



# CITY OF NORTH SALT LAKE

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## CITY COUNCIL MEETING NOTICE & AGENDA MAY 17, 2022

Posted May 16, 2022

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on **May 17, 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 the Council Chambers. Some members may participate electronically.

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

### WORK SESSION – 6:00 p.m.

1. Presentation by South Davis Metro Fire Service Area
2. Approval of City Council Minutes of May 3, 2022
3. Action Items
4. Council Reports
5. Adjourn

### REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Invocation and Pledge of Allegiance ~ Council Member Porter
3. Citizen Comment
4. Presentation of the Town Center Traffic Circulation Study by Brent Crowther, Consultant with Kimley-Horn and Associates, Inc.
5. Consideration of Resolution No. 2022-17R: A Resolution Amending the City's Comprehensive Fee Schedule Related to Temporary Water Connections During Construction
6. Consideration of Ordinance 2022-02: An Ordinance Amending the City's Code Title 11 – Flood Control Regulations
7. Consideration of Award of Bid for the Miscellaneous Street Preservations – June 2022 Project
8. Discussion of Potential Juneteenth Activities
9. City Attorney Report
10. Mayor's Report
11. City Manager Report
12. Adjourn

**CLOSED SESSION**

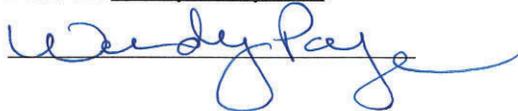
1. Possible closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale, or lease of real property.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

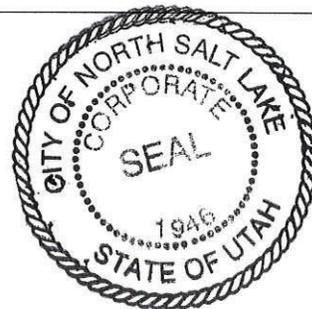
**The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours notice for adequate arrangements to be made.**

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 16<sup>th</sup> day of May, 2022.

Dated this 12<sup>th</sup> day of May, 2022.





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

4  
5 **DRAFT**  
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7 Mayor Horrocks welcomed those present at 6:08 p.m.  
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9 PRESENT: Mayor Brian Horrocks  
10 Council Member Lisa Watts Baskin  
11 Council Member Natalie Gordon  
12 Council Member Ted Knowlton  
13 Council Member Stan Porter  
14 Council Member Alisa Van Langeveld  
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16 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,  
17 Public Works Director; Heidi Voordeckers, Finance Director; Craig Black, Police Chief; Todd  
18 Godfrey, City Attorney; Sherrie Pace, Community Development Director; Wendy Page, City  
19 Recorder.  
20

21 1. DEPARTMENT UPDATE-COMMUNITY DEVELOPMENT  
22

23 Sherrie Pace reported the two new staff members in the Community Development department  
24 were Cameron Wright, Building Official, and Sharon Smauldon, Permit Technician. The other  
25 department members were Sherrie Pace, Community Development Director, Sandra Halladay,  
26 Code Enforcement Specialist, Ali Avery, Long Range Planner, and Mackenzie Bennett, Land  
27 Use Planner. She explained how code enforcement had moved from the police department to  
28 community development, which allowed Ms. Pace to more easily track cases. Sherrie Pace said  
29 more cases had also been resolved without the need for the hearing officer as the goal was  
30 compliance and not to collect fines.  
31

32 Sherrie Pace shared the City demographics for 2021 and reported there were 789 active business  
33 licenses. The City had 8.52 square miles of land with 2,750 people per square mile. Housing for  
34 2021 included 7,682 units with a homeownership rate of 73.1%, 3.1 persons per household, and a  
35 median household income of \$90,900 annually. She said staff tracked every parcel in the City to  
36 keep track of housing inventory using the data from building permits.  
37

38 Mayor Horrocks asked if the City shared business license information with the Davis County  
39 Chamber. Wendy Page replied the Chamber had not requested this information, but she could  
40 reach out to them.  
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42 Ken Leetham commented the Chamber was active with the City's businesses and may have  
43 already compiled a list.

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Mayor Horrocks asked how the 73% homeownership compared to other cities. Sherrie Pace responded her source for this data was the staff spreadsheet.

Sherrie Pace shared the demographics from the 2020 census including a population of 3,271,616 for the State of Utah, a population of 24,180 for the City (2022 estimate), and a population change from 2010 to 2020 of 28.7%. The age breakdown was 10.3% for individuals under 5 years, 31% for individuals under 18 years, and 6.6% for individuals 65 and over. The staff spreadsheet showed actual units built/permits issued, actual growth rate, projected units, total unit count, projected growth rate, population, and the date. As of January 1, 2022 the actual units built was 259, the growth rate was 3.37%, the total unit count was 7,928, the projected growth rate was 1.36%, and the population was 24,180. She explained the projected units were from speaking with developers and the projected growth rates were from the Kem C Gardner Policy Institute at the University of Utah and the projected growth rate was from Davis County.

Ms. Pace presented a graph of the actual and estimated population of the City from 2009 to 2025 with estimates based on building permit data. The population data was 24,180 for 2021, 24,461 for 2022, 24,735 for 2023, 25,014 for 2024, and 25,304 for 2025. She showed the permits by calendar year from 2014 to 2022 (estimated) for single family lots, townhome/multifamily, multifamily rental, other permits, new commercial, commercial remodel/signs, and the valuation added. The estimated information for 2022 included 46 single family lots, 22 multifamily, 306 multifamily rental, 300 other permits, 2 new commercial, 60 commercial remodel/signs, and a valuation added of \$90,000,000.

Council Member Gordon asked what the other permits category entailed. Sherrie Pace replied those permits were everything else like solar, roof repairs, etc.

Sherrie Pace reported the duties of the Community Development Department were customer service, land use applications, building permits and inspections, business license review, Good Landlord Program certification tracking, statistics/forecasts of population, demographics, census coordination, as well as grant acquisition and management, mapping and GIS database, regional planning and collaboration, long range planning, attend/plan meetings for City Council, Planning Commission, Appeal Authority, Development Review Committee (DRC), RDA, etc., special events and event coordination, project review, code enforcement, community garden, and the management of land use records.

Ms. Pace reviewed the many grants the City had been awarded since 2010 for a total of over \$9 million in funds. The list of grants included, but was not limited to, the Town Center I-15 trail, 1100 North bridge design, Main Street sidewalk, Main Street widening and reconstruction, Orchard Drive sidewalk, Foxboro Wetlands boardwalk, the Springhill Landslide, etc.

85 Sherrie Pace spoke on the 2022 Planning Commission priorities such as the Water Efficient  
86 Landscape Ordinance, the Form-Based Code, the Sign Code, the Parking Code, Conditional  
87 Uses, the Subdivision Ordinance, and miscellaneous items such as golf course netting, driveway  
88 approaches, scooters, site plan, special events, business licensing, and code enforcement. The list  
89 also included the timelines for public hearings, review meetings, and code adoption. She said the  
90 Water Efficient Landscape Ordinance would be reviewed by the Planning Commission on May  
91 10<sup>th</sup> and would then be presented to the City Council for a policy decision on May 17<sup>th</sup>. The next  
92 priority was the Form-Based Code, which was being simplified and reformatted to match the  
93 existing City code format. The tentative schedule for the Form-Based Code was a joint work  
94 session for the Council and Commission to review the Form-Based Code on August 3<sup>rd</sup> with a  
95 public open house on August 30<sup>th</sup>, a public hearing on September 13<sup>th</sup>, and adoption by the City  
96 Council on September 20<sup>th</sup>.

97

98 The City Council discussed billboard signs including current ordinances that may need to be  
99 amended.

100

101 Ken Leetham commented the City code had specific definitions and spacing requirements for  
102 billboards to help ensure that they could not be placed in the City. Sherrie Pace said staff had  
103 been approached by a company who was trying to place a billboard and had been directed to  
104 UDOT.

105

106 Sherrie Pace spoke on conditional uses and standards for specific uses.

107

108 Council Member Baskin recommended revising the appellate proceedings for the appeal  
109 authority and hearing officer.

110

111 Ken Leetham said the Community Development Department staff also had other duties including  
112 City Council priorities such as general plan amendments for landscaping, aesthetics, storm water  
113 and water master plans, etc.

114

115 Sherrie Pace reported on the Water Efficient Landscape Ordinance and said staff attended a  
116 meeting by Weber Basin Water related to replacing sod in the park strips. She said in order for  
117 City residents to participate in the Flip Your Strip program the City had to adopt the Water  
118 Efficient Landscape Ordinance.

119

120 Mayor Horrocks commented it seemed almost impossible for residents to qualify for the Flip  
121 Your Strip program reimbursement.

122

123 Sherrie Pace said after attending the meeting she did have some suggestions for Weber Basin on  
124 the qualifications. The meeting did provide her with some design guidelines that she could use to  
125 create a design guide for park strips and landscaping for residents. She said the first draft of this  
126 ordinance had been completed and given to the DRC, staff, and SWIPP inspector for review. The

127 ordinance included regulations for residential development related to drip irrigation (non-lawn),  
128 irrigation valves in zones, WaterSense Controllers, 3” mulch in planting beds, park strips, and  
129 lawns limited to 35% of the landscaped area. The commercial and multifamily requirements  
130 included lawn limited to 15% of landscaped area and no lawns in the parking lots or buffer areas.  
131 She showed different examples of landscape percentages and xeriscaped yards.

132  
133 Council Member Van Langeveld said her Homeowners Association (HOA) stipulated how much  
134 grass was required. Sherrie Pace replied an HOA was no longer allowed to require certain  
135 percentages of grass. She said the Covenants, Conditions, and Restrictions (CC&Rs) for an HOA  
136 could be amended to comply with State code.

137  
138 Sherrie Pace then showed examples of landscaping percentages for commercial uses. She said  
139 while preparing this ordinance the disparity between the City and other cities showed that the  
140 City required 10% landscaping versus 15-40% in other cities. Ms. Pace said another discrepancy  
141 with other city codes was the requirement for a tree every x number of square feet of total  
142 landscaping. She said the City needed to decide if the existing requirements were too low. The  
143 Planning Commission would review this policy next week.

144  
145 2. ADJOURN

146  
147 Mayor Horrocks adjourned the meeting at 6:55 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
MAY 3, 2022

**DRAFT**

Mayor Horrocks called the meeting to order at 7:07 p.m. Council Member Ted Knowlton offered a thought and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks  
Council Member Lisa Watts Baskin  
Council Member Natalie Gordon  
Council Member Ted Knowlton  
Council Member Stan Porter  
Council Member Alisa Van Langeveld

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

OTHERS PRESENT: Dee Lalliss, Gentry Holbrook, T. Holbrook, Ryan Holbrook, Jeff Scroger, Troy Anderson, Brenden Prickett, Noah Waite, Greysen Gilmore, David Waite, Kaden Daniel Briggs, Caleb Hendersen, Ty Coles, Jacob Hoxen, Alex P., residents.

1. CITIZEN COMMENT

There were no citizen comments.

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

Council Member Gordon reported on her appointment to the Parks, Trails, Arts and Recreation Advisory Board Jeff Scroger. She said Jeff was an attorney for a local company.

Jeff Scroger commented he was the in-house counsel for a local company that made water treatment equipment. He spoke on the reasons why he was interested in serving including making an impact on the home and area where he lived.

**Council Member Gordon moved to appoint Jeff Scroger to the Parks, Trails, Arts and Recreation Advisory Board. Council Member Van Langeveld seconded the motion. The**

189 **motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van**  
190 **Langeveld.**

191

192 3. CONSIDERATION OF BID AWARD FOR THE FRONTAGE ROAD, 75 EAST, 125  
193 EAST, 175 EAST, AND 190 EAST STREET RECONSTRUCTION PROJECT IN THE  
194 AMOUNT OF \$321,350

195

196 Paul Ottoson reported there were five different streets in the reconstruction project. He said the  
197 Public Works Department was working on the waterlines of four of the five streets. The Frontage  
198 Road would be completed at the end of the week. The 190 East street did not have a waterline  
199 project as it was a short street. Each street would take approximately a month to complete and as  
200 part of the contract street reconstruction must begin within two weeks after the waterline was  
201 completed. One lane and ramps to driveways must remain open through construction as well. He  
202 showed images of the poor condition of the roads. Staff received three bids with Staker & Parson  
203 as the low bid at \$321,350. The project budget was \$431,000.

204

205 Council Member Gordon asked if the roads were being rebuilt due to age and the waterline  
206 project. Paul Ottoson replied after a waterline was installed the road would be in even worse  
207 condition if not replaced.

208

209 Council Member Baskin asked about the waterline portion of the project. Paul Ottoson  
210 responded in the residential areas an eight-inch PVC pipe would be installed to replace a fifty-  
211 year-old six-inch cast iron line.

212

213 Council Member Porter questioned if the adjacent 475 North Lakeview Drive would be replaced.  
214 Paul Ottoson said that road would be replaced next year.

215

216 **Council Member Gordon moved the City Council award the Frontage Road, 75 East, 125**  
217 **East, 175 East and 190 East Street Reconstruction project to Staker Parson for the price of**  
218 **\$321,350. Council Member Porter seconded. The motion was approved by Council**  
219 **Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.**

220

221 4. CONSIDERATION OF RESOLUTION 2022-14R: A RESOLUTION INCREASING  
222 USER FEES AND CHARGES FOR CULINARY WATER, SECONDARY WATER,  
223 AND STORM WATER IN THE CITY'S COMPREHENSIVE FEE SCHEDULE

224

225 Heidi Voordeckers reported this item started last year with a resolution to contract with Bowen,  
226 Collins and Associates to perform a comprehensive study to review infrastructure for water and  
227 storm drains in comparison with the incoming fees and revenues. Up to that point the City had  
228 conducted its own fee analysis reviewing water rates, storm, and garbage services. The purpose  
229 of the agreement was to update the City's infrastructure plan as well as evaluating the capacities  
230 and growth needs of culinary water, secondary water, and storm water source; supply; storage;

231 and distribution. Specific focus was placed on incorporating water conservation strategies and  
232 fee structures that encouraged the efficient use of water supplies, while planning on future capital  
233 needs.

