



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA NOVEMBER 29, 2022

Posted November 28, 2022

Notice is given that the City Council of the City of North Salt Lake will hold a special meeting on **Tuesday, November 29, 2022** at City Hall, 10 East Center Street, North Salt Lake, Utah. The special session will be held at 6:00 pm in the Council Chambers. Some members may participate electronically via Zoom. The public may attend in person or via Zoom; however, the electronic meeting option does not allow for participation during public hearings or comment periods. Please see instructions attached to this agenda to attend and view the meeting via Zoom.

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

CITY COUNCIL SPECIAL SESSION – 6:00 p.m.

1. Introduction by Mayor Pro Tem Natalie Gordon
2. Thought or Prayer and Pledge of Allegiance ~ Councilmember Baskin
3. Citizen Comment
4. Public Hearing on the Issuance of Sales Tax Revenue Bonds of up to \$17,000,000 for the Purpose of Construction at Hatch Park
5. Consideration of **Resolution 2022-42R**: A Resolution Temporarily Closing a Portion of Orchard Drive Between Eaglegate Drive and the Frontage Road Adjacent to US Highway 89 to all Traffic Other Than Passenger Vehicles
6. Consideration of a Plat Amendment to Lots 104, 105R, and 106R of the Eaglewood Cove Subdivision, Phase 1, Located at 650 South Mountain View Circle, Doug Koob, Applicant
7. Consideration of a Plat Amendment to Eaglewood Cove Subdivision Phase 13 Lots 1310A-1316A and Agreement 2022-28A Regarding the Ownership and Transfer of Proposed Hillside Parcels, Located at Approximately 1375 East Wood Oaks Loop, Wilford Cannon, Applicant
8. Consideration of Final Plat Approval for the Eaglewood Cove Subdivision Phase 14, Located at Approximately 1355 East Cove Crest Court, Wilford Cannon, Applicant
9. Consideration of **Resolution 2022-43R**: Declaration of Public Works Department Vehicle as Surplus
10. Approval of City Council Minutes of November 15, 2022
11. Action Items
12. Adjourn

****IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING THE PUBLIC BODY WILL RECONVENE AS THE REDEVELOPMENT AGENCY (RDA)****

This meeting has an option to attend electronically via Zoom, with joining information below:

Topic: November 29, 2022 City Council Meeting

Time: November 29, 2022, 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89427807008>

Webinar ID: 894 2780 7008

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 28th day of November, 2022.

Dated this 23rd day of November, 2022.

Wendy Page





CITY OF NORTH SALT LAKE

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

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: November 29, 2022

SUBJECT: Public Hearing Related to the Issuance of Sales Tax Revenue Bonds for the Purpose of Construction at Hatch Park

You may recall on November 1, 2022, the City Council approved Resolution 2022-40R which authorized the sale of up to \$17 million in Sales Tax Revenue Bonds for the purpose of renovating Hatch Park. As a part of that transaction, the City Council is required to conduct a public hearing related to the issuance of the bonds. There is no motion attached to this memo since there is no action required by the City Council other than conducting a public hearing and receiving public comment, if any.



CITY OF NORTH SALT LAKE

10 East Center Street
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Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: November 29, 2022

SUBJECT: Consideration of Resolution 2022-42R: A Resolution Temporarily Closing a Portion of Orchard Drive Between Eaglegate Drive and the Frontage Road Adjacent to US Highway 89 to all Traffic Other Than Passenger Vehicles.

RECOMMENDATION

I recommend approval of Resolution 2022-42R: A Resolution Temporarily Closing a Portion of Orchard Drive Between Eaglegate Drive and the Frontage Road Adjacent to US Highway 89 to all Traffic Other Than Passenger Vehicles.

BACKGROUND

This proposed road closure is necessary because of unsafe conditions which now exist due to use of this road by commercial trucks and tractor trailers. Many of these vehicles now use Orchard Drive south of Eaglegate Drive for access to the Frontage Road and areas to the south. The Orchard Drive connection to the Frontage Road was closed during construction of Village Station, but recently opened since construction is coming to an end. Almost immediately upon re-opening Orchard Drive, we observed large gravel trucks coming through this section of Orchard which is not a safe route for large vehicles.

You may recall that when Village Station was approved, it was done so with a pedestrian-friendly design that divided the street with middle-of-the-street parking, smaller divided lanes and street-level commercial land uses that will serve the thousands of residents that live in the Eaglewood Village and Village Station projects (see attached). Large commercial trucks (gravel trucks) and tractor trailers have been observed making illegal turning movements through the roundabout and other turns which cause these large vehicles to hit and damage curbs and drive over parking spaces. In short, mixing traffic of any kind other than passenger vehicles in this area is dangerous and presents an unsafe situation for the public.

The proposed resolution finds that this segment of Orchard Drive should be temporarily closed as a way to mitigate the unsafe conditions of the road (see attached aerial photo). The proposal approves a

temporary closure and instructs staff to install barriers and signage which should prevent any vehicles from using this road as an access point for the Frontage Road.

On a very positive note, the Utah Department of Transportation's latest proposals related to the I-15 EIS Project (I-15 re-build) shows at this exact location a new interchange that will provide access to users of the Frontage Road in all directions. It will also provide great truck access to I-215 which then provides quick access to Redwood Road. The City is excited about this new access point and will be supportive of this as a permanent solution to this access issue.

A final parenthetical note is that the City's current agreement with the owners of Eaglewood Village obligate the City to restrict the use of Orchard Drive to passenger vehicles. Approval of this resolution will fulfill that obligation.

PROPOSED MOTION

I move that the City Council approve Resolution 2022-42R: A Resolution Temporarily Closing a Portion of Orchard Drive Between Eaglegate Drive and the Frontage Road Adjacent to US Highway 89 to all Traffic Other Than Passenger Vehicles.



Truck Traffic Prohibited

On Street Residential Parking
One Way ← → One Way

Orchard Drive

Frontage Road/Beck Street

Eagle Gate Drive

RESOLUTION NO. 2022-42R

**A RESOLUTION OF THE CITY OF NORTH SALT LAKE
TEMPORARILY CLOSING A PORTION OF ORCHARD DRIVE
BETWEEN EAGLEGATE DRIVE AND THE FRONTAGE ROAD
ADJACENT TO US HIGHWAY 89 TO ALL TRAFFIC OTHER THAN
PASSENGER VEHICLES**

WHEREAS, The City of North Salt Lake finds that the portion of Orchard Drive between Eaglegate Drive and the frontage road adjacent to US Highway 89 is not a safe road for commercial trucks and tractor trailers; and,

WHEREAS, due to the approved land uses adjacent to this portion of Orchard Drive, which are predominantly residential, and the approval of alternative right-of-way designs which include on-street parking, locations for pedestrians to walk within the public right-of-way and reduced lane sizes that accommodate passenger vehicles only, the City further finds that allowing commercial trucks and tractor trailers to use this segment of Orchard Drive is hazardous to the public and presents an unsafe condition, and,

WHEREAS, Utah Code Section 10-8-11 allows the City to regulate the use of streets and Section 72-5-105 allows the City to temporarily close a Class C road when necessary to mitigate unsafe conditions; and

WHEREAS, the City finds that the portion of Orchard Drive between Eaglegate Drive and the frontage road adjacent to US Highway 89 is unsafe for commercial trucks and tractor trailers and further finds that a temporary closure of that road to all traffic other than passenger vehicles is an acceptable solution in order to mitigate this unsafe condition; and,

WHEREAS, the City has a desire to maintain a safe and healthy environment for residents and all members of the public using this portion of Orchard Drive.

WHEREAS, the City is exploring alternative accesses to the frontage road through the I-15 Environmental Impact Study process and desires to find an alternative, safe and convenient access for commercial trucks and tractor trailers.

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

- 1) The City Council hereby authorizes and instructs City staff to erect physical barriers needed to effectuate the temporary closure of Orchard Drive between Eaglegate Drive and the frontage road adjacent to US Highway 89 to all traffic other than passenger vehicles.
- 2) The City Council further authorizes and instructs City staff to install necessary signage in order to notify the public that Orchard Drive between Eaglegate Drive and the frontage

road adjacent to US Highway 89 is temporarily closed to all traffic other than passenger vehicles.

- 3) The only exception to this temporary closure will be for commercial vehicles which are making deliveries to locations within the Village Station Project.
- 4) This resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 29th day of November, 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 | _____ |



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Pace, Community Development Director
DATE: November 29, 2022
SUBJECT: Consideration of a plat amendment to Lots 104, 105R, and 106R of the Eaglewood Cove Subdivision, Phase 1 located at approximately 650 South Mountain View Circle

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the requested plat amendment with the following conditions:

1. Correction of engineering and planner redlines.

BACKGROUND

The property owner of lots 106R and 105R would like to combine the lots and relocate the public utility easement to the property line adjacent to Lot 104. Moving the public utility easement will allow the owner to make the best use of their property and protect an future need for the utility easement. Additionally, the property owner has agreed to sell a small portion of Lot 105R to the property owner of Lot 104. This does not require any easements to be vacated and only adjusts the existing property lines. The owner of Lot 104 desires the extension of his property to accommodate an addition to a garage.

All of the subject lots are in the R1-12 zone and the proposed plat meets all code requirements regarding frontage, width, and lot size. Current conditions are that Lot 105R is vacant and Lots 104 and 106R each have one single-family home.

POSSIBLE MOTION

I move that the City Council approve the plat amendment to Eaglewood Cove Subdivision, Phase 1, lots 104, 105R, & 106 R, located at approximately 650 South Mountain View Circle with the following condition:

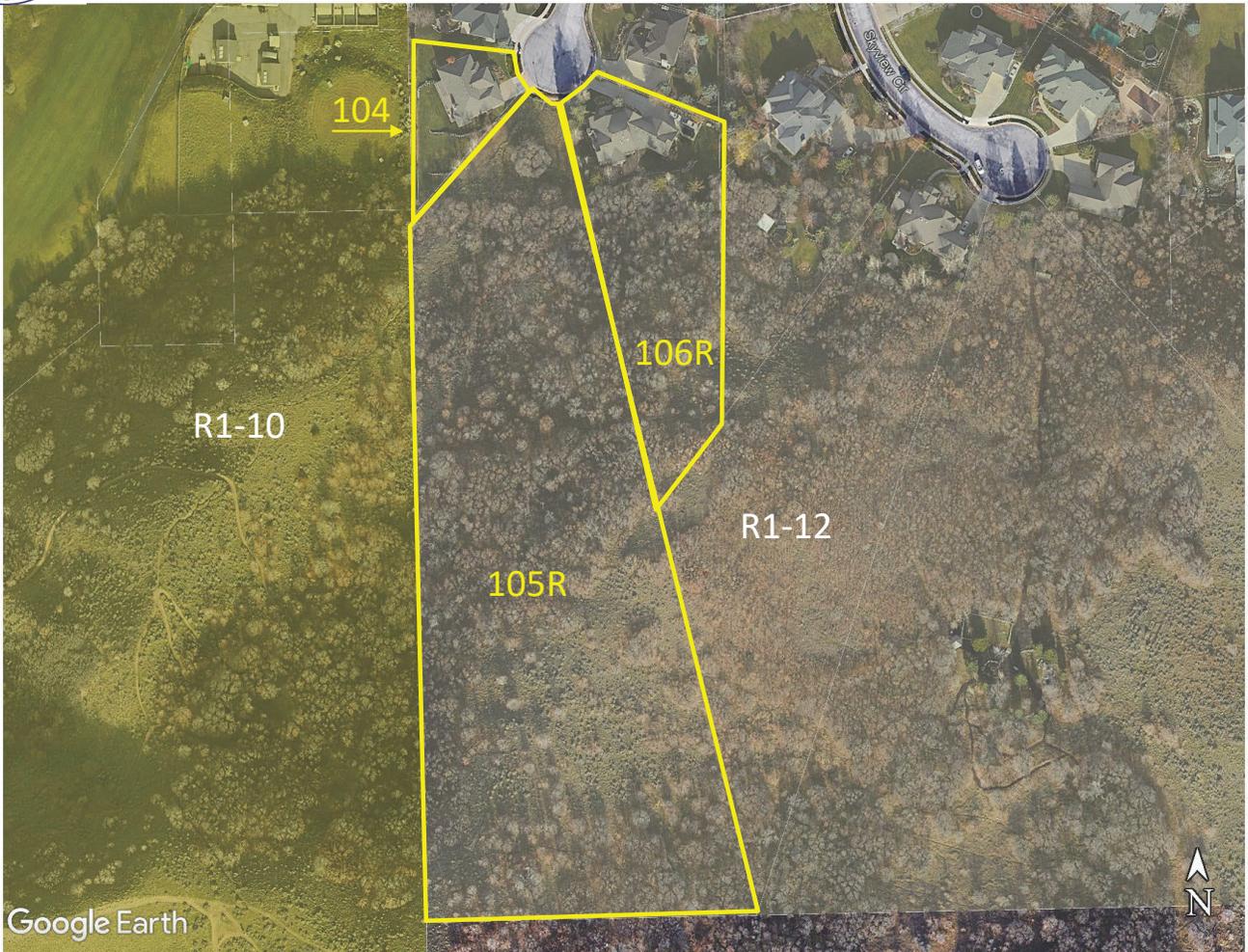
1. Correction of engineering and planner redlines.

