



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA May 21, 2024

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on May 21, 2024 at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm followed by the regular session at 7:00 pm in the Council Chambers.

Meetings of the City Council may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

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

WORK SESSION – 6:00 p.m.

1. Presentation of Annual Report by South Davis Metro Fire ~ Chief Dane Stone
2. Presentation by South Davis Recreation District ~ Tif Miller
3. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer and Pledge of Allegiance ~ Councilmember Ted Knowlton
3. Citizen Comment
4. Consideration of Resolution 2024-18R: A Resolution Encouraging the Promotion of One Kind Act A Day in the City Of North Salt Lake
5. Consideration of a Request to Amend the General Development Plan and Development Agreement for Clifton Place Modifying the Building Designs and Overall Layout at 2596 South Redwood Rd., Brighton Development
6. Consideration of Resolution 2024-16R: A Resolution Authorizing Consent to Annexation by Salt Lake City of the North Pointe Annexation Located with the City's Annexation Policy Declaration, Area D
7. Consideration of Resolution 2024-19R: A Resolution Amending the City's Comprehensive Fee Schedule Related to Parks Fees and Deposits, Vendor Fees, Utility Rates and Golf Fees
8. Consideration of Resolution 2024-20R: A Resolution Approving an Interlocal Agreement Between Bountiful and Farmington Cities and the City of North Salt Lake for Building Inspection Services
9. Review of Landscaping and Tree Design for Eagleridge Drive
10. Possible Closed Session to Discuss the Purchase, Exchange, Sale, or Lease of Real Property
11. Consideration of a Motion Related to the Sale of City-owned Property Located at 740 David Way

12. Approval of City Council Minutes of May 7, 2024
13. Action Items
14. Council Reports
15. City Attorney Report
16. Mayor’s Report
17. City Manager Report
18. Adjourn

CLOSED SESSION

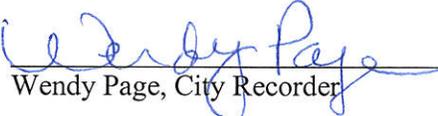
1. Possible closed session for the purpose of discussing the character professional competence, or physical or mental health of an individual; to discuss pending or reasonably imminent litigation; to discuss the purchase, exchange, sale, or lease of real property; or to discuss the deployment of security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

City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours’ notice. This meeting will be broadcasted live through the City’s YouTube channel: <https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the City Council meeting to be held May 21, 2024 were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City’s Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: May 20, 2024


Wendy Page, City Recorder



Summary Guide of City Council Agenda Items for May 21, 2024

This document is provided as a way to briefly understand the most important content and purposes of the agenda items at the upcoming meeting. It is hoped that this summary guide will assist you as you study in preparation for this meeting.

Work Session Summary – no formal action required.

- a. Annual report from the South Davis Metro Fire District. Dane Stone, Fire Chief, will be making the presentation.
- b. Annual report from the South Davis Recreation District. Tif Miller, Executive Director, will be making the presentation.

Item #4: Action on Resolution 2024-18R – Promotion of One Kind Act a Day Program – City Council action required

- a. This item was heard by the Council on February 20. The action today is a proposed resolution and commits the City to utilize program materials to promote kindness, use kindness principles in decision making and create social media and signage promoting One Kind Act a Day principles in the City.

Item #5: Action on Amendment to a General Development Plan and Development Agreement for Clifton Place located at 2596 South Redwood Road – City Council action required

- a. The proposed amendment makes technical changes to the building design and layout of the project. DRC and PC support the proposed amendments to the plan and development agreement.

Item #6: Action on Resolution 2024-16R - Consenting to Proposed Salt Lake City Annexation – City Council action required

- a. This item was heard by the Council on May 7 and the Council requested additional information about the costs, utilities and land uses in the proposed annexation prior to taking action. Sherrie Pace, CD Director, has provided the information requested.

Item #7: Action on Resolution 2024-19R – Resolution Making Adjustments to the Comprehensive Fee Schedule – City Council action required

- a. Proposal makes changes to park fees and deposits (an item the Council has previously discussed).
- b. Proposed fees for golf course for FY25.
- c. Proposed utility rates for FY25 are included in the resolution.
- d. Clarifying the Vendor Fee for events like the weekly Vendor Fair event.

Item #8: Action on Resolution 2024-20R – Resolution Approving an Interlocal Agreement with Bountiful and Farmington for Building Inspection Services – City Council action required

- a. State Code requires the City to have 3 backup inspectors available to the public for building inspection services.
- b. Bountiful, Farmington and NSL have agreed to back each other up in order to meet this requirement. Several Utah cities are meeting the new Code in this manner.
- c. The subject cities will not charge one another fees for inspections and we will evaluate in a year how the program is working. All subject cities comply 100% with the 3-day inspection

requirement and have not had to use this type of service except when building officials may be out sick or off on vacation.

- d. The City also uses West Coast Code Consultants (WC3) for inspection services as needed.

Item #9: Presentation of Possible Landscaping Design for Eagleridge Drive – No City Council action required

- a. The City hired Terracon to create a design for landscaping and tree improvements on Eagleridge Drive and we wish to present the concept plan to the Council.
- b. Plans will be presented at the meeting.

Items #10 and 11: Closed session and action on possible sale of City property – City Council action required on item #11.

- a. City received a proposal to purchase its property at 740 David Way last year. Council considered that request and was supportive of it. Property owner has now made an alternative proposal and we should consider that in a closed meeting.
- b. Item #11 is on the agenda so that the Council may take action on this item if it wishes after the closed session.



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: May 21, 2024

SUBJECT: Consideration of Resolution 2024-18R: A Resolution Encouraging and Promoting Kindness as a Core Value and Integrating Kindness Principles

RECOMMENDATION

I recommend approval of Resolution 2024-18R: A Resolution Encouraging and Promoting Kindness as a Core Value and Integrating Kindness Principles.

BACKGROUND

This item is a follow-up to the presentation we recently (2-20-24) had from Curtis Bennett related to the "One Kind Act a Day" initiative. The purpose of this item is to adopt a resolution which commits the City to encouraging and promoting kindness as a core value and further, to raise awareness about the importance of kindness and to integrate kindness principles into our policies, procedures and decision-making processes.

If the Council adopts this resolution, members of the One Kind Act a Day program will approach businesses and citizens in an effort to increase signage and visibility of the program. The City may also have some minor costs of preparing signs for some of its events in the future that will raise awareness of our commitment to kindness as one of our guiding principles.

PROPOSED MOTION

I move that the City Council approve Resolution 2024-18R: A Resolution Encouraging and Promoting Kindness as a Core Value and Integrating Kindness Principles.

RESOLUTION NO. 2024-18R

**A RESOLUTION ENCOURAGING AND PROMOTING KINDNESS AS
A CORE VALUE AND INTEGRATING KINDNESS PRINCIPLES**

WHEREAS, the City of North Salt Lake recognizes the fundamental importance of fostering a culture of kindness, empathy and understanding within our community; and

WHEREAS, acts of kindness have the power to strengthen bonds among residents, promote a sense of belonging, and enhance the overall well-being of our city; and

WHEREAS, promoting kindness aligns with our city's values of inclusivity, compassion, and respect for all individuals regardless of background, identity, or circumstance; and

WHEREAS, the City of North Salt Lake acknowledges the need to address issues such as bullying, discrimination, and social isolation through proactive measures that promote empathy, compassion, and positive social interactions; and

WHEREAS, promoting kindness can contribute to a safer, healthier, and more vibrant community for all residents, fostering a sense of unity and cooperation among diverse individuals and groups;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

1. The City of North Salt Lake hereby declares its commitment to promoting kindness as a core value in all aspects of municipal operations and community life.
2. The City of North Salt Lake will work to raise awareness about the importance of kindness through educational initiatives, public outreach campaigns, and community events.
3. The City of North Salt Lake encourages its departments to integrate kindness principles into their policies, procedures, and decision-making processes, with a focus on enhancing the well-being and quality of life for all residents.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 21st day of May, 2024.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

City Council Vote as Recorded:

Council Member Watts Baskin _____

Council Member Clayton _____

Council Member Jackson _____

Council Member Knowlton _____

Council Member Van Langeveld _____

ATTEST:

WENDY PAGE

City Recorder



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: May 21, 2024
SUBJECT: Consideration of an amendment to the General Development Plan and Development Agreement for Clifton Place at 2596 South Redwood Road

RECOMMENDATION

The Planning Commission recommends approval to the City Council the proposed amended general development plan for Clifton Place located at 2596 South 1095 North Redwood Road with the following findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of City Code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

BACKGROUND

The project known as Clifton Place is located at the western corners of the 1100 North and Redwood Road intersection. The northwest corner (known as Clifton Place North) is addressed 2596 South Redwood Road (Woods Cross address will be changed upon final plat recordation) and is 6.12 acres. The southwest corner (known as Clifton Place South) is addressed 1095 North Redwood Road and is approximately 7.185 acres. The general development plan for Clifton Place was approved by the City Council on July 19, 2022. On October 4, 2022, the City Council approved the P-District rezone (ORD2022-07), Development Agreement (2022-26A), and preliminary plan. Due to market conditions and the acquisition of the land, the Development Agreement was never executed, and the property is zoned General Commercial (CG).

The approved plan consisted of both the northwest and southwest side of the 1100 North and Redwood Road intersection with two commercial lots fronting Redwood Road and 185 three-story townhome dwelling units. Clifton Place North consisted of 74 residential units and 1.87 acres of commercial and Clifton Place South consisted of 111 residential units and 1.14 acres of commercial. The amenities included a tot lot on the north side and a swimming pool with bathrooms and changing rooms, sports courts, and open recreation space on the south side.

Brighton Development is requesting amendments to the general development plan and Development Agreement. At this time and due to an extended closing date for the purchase of the south property, Clifton Place South was removed from the Development Agreement noting that an amendment will be

filed to re-incorporate it into the P-District when the developer closes on the purchase of the land. Other modifications include the townhome type being a mixture of two-story and three-story units, a reduction of six residential units for a total of 68, and adjustments to the overall site layout.

City Code requires that amendments to a general development plan be reviewed by the Planning Commission and approved by the City Council as part of an amendment to the development agreement. The development agreement will be executed in June upon closing on the purchase.

REVIEW

The following table compares the existing approval for Clifton Place (north and south combined) and the original Clifton Place North with the proposed amendment:

	Clifton Place (North & South)	Original Clifton North	Proposed Clifton North
Dwelling Units	185	74	68
Acres	10.295	4.25	4.25
Density	17.97 d.u./ac.	17.41 d.u./ac.	16 d.u./ac.
Garage Parking			
	295	118	112
Driveway Parking			
	134	66	62
Guest Parking			
	60	30	38
Total Parking Spaces			
	489	214	212
Parking Ratio			
	2.64	2.9	3.11
Landscaped Area			
	191,161 sq. ft. (42.5%)	53,327 sq. ft. (29.3%)	59,822 sq. ft. (32.8%)

The updated subdivision ordinance (Title 13) was adopted in January 2024. Staff utilized a draft of that ordinance when the original Clifton Place general development plan was negotiated and approved but it was not binding as code. The subdivision ordinance is now adopted and as the preliminary plan approval has expired the new ordinance is the basis for the negotiated P-District approval. Below is comparison table between Title 13, the approved general development plan (Clifton Place North only), and the proposed revision:

	NEW Title 13 Standards	Approved GDP (north only)	Revised Prelim. Plan
Parking Spaces	147	214	212
Parking Ratio	2.16	2.9	3.11
Min. Driveway Length	22'	18'	18'
SETBACKS			
Min. Building Setback - Perimeter (all structures from dev. boundary)	15'	15'	15'
Min. Front - Perimeter (front doors that face the dev. boundary)	25'	30'	15'
*The approved GDP had landscaping and a road adjacent to the western boundary line. Due to the Woods Cross Interlocal Agreement, the dwelling units fronting the northern boundary line were setback 30 feet. The re-aligned			

units that face the west property line meet the minimum perimeter setback of 15' but not the perimeter setback when a front door faces said perimeter. The DRC was supportive of this request to support the diversified unit type and to accommodate increased pavement width.			
Min. Front - Street (from edge of ROW)	20'	15'	15'
Min. Building Separation - Front Facades (courtyard/common open space)	30', porches/etc. can extend 5'	25'	25'
Front fenced limited common area may extend into courtyards up to...	10'	None	10'
Min. Building Separation - Rear Facades (w/out rear garage or rear alley access)	30'	None	30'
Min. Building Separation (Side Facades)	25'	20'	15'
*The proposed revision to diversify the dwelling unit type to include two-story townhomes with master bedrooms on the main floor caused the building footprint to extend into the side yard separation. This request is supported by the DRC.			
Min. Rear Setback from private street (alley loaded)	5'	5'	4'
*This reduction was requested to accomplish the required 22 feet (minimum) of pavement on private roads. This request is supported by the DRC.			
<u>STREET/ALLEY/SW</u>			
Min. pedestrian walkway width	5'	4'	4'
Min. Private Street Pavement	22'	19'	22'

The DRC supported the proposed modifications. The DRC was in favor of shortening the five foot wide driveway areas to no less than four feet in order to meet the new pavement standards for street width.

The Planning Commission has approved the Preliminary Plan based upon the above noted changes to the Development Agreement being approved by the City Council. A redlined draft of the development agreement is attached. The following is a summary of the changes requested by the applicant:

- Minor grammar or typographical corrections
- Removal of standards for Clifton South
- Insertion of the above noted P-District Standards
- Reduction in setback of garbage container on commercial development
- Reduction in stacking requirements for drive-through business with the DRC recommendation that the PC may require additional stacking if parking or circulation study warrant at site plan approval.
- Modifications to town home construction materials in accord with new building design

POSSIBLE MOTION

I move that the City Council approve the proposed amended general development plan for Clifton Place located at 2596 South Redwood Road with the following findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of City Code and other applicable regulations.
2. The plan conforms to the approved concept plan.

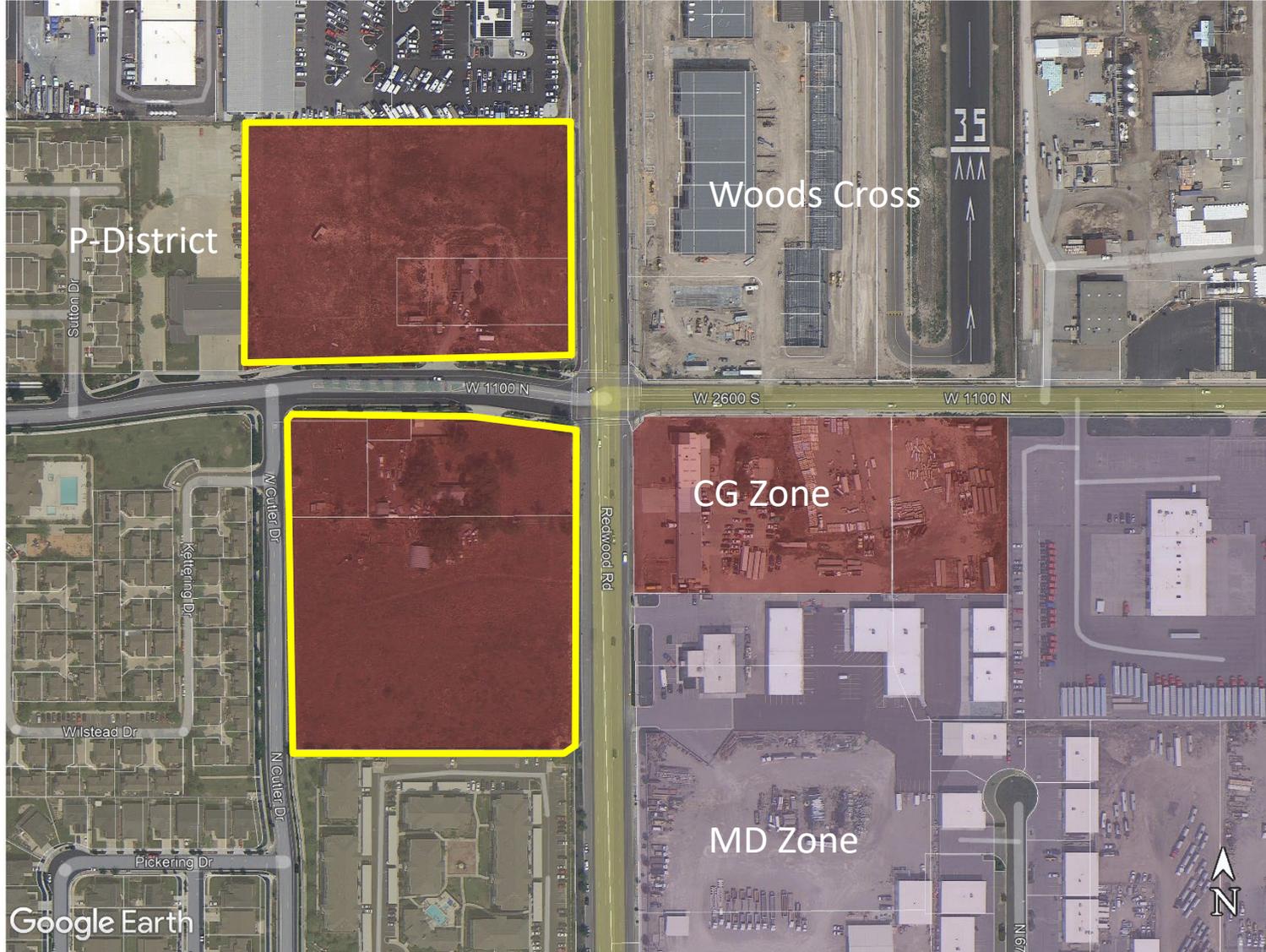
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

Attachments

- 1) Aerial/Zoning Map
- 2) Approved GDP/Concept Plan
- 3) Proposed GDP/Concept Plan
- 4) Corrected GDP/Concept Plan (22' wide roads)
- 5) Draft Development Agreement-Redline



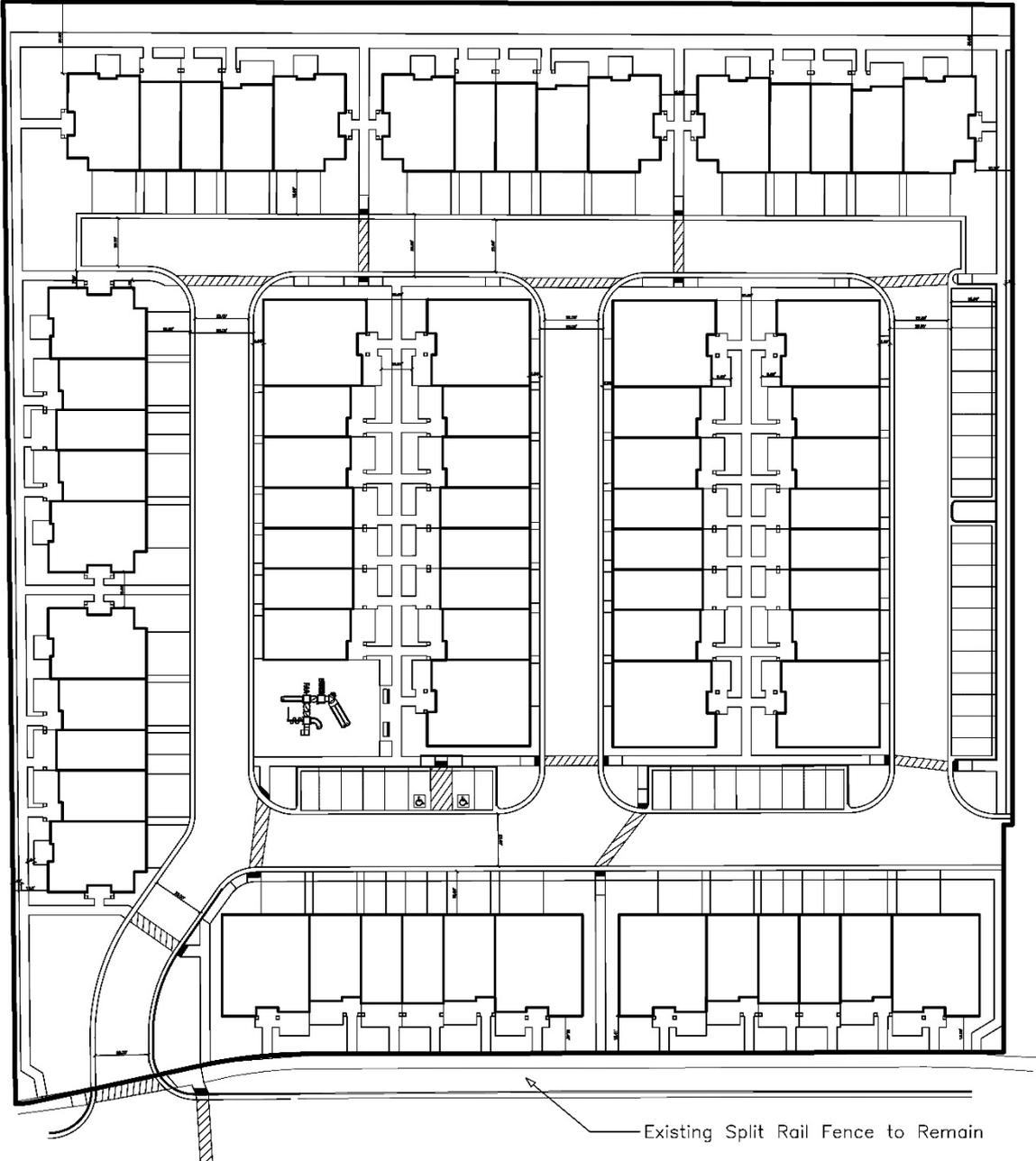
General Development Plan Amendment Clifton Place Zoning/Aerial



Clifton Place North - Proposed GDP/Concept Plan



Clifton Place North - Corrected GDP/Concept Plan (22' wide roads)



When Recorded
Return to:
City of North Salt Lake
10 East Center Street
North Salt Lake, 84054

~~AGR2022-25~~ **AGR2024-11A**
DEVELOPMENT AGREEMENT
CLIFTON PLACE NORTH

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the _____ day of _____, 2024 (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and **Clifton Townhomes NSL, LLC**, a Utah limited liability company, (the “Developer”). The Developer and the City are sometimes collectively referred to herein as the “Parties” or singularly as a “Party.”