234  
235 Ms. Voordeckers said the results of the City's water and storm water rate study were presented to  
236 the City Council in March of 2022. Along with addressing conservation efforts, the proposed fee  
237 structure focused on creating equity by aligning user fees with the cost of providing services.  
238 One of the most important aspects of the fee study was an adjustment to the base rate, which was  
239 currently based on meter size dependent on location. She spoke on the base rate adjustments  
240 including a reduction in most culinary base rates, removal of base allowances, which ranged  
241 from 6,000 to 10,000 gallons, standardized for both residential and commercial based on meter  
242 size, and secondary base rate drops from \$14.55 to \$5.00 a month. There would also be a new  
243 tier structure that would begin charging users at the first 1,000 gallon used. There would also be  
244 a decrease in the allowance in mid-range tiers to promote conservation. The study looked at data  
245 from 2020 usage rates with the intent of overall revenues in the Water Fund increasing by 10%.

246  
247 Heidi Voordeckers commented overall usage rates normalized. The recommendation was that  
248 secondary usage average at 75% of culinary usage water rates and that rates above 350 East were  
249 set at 20% higher than below 350 East to accommodate the service delivery cost, which was the  
250 electricity required to provide water on the hillside. Staff had discussions with Bowen Collins on  
251 whether homes that were further up the hill should pay more. Bowen Collins felt this would  
252 defeat the rate equity goal. She spoke on the proposed rate structure and said a  $\frac{3}{4}$  inch pipe  
253 decreased from a base rate of \$25.90 to \$20.00. A one inch decreased from \$36.36 to \$30.00, etc.  
254 The biggest change was there was no longer any differentiation for areas above or below 350  
255 East but which residents had access to secondary water or not.

256  
257 Bowen Collins recommended the water usage for apartments which had its own rate based on  
258 per unit be transitioned to commercial rates so the building was based on meter size and then  
259 overall usage. Staff determined this would result in a \$60,000 revenue decrease so the base rate  
260 for apartments was lowered from \$16.50 per unit to \$12.00 per unit while still incorporating the  
261 commercial usage rate of \$2.01.

262  
263 Heidi Voordeckers said staff replicated the numbers and reviewed all of the data for different  
264 users across the City. The median average users, approximately 6,000 gallons per month, would  
265 see a \$9-\$12 a month increase in culinary water use. She said 2020 data was used to determine  
266 the revenue needed to fund the infrastructure program. Ms. Voordeckers showed how the new  
267 rate structure compared to other cities for light, average, and heavy users. The City's current  
268 water rates were the lowest in comparison to Bountiful, Farmington, Layton, Ogden, and Salt  
269 Lake City.

270  
271 Heidi Voordeckers reported the proposal was for a series of gradual rate increases including a  
272 10% increase this year, an 8% yearly increase for the following two years, and a 6% increase for

273 the next three years. She said this would take a current \$40 monthly bill to a \$61 monthly bill by  
274 2027. This would fund a perpetual infrastructure replacement fund at \$2.4 million a year. The  
275 storm water fee would also increase from \$6 to \$7 to fund the \$1 million a year in storm water  
276 infrastructure.

277  
278 Council Member Baskin said these rates were set not to create revenue but to align them with  
279 other communities and they were equitably rendered.

280  
281 Council Member Gordon commented from her understanding the water fund stood alone and the  
282 rate would have to be increased to cover infrastructure repairs. Heidi Voordeckers replied  
283 affirmatively.

284  
285 Council Member Porter clarified State law did not allow the City to make a profit on utilities per  
286 say but could put money aside for future projects.

287  
288 **Council Member Knowlton moved the City Council approve Resolution No. 2022-14R: a**  
289 **resolution adjusting the user fees and charges for culinary water, secondary water, and**  
290 **storm water effective June 1, 2022. Council Member Baskin seconded the motion. The**  
291 **motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van**  
292 **Langeveld.**

293  
294 5. CONSIDERATION OF RESOLUTION 2022-16R: A RESOLUTION ADOPTING THE  
295 FISCAL YEAR 2022-2023 TENTATIVE BUDGET AND SETTING A PUBLIC  
296 HEARING DATE

297  
298 Ken Leetham reported this was a statutory requirement for the City Council to consider adopting  
299 the tentative budget and set a public hearing date. He proposed a date of June 7, 2022 for the  
300 public hearing. The tentative budget would be available to the public for 30 days. Staff reviewed  
301 levels of service, general plans, and City Council goals and objectives. The City would maintain  
302 operations and add some staff members. Mr. Leetham said a property tax increase was not  
303 proposed for this year but user fee increases were proposed in certain areas to pay for future  
304 infrastructure projects. He spoke on the support of past City Council initiatives, budget  
305 allocations viewed through the lens of levels of service, and what should be maintained or  
306 improved. Mayor Horrocks thanked staff for their efforts on preparing the budget. He said the  
307 proposed budget addressed the needs of maintaining competitive pay levels for employees,  
308 meeting needs, and maintaining and/or increasing levels of service.

309  
310 Council Member Gordon encouraged public review and feedback of the budget.

311  
312 Council Member Baskin said a budget of \$36 million was a hefty budget but was being done  
313 within the City's means. She asked for clarification on what would be available to the public  
314 including the memorandum, resolution, the May 3<sup>rd</sup> letter provided by the City Manager, and

315 attachment A from the packet provided to the Council. Ken Leetham replied that everything  
316 minus the cover memorandum would be available for the public.

317  
318 Council Member Baskin requested the May 3<sup>rd</sup> letter from the City Manager be included in the  
319 information provided for the public.

320  
321 **Council Member Van Langeveld moved that the City Council approve Resolution 2022-**  
322 **16R a resolution adopting the tentative budget for fiscal year 2022-2023 and setting a**  
323 **public hearing date. Council Member Porter seconded the motion. The motion was**  
324 **approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.**

325  
326 6. CONSIDERATION OF THE CITY'S DRAFT RESPONSE TO UDOT REGARDING  
327 THE I-15 ENVIRONMENTAL IMPACT STATEMENT

328  
329 Ken Leetham reported he had made some minor revisions to the draft letter that did not affect the  
330 overall statement. He said there were two important issues including the number one priority of a  
331 bridge over 2600 South/1100 North. The letter requested UDOT consider including this project  
332 in the I-15 environmental impact statement. This was important as the State contemplated a  
333 multibillion dollar project on I-15 and the inclusion of the bridge over the railway as part of this  
334 project. The City had invested substantial amounts of funds in this project, which demonstrated  
335 local commitment and had assembled \$5 million in funding. Mr. Leetham said \$3.5 million had  
336 been awarded for the first two phases in the City's work on the bridge project. The second  
337 highlight of the bridge project was the EIS purpose and needs statement "to improve safety," was  
338 the danger of the at-grade crossing at this location. He further stated that the railroad crossing on  
339 1100 North had been the site of some terrible train/vehicle accidents. This letter also included the  
340 character of the City and the industrial area, which this roadway provided access. The second  
341 issue was more difficult to identify but included poor access to I-15, particularly northbound. He  
342 said the Center Street exit was an important improvement that the City did not want to lose and a  
343 request for a northbound access at that location.

344  
345 Ken Leetham mentioned another potential project connecting I-15 to I-215 but was unsure what  
346 that improvement might look like. He said staff discussed this project with UDOT who had  
347 entertained improving the Williamsburg property but declined purchasing any of the property.  
348 Mr. Leetham said the due date for this statement and public comment was May 13<sup>th</sup>. He said it  
349 was critical for the City to provide their position in writing to submit to UDOT during this  
350 period.

351  
352 Ken Leetham said the City appreciated the partnership with UDOT on local upgrades in  
353 landscaping and other aesthetics particularly at the interchanges of 2600 South and I-15 and at  
354 Redwood Road and I-215. The City participated in the upgrade of landscaping and other  
355 improvements in these locations and wished to continue that practice with upcoming I-15  
356 reconstruction.

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Mayor Horrocks expressed his surprise this project was still four years out.

Council Member Knowlton said this was the purpose and need portion of the project, which established the measuring sticks for potential future solutions. He recommended helping UDOT to establish the yardsticks by adding language specifying this. He said this could include the 2600 South/1100 North grade separation and that safety should extend to perpendicular and parallel surface streets and not just I-15. He recommended elaborating on access to I-15 as an objective in the purpose and need and why this mattered to the City (economic development, etc.). Council Member Knowlton also suggested broadening safety for active transportation including bike and pedestrian safety parallel to the corridor and across I-15.

Council Member Porter commented he did not want to detract from the 1100 North project but was disappointed in the plan as it no longer addressed the Center Street issue. He suggested it may be beneficial to include general language for a northbound onramp.

Council Member Baskin suggested including the comments that had been received earlier by Council Member Porter. She said this was a rare opportunity for the City to benefit from the environmental impact study. She said the State was paying \$8 million to \$10 million for the study and it would be advantageous for the City to provide them with more to study. Council Member Baskin recommended detailing the City's priorities in the statement and the request for connectedness should be requested before aesthetics. She said the City should take advantage of this opportunity.

Ken Leetham said he would prepare a new draft public comment statement and provide it to the Council for review. He suggested the individual Council Members could provide comments directly to UDOT as well if they wished to do so.

## 7. DISCUSSION OF INVOCATIONS IN CITY COUNCIL MEETINGS

Ken Leetham said he received a request from Council Members to have this item on the agenda. He said the City Attorney provided clarification on this matter and had provided two documents.

Todd Godfrey reported prayer in public meetings was legal and valid. The practice was sustained by federal courts in every state but there were some best practices or appropriate framework to consider. He said as this was a public forum it was important to remember that the content of a prayer or thought could not be restricted. The City's current practice was legal but without a policy the manner and timing of what was shared could not be controlled. Mr. Godfrey suggested if the Council wished to continue this practice it would be wise to consider adopting a policy that would allow the City the ability to remain in control of the timeliness issues of the meeting.

398 Council Member Porter spoke on a decision from the Supreme Court that if the prayer was not  
399 degrading then it was appropriate. He felt a policy would be beneficial and could include items  
400 from the Supreme Court decision.

401  
402 Council Member Knowlton said he had no issue with a prayer being offered to begin the  
403 meeting, but his question was how to have a welcoming policy for all residents. He said the word  
404 invocation or prayer was restrictive and suggested using a broader intention.

405  
406 Council Member Baskin expressed concern about welcoming and engaging the public in  
407 attending meetings. She provided examples of wording from other cities including “opening  
408 ceremonies”, “thought/prayer”, or “moment of silence”. She said this was an effort to be more  
409 inclusive and also said there was no misunderstanding that help from the Lord was important to  
410 all of us. The point was to improve the way things were done.

411  
412 Council Member Van Langeveld said she wanted to arrange for a guest to come in and be  
413 involved. She was in favor of allowing content to vary.

414  
415 Council Member Gordon commented she was uncomfortable in praying in front of groups. She  
416 said the State Board of Education started with board member comment and suggested starting the  
417 meeting with more inclusive opportunities. She spoke on the lack of diversity in the community  
418 and how she would prefer allowing for public comment or finding more diverse voices.

419  
420 Mayor Horrocks stated he had been involved with the Council for over 14 years. He spoke on  
421 being uncomfortable at times yet desired to continue with prayer or thoughts in a different  
422 format. He asked whether the Pledge of Allegiance should be continued.

423  
424 Ken Leetham clarified the City Council would like to have an opening to the meeting that  
425 included thoughts, prayers, moment of silence, etc. and how this would be written on an agenda.  
426 Staff would work with the Council on how this would look and provide advanced notice to the  
427 Council on the rotation.

428  
429 Council Member Van Langeveld commented the reason for this practice should be clarified  
430 whether it was engagement from the community or tradition. Council Member Knowlton said the  
431 reason did not need to be specified and felt people had different ways of expressing what was a  
432 meaningful start to a meeting, so it did not need to be articulated.

433  
434 Council Member Van Langeveld said perhaps the valued reasons were in having a meaningful  
435 start to a meeting and engaging the community.

436  
437 8. APPROVAL OF CITY COUNCIL MINUTES

438  
439 The City Council minutes of March 26, 2022 were reviewed and approved.

440

441 **Council Member Baskin moved to approve the minutes as amended for the March 26, 2022**  
442 **budget retreat. Council Member Gordon seconded the motion. The motion was approved**  
443 **by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.**

444

445 The City Council minutes of April 19, 2022 were reviewed and approved.

446

447 **Council Member Knowlton moved that the City Council approve the meeting minutes of**  
448 **April 19, 2022 as amended. Council Member Gordon seconded the motion. The motion was**  
449 **approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.**

450

#### 451 9. ACTION ITEMS

452

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

454

455 Council Member Gordon asked if staff was still waiting on a request from Woods Cross  
456 regarding the dog park. Ken Leetham mentioned he would be providing an update during his  
457 report later in the meeting.

458

459 Council Member Baskin questioned if staff had received information on the prescriptive  
460 easement for Rulon Crosby's property. Todd Godfrey replied that he was still working on  
461 answers to that question.

462

463 Council Member Baskin asked about watering City trees. Ken Leetham responded the challenge  
464 was not having locations to attach hoses. He said a number of the trees were already receiving  
465 water through turf irrigation.

466

467 David Frandsen replied staff would follow up on this item.

468

#### 469 10. COUNCIL REPORTS

470

471 Council Member Knowlton reported on the Parks and Arts Board and said Rachel Shumway  
472 would be leaving the board, which meant a new appointment would need to be made.

473

474 Council Member Knowlton mentioned the Golden Spoke which was the Country's longest  
475 continuous urban trail which started in Ogden Canyon, ran through the City, and into the Jordan  
476 River Trail in Salt Lake City. He said there was an annual celebration and bike ride on Saturday  
477 May 14<sup>th</sup>. He asked about participating in the celebration and invited those who were interested  
478 to meet at the Foxboro regional park.

479

480 Council Member Baskin reported on the Arbor Day event and said there was a great turnout. She  
481 thanked staff and those who participated.

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Council Member Gordon reported the Youth City Council (YCC) met with County Commissioner Kamalu today. The YCC would continue to hold the mobile food pantry at Camelot on the third Tuesday from 5:30 to 6:30 p.m. She said the YCC also participated in the Arbor Day event.

#### 11. CITY ATTORNEY’S REPORT

Todd Godfrey had nothing to report.

#### 12. MAYOR’S REPORT

Mayor Horrocks reported Weber Basin Water Conservancy District had made a statement that if there was not significant snowfall next year, then there would be zero irrigation water. He had spoken to Shandell Smoot and asked if there would be landscaping restrictions in his new development in the City. Mr. Smoot told him the natural vegetation would be preserved there.

Mayor Horrocks met with the Wasatch Integrated Waste Management District and invited the new Council Members and interested citizens to tour the facility. He mentioned the National Youth City Council conference in Washington D.C. and potentially arranging to take the City’s YCC to this conference in the future.