Attachments:

- 1) Aerial/Zoning Map
- 2) Amended Plat



Plat Amendment
Lots 104, 105R, & 106R of Eaglewood Cove Sub. Ph. 1
Aerial/Zoning



NOTES

- As applicable to the lots being amended by this plat, all notes found on the Eaglewood Cove Phase 1 shall remain valid.
- All public utility easements created by Eaglewood Cove Phase 1 shall remain, unless specifically vacated following North Salt Lake requirements.
- Lot corners created by this plat will be set with a 5/8" rebar and plastic cap or rivet and washer stamped "Bingham Eng." Lot corners not modified by this plat shall remain as monumented by Eaglewood Cove Phase 1 Plat. The front corner of Lots 104A and 105A shall be marked in the top back of curb with a rivet on the extension of the lot line.
- All easements shown are typical 7 ft. wide Public Utility Easements (PUE) unless otherwise noted.
- The plot coordinates shown herein are based on the datum of the Davis County Surveyor.
- Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater tables.
- All designated with (R) are deemed restricted lots. See Eaglewood Cove Phase 1 for restriction.
- No home shall be approved for construction with a main floor elevation above 5230 msl. due to water system pressure.

EAGLEWOOD COVE SUBDIVISION PHASE 1 AMENDED
(AMENDING LOTS 104, 105 AND 106)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

SOUTH QUARTER CORNER OF SECTION 7, T.1N, R.1E, S.L.B.M.
N 8740.94' E 11640.06'
(NAD83 UTAH STATE PLANE NORTH ZONE N 3461052.73 E 1534705.94)

SURVEYOR'S CERTIFICATE

I, D. Gregg Meyer, do hereby certify that I am a Professional Land Surveyor, and that I hold License Number 312770 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described herein, in accordance with Section 17-2(1), Utah State Code, and true and correct measurements and ground monuments as represented on this plat, and have subdivided said tract of land into lots hereunto to be known as Eaglewood Cove Subdivision Phase 1 Amended.

Date: 11/14/2022

D. Gregg Meyer
P.L.S. No. 312770



REVIEW ONLY

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- (PUE) PUBLIC UTILITY EASEMENT
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE

BOUNDARY DESCRIPTION:

A parcel of land located in the Southwest Quarter of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, North Salt Lake City, Davis County, Utah, more particularly described as follows:
All of Lots 104, 105 and 106 of Eaglewood Cove Phase 1, being more particularly described as follows:
Beginning at the southwest corner of Lot 105, Eaglewood Cove Subdivision Phase 1, as recorded in the office of the Davis County Recorder as Entry No. 189770, said point being the Southwest Corner of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian (beach of bearing being North 89°47'12" East between the Southwest Corner and the South Corner of Section 7, T.1N, R.1E, S.L.B.M.) and crossing thence North 07°17'44" West along the west boundary of said Phase 1 1.8824 feet to the northeast corner of Lot 104, said Phase 1; thence South 82°48'01" East along the north line of said Lot 104 113.028 feet to the right-of-way line of Mountain View Circle as indicated in said Phase 1; thence along said right-of-way line westerly along the arc of a 50.00 foot radius non-tangent curve as to the left, the center of which is South 68°40'01" East, through a central angle of 165°22'09" a distance of 144.75 feet (chord bearing S 72°44'02" E, chord length 99.24') to the northernmost corner of Lot 105, said Phase 1; thence along the boundary of said Lot 105 the following three (3) courses and distances: 1) South 69°40'07" East 151.55 feet, 2) South 07°00'08" East 326.40 feet and 3) South 33°47'21" West 123.03 feet to the westernmost corner of Lot 112, said Phase 1, and the starting line of said Lot 106; thence South 13°00'07" East 465.38 feet along the west line of said Lot 112 and along said east line of said Lot 106 to the south line of said Lot 105, the south line of said Phase 1, and the south Section line of said Section 7; thence South 88°41'12" West along said line 368.28 feet to the point of beginning.
Containing 304,577 Square Feet, or 6.992 Acres and 2 lots.

Rotate this description 0°20'24" clockwise to match the NAD83 Utah State Plane coordinate system, North Zone. See Boals of Bearing.

OWNER'S DEDICATION AND CONSENT TO RECORD

Knowing by all men by these presents, that the undersigned owners of the parcel of land shown on this plat, and described herein, have caused the parcel to be subdivided into the lots as shown on this plat to be hereunto known as:

EAGLEWOOD COVE SUBDIVISION PHASE 1 AMENDED

Douglas Koob Margaret A. Koob Deborah Peterson Campbell
Deborah A. Campbell Revocable Trust dated 25th of January, 2016;

LOT 104 OWNER'S ACKNOWLEDGMENT

On this _____ day of _____, 2022, personally appeared before me, the undersigned Notary Public, Douglas and Margaret A. Koob, the signers of the above Owner's Dedication, who being by me duly sworn, did say they are the owners of Lot 104, Eaglewood Cove Phase 1, who duly acknowledged to me that they signed it freely and voluntarily.

Notary Public for the State of _____ Notary Seal
My Commission Expires _____

LOT 105 OWNER'S ACKNOWLEDGMENT

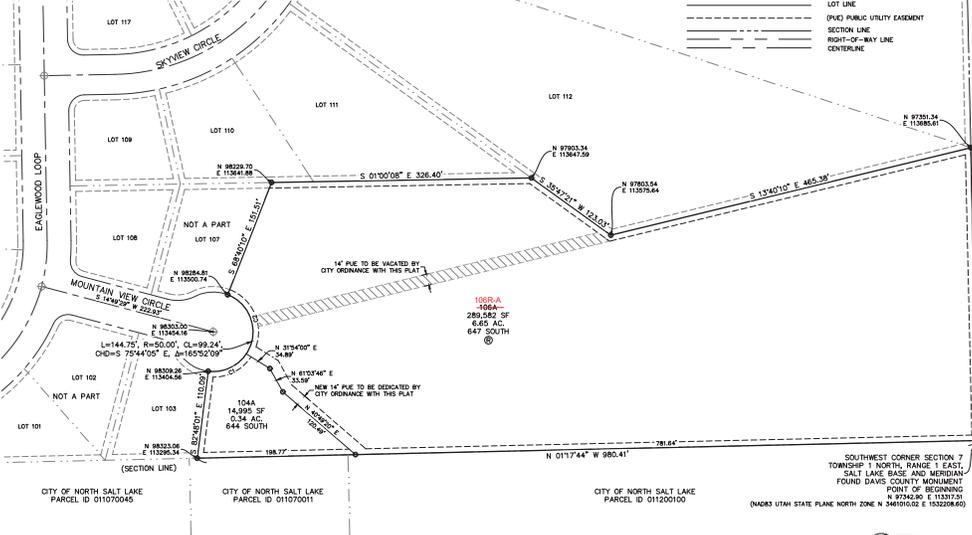
On this _____ day of _____, 2022, personally appeared before me, the undersigned Notary Public, Deborah Peterson Campbell, the signer of the above Owner's Dedication, who being by me duly sworn, did say she is the owner of Lot 105, Eaglewood Cove Phase 1, who duly acknowledged to me that she signed it freely and voluntarily.

Notary Public for the State of _____ Notary Seal
My Commission Expires _____

LOT 106 OWNER'S ACKNOWLEDGMENT

On this _____ day of _____, 2022, personally appeared before me, the undersigned Notary Public, Deborah A. Campbell, the signer of the above Owner's Dedication, who being by me duly sworn, did say she is the Trustee of the Deborah A. Campbell Revocable Trust dated the 25th day of January, 2016, owner of Lot 106, Eaglewood Cove Phase 1, who duly acknowledged to me that she signed it freely and voluntarily.

Notary Public for the State of _____ Notary Seal
My Commission Expires _____



PLAT AMENDMENT NOTE

The purpose of this Plat Amendment is to adjust the lot line between Lots 104 & 105 of the recorded Eaglewood Cove Phase 1 plat and combine Lots 105 & 106 into a single lot. The 14' utility easement between Lots 105 & 106 is to be vacated. A new utility easement is created by this plat along the northwest line of Lot 106. No other easements are affected by this amendment. No other changes were made or intended.

| Curve # | Length | Radius | Bearing | Chord Length | Chord Direction |
|---------|--------|--------|------------|--------------|-----------------|
| C1 | 55.43' | 50.00' | 43°30'47" | 52.83' | S 24°37'24" E |
| C2 | 89.32' | 50.00' | 102°21'32" | 77.91' | N 72°30'31" E |



| | | | | |
|---|---|--|---|--|
| <p>City Council Approval</p> <p>Presented to the City Council of North Salt Lake City, Utah This _____ day of _____, 2022 at which time this subdivision was approved and accepted.</p> <p>Mayor _____ Attest: City Recorder _____</p> | <p>Recommended for Approval</p> <p>This _____ day of _____, 2022.</p> <p>City Engineer _____</p> | <p>Recommended for Approval</p> <p>This _____ day of _____, 2022.</p> <p>Chair, Planning Commission _____</p> | <p>Recommended for Approval</p> <p>This _____ day of _____, 2022.</p> <p>City Attorney _____</p> | <p>Davis County Recorder</p> <p>Entry No. _____ Fee Paid _____ Filed for record and recorded this day of _____, 2022 at _____ In Book _____ of Official Records Page _____ County Recorder _____ Deputy Recorder _____ Date 11/14/2022 Proj. # 5479 Sht. 1 of 1</p> |
|---|---|--|---|--|

Plat Prepared By
BINGHAM ENGINEERING
201 S. 1000th Street, Suite 100, Salt Lake City, UT 84119
(801) 532-2520 www.binghameng.com

Drawn: JJS
Checked: JJS
Reviewed: JJS



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Pace, Community Development Director
DATE: November 29, 2022
SUBJECT: Consideration of a plat Amendment-Eaglewood Cove P.U.D. Subdivision, phase 13 (Lots 1310-1316) located at approximately 1375 East Wood Oaks Loop and approving Agreement 2022-28A regarding the ownership and transfer of hillside parcels.

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the requested plat amendment with the following conditions:

1. Any remaining engineering redline corrections.

REVIEW

Eaglewood Cove, Ph. 13 final plat was approved on April 6, 2021. Since that time the infrastructure has been completed and the developer is preparing for home construction to begin in the near future. Since approval the developer has reached an agreement with the adjoining MRF property owners to add the remaining associated property along the north boundary. The proposed amendment would add this property, much of which is over 30% slope, to the development as Hillside Parcels that may be used for limited recreation and open space. This amendment adds an additional 22.19 acres to the overall development and adds 7 Hillside Parcels to lots 1310-1316.

The proposed Hillside Parcels (HP) will be restricted by recorded plat notes, as follows in "Note 14" on the plat:

1. Parcels with the "HP" design will be sold in conjunction with the building lot of corresponding number, for example Lot 1316 & Parcel 1316HP. The HP may not be sold to someone that does not own the adjacent property. It does allow for future plat amendments that may combine HP or modify the property lines.
2. Access to an HP is only permitted via the adjacent lot.
3. The entire HP will be restricted with a Critical Slope Easement.
4. Accessory structures may be permitted on an HP, if the Critical Slope Easement is reduced by the City Engineer after submittal of a topographical survey that demonstrates a portion of the area has a slope of less than 30%. Standards for construction of accessory structures is detailed in Note 14.
5. Permitted uses for an HP would include picnic areas, trails, gardens, ski or sledding runs, or outdoor sport courts.

In addition to the notes added to the plat to regulate Hillside Parcels, the remaining notes have been reorganized for clarity of the requirements for building permit submittals and other specific regulations for this development.

In conjunction with the plat amendment and the addition of the MRF property as Hillside Parcels, the owners of MRF has requested an agreement with the city regarding the limitation of "Note 14" prohibiting the sale of the HP parcels separate from the adjacent lot. The agreement address the extremely unlikely event that the Construction Loan Bank forecloses on the EWC building lots before those lots and the RP parcels are sold to individual buyers. Their concern is that the bank could force MRF to sell the RP lots to the bank at some reduced price or without payment at all. So they have asked for an agreement between the city, the developer, and MRF that if that happened they could retain the property (and would presumably sell to the intended adjacent lot end buyer) or otherwise amend the plat to withdraw the HP property, provided they have other access to their property. Previously they had wanted the terms of the agreement on the plat as a note, and as it may be confusing to future individual lot owners it was determined that a plat note would not be appropriate as the lots will be sold shortly to the end users and the note would then become unnecessary.

The probability of the construction loan bank foreclosing and causing an issue is extremely low as the infrastructure is nearly complete and the developer has buyers for a majority of the lots and corresponding HP parcels who are preparing to purchase the lots upon plat recordation. Staff believes that the agreement alleviates MRF anxiety and should be agreeable to the city. As such the plat amendment is accompanied by the proposed agreement.

The plat has been reviewed by the Planning Commission on November 22, 2022 and has been recommended to the City Council for approval. There were a few engineering redline corrections, namely typos that are expected to be corrected prior to the Council meeting.

All previous conditions of approval for Phase 13 remain in effect for the amended plat.

POSSIBLE MOTION(S)

I move that the City Council approve the proposed Eaglewood Cove Subdivision, phase 13 Amended, located at approximately 1375 East Wood Oaks Loop and Agreement 2022-28A subject to the following findings and conditions:

Findings:

1. The proposed amended plat meets the minimum standards of the land use code for plat approval;
2. The additional Hillside Parcels will be governed in accordance with the requirements related to geological hazards in City Code Title 10, Chapter 12;
3. The geotechnical report has been approved by the city consultant and the plat has been designed to meet the specific standards and recommendations contained therein;
4. The plat contains the appropriate notes regarding the individual lots and requirements of the geotechnical report.