RECITALS

A. As of the Effective Date hereof, Developer is (or has a signed purchase contract with the owner), the owner of the property described on **Exhibit “A”** (the “Property”) hereto, located within the City of North Salt Lake, Davis County, Utah.

B. The development of the Property is governed by the City’s Title 10 Land Use and Subdivision Ordinances (the “Code”). All Section references contained herein shall refer to the Code.

C. Pursuant to section 10-13-3 of the Code, the Developer has filed an application for and received approval by the City for the following:

(1) a General Development Plan (the “General Development Plan”) for the Property(s) consisting of ~~6.12~~ ~~13.336~~ approximately 6.150 acres fronting Redwood Road ~~and 1100 North, to the north of Cutler Drive and 1100 North~~; and

(2) the re-zoning of the Property to the Planned P District, (the “P District Zoning”) subject to approval of an acceptable development agreement. This Agreement constitutes such acceptable development agreement.

D. The project to be developed upon the Property pursuant to the General Development Plan is known as Clifton Place and is generally located at the northwest ~~and southwest corners~~ corner of the Redwood Road and 1100 North intersection in the City of North Salt Lake (the “Project”).

E. Pursuant to the City’s approval of the General Development Plan on the 19th day of July, 2022, the ~~Plan consists~~ Project is divided into the following two separate development areas:-(1) The first development area is the real property located north of 1100 North Street-(as depicted in the General Development Plan) consisting of a total of 18568 residential units units and two commercial lots. Of those totals, the northern property shall consist of 74 residential units and 1.87 acres of commercial and the southern property shall consist (known as the “Northern Property” or “Clifton North”). An addendum to this Development Agreement will be submitted at a at a later date date for the second development area which is portion of the Project- located south of 1100 North Street-(as depicted on the General Development Plan) consisting of approximately maximum of 111 residential unitslots and a minimum 1.14 acres of commercial property (known as the “Southern Property” or “Clifton South”). A copy of the approved General Development Plan is attached hereto as **Exhibit “B”.** A copy of the updated General Development Plan for Clifton North is attached hereto as Exhibit “B-1”.

F. Pursuant to section 10-13-2-D of the Code, exceptions to or modification of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted. By this Agreement, the Parties desire to stipulate the required standards with respect to: land use; building size, layout, materials and architecture; landscaping; parking; signage size, placement, height, and design; lighting; fencing materials; and any other standards specified herein and included within the Project's P District Zoning. ~~and to thereby make any exceptions or modifications to the general standards for development within the residential and commercial zoning districts that are otherwise contained in the Code.~~

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. Incorporation of Recitals and Exhibits. The above Recitals and Exhibits attached and referenced herein are hereby incorporated into this Agreement.

2. General Development Plan Approval. To the fullest extent of its legal powers and authority and for the duration of the Term (as ~~described~~defined below) of this Agreement, the City hereby approves the General Development Plan for the Project, including the density, use, configuration, and specification designations as described in the General Development Plan and as described elsewhere ~~herein in this Agreement and, the attached Exhibits. attached to this Agreement and all future amendments or addendums to this Agreement.~~ Accordingly, to the maximum extent permitted under the laws of the State of Utah and the United States, the parties hereto intend that this Agreement grants to Developer the right to develop the Project, as outlined in this Agreement without modification or interference by the City, except as specifically set forth herein. The ~~parties~~Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The ~~parties~~Parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509. The Developer may not substantively deviate from the General Development Plan without prior approval by the City. Subject to the terms of this Agreement and subject to the Developer's compliance with other provisions of the Code not specifically modified herein, the Developer shall have the right to have, Preliminary Design Plan, Site Plan, Final Plat, Construction Plans and Building Permits (as those terms are defined in section 10-3 of the Code) approved by the City and to develop the Project as proposed and approved. The Developer hereby agrees that the Project is subject to all City ordinances in effect as of the Effective Date, except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

Notwithstanding the foregoing, the Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

3. Term. The vested rights described in this Agreement shall be effective for a period of ten (10) years following the date on which this Agreement is adopted by the City Council of North Salt Lake and signed by the City's Mayor (the "Term").

4. Development of the Project. The Project shall be developed by Developer and/or Developer's successors and assigns in accordance with all of the requirements contained herein.

a. Notwithstanding anything in the Code to the contrary, the general layout, parking, fencing, and landscaping of the project shall be substantially in the form of **Exhibit "C"** of this Agreement and are entitled Landscape and Site Plans.

b. Notwithstanding anything in the Code to the contrary, the land use standards, including but not limited to, setbacks, building heights, uses, etc., for all structures to be developed within the Project shall be as described in attached **Exhibit "D"** and are hereby approved by the City for use in the Project and are entitled P District Land Use Standards.

c. Developer and City hereby agree that architectural standards should be applied to the development of all lots within the Project. These specific rules and standards are shown in **Exhibit "E"** of this Agreement and are hereby approved by the City for use in the Project and are entitled, "Architectural Standards for Clifton Place".

d. Developer and City hereby agree that signage and design standards should be applied to the development of all lots within the Project. These specific rules and standards are shown in **Exhibit "F"** of this Agreement and are hereby approved by the City for use in the Project and are entitled, "Signage Design & Standards for Clifton Place".

e. Phasing Plan. The Developer intends to construct the project in multiple phases, as mutually agreed upon and attached hereto and incorporated herein as **Exhibit "G."** The phases may be platted, developed and constructed in any order and at the time, in Developer's sole discretion, except that the Commercialcommercial property located in Phases 1B and 3B(as depicted on Exhibit "G") will be platted at the same time or before the platting of Phases 1A & 3A, respectively.(as depicted on Exhibit "G"). A separate site plan approval will be required for development on PhasesPhase 1B & 3Band it shall not be required to: (i) have an approved site plan, or (ii) be developed, at the same time or before Phase 1A or any other phase of the Project. The Parties agree to cooperate in good faith to promptly negotiate and enter into an addendum to this Agreement related to the development of the Southern Property at such time as Developer and/or Developer's successors and assigns are ready to developcomplete the purchase of the Southern Property.

f. Required Public Improvements. City agrees to coordinate with Developer the placement of conduits, chases and other piping required for the development of the project. The Developer agrees to construct all required public improvements, at its expense.

5. Individual ownership. ~~The developer~~Subject to the exception provided below, Developer shall record with the development restrictive covenants that preclude purchase of more than 3 residential units by any single entity or person.

a. Exception: Given the current market conditions related to interest rates and inflation, the Developer may temporarily retain sole ownership and rent any number of units, until such time that market conditions improve and sales of said units is viable, but in no case shall such temporary ownership period exceed three years from the time of issuance of a

certificate of occupancy. Said rental units may not be transferred in whole to any single entity, nor transferred to any successor of this agreement and must be sold individually as initially intended.

6. Disclosure Notification. The purchaser of each unit/lot on the Northern Property (Clifton North) northern/northwest corner of the intersection of 1100 North and Redwood Road shall receive from the Developer, assignee, builder, or future owner, a “Seller Disclosure” notifying the purchaser that legal and continuing commercial and industrial land uses exist on adjacent properties located within Woods Cross that may have noise, light, dust, truck traffic, and other operational impacts.

7. Payment of Fees. Developer agrees to pay fees, except for any waivers, credits or other considerations noted in this agreement, as required by the City’s adopted fee schedule in effect as of the Effective Date of this Agreement. At the time of this agreement, the schedule for the payment of impact fees is as follows:

- a. Culinary Water: at building permit
- b. Secondary Water: at building permit
- c. Sewer: at building permit to South Davis Sewer District
- d. Storm Drain: at pre-construction meeting for development improvements
- e. Roadway: at building permit
- f. Parks: at building permit

8. Agreement to Run with the Land/Assignment. A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit “H”**. The rights and obligations of Developer under this Agreement shall be those affecting the Property, and shall run with and be binding upon the Property and its successors and assigns, or any portion thereof. The terms of this Agreement shall be deemed to expire as to any portion of the Property upon the issuance of a certificate of occupancy for a structure on the subject portion of the Property. ~~Neither~~ Developer ~~nor their~~and successors and assigns shall have the right to assign this Agreement, in whole or in part, ~~unless on the condition that:~~ (a) such assignee becomes the owner of fee simple title to that portion of the Property affected by the rights and obligations under this Agreement that are being assigned, and (b) ~~the~~ Developer delivers advance written notice to the City of the assignment.

9. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such Party at its address shown below:

To Developer: Clifton Townhomes NSL, LLC
c/o Brighton Homes
Attn: Nathan W. Pugsley
45 East Center Street #103
North Salt Lake, Utah 84054

To the City: City of North Salt Lake
Attn: City Manager
10 East Center Street
North Salt Lake, Utah 84054

In the event that either of the Parties desires to change its address as shown above, such Party shall provide written notice to the other Party pursuant to the requirements of this Section 69.

10. Default. In the event either Party fails to perform its obligations hereunder or to comply with the terms thereof, within thirty (30) days after giving written notice of default and the failure of the defaulting Party to cure such default, or if the default is of a nature that it cannot be reasonably cured within 30 days, then to have diligently and in good faith commenced to cure such default, and the non-defaulting Party may, at its election, have the following remedies:

- a. All rights and remedies available in equity, including injunctive relief or specific performance, but shall have no claim for money damages.
- b. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.
- c. The right to draw upon any security posted or provided in connection with the Project and this Agreement.
- d. The right to terminate this Agreement.
- e. The rights and remedies set forth herein shall be cumulative.

11. Marketing and Sales. The Developer shall have the right to (a) place a sales trailer upon the Property and to operate its marketing and sales activities from such trailer, (b) use as a sales office the residential unit labeled in the General Development Plan as Unit 54, 53, 52, or 51 as shown on the site plan, and (c) post customary marketing and advertising signage upon the Property relating to the Project. If Developer chooses to place a sales trailer upon the property, it shall seek site plan approval from the City's Community Development Department. Placement of sales trailer shall comply with city code related to setbacks, parking and landscaping. In addition to the signage regulations contained in Exhibit "F", the Developer hereby agrees that it will abide by the City's signage ordinance related to temporary signage including, but not limited to the placement of signs in public rights-of-way.

12. Maintenance of Public Improvements. All improvements dedicated to the City shall be maintained by the City at such time as City Code indicates to at least the same level of service provided by the City to other similar public improvements.

13. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regularly approvals given by the City for the Property and/or the Project or any phase thereof containing the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties or understandings between the Parties which are not contained in this Agreement, regulatory approvals and related conditions.

14. Severability. The Parties hereto agree that the provisions hereto are severable. If any provision of this Agreement is held invalid, the remainder of this Agreement shall be effective and shall remain in full force and effect unless amended or modified by mutual consent of the Parties.

15. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

16. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any person or Parties other than the City. The Parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

ATTEST:

CITY
CITY OF NORTH SALT LAKE

City Recorder

By: Brian Horrocks
Its: Mayor

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

DEVELOPER

Clifton Townhomes NSL, LLC

By: Nathan W. Pugsley
Its: Manager

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 06-082-0120, 06-082-0059, 06-082-0154, 06-082-0155, 06-082-0162, 06-082-0236, 06-082-0116 and containing approximately 13.336 acres.

Legal Description:

NORTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88°32'08"E 1978.14 FEET AND S01°27'52"E 355.86 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88°32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE S89°48'29"E 599.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00°36'55"E ALONG SAID WESTERLY LINE, 435.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S89°49'56"W 477.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 11°24'22", A CHORD BEARING OF S84°07'45"W, AND A CHORD LENGTH OF 42.93 FEET; (3) S77°36'15"W 72.74 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 22.94 FEET, AN ARC LENGTH OF 7.38 FEET, A DELTA ANGLE OF 18°25'22", A CHORD BEARING OF S83°48'20"W, AND A CHORD LENGTH OF 7.35 FEET; THENCE N00°37'35"W 460.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 263,312 SQUARE FEET OR 6.045 ACRES MORE OR LESS.

~~**SOUTH PARCEL BOUNDARY DESCRIPTION**~~

~~PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET, SAID POINT BEING N88°32'08"E 2068.43 FEET AND S01°27'52"E 897.60 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88°32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE N89°50'08"E ALONG SAID SOUTHERLY LINE, 195.04 FEET; THENCE S01°01'45"E 41.64 FEET; THENCE N89°44'54"E 81.21 FEET; THENCE N01°19'08"W 41.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N89°49'56"E 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10°36'48", A CHORD BEARING OF S84°51'40"E, AND A CHORD LENGTH OF 66.70~~

~~FEET; (3) S81°06'30"E 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06°11'53", A CHORD BEARING OF S84°12'27"E, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE S00°26'28"E ALONG SAID WESTERLY LINE, 595.69 FEET; THENCE S89°51'26"W 519.00 FEET TO THE EASTERLY HT OF WAY OF CUTLER DRIVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO RIG(2) COURSES: (1) N00°36'34"W 602.16 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.01 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90°24'48", A CHORD BEARING OF N44°35'50"E, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY LINE OF 1100 NORTH STREET AND TO THE POINT OF BEGINNING.~~

~~CONTAINING 317,617 SQUARE FEET OR 7.291 ACRES MORE OR LESS.~~

EXHIBIT "B-1" GENERAL DEVELOPMENT PLAN

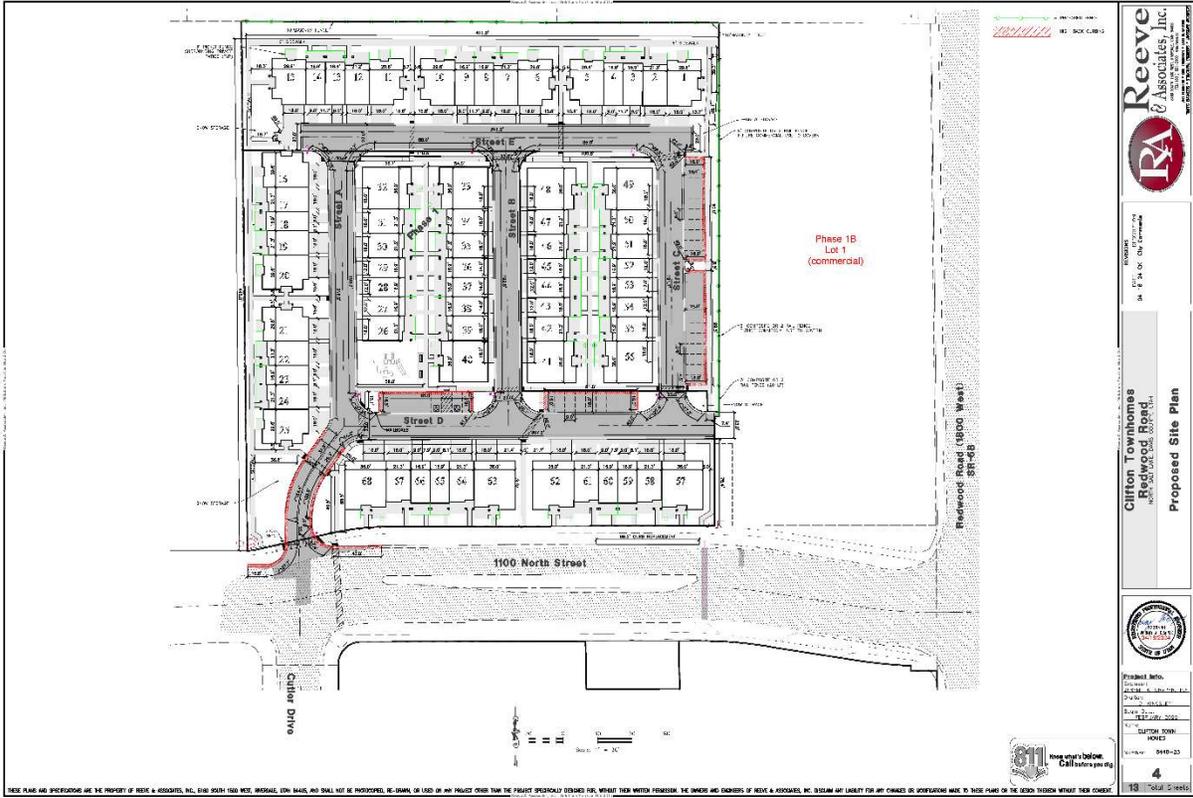


EXHIBIT “D”

BUILDING AND LAND USE STANDARDS FOR CLIFTON PLACE P DISTRICT

SECTION 1: BUILDING STANDARDS

A. Purpose. This Exhibit outlines the standards pursuant to which Clifton Place shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances.

B. Building Standards.

1. Lot Area:
 - i. Commercial. The minimum lot size shall be 0.5 acres (21,780 square feet).
 - ii. Residential. Due to the nature of the development, there shall be no minimum lot area.
2. Lot Width and Depth:
 - i. Commercial. The minimum width of any lot at the building setback line shall be seventy feet (70’). Flag lots are prohibited.
 - ii. Residential. The minimum lot width and depth shall be illustrated in Exhibit C, Site Plan.
3. Maximum Coverage Area:
 - i. Commercial. The maximum percentage of area covered by buildings shall be sixty-five percent (65%).
 - ii. Residential. The maximum coverage area shall be as illustrated in Exhibit “C”, Site Plan.
4. Maximum Height & Stories of Buildings:
 - i. Commercial & Residential. All structures adjacent to any public street shall have a base floor elevation of no less than six inches (6”) above the curb of the public street. Structures not adjacent to a public street shall follow natural grade with stepped foundations. No structure shall have a basement due to water table conditions, the high water table historically present in the area.
 - ii. Commercial. The maximum height for all commercial buildings shall be forty feet (40’) and no more than two (2) stories.
 - iii. Residential. The maximum height for all residential structures shall be forty feet (40’).
5. Front Yard Setbacks from Redwood Road property line:
 - i. Commercial. The minimum setback shall be twenty feet (20’) from the property line. The maximum setback shall be fifty-five feet (55’). Commercial buildings shall be oriented to the intersection corners and the street with direct pedestrian entrances and connections to the Redwood Road Trail or 1100 North sidewalk.
 - ~~ii. Residential. The minimum setback shall be twenty five feet (25’.) from the property line. Front porches, or awnings may extend into the setback distance of up to five feet (5’).~~
6. Front Yard Setbacks from 1100 North ~~and Cutler Drive~~ property line:
 - i. Commercial. The minimum setback shall be fifteen feet (15’). The maximum setback shall be fifty-five feet (55’).
 - ii. Residential. The minimum setback shall be fifteen feet (15’). Front porches or awnings may extend into the setback distance of up to five feet (5’)

7. Other property line setbacks:
 - i. Commercial. The minimum setback shall be fifteen feet (15').
 - ii. Residential. Where adjacent to the City Boundary, the setback shall be thirty feet (30') per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. Front porches or awnings may extend into the setback distance of up to five feet (5')
 - iii. Residential Adjacent to Commercial. The minimum setback shall be fifteen feet (15') from the dividing property line.
 - iv. Residential Perimeter. All residential units shall be setback from the perimeter boundary of the development a minimum of fifteen feet (15'). Front porches or awnings may extend into the setback distance of up to five feet (5')

8. Building Separation
 - i. Commercial. There shall be a minimum of twenty feet (20') between commercial buildings on the same lot.
 - ii. Residential (Front Facades). Structures that front a courtyard or other shared common open space must have a minimum building separation of twenty-five feet (25'). Front porches, patios, awnings, ~~or above ground decks~~ may extend into the separation distance of up to five feet (5').
 - iii. Residential (Rear Facades - Alley Loaded). Structures with alley loaded garages shall be setback from the private street right of way a minimum of ~~four~~five feet (54'-) at the ground level.
 - iv. Residential (Side Facades). Adjacent side building facades shall have a minimum separation distance of ~~twenty~~fifteen feet (20'15'). Adjacent side yards may be used for common open space, pedestrian circulation, or landscaping. Front porches or awnings may extend into the setback distance of up to five feet (5')

9. Development along Redwood Road:
 - i. The area behind the curb and gutter of Redwood Road shall include an area not less than twenty-four feet (24') wide containing improved and irrigated landscaping and an eight-foot (8') wide meandering asphalt multiuse trail. Within the twenty-four foot (24') area, street trees shall be planted in accordance with the requirements of the Community Forestry Code.

