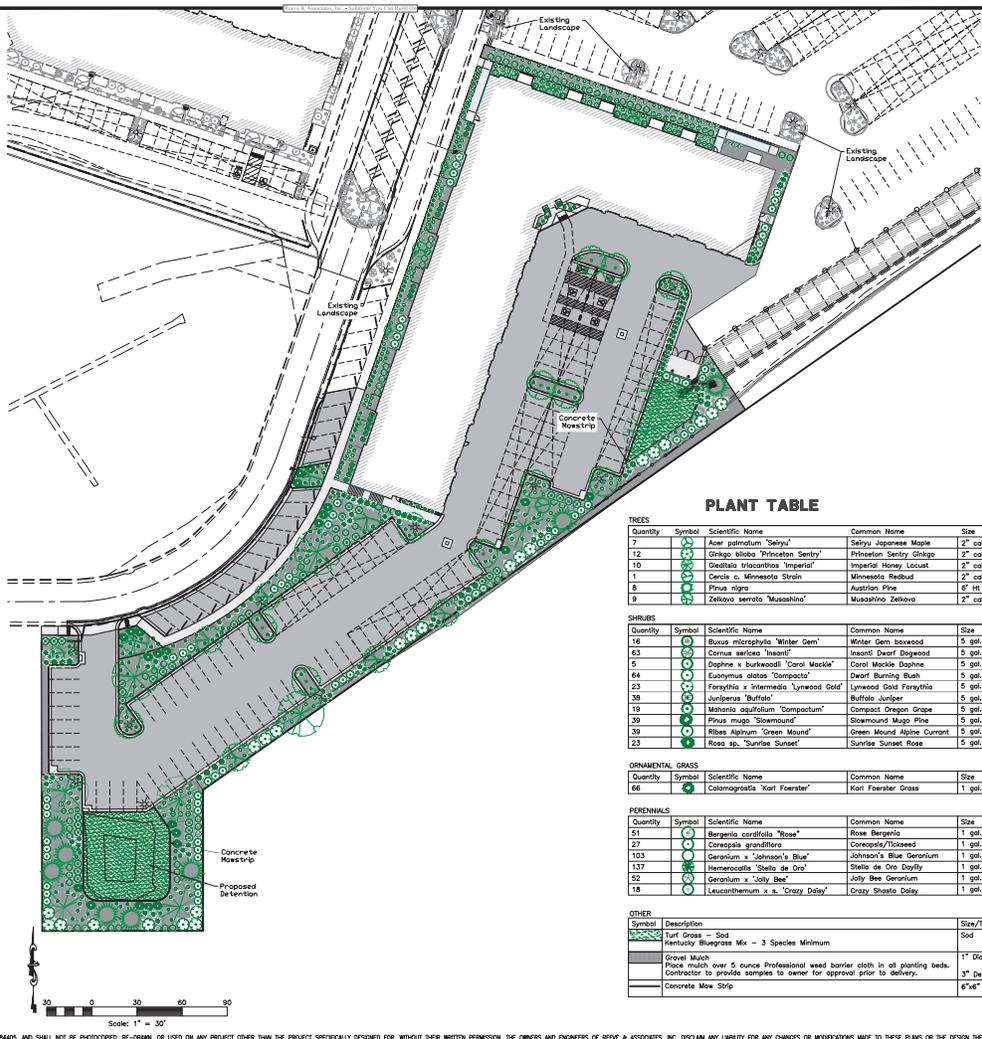
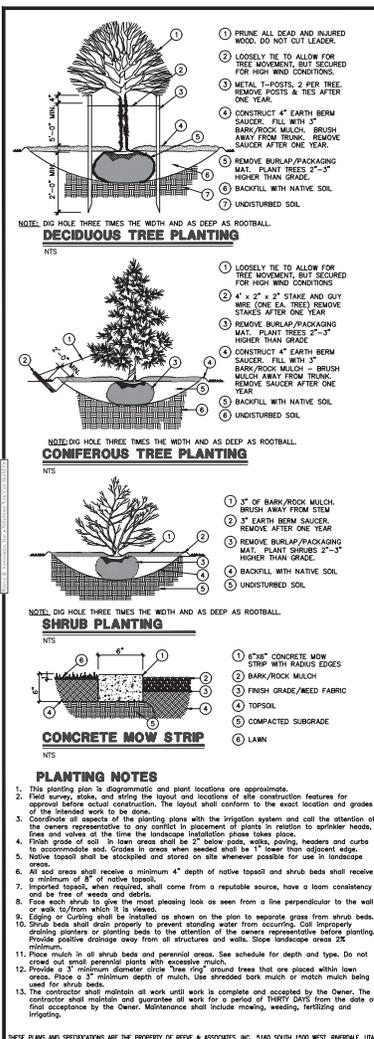
Zoning





Village Station Building 4 Site Plan
445 South Orchard Drive
Aerial





PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Size
7	🌳	Acer palmatum 'Sakuru'	Sakuru Japanese Maple	2" cal.
12	🌳	Girgelo glabra 'Princeton Sentry'	Princeton Sentry Girgelo	2" cal.
10	🌳	Diadelta iricantibus 'Imperial'	Imperial Honey Locust	2" cal.
1	🌳	Cercis c. Minnesota Strain	Minnesota Redbud	2" cal.
8	🌳	Pinus rigida	Austron Pine	6" Ht.
9	🌳	Zelkova serrata 'Mussashino'	Mussashino Zelkova	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Size
16	🌳	Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
63	🌳	Coronula variegata 'Heavenly'	Heavenly Dwarf Dogwood	5 gal.
5	🌳	Daphne x burwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal.
64	🌳	Euonymus alata 'Compacta'	Dwarf Burning Bush	5 gal.
23	🌳	Forsythia x 'Intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	5 gal.
38	🌳	Juniperus 'Redfield'	Redfield Juniper	5 gal.
19	🌳	Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
39	🌳	Pinus mugo 'Stemound'	Stemound Mugo Pine	5 gal.
39	🌳	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
23	🌳	Rosa sp. 'Sunrise Sunset'	Sunrise Sunset Rose	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
66	🌿	Cotoneogastia 'Karl Foerster'	Karl Foerster Grass	1 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
51	🌿	Bergenia cordifolia 'Rosa'	Rose Bergenia	1 gal.
27	🌿	Conepeltis grandiflora	Conepeltis/Flaxweed	1 gal.
103	🌿	Geranium x 'Johns's Blue'	Johns's Blue Geranium	1 gal.
137	🌿	Heimerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
52	🌿	Geranium x 'Jolly Bee'	Jolly Bee Geranium	1 gal.
18	🌿	Leucanthemum x s. 'Crazy Daisy'	Crazy Shasta Daisy	1 gal.

Symbol	Description	Size/Type
🌿	Turf Grass - Sod	Sod
🌿	Kentucky Bluegrass Mix - 3 Species Minimum	
🌿	Gravel Mulch	1" Diameter
🌿	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
🌿	Concrete Mow Strip	6"x6"

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5140 SOUTH 1500 WEST, RIVERDALE, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
 LANDSCAPE ARCHITECTS
 5140 SOUTH 1500 WEST, RIVERDALE, UTAH 84403
 PHONE: 801-735-1100 FAX: 801-735-1101
 WWW: WWW.REEVE-AND-ASSOCIATES.COM

RA

DATE: _____
 DESIGNER: _____
 CHECKER: _____

VILLAGE STATION AT EAGLEWOOD
 Brighton North Salt Lake
 NORTH SALT LAKE, UTAH 84054

OVERALL LANDSCAPE PLAN

PROJECT INFO:
 Landscape Architect: **MILAN PETERSON**
 Drafter: **J. PETERSON**
 Begin Date: **OCTOBER 2019**
 Name: **BRIGHTON NORTH SALT LAKE**
 Number: **6440-17**

Sheet **14** of **12** Sheets



CONCEPTUAL RENDERING:
 VIEW OF BUILDING 4 FROM ORCHARD DRIVE



SALT WEST STUDIO
 45 E. CENTER ST SUITE
 100, NORTH SALT LAKE,
 UT 84054
 (801) 357-9755

EAGLEWOOD APARTMENTS

NORTH SALT LAKE

Owner: _____ Owner: _____
 Project Num: _____ Project Number: _____
 Date: 06/25/2019
 Drawn: _____ Author: _____
 Checked: _____ Checker: _____

Rev#	Description	Date

**BUILDING 4
 RENDERING**

A001

11/24/2021 11:48:07 AM



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: April 19, 2022
SUBJECT: Consideration of Site Plan approval for Village Station at Eaglewood, Building 5 located at 314 South Orchard Drive

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the requested site plan for Village Station at Eaglewood, Building 5, with the following conditions:

1. Building permit may not be issued for Building 5 until such time that construction has begun on the Eaglewood Plaza Office Building;
2. A minimum of one covered space shall be assigned to each of the 94 residential units;
3. A sidewalk connection between the southern parking lot and main entrance must be installed per planner redlines; and
4. Correction of engineering redlines, if any.

BACKGROUND

The City and the developer entered into an agreement amending the Eaglewood Village Development Agreement on August 6, 2019. The agreement provides for the construction of multiple buildings that include 27,000 sq. ft. of commercial/retail, 16,000 sq. ft. of office space, and up to 424 dwelling units in four-story buildings. This application is for building 5, which will be an extension of the multi-family development that has occurred on neighboring lots. This building will have 94 dwelling units and no commercial space. The subject property is currently vacant.

REVIEW

The proposed architecture is contemporary modern style. It will be built with high-quality materials of brick, masonry, and stucco, with metal accents and balconies. The architecture is consistent with the existing apartments and buildings in the vicinity and the approved development agreement. The height is approximately 48 feet and conforms to the maximum height allowed per the agreement which is 75 feet.

The amended development agreement establishes the required parking ratios. Surface parking will be provided with 94 covered stalls and 2 uncovered stalls on the property. The applicant is proposing to share 62 uncovered parking stalls with the neighboring office/commercial building called Eaglewood Plaza. Shared parking is permitted in this development if it complies with the "peak usage table" in the development agreement. The table below outlines the required and provided parking counts for the multi-family development.