Conditions:

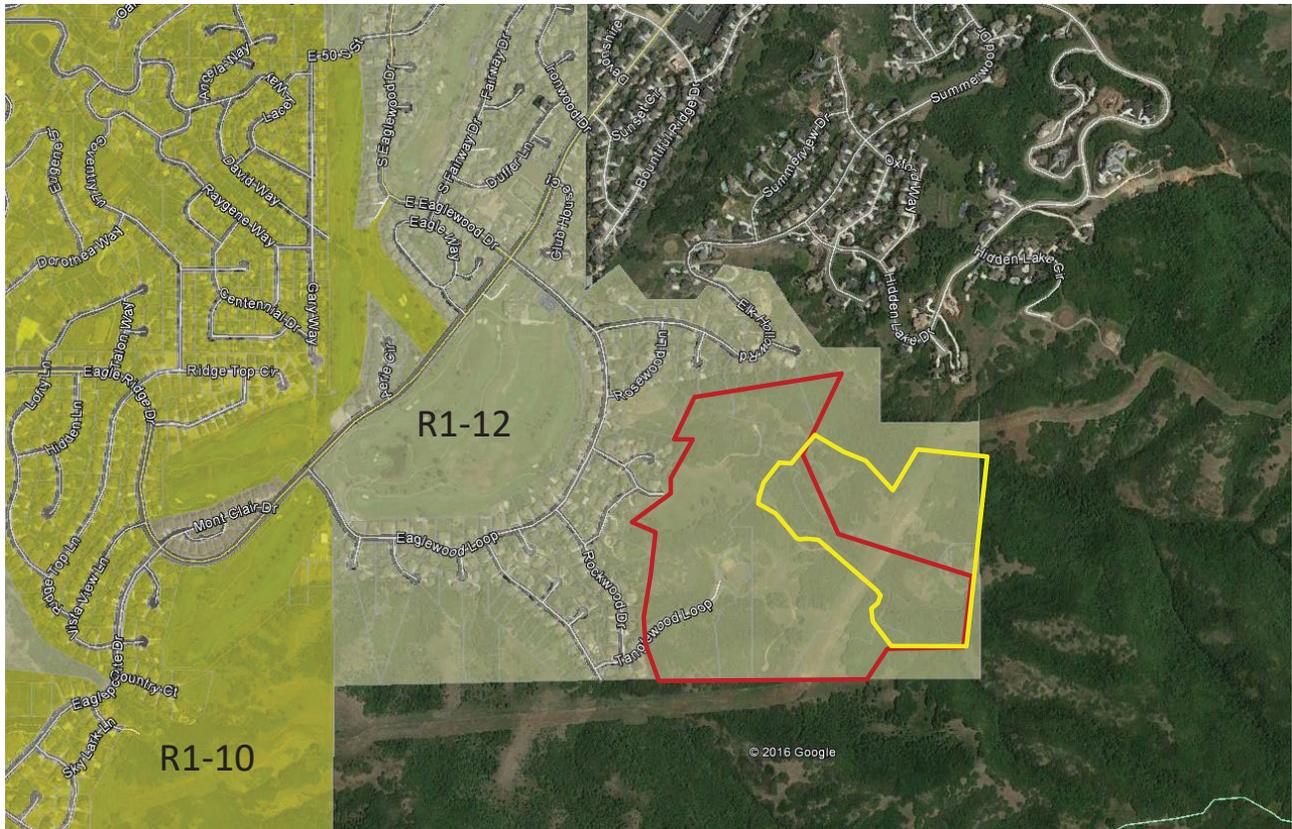
1. Any remaining engineering redline corrections be completed prior to recordation of final plat.

Attachments:

1. Aerial/Zoning Maps
2. Phasing Map
3. Slope Analysis
4. Amended Plat, With Redlines
5. Agreement 2022-28A

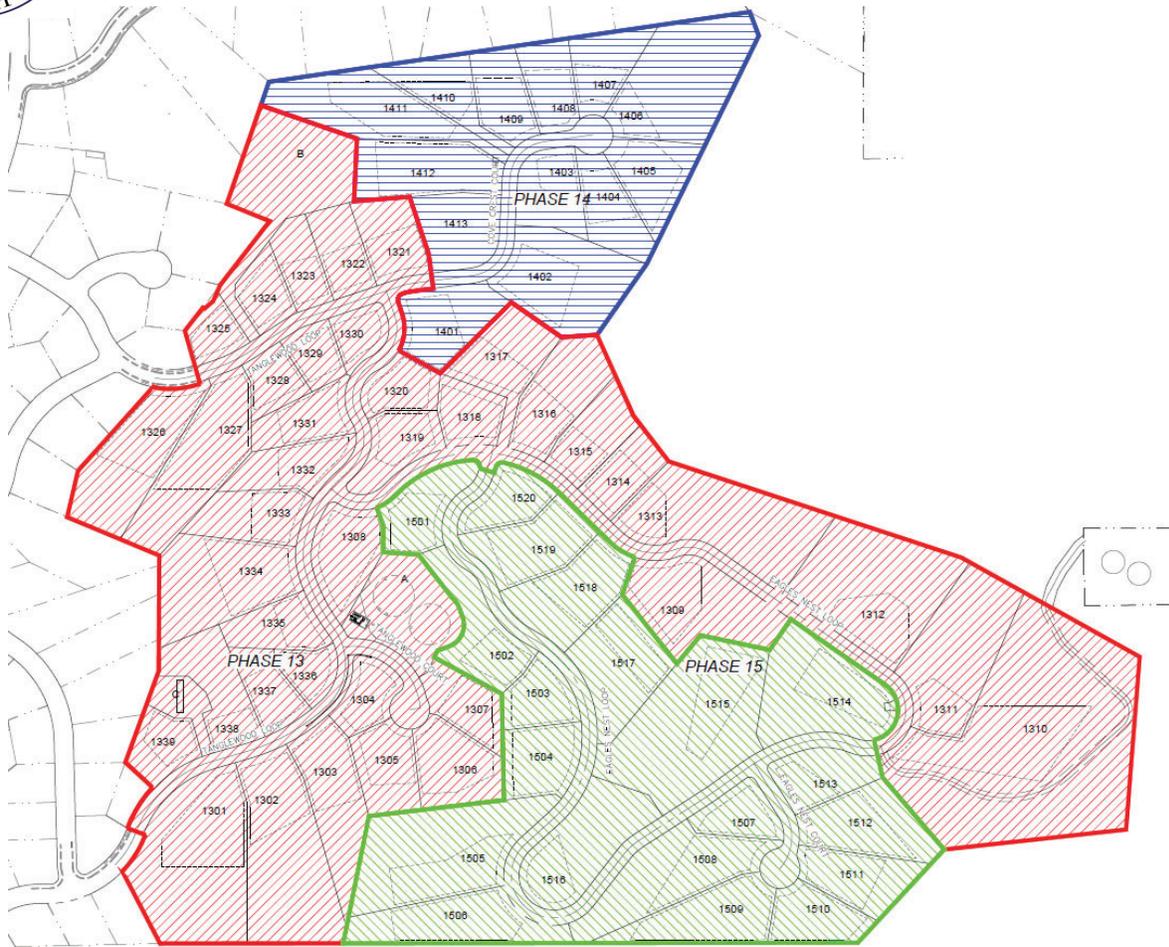


Amended Plat Eaglewood Cove Ph. 13 Aerial/Zoning



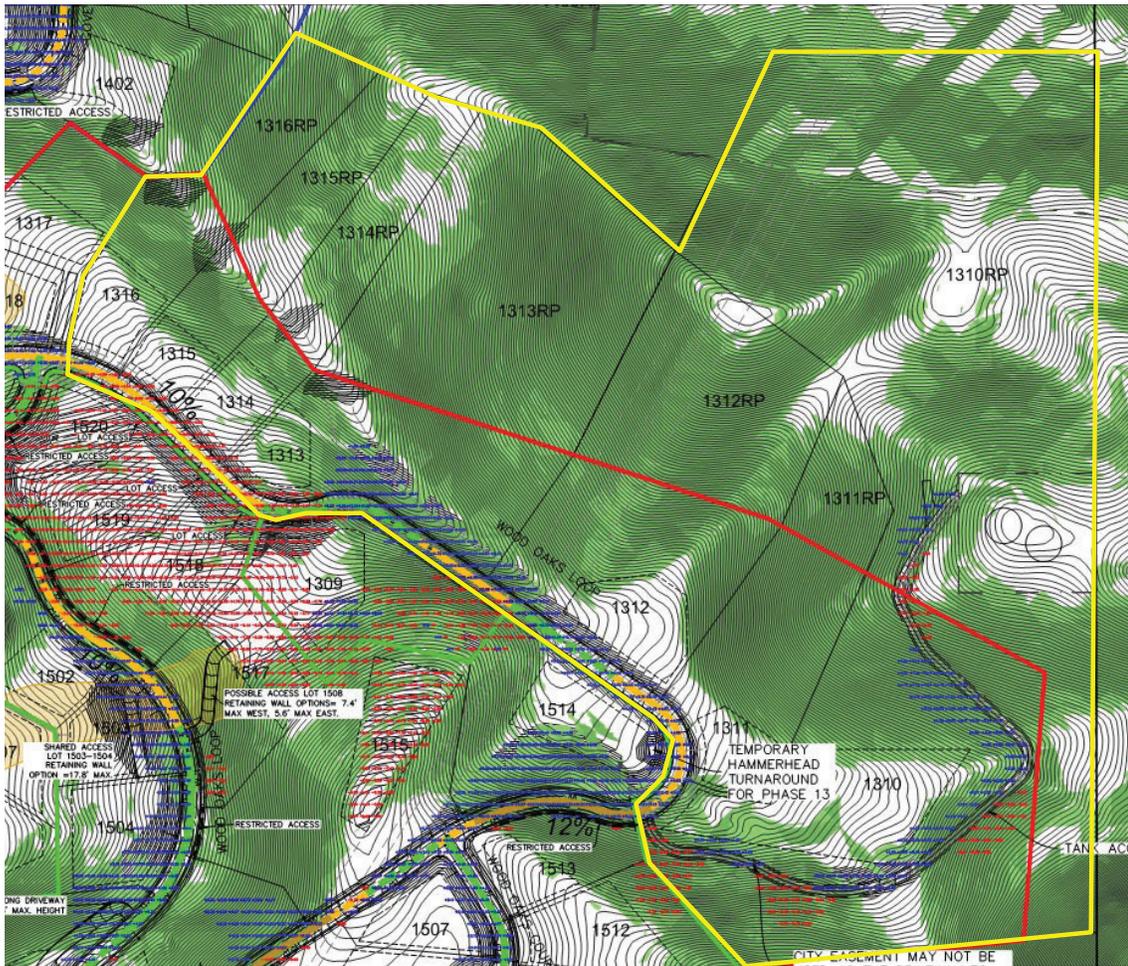


Phasing Plan Eaglewood Cove





Slope Analysis Eaglewood Cove



EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDED
 AMENDING/ADDING HILLSIDE PARCELS 1310HP-1316HP
 A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER
 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE
 AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

EAST CORNER OF SECTION 7, T.1N, R.1E, S.18B.64M.
 FOUND DAVIS COUNTY MONUMENT
 N 99001.07 E 117036.82
 (NAD83 UTAH STATE PLANE NORTH ZONE N 3463689.02 E 1537385.59)

Street Monument Table

| MON# | NORTHING | EASTING |
|------|----------|-----------|
| 1 | 98874.84 | 11670.14 |
| 2 | 98586.05 | 116897.72 |
| 3 | 98457.46 | 117029.98 |
| 4 | 98412.22 | 117277.31 |
| 5 | 98089.64 | 117740.99 |

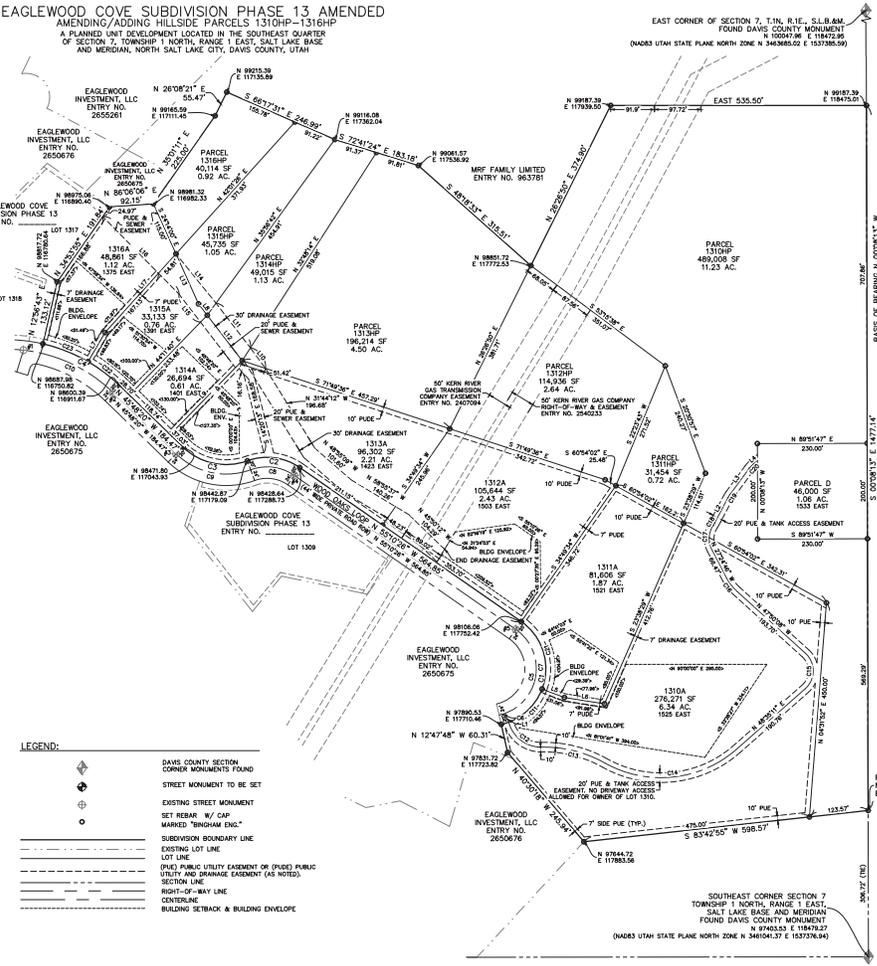
Line Table

| Line # | Description | Length |
|--------|--------------|--------|
| L1 | S 2027'46" E | 213.17 |
| L2 | N 2750'50" E | 40.22 |
| L3 | N 3614'19" E | 68.04 |
| L4 | N 3120'10" E | 153.74 |
| L5 | N 6908'19" W | 50.00 |
| L6 | N 8151'41" W | 84.97 |
| L7 | S 3079'59" W | 76.57 |
| L8 | S 3729'57" E | 30.80 |
| L9 | N 4411'40" E | 216.12 |
| L10 | S 3625'01" E | 53.21 |
| L11 | S 3729'57" E | 118.47 |
| L12 | S 3729'57" E | 120.07 |
| L13 | S 3419'07" E | 115.00 |
| L14 | N 3903'19" W | 133.07 |
| L15 | S 3729'57" E | 73.68 |
| L16 | N 4429'16" W | 228.24 |
| L17 | S 4252'39" W | 221.84 |