10. Fencing:
 - i. Materials. All fencing, with the exception of the 10 foot solid decorative wall on the City Boundary, shall be constructed of a material and color that compliments the development such as composite, decorative metal with masonry piers, or a 2 rail split fence. Fences that are solid may not be vinyl.
 - ~~i.~~ii. City Boundary on Northern Property. A ten foot (10') solid decorative wall shall be installed along the entire length of the City boundary with Woods Cross per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. The fence should step down from ten feet (10') at the highest point to a maximum of three feet (3') tall within twenty feet (20') of a public street right of way.
 - ~~ii.~~iii. Commercial & Residential. A six-foot (6') solid or opaque composite fence shall be installed along the lot lines separating commercial and residential uses. The fence shall be stepped down to a maximum of three feet (3') tall within twenty feet (20') of a public or private street right of way.
 - ~~iii.~~iv. Commercial. No fence over four feet (4') tall shall be erected along Redwood Road or Cutler Drive. Such a fence shall be at least seventy-five percent (75%) or more open.
 - ~~iv.~~ Residential — Redwood Road. A six foot (6') decorative metal fence shall be constructed where residential uses are adjacent to Redwood Road.

- v. Residential – 1100 North ~~and Cutler Drive~~. No fence ~~over four feet (4') tall~~ shall be erected along ~~Redwood Road the 1100 North property line or Cutler Drive, other than the existing split rail fence in the park strip.~~
- vi. Residential – Internal. Fences attached to structures shall be at least fifty percent (50%) or more open and no taller than three feet (3'). All other internal fencing in the limited common areas shall be placed in accordance with the approved general development plan, including units fronting 1100 North when attached to the primary structure.
- vii. ~~Southern Property Pool and sports court court. The pool fencing shall be constructed of decorative metal with a maximum height of eight feet (8'). The sports courts shall be enclosed with black vinyl wrapped chain link with a maximum height of ten feet (10').~~

11. Commercial parking shall comply with the applicable city code based upon use at the time of construction or future change of occupancy. See Exhibit E, Architectural Standards, for parking layout and location.

12. Residential parking shall be provided in accordance with the following standards:

	<u>Drive Spaces</u>	<u>Garage Spaces</u>	<u>Guest Spaces</u>	<u>Total</u>
<u>Units With Driveways</u>				
<u>2br</u>	<u>1812</u>	<u>1812</u>	<u>-</u>	<u>3624</u>
<u>3br</u>	<u>2421</u>	<u>4842</u>	<u>-</u>	<u>9684</u>
<u>4br</u>	<u>4</u>	<u>8</u>	<u>-</u>	<u>16</u>
<u>Units Without Driveways</u>				
<u>2br</u>	<u>12</u>	<u>0</u>	<u>-</u>	<u>12</u>
<u>3br</u>	<u>2012</u>	<u>0</u>	<u>-</u>	<u>4024</u>
<u>4br</u>	<u>7</u>	<u>0</u>	<u>-</u>	<u>14</u>
<u>Guest Spaces</u>	<u>-</u>	<u>-</u>	<u>3038</u>	<u>3038</u>
<u>Total units:</u>	<u>7468</u>		<u>Total Parking</u>	<u>214212</u>
			<u>Parking Ratio:</u>	<u>2.93.11</u>

~~12.13.~~ Dumpster and Refuse Containers:

- i. Commercial. Any dumpster or refuse container on a commercial lot shall be screened from any public right of way and located a minimum of ~~thirty-five~~ feet (~~30'-15'~~) from any residential lot line. See Exhibit E for Architectural Standards.
- ii. Residential. Individual unit refuse containers shall be provided and storage of said containers defined in adopted development covenants.

SECTION 2: LAND USE

A. Permitted Residential Uses.

- 1. Multi-family residential dwellings:
 - i. Home occupations as regulated by applicable City Code.

- ii. Residential accessory structures (recreational facilities and appurtenant structures, mail kiosks, facility maintenance storage).

2. Residential Amenities.

Residential and community amenities shall be provided as generally depicted in the General Development Plan ~~-. Both the North Phase and South Phase~~ which includes, but is not limited to, ~~North Phase: a tot lot, South Phase: a swimming pool with associated bathrooms/changing/equipment rooms, pickleball/one or two a minimum of one (1) sports courtscourt, and an outdoor gathering space with pavilions, gazebo a pavilion, gazebo, or pergolaspergola.-.~~

B. Commercial Uses.

The following uses shall be classified as permitted, conditionally permitted, or prohibited upon the subject lots. Additional uses not hereby listed may be considered upon request to modify this agreement and as mutually agreed upon by the Parties.

GENERAL CATEGORIES OF PERMITTED USES – CLIFTON PLACE (List is not intended to be all inclusive of possible uses)
Car Wash
Daycares
Entertainment or Recreation
Financial Services (bank or credit union)
Gas Stations/Convenience Stores (limited to service for passenger vehicles only)
General Office
General Retail
Hardware Stores
Medical Offices
Micromobility (scooters/electric bikes)
Neighborhood Retail
Personal and Professional Services
Restaurants (see standards for drive thru)
Seasonal Temporary Uses as an Accessory Use (fireworks, mobile food & beverage, Christmas trees, etc.)
GENERAL CATEGORIES OF CONDITIONAL USES
Special Events as an Accessory Use (Carnival, Craft Fair, Farmer’s Market, Festival, Fundraisers, Mobile Food Truck Fair, etc.)
GENERAL CATEGORIES OF PROHIBITED USES
Automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops)
Manufacturing
Nonstore Retailers
Outdoor Storage
Pawnshops, title loan, quick loan, or other payday loan or check cashing services.
Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)
Self-Storage Rentals
Sexually Oriented Businesses
Support Activities for Transportation

Tobacco Specialty Stores
Warehousing and Storage Facilities
Wholesale Trade

C. Supplemental Design Standards:

1. Car washes. Car washes are subject to the submission of a site plan conforming to the following design standards and a statement agreeing to the performance of those standards.
 - a. Building and vacuum areas shall be setback a minimum of fifty feet (50') from any lot line adjacent to residential use. Vacuum areas shall not be placed on the street side of the lot, but shall be shielded by a car wash building or other acceptable screen as determined by the Planning Commission during a site plan review process.
 - b. An eight-foot (8') decorative wall and a fifteen-foot (15') wide planting strip shall be installed and maintained along the property line adjacent to residential use.
 - c. Vacuum areas shall be provided with carports covering designed of high quality materials and of similar architectural style to the primary structure.
 - d. The exit for a car wash shall face Redwood Road

2. Gas Stations
 - a. Canopy must not exceed a height of twenty feet (20') and must be subordinate to the primary building in height, mass, and scale.
 - b. A safe pedestrian route between the fueling area and the primary building must be provided and adequately marked with signage and painting.
 - c. The canopy support structures shall match the principal building, in architectural elements and materials including decorative cladding.
 - d. Canopies may not exceed a maximum length or width of fifty feet (50') without a change in roof height or variation of a minimum of two feet (2').
 - e. Signage shall be limited to fifteen percent (15%) of the available wall area of the canopy.
 - f. The sides (fascia) of the canopy should extend below the lens of lighting fixtures twelve inches (12") to block the direct view of the light sources and lenses from property line.
 - g. Lights shall not be mounted on the top or sides (fascia) of the canopy, and the sides (fascia) should not be illuminated other than backlit signage that is architecturally integrated into the canopy.

3. Drive through
 - a. Canopies shall be attached to or integrated with the primary structure adjacent to all service windows.
 - b. Canopies or awnings shall be provided and incorporated into the design for those areas where vehicles are standing for the purpose of placing orders at menu boards.
 - c. Stacking
 - i. A minimum of ~~one hundred sixtyeighty~~ feet (~~160'80'~~) for a single stacking lane or ~~eightyforty~~ feet (~~80'40'~~) per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.
 - ii. Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation; and
 - iii. All stacking lanes must be clearly identified, using means such as striping, landscaping, and signs.

- iv. Circulation. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and
 - v. A traffic, circulation, and parking study addressing both on site and off site traffic and circulation impacts may be required as part of a permit application for a drive-through facility. In the event that the study determines that the proposed use requires additional parking or increased stacking requirements for drive-through facilities, the Planning Commission may require additional parking or stacking area as a condition of site plan approval.
- d. Screening
- i. Drive-through windows must be located behind and screened by the principal building, unless the Planning Commission determines that suitable landscape or other visual screening has been provided to screen from Redwood Road or 1100 North.
 - ii. Menu boards shall not be visible from a public right of way and shall be located at the rear or side of the building and not adjacent to Redwood Road or 1100 North frontage. Unless screened by landscaping or other mechanisms to reduce visibility from the public ROW.

EXHIBIT “E”

**ARCHITECTURAL STANDARDS FOR
CLIFTON PLACE P DISTRICT**

The Architectural Rules and Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in the Clifton Place development and for maintaining an orderly construction environment. These guidelines will be used by the Declarant in conjunction with the Declaration of Covenants, Conditions, Restrictions, and Easements (Declaration), and any undefined terms shall have the same meaning as contained therein.

SECTION 1: Residential Design Standards:

A. Exterior Elevations.

1. All exterior residential elevations shall be consistent with the general scheme and design as depicted below and as approved in the General Development Plan for Clifton Place. In order to create a cohesive architectural theme, the following designs shall be utilized:



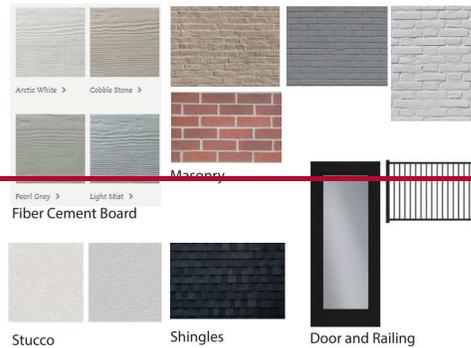
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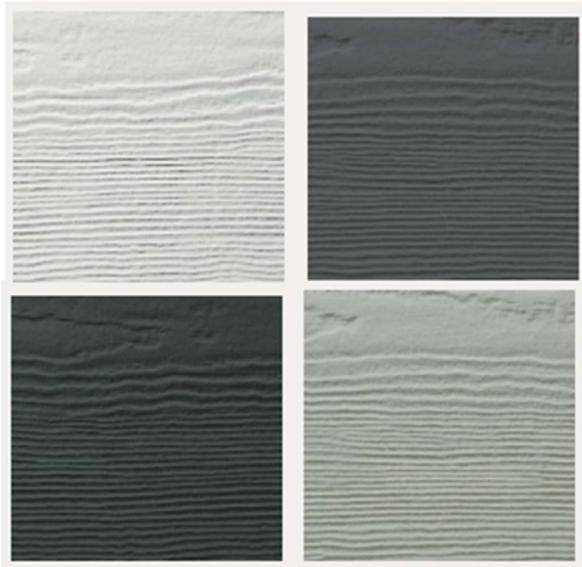




B. Exterior Finishes and Colors.

1. Materials and Colors. Exterior materials shall consist of brick, stucco, and fiber cement board ~~with decorative metal accents.~~ The colors and materials to be used in the construction of all townhomes and commercial buildings shall ~~follow the same color pallet that is depicted above.~~ consider the residential finishes in their design. Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color pallet.

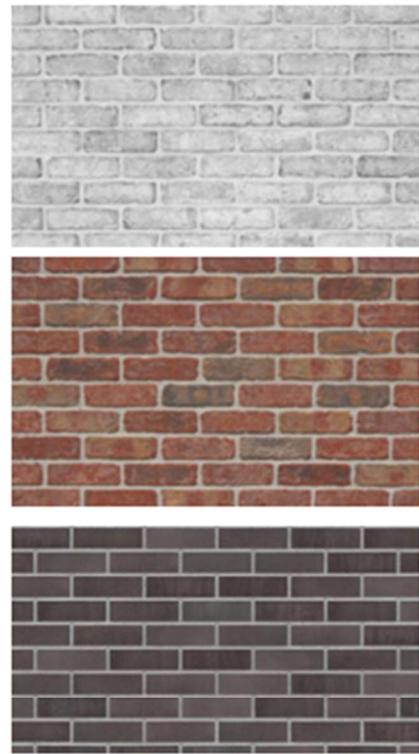




Fiber Cement Board



Doors, Railing, and Fencing



Brick



Shingles



Stucco

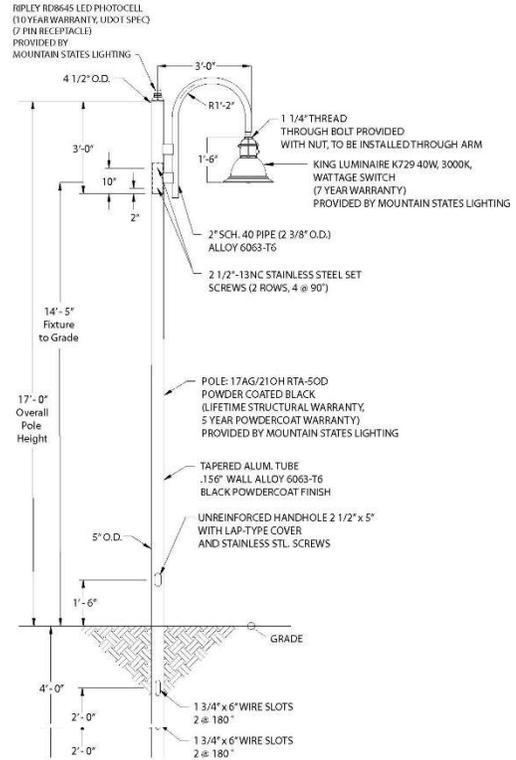
C. Lamp Posts, Building Lighting.

1. Exterior Lighting. All exterior lighting is to match what is existing or be compliant with the City Engineering Standards.
2. Interior Lighting. All interior and building lighting shall be of similar quality and design to the residential city's 'Residential Standard' (Figure E-C1).
3. Developer will submit a lighting plan detailing the location of the proposed lamp posts. Street light locations are depicted on the Utility Plan Sheet of the approved Civil Construction Drawings.
4. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

D. Mailboxes

1. Mailbox clusters, with mailboxes and newspaper receptacles will be provided by the Developer based on the requirements and approval of the U.S. Postal Service. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

Figure E-C1



SECTION 2: Commercial Design Standards:

A. Exterior Elevations

1. All exterior commercial elevations shall be consistent with the general scheme and design as depicted in the residential elevations and as approved in the General Development Plan for Clifton Place.
2. Architecture should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale.
3. All building components such as windows, doors, eaves, soffits, and parapets shall have good proportions that relate to the facade of the building and shall relate well with one another.
4. All sides of a building shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.). No building shall have blank, flat walls.
5. Buildings should have visually interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale relative to their surroundings.
6. Entrances must be well defined from access drives, parking areas and, Redwood Road trail, and 1100 North sidewalk.

7. Long and monotonous ~~wall~~walls shall be avoided. Large uninterrupted expanses of a single material are prohibited. Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors, and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed fifty horizontal feet (50').
8. Each façade shall have a change in cladding material or surface plane or other building material treatments, colors, and textures that visually interrupt the vertical wall plane.
9. Long and monotonous roof planes shall be avoided. All facades shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each fifty linear feet (50') of facade length.

B. Building Materials/Colors

1. Primary building materials shall be limited to no more than four types of materials per building. The use of stucco ~~(EIFS)~~ shall be limited to vertically sloped architectural accent elements only and shall be limited to no more than 20% of each exterior building elevation.
2. Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments.
3. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals excepted).
4. The use of metal siding exclusively on any building (including accessory) is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
5. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.
6. ~~“Full veneer” brick~~Brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials. Use of brick veneer shall require the use of L-shaped corner brick veneers which mimic the appearance of full-size brick.
7. The percentage of high quality materials to be used on a building’s exterior walls (i.e. brick veneer, quarried stone [i.e. granite, etc.], glass and pre cast concrete) shall be at least 80%.
8. Preferred building materials shall include but are not necessarily limited to the following materials.
 - a. Quarried stone (i.e. granite, etc.),
 - b. Cultured Stone,
 - c. ~~Full veneer brick~~ Brick,
 - d. Composite ~~lap~~ siding (i.e. HardiPlank),
 - e. Architectural concrete (with recessed panels and reveal lines),
 - f. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc),
 - g. Architectural metals & standing seam metal roofing,
 - h. Metal walls (insulated architectural metal panels) (i.e. aluco bond),

9. Preferred Accent Materials
 - a. Precast concrete accents,
 - b. Stucco (EIFS) as an accent material (not a major building component). Limited amounts of stucco may be considered for vertical surfaces only, if the quality of the design merits such consideration.
 - c. Glass accents
10. Prohibited Materials
 - a. Plain, grey, flat faced CMU block (allowed as an accent only, not as a total wall treatment),
 - ~~b. Brick tiles,~~
 - ~~e.b.~~ Metal walls (unless it is an insulated architectural metal panel such as aluco bond),
 - ~~d.c.~~ Stucco (EIFS), wood or glass, as more than an accent.
11. Other Materials: If any other materials are proposed to be used, these materials will require further review, justification, and approval by the Planning Commission.

C. Grading

1. Buildings shall be designed ~~creating easy to create~~ pedestrian access from ~~sidewalks~~ walkways, parking areas, etc.
2. Buildings shall be designed to relate to existing grade conditions with a minimum of grading and exposed foundation walls.
3. An inviting and stable appearance for walking shall be provided.
4. Modification to the existing topography will be permitted where and to the extent that it contributes to good design.

D. Landscape and Streetscape

1. If disturbed for driveway access, the existing landscaping along 1100 North shall be replaced to the same or better quality as existing. The Developer or their successor shall be responsible to maintain and preserve the quality of said landscaping.
2. Landscaping and irrigation shall be planned for and installed in compliance with the adopted landscaping code and standards at the time of installation.
3. A unity of the design of an overall development plan shall be achieved by the repetition of certain plant varieties, colors, and materials to tie the overall development together.
4. All development landscape plans shall include a combination of evergreen trees in addition to deciduous trees to achieve a good look to landscaping during winter months when there are no leaves on the trees.
5. All landscaping shall preserve and generally enhance desirable natural features, (i.e. topography, waterways, vegetation, etc.), enhance architectural features of the building, strengthen vistas, and provide shade for the project as well as its customers and employees.
6. Landscaping around the base of the building is recommended to soften the edge between the parking lot and building and also to discourage graffiti.
7. Changes in building elevation or berming at the edge of the building in conjunction with landscaping shall be used to reduce structure mass and height along street facades.