Residential Uses					
Bed Count	Units	Required Ratio	Total	Total provided	Total
Studio	0	1.25	0	Garage	0
1 bedroom	41	1.5	61.5	Carport	94
2 Bedroom	41	1.75	71.75	Surface-on site	2
3 Bedroom	12	2	24	Surface-off site	62
Total Units	94		158 stalls	Total Provided	158 stalls

On November 17, 2020, the City Council approved the site plan for the Eaglewood Plaza office/commercial building at 290 South Orchard Drive, located north of the subject lot. The building has not been constructed because the applicant has not submitted a complete building permit application, nor applied for a pre-construction meeting with the City. Eaglewood Plaza is required to provide a minimum of 104 parking stalls for office use and 2 for retail use. The approved site plan has 126 parking stalls for office and 2 for retail. The property is over parked by 22 stalls.

A “Joint Use and Cross Access Agreement” was signed into effect on January 21, 2021, between Village Station NSL LLC and Eaglewood Plaza LLC (purchaser). The agreement states that the shared parking shall be used for Eaglewood Plaza’s employees, patrons, business invitees, tenants, occupants, and agents only during the hours of 8:00 am - 6:00 pm Monday through Friday. During the hours of 6:00 pm - 8:00 am Monday through Friday, and anytime Saturday and Sunday the shared parking may be used and occupied by the Village Station residents, visitors, invitees, employees, and agents. Village Station shall require all permitted users of the shared parking area to use a sticker/decal non-removable parking pass to identify their vehicle as a permitted parker during designated hours. The agreement also outlines the shared parking areas’ construction, maintenance, repair, and replacement.

To utilize shared parking, the combined parking must be equal to or exceed the highest requirement on the shared parking percentage table. Staff has determined that the proposed parking plan for both Eaglewood Plaza and Village Station building 5 are compliant with the parking ratios and shared parking percentages set forth in the development agreement, as outlined below:

Combined Standard Requirement	Required # of Stalls	Provided # of Stalls
Office Parking	104	126
Retail Parking	2	2
Residential Parking	158	96
Totals	264	224

Shared Parking Percentages:

	Standard	7 am-6 pm	Required	6 pm-12 am	Required	12 am-6 am	Required
Residential	158	75%	118.5	80%	126.4	100%	158
Office	104	100%	104	5%	5.2	5%	5.2
Commercial	2	100%	2	80%	1.6	0%	0
			224.5		133.2		163.2

The development agreement requires that the entire development site must have a minimum of 25% landscaping unless the UDOT Parcel along Highway 89 is landscaped, then the required landscaping can be reduced to 20%. The UDOT Parcel has been or is being landscaped and therefore, the required site landscaping has been reduced to 20%. The landscaping for this development is calculated for the entire site, not on a lot-by-lot basis. That said, the lot that holds building 5 will have approximately 19% landscaping after site improvements are made (16,631 sq. ft. of landscaping / 88,083 sq. ft. parcel size). The entire development site appears to exceed 20% landscaping but confirmation by the landscape architect or design engineer is needed with the final review at building permit issuance. *The developer has agreed to work with staff to reduce the amount of turf area were feasible to address the current drought concerns.*

The site will not be fenced and will provide pedestrian access to the Highway 89 trail and the hillside trail. Lighting is shown on the plan and is required to be the city adopted residential standard. This development will provide multiple amenities for its residents and guests. Such amenities include a swimming pool and clubhouse (located on the first floor of building 1), bike and ski equipment lockers, trail connections, and landscaped open space.

The proposed site plan has been evaluated based upon compliance with the amended development agreement and the site/landscape plans approved as part of the General Development Plan. The site plan complies with requirements for circulation and traffic, as well as health, safety, and noise.

Due to the size and scope of this project, the site plan will need final approval from the City Council.

POSSIBLE MOTION

I move that the City Council approve the requested site plan for Village Station at Eaglewood, Building 5, with the following conditions:

1. Building permit may not be issued for Building 5 until such time that construction has begun on the Eaglewood Plaza Office Building;
2. A minimum of one covered space shall be assigned to each of the 94 residential units;
3. A sidewalk connection between the southern parking lot and main entrance must be installed per planner redlines; and
4. Correction of engineering redlines, if any.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Architecture Elevations



Village Station Building 5 Site Plan

314 South Orchard Drive

Zoning





Village Station Building 5 Site Plan
314 South Orchard Drive
Aerial

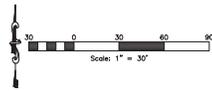
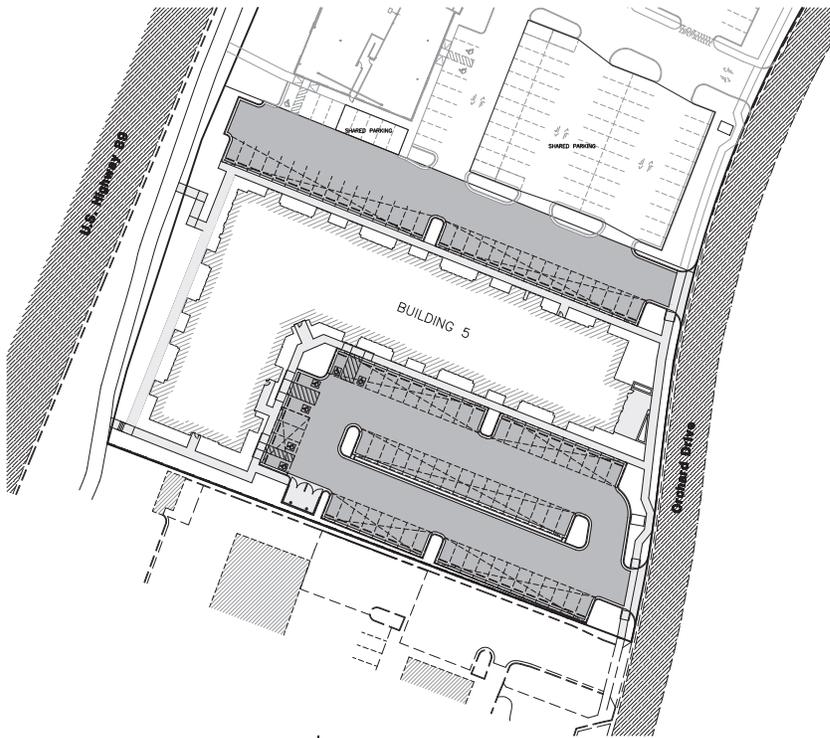


Project Narrative/Notes/Revisions

- 2021/10/08 RH - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 2021/10/14 RH - REVISED DESIGN PER CLIENT.
- 2021/12/06 CK - REVISED BUILDING FOOTPRINT.
- 2021/12/07 RH - REVISED PLANS PER CITY COMMENTS.

Village Station at Eaglewood Building 5 314 South Orchard Drive Improvement Plans

PART OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE, DAVIS COUNTY, UTAH
OCTOBER 2021



Project Benchmark:
Davis County Survey Rebar & Cap
East 1/4 Corner of Section 11,
T.1N., R.1W., S.188M.
Elevation = 4358.648', NAVD-88



Developer Contact:
Brighton Homes
45 East Center Street #103
North Salt Lake, Utah 84054
PH: (801) 397-9755

Project Contact:
Project Manager: J. DRAPER
Project Engineer: J. DRAPER



Vicinity Map
NOT TO SCALE

SITE DATA	
UNITS:	1-BEDROOM 41 UNITS 1.5/UNIT 61.5 SPACES 2-BEDROOM 41 UNITS 1.75/UNIT 71.75 SPACES 3-BEDROOM 12 UNITS 2/UNIT 24 SPACES TOTAL 94 UNITS 157.25 SPACES
PARKING:	158 STALLS REQUIRED (96 ON-SITE, 62 SHARED) 94 COVERED STALLS 94 CARPORTS (COVERED) 158 STALLS PROVIDED 6 ADA STALLS PROVIDED (2 VAN STALLS) 4 CARPORTS (COVERED) 2 UNCOVERED
SHARED PARKING:	OFFICE BUILDING (PREVIOUSLY APPROVED) ~28,000 SF / 1,000 SF = 81 STALLS
SHARED USE/PEAK USAGE TABLE	
RESIDENTIAL	7AM-6PM 6PM-12AM 12AM-6AM 100% 80% 100%
OFFICE	100% 50% 50%
COMMERCIAL	100% 80% 0%
PARCEL AREA:	88,083 S.F. (2.02 ACRES)
BUILDING AREA:	25,308 S.F.
HAZD SURFACE AREA:	48,146 S.F. (1.08 ACRES)
LANDSCAPE AREA:	16,631 S.F. (0.38 ACRES)

- Sheet Index**
- Sheet C1 - Cover/Index Sheet
 - Sheet C2 - Notes/Legend
 - Sheet C3 - Existing Site Plan
 - Sheet C4 - Proposed Site Plan
 - Sheet C4.1 - Proposed Signage & Striping Plan
 - Sheet C5 - Grading Plan
 - Sheet C6 - Utility Plan
 - Sheet C7 - Civil Details
 - Sheet C7.1 - Civil Details
 - Sheet C7.2 - Drainage Details
 - Sheet C8 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet C9 - Storm Water Pollution Prevention Plan Details
 - Sheet C10 - Landscape Plan
 - Sheet C11 - Irrigation Plan
 - Sheet C12 - Irrigation Details
 - Sheet C13 - Lighting Plan (By Others)

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR. SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT, THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Reeve & Associates, Inc.
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 12574
12-21-2018
12-21-2021
12-21-2024
12-21-2027
12-21-2030

Reeve & Associates, Inc.
1111 W. 1000 N., SUITE 100
SALT LAKE CITY, UT 84119
PHONE: (801) 488-8888
WWW.REEVE-ASSOCIATES.COM