Curve Table

| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
|---------|--------|--------|-----------|--------------|---------------|
| C1 | 277.25 | 120.00 | 132.2238° | 219.57 | N 110250° E |
| C2 | 114.97 | 120.00 | 5457'44" | 110.56 | N 82738° W |
| C3 | 142.22 | 120.00 | 6413'07" | 138.22 | N 77501° W |
| C4 | 185.44 | 340.00 | 3174'07" | 183.15 | N 67250° W |
| C5 | 231.04 | 100.00 | 1322'38" | 183.88 | N 110250° E |
| C6 | 13.38 | 100.00 | 739'58" | 13.37 | S 73227° E |
| C7 | 231.66 | 100.00 | 1244'58" | 173.97 | N 67102° E |
| C8 | 86.75 | 100.00 | 5457'44" | 80.14 | N 82738° W |
| C9 | 168.16 | 150.00 | 6413'07" | 158.48 | S 77351° E |
| C10 | 211.27 | 320.00 | 3749'39" | 203.47 | N 64431° W |
| C11 | 117.87 | 120.00 | 5619'37" | 113.24 | N 48702° E |
| C12 | 86.28 | 70.00 | 1037'19" | 80.92 | S 55463° E |
| C13 | 137.67 | 260.00 | 3023'46" | 136.32 | N 79351° E |
| C14 | 286.29 | 240.00 | 10743'30" | 277.89 | N 83759° E |
| C15 | 84.84 | 50.00 | 4829'19" | 74.96 | N 60222° E |
| C16 | 35.64 | 100.00 | 2025'23" | 35.46 | S 37372° E |
| C17 | 53.74 | 50.00 | 6134'14" | 51.19 | S 03222° W |
| C18 | 5.81 | 50.00 | 4793'08" | 5.81 | N 37022° E |
| C19 | 7.37 | 50.00 | 6232'58" | 7.37 | S 30252° W |
| C20 | 12.96 | 50.00 | 14502'91" | 12.92 | S 43296° W |
| C21 | 159.32 | 120.00 | 78041'11" | 147.87 | N 17038° W |
| C22 | 80.25 | 340.00 | 1491'48" | 80.54 | N 52749° E |
| C23 | 102.19 | 340.00 | 1791'17" | 101.89 | N 68254° W |

- LEGEND:**
- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
 - STREET MONUMENT TO BE SET
 - EXISTING STREET MONUMENT
 - SET REBAR W/ CAP
 - MARKED "BINGHAM ENCL."
 - SUBDIVISION BOUNDARY LINE
 - EXISTING LOT LINE
 - PROPOSED PUBLIC UTILITY EASEMENT OR (BROCK) PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED)
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - BUILDING SETBACK & BUILDING ENVELOPE



BASE OF BEARING N 0208°14' W
 (NAD83 UTAH STATE PLANE NORTH ZONE N 50111° E 2,043,680)

U.S. FOREST
 RANGE 15W
 (PLAN 8009002)

POINT OF BEGINNING
 N 9710.25
 E 118478.54

REVIEW ONLY



SCALE 1"=100'

Davis County Recorder

Entry No. _____ Fee Paid _____
 Filed for record and recorded this _____ day of _____ 2022 at _____
 in Book _____ of Official Records Page _____

County Recorder
 By _____ Deputy Recorder

Date 11/21/2022 Proj. # 4893 Sh. 2 of 2

Plot Prepared By

BINGHAM ENGINEERING
 Design: JRS
 Drawn: JRS
 Checked: CML
 Reviewed: JRL

RETURN RECORDED DOCUMENT TO:

EWC 13 Development, LLC
32 West Fireclay Avenue
Murray, UT 84107

AGREEMENT 2022-28A

EAGLEWOOD COVE - PHASE 13 AMENDED PLAT SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT (the "Agreement") is executed this ____ day of _____ 2022, by **MRF FAMILY LIMITED**, a Utah limited partnership ("MRF"); **EWC 13 DEVELOPMENT, LLC**, a Utah limited liability company ("EWC"); and **NORTH SALT LAKE CITY**, a municipal corporation ("City"); in consideration of the following facts and circumstances:

RECITALS

A. EWC is the Owner of certain property located in the City of North Salt Lake, County of Davis, State of Utah as more particularly described on Exhibit "A" which is attached hereto and incorporated herein by this reference ("EWC Property"). EWC desires to develop a residential subdivision on the EWC Property called Eaglewood Cove, Phase 13 Amended ("Phase 13A") a copy of which is attached hereby as Exhibit "B" and incorporated herein by reference. All lots within Phase 13A shall be governed by the official plat of the subdivision and corresponding notes on the plat ("Plat") as well as the terms set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Eaglewood Cove ("CCRs").

B. MRF is the owner of certain real property situated in the City of North Salt Lake, County of Davis, State of Utah, as more particularly described on Exhibit "C" which is attached hereto and incorporated herein by this reference. Said real estate has been approved by the City to be included in the above referenced Phase 13A subdivision as seven hillside parcels ("HP Parcels") to be jointly sold with the seven adjacent Phase 13A Building Lots. EWC and MRF have entered into a Land Subdivision and Sale Agreement dated December 31, 2021, as amended on August 15, 2022 ("LSA"), pursuant to which they have agreed to jointly market and sell the HP Parcels in conjunction with certain adjacent Phase 13A lots ("Phase 13A Lots").

C. The City has approved the Plat, including the notes set forth thereon. However, City, EWC and MRF have agreed to enter into this Agreement to provide MRF supplemental rights and protections in the event EWC defaults under the LSA or in its obligations to its construction lender or other third parties and thereby fails to fulfill its commitments to MRF regarding the joint sale of the HP Parcels.

D. The parties desire to memorialize their referenced understanding and agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants herein contained and other good and valuable considerations, the receipt and sufficiency are hereby acknowledged, the parties hereto agree as follows:

1. **SALE OF HP PARCELS:** In the event of a foreclosure or other legal action resulting in a transfer to any third party of EWC's fee interest in any Phase 13A Lot with a corresponding lot number to one of the HP Parcels or the termination of the LSA, MRF shall not be obligated to sell any such HP Parcel to any Party acquiring such Phase 13A Lot with a corresponding number. In such event, MRF shall

not be bound by the covenants set forth on the Plat pertaining to the joint sale of or access to Phase 13A Lots and HP Parcels as it relates to each Phase 13A Lot so acquired, and MRF may then elect to sell any such HP Parcel to any other party, provided that MRF can provide access to such HP Parcel.

- 2. **PLAT NOTES:** All other terms and conditions contained in the Plat notes which are not inconsistent with this Agreement shall remain in full force and effect.
- 3. **RUNNING WITH THE LAND:** The parties hereto acknowledge and agree that the covenants granted herein do not run with the land because they are individual in nature, nor can they be assigned without the written consent of all other parties to this Agreement.
- 4. **RECORDING OF THIS AGREEMENT:** The parties hereto hereby consent to the recording of this Agreement in order to provide public notice of the covenants and obligations of the undersigned.
- 5. **GOVERNING LAW:** The laws of the State of Utah shall govern the interpretation, validity, performance, and enforcement of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

“MRF”:

MRF Family Limited, ,
a Utah limited partnership

By: _____
Name: _____
Its: _____

Notice Address:

STATE OF UTAH)
 : ss
COUNTY OF _____)

On the _____ day of _____, 2022, personally appeared before me _____, the _____ of MRF Family Limited, a Utah limited partnership, and the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of said company for its stated purpose.

Notary Public of _____
Residing at: _____
Commission Expires: _____

“EWC”:

EWC 13 Development, LLC
a Utah limited liability company

By: _____
Name: _____
Its: _____

Notice Address:

STATE OF UTAH)
) : ss
COUNTY OF _____)

On the _____ day of _____, 2022, personally appeared before me _____, the _____ of EWC 13 Development, LLC, a Utah limited liability company, and the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of said company for its stated purpose.

Notary Public of _____
Residing at: _____
Commission Expires: _____

“CITY”:

North Salt Lake City
a Utah municipal corporation

By: _____
Name: _____
Its: _____

Notice Address:

STATE OF UTAH)
) : ss
COUNTY OF _____)

On the _____ day of _____, 2022, personally appeared before me _____, the _____ of North Salt Lake City, a Utah Municipal Corporation, and the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same on behalf of North Salt Lake City for its stated purpose.

Notary Public of _____
Residing at: _____
Commission Expires: _____

EXHIBIT "A"

Legal Description of the Eaglewood Cove, Phase 13 Amended Building Lots

The following real property located in Davis County, State of Utah:

EXHIBIT "B"

Phase 13 Amended Plat illustrating the
Corresponding Phase 13 Amended Lots & HP Parcels

EXHIBIT "C"

Legal Description of the Phase 13 Amended HP Parcels

The following real property located in Davis County, State of Utah



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Pace, Community Development Director
DATE: November 29, 2022
SUBJECT: Consideration of final plat approval for Eaglewood Cove Phase 14, located at approximately 1355 East Cove Crest Court, Wilford Cannon, applicant

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the requested final plat for Eaglewood Cove Phase 14, with the following conditions:

1. Any remaining engineering redline corrections be completed prior to recordation of final plat.

BACKGROUND

The previously approved concept plan for Eaglewood Cove Phases 13-15 consisted of 75 lots east of the existing phases of Eaglewood Cove development. The concept plan was approved by the City Council on July 19, 2016. Since that approval the developer has conducted an extensive Geological Hazards Investigation of the property leading to numerous changes in layout design and a reduction from 75 lots to 72 lots. The proposed development is divided into three phases, 13, 14, and 15. Preliminary Plan approval was granted on November 10, 2020 with a condition that sidewalks be added to one side of each street. That correction has been made. The subdivision will also be a planned unit development (PUD) subdivision to provide for common ownership of the private street, the HOA maintained storm water detention facilities, and for architectural review prior to building permits.

Phase 14 contains 13 building lots and 2 Hillside Parcels "HP". The HP parcels are not building lots and are intended to be used and sold in conjunction with the adjoining building lot of corresponding number, in the same manner as proposed on the Phase 13 Plat Amendment.

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

The proposed Hillside Parcels (HP) will be restricted by recorded plat notes. Note 14 on the plat makes the following restrictions:

1. Parcels with the "HP" design will be sold in conjunction with the building lot of corresponding number, for example Lot 1406 & Parcel 1406HP. The HP may not be sold to someone that does not own the adjacent property. It does allow for future plat amendments that may combine HP or modify the property lines.
2. Access to an HP is only permitted via the adjacent lot.
3. The entire HP will be restricted with a Critical Slope Easement.
4. Accessory structures may be permitted on an HP, if the Critical Slope Easement is reduced by the City Engineer after submittal of a topographical survey that demonstrates a portion of the area has a slope of less than 30%. Standards for construction of accessory structures is detailed in Note 14.
5. Permitted uses for an HP would include picnic areas, trails, gardens, ski or sledding runs, or outdoor sport courts.

In addition to the notes added to the plat to regulate Hillside Parcels, the remaining notes have been reorganized for clarity of the requirements for building permit submittals and other specific regulations for this development.

Phase 14 contains 26.68 acres and contains 13 lots with lot sizes that range in size from 0.68 acres to 1.51 acres. The plat has been reviewed by the DRC and city staff. There are a few redline corrections, namely typos and formatting corrections to the notes, as well as the addition of an addresses for each building lot.

The Planning Commission reviewed the Final Plat on November 22, 2022 and made a favorable recommendation to the City Council for approval.