8. Concrete mow strips or metal edging are recommended between turf and shrub or ground cover areas.

E. Site Layout, Setbacks, Proportion and Placement

~~1.—An entrance shall face the primary street with other entrances to the side or rear to allow access to available parking. The main entrance shall face the primary street with secondary entrances to the side or rear to allow access to available parking.~~

~~2.~~1. Entrances shall be designed with one or more of the following:

- a. Canopy, overhang, or arch above the entrance (columns & pillars),
- b. Recesses or projections in the building facade surrounding the entrance,
- c. Peaked roof or raised parapet structures over the door,
- d. Display windows surrounding the entrance.

F. Awnings & Canopies

1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and may be allowed over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
2. Awnings or canopies shall project ~~at least~~ no less than four feet (4') from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements. Such shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.
5. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.

G. Parking Areas

1. Parking areas should be looked at as three dimensional outdoor spaces with horizontal and vertical elements and not as a flat sheet of asphalt or concrete. Such elements may include:
 - a. Parking lot planters and tree wells to provide horizontal and vertical relief
 - b. Landscaped walkways
 - c. Lighting structures
2. On-site parking shall be located primarily to the sides or rear of the building. Variations must be approved by the Planning Commission.
3. The location of parking shall be determined not only from its visual relationship to the building and site, but also as it relates to safe and convenient pedestrian and vehicular circulation patterns.

4. Landscaping shall be required within the parking lots in accordance with City Code.
5. Planters within parking areas shall be landscaped with trees, upright shrubs, ground covers, and bark mulch. Grass is not an acceptable landscape material in parking lot planters.
6. The use of shared parking with adjacent sites is encouraged.

H. Trash Area Screening

1. All trash dumpsters shall be provided with solid enclosures.
2. Enclosure material for the above uses shall be composed of six foot (6') high solid masonry or decorative precast concrete walls with opaque gates and self latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are not acceptable.

I. Utility Boxes and Pedestals

1. Appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals. Landscaping shall comply with utility company standards.
2. Utility ~~boxes~~ boxes and pedestals (including but not limited to transformers, switch gear, phone, and cable tv pedestals) shall be placed such that they do not block required visibility triangles at street intersections and driveways. Care shall be taken to ensure that utility boxes are not located in planned locations for sidewalks, trails, or other pedestrian ways.
3. All utility boxes and pedestals shall also be screened from view by means of vegetation and/or enclosures that blend with the associated development. These standards shall be applied to all public rights-of-way and pedestrian areas that are adjacent to the development.
4. The developer is responsible to work with the utility companies to coordinate locations of utility boxes and pedestals according to the provisions listed above.

J. Site/Building Lighting

1. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.
2. Exterior lighting shall be limited to those areas needed for safety & security purposes only.
3. The use of color corrected high pressure sodium (white light) as the primary light source on site is highly encouraged.

K. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these Design Standards. Building architecture that does not comply will not be approved.
2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states, where available.

L. Gas Stations, Gas Island Canopies , Car Wash Canopies and Related Facilities

1. All building materials and designs shall be consistent with the general standards for commercial businesses.
2. All structures on the site (including kiosks, car wash buildings, gas pump islands) shall be architecturally consistent with the main structure, including roof design (i.e. sloping roof or cornice treatments).
3. All building elevations shall be architecturally detailed to avoid the appearance of the "back of the building" and should contribute a positive presence to the streetscape.
4. Gas island or vacuum canopies shall be built of the same high quality materials as the convenience store associated with the gas island. These structures shall be designed to create architectural harmony with the primary structure on the site.
5. Gas island canopy structural columns shall be covered with the same brick ~~vener~~ or architectural materials as the associated building.

EXHIBIT “F”

SIGNAGE STANDARDS FOR CLIFTON PLACE P DISTRICT

Signage Material and Style:

All signage shall be designed with consistent design elements, such as base material, height, and lettering style to create visual continuity and add quality to the development in an architectural style that compliments the primary building(s) facades(s). Signs shall utilize one or more of the following complimentary materials or elements as a primary feature to create visual continuity:

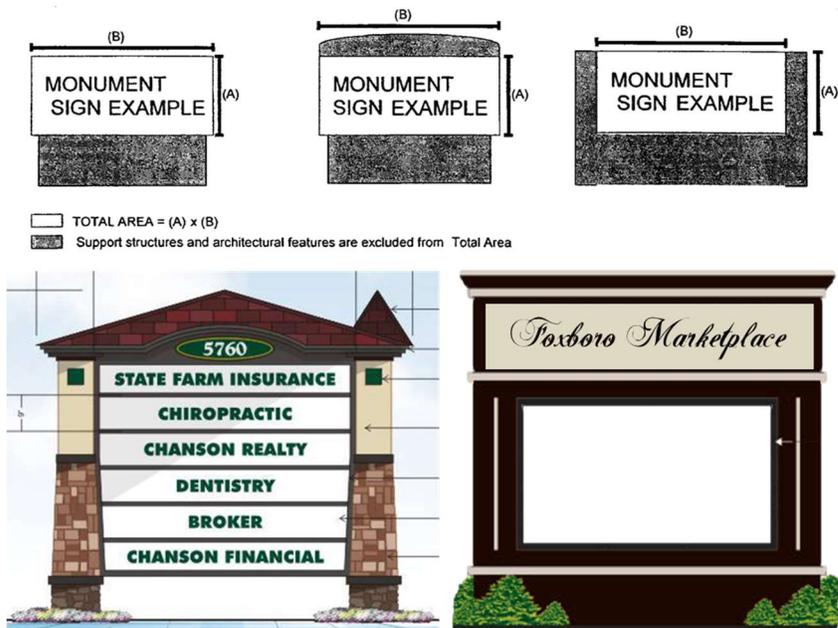
1. Stone;
2. Brick;
3. Color tinted and textured concrete masonry;
4. Metal or iron detailing; and/or
5. Other similarly high-quality materials utilized on the primary structures in the development.

Signage Standards:

A. Commercial Signage.

1. All freestanding signs shall be attached to the ground with a base whose width and length are at least as wide as the bottom edge of the sign face.
2. Monument Signs:
 - i. One monument sign shall be permitted per frontage on each commercial lot.
 - ii. Signs shall not be placed where they obscure important architectural features such as entrances, display windows, or decorative elements when viewed from the public right-of-way;
 - iii. Maximum height of 12 feet.
 - iv. Maximum sign face (per side) 60 square feet.
 - v. Maximum electronic message area shall not exceed 50% of the sign face and shall be in conformance with adopted sign code regarding electronic message signs.
 - vi. No sign shall be located within the clearview area of a driveway or intersection as defined by City Code.
 - vii. Examples of appropriate monument signs are illustrated in Figure F-A1

Figure F-A1



B. Wall Signs.

1. Each storefront shall be permitted one wall sign per façade with a public entrance and must meet the following criteria:
 - i. Maximum sign shall be 30% of the available wall as illustrated in Figure F-B1.
 - ii. Signs shall be placed on the building façade to be scaled appropriately with the façade width and height and not to conflict with the architectural design features of the building as shown in Figure F-B2.
 - iii. Examples of appropriate design for wall signs are illustrated in Figure F-B3.
 - iv. Buildings with rear facades fronting Redwood Road and end cap units are permitted the following (illustrated in Figure F-B4):
 1. One rear wall sign with a maximum size of 10% of the available wall or 45 square feet, whichever is smaller.
 2. One side wall sign for end cap units with a maximum size of 10% of the available wall or 60 square feet, whichever is smaller,
 3. Signs shall be scaled appropriately with the façade width and height and not conflict with the architectural design features of the building;
 4. No part of the sign or the sign structure shall project above the roof structure;
 5. The maximum height for individual lettering shall be 24 inches;
 6. No electronic message boards or wall signs shall be permitted;

Figure F-B1

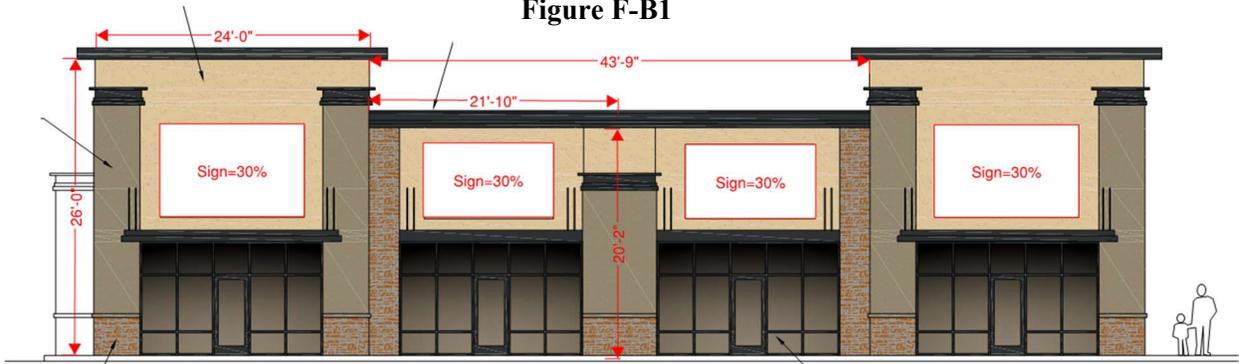


Figure F-B2

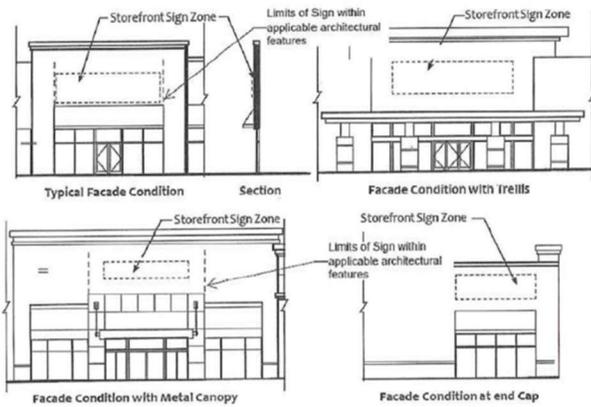
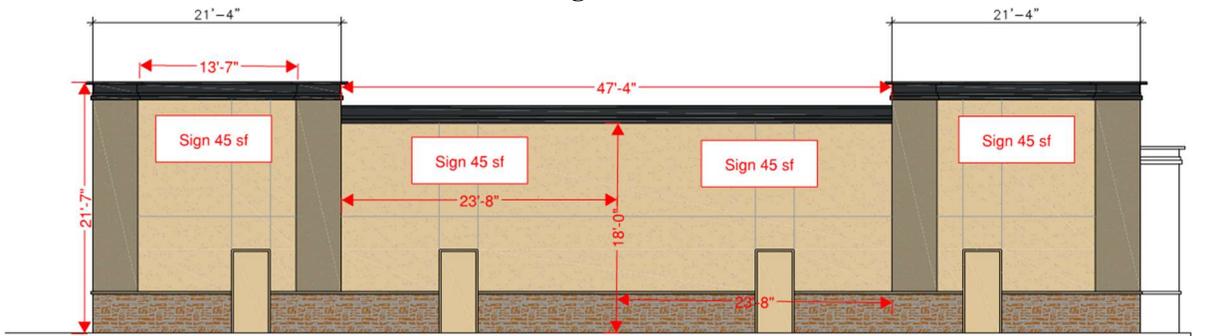


Figure F-B3



Figure F-B4



C. Window Signs.

1. Window signs are allowed for ground floor windows only. They shall not be located to block clear view of exits or entrances or to create a safety hazard. Window signs shall not disrupt the employee visibility to the parking area or of law enforcement personnel into the business. The following shall also apply:
 - i. Window signs shall not cover more than 50% of any single window, nor more than 30% of the entire surface area of a group of windows on each building façade.
 - ii. Window signs and permanent wall signs combined shall not exceed 30% of the exterior wall area of the tenant.
 - iii. Properties subject to sale, lease, or rent may be allowed to have a window sign up to 100 square feet regardless of permanent wall signage.

D. Menu Boards.

2. Menu boards shall be allowed for drive-thru businesses with the following regulations:
 - i. Maximum height of 8 feet
 - ii. Maximum size of 64 square feet, per face.
 - iii. Menu boards may not be placed in any landscaped area directly adjacent to a public right-of-way.
 - iv. Menu boards are prohibited within the front setback of Redwood Road.

E. Prohibited ~~Commercial~~ Signs.

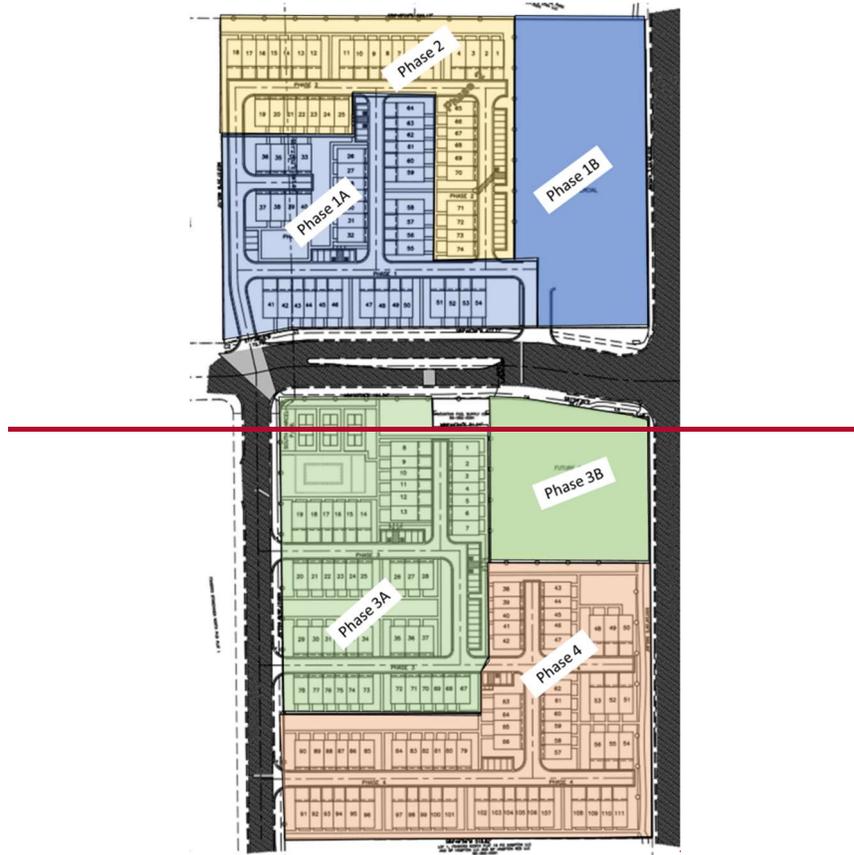
1. Pole/Pylon Signs
2. Permanent signs that are designed to rotate or move by any means.
3. Signs on mounted trailers.
4. Signs with exposed braces and guy wires.
5. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
6. Signs with changeable copy.
7. Flags or banners, balloons, or inflatable signs.
8. Temporary yard vinyl or plastic yard signs typically installed by hand with wires as shown below.
9. Any signs located within public rights of way.
10. Examples of prohibited signs:



A. Residential Signage.

1. Residential identification signs shall be limited to no more than 1 per entrance.
2. No residential identification sign shall be permitted adjacent to Redwood Road;
3. Signs shall only display the name, logo, and address of the development;
4. Residential identification signs shall not exceed a height of 7 feet and a total size of 100 square feet of sign area;
5. Signs located at entrances must be set back a minimum of 5' from the property line and shall not be placed within the clear view area of any driveway;
6. One temporary sign is allowed for sale, lease, or rent of residential property per street frontage and is limited to no greater than forty-five 32-45 square feet for a period of time not to exceed 1 year from the issuance of a-the certificate of occupancy for the final unit.

EXHIBIT "G" PHASING PLAN



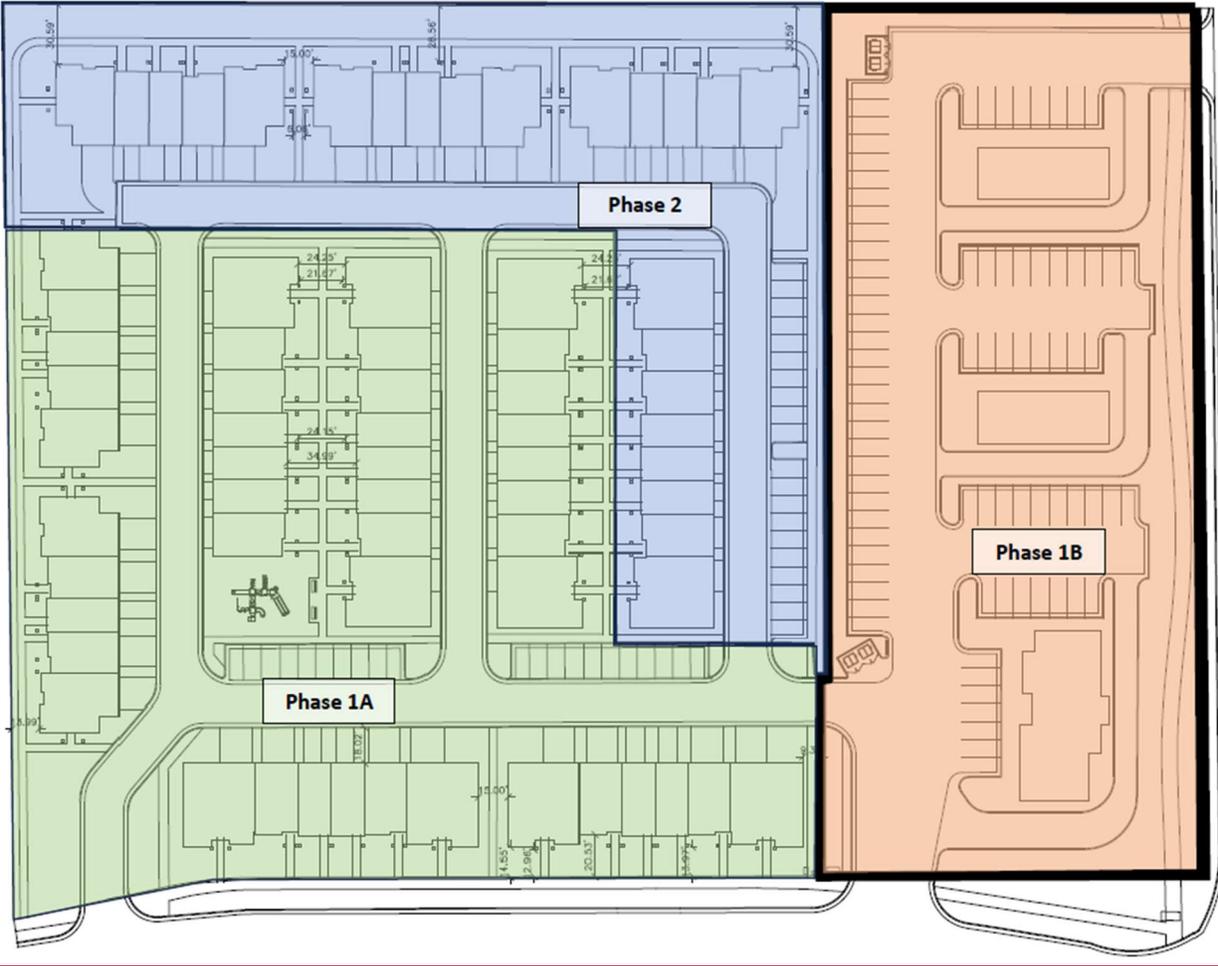


EXHIBIT "H"
MEMORANDUM OF AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054

2022-XXX

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (“Memorandum”) is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the “City,” and _____, a _____ **company**, whose address is _____ (“Developer”).

Developer and the City have entered into that certain “Development Agreement” for “Clifton Place”, dated _____ (referred to herein as the “Agreement”) regarding the real property to be known as the Clifton Place development and more particularly described on the attached **Schedule “A”** (the “Property”). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder’s Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

“CITY”

CITY OF NORTH SALT LAKE

ATTEST:

City Recorder

By: _____
Mayor

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 06-082-0120, 06-082-0059, 06-082-0154, 06-082-0155, 06-082-0162, 06-082-0236, 06-082-0116 and containing approximately 13.336 acres.

Legal Description:

NORTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88°32'08"E 1978.14 FEET AND S01°27'52"E 355.86 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88°32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE S89°48'29"E 599.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00°36'55"E ALONG SAID WESTERLY LINE, 435.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S89°49'56"W 477.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 11°24'22", A CHORD BEARING OF S84°07'45"W, AND A CHORD LENGTH OF 42.93 FEET; (3) S77°36'15"W 72.74 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 22.94 FEET, AN ARC LENGTH OF 7.38 FEET, A DELTA ANGLE OF 18°25'22", A CHORD BEARING OF S83°48'20"W, AND A CHORD LENGTH OF 7.35 FEET; THENCE N00°37'35"W 460.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 263,312 SQUARE FEET OR 6.045 ACRES MORE OR LESS.