**Village Station at Eaglewood
314 South Orchard Drive
NORTH SALT LAKE, DAVIS COUNTY, UTAH**

Cover/Index Sheet

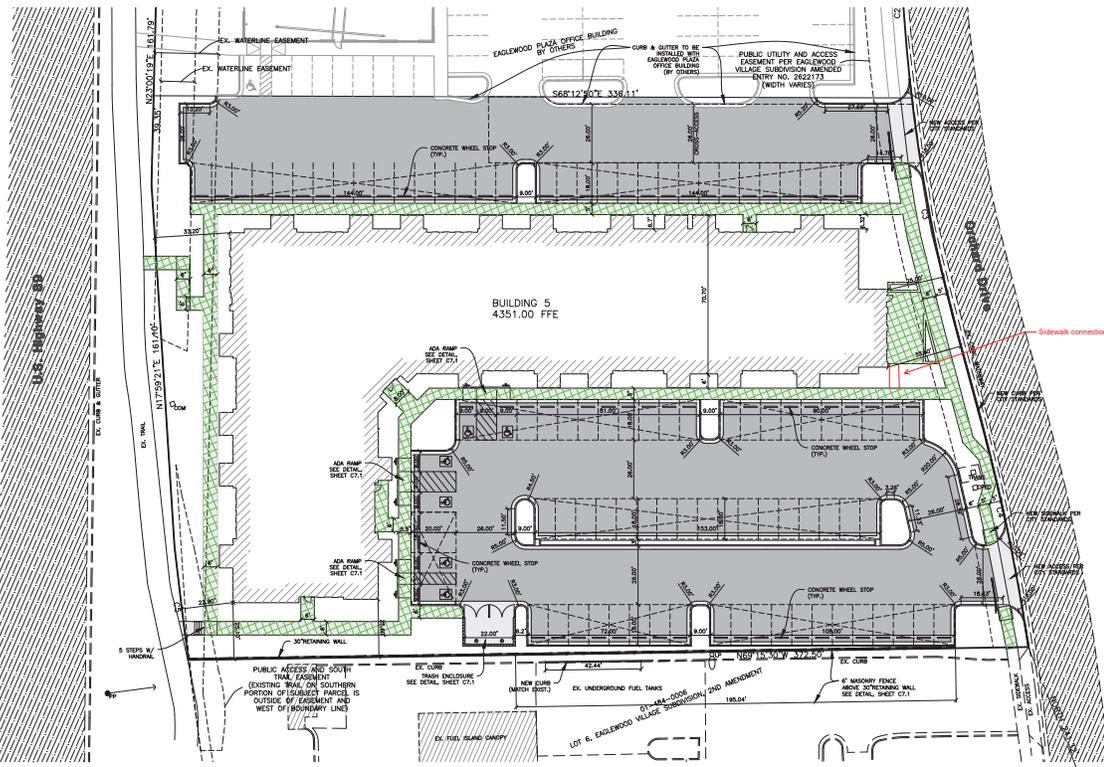
Revised: 2022-01-04

Project Info:
Engineer: **JOHN A. DRAPER, P.E.**
Draftsman: **S. HANSEN**
Begin Date: **September 2021**
Name: **Village Station**
314 South Orchard Dr.
Number: **6442-1R**

C1
10 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREIN WITHOUT THEIR CONSENT.

NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT



- NOTES:
- 1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLACARD SHALL BE MOUNTED BELOW THE R7-8 SIGN.
 - 2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
 - 3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

- Legend**
- SEWERED APPLICABLE PAYMENT
 - PROPOSED APPLICABLE PAYMENT
 - PROPOSED CONCRETE
 - ADA ACCESSIBLE ROUTES

EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FOUND DAVIS COUNTY SURVEY REBAR AND CAP

- NOTES:
- 1) SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLE BASES SHALL BE STRAIGHT AND FLATTENED BOTTOM TOP OF LIGHT BASE SHALL BE 2" ABOVE TOP OF CONCRETE/ASPHALT. BASES PROVIDED BY OTHERS SHALL HAVE ALL EXISTING OR OTHER STRUCTURES SHALL TAKE IN CONSIDERATION EXISTING SEWERLINES, CURBS & OTHERS, AND OTHER STRUCTURES THAT MAY BE IN THE AREA AND/OR REPLACED AS ALL FINISH SHALL TO BE PAINTED WITH 4" YELLOW PAINT STRIPING.

SEE SHEET C71 FOR TYPICAL ADA PARKING DETAILS

Project Benchmark:
Davis County Survey Rebar & Cap
East 1/4 Corner of Section 11,
T.1N., R.1W., S.L.B.&M.
Elevation = 4358.648', NAVD-88



Curve Table

RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
0.1	0.15708	0.15708	90.0000	90.0000
0.2	0.31416	0.31416	90.0000	90.0000
0.3	0.47124	0.47124	90.0000	90.0000
0.4	0.62832	0.62832	90.0000	90.0000
0.5	0.78540	0.78540	90.0000	90.0000
0.6	0.94248	0.94248	90.0000	90.0000
0.7	1.09956	1.09956	90.0000	90.0000
0.8	1.25664	1.25664	90.0000	90.0000
0.9	1.41372	1.41372	90.0000	90.0000
1.0	1.57080	1.57080	90.0000	90.0000

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Reeve & Associates, Inc.
1100 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
PHONE: 801.466.1100
FAX: 801.466.1101
WWW.REEVE-AND-ASSOCIATES.COM

PROPOSED
DATE: 12-20-2021
BY: J. HANSEN
CHECKED: J. HANSEN
DATE: 01-12-2022
BY: J. HANSEN

**Village Station at Eaglevood
3rd Street Drive**
NORTH SALT LAKE CITY, UTAH

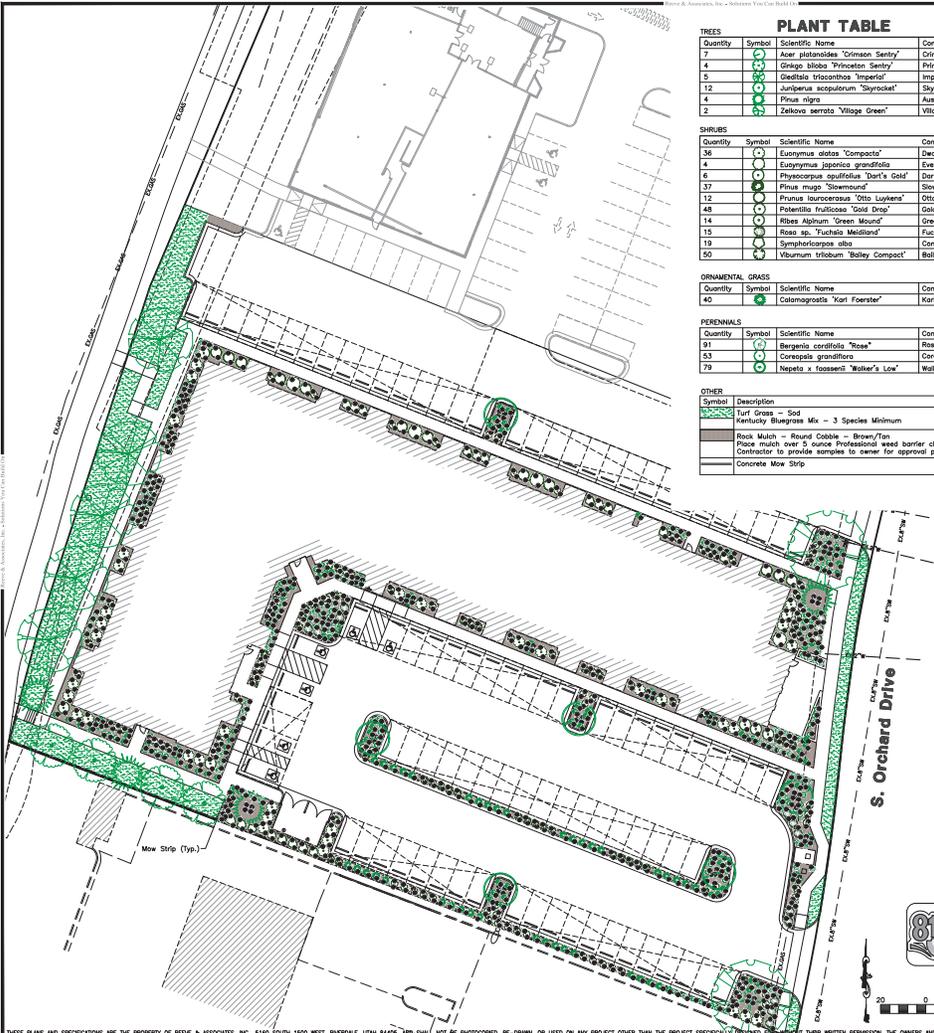
**Proposed
Site Plan**

Revised: 2022-01-04



Project Info:
Engineer: J. HANSEN, P.E.
Draftsman: S. HANSEN
Begin Date: September 2021
Name: Village Station
314 South Orchard Dr.
Number: 6440-1R

C4
10 Total Sheets



PLANT TABLE

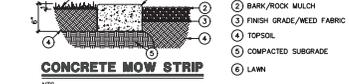
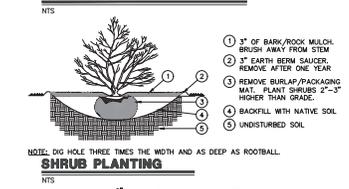
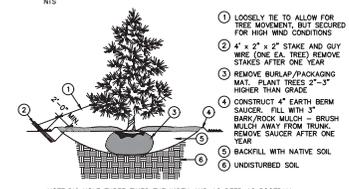
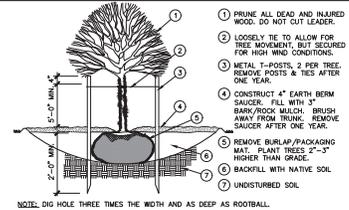
Quantity	Symbol	Scientific Name	Common Name	Size
2	(Symbol)	<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
4	(Symbol)	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal.
4	(Symbol)	<i>Quercus triacanthos</i> 'Imperial'	Imperial Honey Locust	2" cal.
12	(Symbol)	<i>Juniperus scopulorum</i> 'Spartan'	Sky Rocket Juniper	6" Ht.
5	(Symbol)	<i>Pinus nigra</i>	Austrian Pine	6" Ht.
2	(Symbol)	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Size
36	(Symbol)	<i>Euonymus alata</i> 'Compacta'	Dwarf Burning Bush	5 gal.
4	(Symbol)	<i>Euroyymus japonica grandifolia</i>	Evergreen Euonymus	5 gal.
6	(Symbol)	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	5 gal.
37	(Symbol)	<i>Pinus mugo</i> 'Sloamound'	Sloamound Mugo Pine	5 gal.
12	(Symbol)	<i>Prunus laurocerasus</i> 'Otto Luykx'	Otto Luykx' Laurel	5 gal.
48	(Symbol)	<i>Potentilla fruticosa</i> 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
14	(Symbol)	<i>Ribes alpinum</i> 'Green Mound'	Green Mound Alpine Currant	5 gal.
15	(Symbol)	Rose sp. 'Tuchelo Medians'	Fuchsia Medians' Rose	5 gal.
19	(Symbol)	<i>Symphoricarpos alba</i>	Common Snowberry	5 gal.
50	(Symbol)	<i>Viburnum trilobum</i> 'Valley Compact'	Valley Compact Cranberry	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
40	(Symbol)	<i>Calamagrostis</i> 'Karl Foerster'	Karl Foerster Grass	1 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
81	(Symbol)	<i>Bergenia caroliniana</i> 'Rosea'	Rosea Bergenia	1 gal.
53	(Symbol)	<i>Carexpsis grandiflora</i>	Carexpsis/Tickseed	1 gal.
79	(Symbol)	<i>Nepeta x fossensis</i> 'Walker's Low'	Walker's Low Catmint	1 gal.