POSSIBLE MOTION(S)

I move that the City Council approve the proposed final plat for Eaglewood Cove Subdivision, phase 14 located at approximately 1355 East Cove Crest Court, subject to the following findings and conditions:

Findings:

1. The proposed final plat meets the minimum standards of the land use code for final plat approval;
2. The geotechnical report has been approved by the city consultant and the plat has been designed to meet the specific standards and recommendations contained therein;
3. The plat contains the appropriate notes regarding the individual lots, hillside parcels and requirements of the geotechnical report.

Conditions:

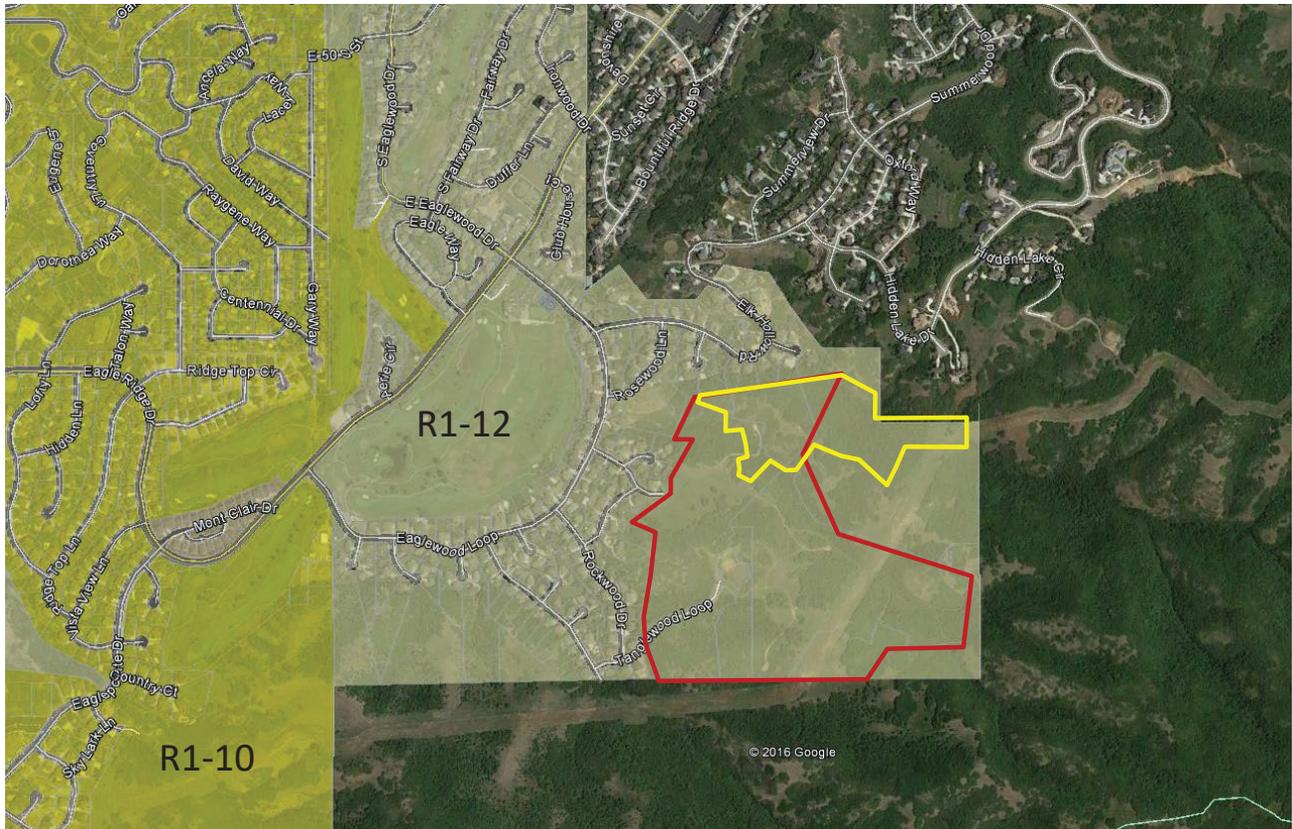
1. Any remaining engineering redline corrections be completed prior to recordation of final plat.

Attachments:

1. Aerial/Zoning Maps
2. Slope Analysis
3. Final Plat

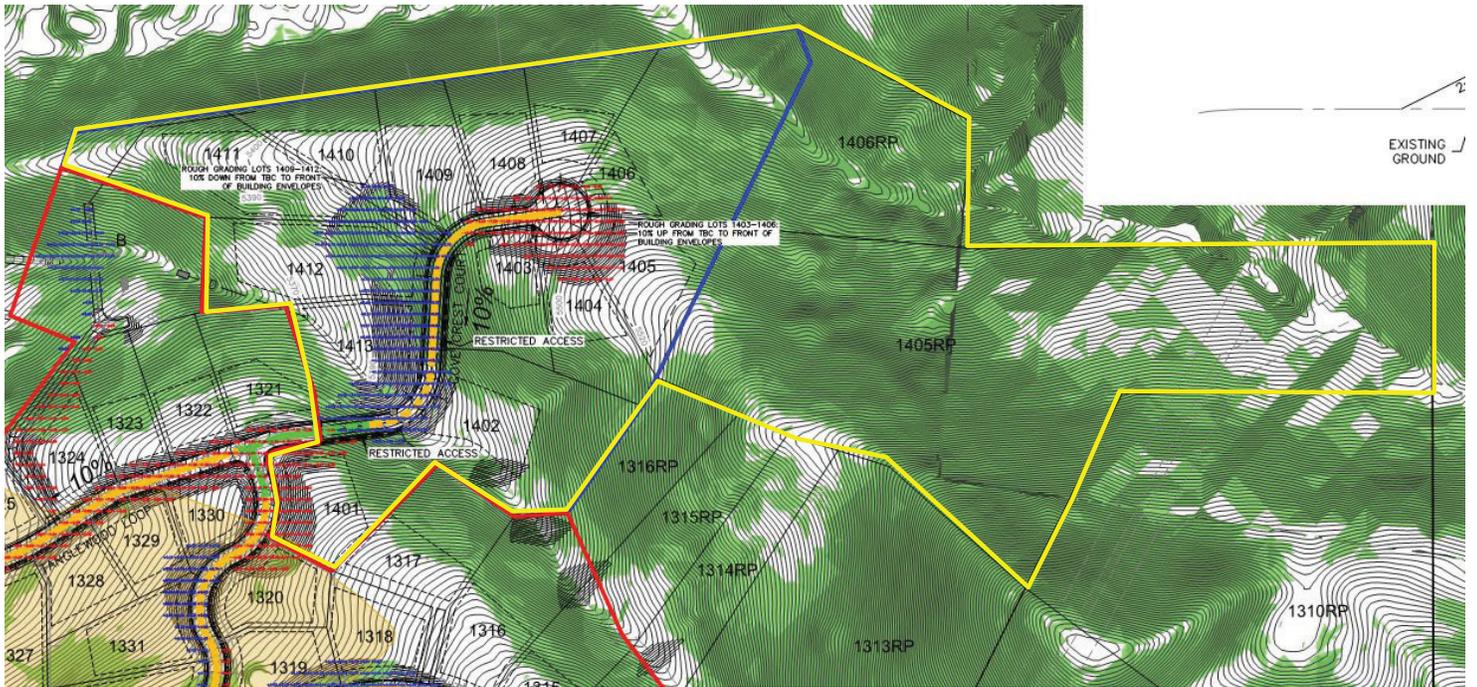


Final Plat
Eaglewood Cove Ph. 14
Aerial/Zoning





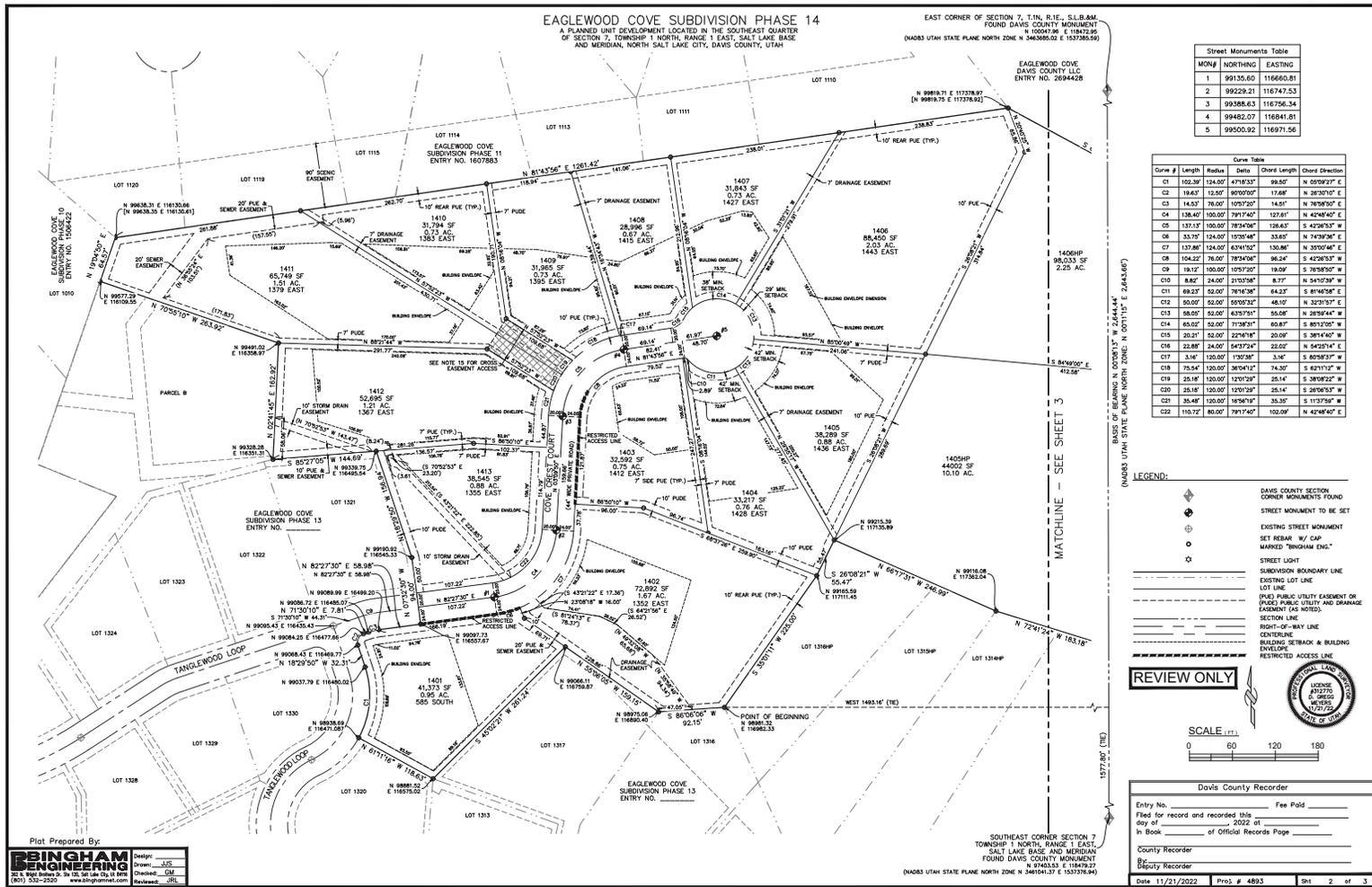
Slope Analysis Eaglewood Cove



EAGLEWOOD COVE SUBDIVISION PHASE 14

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

EAST CORNER OF SECTION 7, T1N, R1E, S16.84M
FOUND DAVIS COUNTY MONUMENT
N 1009.06' E 118429.26'
N 99819.71' E 113738.97'
(NAD83 UTM STATE PLANE NORTH ZONE N 346005.02 E 1527952.95)



| Street Monuments Table | | |
|------------------------|----------|-----------|
| MON# | NORTHING | EASTING |
| 1 | 99135.60 | 116660.81 |
| 2 | 99229.21 | 116747.53 |
| 3 | 99388.63 | 116756.34 |
| 4 | 99462.07 | 116841.81 |
| 5 | 99500.92 | 116971.56 |

| Curve Data | | | | | |
|------------|---------|---------|-----------|--------------|-----------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
| C1 | 102.30' | 124.00' | 47°48'33" | 98.50' | N 05°09'27" E |
| C2 | 19.63' | 12.50' | 80°00'00" | 17.68' | N 28°30'10" E |
| C3 | 14.53' | 76.00' | 10°27'20" | 14.50' | N 76°39'50" E |
| C4 | 128.40' | 100.00' | 79°17'40" | 137.69' | N 42°48'42" E |
| C5 | 137.17' | 100.00' | 78°54'06" | 138.63' | S 42°58'53" W |
| C6 | 33.70' | 124.00' | 15°58'48" | 33.65' | N 74°39'36" E |
| C7 | 137.80' | 124.00' | 63°47'52" | 130.86' | N 35°07'40" E |
| C8 | 104.22' | 76.00' | 78°54'06" | 84.24' | S 42°58'53" W |
| C9 | 19.12' | 100.00' | 10°27'20" | 19.09' | S 76°58'50" W |
| C10 | 8.82' | 24.00' | 21°07'58" | 8.77' | N 54°10'50" W |
| C11 | 69.23' | 52.00' | 76°16'38" | 64.23' | S 81°46'58" E |
| C12 | 50.00' | 52.00' | 50°51'52" | 46.10' | S 52°31'51" E |
| C13 | 50.00' | 52.00' | 63°37'31" | 50.00' | N 26°54'40" W |
| C14 | 65.02' | 52.00' | 71°38'31" | 60.87' | S 85°12'02" W |
| C15 | 20.21' | 52.00' | 22°18'18" | 20.09' | S 38°14'40" E |
| C16 | 20.88' | 24.00' | 64°37'34" | 22.02' | N 54°29'14" E |
| C17 | 3.16' | 100.00' | 1°50'38" | 3.16' | E 8°05'02" W |
| C18 | 75.54' | 100.00' | 38°54'12" | 74.30' | S 62°11'22" W |
| C19 | 25.16' | 100.00' | 12°01'28" | 25.14' | S 38°18'52" W |
| C20 | 33.48' | 100.00' | 16°58'17" | 33.30' | S 11°57'56" W |
| C22 | 110.72' | 80.00' | 79°17'40" | 102.09' | N 42°48'42" E |