~~**SOUTH PARCEL BOUNDARY DESCRIPTION**~~

~~PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET, SAID POINT BEING N88°32'08"E 2068.43 FEET AND S01°27'52"E 897.60 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88°32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE N89°50'08"E ALONG SAID SOUTHERLY LINE, 195.04 FEET; THENCE S01°01'45"E 41.64 FEET; THENCE N89°44'54"E 81.21 FEET; THENCE N01°19'08"W 41.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N89°49'56"E 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10°36'48", A CHORD BEARING OF S84°51'40"E, AND A CHORD LENGTH OF 66.70~~

~~FEET; (3) S81°06'30"E 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06°11'53", A CHORD BEARING OF S84°12'27"E, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE S00°26'28"E ALONG SAID WESTERLY LINE, 595.69 FEET; THENCE S89°51'26"W 519.00 FEET TO THE EASTERLY HT OF WAY OF CUTLER DRIVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO RIG(2) COURSES: (1) N00°36'34"W 602.16 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.01 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90°24'48", A CHORD BEARING OF N44°35'50"E, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY LINE OF 1100 NORTH STREET AND TO THE POINT OF BEGINNING.~~

~~CONTAINING 317,617 SQUARE FEET OR 7.291 ACRES MORE OR LESS.~~



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: May 21, 2024
SUBJECT: Consideration of Resolution 2024-16R: A resolution authorizing consent to annexation by Salt Lake City of the North Pointe Annexation partially located within North Salt Lake's Annexation Policy Plan, known as Area D

RECOMMENDATION

City Staff recommends to the City Council the approval of the requested Resolution 2024-16R, a resolution consenting to the annexation of the North Pointe Annexation by Salt Lake City, for the portion of the annexation contained with North Salt Lake's Annexation Policy Plan with the no conditions.

BACKGROUND

Several years ago property owners within the North Pointe Area of Salt Lake County approached the City of North Salt Lake to request annexation of the area across the County boundary. In order for the City to consider the request the City was required to update the Annexation Policy Plan to include the area. The property owner and the City entered into a contract to study the proposed annexation and update the City's Plan. In November of 2021 the City Council voted to adopt the updated Annexation Policy Plan to include the area known as Annexation Area B. Subsequent to that adoption and the election of new City Councilmembers, the City Council informed the property owner that the majority of the City Council was no longer interested in annexation of the Area. The property owners have since approached Salt Lake City for annexation.

REVIEW

Utah State Code 10-2-403(1)(c) states that a City may not annex a property that is contained within another City's Annexation Plan without receiving consent for the annexation. Salt Lake City has contacted the City and requested consent from North Salt Lake. The annexation proposed by Salt Lake City includes property contained within Annexation Area D of North Salt Lake.

UPDATED REVIEW

A review of the Addendum to the Annexation Policy Declaration for Area D (2021) provides the following analysis of the potential annexation of this area:

- 413 acres, 22 residences, and 67 residents
- Municipal Services:
 - Extension of water would require a looped system and crossing under the Jordan River at 2 separate locations for culinary water, with additional secondary water system needed.

- Extension of sewer would require the installation of lift stations, a crossing under the river, and transport of sewer to the northern plant as the southern plant does not have the additional capacity needed to serve the area.
- Law Enforcement forecasts staffing increases for 3 additional officers and 1 support staff by 2041; annexation would generate the need for an additional 6 full-time officers for the area. This projection was based upon a proposed residential plan in 2021 and not the proposal under consideration at the present time which is mostly industrial development.
- Court: the plan indicates that there would be additional service costs associated with prosecution of any criminal incidents that occur in the area within the Salt Lake County courts; justice court would increase and would be handled by the City's justice court; interlocal agreements may offset increases in court costs
- Parks-the policy assumed the use of at least a portion of the area in residential zoning and projected that increases in City owned parks, trails, or other improvements that could be at least partially paid for with impact fees on residential development.
- Community Development Services-Increased need for building inspection staff may be necessary depending on the type and quantity of construction in the area.
- Streets-Area D has approximately 1 mile of road that would become the sole responsibility of NSL and another 1 mile shared (centerline) with Salt Lake City. The plan recommends a subsurface investigation of the streets prior to annexation to determine the current improvements needed to the road (Center St. & 2200 West) and would require 2 additional full-time staff in Public Works.
- The plan calls for requiring the annexing property owners to pay for the improvements to the road and extension of services. This is the reason that Cross E Ranch was not in a position to annex alone without the other private landowners as they do not have the financial capacity to pay for such improvements.
- The plan outlines the option for the City to create a Special Improvement District, CRA, or Public Infrastructure District to bond and install the infrastructure and utilize property taxes in the district to fund the improvements but warns that those tools should be used sparingly.
- Impacted Entity Statements:
 - Jordan River Commission requested that if annexed the City create a 100-150 buffer along the river from any development.
 - Waterfowl Association stated concern that development of the area would impact the 1,850 acres west of this location as a wildlife management area.
 - Weber Basin Water indicated that they would not be able to service water to the area unless they were also able to annex it into their boundaries.
 - South Davis Sewer commented that they would request that at least 75% of the private landowners sign a petition to annex into the district boundary.
 - Salt Lake City requested that NSL not add this area to the annexation policy plan and expressed concerns regarding impact to SLC roads and the airport flight path protection zones. They further noted that SLC has infrastructure that is in the area and can be extended, but not at the level for residential development. They also requested that if NSL annexed, that the development be compatible with surrounding land uses and aviation easements, including aircraft noise mitigation efforts.

In 2020, the Developer's engineering team projected the costs listed below for the necessary infrastructure improvements. The cost estimates did not include extending the water lines/sewer lines to 2200 West and were based upon construction of a new road just west of the river. The projected construction costs would be expected to be much higher today.

• Sewage Lift Station and Force Main	\$1,164,035
• Southern water line connection (from Redwood Rd)	\$ 825,037
• Northern water line connection (from Center St)	\$1,828,097
• Center Street/2200 West improvements	not projected
• Secondary water	\$ 76,350
• Storm drainage	\$ 71,100

Lewis Young Robertson & Burningham provided a feasibility study of the costs associated with annexing the area which did include residential development, but similar infrastructure would still be required for industrial uses, and in some cases like road construction or water line sizes may need to be increased for fire protection or increased supply demand depending on the type of industrial uses within the area. The following is a summary of the 2020 projections for property tax generation and expenditures:

• 20 year total revenue generated (property taxes)	\$13,089,514
• 20 year projected expenditures (operating expenses)	\$10,654,771

Additional impacts to South Davis Metro Fire may be expected to service large industrial buildings which may require the addition of a ladder truck for taller structures. The Foxboro station is equipped for residential development and not necessarily large-scale industrial buildings.

Other potential impacts or operational costs that may be increased due to annexation across county lines include:

- Increased travel and time costs associated with travel to the SLCO offices for recording, surveying, elections, regional planning coordination, etc.

Staff has requested the City Attorney review the statute and determine the impact of the City Council not granting consent for annexation to Salt Lake City. He indicated that he would provide his opinion at the meeting.

POSSIBLE MOTION

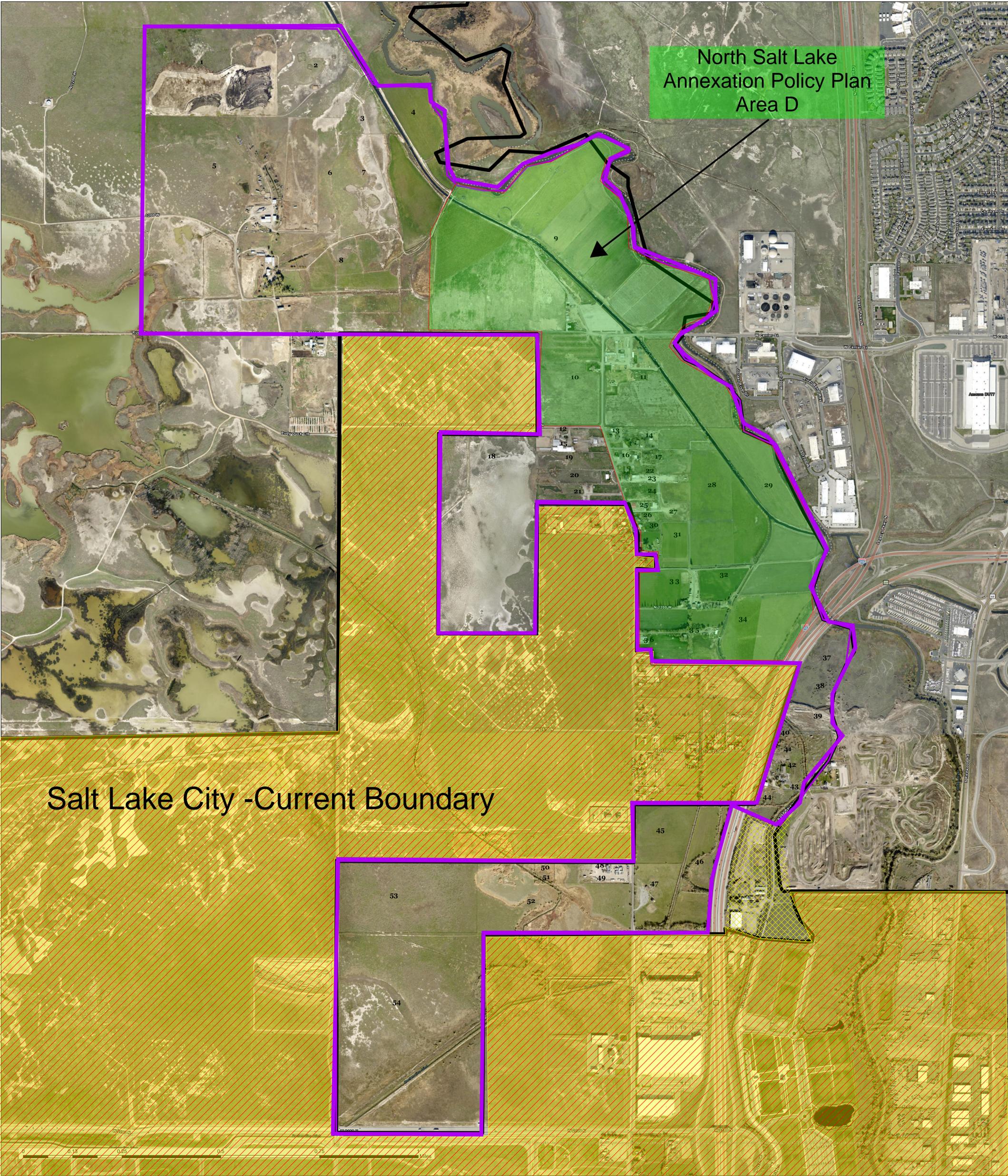
I move that the City Council approve Resolution 2024-16R consenting to the annexation of the North Pointe Area to Salt Lake City with the following findings:

1. The City of North Salt Lake is not interested in annexing the area at this time; and
2. Municipal services can be provided to the area more efficiently by Salt Lake City than North Salt Lake.

Attachments

- 1) Proposed Annexation Map with NSL Area B overlay
- 2) Resolution 2024-16R
- 3) Exhibit A-Proposed Annexation Map

North Salt Lake
Annexation Policy Plan
Area D



Salt Lake City -Current Boundary

- Legend
- Hunter Stables
 - City-Initiated Annexation
 - SLC/SLCO/Davis County Boundary

Proposed Annexation



RESOLUTION NO. 2024-16R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NORTH SALT LAKE CONSENTING TO THE NORTH POINTE
ANNEXATION BY SALT LAKE CITY**

WHEREAS, the City of North Salt Lake in Davis County has reviewed the proposed annexation of the North Pointe Area into Salt Lake City, as shown on the map attached as Exhibit A; and

WHEREAS, the proposed annexation is partially contained within the City of North Salt Lake’s Annexation Policy Plan and known as Area D; and

WHEREAS, the proposed annexation is controlled by Utah State Code Section 10-2-403(1)(c) and area may not be annexed by a municipality for an area included in another municipality’s annexation policy plan, unless the other municipality agrees to the annexation; and

WHEREAS, the City of North Salt Lake recognizes that the proposed annexation area is contiguous to Salt Lake City within Salt Lake County; and

WHEREAS, the City recognizes that Salt Lake City can provide municipal services to the area in a more efficient manner and is otherwise in the public’s interest to be annexed into Salt Lake City;

NOW THEREFORE, BE IT RESOLVED, for the limited purpose of meeting the requirements of Utah Code Section 10-2-403(2), the Governing Body of the City of North Salt Lake, though neither in favor of nor opposed to the proposed annexation, does hereby grant consent to the proposed North Pointe Annexation to Salt Lake City

This Resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 21st day of May, 2024.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

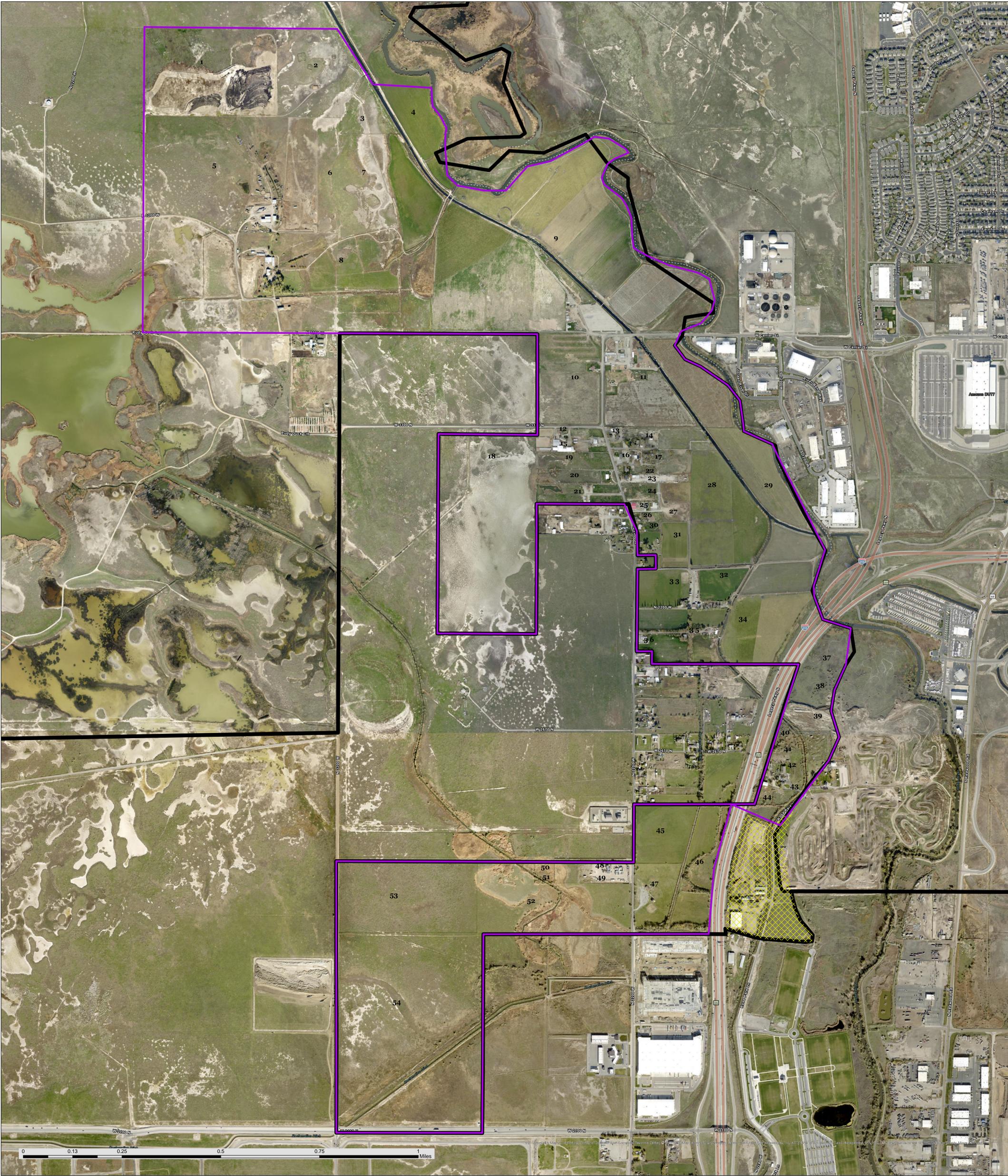
Mayor

City Council Vote as Recorded:

ATTEST:

WENDY PAGE
City Recorder

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____



Legend

-  Hunter Stables
-  City-Initiated Annexation
-  SLC/SLCO/Davis County Boundary

Proposed Annexation





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: May 21, 2024

SUBJECT: Consideration of Resolution 2024-19R: A Resolution Amending the City's Comprehensive Fee Schedule Related to Parks Fees and Deposits, Vendor Fees, Utility Rates, and Golf Fees

RECOMMENDATION

I recommend approval of Resolution 2024-19R: A Resolution Amending the City's Comprehensive Fee Schedule Related to Parks Fees and Deposits, Vendor Fees, Utility Rates, and Golf Fees.

BACKGROUND

There are several proposed adjustments to the Comprehensive Fee Schedule and explanatory backup memoranda are attached to this item. All of the proposed fees are included in one resolution even though there are several memos attached to this item. The proposed fees include:

- 1) The Public Works Department is proposing changes that we believe are consistent with our recent Council direction related to the rental, cleaning and availability of park facility rentals.
- 2) The Finance Department is proposing establishment of a minor fee that the City should collect from vendors who are participating in the weekly Legacy Park Vendor Fair and Food Truck event.
- 3) The proposed increases in the water and sewer fees which will take effect July 1 are included.
- 4) The Golf Department is proposing fee increases with an effective date of July 1, 2024.

At the meeting, we will have brief presentations from each of these departments explaining their proposals and then action will be taken on the attached resolution which could adopt all or part of the fee proposals.

PROPOSED MOTION

I move that the City Council approve Resolution 2024-19R: A Resolution Amending the City's Comprehensive Fee Schedule Related to Parks Fees and Deposits, Vendor Fees, Utility Rates, and Golf Fees.



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: May 21, 2024
SUBJECT: Pavilion Reservation: Time Block and Fee Adjustment

STAFF RECOMMENDATION

Staff recommends cleaning deposits for small pavilions remain unchanged; recommends reservations for pavilions be available from Memorial Day weekend through Labor Day weekend; and recommends reservations are limited to once daily between the hours of 2:00pm—8:00pm for all pavilions except at Legacy Park.

BACKGROUND

At the March 19th 2024 Council meeting a report detailing refundable deposit fees was discussed. It was recommend by staff that the current refundable fee of \$50 for small pavilions and \$200 fee for large pavilions not be changed. This report included details of incidents and issues parks staff encounter while trying to accommodate reservations in the afternoon blocks. Staff recommended pavilion reservations be limited to only one a day at all locations with the exception of Legacy Park. Pavilion reservation data was analyzed by reservation block to determine time of day most reservations are requested. The following table shows the overall totals for each time block. It should be noted that most weekday reservations in the 10am-2pm block were at Hatch Park, and exclusively reserved for NSL Rec use; 49 reservations in this block were at Legacy Park.

DAYS OF WEEK	10a-2p	4p-8p	10a-8p
MONDAY	13	30	4
TUESDAY	10	6	0
WEDNESDAY	11	11	3
THURSDAY	13	17	3
FRIDAY	3	29	7
SATURDAY	51	60	41
SUNDAY	14	27	17
TOTALS	10a-2p	4p-8p	10a-8p
TOTALS	115	180	75

With these considerations, Staff recommends the Comprehensive Fee Schedule be amended to only allow reservations between 2pm-8pm. This increases the reservable time 50% from a 4 hour block and reduces it 40% from the 10hrs of an all-day reservation. Staff recommends fees for this new time block be adjusted for both Residents and Non-Residents as reflected in the following table.