Symbol	Description	Size/Type
(Symbol)	Turf Grass - Sod	Sod
(Symbol)	Perennially Bluegrass Mix - 3 Species Minimum	Sod
(Symbol)	Bank Mulch - Round Cobble - Brown/Tan	1" Dia.
(Symbol)	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
(Symbol)	Concrete Mow Strip	6"x6"



- ### PLANTING NOTES
1. This planting plan is schematic and plant locations are approximate.
 2. Field survey, staking, and string the layout and locations of site construction features for approval before ground construction. The layout shall conform to the exact location and grades of the intended work to be done.
 3. Coordinate all aspects of the planting plan with the irrigation system and call the attention of the owner's representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
 4. Finish grade of soil in lawn areas shall be 2" below posts, walls, paving, headers and curbs for accommodate acid. Grades in areas when needed shall be 1" lower than adjacent edge.
 5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
 6. All seed areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
 7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
 8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
 9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
 10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owner's representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
 11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not cover soil until perennial plants with excessive mulch.
 12. Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
 13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

Reeve & Associates, Inc.
 100 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 (801) 466-1000
 WWW.REEVE-ASSOCIATES.COM

REVISIONS

NO.	DATE	DESCRIPTION

Project Info:

Project Name: **Village Station at Eaglewood**
 3114 South Orchard Drive
 North Salt Lake, UT 84405, UT

Engineer: **N. PETERSON**

Design Date: **September 2021**

Project Location: **Village Station**
 3114 South Orchard Dr.
 North Salt Lake, UT 84405

Number: **6442-1R**

C10 Total Sheets



CONCEPTUAL RENDERING:
VIEW OF BUILDING 5 FROM ORCHARD DRIVE



SALT WEST STUDIO
45 E. CENTER ST SUITE
100, NORTH SALT LAKE,
UT 84054
(801) 357-9755

EAGLEWOOD APARTMENTS
NORTH SALT LAKE

Owner: _____
Project Number: _____
Date: 06/25/2019
Drawn: _____
Checked: _____

Rev#	Description	Date

**BUILDING 5
RENDERING**

A002

11/24/2021 11:48:02 AM



SALT WEST STUDIO
45 E. CENTER ST SUITE
100, NORTH SALT LAKE,
UT 84054
(801) 357-9755

EAGLEWOOD APARTMENTS

NORTH SALT LAKE

Owner: _____
Project Number: _____
Date: 06/25/2019
Drawn: _____
Checked: _____

Rev#	Description	Date

**BUILDING 5
RENDERING**

A003



CONCEPTUAL RENDERING:
VIEW OF BUILDING 5 FROM HIGHWAY 89

11/24/2021 11:48:02 AM



CITY OF NORTH SALT LAKE

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

Brian Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Tyler Abegglen, Golf Course General Manager

DATE: April 19, 2022

SUBJECT: Golf Course Water Conservation Strategy

RECOMMENDATION

Staff recommends the approval of the golf course conservation strategy approved by the golf committee.

BACKGROUND

In the Golf Course Oversight Committee Meeting on April 13th, the Committee approved the conservation strategy and protocols to bring the course within our water allotment. This consisted of the following measures:

- Reduction of 60% from a normal average year.
- 160 Acre Feet of use for the golf course.
- Greens – 92% from normal watering.
- Tees – 90% from normal watering.
- Fairways – 60% from normal watering.
- Rough & Native Grass – 0% from normal watering.

As spring and summer rainstorms (hopefully) come through the area there will be some adjustments on the use of water. Our new irrigation controllers and exchanges of new sprinkler heads throughout the year will better help the golf course manage through these high drought years.

The accompanying map will give a rough idea of areas on and around the golf course that will be receiving a reduction to 0%. The map currently shows areas in yellow as those that will not be irrigated throughout the summer, or a very low percentage.

Golf Course

Water Conservation Strategy Map

Legend

- 0%
- #1 Rough Area - 50%
- 50%
- BEAR RIVER MIGRATORY BIRD REFUGE
- Eaglewood Golf Course
- Eaglewood Golf Course
- Eaglewood Lofts
- North Salt Lake, Utah
- Park
- Wild Rose Trailhead Park



Google Earth

© 2022 Google

5000 ft



NORTH SALT LAKE ENGINEERING

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

BRIAN HORROCKS
Mayor

PAUL OTTOSON, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council

From: Paul Ottoson

Date: April 19, 2022

Subject: Consideration of Resolution No. 2022-15R: A Resolution Approving Amendment No. 1 to the Interlocal Agreement Between Weber Basin Water Conservancy District and North Salt Lake City - NSL Wholesale Culinary & Raw Water Pipelines Replacement Project.

RECOMMENDATION

Staff recommends approval of Resolution No. 2022-15R: A Resolution Approving Amendment No. 1 to the Interlocal Agreement Between Weber Basin Water Conservancy District and North Salt Lake City - NSL Wholesale Culinary & Raw Water Pipelines Replacement Project.

BACKGROUND

On September 21, 2021, City Council approved an interlocal agreement between Weber Basin Water Conservancy District and the City (see attached). Weber Basin wishes to install two new water lines along Main Street between US-89 and Center Street as part of a project to provide water to the Big West Oil and Chevron refineries. The City also needs to install a new culinary water line in this area to replace an old cast iron line. The purpose of the agreement was to combine the two projects into one water line project to save money on both the design and construction. In addition to the water line project, the City also plans to reconstruct this section of Main Street.

This amendment of the original agreement specifies that Weber Basin will be responsible to pay for 67% of all items in the water line trench. This includes the asphalt, roadbase, geosynthetic fabric, granular backfill, and sand bedding. The City will pay for the remaining 33% of all trench related items. It is expected that the trench width will be about 14 feet wide.

City staff does not believe Amendment No. 1 has any additional financial impacts on the project; rather, these proposed changes simply clarify the specific duties and responsibilities of each party now that the design for the work is completed.

POSSIBLE MOTION

I recommend City Council approve Resolution No. 2022-15R: A Resolution Authorizing Execution of Amendment No. 1 to the Interlocal Agreement with Weber Basin Water Conservancy District for the 21003 WBWCD-NSL Wholesale Culinary & Raw Water Pipelines Replacement Project.

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (this "Agreement"), made and entered into by and between **Weber Basin Water Conservancy District**, a Utah water conservancy district ("**District**") and the **City of North Salt Lake**, a Utah municipal corporation ("**City**") (District and City being herein sometimes referred to individually as a "**Party**" and collectively as the "**Parties**"),

WITNESSETH:

WHEREAS, **City** owns, operates and maintains roadways, water and sewer utilities within the **City**, located in Davis County, Utah; and

WHEREAS, **District** desires to relocate two waterlines, from their existing location through the I-15 corridor delivering water to the oil refineries on the west side of I-15, to a location heading South within Main street between Center Street and Highway 89; and

WHEREAS, **City** also desires to replace a waterline in Main street and is willing to work with the District on doing a joint project for these waterlines, according to the terms and conditions set forth hereinbelow; and

WHEREAS, **City and District** agree that it would be more cost effective to design both of these projects at the same time, and coordinate efforts in this regard; and

WHEREAS, **District's** engineering consultant, Jacob's Engineering, has agreed to also design the **City's** waterline replacement along with the **District's** waterline design, through the same section of Main Street, for a minimal cost as outlined below; and

NOW THEREFORE, pursuant to the Utah Interlocal Cooperative Act (11-13-1, et seq., Utah Code – the "Cooperative Act"), the parties for and in consideration of the terms hereunder, hereby agree as follows:

1. For the sum of Twenty Thousand Dollars (\$20,000), payable from **City** to **District**, **District** will direct Jacob's Engineering to design the **City's** replacement of their existing 6-inch cast iron waterline in Main Street, between Center Street and Highway 89, approximately 1000 ft., as described more fully on **EXHIBIT "A"**
2. The design will include all necessary appurtenances, including but not limited to; service laterals, valves, fittings, fire hydrants, and connections at each end.
3. **City** will be responsible for the construction costs of their waterline, connection of each service lateral, including roadway and pavement restoration. **City** will own, operate, maintain and replace this waterline.

4. **District** will own, operate, maintain and replace **District's** waterlines in this section of Main Street and will be responsible for the construction costs of these facilities, including roadway and pavement restoration.
5. The term of the Agreement shall commence on December 1, 2020, and shall continue until such time, not to exceed fifty (50) years, as the **District** shall determine (in its sole and absolute discretion) that their facilities on the Properties are no longer required. If the Parties agree in writing, this Agreement may be extended for an additional fifty (50) year term.
6. Each party (the "indemnifying party") agrees to indemnify, protect, and save and hold the other party harmless against and in respect of any and all claims, losses, liabilities, damages, costs, deficiencies or expenses (including attorney's fees) resulting from any misrepresentation, material omission, breach of warranty, or non-fulfillment of any covenant or agreement on the part of the indemnifying party under or relating to this Agreement, and any and all actions, suits, proceedings, demands, assessments, judgments, costs, legal and accounting fees and other expenses incident to any of the foregoing.
7. This Agreement shall be interpreted in accordance with the laws of the State of Utah. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neuter gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the extent permitted by applicable law.
8. Each party agrees to execute any instruments and to perform any act that may be reasonably necessary or proper to carry out the purposes of this Agreement.
9. This Agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof, and all prior negotiations, understandings, representations, inducements and Agreements, whether oral or written and whether made by a Party hereto or by anyone acting on behalf of a Party, shall be deemed to be merged in this agreement and shall be of no further force or effect.
10. The Parties agree that should either Party default in any of the covenants or agreements contained herein, the defaulting Party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing or terminating this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise, and regardless of whether such costs, fees and/or expenses are incurred in connection with any bankruptcy proceeding.
11. Upon execution of this Agreement, each party shall provide to the other party a copy of the resolution of its governing board authorizing such execution.