#### 13. CITY MANAGER’S REPORT

Ken Leetham reported on a meeting with the Woods Cross city manager and mayor regarding the dog park. He said two suggestions were made including a donation of \$25,000 towards the construction of dog park improvements with a City match. The second suggestion was for Woods Cross to sign the UDOT agreement for the use of the property. Verbal agreements were made to jointly construct and maintain the park and that an outside contractor would be hired for the maintenance. Mr. Leetham said Woods Cross wanted to participate but had limited funds.

Ken Leetham spoke on a joint participation and application with Woods Cross to the County for funds from the third quarter transportation sales tax for a lighted intersection at 400 West and 1100 South. He said this was a low-cost project and could be funded by the County. This would obligate both cities to pay \$50,000 each.

Mr. Leetham suggested holding an open house on June 4<sup>th</sup> in conjunction with Weber Basin Water Conservancy District and Utah State University Extension related to water conservation and the new rates.

524 14. ADJOURN INTO CLOSED SESSION

525

526 **At 8:49 p.m. Council Member Knowlton moved to go into closed session to discuss the**  
527 **deployment of security personnel, devices, or systems and to discuss pending or reasonably**  
528 **imminent litigation. Council Member Porter seconded the motion. The motion was**  
529 **approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.**

530

531 15. RECONVENE INTO REGULAR SESSION

532

533 **At 9:44 p.m. Council Member Gordon moved to adjourn the closed session and reconvene**  
534 **in regular session. Council Member Knowlton seconded the motion. The motion was**  
535 **approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.**

536

537 16. ADJOURN

538

539 Council Member Gordon adjourned the meeting at 9:45 p.m.

540

541 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday May*  
542 *17, 2022 by unanimous vote of all members present.*

543

544

545

546 \_\_\_\_\_  
*Brian J. Horrocks, Mayor*

\_\_\_\_\_ *Wendy Page, City Recorder*

## Action Items for May 17, 2022

Item	Staff	Description
<b>New</b>		
1	Linda	(5-3-22) Staff to share information on social media about the Golden Spoke celebration and ride on Saturday, May 14 <sup>th</sup> at 8:00 am. <i>Linda posted the event on the City's website. (5/5/22)</i>
<b>Current</b>		
1	Ken, Todd, David	(4-19-22) Staff to work with Rulon Crosby (510 Lacey Way) on prescriptive easement issue.
2	Craig	(4-19-22) Staff to review truck restricted route on Center Street including whether tickets should be issued. <i>Staff will prepare a recommendation for the City Council on use of Center Street as a truck route. (5/12/22)</i>
3	Paul	(4-19-22) Staff to look into using runoff water at Hatch Park and determine if there are water rights issues that would prohibit this.
4	David, Paul	(4-19-22) Staff to look at alternate ways to water City trees including a program to have residents volunteer to water a tree once a week during the summer. YCC or Senior Lunch Bunch. <i>Staff will prepare a report on the feasibility of this type of program. (4/27/22)</i>
5	David, Sherrie	(4-19-22) Staff to revisit the City's conservation landscaping plan in the fall. Also potentially amend the General Plan to address alternative landscaping (drought tolerant) in the City.
6	Ken	(4-19-22) Staff to look at a Juneteenth celebration on June 19 <sup>th</sup> in correspondence with the food trucks. Review what other cities are doing to celebrate. <i>Discussion planned for City Council meeting on May 17th. (5/12/22)</i>
7	David, Paul	(4-19-22) Staff to report back on red curb areas in Foxboro (potential to add bike lanes in the future to areas with red curbs). <i>The areas to be painted red have been added to the contract documents for the annual street striping and will be completed after July 1. (5/10/22)</i>
8	Ken	(4-19-22) Staff to follow-up with Woods Cross on the dog park and then report back to the Council. <i>Staff has made the request to the City and is waiting for a response from Woods Cross. (4/27/22)</i>
9	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)
10	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>
11	Ken	(4-5-22) Provide Council with the number of gallons the City conserved last year following Weber Basin's conservancy guidelines <i>City records indicate that the City reduced its secondary water use in 2021 by 37.5% in Foxboro (96.452 million gallons). Accurate secondary water data is unavailable in the foothills, but it appears that significant reductions also occurred over the prior year. (5/12/22)</i>
12	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; Soren Simonsen will present an update during work session on June 7, 2022 (5/9/22)</i>
13	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>
14	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>
15	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>
16	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 to prepare memo (5/10/22)</i>

17	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>
18	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>
19	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>
20	Paul	(5-18-21) Staff to research solutions for maintaining commuter trail along the frontage road to SLC. <i>Staff feels the best solution is to require Lakeview Rock Products to meet all SWPPP regulations so no dirt is deposited along the Frontage Road. (5/10/22)</i>
21	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>
22	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>
23	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 50<sup>th</sup> Anniversary Jubilee Document, and story map. (Updated 3/8/22)</i>
24	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>



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Ali Avery, Long Range Planner  
**DATE:** May 17, 2022  
**SUBJECT:** Review of Town Center Traffic Circulation Study

### REVIEW

In 2021, the City was awarded grant funds through the UDOT Technical Planning Assistance Program to hire a consultant to complete a Town Center Traffic Circulation Study. Through a competitive bidding process, the City selected Kimley-Horn as the consultant for the project. The goal of the study is to get recommendations about how to properly support the increased traffic volumes that will be present as a result of the redevelopment of the Town Center. Some Active Transportation recommendations were also included as a part of this study.

Existing conditions data was collected and analyzed by the consultant to produce an Existing Conditions Report. Next, they collected future conditions data from the City in regards to what build-out of the Town Center area might look like in terms of density and unit counts. The future conditions data was broken out into two phases: 2025 (Phase 1) and 2040 (Phase 2). The future conditions data assumes the following development scenarios:

2021-2025	713 residential units
	25,000 sq ft recreation center
	57,000 sq ft office space
	17,000 sq ft retail space
2026-2040	325 residential units
	106,000 sq ft retail space

In their analysis of the future conditions data, they also looked at the impact that a hard closure of Main Street at Highway 89 (Scenario #2) might have on surrounding intersections. The Town Center Master Plan calls for the re-alignment of the intersection of Main Street at Highway 89, but City Staff requested that the consultant explore the potential ramifications of creating a dead-end in that location and converting the remaining property into some type of a plaza space, as the City also owns the property east of Main Street and south of City Hall.

Through analyzing existing traffic data and modeling anticipated future traffic levels, the consultant has produced some recommendations for improvements that should be made to Town Center streets and intersections in order to ensure transportation efficiency throughout it. Their Summary Report is attached for your information and review, and does not require a motion for adoption. The Planning Commission reviewed the Summary Report at their last meeting on May 10, 2022.

#### Attachments

- 1) Summary Report – Town Center Circulation Study



# SUMMARY REPORT

## TOWN CENTER CIRCULATION STUDY

CITY OF NORTH SALT LAKE, UTAH

*Prepared for:*  
**City of North Salt Lake**  
10 East Center Street  
North Salt Lake, UT 84054

*Prepared by:*  
**Kimley»»Horn**

April 2022





*This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.*

KH Project #: 093857000

Updated: May 4, 2022

***Prepared for:***

**City of North Salt Lake**

10 East Center Street

North Salt Lake, UT 84054

***Prepared by:***

**Kimley-Horn and Associates, Inc.**

111 East Broadway

Suite 600

Salt Lake City, Utah 84111

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*Working Paper #1 – Current Conditions*  
*Working Paper #2 – Future Conditions*

## INTRODUCTION

The City of North Salt Lake Town Center Master Plan envisions new development, centered at US-89 and Center Street, North Salt Lake, Utah, consisting of commercial, residential, and recreational uses.

The Town Center Master Plan also proposes to convert Main Street, between US-89 and Center Street to a pedestrian-focused corridor. The intersection of Main Street and Highway 89 would be closed, enabling the new civic and plaza space.

The City Town Center Master Plan describes that:

*“the real focus of the proposed Town Center is at the side streets - Center Street, Main Street and Orchard Drive are envisioned to be transformed into great pedestrian corridors. City Hall and nearby Hatch Park form the core of the Town Center and are the heart of a proposed Civic/Cultural/Arts District.”*

This Town Center Circulation Study recommends improvements needed to accommodate the Town Center development and the associated new traffic patterns throughout the Town Center area. The study also explores the feasibility of closing the intersection of Main Street and US-89. The Town Center study area is shown in **Figure 1**.

This Town Center Circulation Study Summary Report summarizes study findings and recommendations. The previously completed Working Paper #1 and Working Paper #2 are included as Appendices to this report.

## EXISTING TRAFFIC DATA

Traffic count data was collected at study area intersections and segments as listed in **Table 1** and shown in **Figure 2**.

A summary of the collected traffic data is shown in **Figure 3**.

Please refer to Working Paper #1 for detailed information regarding collected traffic data.

**Table 1 – Analysis Intersections**

Intersection	Roadway Segment
• Center St / Main St (#1)	• Main St, North of Center St (S1)
• US-89 / Center St (#2)	• Center St, West of Main St (S2)
• Center St / Orchard Dr (#3)	• Main Street, South of Center St (S3)
• US-89 / Main St (#4)	• Orchard Dr, North of Eagle Ridge Dr (S4)
• US-89 / Eagle Ridge Dr (#5)	• Eagle Ridge Dr, East of Orchard Dr (S5)
• Orchard Dr / Eagle Ridge Dr (#6)	
• US-89 / Eaglegate Dr (#7)	



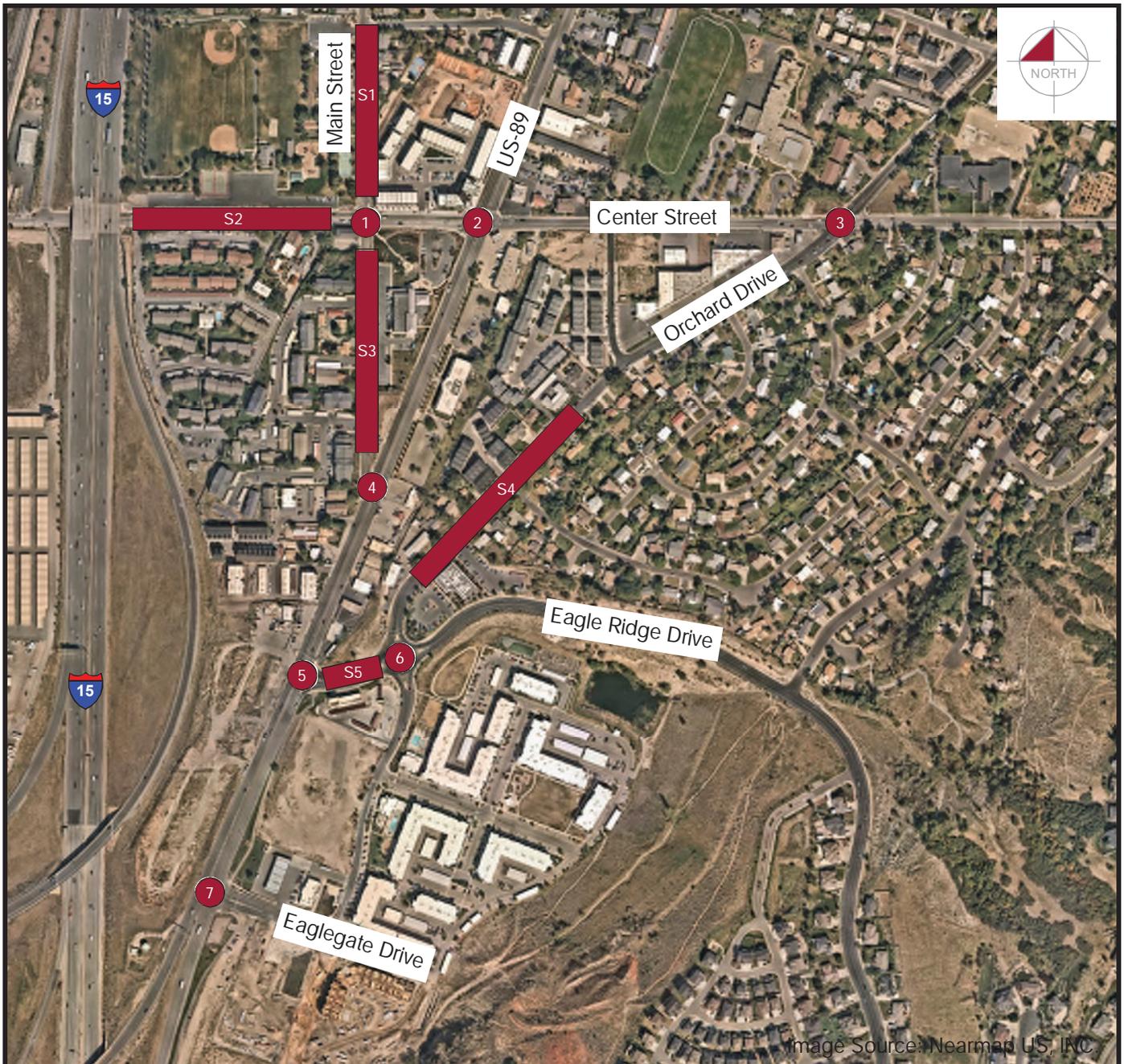


Image Source: Nearmap US, INC

**Study Area Intersections:**

1. Center Street / Main Street
2. US-89 / Center Street
3. Center Street / Orchard Drive
4. US-89 / Main Street
5. US-89 / Eagle Ridge Drive
6. Orchard Drive / Eagle Ridge Drive
7. US-89 / Eaglegate Drive

**Study Area Roadway Segments:**

- S1. Main Street, North of Center Street
- S2. Center Street, West of Main Street
- S3. Main Street, South of Center Street
- S4. Orchard Drive, North of Eagle Ridge Drive
- S5. Eagle Ridge Drive, East of Orchard Drive



<p><b>1</b></p> <p>← 39(25) ← 49(53) ← 13(8)</p> <p>↑ 13(14) ↑ 146(147) ↑ 17(14)</p> <p>40(77) → 239(351) → 152(179) →</p> <p>← 146(186) ← 52(81) ← 18(28)</p>	<p><b>2</b></p> <p>← 57(69) ← 434(378) ← 37(83)</p> <p>↑ 117(102) ↑ 108(53) ↑ 57(31)</p> <p>91(132) → 137(147) → 72(83) →</p> <p>← 48(41) ← 252(750) ← 27(42)</p>	<p><b>3</b></p> <p>← 123(61) ← 283(207) ← 24(35)</p> <p>↑ 27(35) ↑ 148(88) ↑ 27(18)</p> <p>70(94) → 49(123) → 7(19) →</p> <p>← 32(18) ← 118(340) ← 24(30)</p>	<p><b>4</b></p> <p>← 1(6) ← 612(504) ← 0(1)</p> <p>↑ 0(1) ↑ 0(2)</p> <p>2(0) → 210(332) →</p> <p>← 217(281) ← 328(747) ← 1(0)</p>
<p><b>5</b></p> <p>← 0(9) ← 754(545) ← 88(195)</p> <p>↑ 174(203) ↑ 0(1) ↑ 693(408)</p> <p>0(9) → 0(6) → 0(3) →</p> <p>← 0(3) ← 358(871) ← 152(652)</p>	<p><b>6</b></p> <p>← 366(208) ← 15(15) ← 13(29)</p> <p>↑ 27(33) ↑ 439(362) ↑ 16(8)</p> <p>60(380) → 149(473) → 28(84) →</p> <p>← 71(86) ← 21(26) ← 13(28)</p>	<p><b>7</b></p> <p>← 1424(1015) ← 17(33)</p> <p>↑ 40(39) ↑ 59(48)</p> <p>502(1437) → 51(86) →</p>	<p><b>LEGEND</b></p> <p>← XX(XX) AM(PM) PEAK HOUR TRAFFIC VOLUMES</p> <p>XXXX AVERAGE DAILY TRAFFIC VOLUMES</p>

## EXISTING CONDITIONS ANALYSIS

Town Center study area intersections were analyzed to determine average delay per vehicle at each intersection. The intersection performance is reported as Level of Service (LOS): LOS A represents free-flow conditions, and LOS F represents high delay. **Table 2** shows the average delay per vehicle associated with each LOS category.