PROPOSED PAVILION RENTAL FEES

9.2 Park Bowery Reservations (Proposed Fees)					
		Weekday Rates (M-Th)		Weekend Rates (F-Sun & Holidays)	
Location	Time	Resident	Non-Resident	Resident	Non-Resident
Legacy Park #1 Large Pavilion East side	10:00-2:00/4:00-8:00	100.00	150.00	120.00	200.00
	ALL DAY (10:00-8:00)	200.00	300.00	240.00	400.00
Legacy Park #2 Near Splash Pad Middle	10:00-2:00/4:00-8:00	50.00	90.00	60.00	100.00
	ALL DAY (10:00-8:00)	100.00	140.00	120.00	160.00
Legacy Park #3 Near Basketball courts West side	10:00-2:00/4:00-8:00	50.00	60.00	60.00	70.00
	ALL DAY (10:00-8:00)	100.00	120.00	120.00	140.00
Foxhollow Park	2:00pm – 8:00pm	30.00	65.00	60.00	90.00
Hatch Park #1 Pavilion South side	2:00pm – 8:00pm	30.00	65.00	60.00	90.00
Hatch Park #2 Pavilion North Side	2:00pm – 8:00pm	25.00	55.00	35.00	75.00
Wild Rose Trail head park	2:00pm – 8:00pm	45.00	80.00	65.00	100.00
Tunnel Springs Pavilion North End	2:00pm – 8:00pm	45.00	80.00	65.00	100.00
Veteran's Memorial Amphitheater	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	ALL DAY (10:00-8:00)	60.00	80.00	80.00	100.00

PAVILION RESERVATION FEES (CURRENT)

9.2 Park Bowery Reservations					
		Weekday Rates (M-Th)		Weekend Rates (F-Sun & Holidays)	
Location	Time	Resident	Non-Resident	Resident	Non-Resident
Legacy Park #1 Large Pavilion East side	10:00-2:00/4:00-8:00	100.00	150.00	120.00	200.00
	ALL DAY (10:00-8:00)	200.00	300.00	240.00	400.00
Legacy Park #2 Near Splash Pad Middle	10:00-2:00/4:00-8:00	50.00	60.00	60.00	70.00
	ALL DAY (10:00-8:00)	100.00	120.00	120.00	140.00
Legacy Park #3 Near Basketball courts West side	10:00-2:00/4:00-8:00	50.00	60.00	60.00	70.00
	ALL DAY (10:00-8:00)	100.00	120.00	120.00	140.00
Foxhollow Park	10:00-2:00/4:00-8:00	25.00	50.00	35.00	55.00
	ALL DAY (10:00-8:00)	35.00	70.00	70.00	100.00
Hatch Park #1 Pavilion South side	10:00-2:00/4:00-8:00	25.00	50.00	35.00	55.00
	ALL DAY (10:00-8:00)	35.00	70.00	70.00	100.00
Hatch Park #2 Pavilion North Side	10:00-2:00/4:00-8:00	15.00	25.00	20.00	40.00
	ALL DAY (10:00-8:00)	30.00	55.00	35.00	75.00
Wild Rose Trail head park	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	ALL DAY (10:00-8:00)	60.00	80.00	80.00	100.00
Tunnel Springs Pavilion North End	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	ALL DAY (10:00-8:00)	60.00	80.00	80.00	100.00
Veteran's Memorial Amphitheater	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	ALL DAY (10:00-8:00)	60.00	80.00	80.00	100.00

*A refundable cleaning deposit is required for all park reservations.

Small Pavilion \$50; Large Pavilion \$200

BACKGROUND: CONTINUED

Comparing fees with current half day reservations, residents will see an average fee increase of 27% for weekday reservations and 51% on weekends. Non-Residents fees increase an average of 64% on weekdays and 70% on weekends relative to the current half-day reservation costs. Contrasting proposed fees with current all-day reservations, resident fees decrease on average of 16% for weekdays and 11% for weekends. Non-resident fees only decrease by 7% and 10% for weekday and weekends at Foxhollow park and Hatch Park pavilion #1.

The proposed fee schedule also includes an increase for Non-resident reservations at Legacy Park pavilion #2 near the Splash Pad. This pavilion will continue to be available for half and full-day reservations but fees for Non-residents will increase from \$60 to \$90 on weekdays and \$70 to \$100 on weekends. Residents will not be impacted by the adoption of new proposed fee schedule for this pavilion.

Pavilion reservations are available from April to October, staff recommends an adjustment to the reservable period to coincide with the operation of the Splash Pad at Legacy Park. The Splash Pad is open from Memorial Day weekend to Labor Day weekend. During this time a Parks employee is staffed to work regular shift hours each day of the week and weekend and will manage pavilion reservations. Pavilions will be available on a first come first served basis before and after the reservation period.



CITY OF NORTH SALT LAKE FINANCE DEPARTMENT

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

Brian J. Horrocks
Mayor

Heidi Voordeckers
Finance Director

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Heidi Voordeckers, Finance Director

DATE: May 21, 2024

SUBJECT: Vendor Fee and Utility Fee Amendments for Fiscal Year 2025

RECOMMENDATION

Staff recommends approval of the attached amendments, as described below.

BACKGROUND

Proposed changes effective immediately:

Section 10.1 City Sponsored Celebrations and Events. The City charges a seasonal fee of \$50 to vendors that participate in the Monday Night Food Truck and Vendor Fair, for the season that runs May through September. Fees collected go towards the cost of advertising the events (signage) and other incidental costs associated with hosting the event.

Proposed changes effective July 1, 2024:

Sections 6.1 Culinary Water – 6.4 Culinary Water- Multi-Dwelling Unit Development. In 2022, the City contracted an outside firm to evaluate culinary, secondary, and storm water user fees in relation to the City's long-term infrastructure needs for these utilities. The amendments to the Comprehensive Fee Schedule for fiscal year 2025 are reflective of the rates proposed in the study, incorporating an 8% increase in monthly base rates and an 8% increase in monthly usage for both culinary and secondary water customers. There is an exception for 1 ½" and 2" meter base rates, which will be held at the 2023 and 2024 rate as recommended in the study. These changes impact both residential and commercial customers.

Section 6.5 Storm Water-Rates. Similar to culinary and secondary water, the Comprehensive Fee Schedule for fiscal year 2024 reflects the recommended monthly rate increase from \$8.00/ERU to \$9.00/ERU as proposed in the study. This represents an increase of 12.5%.

Section 6.7 Sanitation-Rates. There will be no increase in garbage and recycling fees in FY 2025.



CITY OF NORTH SALT LAKE

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

Brian Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Tyler Abegglen, Eaglewood General Manager

DATE: May 21, 2024

SUBJECT: Eaglewood – Fee Changes Fiscal Year '25

RECOMMENDATION

Staff recommends the following adjustments to the fee schedule for the start of the Fiscal Year '25.

BACKGROUND

Eaglewood Staff, along with the Golf Committee, recommends that the existing fees change from being tax included in the fee cost to tax excluded. Additionally, there is a recommendation to add a 3-month simulator membership as well as a 3-hour rental period of the event center.

- Allow for better management of taxes owed on green fees, cart fees.
- An easier step to an increase in fees.
- Works with the online booking system.
- 7.25% Tax Rate.

Section 9: Parks & Recreation Fees

9.1 Eaglewood Golf Course			
(All fees will exclude Utah Sales Tax)*			
1. Green Fees		9-Hole/with Cart	18-Hole/with Cart
	Monday thru Sunday	\$20.00/\$30.00	\$40.00/\$60.00
	Youth on Course (M-W only)	\$4.66/\$9.23	\$13.99/\$29.23
	Junior (17 and under) (M-W only)	\$12.00/\$22.00	\$24.00/\$44.00
	Women's & Men's Association (Wednesday only)	\$25.00 includes cart	\$50.00 includes cart
	Punch Card (excluding holidays)	\$175.00	10-9 Hole Rounds
	Corporate Monday-Thursday Anytime Friday-Sunday after 2:00 p.m.	\$25.00 includes cart	\$50.00 includes cart
	Eaglewood/PGA Comp Monday-Thursday Anytime Friday-Sunday after 2:00 p.m. (No tee times more than 1 day in advance unless with paying customer)	No Charge	
	City Employee (excluding holidays)	No Charge Punch Card	
2. Cart Fees		9-Hole	18-Hole
	Single Rider	\$10.00	\$20.00
	Private Cart	\$10.00	\$20.00
	Spectator Fee	\$20.00	
3. Driving Range	Range Balls	\$8/one range token \$14/two range tokens \$125 for 20 Token Range Pass	

* All proposed fees, with the exception of the Event Center Fees, will now be charge with tax excluded from the rate fee. All golf course items will have an added 7.25% tax rate added at checkout.

9.1 Eaglewood Golf Course (Continued)

(All fees exclude Utah Sales Tax)*

4. Simulator Fees	Hourly		Memberships		
	\$60/2 hours		\$700.00/ 3 month	\$1,200.00 / 6 months	\$2,000.00 / 12 months
5. Simulator League (8 events from Nov 1 st - Feb 28 th)	\$40.00/entry per player without membership (2 hours)		\$20.00 entry per player with membership		
6. Corporate Tournaments			Full Shotgun - 80 or More Players	Half Shotgun - 80 or Less Players	
	Tuesday and Wednesday		\$7,500.00	\$4,000.00	
	Thursday and Friday		\$8,500.00	\$5,000.00	
	Saturday		\$12,000.00	N/A	
7. Corporate Membership**	Annual Fee			\$2,500.00	
8. Event Center Rental and Catering	Hourly Rate (additional hours)			\$250.00	
	3 Hour Rental***			\$1,500.00	
	6 Hour Rental			\$2,800.00	
	12 Hour Rental			\$3,600.00	
	North Salt Lake Residents			20% Discount	
	Ceremony Fee			\$300.00	
	In-House Catering Deposit			50% of estimated service	
	Rental Deposit			\$500.00 (not refundable)	
	Cleaning Deposit			\$500.00 (refundable)	
	Alcohol Deposit			\$500.00 (not refundable)	
Bartending Service			\$250.00/hour		

Adjustment of Fees: The Golf Director shall have the authority to reduce the posted fees at Eaglewood if deemed necessary (Adjustments to Event Facility Rental Fees shall be considered on a case-by-case basis).

*** All proposed fees, with the exception of the Event Center Fees, will now be charge with tax excluded from the rate fee.**

All golf course items will have an added 7.25% tax rate added at checkout.

****Corporate membership may be pro-rated by Golf Director between March 1 and November 30**

*****The 3-hour Rental for the Event Center is only valid Monday-Thursday. No decorations or setup time. No Outside Catering will be allowed at any Event Center Events or Rentals.**

RESOLUTION NO. 2024-19R

A RESOLUTION AMENDING THE CITY’S COMPREHENSIVE FEE SCHEDULE BY ADJUSTING CERTAIN FEES FOR PARK BOWERY DEPOSITS AND RESERVATIONS, VENDOR FEES, UTILITY RATES, AND SERVICES AT EAGLEWOOD GOLF COURSE.

WHEREAS, the City of North Salt Lake has adopted a Comprehensive Fee Schedule establishing certain fees; and

WHEREAS, the City Council has the authority to set or amend fees by Resolution; and

WHEREAS, it is the responsibility of users of City services to pay for requested services; and,

WHEREAS, impact upon City services should be mitigated by those sources and users causing the impact.

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

Section 1. **AMENDED FEES APPROVED.** The fees attached to this resolution shown as Exhibit A are hereby approved.

Section 2. **EFFECTIVE DATE.** This resolution shall take effect immediately upon passing for Park Bowery Deposits and Reservation Fees and Vendor Fees; however, Utility Rates and Eaglewood Golf Course Fees shall take effect for Fiscal Year 2025 beginning on July 1, 2024.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 21st day of May, 2024.

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 Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____



COMPREHENSIVE FEE SCHEDULE

NOTE: Fee Amounts to be paid are those in effect at the time payment is required

Effective Date ~~November 15~~ May 21, 2024

9.2 Park Bowery Reservations

		Weekday Rates (M-Th)		Weekend Rates (F-Sun & Holidays)	
Location	Time	Resident	Non-Resident	Resident	Non-Resident
Legacy Park #1 Large Pavilion East side	10:00-2:00/4:00-8:00	100.00	150.00	120.00	200.00
	ALL DAY (10:00-8:00)	200.00	300.00	240.00	400.00
Legacy Park #2 Near Splash Pad Middle	10:00-2:00/4:00-8:00	50.00	60.00 90.00	60.00	70.00 100.00
	ALL DAY (10:00-8:00)	100.00	120.00 140.00	120.00	140.00 160.00
Legacy Park #3 Near Basketball courts West side	10:00-2:00/4:00-8:00	50.00	60.00	60.00	70.00
	ALL DAY (10:00-8:00)	100.00	120.00	120.00	140.00
Foxhollow Park	10:00-2:00/4:00-8:00	25.00	50.00	35.00	55.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	35.00 30.00	70.00 65.00	70.00 60.00	100.00 90.00
Hatch Park #1 Pavilion South side	10:00-2:00/4:00-8:00	25.00	50.00	35.00	55.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	35.00 30.00	70.00 65.00	70.00 60.00	100.00 90.00
Hatch Park #2 Pavilion North Side	10:00-2:00/4:00-8:00	15.00	25.00	20.00	40.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	30.00 25.00	55.00	35.00	75.00
Wild Rose Trail head park	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	60.00 45.00	80.00	80.00 65.00	100.00
Tunnel Springs Pavilion North End	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	60.00 45.00	80.00	80.00 65.00	100.00
Veteran's Memorial Amphitheater	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	ALL DAY (10:00-8:00)	60.00	80.00	80.00	100.00

*A refundable cleaning deposit is required for all park reservations.

Small Pavilion \$50; Large Pavilion \$200

Section 10: Event Fees

10.1 City Sponsored Celebrations and Events

The City Council may waive vendor fees for City Sponsored events when deemed necessary and reasonable.

Vendor Event Fee Mobile Food Vendor Permit <i>(Verification of business license (NSL or other jurisdiction), health department inspection, fire safety inspection, and insurance)</i>	\$35 / day, or \$50 / event season
Inflatables (bounce houses, slides, etc.)	\$35, plus \$300 damage deposit
City provided power/vendor	\$100

10.2 Privately Organized Events

Event fees may be waived for verified non-profit events/organizations.

Event Permit	\$100/day*
Mobile Food Vendor, event permit <i>[Verification of business license (NSL or other jurisdiction), health department inspection, fire safety inspection, and insurance]</i>	\$35/event (3 day max.)
Retail Vendor, event permit	\$35/event (3 day max.)
Inflatables (bounce house, slides, etc.)	\$35/event (3 day max.)*
City provided power/vendor	\$100
*Deposit <i>(Events hosted on city owned property)</i>	Cleaning \$200 Damage (inflatables) \$300
Events requiring city personnel and/or equipment	Actual Costs Incurred

Proof of temporary mass gathering permit from Davis County Health Department is required for events that have an actual or reasonably anticipated assembly of 1,000 or more people, which continues for two or more hours per day.

10.3 City Sponsorship of Events

The City Council may approve and authorize sponsorship of privately organized community events. Sponsorships may include event fee waivers, in kind donations of city staff and time, or cash donations.



COMPREHENSIVE FEE SCHEDULE

NOTE: Fee Amounts to be paid are those in effect at the time payment is required

Effective Date ~~November 15~~July 1, 2024~~3~~

Section 6: User Fees/Rates

6.1 Culinary Water							
Residential – No Secondary							
Customer Classes		Base Charges	Rates & Tiers				
Rate Description	Customer Type	Base Rate	0-8,000 Gallons	8,001-30,000 Gallons	30,001-60,000 Gallons	60,001-100,000 Gallons	100,001+ Gallons
3/4" Below 350 E	Residential	\$22.00 <u>23.76</u>	<u>\$1.391.53</u>	<u>\$1.741.91</u>	<u>\$2.292.52</u>	<u>\$3.483.83</u>	<u>\$4.454.90</u>
3/4" Above 350 E	Residential	\$22.00 <u>23.76</u>	<u>\$1.671.83</u>	<u>\$2.092.30</u>	<u>\$2.753.02</u>	<u>\$4.184.59</u>	<u>\$5.345.87</u>
1" Above 350 E	Residential	\$33.00 <u>35.64</u>	<u>\$1.671.83</u>	<u>\$2.092.30</u>	<u>\$2.753.02</u>	<u>\$4.184.59</u>	<u>\$5.345.87</u>
HOA/PUD Outdoor Only	Residential Common Areas	\$28.49 <u>30.77</u>	#Homes x 4,000/#out door meters in HOA	Same Tier Structures Related Residential Properties			

6.2 Culinary & Secondary Water						
Residential – With Secondary						
Culinary Water Indoor Only Rates		Base Charges	Rates/Tiers			
Rate Description	Customer Type	Base Rate	0-8,000 Gallons	8,001-12,000 Gallons	12,001-20,000 Gallons	20,001+ Gallons
3/4" Foxboro	Residential	\$22.00 <u>23.76</u>	<u>\$1.391.53</u>	<u>\$1.741.91</u>	<u>\$2.292.52</u>	<u>\$4.454.90</u>
3/4" Below 350 East	Residential	\$22.00 <u>23.76</u>	<u>\$1.391.53</u>	<u>\$1.741.91</u>	<u>\$2.292.52</u>	<u>\$4.454.90</u>
3/4" Above 350 East	Residential	\$22.00 <u>23.76</u>	<u>\$1.671.83</u>	<u>\$2.092.30</u>	<u>\$2.753.02</u>	<u>\$5.345.87</u>

Secondary Water Outdoor Only Rates		Base Charges	Rates/Tiers			
Rate Description	Customer Type	Base Rate	0-22,000 Gallons	22,001-52,000 Gallons	52,001-92,000 Gallons	92,001+ Gallons
Irrigation Below 350 E	Residential	\$5.50 <u>5.94</u>	<u>\$1.571.72</u>	<u>\$2.062.27</u>	<u>\$3.133.45</u>	<u>\$4.014.41</u>
Separate Outdoor Above 350 E	Residential	\$5.50 <u>5.94</u>	<u>\$1.882.07</u>	<u>\$2.472.72</u>	<u>\$3.764.13</u>	<u>\$4.815.29</u>
Pressurized Irrigation Above 350 E	Residential	\$5.50 <u>5.94</u>	<u>\$1.882.07</u>	<u>\$2.472.72</u>	<u>\$3.764.13</u>	<u>\$4.815.29</u>

6.3 Culinary & Secondary Water

Commercial

Rate Description	Customer Type	Base Rate	0-8000	8,001-30,000	30,001-60,000	60,001-100,000	100,001+
3/4" Meter	Commercial	\$22.00 23.76	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
1" Meter	Commercial	\$33.00 35.64	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
1 1/2" Meter	Commercial	\$67.00	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
2" Meter	Commercial	\$99.00	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
3" Meter	Commercial	\$205.81 236.68	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
4" Meter	Commercial	\$265.10 304.87	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
6" Meter	Commercial	\$686.40 741.31	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
8" Meter	Commercial	\$1,315.60 1420.85	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
10" Meter	Commercial	\$1,739.00 2095.63	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
OUTSIDE ONLY – Classify as other commercial – by meter by size		Variable – depending on meter size	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43
HOMES UNDER CONSTRUCTION		Variable – depending on meter size	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43

*City water meter rates will be the same as Commercial rates

6.4 Culinary Water- Multi-Dwelling Unit Development

Customer Class		Rates/Tiers					
Rate Description	Customer Type	Base Rate	0-8,000 Gallons	8,001-30,000 Gallons	30,001-60,000 Gallons	60,001-100,000 Gallons	100,001+ Gallons
Multi-Unit (fee per unit)	Residential	\$12.00	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43	\$2.21 2.43

*Exceptions to Water Rates**:* The Board of Equalization for Rates shall have the authority to reduce the individual water user rates up to 50% when deemed necessary and reasonable, on a case-by-case basis. Examples of rate exceptions include, but are not limited to, prolonged absence or illness, temporary indigence, and/or other cases where service is not generally used daily on the premises, and/or where water used is not generally greater than 10,000 gallons per month.