12. Each Party, to the extent needed, shall supply at its own cost all personnel, equipment, supplies and materials necessary to perform its obligations and intended actions as set forth in this Agreement. Each Party will be responsible for maintaining its own financial budget for both income and expenditures arising under this Agreement.

13. This Agreement shall become effective upon (a) its approval by a resolution of the governing body of each Party, (b) its execution by each Party, and (c) the filing of an executed copy of this Agreement with the keeper of records of each of the Parties. Unless previously terminated (or extended as outlined herein), this Agreement shall remain in full force and effect thereafter for a period of fifty (50) years.

14. No Party may assign or transfer its rights or obligations under this Agreement without the prior written consent of the other Parties to this Agreement.

15. Pursuant to Section 11-13-207 of the Cooperation Act, The District appoints **Tage I. Flint**, its General Manager, as its administrator for all matters relating to the District's participation in this Agreement. The City appoints **Ken Leetham**, its City Manager, as its administrator for all matters relating to the City's participation in this Agreement. Should any of the administrators named above cease to be employed by the represented Party, unless the said Party otherwise notifies the other Parties in writing, the person who replaces the prior administrator (e.g., the District's new General Manager) shall become the new administrator of that Party for purposes of this Agreement. Any Party may, at any time, change the designation of its administrator by providing written notice to the other Parties. To the extent that any administration of this Agreement becomes necessary, then the Parties' administrators named above, or their designees or successors, shall constitute a joint board for such purpose, and each Party shall have an equal vote in any decision that needs to be made.

16. No separate legal entity is created by this Agreement and there shall be no joint acquisition or ownership of property and it will not be necessary to dispose of property on the termination of this Agreement.

17. The provisions of this Agreement shall bind and inure to the benefit of the Parties hereto and their respective permitted successors and assigns.

18. The provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Utah. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement. The paragraph headings contained herein are for purposes of reference only and shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neuter gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other persons

or circumstances shall not be affected thereby and shall be enforced to the extent permitted by applicable law.

19. This Agreement may be executed in any number of counterparts and by each of the Parties hereto on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. Any signature page of this Agreement may be detached from any counterpart and reattached to any other counterpart hereof.

20. The transmission of a signed original of this Agreement or any counterpart hereof by facsimile or by other electronic means, and the retransmission of any signed transmission hereof, shall be the same as delivery of an original.

21. Each individual signing this Agreement on behalf of a Party hereby represents and warrants, through his or her signature, that the execution of this Agreement has been approved by a resolution duly adopted by the governing authority of such Party, and that a signed copy of this Agreement will be filed with the keeper of public records of such Party of each Party pursuant to Section 11-13-209 of the Cooperation Act.

22. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;

WEBER BASIN WATER CONSERVANCY DISTRICT

Date: 9-30-21

By: 
Dee A. Waldron, President

Attest: 
Tage I. Flint, General Manager/CEO

CITY OF NORTH SALT LAKE

Date: 9-21-21

By: 
Len Arave, Mayor

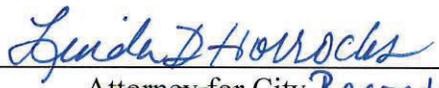
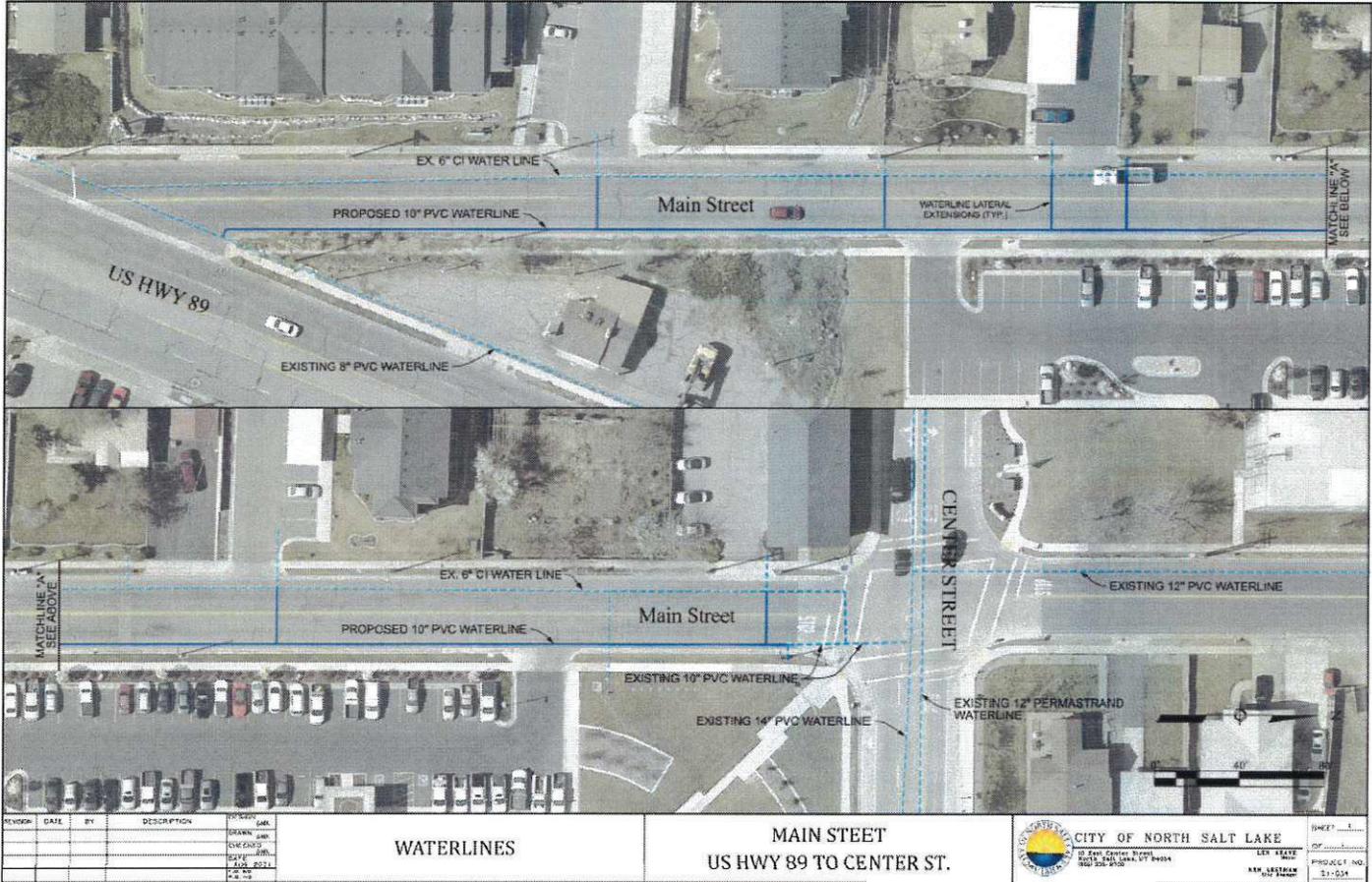
Attest: 
~~Attorney for City~~ Recorder

EXHIBIT A
North Salt Lake waterline replacement in Main Street
Between Center Street and Highway 89



REVISION	DATE	BY	DESCRIPTION	DATE	CHK

WATERLINES

MAIN STREET
US HWY 89 TO CENTER ST.



CITY OF NORTH SALT LAKE
 10 East Center Street
 North Salt Lake, UT 84064
 801.533.9100

PROJECT NO. 21-034
 SHEET 1 OF 1
 DATE 11/18/2021
 DRAWN BY: [Name]

RESOLUTION NO. 2022-15R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE AUTHORIZING EXECUTION OF AMENDMENT NO. 1 TO THE INTERLOCAL AGREEMENT (2021-33A) WITH WEBER BASIN WATER CONSERVANCY DISTRICT FOR REPLACEMENT OF A WATER LINE IN MAIN STREET BETWEEN CENTER STREET AND US89

WHEREAS, the Weber Basin Water Conservancy District (WBWCD) is installing a principal water distribution line (Project) through the City for its own purposes and the City of North Salt Lake (City) is partnering with WBWCD on the installation of its own improvements as a part of the Project; and

WHEREAS, the City and WBWCD (Parties) previously entered into an interlocal agreement to formalize their partnership in the installation of water lines and repair of Main Street; and

WHEREAS, the City and WBWCD have now completed the design of the Project and have both determined that there is now a need to amend the interlocal agreement in order to further identify permissions, obligations and duties of the Parties with respect to construction staging, trenching, road reconstruction and the relative financial obligations of each Party.

NOW, THEREFORE BE IT RESOLVED by the City Council of North Salt Lake, Utah that the City Manager is hereby authorized to sign the attached Amendment No. 1 to Interlocal Agreement (**2021-33A**) which provides for additional clarifications about the use of City properties during the construction process, as well as the responsibilities of both WBWCD and NSL for the 21003 WBWCD-NSL Wholesale Culinary And Raw Water Pipelines Replacement Project on Main Street between Center Street and US89.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 19th day of April, 2022.

CITY OF NORTH SALT LAKE
By:

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Gordon _____
Council Member Knowlton _____
Council Member Porter _____
Council Member Van Langeveld _____

AMENDMENT NO. 1
TO THE INTERLOCAL AGREEMENT BETWEEN
WEBER BASIN WATER CONSERVANCY DISTRICT
AND
NORTH SALT LAKE CITY
FOR THE
21003 WBWCD-NSL WHOLESALE CULINARY & RAW WATER PIPELINES
REPLACEMENT PROJECT

The agreement executed September 30th, 2021 shall be amended to include the following clarifications:

- North Salt Lake City agrees to allow Weber Basin’s contractor to use the City’s two corner properties for temporary use during construction that are located south of the City Hall between Main Street and Highway 89 (Davis County Parcel ID #011260011 and #011260011). The contractor may adjust the grading of the site during construction to improve access, and must restore the site (grading and/or landscape repairs) to preexisting conditions to the satisfaction of the City after work is complete. Contractor will also be permitted to use light trucks on 10 of the south parking stalls of City Hall.
- North Salt Lake City will cover 33% of the trench restoration costs from the bottom of the trench to the top of the asphalt assuming a 14ft wide top width of asphalt. Weber Basin will be responsible for the remaining 67% of trench and asphalt restoration costs.
- The remaining width of the street asphalt replacement will be the responsibility of North Salt Lake City including 4” of asphalt and 6” of new untreated base course and geosynthetic fiber per the specifications.
- The City will cover the materials required for approximately 875 feet of 10 inch AWWA DR-18 C900 PVC pipe, associated valves, meter boxes, service laterals (and associated landscaping), hydrants, and other connections to existing lines.