**Table 2 – Level of Service Definitions**

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Stop-Control Intersection Average Total Delay (sec/veh)
A	≤10	10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Existing traffic volumes were analyzed for the following scenarios:

- Scenario #1 – 2021 Existing Conditions: no modifications to the existing intersections, as shown in **Figure 4**.
- Scenario #2 – 2021 Existing Conditions with closure of the intersection of US-89 / Main Street, as shown in **Figure 5**, with vehicular traffic rerouted accordingly.

**Table 3** shows the results for each analysis scenario. Intersections and movements with high delay (LOS F) are bolded.

In Scenario #1, the US-89 / Eaglegate Drive (#7) intersection operates with high delay in the AM and PM peak hour. This can be addressed by signalizing the intersection. All other intersections operate acceptably.

In Scenario #2, the US-89 / Main Street (#4) intersection is closed. Traffic rerouted through the US-89 / Center Street (#2) intersection contributed to the high delay in the PM peak hour. This can be addressed by adding a Center Street eastbound right-turn lane along the length of City Hall property.

In Scenario #2, the US-89 / Eaglegate Drive (#7) intersection continues to experience high delay in the AM and PM peak hour. The intersection meets traffic signal warrants per the *Manual of Uniform Traffic Control Devices*.

**Table 3 – Existing Traffic Conditions Performance Analysis**

Intersection (Control)	Movement	Scenario #1				Scenario #2			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay (Sec/Veh)	LOS						
#1 Center St / Main St	Intersection, All-way Stop Control	11.7	B	19.5	C	11.7	B	17.7	C
#2 US-89 / Center St	Intersection, Signal	23.8	C	27.9	C	35.7	D	<b>74.2</b>	<b>E</b>
#3 Center St / Orchard Dr	Intersection, Signal	17.3	B	16.5	B	17.3	B	16.5	B
#4 US-89 / Main St	Eastbound	14.4	B	16.8	C	-	-	-	-
	Northbound Left Turn	10.4	B	10.0	A	-	-	-	-
	Southbound Left Turn	0.0	A	9.4	A	8.7	A	10.7	B
#5 US-89 / Eagle Ridge Dr	Intersection, Signal	25.6	C	18.7	B	25.6	C	18.7	B
#6 Orchard Dr / Eagle Ridge Dr	Intersection, Roundabout	8.1	A	7.9	A	8.1	A	7.9	A
#7 US-89 / Eaglegate Dr	Westbound Left Turn	<b>43.4</b>	<b>E</b>	<b>&gt; 80</b>	<b>F</b>	<b>43.4</b>	<b>E</b>	<b>&gt; 80</b>	<b>F</b>
	Westbound Right	11.3	B	19.4	C	11.3	B	19.4	C
	Southbound Left Turn	11.2	B	28.1	D	11.2	B	28.1	D

## FUTURE CONDITIONS ANALYSIS

### Town Center Development

Town Center development, planned to be completed by 2025 (referred to as Phase 1), includes residential, a recreation center, office, and retail:

- 713 residential units
- 25,000 square foot recreation center
- 57,000 square feet of office space
- 17,000 square feet of retail space

By 2040 (referred to as Phase 2), an additional 325 residential units and 106,000 square feet of retail space are anticipated.

Please refer to Working Paper #2, Appendix B for detailed information on proposed Town Center development.

Town Center new development projected to generate new vehicle trips on the surrounding streets and intersections are summarized in **Table 4**.

- Phase 1, assumed to be constructed by 2025, are estimated to generate 8,102 daily trips.
- Phase 2, assumed to be constructed between 2025 and 2040, are estimated to generate an additional 8,695 daily trips.

- Phase 1 and Phase 2 combined will generate over 16,000 new daily trips with nearly 1,200 trips in the AM peak hour, and 1,800 trips in the PM peak hour.

**Table 4 – Town Center Trip Generation**

Land Use	ITE Land Use	Units	#	Daily Trips	AM Trips			PM Trips		
					Total	In	Out	Total	In	Out
<b>Phase 1</b>										
Multifamily Housing (Low-Rise)	220	DU	713	5,174	403	96	307	470	295	175
Recreational Community Center	495	1,000 SF	25	720	48	32	16	62	29	33
General Office Building	710	1,000 SF	45	629	92	81	11	95	16	79
Small Office Building	712	1,000 SF	12	173	20	17	3	26	9	17
Strip Retail Plaza (<40k)	822	1,000 SF	17	1,406	58	35	23	152	77	75
<i>Subtotal</i>				<b>8,102</b>	<b>621</b>	<b>261</b>	<b>360</b>	<b>805</b>	<b>426</b>	<b>379</b>
<b>Phase 2</b>										
Single-Family Attached Housing	215	DU	8	58	4	1	3	5	3	2
Multifamily Housing (Low-Rise)	220	DU	317	2,785	327	78	249	342	217	125
Strip Retail Plaza (<40k)	822	1,000 SF	106	5,852	239	143	96	668	335	333
<i>Subtotal</i>				<b>8,695</b>	<b>570</b>	<b>222</b>	<b>348</b>	<b>1,015</b>	<b>555</b>	<b>460</b>
<b>Total</b>				<b>16,797</b>	<b>1,191</b>	<b>483</b>	<b>708</b>	<b>1,820</b>	<b>981</b>	<b>839</b>

## Future Conditions Traffic Analysis Scenarios

The Town Center Circulation Study evaluated two future street network scenarios:

- Scenario #1 – No street closures
- Scenario #2 – Close US-89 / Main Street (#4) intersection and reroute vehicular traffic accordingly

The lane configuration and traffic control assumed in the scenario evaluations are shown in **Figure 4** for Scenario #1 and **Figure 5** for Scenario #2.

Future year traffic volumes for each scenario were forecasted by applying an annual growth rate and adding Town Center development traffic to 2021 existing volumes.

**Figure 6** shows the traffic volumes expected to be generated by the Town Center Phase 1(2025).

**Figure 7** shows the traffic volumes expected to be generated by the Town Center Phase 2 (2040).

**Figure 8** shows the Scenario #1 total traffic volumes in the Town Center area in 2025.

**Figure 9** shows the Scenario #1 total traffic volumes in the Town Center in 2040.

**Figure 10** shows the Scenario #2 total traffic volumes on Town Center streets in 2025.

**Figure 11** shows the Scenario #2 total traffic volumes on Town Center streets in 2040.

## Future Conditions Traffic Analysis Results

Results of future conditions analysis are summarized in **Table 5**. **Table 5** lists each evaluation scenario, analyzed intersection, and the projected average delay per vehicle by intersection, for both the AM and PM peak periods.

Note that all scenarios assume:

- A traffic signal is constructed at the Eagle Gate Drive/US-89 intersection.
- A Center Street eastbound right turn lane is constructed at Center Street/US-89 intersection.

#### **Scenario #1 (No street closure) 2025 Conditions Operational Analysis**

Analysis results for the 2025 Scenario #1 AM and PM peak hours shows that all intersections operate at acceptable levels of service.

#### **Scenario #2 (Close US-89/Main Street) 2025 Conditions Analysis**

Analysis results for the 2025 Scenario #2 AM and PM peak hours shows that all intersections operate at acceptable levels of service.

#### **Scenario #1 (No street closure) 2040 Conditions Analysis**

Analysis results for the 2040 Scenario #1 AM and PM peak hours shows that the following intersections experience unacceptable delay and congestion (LOS F):

- Center Street / Main Street intersection in the PM peak hour
- US-89 / Main Street intersection in the AM and PM peak hours
- US-89 / Eagle Ridge Drive intersection in the PM peak hour.

#### **Scenario #2 (Close US-89/Main Street) 2040 Conditions Analysis**

Analysis results for the 2040 Scenario #2 AM and PM peak hours shows:

- Center Street / Main Street intersection includes a congested movement (LOS F) in the PM peak hour
- US-89 / Center Street intersection includes one or more failing movements in the PM peak hours
- US-89 / Eagle Ridge Drive intersection includes one or more failing movements in the PM peak hour.

#### **Scenario #2 (Close US-89/Main Street) 2040 Improved Conditions Analysis**

To improve conditions at the intersections with high congestion as shown in 2040 Scenario #2, the following improvements were modeled to improve traffic conditions at study area intersections:

- Center Street / Main Street intersection: convert to two-way stop control with stop signs on the northbound and southbound approaches. Analysis shows that the southbound approach will experience average delay per vehicle of 59 seconds (roughly one minute) per vehicle. All other approaches operate at acceptable levels of service. A second option to reduce the delay at this intersection is to construct a traffic signal.
- US-89 / Center Street: an eastbound right turn lane on Center Street, install an eastbound right-turning overlap traffic signal phase, coordinated with the northbound protected left-turn phasing.
- US-89 / Eagle Ridge Drive: replace westbound split phasing with separate left-turn protected and westbound through / right phases.
- US-89 / Eagle Gate Drive: construct a traffic signal.

Each of the above improvements results in a reduction in average delay per vehicle to an acceptable level.

A summary of results from the operational analyses is shown in **Table 5**.

**Table 5 – Analysis Results**

Operational Analysis Results - LOS (Delay) <sup>1</sup>									
Intersection									
Number		1	2	3	4	5	6	7	
Name		Center St / Main St	US-89 / Center St	Center St / Orchard Dr	US-89 / Main St	US-89 / Eagle Ridge Dr	Orchard Dr / Eagle Ridge Dr	US-89 / Eaglegate Dr	
Control		Varies	Signal	Signal	TWSC	Signal	Roundabout	Signal	
Analysis Scenario	Scenario #1 2025	AM	B (14)	C(22)	B (17)	C (17) EB	C (31)	A (9)	A (5)
		PM	C (24)	C (25)	B (18)	C (20) EB	C (27)	A (10)	A (6)
	Scenario #1 2040	AM	D (27)	C (25)	B (18)	F (>50) EB	D (49)	C (15)	A (5)
		PM	F (>50)	D (40)	B (19)	F (>50) EB	E (59)	C (19)	A (6)
	Scenario #2 2025	AM	B (15)	C (33)	B (17)	-	C(31)	A (9)	A (5)
		PM	C (22)	D (53)	B (18)	-	C (27)	A (10)	A (5)
	Scenario #2 2040	AM	D (34)	D (48)	B (18)	-	D (40)	C (15)	A (6)
		PM	F (>50)	F (>80)	B (19)	-	E (59)	C (19)	A (5)
	Scenario #2 2040 Mitigated (TWSC at INT 1)	AM	C (15) NB	D (41)	B (18)	-	D (41)	C (15)	A (6)
		PM	F (>50) SB <sup>2</sup>	D (43)	B (19)	-	D (43)	C (19)	A (5)
	Scenario #2 2040 Mitigated (Signal at INT 1)	AM	A (7)	D (41)	B (18)	-	D (41)	C (15)	A (6)
		PM	A (8)	D (43)	B (19)	-	D (43)	C (19)	A (5)

Notes:  
 1. LOS and delay are shown for overall intersection for signalized, roundabout, and all-way stop intersections and the worst movement for all other intersections. Delay is shown in seconds per vehicle.  
 2. Only SB vehicles are anticipated to experience LOS F. The average delay for a SB vehicle is about 1 minute. NB, EB, and WB are anticipated to experience LOS D and better.

## RECOMMENDATIONS

The Town Center Circulation Study analyzed future traffic conditions associated with proposed Town Center development. The study evaluates the feasibility of closing the intersection of Main Street and US-89.

### Main Street / Center Street

The Main Street / Center Street intersection will require the one of the following two improvement options to accommodate future Town Center development traffic and the closure of Main Street at US-89:

- **Option 1. Two-way stop control**, with stop control on the northbound and southbound approaches to the Main Street / Center Street intersection. Eastbound and westbound movements at the intersection would run free. Under this scenario, the southbound Main Street approach will experience delay of approximately 1 minute per vehicle, due to vehicles desiring to make a left turn onto eastbound Center Street. Vehicle queues are projected to be up to 8 vehicles long during peak periods.
- **Option 2. Signalize the intersection** of Main Street / Center Street to accommodate 2040

traffic volumes. Under this scenario, vehicle delays and queues are reduced to acceptable levels. A traffic signal is advantageous to pedestrians as it provides an opportunity for pedestrians to cross Center Street. If the new South Davis Recreation Center is constructed in Hatch Park, a traffic signal is recommended to accommodate pedestrian crossings of Center Street.

### **US-89 / Center Street**

The US-89 / Center Street intersection will require the following improvements to accommodate future Town Center development traffic:

- Construct a separate **dedicated eastbound right turn lane**. Currently, there is a shared eastbound thru/right turn lane. The dedicated right turn lane should be extended west approximately 250’.
- Implement **eastbound right-turning overlap phase**, coordinated with the northbound protected left-turn phase. An overlap phase allows eastbound right turning vehicles to receive a “green arrow” simultaneous to vehicles making a northbound to westbound left turn.