6.5 Storm Water -Rates

Storm Water Rate Per ESU	\$8.00 9.00
ESU=Equivalent Surface Unit; 3,900 sq. ft. of impervious area	

Section 9: Parks & Recreation Fees

9.1 Eaglewood Golf Course (All fees include <u>exclude</u> Utah Sales Tax)*			
		9-Hole/with Cart	18-Hole/with Cart
1. Green Fees	Monday thru Sunday	\$20.00/\$30.00	\$40.00/\$60.00
	Youth on Course (M-W only)	\$5.00/\$15.00 <u>4.66/\$9.23</u>	\$10.00/\$30.00 <u>13.99/\$29.23</u>
	Junior (17 and under) (M-W only)	\$12.00/\$22.00	\$24.00/\$44.00
	Women's & Men's Association (Wednesday only)	\$25.00 -includes cart	\$50.00 includes cart
	Punch Card (excluding holidays)	\$15.00/\$25.00 <u>\$175.00</u>	\$30.00/\$50.00 <u>10-9 Hole Rounds</u>
	PGA Book Rate Monday-Thursday Anytime Friday-Sunday after 2:00 p.m. (excluding holidays)	\$50.00	
	Corporate Monday-Thursday Anytime Friday-Sunday after 2:00 p.m.	\$25.00 includes cart	\$50.00 includes cart
	Eaglewood/PGA Comp Monday-Thursday Anytime Friday-Sunday after 2:00 p.m. (No tee times more than 1 day in advance unless with paying customer)	No Charge	
	City Employee (excluding holidays)	No Charge Punch Card	
2. Cart Fees		9-Hole	18-Hole
	Single Rider	\$10.00	\$20.00
	Private Cart	\$10.00	\$20.00
	Spectator Fee	\$20.00	
3. Driving Range	Range Balls	\$68 /one range token \$1014 /two range tokens \$14 /three range tokens \$100-125 for 20 Token Range Pass	

**All proposed fees, with the exception of the Event Center Fees, will now be charged with tax excluded from the rate fee. All golf course items will have an added 7.25% tax rate added at checkout.*

9.1 Eaglewood Golf Course (Continued)

(All fees ~~include~~ exclude Utah Sales Tax)*

4. Simulator Fees	Hourly		Memberships		
	\$60/2 hours	\$400.00/6 hour event rental (Both Bays)	\$220.00/1 month 700.00/3 month	\$1,200.00 / 6 months	\$2,000.00 / 12 months
5. Simulator League (8 events from Nov 1 st – Feb 28 th)	\$40.00/entry per player without membership (2 hours)		\$20.00 entry per player with membership		
6. Corporate Tournaments			Full Shotgun – 80 or More Players	Half Shotgun – 80 or Less Players	
	Tuesday and Wednesday		\$7,500.00	\$4,000.00	
	Thursday and Friday		\$8,500.00	\$5,000.00	
	Saturday		\$12,000.00	N/A	
	Clubhouse package		\$5/player	See manager for details	
	Country Club Package		\$10/player		
7. Corporate Membership**	Annual Fee			\$2,500.00	
8. Event Center Rental and Catering	Hourly Rate (additional hours)			\$250.00	
	3 Hour Rental***			\$1,500.00	
	6 Hour Rental			\$2,800.00	
	12 Hour Rental			\$3,600.00	
	North Salt Lake Residents			20% Discount	
	Ceremony Fee			\$300.00	
	Outside Catering Fee			\$750.00	
	In-House Catering Deposit			50% of estimated service	
	Rental Deposit			\$500.00 (not refundable)	
	Cleaning Deposit			\$500.00 (refundable)	
	Alcohol Deposit			\$500.00 (not refundable)	
Bartending Service			\$250.00/hour		

Adjustment of Fees: The Golf Director shall have the authority to reduce the posted fees at Eaglewood if deemed necessary (Adjustments to Banquet Facility Rental Fees shall be considered on a case-by-case basis).

***All proposed fees, with the exception of the Event Center Fees, will now be charged with tax excluded from the rate fee.**

All golf course items will have an added 7.25% tax rate added at checkout.

****Corporate membership may be pro-rated by Golf Director between March 1 and November 30**

*****The 3-hour Rental for the Event Center is only valid Monday-Thursday. No decorations or setup time. No Outside Catering will be allowed at any Event Center Events or Rentals.**



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: May 21, 2024
SUBJECT: Consideration of Resolution 2024-20R approving an interlocal agreement for building inspection services

RECOMMENDATION

City staff recommends to the City Council the approval of Resolution 2024-20R, approving an interlocal agreement with Bountiful and Farmington cities for the provision of optional 3rd party inspection services.

BACKGROUND

The Utah State Legislature approved SB185 which requires cities to have a list of approved third party options for building inspections in the event the City is unable to provide an inspection within 3 days of the requested inspection. If the City for some reason is not able to meet the 3 day limit, the permit holder may request an inspection from one of the three third parties. Currently the City has not had any issue providing inspections within the required window and the majority of the inspections are scheduled for the next business day after request, unless a specific later date is requested. Additionally, the City contracts with West Coast Code Consultants (WC-3) for inspection services when our inspector is out on vacation or sick leave or if the workload requires additional help.

REVIEW

Our building official has been working with Bountiful and Farmington to develop a method to meet the requirement of the statute in the most cost-effective manner. The proposed interlocal agreement has been drafted to allow each of the cities to provide inspection services for one another, as needed and only when availability exists. The proposal is to not require payment between the cities and to evaluate after one year the fiscal impacts to each city. None of the cities expect this option to be utilized to any great extent. All cities currently are having no issues in providing inspections within the 3-day requirement. The third option on our list will be WC-3 with whom we have an existing relationship.

POSSIBLE MOTION

I move that the City Council approve Resolution 2024-20R approving an interlocal agreement with Bountiful and Farmington cities for the provision of optional 3rd party inspection services.

Attachments

- 1) Resolution 2024-20R
- 2) Proposed Interlocal Agreement

RESOLUTION NO. 2024-20R

**A RESOLUTION OF THE GOVERNING BODY OF THE
CITY OF NORTH SALT LAKE APPROVING AN
INTERLOCAL COOPERATION AGREEMENT BETWEEN
BOUNTIFUL CITY, FARMINGTON CITY AND THE CITY
OF NORTH SALT LAKE FOR THE PURPOSE OF
PROVIDING 3RD PARTY BUILDING INSPECTION
SERVICES**

WHEREAS, the governing bodies of Farmington City, Bountiful City and the City of North Salt Lake have expressed a desire to enter into a partnership for the purpose of providing 3rd party inspections services in accordance with Utah State Code 15A-1-105; and

WHEREAS, the Parties employ building inspectors who conduct building inspections within their respective jurisdictions; and

WHEREAS, Utah Code Section 15A-1-105, effective May 1, 2024, requires each of the Parties to create a third-party inspection firm list; and

WHEREAS, Utah Code Section 15A-1-105 allows the Parties to include, in their respective third-party inspection firm lists, building inspectors from adjacent cities or counties; and

WHEREAS, the Parties desire to fill their respective third-party inspection firm lists with building inspectors employed by the other Parties to this Agreement; and

WHEREAS, Utah Code Section 15A-1-105 allows permit applicants to engage a third-party inspector from a city's third-party inspection firm list if that city is unable to provide a building inspection within three (3) business days after the day on which that city receives the request for inspection;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake that attached Interlocal Cooperation Agreement Between Bountiful City, Farmington City and the City of North Salt Lake is hereby approved.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 21st day of May, 2024.

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 Clayton _____

Council Member Jackson _____

Council Member Knowlton _____

Council Member Van Langeveld _____

INTERLOCAL AGREEMENT FOR THIRD-PARTY BUILDING INSPECTIONS

INTERLOCAL AGREEMENT, PURSUANT TO UTAH CODE TITLE 11 CHAPTER 13, (“Agreement”) dated this 1st day of May, 2024, by and between Bountiful City, Farmington City, and the City of North Salt Lake, all municipal corporations of the State of Utah, (“Parties”).

WHEREAS, the Parties employ building inspectors who conduct building inspections within their respective jurisdictions; and

WHEREAS, Utah Code Section 15A-1-105, effective May 1, 2024, requires each of the Parties to create a third-party inspection firm list; and

WHEREAS, Utah Code Section 15A-1-105 allows the Parties to include, in their respective third-party inspection firm lists, building inspectors from adjacent cities or counties; and

WHEREAS, the Parties desire to fill their respective third-party inspection firm lists with building inspectors employed by the other Parties to this Agreement; and

WHEREAS, Utah Code Section 15A-1-105 allows permit applicants to engage a third-party inspector from a city’s third-party inspection firm list if that city is unable to provide a building inspection within three (3) business days after the day on which that city receives the request for inspection; and

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Recitals. The foregoing Recitals are fully incorporated herein.
2. Definitions. As used in this Agreement:
 - (a) “Request” means a request from a permit applicant for a third-party inspection pursuant to Utah Code Section 15A-1-105(2);
 - (b) “Requesting city” means the city from which a request is initiated; and
 - (c) “Responding city” means the city that provides inspection services pursuant to a request.
3. Third-party Inspection Firm List. Each of the Parties hereby includes the building inspectors employed by the other Parties on its third-party inspection firm list.

4. General Building Inspection Services. Upon receipt of a request, the responding city shall provide, without cost, inspection services necessary to fulfill the request. If the responding city is not able to fulfil the request for any reason, in the responding city's sole discretion, then it is relieved of this obligation by promptly informing the requesting city that it does not have an inspector available to fulfill the request.

5. Qualifications of Inspectors. The Parties shall provide qualified, State of Utah licensed, inspectors with qualifications and certifications necessary for the requested inspection.

6. Autonomy. Each of the Parties retains the autonomy to plan, organize, schedule, and otherwise direct the services provided by its building inspectors. All Parties agree that performance of obligations under this Agreement will not jeopardize building inspection services within a responding city's jurisdiction, and that a responding city may decline a request in its sole discretion.

7. Time of Response. Building inspectors shall accommodate requests and complete inspections expeditiously.

8. Compliance with Codes. Building inspectors shall adhere to and apply the requesting city's adopted Codes, including:

- The National Electrical Code as amended;
- The International Mechanical Code as amended;
- The International Plumbing Code as amended;
- The International Building Code as amended; and
- The International Residential Code as amended.

9. Costs. A responding city shall, without cost to the requesting city, furnish all labor, equipment, facilities, and supplies required to complete requested inspections.

10. Term of Agreement/Withdrawal. This Agreement shall be effective on the date it is signed by the Parties. The initial term of this Agreement is five (5) years. Unless one or more of the Parties objects, this Agreement shall automatically renew for up to three (3) additional five-year terms. The Parties may mutually terminate this Agreement at any time. Any Party may unilaterally withdraw and terminate from this Agreement, with or without cause, upon sixty (60) days' written notice to the other Parties. Such termination shall not modify the Agreement as between any of the remaining Parties, except only to exclude the terminating Party from the obligations created herein.

11. Liability and Indemnification. Each Party shall indemnify, defend, and hold the other Parties, their officers, agents, and employees harmless from any and all claims, demands, liabilities, costs, expenses, penalties, damages, losses, and liens, including, without limitation, reasonable attorney's fees, arising out of or any way related to any act, omission or event occurring as a consequence of performing under this Agreement; provided, however, that each

Party shall be responsible for its own negligent acts and agrees to indemnify and hold the other Parties harmless therefrom.

12. Waiver. Each Party waives all claims against the other Parties for compensation for any loss, damage, personal injury, or death occurring as a consequence of performing this Agreement.

13. Governmental Immunity. All Parties to this agreement are governmental entities as defined in the Utah Governmental Immunity Act found in Title 63G Chapter 7 of the Utah Code. Nothing in this Agreement shall be construed as a waiver by any Party of any rights, limits, protections, or defenses provided by the Act. Nor shall this Agreement be construed, with respect to third parties, as a waiver of any governmental immunity to which a Party to this Agreement is otherwise entitled. Subject to the Act, each Party shall be responsible for its own actions and shall defend any lawsuit brought against it and pay any damages awarded against it.

14. Employment Status. Employees of the respective Parties remain the employees of that Party and do not acquire from any other Party any employment status, other employment right, or claim for wages or other benefits, including workers' compensation.

15. Interlocal Agreement Provisions. This Agreement does not create an interlocal entity. There is no separate legal entity created by this Agreement to carry out its provisions; and to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the Parties acting as a joint board. There shall be no real or personal property acquired jointly by the Parties as a result of this Agreement. This Agreement does not relieve any Party of obligations or responsibilities imposed upon that Party by law.

16. Severability. If any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

17. Entire Agreement. This Agreement contains the entire agreement between the Parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the Parties. All prior understandings, negotiations, or agreements are merged herein and superseded hereby.

18. Amendments. This Agreement may be modified only by a written amendment signed by each of the Parties hereto.



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: May 21, 2024

SUBJECT: Review of Tree Design for Eagleridge Drive

BACKGROUND

This item is a follow-up reporting item to present to the Council the design recently completed by Terracon for the beautification of the area on north side Eagleridge Drive. David Frandsen has been working with this group on a possible treatment of this area of the City's entry and will present the plan at the meeting.

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 MAY 7, 2024

6
7 **DRAFT**
8

9 Mayor Horrocks welcomed those present at 6:17 p.m.

10
11 PRESENT: Mayor Brian Horrocks
12 Councilmember Lisa Watts Baskin
13 Councilmember Tammy Clayton
14 Councilmember Suzette Jackson
15 Councilmember Ted Knowlton
16 Councilmember Alisa Van Langeveld
17

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

23 OTHERS PRESENT: Dee Lalliss, Jeff Scroger, Camille Thorpe, Erin Mwanj, residents; Wayne
24 Niederhauser, Utah Homeless Coordinator.
25

26 1. PRESENTATION AND DISCUSSION RELATED TO HOMELESSNESS-WAYNE
27 NIEDERHAUSER
28

29 Councilmember Van Langeveld introduced Wayne Niederhauser whom she had met at the
30 Healthy Utah Conference. She spoke on the concern for unhoused individuals in the community
31 and the need for a discussion on resources and leadership for these individuals.
32

33 Wayne Niederhauser spoke on his career including as a CPA, real estate developer, and then as a
34 senator for twelve years. He said in 2021 he was asked to be the State Coordinator of the Office
35 of Homeless Services. He shared his experiences meeting with individuals and the main issues of
36 substance abuse, mental illness, and trauma. He explained that homelessness was a community
37 condition in that every community was a source and what it would take a community to remedy
38 this issue. He included two types of populations, transitional (short term) and persistent
39 (continual) homeless populations. Mr. Niederhauser shared data from 2022 that 28,000 people
40 accessed homeless services across the State of Utah. He said these numbers were low as not
41 everyone obtained funding from the government.
42

43 Wayne Niederhauser reviewed information on shelter usage, the transitional population, and law
44 enforcement interaction. He spoke on the issues with unsanctioned camping including areas unfit
45 for human habitation, sanitation/public health, victimization, public conflict, safety, and camping
46 was against the law. He focused on sources of homelessness including systems, life events, and
47 lack of attainable and affordable housing. He stated that systems which presented challenges to
48 individuals were: re-entry from incarceration, release from hospital, exit from mental health or
49 substance abuse treatment, youth in foster care, and juvenile justice system. He continued that
50 life events having an impact on homelessness were: domestic violence, loss of job, divorce,
51 health issues, behavioral health, and death or loss of family support/relationships. He said lack of
52 attainable and affordable housing included: being priced out of market, eviction/foreclosure,
53 natural disaster, wage gap, and income insecurity.

54
55 Mr. Niederhauser spoke on housing affordability and shared methods for how to fund supportive
56 housing including housing stabilization grants, gap funding, tax credits, Medicaid with housing
57 resource services, rent support, etc. He said homelessness directly correlated to housing
58 affordability and shared a graph detailing rates of homelessness with data for Utah (11
59 individuals per 10,000 people) compared to Mississippi (4 individuals per 10,000) and California
60 (44 individuals per 10,000). He reviewed the length of time individuals were in the system while
61 awaiting housing (generally over 365 days), a 77,000 unit deficit for affordable housing at the
62 30% AMI or below, and reviewed a graph showing the 30% AMI income, affordable and fair
63 market rent, and the gap needed per county in Utah. He also shared graphs showing local and
64 state laws supporting the development of diverse housing interventions, local homeless councils
65 by county, and a statewide strategic plan for homelessness. He spoke on the State's plan to
66 address homelessness which included housing, services, coordination, and prevention.

67
68 Councilmember Van Langeveld asked about ways for the City to make a difference. Wayne
69 Niederhauser mentioned success for cities who focused on resiliency and helping others
70 particularly through the religious community. He spoke on the need for the State legislature to
71 offer resources to the cities and counties for providing affordable housing.

72

73 2. REQUEST BY PARKS AND ARTS BOARD FOR GRANT PARTICIPATION IN THE
74 DISCOVER DAVIS MURAL PROGRAM, CAMILLE THORPE, BOARD MEMBER

75

76 Camille Thorpe reported on the Discover Davis program which recognized the economic impact,
77 sense of place, and creation of a valuable local and visitor experience that arts brought to a
78 community. She explained that Discover Davis offered a mural grant program and shared the
79 steps to obtaining a grant including a budget (with business, Discover Davis, and City match in
80 funds), a building for the mural, and an artist. She spoke on the interest of the business owner at
81 580 North Redwood Road to participate in the program. She showed the proposed building and
82 estimated the cost was \$1,000 per square foot and could be up to \$80,000 for the proposed
83 building. She asked if the City would be interested in matching the funds for the proposed mural.

84 She said there were multiple locations throughout the City that would be ideal for future murals
85 as part of the Discover Davis program.

86
87 Councilmember Jackson asked about the grant deadline. Camille Thorpe replied that the 2024
88 grant opened at the end of May for a three week window. She said this program had been
89 running for two years and the focus of the mural could not be an advertisement.

90
91 Councilmember Baskin was in favor of the matching funds for the program and the benefits of
92 the murals. She spoke on properly vetting the mural design and paying the muralist
93 appropriately. Councilmember Van Langeveld commented that this was a direct path to providing
94 public art.

95
96 Councilmember Baskin questioned if the City received RAP tax funding and suggested that it
97 could be used for this program. Ken Leetham said the City did collect a .10 of a cent sales tax
98 which was equivalent to the Salt Lake RAP tax. He said some of these funds were committed to
99 the park bond.

100
101 Mayor Horrocks asked about maintenance or vandalism issues. Camille Thorpe replied that there
102 was a maintenance clause in the contract with Discover Davis that included provisions on who
103 was responsible for mural maintenance.

104
105 Councilmember Clayton suggested letting residents know about the mural project and the
106 funding that would be provided.

107
108 Councilmember Knowlton was also supportive of the project and the suggestion to work with
109 businesses that intended to stay in the City long term.

110
111 Ken Leetham commented that staff would prepare an application and work with the building
112 owner on the mural. He said future funding for murals could be added to the budget with Council
113 approval.

114
115 Councilmember Baskin asked if this was a request to be added in perpetuity to the annual City
116 budget for a \$10,000 match to participate in the Discover Davis program. Camille Thorpe replied
117 affirmatively.

118
119 3. ADJOURN

120
121 Mayor Horrocks adjourned the meeting at 7:10 p.m. to begin the regular session.

122

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
MAY 7, 2024

DRAFT

Mayor Horrocks welcomed those present at 7:25 p.m. Thomas Appiah offered the invocation and Councilmember Jackson led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Councilmember Lisa Watts Baskin
Councilmember Tammy Clayton
Councilmember Suzette Jackson
Councilmember Ted Knowlton

EXCUSED: Councilmember Alisa Van Langeveld

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

OTHERS PRESENT: Dee Lalliss, Jeff Scroger, Camille Thorpe, Erin Mwanj, Thomas Appiah, residents; JD Forbush, Rich Sandberg, Hogan Construction; Mike Wonenberg, G Brown Design; Brian Backe, Kevin Blalock, Blalock & Partners; Ted Kamp, Leland Consulting Group.

1. MONTHLY FINANCIAL REPORT FOR PERIOD ENDING MARCH 31, 2024

Heidi Voordeckers spoke on the prior question related to the RAP tax and said it ran through 2027. She explained the City collected \$700,000 per year with \$380,000 committed to the Foxboro Wetlands Park (through 2031) and the remainder to Hatch Park. She said there were park impact fees or the Redwood Road CDA that could be used for the mural project. She reviewed the March monthly financial report and said the fiscal year was 75% complete with 74% of the General Fund expended. She mentioned that sales tax revenue made up half of the General Fund revenue and said General Fund revenues were up 4.1% overall. She reviewed a chart showing taxable sales from 2014 through 2023 which included mining, motor vehicle sales, manufacturing, and non-store retail (online sales) with an increase in total annual taxable sales of \$364.7 million in 2014 to \$687.8 million in 2023.