All other terms and conditions of the agreement shall remain the same.

In witness whereof, the parties hereto have executed this amendment to the Agreement as of the last written date below.

WEBER BASIN WATER CONSERVANCY DISTRICT

CITY OF NORTH SALT LAKE

Date: _____

Date: _____

Signature: _____

Signature: _____

Title: Scott Paxman - General Manager

Title: _____

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 APRIL 5, 2022

4
5 **DRAFT**
6

7 Mayor Horrocks welcomed those present at 6:10 p.m.
8

9 PRESENT: Mayor Brian Horrocks
10 Council Member Lisa Watts Baskin via Zoom
11 Council Member Natalie Gordon
12 Council Member Ted Knowlton
13 Council Member Stan Porter
14

15 EXCUSED: Council Member Alisa Van Langeveld
16

17 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; Janice Larsen,
18 Finance Director; Craig Black, Police Chief; Terry Fritz, Police Sergeant; Todd Godfrey, City
19 Attorney; David Frandsen, Public Works Director; Sherrie Pace, Community Development
20 Director; Wendy Page, City Recorder.
21

22 OTHERS PRESENT: Dee Lalliss, resident; Shule Bishop, Eric Callison, Hal Johnson, Beth
23 Holbrook, UTA.
24

25 1. UPDATE ON TRANSIT SERVICES IN NORTH SALT LAKE BY
26 REPRESENTATIVES OF THE UTAH TRANSIT AUTHORITY, BETH HOLBROOK
27 AND HAL JOHNSON
28

29 Hal Johnson, UTA, said they worked with Wasatch Front Regional Council for this area and the
30 long range plan was the guiding document to determine important transit investments. The long
31 range plan identified a need to improve transit service in southern Davis County which would be
32 a phase 1 project in the plan. There were two existing routes serving the area, which were long
33 standing routes and the Davis County connector would build upon these routes. Routes 455 had
34 3,400 daily riders and Route 470 had 1,500 daily riders.
35

36 Eric Callison, UTA, spoke on micro-transit including bus services. He said some of the near term
37 changes included UTA On Demand which was a service similar to Uber or Lyft and would allow
38 a user to choose the origin and destination within the region. He showed a map of UTA On
39 Demand service area. This service would begin in August 2022 and could connect with Routes
40 455 and 470 as well as the Woods Cross FrontRunner station. Mr. Callison said several currently
41 suspended routes would now be discontinued and replaced with UTA On Demand. The fare
42 would be \$2.50 and accessible to individuals with disabilities.
43

44 Mayor Horrocks asked how the service worked outside of the identified service area shown on
45 the map presented. Eric Callison replied the UTA On Demand service would allow a rider to
46 connect to the UTA network. This included drop off at a UTA bus stop or FrontRunner station.
47

48 Council Member Knowlton asked about frequency and service hours for Routes 455 and 470.
49 Eric Callison responded Route 470 ran every 20 to 30 minutes on weekdays and every 30
50 minutes on the weekends. Route 455 ran every 30 minutes during rush hour and every 60
51 minutes during the day with limited evening hours. He said there would be a big increase in
52 service once the South Davis line was implemented. FrontRunner ran every 30 minutes during
53 peak hours.
54

55 Council Member Porter spoke on the share ride system and if the \$2.50 included a transfer. Eric
56 Callison responded the \$2.50 would transfer to the bus and provide a credit for FrontRunner. A
57 bus pass could be used for the service as well.
58

59 Eric Callison showed a map of the South Salt Lake County area with study ridership patterns and
60 the many connections to the rail stations. He spoke on the flexibility and diversity of the On
61 Demand service and how it helped determine travel patterns and future services.
62

63 Hal Johnson mentioned one of the important aspects of the long range plan was a five year
64 service plan. This included the Davis to Salt Lake connector project, which would improve the
65 existing Routes 455 and 470. The project objectives included building on the success of Routes
66 455 and 470, improving speed and reliability, meeting projected growth needs, addressing
67 service gaps, resolving access and mobility barriers, revitalizing neighborhoods and corridors,
68 improving air quality, reaching underserved markets, and increasing ridership. He said the City
69 had done a great job with redevelopment/development along the Highway 89 corridor and
70 wanted to look at improving the design and walkability in the community. Mr. Johnson
71 explained after multiple focus groups and community surveys, there was a desire for east/west
72 mobility which could be addressed with the micro-transit option. He said residents originally
73 preferred a connection from Woods Cross station to downtown Salt Lake City but updated
74 results showed they currently prefer Farmington to Salt Lake. The updated project for the Davis
75 County to Salt Lake City Connector would be to connect Farmington to the University of Utah.
76 The base portion of the project (500 South in Bountiful) would have bus rapid transit (BRT)
77 stations. Other additions to the project would include new local routes and micro-transit services
78 as well as stop improvements from Farmington to the U of U with approximately 4,400 boarding
79 on the route.
80

81 Hal Johnson spoke on funding and said they would seek federal funds for BRT station
82 improvements in the section from Bountiful to Salt Lake and local capital investment for other
83 stop improvements. The current cost estimate for the project was \$75 million, which included 18
84 battery/electric buses and 24 BRT side stations. He said they reviewed having exclusive lanes for
85 the project and found that the City was not able to commit to exclusive lanes. Mr. Johnson said

86 the main funding source was a potential federal grant with a local match. Potential local funding
87 sources included UTA funds, Wasatch Front Regional Council (WFRC), Rocky Mountain
88 Power, UDOT, Davis County, etc. Other options may include an additional sales tax for
89 improved transit services. The next steps for the project included adoption by local governments
90 and fundraising for the final design and construction.

91
92 Council Member Knowlton asked about the timeline for raising funds. Hal Johnson replied it
93 usually took about two or three years to raise the local funds prior to submitting the application
94 for the federal grant. The best case scenario would be submittal in 2023/2024 with service by
95 2025/2026.

96
97 Beth Holbrook, UTA, commented there was a desire from the federal side for infrastructure bill
98 funding particularly in low emission projects with the electric buses and charging stations. She
99 also mentioned the FrontRunner forward program, which would allow increased service from
100 Ogden to Provo with \$75 million in funding from the recent legislative session.

101
102 Council Member Porter spoke on how UTA was using drones to map out routes. Beth Holbrook
103 replied they did utilize drones and other technology for mapping but not for moving people.

104
105 Council Member Gordon mentioned the rapid connector in Orem to Provo. She asked about the
106 potential issues without having a dedicated lane. Beth Holbrook responded in some cases they
107 could still implement the “rapid” transit but in some instances it would be difficult. She said
108 another value of BRT was the frequency of the service.

109
110 Hal Johnson mentioned transit signal priority allowed for extended green or reduced red lights
111 along the corridor. There would also be a streamlined fare collection process for quicker service.

112
113 Council Member Knowlton commented BRT made sense for the City as the primary destination
114 was Salt Lake City. He spoke on issues including COVID and how it affected the desire to use
115 transit, as well as issues with reliability and frequency on the core routes, which was also an
116 issue pre-COVID. Beth Holbrook replied those were all things they were reviewing while trying
117 to refine the system as a whole.

118
119 Eric Callison said they were now running Routes 455 and 470 at the pre-COVID level of service.
120 He said these were not new issues and they were not satisfied with the current service due to
121 staffing constraints.

122
123 Mayor Horrocks asked if the bus stop signage could be removed from the Foxboro area. Eric
124 Callison replied they would remove the signage this summer per FTA approval.

125
126 Council Member Gordon asked that staff work with UTA to notify the public of the changes that
127 would occur in August.

128

129 Council Member Porter asked if signage could be placed at the discontinued bus stops now so
130 residents were not waiting for bus service there. Eric Callison replied affirmatively and said this
131 would occur after May 7th.

132

133 Council Member Gordon said there would need to be a push to get people back to riding UTA
134 and an understanding on how to do it. Beth Holbrook responded they would return with a
135 presentation on micro-transit and what would be occurring in August.

136

137 Council Member Knowlton commented on transit needs for the west side of the City, particularly
138 along Redwood Road. Eric Callison recommended those residents should heavily utilize the
139 micro-transit service which would allow for better planning of future transit needs.

140

141 2. ADJOURN

142

143 Mayor Horrocks adjourned the meeting at 7:00 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
APRIL 5, 2022

DRAFT

Mayor Horrocks called the meeting to order at 7:11 p.m. He offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Council Member Lisa Watts Baskin via Zoom
Council Member Natalie Gordon
Council Member Ted Knowlton
Council Member Stan Porter

EXCUSED: Council Member Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; Janice Larsen, Finance Director; Craig Black, Police Chief; Terry Fritz, Police Sergeant; Todd Godfrey, City Attorney; David Frandsen, Public Works Director; Sherrie Pace, Community Development Director; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, Ryan Holbrook, Camille Thorpe, Jennifer Twilley, residents; Jim Grover, Woods Cross resident; Serafi Tavita, Itua Youngyen, Embraced Wellness; Kristina Brown, Chevron.

1. CITIZEN COMMENT

Jim Grover, Woods Cross resident and planning commissioner, presented a handout to the Council with a map of the 1100 North area. He spoke on the traffic and safety on the east and west of 1100 North. Mr. Grover requested a traffic study be done in the area.

Council Member Gordon commented Legacy Prep was closing their elementary school so some of the traffic would be refocused to the intersection Mr. Grover mentioned.

Ken Leetham asked what Woods Cross was willing to do to partner with the City regarding these issues. Jim Grover replied he had been asked to start the discussion with North Salt Lake since it was the owner of that road and he would be willing to carry information between the cities if appropriate.

Council Member Porter said 1100 North was originally a County owned road and mentioned the future issues with installing a traffic light.

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Ken Leetham commented this was an area that needed attention and felt it was a shared problem for the two cities. He explained the Mayors and City Managers of both cities would be meeting soon to discuss 1100 North.

Jennifer Twilley, resident, said even with the school relocating it would only take traffic from those areas during drop off and pickup times. She said there would still be a traffic issue there. She commented that she lived on 297 Buckingham Drive and how the streets were very narrow. She spoke on how this led to overflow parking on her street and issues in the winter. Ms. Twilley said trying to work with the adjacent Coventry HOA and the police had not worked.