### **US-89 / Eagle Ridge Drive**

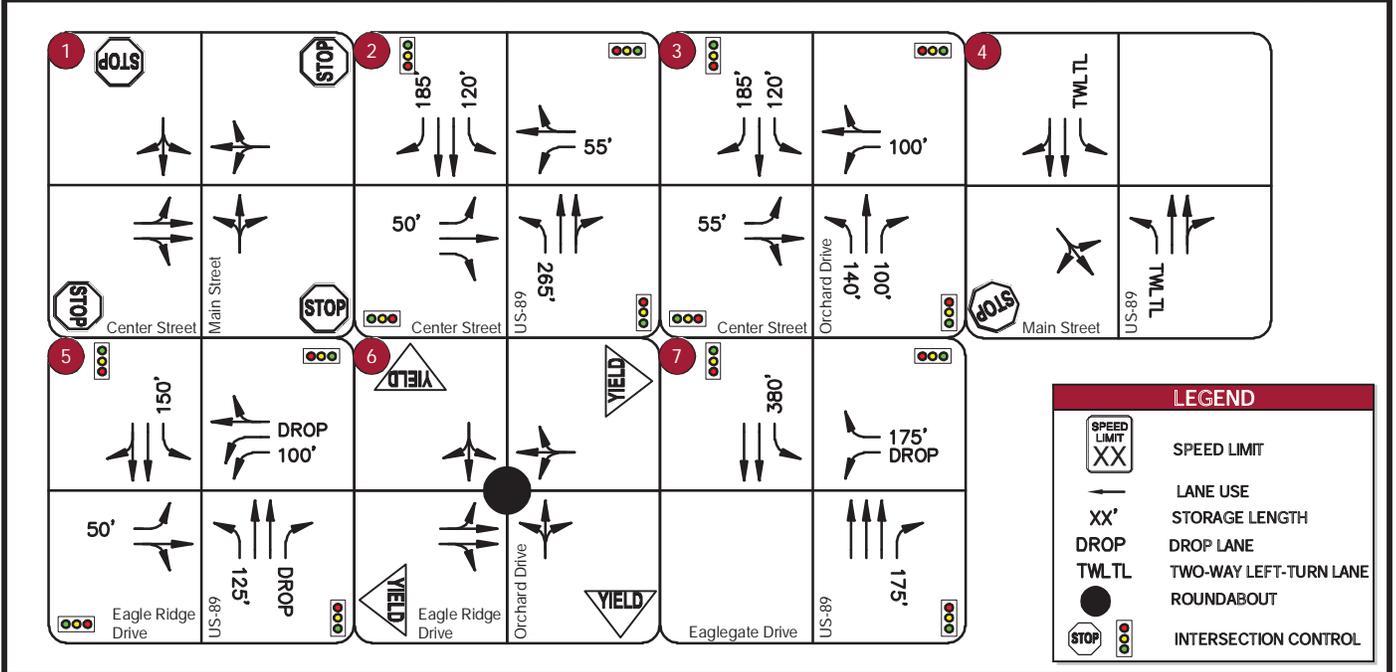
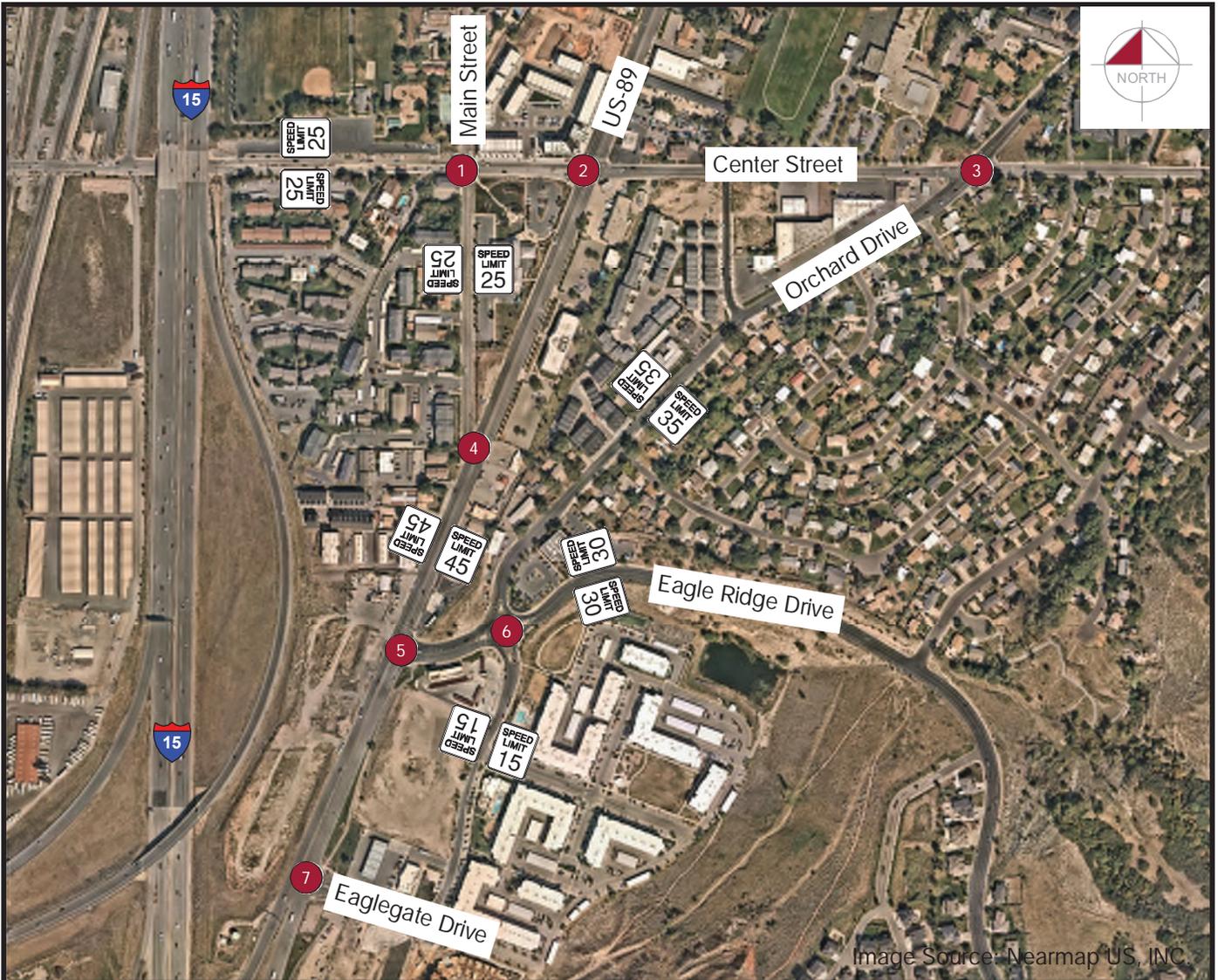
The US-89 / Eagle Ridge Drive intersection will require the following improvements to accommodate future traffic volumes:

- Replace westbound split traffic signal phasing with **separate left-turn protected and westbound through / right turn phases**. This should be implemented upon construction of development west of US-89.

### **US-89 / Eaglegate Drive**

The analysis shows the US-89 / Eaglegate Drive intersection will require the following improvements:

- Construct a **traffic signal at this intersection**.



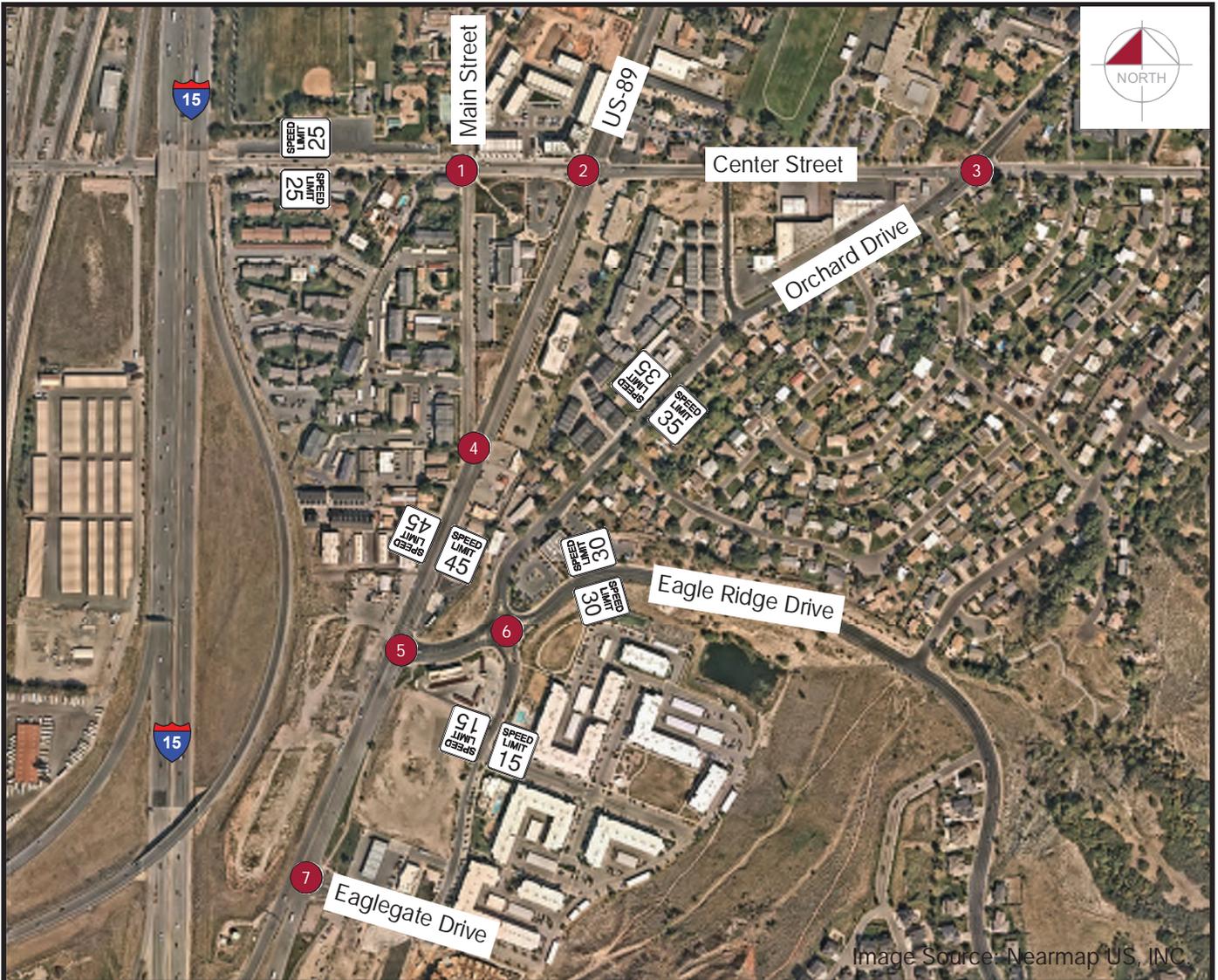


Image Source: Nearmap US, INC.

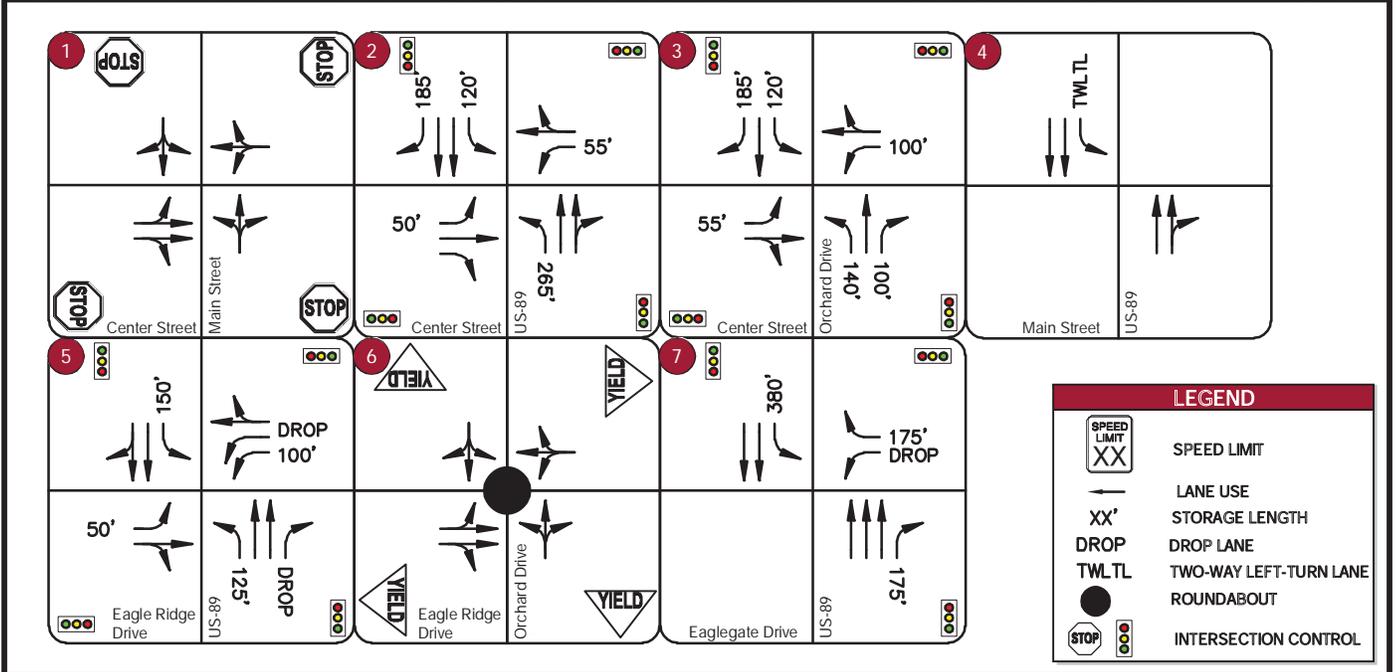




Image Source: Nearmap US, INC.