- LEGEND:**
- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
 - STREET MONUMENT TO BE SET
 - EXISTING STREET MONUMENT
 - SET REBAR W/ CAP MARKED "BIRNHAM ENG."
 - STREET LIGHT
 - SUBDIVISION BOUNDARY LINE
 - EXISTING LOT LINE
 - PLUMB PUBLIC UTILITY EASEMENT OR PUBLIC PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED)
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - BUILDING SETBACK & BUILDING ENVELOPE
 - RESTRICTED ACCESS LINE



SCALE (feet)
0 60 120 180

Davis County Recorder

Entry No. _____ Fee Paid _____
 Filed for record and recorded this _____ day of _____ 2022 at _____
 In Book _____ of Official Records Page _____

County Recorder
 Deputy Recorder

Date 11/21/2022 Proj. # 4893 Sht. 2 of 3

Plot Prepared By
BIRNHAM ENGINEERING
 Designer: _____
 Drafter: JMS
 Checker: CM
 Reviewer: JRL
 (801) 532-2300 www.birnham.com

SOUTHEAST CORNER SECTION 7 TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND DAVIS COUNTY MONUMENT
 N 99433.51' E 118429.27'
 (NAD83 UTM STATE PLANE NORTH ZONE N 346005.02 E 1527952.95)



NORTH SALT LAKE PUBLIC WORKS

10 East Center Street
North Salt Lake, Utah 84054
801-335-8700
www.nslcity.org

Brian J. Horrocks
Mayor
Jonathan Rueckert
Public Works Director

TO: Honorable Mayor and City Council
FROM: Jonathan Rueckert, Public Works Director
DATE: November 29, 2022
SUBJECT: Vehicle Surplus

STAFF RECOMMENDATION

Staff recommends the surplus of S-25 a 2008, 5500 Dodge Ram utility dump truck VIN: 3D6WD78A68G148398

BACKGROUND

This vehicle was replaced in 2019 with a similar size and functioning truck. This truck continued to be used as a back up utility dump truck mostly for plowing functions up until the vehicle would no longer pass emission testing because of a coolant leak in the EGR and Diesel particulate filter needing to be replaced. In addition to these repairs, the plow wiring harness would also need to be replaced for proper plowing function.

This vehicle meets the 15-point evaluation system criteria for age, mileage and maintenance costs.

PROPOSED MOTION

I recommend that the City Council approve Resolution No. 2022-43R: A Resolution Declaring the 2008 Dodge RAM 5500 Utility Dump Truck Surplus Property and Authorizing the City's Public Works Director to Dispose of Such Surplus Property.

RESOLUTION NO. 2022-43R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NORTH SALT LAKE DECLARING A CERTAIN PUBLIC
WORKS VEHICLE AS SURPLUS AND AUTHORIZING THE
PUBLIC WORKS DIRECTOR TO DISPOSE OF SUCH
SURPLUS PROPERTY**

WHEREAS, the City of North Salt Lake no longer has a need or use for certain equipment or property due to age, cost of maintenance, and/or being obsolete; and

WHEREAS, in accordance with State regulations, the City Council has determined to declare the 2008 Dodge Ram 5500 utility dump truck VIN 3D6WD78A68G148398 as surplus and desires to dispose of them in the method as prescribed by current law.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of North Salt Lake does hereby approve the Public Works Vehicle S-25, a 2008 Dodge Ram 5500 utility dump truck VIN 3D6WD78A68G148398, as surplus and that said property shall be disposed of according to State statutes, including disposal, sale or trade-in on new equipment.

BE IT FURTHER RESOLVED, by the City Council of the City of North Salt Lake that the Public Works Director is authorized to undertake any and all actions to effect such sale, disposal or trade-in of vehicle S-25, a 2008 Dodge Ram 5500 utility dump truck.

This Resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 29th day of November, 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 _____

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 NOVEMBER 15, 2022

6
7 **DRAFT**
8

9 Mayor Horrocks welcomed those present at 6:02 p.m.

10
11 PRESENT: Mayor Brian Horrocks
12 Councilmember Lisa Watts Baskin
13 Councilmember Natalie Gordon
14 Councilmember Ted Knowlton
15 Councilmember Stan Porter
16 Councilmember Alisa Van Langeveld
17

18 STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, City Engineer; David Frandsen,
19 Assistant City Manager; Jon Rueckert, Assistant Public Works Director; Heidi Voordeckers,
20 Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Sherrie Pace,
21 Community Development Director; Wendy Page, City Recorder; Mackenzie Johnson, Planner.
22

23 OTHERS PRESENT: Brandon Weston, Utah Department of Transportation (UDOT); Katie
24 Williams, Horrocks Engineering.
25

26 1. PRESENTATION FROM UDOT REGARDING THE I-15 ENVIRONMENTAL
27 IMPACT STATEMENT STUDY: FARMINGTON TO SALT LAKE CITY-
28 ALTERNATIVES PHASE
29

30 Brandon Weston, UDOT, presented information about the I-15 Environmental Impact Statement
31 (EIS) for the proposed I-15 expansion project which includes the area from Farmington to Salt
32 Lake City. He mentioned the environmental study timeline included a National Environmental
33 Policy Act (NEPA) overview and early scoping, purpose and needs analysis, alternatives
34 development, draft EIS preparation, release of draft EIS, preparation of final EIS, release of final
35 EIS and record of decision, and recommended funding, planning and construction. He said
36 currently the project was at the alternatives development phase. Mr. Weston indicated this phase
37 includes developing screening criteria and preliminary alternatives along with public engagement
38 and public outreach with a 30 day comment period. He reported there is an emphasis on quality
39 of life framework with better mobility, good health, connected communities, and a strong
40 economy. A map of the proposed study area was shown. He stated suggestions for public
41 comments included a focus on the alternative that offered improved safety, better connected
42 communities, strength to the economy, and improved mobility for all users. He explained the
43 open houses are being held November 14th via a virtual meeting, November 15th at Rose Park

44 Elementary in Salt Lake, and November 16th at the South Davis Recreation Center. The public
45 comment period is from November 10th to December 16th 2022.

46
47 Mr. Weston demonstrated the interactive map of the study area and the location of proposed
48 walking and biking improvements along with a detailed Alternatives Overview of each
49 geographic area is available online. He shared images of the I-15 mainline alternatives and a map
50 of proposed reversible HOV lanes. He explained the reversible lanes would be southbound in the
51 morning and northbound in the evening and would be barrier separated with access only at the
52 endpoints. He highlighted a comparison of two options for both the four hour peak period
53 average travel times and the speed for the mainline alternatives from 2019 compared to 2050.

54
55 Councilmember Porter asked about a potential Center Street connection with an on-ramp to I-
56 215, an off-ramp from I-15 and a connection to Highway 89. He asked if this would be an item
57 for public comment. Brandon Weston confirmed and stated that comments posted on the
58 interactive map would help UDOT and the study team understand the needs and desires of the
59 community.

60
61 Ken Leetham stated that staff would share the link to the interactive map for the project with the
62 Council. He suggested the City prepare its position for review by the City Council. Mr. Leetham
63 said a proposal was made to the Mayor that the five cities of South Davis County work together
64 on mutually supportive comments during this public comment period.

65
66 Councilmember Porter inquired regarding the route that would allow freeway access from
67 Highway 89 and access to the west side of town as an alternative to Center Street. He felt this
68 will allow residents to avoid the train issues. He expressed his opinion that this could eliminate
69 the Center Street off-ramp. Ken Leetham commented that per the alternative plan the Center
70 Street off-ramp was proposed for removal.

71
72 Mayor Horrocks asked about accessing Legacy Highway northbound when traveling north on I-
73 15. Brandon Weston replied that this project would not include a northbound on-ramp to Legacy
74 Highway from I-215, although it is included in long range regional plans.

75
76 Councilmember Porter said that previously the plan was to have access to Legacy as an alternate
77 route if I-15 was blocked. Mr. Weston replied that this was outside the scope of this project.
78 Katie Williams, Horrocks Engineering, explained that there was a proposed flyover ramp from
79 northbound I-15 to I-215, which is not warranted at this time, but was in the plan for a future
80 project and that design allowed sufficient room for that option when traffic warranted the
81 construction. It was explained that the proposed new interchange on I-15 at Highway 89 would
82 allow cars to exit I-15 and head west to a new entrance to I-215 however.

83
84 Mayor Horrocks mentioned a study that triple the number of cars could utilize I-15 with the use
85 of autonomous vehicles. Councilmember Knowlton replied the separated high-occupancy vehicle

86 (HOV) lanes could accommodate technological shifts and mentioned the flexibility of the
87 reversible lanes.

88
89 Councilmember Porter mentioned a UDOT presentation related to the use of passenger drones as
90 early as 2025. Brandon Weston replied there were no provisions for passenger drones in the plan
91 at this time.

92
93 Mayor Horrocks suggested UDOT consider adding an exit off of Legacy Highway for 1100
94 North.

95
96 Councilmember Van Langeveld commented on the Highway 89 corridor and said the plan
97 proposed three traffic lights within a half mile of each other. She suggested alternative routes or
98 a bridge to avoid issues during peak traffic.

99
100 Councilmember Knowlton said it appeared UDOT had incorporated the comments into this plan
101 that were made during the workshops related to pedestrian and bicycle safety. Brandon Weston
102 replied the comments made in the Smart Growth Workshops had influenced the outcome and
103 were very helpful in the process of designing the two alternative scenarios.

104
105 2. APPROVAL OF CITY COUNCIL MINUTES

106
107 The City Council minutes of November 1, 2022 were reviewed and approved.

108
109 **Councilmember Baskin moved that the City Council approve the minutes of November 1,**
110 **2022 as amended. Councilmember Porter seconded the motion. The motion was approved**
111 **by Council Members Baskin, Gordon, Porter, and Van Langeveld.** Councilmember
112 Knowlton abstained from voting.

113
114 3. ACTION ITEMS

115
116 The action items list was reviewed. Completed items were removed from the list.

117
118 Mayor Horrocks asked for an update on the golf course. Ken Leetham replied the potential open
119 house dates were in January and April. He invited the City Council to tour the facility.

120
121 Councilmember Baskin said the Golf Committee would be meeting tomorrow, November 16th,
122 and she could provide an emailed report to the Council.

123
124 Councilmember Porter asked about the item related to requiring Lakeview Rock Products to
125 meet all SWPPP regulations. Ken Leetham responded the City had regular inspections and
126 contact with them and staff would continue to follow through in ensuring that Lakeview water
127 the road to keep the dust down.

128
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169

Councilmember Gordon asked about the dog park action item. Ken Leetham suggested a work session for staff to present several options.

Councilmember Baskin mentioned issues at Hatch Park relating to maintenance and tripping hazards along the trail, as well as overgrown vegetation and weeds along the sidewalks on Lacey Way that needed to be cleared out.

4. COUNCIL REPORTS

Councilmember Knowlton reported on a workshop for the South Davis Regional Transportation Plan. He said the Wasatch Front Regional Council (WFRC) Regional Transportation Plan would be a great place to explore the earlier questions related to the connection to Legacy Highway. He would follow-up with the details of what was in or not in the plan related to the Highway. The bicycle connections between the City and Salt Lake City would be substantially improved and create an ample and safe connection between the two counties and the viability of bicycling in the City.

Councilmember Baskin reported on the Senior Lunch Bunch meeting which included obtaining feedback on the needs from the seniors. This list was given to the Health and Wellness Committee for review. She spoke on the Golf Committee and the new golf simulator.

Councilmember Porter reported on the Jordan River Commission fundraising event at the Zions Technology Center along the Jordan River in Midvale. He explained the campus was sustainably built and included solar panels and other substantial energy efficiencies.

Councilmember Gordon reported on an expansion at Safe Harbor Crisis Center. She asked if staff could invite a representative from Safe Harbor to talk about the expansion and their needs. Councilmember Gordon spoke on a subscription recycling service, Recyclops, that collected items like lightbulbs, Styrofoam, plastic film, and glass.

Councilmember Van Langeveld reported on the Youth City Council along with the Foxboro Elementary student council volunteering at the Bountiful mobile food pantry. She also reported on the Health and Wellness Committee meeting and their priorities for next year including collaborating with the Senior Lunch Bunch. She mentioned one of the goals included offering a wellbeing survey through Utah State University that asked residents questions related to mental health, environment, cultural opportunities, etc. Councilmember Van Langeveld reported that she had invited the winners, from Foxboro and Orchard Elementaries, of a Martin Luther King speech contest to present their speeches to the Council.

170 5. CITY ATTORNEY'S REPORT

171

172 Todd Godfrey had nothing to report.

173

174 6. MAYOR'S REPORT

175

176 Mayor Horrocks reported that John Davies from the Sewer District Board had passed away. He
177 then mentioned that he had received a call from a citizen about recycling cans after a wind event
178 and asked staff to work with ACE on ways to weigh the recycling cans down.