Ken Leetham clarified Buckingham was a public street and it was adjacent to a PUD with private streets and restricted parking.

Chief Black spoke on permitting and said the process was effective for a large city like Salt Lake with a parking department but the administrative issues would be difficult for the City to manage.

Jennifer Twilley said parking was even more difficult in the wintertime.

Council Member Gordon said every neighborhood approval since then had required that residents use their garages for parking and not storage. She said City code prohibited parking from November 1st to April 1st during a snow event. The issue was that parking spaces in front of a residence were not able to be reserved. She suggested looking into a solution for this problem including asking Foxboro Coventry Towns HOA to potentially require their residents to park in their garages.

Jennifer Twilley also spoke on concerns with doing yardwork and damaging vehicles that were parked near her home.

Ken Leetham explained he did not know if there was anything the City could do to make changes. He said the City could approach the HOA about what restrictions or changes they were willing to make to help with the situation. He wanted to be certain Ms. Twilley understood that it might not be possible for the City to remedy the parking situation on her street.

Mayor Horrocks spoke on hazards related to parking. Ken Leetham replied the City had become more aggressive in that neighborhood related to winter parking; however, other streets were a higher priority for parking enforcement.

Chief Black clarified if police officers had informed Ms. Twilley that she was responsible for damage to vehicles on the street inadvertently while doing yardwork, it would be more of a civil responsibility unless there was an intentional criminal action that resulted in the damage. He said

228 they had become more aggressive in parking enforcement with the goal that the use of public
229 property, including legal parking on roadways, would be more convenient for residents. Chief
230 Black said the snow ordinance meant an active snow period with snow sticking to the ground. He
231 commented they worked closely with Public Works to determine the most hazardous areas and
232 keep the streets safe.

233
234 Jennifer Twilley spoke on how congested her street was particularly in front of her home.
235 Council Member Gordon commented her area had issues as well and since nothing illegal was
236 happening the City might not be able to fix the problem. Council Member Gordon asked Ms.
237 Twilley how many off-street parking spaces she had on her property and if she was able to use
238 them. Ms. Twilley responded that she had one free space in her garage and a driveway, but that
239 they usually parked two cars off-street and other cars on the street.

240
241 Council Member Baskin commented something to consider was if it was a nuisance that caused
242 issues with Ms. Twilley enjoying her property. She suggested it might help to place signage such
243 as two hour or no parking in that area. There was a discussion about options that could help the
244 issue as well as the unintended consequences that might result if parking restrictions were in
245 place.

246
247 2. CONSIDERATION OF APPOINTMENT TO THE PARKS, TRAILS, ARTS AND
248 RECREATION ADVISORY BOARD

249
250 Council Member Baskin introduced Camille Thorpe as her appointment to the Parks, Trails, Arts
251 and Recreation Advisory Board through 2024. She said Camille was a long term resident and had
252 been involved in City events.

253
254 **Council Member Porter moved to appoint Camille Thorpe to the Parks, Trails, Arts and**
255 **Recreation Advisory Board. Council Member Gordon seconded the motion. The motion**
256 **was approved by Council Members Baskin, Gordon, Knowlton and Porter. Council**
257 **Member Van Langeveld was excused and not present for the vote.**

258
259 3. CONSIDERATION OF RESOLUTION 2022-R13: PROCLAIMING APRIL 30, 2022
260 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

261
262 Ken Leetham reported the City was a Tree City USA with a commitment to an urban forest and
263 hosting an Arbor Day event. It was determined that April 30, 2022 would be designated as Arbor
264 Day this year. He said Chevron would be donating \$15,000 for the purpose of purchasing trees
265 and would be providing volunteers to assist with the tree planting.

266
267 Kristina Brown, Chevron, commented they looked forwarding to partnering with the City on this
268 project and was committed to being a good steward of the environment.

269

270 Council Member Gordon thanked Council Member Baskin for her work with the Tree City USA
271 and annual Arbor Day events. Council Member Baskin thanked Chevron and the City for being
272 supportive of Tree City USA and Arbor Day.

273
274 **Council Member Baskin moved to pass the Resolution 2022-R13 proclaiming April 30,**
275 **2022 as Arbor Day in the City of North Salt Lake. Council Member Porter seconded the**
276 **motion. The motion was approved by Council Members Baskin, Gordon, Knowlton and**
277 **Porter.** Council Member Van Langeveld was excused and not present for the vote.

278
279
280 4. CONSIDERATION OF ORDINANCE 2022-01: AMENDING CITY CODE 10-1-46
281 AND 10-11-3 RELATED TO SOCIAL SERVICES WITHIN THE COMMERCIAL
282 AND INDUSTRIAL ZONES

283
284 Sherrie Pace reported Ituaun Youngyen approached the City with a desire to obtain a business
285 license to operate an adult daycare facility for the disabled, elderly or disadvantaged in the
286 Commercial Shopping (CS) zone. The specific land use of “adult daycare services” was not
287 listed in the current code so staff had categorized the applicant’s business as “services for the
288 elderly and persons with disabilities” which was not allowed in the CS zone. Staff reviewed the
289 “social assistance” land use category in City code and found that many services such as
290 community food, child and youth services and daycares were not permitted or conditional in all
291 commercial and industrial zones. Staff was supportive of a code amendment to make social
292 assistance land uses permitted in commercial zones and to add adult daycare services to the land
293 use table.

294
295 The Development Review Committee (DRC) then reviewed the uses and proposed an
296 amendment to the code to permit social assistance services in General Commercial (CG) and
297 Commercial Shopping (CS) zones. As part of the amendment the DRC also recommended a new
298 section of the code be created to regulate commercial daycare facilities in commercial zones and
299 the definitions in code section 10-1-46 were updated in accordance with the North American
300 Industry Classification System (NAICS). The code section was created in accordance with State
301 regulations.

302
303 The Planning Commission reviewed this item, held a public hearing, and made a favorable
304 recommendation to the City Council.

305
306 Council Member Porter asked if there were any concerns with residential near the commercial or
307 industrial zones. Sherrie Pace replied the only concern for zoning was related to having social
308 service uses in industrial areas. She mentioned the goal was to steer away from conditional uses
309 and move to permitted uses with clear standards of review.

310

311 **Council Member Gordon moved the City Council approve Ordinance 2022-01 amending**
312 **City Code 10-1-46 and 10-11-3 related to regulations for social services within the**
313 **commercial and industrial zones. Council Member Porter seconded the motion. The**
314 **motion was approved by Council Members Baskin, Gordon, Knowlton and Porter. Council**
315 **Member Van Langeveld was excused and not present for the vote.**

316

317 5. CONSIDERATION OF RESOLUTION 2022-12R: DECLARATION OF POLICE
318 DEPARTMENT SURPLUS PROPERTY

319

320 Chief Black reported due to some personnel changes and supply chain issues in obtaining
321 vehicles, there were multiple vehicles that he was unsure on whether they had already received
322 authorization for disposal. He said there were 14 vehicles that had been or were in the process of
323 being replaced that needed to be declared as surplus. He noted an exhibit with all 14 vehicles was
324 provided in the agenda packet.

325

326 Council Member Baskin asked what the term marked spare meant on the exhibit. Chief Black
327 replied it meant the vehicle was not assigned to an officer in the patrol division and was used as a
328 spare vehicle.

329

330 Council Member Baskin questioned if there were 14 vehicles no longer being used. Chief Black
331 responded there were eight vehicles no longer being used while the remaining six were to be
332 replaced in the near future.

333

334 **Council Member Knowlton moved the City Council approve Resolution 2022-12R**
335 **declaring the vehicles listed on Exhibit A as surplus and authorize the disposal of these**
336 **vehicles as they were no longer needed for use by the police department or any other City**
337 **department. Council Member Gordon seconded the motion. The motion was approved by**
338 **Council Members Baskin, Gordon, Knowlton and Porter. Council Member Van Langeveld**
339 **was excused and not present for the vote.**

340

341 6. CONSIDERATION OF PURCHASE OF A VIRTUAL TRAINING SYSTEM FOR THE
342 POLICE DEPARTMENT

343

344 Chief Black reported this system would have great public and outreach opportunities. He said
345 this commercial grade virtual training system placed an officer (or multiple officers) in a reality
346 based situation that demanded decision making. Most of the situations were scenario based with
347 several choices and preset results.

348

349 Sergeant Terry Fritz reported he contacted several companies including APEX, Axon, Virtra,
350 and Wrap Reality regarding a virtual training system. He spoke on the pros and cons of each
351 company and their systems. He felt APEX was the best system for the City's police department
352 needs. The pros of the APEX system included continual development, use by officers, public

353 education, or even employees, ongoing usefulness and cost effectiveness, and ability to
354 participate with other agencies. The cons included the need for a backpack to use the system as
355 well as the realism of the system.

356
357 Chief Black said the APEX system was safe, challenging, and easy to evaluate how an officer
358 handled a situation. He continued it was developed with input by officers, equipped with most of
359 the less than lethal tools, and was expandable/upgradeable over time. He shared several videos,
360 which showed the realism of this VR system and the possible scenarios.

361
362 Council Member Knowlton asked how long these products had been on the market and any
363 potential issues. Chief Black replied APEX had been in business for six years and did upgrades
364 every two weeks that were included in the original purchase.

365
366 Mayor Horrocks asked about annual subscription costs. Chief Black responded there was a 24/7
367 support system in place and a one year warranty. He explained APEX had said if there were
368 issues after the first year, generally the items were replaced. There were also no subscription
369 costs at this time.

370
371 Chief Black spoke on different scenarios and reactions from the individuals in the system. He
372 then detailed what the department would receive and accomplish from this system. This included
373 actual training versus conditioning to ensure that officers learned the right way to handle a
374 situation, to observe, assess and decide, and to identify and mitigate mistakes. Chief Black said
375 this was a complete game changer in how they could train officers.

376
377 Ken Leetham commented this was not a budget request as there were already funds in the police
378 budget for this request. He said the cost would be over \$25,000 and as it was a new initiative,
379 they wanted the Council to be informed of this purchase. Mr. Leetham explained there had not
380 been a significant use of force incident with an injury or loss of life in the City in many years, if
381 ever. He was in support of this product, which reinforced the idea of training employees, who
382 had the ability to use lethal force, on the best way to interact with the public.