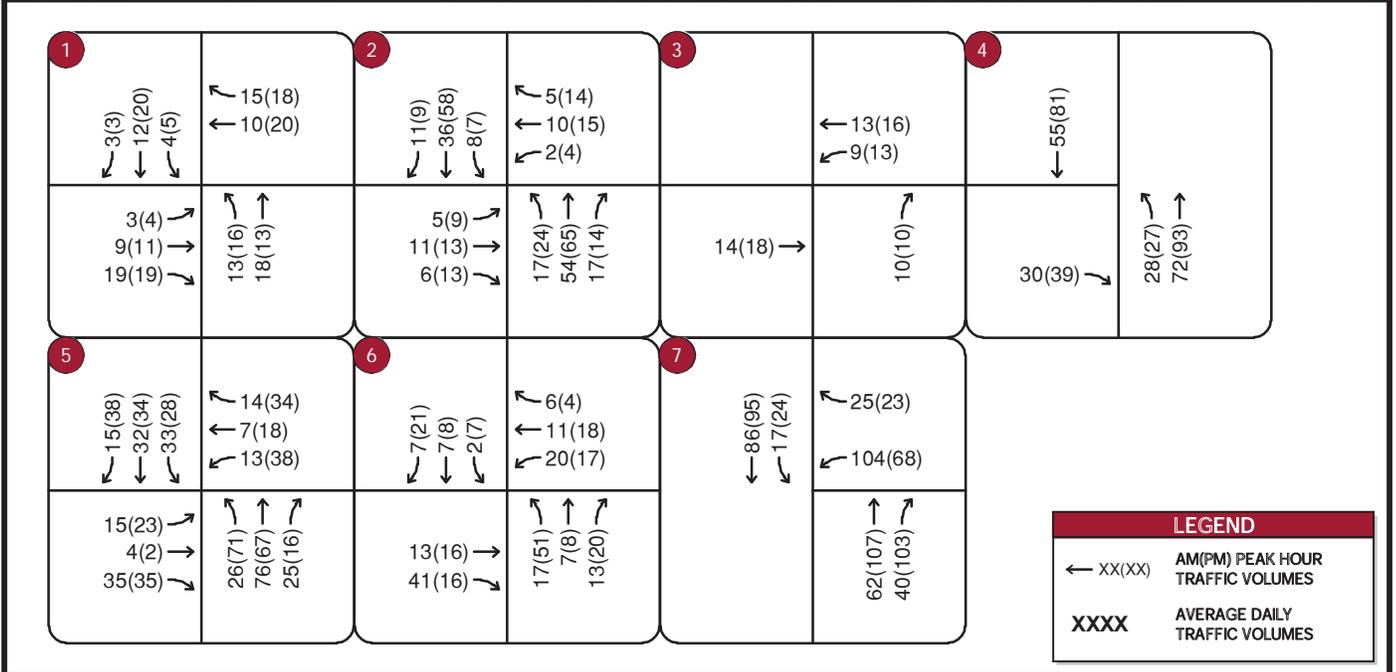




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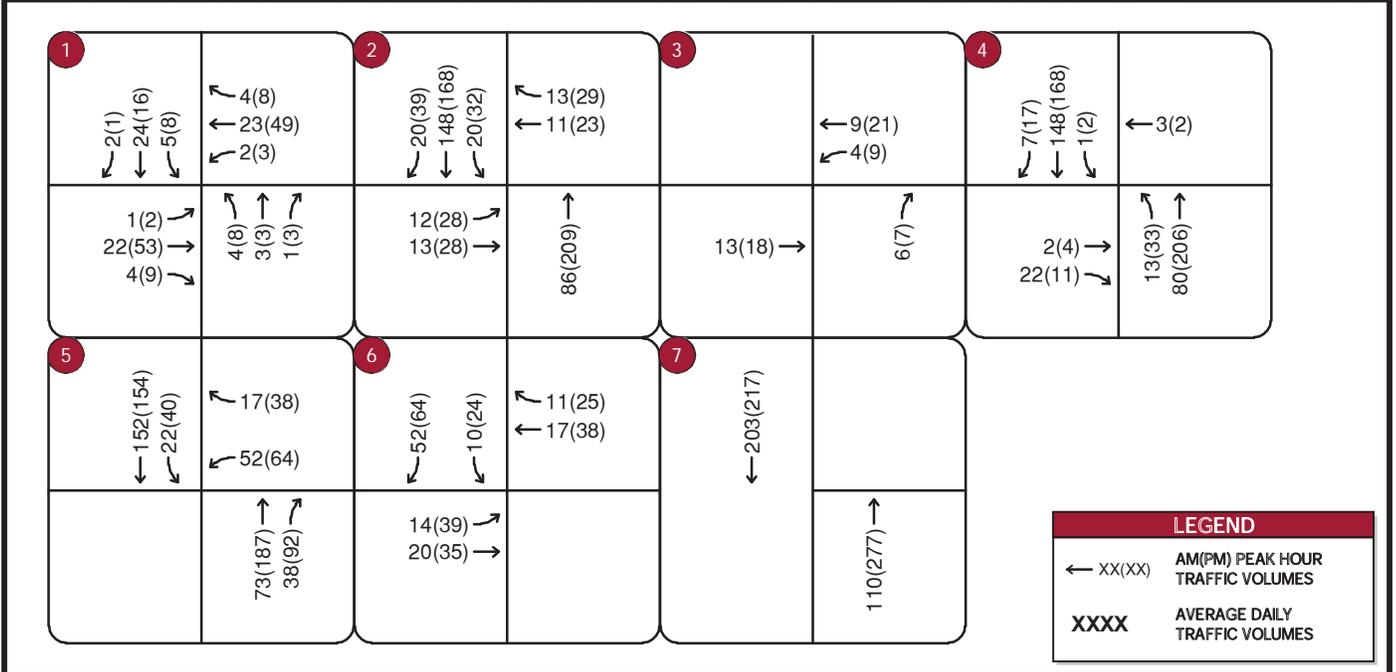




Image Source: Nearmap US, INC.

<p><b>1</b></p> <p>↖ 43(28) ↘ 62(74) ↙ 17(13)</p> <p>↗ 29(33) ↖ 166(177) ↘ 18(15)</p> <p>↗ 45(86) ↘ 262(383) ↙ 180(209)</p> <p>↖ 166(211) ↗ 72(98) ↘ 19(29)</p>	<p><b>2</b></p> <p>↖ 71(81) ↘ 491(454) ↙ 47(94)</p> <p>↗ 126(119) ↖ 121(70) ↘ 61(36)</p> <p>↗ 102(150) ↘ 157(170) ↙ 83(102)</p> <p>↖ 66(66) ↗ 314(838) ↘ 45(57)</p>	<p><b>3</b></p> <p>↖ 126(63) ↘ 290(212) ↙ 25(36)</p> <p>↗ 28(36) ↖ 165(107) ↘ 37(32)</p> <p>↗ 72(97) ↘ 64(145) ↙ 7(20)</p> <p>↖ 32(18) ↗ 119(342) ↘ 34(40)</p>	<p><b>4</b></p> <p>↖ 1(6) ↘ 685(600) ↙ 0(1)</p> <p>↗ 0(1) ↖ 0(2)</p> <p>↗ 2(0) ↘ 250(387) ↙ 1(0)</p> <p>↖ 253(319) ↘ 413(869) ↙ 1(0)</p>
<p><b>5</b></p> <p>↖ 15(47) ↘ 815(600) ↙ 124(231)</p> <p>↗ 194(244) ↖ 7(19) ↘ 729(459)</p> <p>↗ 15(32) ↘ 4(8) ↙ 35(38)</p> <p>↖ 26(74) ↗ 453(985) ↘ 185(703)</p>	<p><b>6</b></p> <p>↖ 375(230) ↘ 22(23) ↙ 15(36)</p> <p>↗ 35(40) ↖ 486(409) ↘ 37(26)</p> <p>↗ 62(392) ↘ 167(504) ↙ 70(103)</p> <p>↖ 88(137) ↗ 28(34) ↘ 26(48)</p>	<p><b>7</b></p> <p>↖ 1586(1164) ↘ 35(59)</p> <p>↗ 65(62) ↖ 163(116)</p> <p>↖ 591(1621) ↘ 94(194)</p>	<p><b>LEGEND</b></p> <p>← XX(XX) AM(PM) PEAK HOUR TRAFFIC VOLUMES</p> <p>XXXX AVERAGE DAILY TRAFFIC VOLUMES</p>

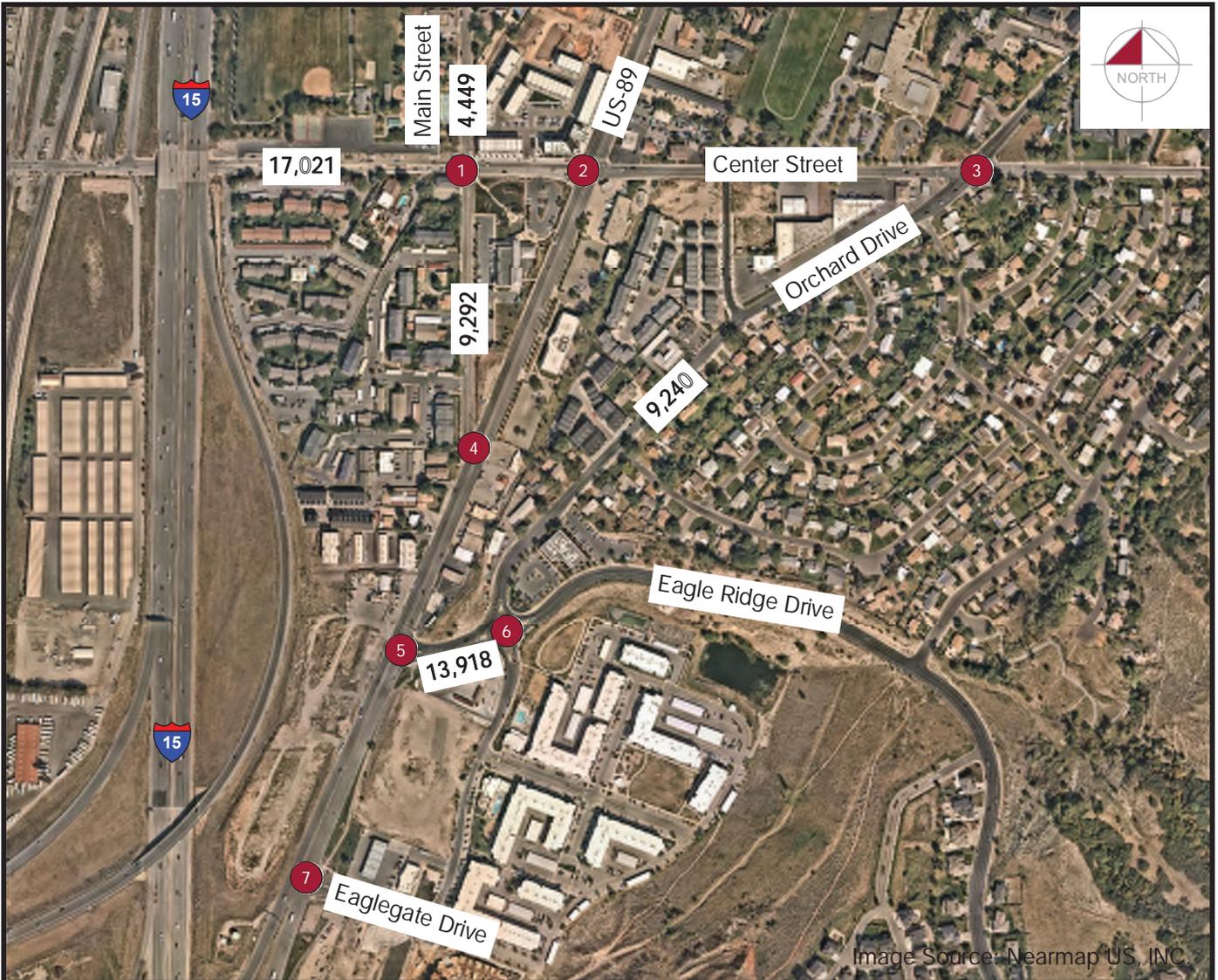
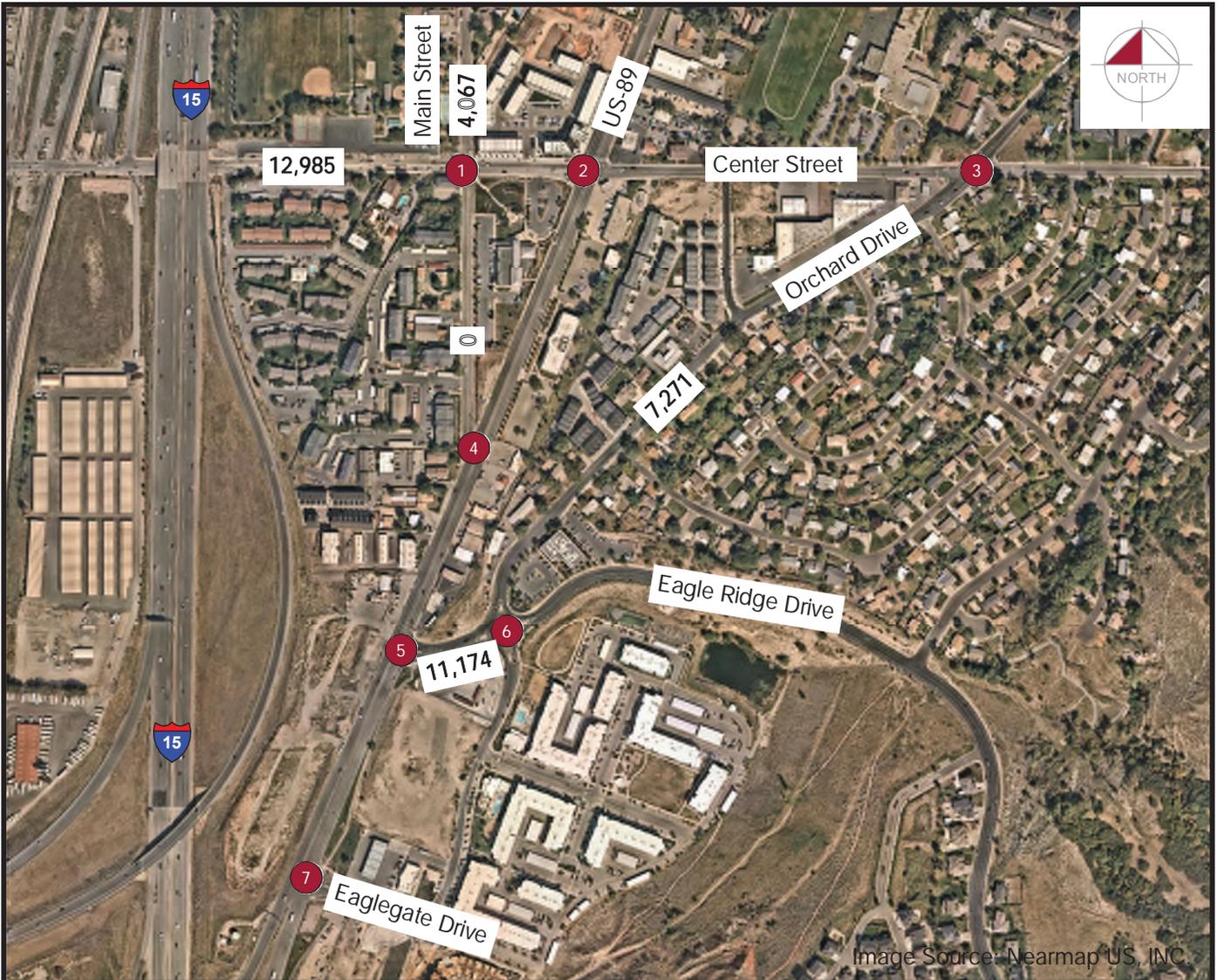


Image Source: Nearmap US, INC.