179

180 Mayor Horrocks spoke on a company in the City, OxEon Energy, LLC, that provided rocket fuel
181 to NASA and mentioned that they would be applying for money from Davis Funds.

182

183 7. ADJOURN

184

185 Mayor Horrocks adjourned the meeting at 6:56 p.m. to begin the regular session.

186

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
NOVEMBER 15, 2022

DRAFT

Mayor Horrocks welcomed those present at 7:05 p.m. Alisa Van Langeveld offered the thought and Peyton Otis led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, City Engineer; David Frandsen, Assistant City Manager; Jon Rueckert, Public Works Director; Heidi Voordeckers, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Sherrie Pace, Community Development Director; Wendy Page, City Recorder; Mackenzie Johnson, Planner.

OTHERS PRESENT: Joel Powell, Dee Lalliss, Brandon Tucker, Jo Ellen Ashworth, Ryan Holbrook, Jeff Scroger, Cindy Powell, Greg Stewart, Peyton Otis, Andrew Kiruto, Len Arave, Mary Kay Porter, Brynne Burgess, Claire Plowman, Ainsley Reese, BreAnna Larson, Brandi Wendel, Jared Wendel, Mark Angell, Kirk Stratton, Mashelle Boswell, Melanie Galbraith, Roy Galbraith, Michelle Fairbanks, Katherine Baird, Joe Escobar, Chris Moss, Elaine Moss, Tim Brown, T, Brown, Diane DeLuca, Richard Herron, David Herron, Janice Twede, Duane Sjoberg, Sondra Sjoberg, Nicholas Nelson, Steve Beazer, Renae Beazer, Jeremy Bingham, Thomas Call, Katy Bingham, E. McBride, Leta McBride, Frank Coon, Annalisa Hamblin, Patricia Nageli, Jonathan Marsh, Benjamin Ambler. Via Zoom: Angie Dives, Brett, Caryn Larrinaga, CF, Conrad Jacobson, Coombs, Hamblin JV, Hyrum Kruger, Jane, Janene, Jennifer Graves, Jim Brown, Lela C., Paul, Paul Freeman, Peter, Stacey, Steven Deepe, Tonya Passey, Shay Larsen.

1. CITIZEN COMMENT

There were no citizen comments.

2. PUBLIC HEARING ON THE PROPOSED ANNEXATION OF THE VAL VERDA AREA, ALSO KNOWN AS AREA B OR THE CITY'S ANNEXATION POLICY PLAN AND EXPANSION AREA MAP, LOCATED APPROXIMATELY BETWEEN

229 3500 SOUTH AND 4100 SOUTH AND BETWEEN HIGHWAY 89 AND ORCHARD
230 DRIVE IN UNINCORPORATED DAVIS COUNTY

231
232 Sherrie Pace presented a brief overview of the proposed annexation area, commonly known as
233 the Val Verda area located approximately between 3500 South and 4100 South and between
234 Highway 89 and Orchard Drive in Unincorporated Davis County. She reported the Davis County
235 General Plan, adopted in 2006, encouraged annexation of the Val Verda area into the City. She
236 read a formal statement from the Bountiful City Mayor and City Council which indicated
237 Bountiful City did not have an active annexation plan (which is required by State law to annex)
238 and did not intend to consider any further expansion. The statement also expressed support of
239 Davis County and North Salt Lake to reconsider how services are provided to residents in the
240 Val Verda area.

241
242 Sherrie Pace reported the proposed annexation area was 113 acres including 12.39 acres of
243 institutional use (churches & schools), 17 acres of right of way (roads), 83.89 acres of 295
244 private properties consisting of 349 dwelling units including 62 multifamily units, 38
245 duplex/ADU, and 247 single family homes, as well as two vacant remnant parcels, and nine
246 commercial properties. She described the annexation process and timeline including a public
247 hearing and recommendations by Davis County on September 27, 2022 followed by a Resolution
248 of intent to annex by the City Council on October 4th, a public open house at Adelaide
249 Elementary on October 5th, public hearing notices mailed to property owners and residences on
250 October 13th, a Planning Commission work session to discuss possible zoning on October 25th, a
251 public comment period from October 13th to November 15th, and the City Council public hearing
252 and consideration of Ordinance 2022-09 on November 15th. Ms. Pace said the following
253 information was received using the comment form on the City's website including thirteen
254 individuals in opposition, six individuals in support of the annexation, and one undecided. She
255 noted comments were also received by City staff in the form of two letters in opposition, one
256 email in favor, and various questions. She acknowledged on November 9th the City received a
257 protest that was filed by the property owners in the area. All public comments, including the
258 written protest, were previously provided to the City Council.

259
260 Sherrie Pace, stated according to State Code property owners may file a protest before or at the
261 public hearing and signatures must be obtained by over 50% of the property owners who own
262 more than 50% of the assessed land value in the area. She explained the City may annex the area
263 without considering the protest filed if the County makes specific findings in their resolution
264 including the area could be more efficiently served by the City than the County, the area was not
265 likely to be naturally annexed by the City in the future as a result of urban development,
266 annexation of the area was likely to facilitate the consolidation of overlapping function of local
267 government, and annexation of the area was likely to result in the equitable distribution of
268 community resources and obligations. She reported the protest that was filed on November 9,
269 2022 included 186 properties (63%) with 54.54 acres. She noted staff verified the signatures and
270 found that there were four properties, 1.32 acres, in which the signatures were not verified due to

271 ownership being either an LLC or trust and the city not having record of those persons
272 authorized to sign for the entity. She added also not included in the percentages were three
273 property signatures for properties that were already within the City.

274
275 Sherrie Pace reported on the factors for consideration by the City Council including fiscal
276 impacts on the City budget, the property owners in the area, and existing property owners in the
277 City. She mentioned service impacts include snow removal, storm water maintenance, police
278 response, solid waste disposal/recycling, and staff. She noted that factors to consideration for
279 proposed address changes would include: the expense to the property owners; cohesive address
280 system; point of sales (tax reporting); Google mapping; public safety; and coordination with
281 affected entities such as Rocky Mountain Power, Dominion, South Davis Sewer District, etc. She
282 stated another factor for consideration was land use (zoning) for residential and commercial zone
283 designations.

284
285 Mayor Horrocks read the following instructions:

286
287 The City cares about everyone's input on this matter. In order to receive that input in an orderly
288 way, we request that you please refrain from clapping, cheering, yelling or engaging in other
289 forms of crowd or group behavior during the hearing. These outbursts detract from the purpose
290 of why we are here and have the effect of intimidating speakers and others in the room. We wish
291 to have a fair and thorough hearing where all persons, even if in the minority, are able to express
292 themselves without feeling intimidated.

293
294 The Public Hearing is not a back and forth conversation and we will not engage in a conversation
295 with you when you make your public comment. We will make every effort to note your
296 questions and give time to City staff or Council members to answer those questions after we
297 close the public hearing.

298
299 The City will conduct the hearing for as long as needed to hear everyone's comments. We ask
300 that when you make a comment, please state your name and address. We will limit each
301 comment to 3 minutes so we can hear everyone who wishes to make comments.

302
303 The Mayor also requested that speakers alternate between those opposed and those in favor of
304 annexation.

305
306 **Mayor Horrocks opened the public hearing at 7:15 p.m.**

307
308 Richard Herron, 763 West 3500 South, expressed his concerns were the tax increase, feeling that
309 the City was pursuing this for financial gain, and address changes. He said there were multiple
310 apartment buildings on Highway 89 and felt the City's goal was to tear down the existing homes
311 and build apartments to subsidize the golf course. Mr. Herron felt that existing services including
312 snow removal, garbage, and sheriff services were suitable. He said the residents in the proposed

313 annexation area did not use City parks or services and reminded the Council that residents in the
314 annexation area all voted and would remember who voted for this.

315
316 Jon Marsh, 3879 South 775 West, said he recently called the sheriff's office who did not arrive
317 until 20 minutes later which he felt was unacceptable. He spoke on having the City's police
318 department available and present to everyone versus Davis County who did not provide adequate
319 service. Mr. Marsh spoke on other points including not having to deal with the issue of dual
320 addressing, having access to Google Fiber, and access to reliable emergency services. He said
321 having snow removal and other services provided by the County was a waste of time and money.

322
323 JoEllen Ashworth, 4148 South 825 West, said a majority of property owners in the area did not
324 want the annexation as they were opposed to another level of government. She said that she
325 heard numerous comments that the City was imperious and inconsiderate and would be met with
326 disdain by the residents in the affected area. Ms. Ashworth asked if the annexation did occur that
327 it would be delayed until after the new year.

328
329 Kirk Stratton, 4128 South 825 West, said most of his concerns were answered at the public open
330 house related to taxes, emergency services, and public works services. He compared the current
331 costs with those of the City and felt that the only issue may be the level of service for streets. He
332 expressed concern that if the area was not annexed at this time, the County would increase taxes
333 beyond what would be paid to the City. He shared the concerns of an address change, taxes, or
334 snow removal but felt that overall he would have an avenue to express his concerns and have
335 representation with a local entity.

336
337 Joel Powell, 876 West 3800 South, spoke on being content with the status quo and the preference
338 to be annexed into Bountiful to retain current addresses.

339
340 Len Arave, 46 South Eaglewood Drive, commented that there were disparities including the fact
341 that residents used fields/parks that they did not pay for, the City's police department were
342 utilized in emergencies, the sheriff's office response times were long, they used the City's
343 streets. He said it made no sense for the County to provide services to a small number of
344 residents spread throughout the County. Mr. Arave urged the Council to make the right decision.
345 He also suggested retaining the current addresses or adopting Davis County addresses for the
346 whole City.

347
348 Frank Coon said he did not live in Davis County but was the trustee of one acre in the
349 County/unincorporated area. He mentioned the term "governmental bloat" and then reviewed
350 annual wage data he had obtained for the City's police chief, city manager, engineer, finance
351 director, golf pro, and city recorder. Mr. Coon said the services enjoyed by the residents should
352 not be interrupted and the County provided them appropriately. He said the right thing for these
353 properties was not annexation.

354

355 Thomas Call, 828 West 3900 South, said that he lived in the City and then moved to the
356 unincorporated area in 2004. He felt services were better in the County including the ability to
357 choose from different service providers.

358
359 Chris Moss, 3552 South 800 West, commented that he intentionally sought out property in an
360 unincorporated area. He said he did not want to be part of the City and was against another level
361 of government.

362
363 Elaine Moss, 3552 South 800 West, said she wanted country life and did not want additional
364 government. She did not think the proposal for the City to hire one additional police officer for
365 the annexation would be adequate.

366
367 Rebecca Nageli, 892 West 4000 South, stated she was against building additional apartments or
368 car dealerships.

369
370 Emily McBride, 4148 South 825 West, commented she was against the annexation and did not
371 like change. She said the County provided the services they needed.

372
373 Steve Beazer, 3882 South 850 West, stated he had lived in the area for 46 years. He served on
374 the County Commission and was involved with the master planning of the Val Verda area. Mr.
375 Beazer said this was an inevitable process but felt those involved did not have a fair opportunity
376 to be involved in the process. He suggested adopting an ordinance or procedure to allow for a 90
377 day period for a representative group to explore and consider this annexation.

378
379 Janice Twede, 3917 South 850 West, mentioned she had lived at her address for 53 years and did
380 not like change. She requested more time to consider the annexation as 65% of the residents did
381 not want to be part of the City. Ms. Twede expressed concerns with housing density, parking,
382 and the timeframe for the annexation.

383
384 Diane DeLuca, 708 West 3600 South, commented that she was concerned with the honesty,
385 integrity, and reliability of the City.

386
387 Richard Herron asked what the City was offering the residents in the proposed annexation area.
388 He expressed his opinion that the City had bad streets, poor snow plow services, and had a
389 financial reason for the annexation. Mr. Herron felt there was not one good reason for the
390 annexation.

391
392 Thomas Call pointed out that in the three weeks since the notification, the residents had
393 organized and obtained over 70% of the landowners to sign the protest in opposition to the
394 annexation.

395
396 **Mayor Horrocks closed the public hearing at 8:27 p.m.**

397

398 Ken Leetham responded to the question of subsidizing the golf course. He said the golf course
399 was not subsidized and was entirely paid for by user fees by golfers, events, and the restaurant.
400 He further stated that there were some years in the history of the golf course where the City's
401 General Fund revenues were used to subsidize the golf course, but that for the past three seasons,
402 there has been no subsidy and it was not anticipated that subsidies would be needed in the future.

403

404 Sherrie Pace said the other main concern was the address changes and what level of support the
405 City Council would give to residents to bear those costs.

406

407 Mayor Horrocks commented he did not know if the addresses had to be changed and did not
408 think the post office required it. Sherrie Pace replied the post office did not require the change
409 and it would be up to the Council to determine what should be done.

410

411 Councilmember Gordon asked about the taxation structure currently in the unincorporated area.
412 Sherrie Pace responded State Tax Commission uses the zip codes plus 4 to code and assign the
413 correct taxing entity to the point of sale taxes related to online sales. She explained that the
414 Commission updated their database provided to vendors, such as Amazon, to properly code the
415 sales tax remitted to the State. She noted that when sales taxes are remitted to the State it is the
416 vendor that reports the combined total for the point of sale and not the individual addresses of
417 each sale, therefore the State does not sort the sales tax collected. She explained the database
418 works very well for large sophisticated vendors, but does not work well for smaller retailers or
419 service companies that simply use the combined tax rate table sorted by zip code only. She
420 mentioned those sales taxes collected have the possibility to be coded incorrectly, but the loss is
421 likely not significant.