383
384 Council Member Gordon spoke on the culture of the employees, particularly the police
385 department, and the benefit this system would be to the entire City. Council Member Porter
386 agreed and said that APEX looked like a promising training system.

387
388 **Council Member Gordon moved the City Council approve the police department to**
389 **purchase the APEX Officer X2 virtual training system at a cost not to exceed \$68,000.**
390 **Council Member Knowlton seconded the motion. The motion was approved by Council**
391 **Members Baskin, Gordon, Knowlton and Porter.** Council Member Van Langeveld was
392 excused and not present for the vote.

393
394

395 7. APPROVAL OF CITY COUNCIL MINUTES

396

397 The City Council minutes of March 15, 2022 were reviewed and approved.

398

399 **Council Member Baskin moved to approve the March 15, 2022 minutes as amended.**

400 **Council Member Knowlton seconded the motion. The motion was approved by Council**

401 **Members Baskin, Gordon, Knowlton and Porter.** Council Member Van Langeveld was

402 excused and not present for the vote.

403

404 8. APPROVAL OF CITY COUNCIL MINUTES

405

406 Council Member Knowlton reported he had attended his first Parks, Trails, Arts and Recreation
407 Advisory Board meeting.

408

409 Council Member Gordon reported the Easter egg hunt would be held April 16th. She added the
410 Youth City Council would be participating in the Arbor Day event.

411

412 Council Member Baskin reported the Senior Lunch Bunch would be April 13th at 11 a.m.
413 followed by her first Golf Committee meeting at 5 p.m. She also said the Utah League of Cities
414 and Towns (ULCT) meeting was upcoming. She would also be working with staff on the Arbor
415 Day event. Mayor Horrocks reminded her that he would be out of town for the event.

416

417 Council Member Knowlton commented the draft purpose and needs statement for the I-15 EIS
418 would be released this week followed by 30 days of public comment. He said it was a very
419 important step in the study and should be discussed. Council Member Gordon requested it be on
420 the next work session agenda for discussion.

421

422 9. CITY ATTORNEY'S REPORT

423

424 Todd Godfrey had nothing to report.

425

426 10. MAYOR'S REPORT

427

428 Mayor Horrocks reported he was approached by different HOAs regarding a potential water
429 policy for this year. He also spoke on the splash pad and the potential need for water restrictions
430 this year. Ken Leetham replied he would address water during his presentation.

431

432 11. CITY MANAGER'S REPORT

433

434 Ken Leetham shared the official notice the City had received from Weber Basin Water
435 Conservancy District (WBWCD) regarding the 2022 drought response. There would be a 60%
436 reduction in water available for outdoor irrigation of lawns and gardens (both culinary and

437 secondary), a 40% reduction for agricultural use, and a 10% reduction for culinary indoor use.
438 He said staff would be attending a meeting with WBWCD tomorrow, April 6th, to get the final
439 instructions on what would be done this year. Staff would be preparing a newsletter article for
440 the public with the instructions.

441
442 Mr. Leetham said last year when WBWCD reduced the allocation of water the City followed the
443 District's instructions on how to conserve water. Residents in Foxboro cut their water use by
444 70% voluntarily.

445
446 Council Member Gordon asked how many gallons the City conserved last year. Ken Leetham
447 replied that staff would find out and report back.

448
449 Ken Leetham reported the City had an 20% reduction in its water contract last year compared to
450 60% this year. He said the start date for secondary irrigation/agricultural system would be
451 delayed one month until mid-May and at the end of the season the water would be shut off a
452 month early in mid-September. He reviewed the recommendations from WBWCD included
453 watering one day a week for lawns and gardens, hand watering trees and shrubs one day a week,
454 adjusting sprinklers to a 20 minute spray for pop-up sprinkler, no hosing down sidewalks or
455 driveways, and no installation of new landscapes. He recommended the City follow these
456 recommendations and ask the public to take on these guidelines as well. Mr. Leetham said he
457 was reluctant to enforce minor violations but staff would notify residents of gross negligence.

458
459 Ken Leetham spoke on certain items to consider including asking all residents to conserve
460 regardless of whether they received water from Weber Basin or the City's well system. He
461 cautioned under-watering the City's golf course and public spaces to the extent that they were
462 damaged to the point of needing replacement at a future time would be irresponsible. He felt
463 certain areas might need to be watered more than once a week.

464
465 Council Member Gordon agreed it would be irresponsible for the City to mismanage those
466 assets. She said the City should try its best to have the same conservancy requirements along
467 with a balance to manage public property in a way that the benefits outweighed the costs.

468
469 Mayor Horrocks said a homeowner might have the same response and the answer would be that
470 conservancy guidelines were not mandatory but just encouraged.

471
472 Council Member Knowlton suggested it was easier to defend actions like that if the City made
473 long term water conservancy adjustments. Ken Leetham replied the City started to do this
474 including adopting a low impact development ordinance that required nonresidential properties
475 to provide low water usage landscaping, the installation of smart water sprinkler systems at the
476 golf course, and the initiation of a process with Weber Basin to move toward participation in the
477 Flip the Strip program for residents. He said this was the general direction the City would
478 proceed in after the discussion with Weber Basin tomorrow.

479 Council Member Gordon suggested the message to residents might also include what the City
480 had done over the last 5-10 years towards conservation and how much the City had saved over
481 the years.

482
483 Ken Leetham reported Sherrie Pace volunteered to be the contact for Ms. Twilley and staff
484 would follow-up on the parking issue mentioned earlier in the meeting by reaching out to
485 Foxboro Coventry Towns HOA and see if there were any options.

486
487 Council Member Porter asked about the recommendation from Weber Basin to delay installing
488 new landscaping. Council Member Gordon suggested waiting until spring or fall to install new
489 lawns. Ken Leetham agreed it would be a good notion to share with the public that new
490 landscaping installation could occur before June 1st or after August 30th.

491
492 12. ACTION ITEMS

493
494 The action items list was reviewed. Completed items were removed from the list.

495
496 Council Member Porter asked about a future closed session to discuss cameras and park security.

497
498 13. ADJOURN

499
500 Mayor Horrocks adjourned the meeting at 8:57 p.m.

501
502 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday April*
503 *19, 2022 by unanimous vote of all members present.*

504

505

506

507 _____
Brian J. Horrocks, Mayor

_____ *Wendy Page, City Recorder*

Action Items for April 19, 2022

Item	Staff	Description
New		
1	Ken/Linda	(4-5-22) Staff to work with UTA on notifying the public of the changes that would occur in August (including discontinuation of Foxboro routes/removal of signage)
2	Sherrie	(4-5-22) Research resolutions to the parking issues on Buckingham Drive including speaking with Coventry HOA on garage parking requirements <i>Sherrie is contacting HOA (04/11/2022)</i>
3	Sherrie	(4-5-22) Agenda item to discuss the draft purpose and needs related to I-15 EIS study <i>UDOT to present to Council on April 19, 2022 work session (4/12/2022)</i>
4	Ken	(4-5-22) Provide Council with the number of gallons the City conserved last year following Weber Basin's conservancy guidelines <i>City staff will be discussing water conservation in the April 19, 2022 Council meeting (4/14/22)</i>
Current		
1	Wendy	(3/15/22) Coordinate with Jordan River Commission to provide an update at a future Council meeting. <i>Staff emailed Director on a time for Council work meeting agenda (4/12/22)</i>
2	Ken/Linda	(3/15/22) Health and Wellness Committee items: review of unsheltered population particularly along the Jordan River, newsletter or additional to address fraud particularly of the elderly. <i>Staff will work on articles for May newsletter (4/12/22)</i>
3	Ken	(3/15/22) Employee training related to phishing, fraud, malware/ransomware, etc. <i>Ken to arrange this training with ETS. Some phishing training has been done with City Hall staff (4/12/22)</i>
4	Sherrie/Ken	(3/15/22) Review cemetery possibilities including land in (or outside of) the City. <i>Sherrie to schedule meeting with Planner to discuss options (4/12/22)</i>
5	Sherrie	(3-1-22) Staff to review disproportionate and other fees related to businesses like gas stations (cost of local consent licenses and State liquor sales license). <i>Staff will be discussing this item with the Council during a Community Development Department Update tentatively scheduled for May 3, 2022 (4/14/22)</i>
6	Ken	(3-1-22) Council Member Porter requested a closed session to discuss the security camera systems in the City parks. <i>This item will be scheduled for an upcoming City Council meeting, tentatively May 3, 2022 (4/12/22)</i>
7	Ken	(1-18-22) Prepare and present plans for the remainder of the TIF collection periods for Redwood Road and Highway 89 CDA project areas. <i>Staff will prepare a report for this item together with detailed financial estimates for the two project areas. (Updated 1/20/22)</i>
8	Ken	(1-4-22) Options for emergency preparedness training for staff including windstorms, landslides, etc. <i>Staff is exploring solutions with Davis County (4/12/22)</i>
9	Tyler, Ken	(9-7-21) Council Member Porter asked about golf course damage that occurs at Gary Way near the golf course and adopting official policy related to this. <i>Was reviewed by the City Council on the 11/6/21 CC meeting. Staff is continuing to work on a solution.</i>
10	Sherrie, Paul	(7-20-21) Staff to evaluate current codes related to permissible improvements in public park strips. Staff to also perform a legal review of whether or not a land owner can replace the grass in the park strips adjacent to their property. <i>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.</i>
11	Paul	(5-18-21) Staff to research solutions for maintaining commuter trail along the frontage road to SLC.
12	Sherrie	(2-16-21) Assignment to amend the Park and Recreation Element of the City's General Plan so that it includes Hatch Park, Tunnel Springs Expansion and Capital Projects and repairs. <i>An RFP is being prepared to complete the amendment.</i>

13	Ken	(2-16-21) Staff to prepare policy (or review current policy) related to tree removal particularly when related to sidewalk damage. <i>Staff is working on a follow-up report to the City Council.</i>
14	Ken, Linda	(2-16-21) CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>Staff reviewing history committees of other cities and will draft resolution. Staff has hired a History Intern (Tanner Christensen) for 4 months to organize historical pics, assist in the update of the 50th Anniversary Jubilee Document, and story map. (Updated 3/8/22)</i>
15	David, Ken	(3-1-22) Review the park reservation cleaning deposit next year to see if it was effective in relation to damage/cleaning-Staff to provide a study by the end of 2022. <i>Staff to report back to Council in November following the 2022 season. (4/12/22)</i>