<p><b>1</b></p> <p>48(31) 89(94) 23(22)</p> <p>37(45) 232(269) 25(22)</p> <p>57(108) 346(527) 223(264)</p> <p>199(256) 86(117) 23(38)</p>	<p><b>2</b></p> <p>102(134) 726(698) 74(143)</p> <p>153(160) 145(99) 68(40)</p> <p>141(217) 211(241) 104(126)</p> <p>72(71) 430(1137) 48(62)</p>	<p><b>3</b></p> <p>138(69) 318(232) 27(39)</p> <p>31(40) 192(138) 44(43)</p> <p>81(108) 83(177) 8(22)</p> <p>33(18) 121(349) 41(48)</p>	<p><b>4</b></p> <p>8(24) 907(829) 1(3)</p> <p>0(1) 3(2) 0(2)</p> <p>4(4) 314(465)</p> <p>301(397) 545(1195) 1(0)</p>
<p><b>5</b></p> <p>15(49) 1089(842) 161(302)</p> <p>234(308) 7(19) 872(577)</p> <p>15(32) 4(8) 35(38)</p> <p>26(75) 607(1369) 258(943)</p>	<p><b>6</b></p> <p>435(298) 22(23) 25(61)</p> <p>56(77) 664(580) 43(29)</p> <p>84(482) 207(602) 74(114)</p> <p>90(139) 29(35) 26(49)</p>	<p><b>7</b></p> <p>2112(1612) 39(66)</p> <p>65(62) 163(116)</p> <p>815(2224) 105(213)</p>	<p><b>LEGEND</b></p> <p>← XX(XX) AM(PM) PEAK HOUR TRAFFIC VOLUMES</p> <p>XXXX AVERAGE DAILY TRAFFIC VOLUMES</p>



<b>1</b> ↖ 43(28) ↓ 1(2) ↘ 78(85) ↖ 98(130) ← 325(364) ↘ 10(28)	<b>2</b> ↖ 71(81) ↓ 491(454) ↘ 47(94) ↖ 126(119) ← 121(70) ↘ 69(36)	<b>3</b> ↖ 126(63) ↓ 290(212) ↘ 25(36) ↖ 28(36) ← 165(107) ↘ 37(32)	<b>4</b> ↖ 933(987) ↓ 2(1) ↖ 0(1) ↘ 0(2) ↖ 666(1188) ↘ 1(0)
45(86) ↖ 440(582) → 2(10) ↘ ↖ 7(5) ↖ 4(2) ↘ 27(18)	102(150) ↖ 157(170) → 339(495) ↘ ↖ 318(383) ↖ 314(838) ↘ 45(69)	72(97) ↖ 64(145) → 7(20) ↘ ↖ 32(18) ↖ 119(342) ↘ 34(40)	
<b>5</b> ↖ 15(47) ↓ 815(600) ↘ 124(231) ↖ 194(244) ← 7(19) ↘ 729(459)	<b>6</b> ↖ 375(230) ↓ 22(23) ↘ 15(36) ↖ 35(40) ← 486(409) ↘ 37(26)	<b>7</b> ↖ 1586(1164) ↓ 35(59) ↖ 65(62) ↘ 163(116)	
15(32) ↖ 4(8) → 35(38) ↘ ↖ 26(74) ↖ 453(985) ↘ 185(703)	62(392) ↖ 167(504) → 70(103) ↘ ↖ 88(137) ↖ 28(34) ↘ 26(48)	591(1621) ↖ 94(194) ↘	

LEGEND	
← XX(XX)	AM(PM) PEAK HOUR TRAFFIC VOLUMES
XXXX	AVERAGE DAILY TRAFFIC VOLUMES

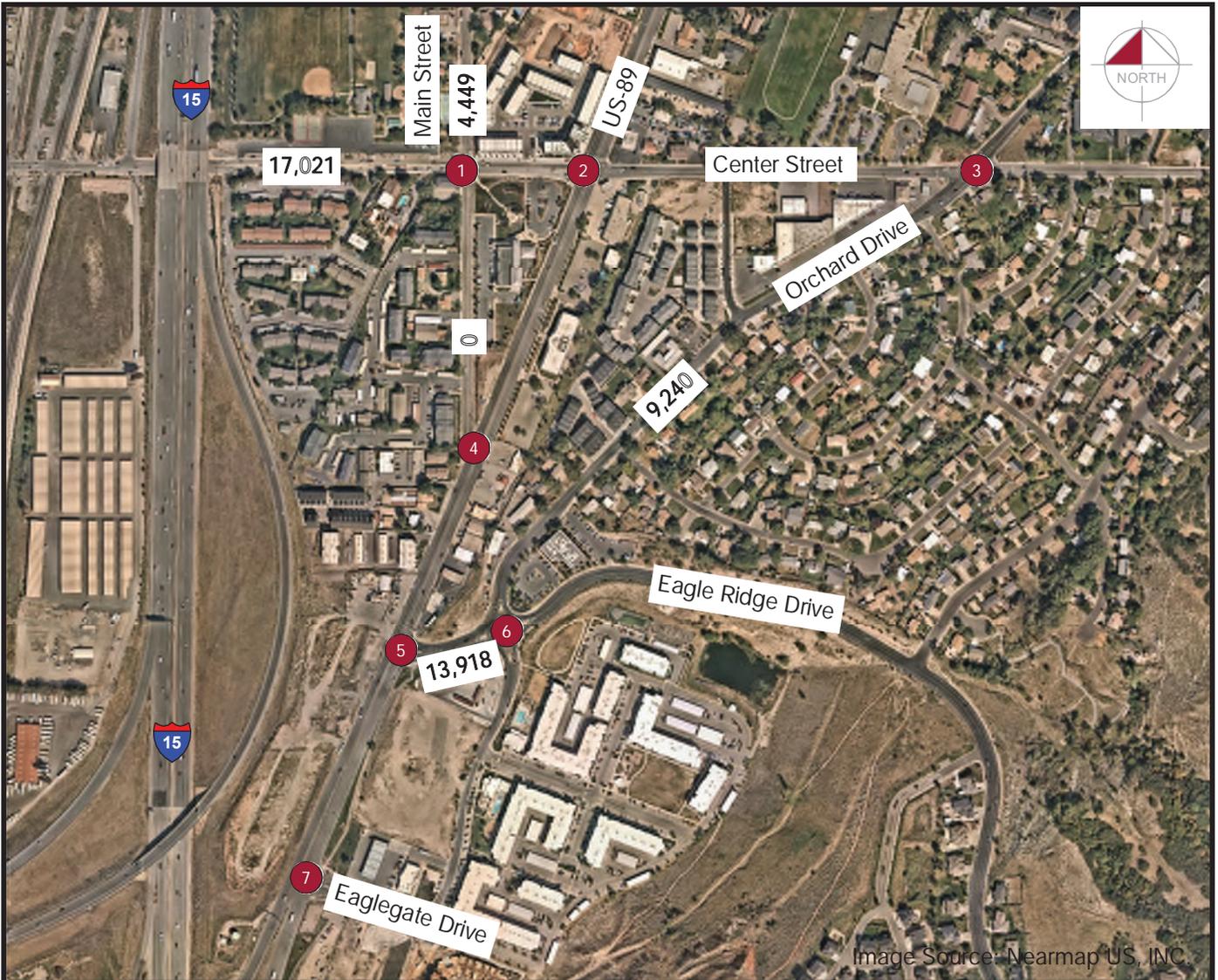


Image Source: Nearmap US, INC.

<p><b>1</b></p> <p>↖ 48(31) ↘ 2(3) ↙ 112(113)</p> <p>↗ 122(168) ↖ 429(494) ↘ 19(52)</p> <p>↖ 57(108) ↘ 565(776) ↙ 5(15)</p> <p>↗ 10(9) ↖ 6(3) ↘ 37(37)</p>	<p><b>2</b></p> <p>↖ 102(134) ↘ 726(698) ↙ 74(143)</p> <p>↗ 153(160) ↖ 145(99) ↘ 79(43)</p> <p>↖ 141(217) ↘ 211(241) ↙ 447(633)</p> <p>↗ 363(455) ↖ 430(1137) ↘ 48(75)</p>	<p><b>3</b></p> <p>↖ 138(69) ↘ 318(232) ↙ 27(39)</p> <p>↗ 31(40) ↖ 192(138) ↘ 44(43)</p> <p>↖ 81(108) ↘ 83(177) ↙ 8(22)</p> <p>↗ 33(18) ↖ 121(349) ↘ 41(48)</p>	<p><b>4</b></p> <p>↖ 1209(1285) ↘ 5(7)</p> <p>↗ 0(1) ↖ 0(2)</p> <p>↖ 847(1592) ↘ 1(0)</p>
<p><b>5</b></p> <p>↖ 15(49) ↘ 1089(842) ↙ 161(302)</p> <p>↗ 234(308) ↖ 7(19) ↘ 872(577)</p> <p>↖ 15(32) ↘ 4(8) ↙ 35(38)</p> <p>↗ 26(75) ↖ 607(1369) ↘ 258(943)</p>	<p><b>6</b></p> <p>↖ 435(298) ↘ 22(23) ↙ 25(61)</p> <p>↗ 56(77) ↖ 664(580) ↘ 43(29)</p> <p>↖ 84(482) ↘ 207(602) ↙ 74(114)</p> <p>↗ 90(139) ↖ 29(35) ↘ 26(49)</p>	<p><b>7</b></p> <p>↖ 2112(1612) ↘ 39(66)</p> <p>↗ 65(62) ↖ 163(116)</p> <p>↖ 815(2224) ↘ 105(213)</p>	

LEGEND	
← XX(XX)	AM(PM) PEAK HOUR TRAFFIC VOLUMES
XXXX	AVERAGE DAILY TRAFFIC VOLUMES

**APPENDIX**

*Working Paper # 1 – Current Conditions*

*Working Paper #2 – Future Conditions*



## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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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  
David Frandsen, Public Works Director  
**DATE:** May 17, 2022  
**SUBJECT:** Consideration of a Resolution 2022-17R, amending the adopted Consolidated Fee Schedule

---

#### RECOMMENDATION

Staff recommends adoption of the proposed Resolution 2022-17R amending the City of North Salt Lake Consolidated Fee Schedule.

#### REVIEW

The proposed amendments of the fee schedule include the following:

1. Section 6.6 Building Permits. The following changes are made in this section:
  - a. Establishes a monthly billing rate for temporary water connections used during construction and prior to a meter being set.

The current resolution requires a \$35 construction water fee that was intended to be a deposit used towards construction water, however as there is no meter the water quantity is not metered and thus cannot be deducted appropriately from the deposit. Staff has determined that the most equitable solution would be to charge a monthly fee for construction water until such time that a meter can be set. Public Works sets the meter near the time of completion for final occupancy. The meters are not set earlier to protect them from being damaged by heavy equipment accessing the building sites.

#### POSSIBLE MOTION

I move that the City Council approve Resolution 2022-17R amending the Consolidated Fee Schedule as presented.

#### Attachments

- 1) Resolution 2022-17R
- 2) Exhibit A

**RESOLUTION NO. 2022-17R**

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

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

**WHEREAS**, the City Council of the City of North Salt Lake has determined that certain amendments to the Comprehensive Fee Schedule are warranted to ensure that fees and deposits are in place to reimburse the City for costs incurred to perform related city services.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of North Salt Lake, Utah as follows:

Section 1. City of North Salt Lake Comprehensive Fee Schedule is hereby amended as shown in Exhibit "A."

Section 2. This resolution shall take effect on June 1, 2022.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, THIS 17<sup>th</sup> DAY OF MAY, 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 \_\_\_\_\_

## 6.6 Miscellaneous Water Related

<b>Temporary Construction-Connection</b> Contact <del>Public Works</del> <u>Utility Billing</u> Dept. for Application.	\$35.00/Month <u>(not pro-rated          for partial          month)</u>	<u>Water connection for use during          construction or until permanent          meter is set. Temporary          connections may only be made by          Public Works Dept.          Up to 25,000 gallons          Overage will be charged per          adopted water schedule</u>
<b>Hydrant Meter Deposit</b>	\$2,000	(refundable)
<b>Waste of water:</b> <i>Anyone using water in violation of Ordinance 01-04R shall, upon first violation per calendar year, be warned in writing by the Public Works Director or his designee against further illegal use, and upon second violation per calendar year, shall be assessed a water user fee of \$100.00. Penalty amount will increase by \$50.00 with each repeat violation per calendar year. Such fee shall become part of the water bill of that person or of the property whereon such use occurred.</i>		
<b>Fire Sprinkler Connection</b> Annual Charge billed monthly at rate of \$1.50 per inch, per month	4"	\$200.00
	6"	\$300.00
	8"	\$400.00
<b>Irrigation Meter Service</b> Annual Connection Fee	No Charge	
<b>Turn on fee</b> (non-payment, during business hours)	\$50.00	
<b>Turn on fee</b> (non-payment, after business hours)	\$150.00	
<b>Water Meter Tampering Fee</b>	\$250.00	
<b>Water Service Deposits (delinquent          accounts)</b>	¾" & 1"	\$70.00
	1 ½"	\$120.00
	2"	\$175.00
	3"	\$275.00
	4"	\$600.00
	6"	\$1,100.00

## 6.7 Sanitation-Rates

<b>Recycling Collection</b> (One Container, Bi-Weekly)	\$5.70/month
<b>Garbage Collection</b> First Container	\$14.45/month
<b>Garbage Collection</b> Additional Container(s)	\$14.45/month
<b>Garbage Collection</b> Reduced rate if absent from home a minimum of 2 months, container must be picked up by City or secured.	\$2.25/month



## NORTH SALT LAKE ENGINEERING

---

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

**BRIAN J. HORROCKS**  
Mayor

**PAUL OTTOSON, PE**  
City Engineer

### **MEMORANDUM**

To: Honorable Mayor & City Council

From: Paul Ottoson

Date: May 17, 2022

Subject: Consideration of Ordinance No. 2022-02 amending Title 11 – Flood Control Regulations of the City’s Municipal Code

### **RECOMMENDATION**

City staff recommends approving Ordinance No. 2022-02 amending Title 11 – Flood Control Regulations.