422

423 Councilmember Van Langeveld spoke on the comments related to the concept that the City was
424 building apartments. She clarified the City did not build apartments. She explained that private
425 owners or developers built apartments and the City either allowed it or not based on Code set in
426 place. She added if apartments were built in this unincorporated area it would be because a
427 property owner or developer purchased property from willing sellers and wanted to build
428 apartments.

429

430 Councilmember Knowlton spoke on the history and that the City had long thought it made sense
431 to annex the property. He noted the reason for this was that the area was surrounded by the City
432 on three sides. He mentioned every unincorporated piece of land in urbanized areas was part of a
433 municipal annexation policy plan because counties were temporary holders of land per State law.
434 He said the property had been part of the City's annexation plan for 20 years and the reason it
435 was being addressed now was that it was initiated by Davis County. He acknowledged it was
436 inefficient for the County to provide urban services to isolated pockets of developed land. He
437 stated the County's intention was for every piece of developed unincorporated land be annexed

438 into an adjacent community. He said that no change or maintaining the status quo was not a
439 likely option.

440
441 Councilmember Gordon commented that she was initially opposed to this and wanted to
442 understand the resident's concerns. She spoke on how everyone was already part of the same
443 community and she had gone to school with, lived by, and worshipped with many of them.
444 Councilmember Gordon said the County did not want to continue to provide services and how it
445 was currently subsidized by others in the County and that Bountiful City has stated that they do
446 not want to annex the area. She spoke on how this annexation would cost the City money and
447 that consideration for the annexation was not due to greed or a desire for development.

448
449 Councilmember Porter commented that he had lost sleep over the annexation and had spent time
450 researching the issue. He explained how the majority of the City had been added area by area
451 through annexation. Councilmember Porter shared the history of the area, prior annexations, and
452 previous address changes. He mentioned this was a hardship for the residents but felt there were
453 ways that the City could help and spoke on the fact that the residents would have more
454 representation and opportunities for involvement.

455
456 Councilmember Baskin thanked City staff, the Planning Commission, and those who had made
457 an effort to find answers. She spoke on removing the personal feelings and that good governance
458 was representation and fair taxation for services. She said the big issue for the residents was
459 identity and how services needed to be provided by municipalities which was not occurring here.
460 Councilmember Baskin expressed that it was time for this annexation to occur for good
461 government as these residents were not receiving representation. She said the motive was not
462 money or ego.

463
464 3. CONSIDERATION OF ORDINANCE 2022-09: AN ORDINANCE EXTENDING THE
465 CORPORATE LIMITS OF THE CITY OF NORTH SALT LAKE TO INCLUDE THE
466 ANNEXATION OF THE VAL VERDA AREA, ALSO KNOWN AS ANNEXATION
467 AREA B, LOCATED APPROXIMATELY BETWEEN 3500 SOUTH AND 4100
468 SOUTH AND BETWEEN HIGHWAY 89 AND ORCHARD DRIVE IN
469 UNINCORPORATED DAVIS COUNTY

470
471 Sherrie Pace stated she had drafted three motions for the Council in her report, including one in
472 favor, one against, and one to table. She said the motions could be adjusted to change the
473 effective date of the annexation or policy decisions related to addresses, etc. if the Council
474 desired.

475
476 Councilmember Baskin said she did not care what the addresses were and felt that they could
477 possibly be retained.

478

479 Mayor Horrocks said he had pride in the City and was proud of what they had accomplished. He
480 mentioned that if the annexation went through that their taxes would increase and provided
481 services would improve. He explained the current services for this area were being subsidized by
482 all County residents. Mayor Horrocks said City and County residents had been subsidizing taxes
483 for the unincorporated area for 20 plus years.

484
485 Councilmember Van Langeveld said that personally the only reason she would support the
486 annexation was government efficiency. She was in opposition to the annexation and had
487 explained her reasons in prior City Council meetings which could be viewed in the
488 corresponding minutes. Councilmember Van Langeveld felt there were additional considerations
489 to work through with the County before supporting the annexation.

490
491 **Councilmember Van Langeveld moved to table consideration of Ordinance 2022-09 until**
492 **Fall of 2023. There was not a second on the motion. The Mayor called for a vote on the**
493 **motion, Councilmember Van Langeveld voted in favor, and Councilmembers Gordon,**
494 **Porter, Baskin, Knowlton voted in opposition to the motion.**

495
496 **Councilmember Porter moved that the City Council approve Ordinance 2022-09 annexing**
497 **the Val Verda Area, also known as Area B of the City's Annexation Policy Plan and**
498 **Expansion Area Map, with an approximate location between 3500 South and 4100 South**
499 **and Highway 89 to Orchard and including approximately 113 acres. Councilmember**
500 **Baskin seconded the motion.**

501
502 Councilmember Porter said he did not feel the address changes needed to be part of the motion
503 for annexation but suggested forming a committee to discuss the best option at a later date.

504
505 Councilmember Baskin commented the address issue was still in the air and was impactful for
506 their identity. She said addresses would not change before Christmas and then the Council would
507 talk about if they would change at all. She suggested it would be good to see if the County would
508 assist financially if an address change were required.

509
510 Councilmember Knowlton said it would be helpful to provide more comfort to the residents of
511 the area that it was not the intention at the present time to require a change in address. He
512 suggested reviewing the pros and cons for changing the addresses. He proposed an amendment
513 to the motion indicating that it was not the intention to require a change of address within the
514 next year which would allow additional time for it to be studied.

515
516 Councilmember Porter agreed the City would look at the pros and cons to mitigate or potentially
517 postpone the address change.

518
519 **Councilmember Porter amended his motion to include that the City would not take an**
520 **action on the addresses change before 2024 until a group of representatives from the City,**

521 **the annexed area, and potentially the post office, tax commission, or others with an interest**
522 **could make a recommendation to the City Council if it should be required in the future.**
523 **Councilmember Knowlton seconded the amended motion. The motion was approved by**
524 **Councilmembers Baskin, Gordon, Knowlton, and Porter. Councilmember Van Langeveld**
525 **voted in opposition to the motion.**

526

527 4. CONSIDERATION OF RESOLUTION 2022-41R: A RESOLUTION ADOPTING A
528 POLICY AUTHORIZING PARTICIPATION IN MEETINGS BY ELECTRONIC
529 COMMUNICATION IN ACCORDANCE WITH UTAH CODE 52-4-207

530

531 Wendy Page reported the City adopted its current electronic meeting policy by resolution in
532 2020. She explained that due to recent legislative updates staff proposed amendments to the
533 policy that were in accordance with State code. She stated in the 2022 legislative session the
534 Legislature passed house bill 22 (HB-22) with four changes to meetings including having a
535 resolution, rule, or ordinance in place that governed an electronic meeting held after December
536 31, 2022 that (1) established the conditions under which a remote member was included in
537 calculating a quorum, (2) established the conditions under which a member may vote or take
538 other action by proxy if allowed, (3) if a policy was not in place those of the public body
539 attending a meeting electronically may not be allowed to vote or otherwise act by proxy, and (4)
540 all votes that were not unanimous must be done by a roll call vote during an electronic meeting.
541 She indicated these amendments were incorporated into the proposed electronic meeting policy
542 which was an exhibit to Resolution 2022-41R.

543

544 **Councilmember Baskin moved to approve Resolution 2022-41R: adopting a policy**
545 **regarding meeting participation via electronic communication. Councilmember Van**
546 **Langeveld seconded the motion. The motion was approved by Councilmembers Baskin,**
547 **Gordon, Knowlton, Porter, and Van Langeveld.**

548

549 5. ADJOURN INTO CLOSED SESSION

550

551 **At 9:20 p.m. Councilmember Knowlton moved to go into closed session to discuss the**
552 **acquisition of real property. Councilmember Gordon seconded the motion. The motion was**
553 **approved by Councilmembers Baskin, Gordon, Knowlton, Porter, and Van Langeveld.**

554

555 6. RECONVENE INTO REGULAR SESSION

556

557 **At 9:39 p.m. Councilmember Baskin moved to adjourn the closed session and reconvene in**
558 **the regular session. Councilmember Van Langeveld seconded the motion. The motion was**
559 **approved by Councilmembers Baskin, Gordon, Knowlton, Porter, and Van Langeveld.**

560

561

562

563 7. CITY MANAGER’S REPORT

564

565 Ken Leetham mentioned the proposed alternative in the I-15 project for a new interchange and
566 indicated there were some residents that had expressed concern regarding the proposal to remove
567 the Center Street off-ramp. He stated the City would be formulating comments and asked that
568 any thoughts from the Council be sent to him.

569

570 Sherrie Pace commented that her concern for losing the Center Street exit was that it would open
571 an area that allowed billboards. She indicated amendments to Code were possible, but changes to
572 industrial zoning would also be necessary.

573

574 Ken Leetham reported that a special meeting would be held on November 29th for a public
575 hearing on the bond for Hatch Park. He informed the Council staff would be adding several other
576 items to that agenda that needed to be acted on before the end of the year.

577

578 8. ADJOURN

579

580 Mayor Horrocks adjourned the meeting at 9:44 p.m.

581

582 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday*
583 *November 29, 2022 by unanimous vote of all members present.*

584

585

586

587 _____
Brian J. Horrocks, Mayor

_____ *Wendy Page, City Recorder*

Action Items for November 29, 2022

| Item | Staff | Description |
|----------------|---------------------------------------|---|
| New | | |
| 1 | Wendy | Schedule work session item to discuss dog park options. <i>Scheduled for January 17, 2023 CC work session. (11/22/22)</i> |
| 2 | Jon/PW Staff/Code Enforcement | Cleanup of weeds and any trip hazards at Hatch Park and along Lacey Way. <i>Parks department is working on cleaning up graffiti and trail debris reported by Conrad Jacobsen. Overgrown weeds along Lacey Way are adjacent to private lots and have been turned over to code enforcement. (11/22/2022)</i> |
| 3 | Wendy | Coordinate a work session item with Safe Harbor Crisis Center to learn about their expansion and any needs. <i>Staff will contact Safe Harbor to set up time for a CC work session in early 2023. (11/22/22)</i> |
| 4 | Jon | Work with ACE on ways to prevent recycling cans from tipping over in the wind (Ballast or other weighted objects, etc.) <i>ACE said residents can place a rock/brick on can lids and the drivers can shake it off before dumping the can. This has been a successful technique used in other places to prevent trash from blowing out of cans. (11/22/22)</i> |
| Current | | |
| 1 | Ken | Work session to discuss the City Council's priorities for the upcoming year. <i>Scheduled for the January 17, 2023 work session and regular meeting. (10/27/22)</i> |
| 2 | Sherrie | Work session to review the Active Transportation and Town Center Master Plans. <i>Will be scheduled for a work session in early 2023. (10/27/22)</i> |
| 3 | Tyler | Schedule announcements and open houses for the golf course and reception center renovations. <i>Staff will put together a program of announcements and an event to bring the public for an open house and tour of the facility. (10/27/22)</i> |
| 4 | David/Craig and PS Committee Wendy | (9/6/22) Inventory of public safety weaknesses around the City's elementary schools. Identification of problem areas and recommendations for resolving pedestrian and other active transportation issues. <i>Safety Committee met on this on November 1. Meeting with interested CC members should be scheduled. (11/10/22)</i> |
| 5 | Sherrie & PW/Parks Dept. | Combined Action Items: (Various Dates) Park strips & City owned property Review city code for park strip landscape requirements, propose alternatives for vegetation requirements (trees) & evaluate city owned park strips and properties for recommendation on conversion to water wise landscape & review compliance notifications and processes <i>Comm. Dev. will work with Parks Dept. over the winter months to present proposal to Council in early 2023 (9/29/22)</i> |
| 6 | Ken | (5-17-22) Staff to review alternatives for uses of City-owned properties at City Hall parcels and Hatch Park; develop process for making decisions. <i>Project report back should be in Spring, 2023. (11/10/22)</i> |
| 7 | Sherrie | (8/16/22) Staff to review the ten-day courtesy notice to see if the language could be softened. <i>Code enforcement is preparing response and suggested process (9/27/22)</i> |
| 8 | Sherrie/Karyn/Craig | (8/16/22) Staff to review ordinances related to truck deliveries. (Eaglewood, Eagleridge) |
| 9 | 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> |
| 10 | Ken | (4-19-22) Staff to follow-up with Woods Cross on the dog park and then report back to the Council. <i>NSL and Woods Cross staffs have met on this project and are creating an action plan for the project. (8/25/22)</i> |

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| 11 | Sherrie/Ken | (3/15/22) Review cemetery possibilities including land in (or outside of) the City. <i>Sherrie, Ken, and Ali met to discuss possible sites-Ali will review property deed restrictions on city owned properties and provide to Council. (9/29/2022)</i> |
| 12 | 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> |
| 13 | 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> |
| 14 | 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>The City's insurance company will not cover this type of damage. City staff have been working to pay long-term residents for automobile and window damage (9/15/22)</i> |
| 15 | Karyn/David | (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> |
| 16 | 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> |
| 17 | David, Ken | Long range monitoring item: (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>Public Works has built a work order system for tracking, reviewing and documenting damages and associated costs made to pavilions and will report back to council in 2023. (4/12/22)</i> |
| 18 | Sherrie | Long range monitoring item: (8/3/22) Inventory and evaluation of safe and unsafe locations for bikes, scooters, pedestrians within one year or August 1, 2023. <i>Ali is reviewing active transportation plan and will monitor scooter conflicts and make recommendations on safety improvements. (8/3/2022)</i> |