### **BACKGROUND**

The City recently received correspondence from the Federal Emergency Management Agency (FEMA) stating that it will be necessary for our community to update our floodplain management ordinance to reflect the new FIRM (Flood Insurance Rate Map) effective date as a condition of continued eligibility in the Nation Flood Insurance Program (NFIP). FEMA also sent us the new Flood Insurance Rate Maps for the city which shows the effective date of September 15, 2022.

The new ordinance will amend the previous ordinance which was adopted in 2007. The only changes are as follows:

1. Changing the FIRM effective date to September 15, 2022.
2. Changing the vertical datum to North American Vertical Datum of 1988.

### **POSSIBLE MOTION**

I recommend the City Council approve Ordinance No. 2022-02, amending Title 11 – Flood Control Regulations of the City’s Municipal Code

**ORDINANCE NO. 2022-02**

**AN ORDINANCE AMENDING TITLE 11, CHAPTER 2 – DEFINITIONS AND  
CHAPTER 3 – GENERAL PROVISIONS OF THE CITY’S MUNICIPAL  
CODE FOR FLOOD CONTROL REGULATIONS**

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

**WHEREAS**, the governing body of the City of North Salt Lake finds it necessary to update four definitions in Title 11, Chapter 2 of the City Code to reflect the new FIRM (Flood Insurance Rate Map) effective date and amend the vertical datum to the North American Vertical Datum of 1988 (NAVD 88); and

**WHEREAS**, the governing body of the City of North Salt Lake finds it necessary to amend Title 11, Chapter 3 – General Provisions of the City Code to reflect the new effective date for the Flood Insurance Study for the City of North Salt Lake; and

**WHEREAS**, the City Council of the City of North Salt Lake finds it is in the public interest to update Title 11, Chapters 2 and 3 amending the flood control regulations of the City Code to continue the City’s eligibility in the National Flood Insurance Program.

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North Salt Lake as follows:**

Section 1. Code Amendment. Title 11, Chapter 2 – Definitions and Chapter 3 – General Provisions of the City Code for Flood Control Regulations is hereby amended as attached in “Exhibit A.”

Section 2. Effective Date. This Ordinance shall take effect upon publication and posting as required in Utah Code 10-3-711.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 17<sup>th</sup> day of May, 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 \_\_\_\_\_

**Certificate of Posting Ordinance:**

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2022-02 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Wendy Page, City Recorder

[Seal]

**EXHIBIT A**  
**TITLE 11**  
**FLOOD CONTROL REGULATIONS**

**CHAPTER 2**  
**DEFINITIONS**

**11-2-1: DEFINITIONS OF WORDS AND PHRASES**

**EXISTING CONSTRUCTION** - For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before ~~September 15, 2022~~~~January 1, 1975~~, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

**MEAN SEA LEVEL** - For purposes of the National Flood Insurance Program, the ~~National Geodetic Vertical Datum (NGVD) of 1929~~~~North American Vertical Datum of 1988 (NAVD 88)~~ or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**NEW CONSTRUCTION** - For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after ~~December 31, 1974~~~~September 15, 2022~~, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

**WATER SURFACE ELEVATION** - The height, in relation to the ~~National Geodetic Vertical Datum (NGVD) of 1929~~~~North American Vertical Datum of 1988 (NAVD 88)~~ (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

**CHAPTER 3**  
**GENERAL PROVISIONS**

**11-3-2: BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD**

The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for North Salt Lake City," dated ~~June 18, 2007~~~~September 15, 2022~~, with accompanying Flood Insurance Rate Maps and Flood Boundary-Floodway Maps (FIRM and FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this title.



## NORTH SALT LAKE ENGINEERING

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

**BRIAN J. HORROCKS**  
Mayor

**PAUL OTTOSON, PE**  
City Engineer

### **MEMORANDUM**

To: Honorable Mayor & City Council

From: Paul Ottoson

Date: May 17, 2022

Subject: Miscellaneous Street Preservations – June 2022

### **RECOMMENDATION**

City staff recommends awarding a contract to Holbrook Asphalt Co. for “Miscellaneous Street Preservations - June 2022” for the price of \$0.274 per square foot plus striping and traffic control costs.

### **BACKGROUND**

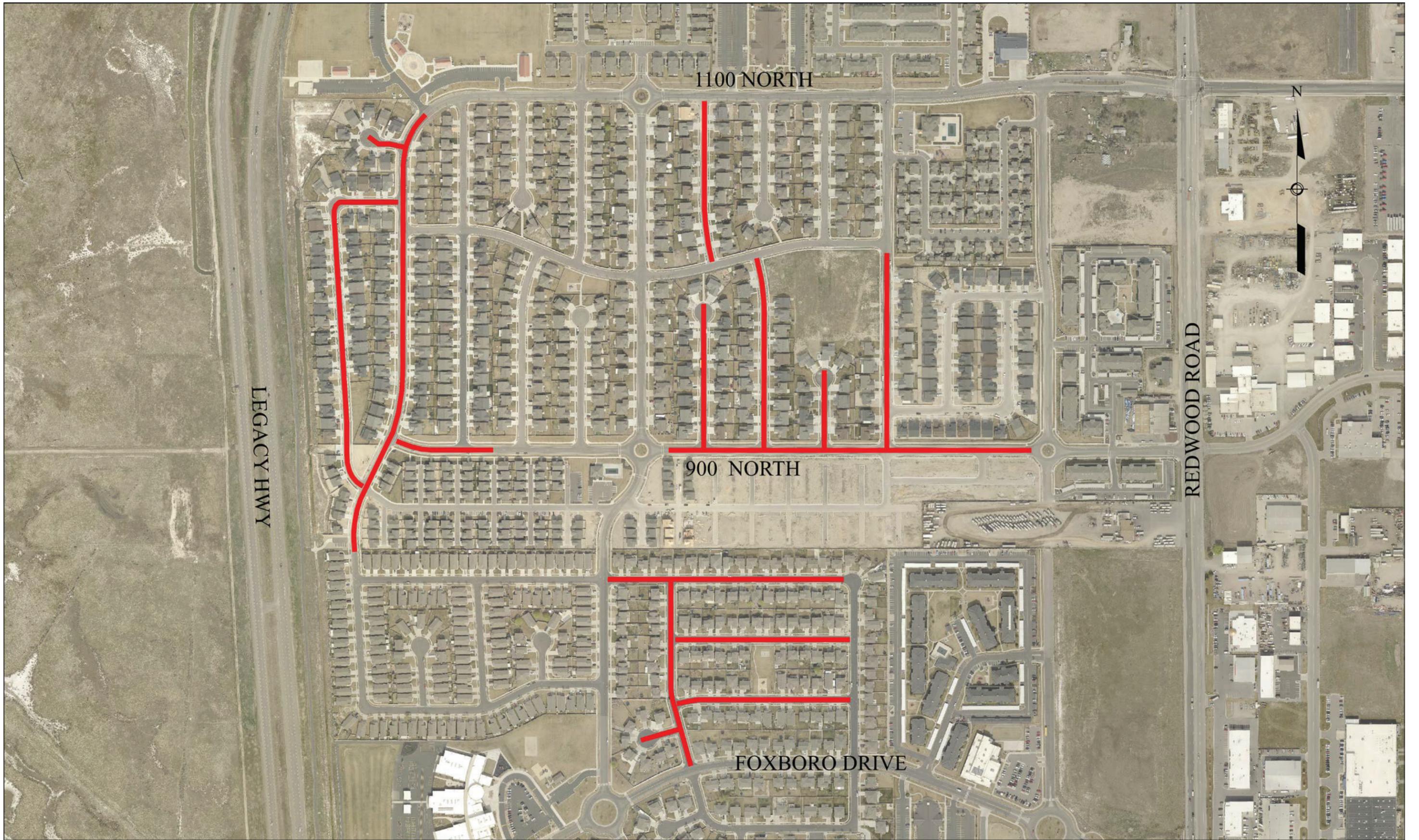
The original plan for this year’s street preservation projects was to spend all of the city approved budget of \$440,000 on crack sealing. This was bid out earlier this spring and the price came in at \$236,134.42 which was lower than expected. It was decided to use the unexpended funds to install some additional seal coat on selected city streets.

This seal coat project did not go out for bid since the materials used are a sole source product manufactured, sold, distributed, and installed exclusively under the direction of Holbrook Asphalt. The project consists of installing High Density Mineral Bond (HA5) on sections throughout the City as shown on the attached maps. The City has used Holbrook Asphalt on many streets over the years and has been very pleased with the company and the product.

Other streets could be added to the list or some of the streets shown could be subtracted from the list depending on the outcome of the final costs of the crack seal project which is still under construction. Once the crack seal costs have been submitted and approved, staff will work with Holbrook Asphalt to finalize which streets will be resurfaced.

### **POSSIBLE MOTION**

I recommend awarding the “Miscellaneous Street Preservations – June 2022” project to Holbrook Asphalt for the price of \$0.274 per square foot plus striping and traffic control costs.



REVISION	DATE	BY	DESCRIPTION	DESIGN
				6MK
				DRAWN 6MK
				CHECKED 6MK
				DATE MAY 2022
				F.B. NO.
				P.G. NO.

# PROPOSED STREET PRESERVATIONS

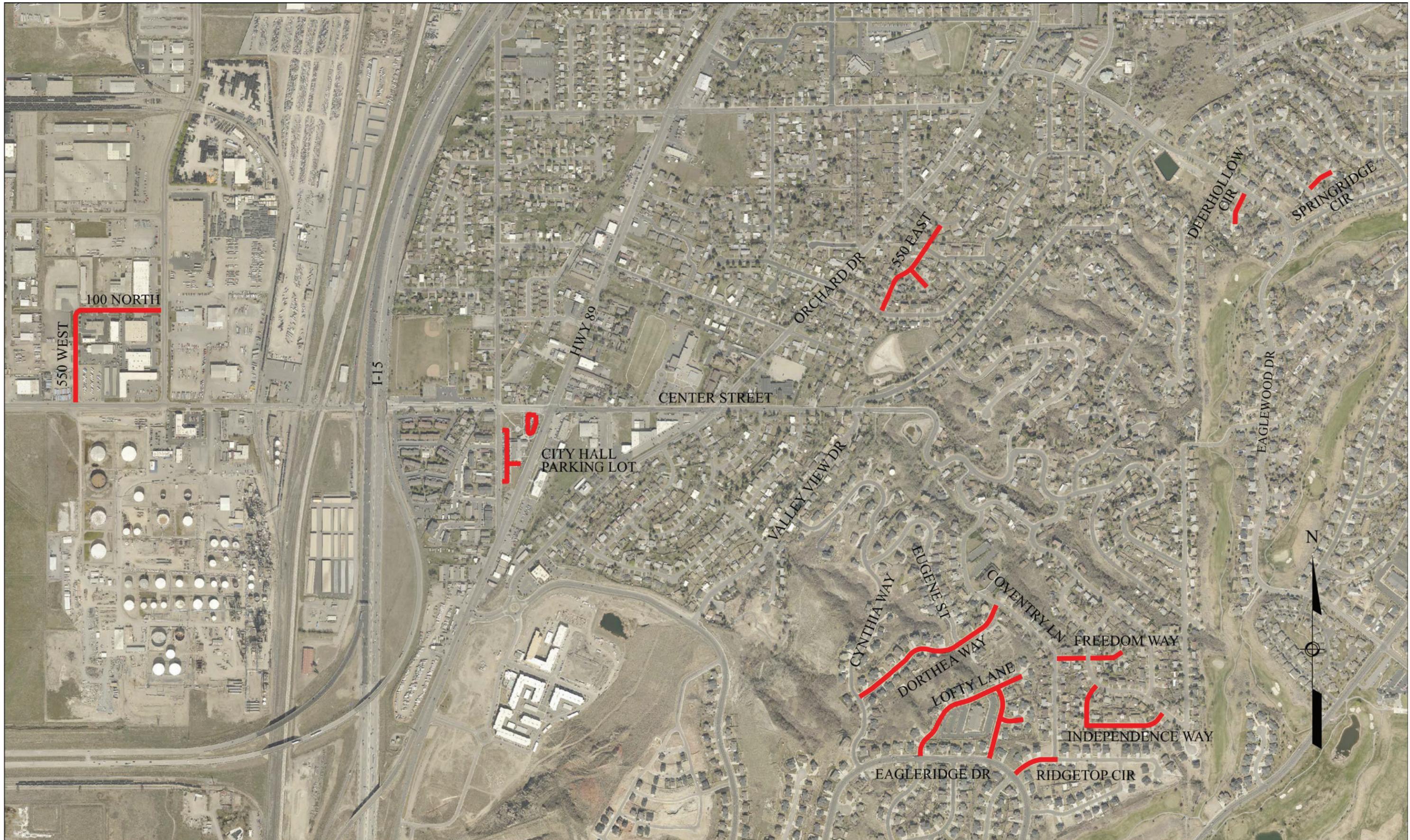
## FOXBORO



**CITY OF NORTH SALT LAKE**  
 10 East Center Street  
 North Salt Lake, UT 84054  
 (801) 335-8700

LEN ARAVE  
 Mayor  
 KEN LEETHAM  
 City Manager

SHEET	1
OF	2
PROJECT NO.	22-006



REVISION	DATE	BY	DESCRIPTION	DESIGN
				GMK

# PROPOSED STREET PRESERVATIONS

## EAST SIDE STREETS



**CITY OF NORTH SALT LAKE**  
 10 East Center Street  
 North Salt Lake, UT 84054  
 (801) 335-8700

LEN ARAVE  
 Mayor  
 KEN LERTHAM  
 City Manager

SHEET 2  
 OF 2  
 PROJECT NO.  
 22-008



# CITY OF NORTH SALT LAKE

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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:** Ken Leetham, City Manager

**DATE:** May 17, 2022

**SUBJECT:** Discussion of Possible Juneteenth Activities for 2022

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Council member VanLangeveld requested that we add a short discussion about Juneteenth and possible activities that could accompany that celebration. I suggested that prior to publishing information about a City-sponsored event, the Council should discuss it and have input. Tentatively, any Juneteenth events would occur jointly with the Food Truck and Farmer's Market event on Monday, June 20<sup>th</sup> which is the date of the State and Federal observance of this holiday in 2022.