165 2. PRESENTATION ON SISTER CITY PROGRAM BY THOMAS APPIAH

166 Councilmember Jackson introduced Dr. Thomas Appiah who had worked throughout the world
167 in positioning products for sustainable growth. She said he was the founder of the African
168 Chamber of Commerce in Utah and currently served on multiple boards including the Utah
169 Global Diplomacy board of directors. She continued that he also lectured at the University of
170 Utah, Brigham Young University, and was an adjunct professor at Utah Valley University. She
171 spoke on the desire to connect the City to Mangoase in Ghana as a sister city.

172
173 Thomas Appiah spoke on Citizens Taking Responsibility (CTR) and establishing a sister city
174 relationship for cultural, educational, business, and technology exchanges. He shared a video
175 presentation on Africa. He then presented some information on sister cities and the opportunity
176 to build partnerships, promote peace and understanding, job creation, and travel.

177
178 Mayor Horrocks spoke on the good that could be done with microloans and the sister city
179 partnerships.

180
181 3. CITIZEN COMMENT

182
183 Erin Mwanj, resident, spoke on Hatch Park and how parks affected the quality of life for
184 residents. She mentioned community involvement in the redesign, as well as ecofriendly
185 landscaping, water conservation, biodiversity, solar lighting, recycling stations, local history,
186 public art, and engagement.

187
188 Camille Thorpe, resident, also spoke on Hatch Park and the preservation of existing trees. She
189 emphasized community involvement in the plans and asked that the City provide clear
190 advertisement of the plan and requests for community input.

191
192 4. PRESENTATION OF RESULTS OF THE TOWN CENTER MARKET STUDY BY
193 TED KAMP, LELAND CONSULTING GROUP

194
195 Sherrie Pace reported that in 2022, the City was awarded grant funds from the Wasatch Front
196 Regional Council (WFRC) through the Transportation and Land Use Connection (TLC) program
197 for the completion of a Town Center Market Study. She explained the purpose of the study was
198 to identify the market conditions in the City and make recommendations on the types of land
199 uses which were viable in the Town Center. She said this study would assist the City in making
200 informed decisions regarding allocation of redevelopment resources for economic development.
201 She mentioned that the total budget for the project was \$40,000 with the TLC grant award of
202 \$30,100. She noted that in 2023 the City entered into an agreement with WFRC and Leland
203 Consulting Group for a Town Center Market Study. She added that staff met with the consultant
204 multiple times over the last year to review data, facilitate interviews with local business owners
205 and developers, provide feedback, and review the draft materials.

207 Ted Kamp, Leland Consulting Group, reported that the Town Center area was beginning to fulfill
208 the potential as an asset to the City with a vibrant mixed use neighborhood, walkable center with
209 dining, shopping, and entertainment, and as an attractive and welcoming gateway. He spoke on
210 market themes including a vibrant, growing state and metro area, auto oriented suburban culture,
211 linear growth along I-15, BRT transit, multifamily housing demand, work from home, mix use
212 possibilities, and changes to the I-15 interchange and associated impacts. He shared information
213 and graphs on the City and County related to geographic location, population and projected
214 growth, household composition, percentage of households who rent, median age, population by
215 age, income and education, population density by wage level, total employment growth,
216 industries (live vs work), employment density by wage level, mobility improvements, and
217 commuting patterns. He elaborated on commuting patterns and said residents held approximately
218 9,100 jobs in the City while City businesses supported 15,400 jobs.

219
220 Ted Kamp reviewed the I-15 changes which would dramatically reshape how commuters and
221 visitors accessed and interacted with the Town Center. He said the versatility of the interchange
222 options would benefit certain auto-oriented uses near the Village Station area. He then reviewed
223 land uses such as multifamily supply conditions, apartment inventory and supply conditions and
224 townhomes.

225
226 Councilmember Knowlton requested a comparison of apartment rents with other South Davis
227 cities.

228
229 Ted Kamp continued with retail supply and said there was 81,000 square feet of total retail
230 inventory with rents ranging from \$6 to \$15 a square foot. He spoke on shopping centers in the
231 Town Center including Orchard Plaza (Janet's Sunshine Café and Chevron) consisting of 31,000
232 square feet as well as Neighbor's Market with 8,100 square feet (Nacho House, C-store). He
233 shared maps highlighting visitor patterns and trade areas, retail draw, and data on visitation
234 volumes and commuter demand. He reviewed sales tax revenue and said just 18 accounts made
235 up half of citywide sales tax revenues with Amazon as a large and growing tax generator with
236 revenues spread across the residential area it served. He said the Town Center accounted for
237 about 3% of citywide sales and sales tax. He reviewed retail demand which came from two main
238 sources of recapturing existing leakage and growth in trade area households. He explained that
239 the analysis showed a demand in the City for restaurants, health and personal care services,
240 specialty retail, and a small grocer. He spoke on recruiting businesses and town centers with
241 character that were built organically.

242
243 Councilmember Knowlton asked how these desirable town centers were achieved. Ted Kamp
244 replied that one example was food trucks and opportunities to help those businesses settle in the
245 City.

246
247 Ted Kamp reviewed retail demand and household spending growth. He spoke on the demand for
248 approximately 15,000 square feet of restaurant space (with a preference for local/independent

249 restaurants), a demand for 15,000 to 20,000 square feet of new grocery space, and 10,000 to
250 20,000 of specialty retail/service. He then shared the Town Center strengths which were
251 proximity to Salt Lake, multifamily growth, flexible zoning, a good reputation with the
252 development community, staff continuity, strong independent restaurants (Nacho House,
253 Sunshine Café), ongoing execution of completed sidewalks, the Hatch Park expansion, increased
254 daytime activity due to work from home, bus rapid transit, and the I-15 redesign. He mentioned
255 the challenges of the Town Center area with street and water infrastructure capacity,
256 sidewalk/trail system incompleteness, US-89 conversion challenges, existing elementary school,
257 difficult topography, neighborhood resistance, difficulty filling ground floor retail in mixed use,
258 small scale grocer issues, I-15 redesign disadvantage for Center Street, lack of connection to the
259 west side of the City, restrictions due to the linear extent (north/south), and lack of unifying
260 aesthetic (branding, sense of place, memorability). He provided an overview of the Town Center
261 opportunities by segment with commodity/convenience shopping, weekday breakfast/lunch,
262 evening/weekend diners (restaurant row), entertainment seekers (art/culture), and specialty
263 shoppers.

264
265 Mr. Kamp shared his primary recommendations including focusing efforts on central and
266 southern portions of the Town Center area, plan for more destination/specialty commercial
267 around Center Street and US-89, a more convenience oriented appeal for the southern Town
268 Center node near US-89 and Village Station, discouraging auto orientation north of the planned
269 I-15 improvements, improving the link between Village Station and Center Street, encourage
270 residential development across from the Town Center, avoid ground floor retail below
271 residential, and consideration of a bold vertical monumentation element for the Town Center
272 area.

273
274 Ken Leetham asked the City Council to continue to review the report and said this was beneficial
275 data to build upon for the redevelopment of Hatch Park and the Town Center area.

276
277 5. CONSIDERATION OF ORDINANCE 2024-02: AN ORDINANCE AMENDING TITLE
278 10 CHAPTERS 1 AND 11 RELATED TO APPROVED USES IN THE COMEMRCIAL
279 SHOPPING (CS) ZONE TO INCLUDE AUTOMOTIVE ACCESSORY
280 INSTALLATION- SPECIFICALLY DETAILING, TINT, GLASS, AND TRIM

281
282 Sherrie Pace reported on a request for a new business in the Commercial Shopping (CS) zone.
283 She explained that the specific land use of “auto detailing” was not listed in the current code so
284 the applicant has requested a code amendment to add that use to the code and specifically in the
285 CS zone. She said staff noticed other deficits in the automotive services category and
286 recommended the following changes to section 10-1-47 as a permitted use in all commercial
287 zones:

288
289 AUTOMOTIVE DETAIL AND TRIM SHOPS: An establishment that provides services related
290 to automotive detailing services or the sale and installation of automotive accessories such as

291 replacement glass, tinting, audio, upholstery, or other miscellaneous vehicle trim and includes no
292 outdoor storage of materials, nor outdoor storage of vehicles awaiting service for a period greater
293 than 48 hours.

294
295 Ms. Pace continued that the Planning Commission reviewed the request and held a public
296 hearing on the proposed amendments on April 23, 2024. She mentioned that the Commission
297 recommended approval of the amendments to be a permitted use in all commercial zones.

298
299 **Councilmember Jackson moved that the City Council approve Ordinance 2024-02**
300 **amending Title 10, Chapters 1 and 11 pertaining to the land use of automotive detail and**
301 **trim shops as a permitted use in all Commercial Zones, with the following findings:**

- 302
303 1) **The proposed amendment is in accord with the comprehensive general plan, goals**
304 **and policies of the City.**
305 2) **Changed or changing conditions make the proposed amendment reasonably**
306 **necessary to carry out the "purposes" stated in this title.**

307
308 **Councilmember Clayton seconded the motion. The motion was approved by**
309 **Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld
310 was excused.

311
312 6. **CONSIDERATION OF RESOLUTION 2024-15R: A RESOLUTION ADOPTING THE**
313 **FY 2024-2025 TENTATIVE BUDGET AND SETTING A PUBLIC HEARING DATE**
314

315 Heidi Voordeckers reported that in accordance with the Uniform Fiscal Procedures Act for Cities,
316 the tentative budget must be presented to the City Council on or before the first meeting in May.
317 She said a resolution adopting the tentative budget and establishing the time and date for the
318 public hearing on the upcoming budget would be proposed at this meeting. She explained the
319 proposed budget was similar to what was presented at the budget retreat on March 23rd with the
320 written changes. She stated the total budget proposed was \$64,898,045 and said staff proposed
321 the public hearing be set for June 4, 2024 with the adoption of the final budget at the June 18,
322 2024 City Council meeting.

323
324 **Councilmember Baskin moved the City Council approve Resolution 2024-15R: A resolution**
325 **adopting the Tentative Budget for Fiscal Year 2024-2025 and setting a public hearing date**
326 **of June 4, 2024 at 7:00 p.m. Councilmember Jackson seconded the motion. The motion was**
327 **approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember
328 Van Langeveld was excused.

329
330
331
332

333 7. UPDATE ON THE HATCH PARK REDEVELOPMENT PROJECT

334

335 Ken Leetham introduced the designer, contractor, and consultants for the Hatch Park plan and
336 said there were several fundamental changes to the plan that would be shared in this meeting. He
337 mentioned the cost estimates would be different and potentially higher than previously shown
338 but said nothing was permanent as this was a work in progress. He said this was an opportunity
339 to create something special for residents and the Town Center development.

340

341 Mike Wonenberg, G Brown Design, said the master plan started in 2020 and had seen many
342 revisions including the removal of the rec center, focus on creating a sense of identity and
343 placemaking, and further engagement of the street.

344

345 Brian Backe, Blalock & Partners, reviewed a cost estimate of \$17 million from February 2022
346 and spoke on the changes since that time including the addition of Blalock and Hogan
347 Construction and joint meetings with the entire Hatch Park Committee. He shared the goals
348 including establishing an identity, the idea of the park as the community's living room,
349 respecting the City's budget, and making the park functional, flexible, and adaptable. He focused
350 on the Urban Core area with the Main Street zone and the park zone with community center and
351 other buildings oriented around plaza space. Mr. Backe shared how the proposed buildings
352 would be flexible use and could accommodate smaller restaurants, office use, commercial/retail,
353 residential, and up to two stories. He mentioned that street frontage along Main Street for
354 pedestrian oriented space on the east and west side with the potential for on-street parking along
355 Main Street. He added that the community center accommodated approximately 200 people for
356 events. He also reviewed the locations for the playgrounds, pickleball courts, water feature,
357 snack shack near the baseball field, parks maintenance building, and stage.

358

359 Mr. Backe shared the major design aspects of the project including the community event center,
360 buried power lines, connection to City Hall, entry feature, and parks maintenance building. He
361 presented renderings of different areas of the park as well as maps of the proposed layouts
362 showing the locations of the building, playground, sports fields, and other amenities. He then
363 focused on the proposed cost of \$19.5 million for construction and \$1 million in soft costs. He
364 explained that the following costs were not included in the \$19.5 million estimate and could be
365 added to the project:

366

367	Community event center:	\$6,750,000 construction
368		\$750,000 soft costs,
369	Buried power lines:	\$350,000 construction
370		\$150,000 in soft costs
371	Connection to City Hall/entry feature:	\$1,700,000 construction
372		\$70,000 in soft costs
373	Parks maintenance building:	\$1,500,000 construction
374		\$225,000 in soft costs.

375 Brian Backe also reviewed the estimated cost increases by year if construction of the community
376 event center were postponed.

377
378 Ken Leetham commented that the Council would have input on the types of materials, what
379 would be built, and receive input from residents through an open house at a future date yet to be
380 determined.

381
382 8. CONSIDERATION OF RESOLUTION 2024-16R: A RESOLUTION AUTHORIZING
383 CONSENT TO ANNEXATION BY SALT LAKE CITY OF THE NORTH POINTE
384 ANNEXATION LOCATED WITH THE CITY'S ANNEXATION POLICY
385 DECLARATION AREA D

386
387 Sherrie Pace reported this was a request per Salt Lake City for the annexation of the area across
388 the County boundary. The property owners of the subject property have approached Salt Lake
389 City requesting annexation and as part of that process, Salt Lake City requested that the City
390 remove the area from the Annexation Policy Plan so it may be lawfully considered for
391 annexation by Salt Lake. She showed a map of the proposed area to be removed from the City's
392 Annexation Policy Plan.

393
394 Mayor Horrocks mentioned the expansion of 2200 North in this area and asked about restricting
395 truck traffic in the City.

396 Todd Godfrey replied that State code restrictions on when truck traffic could be restrained was
397 very limited and difficult to do.

398
399 There was a discussion about the annexation area including how the area was located in two
400 counties, what would happen if this resolution was not approved, Cross E Ranch, future
401 development (residential, commercial), property owner dissent, water and sewer issues, and
402 proximity to the airport and inland port.

403
404 Councilmember Knowlton asked what would happen if this resolution was not approved
405 consenting to remove the proposed area from the City's annexation policy plan. He mentioned
406 the issues of school districts in two counties and dividing the community. Ken Leetham spoke on
407 the concerns including two counties, building permitting, and taxes. He said staff could review
408 these issues and bring the item back in two weeks.

409
410 **Councilmember Knowlton moved that the City Council table Resolution 2024-16R**
411 **consenting to the annexation of the North Pointe Area to Salt Lake City for further**
412 **consideration in a future meeting. Councilmember Baskin seconded the motion. The**
413 **motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.**
414 Councilmember Van Langeveld was excused.

415
416

417 9. CONSIDERATION OF PURCHASE OF POLICE DEPARTMENT MOTORCYCLES
418 FOR AN AMOUNT OF \$35,000
419

420 Chief Black reported on the request to purchase two used 2020 Harley Davidson motorcycles
421 from Harley Davidson of Salt Lake City for \$35,000. He also requested the declaration of two
422 2009 used Harley Davidson motorcycle as surplus as part of Resolution 2024-17R. He explained
423 the current motorcycles would be retained for training use. He said the strategy of using well-
424 maintained, safe, second-hand motorcycles would save thousands of dollars instead of trying to
425 maintain a fleet of new bikes.

426
427 **Councilmember Clayton moved that the City Council approve the purchase of two used**
428 **Harley-Davidson Electra-Glide Motorcycles for a total cost of \$35,000. Councilmember**
429 **Jackson seconded the motion. The motion was approved by Councilmembers Baskin,**
430 **Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld was excused.

431
432 10. CONSIDERATION OF PURCHASE OF A PUBLIC WORKS PLOW TRUCK IN THE
433 AMOUNT OF \$337,980
434

435 Jon Rueckert reported on the purchase of a 2025 Mack Granite chassis with dump bed, front
436 plow, spreader, and hydraulic equipment from Mountain West Truck Center for \$337,980 under
437 State purchasing contract MA1875. He said the budget for this vehicle was approved in the fiscal
438 year 2023-2024 fleet fund. He explained that this truck would take approximately nine months to
439 a year to be built and would replace an existing 2007 International SBA 7400 vehicle. He
440 mentioned the request to declare the 2009 vehicle (#S-21) as surplus as part of Resolution 2024-
441 17R.

442
443 **Councilmember Baskin moved that the City Council approve the purchase of a 2025 Mack**
444 **Granite chassis with dump bed, front plow, spreader and hydraulic equipment from**
445 **Mountain West Truck Center for \$337,980. Councilmember Jackson seconded the motion.**
446 **The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.**
447 Councilmember Van Langeveld was excused.

448
449 11. CONSIDERATION OF RESOLUTION 2024-17R: A RESOLUTION AUTHORIZING
450 THE SURPLUS OF PROPERTY
451

452 Ken Leetham reported Resolution 2024-17R would declare the aforementioned vehicle in Public
453 Works and two Police Department motorcycles as surplus. He reiterated that the two police
454 motorcycles would be used as training bikes and back up motorcycles for the department. He
455 requested the approval of the Council to dispose of the vehicles when they were no longer safe
456 for use.

457

458 **Councilmember Jackson moved that the City Council approve Resolution 2024-17R: a**
459 **resolution declaring surplus property and authorizing its disposal. Councilmember Clayton**
460 **seconded the motion. The motion was approved by Councilmembers Baskin, Clayton,**
461 **Jackson, and Knowlton.** Councilmember Van Langeveld was excused.

462

463 12. CONSIDERATION OF BID AWARD FOR THE PORTERS LANDING BOAT DOCK
464 PROJECT TO RAYD INC. IN THE AMOUNT OF \$172,020

465

466 Karyn Baxter showed images of the existing boat ramp at Porter’s Landing and said this project
467 would be for the installation of a new concrete boat ramp. She explained that the funding for this
468 project was being provided in part by a \$5,000 Jordan River Commission grant as well as a
469 \$57,750 Recreation Restoration Infrastructure (RRI) grant with a remaining \$79,000 to be paid
470 by the City. She added that staff identified other needed improvements to connect the new
471 concrete ramp to the Jordan River Parkway Trail and the existing parking lot. She continued that
472 staff received two bids for the project with Rayd Inc. as the low bidder with \$159,180 for the
473 boat ramp portion of the project and \$12,840 for the additional improvements. She noted staff
474 recommended awarding the base bid and added alternative for a total of \$172,020; however, if
475 awarded this would require a future budget amendment because currently there was only
476 \$142,750 budgeted for the project. She explained the benefit of adding the alternative
477 improvements with the current project.

478

479 Councilmember Baskin clarified that an additional \$30,000 would be needed for the project as
480 proposed. Karyn Baxter replied yes, an additional \$30,000 for construction would be necessary
481 as a future budget amendment; however, only \$12,840 was the cost for the additional
482 improvements.

483

484 Karyn Baxter spoke on the issues with the current ramp which consisted of a gravel type
485 substance which was slick and muddy. She said the proposed concrete ramp would provide
486 access to those with mobility issues and would be nearly maintenance free.

487

488 **Councilmember Knowlton moved that the City Council award the Porter’s Landing**
489 **Concrete Boat Ramp Project with additive alternate to Rayd Inc. for the price of \$172,020.**
490 **Councilmember Baskin seconded the motion. The motion was approved by**
491 **Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld
492 was excused.

493

494 13. CONSIDERATION OF BID AWARD FOR THE STORM DRAIN GOLF COURSE
495 PROJECT TO TONNCO IN THE AMOUNT OF \$449,819.50

496

497 Karyn Baxter reported on the Eaglewood Golf Course storm drain improvements and lake
498 expansion project. She explained that this project had already been budgeted in fiscal year 2023-
499 2024 and showed the project area on a map. She said the project would divert water from the

500 south end of Eaglewood Loop into the lake at Hole #8, enlarge the lake to provide additional
501 secondary water storage, and provide improvements to the aesthetics of Hole #8. She added that
502 this project was a combined storm water and secondary water facilities improvement with golf
503 course staff to provide the landscape and sod restoration. She shared that staff obtained three bids
504 with Toncco Inc. as the low bid at \$449,819.50. She noted that this project had an approved
505 budget of \$800,000 which would also be used for smaller storm drain improvements near Holes
506 #7 and #11.

507
508 **Councilmember Baskin moved that the City Council award the Eaglewood Golf Course**
509 **storm drain improvements and lake expansion project to Toncco for the price of**
510 **\$449,819.50. Councilmember Jackson seconded the motion. The motion was approved by**
511 **Councilmembers Baskin, Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld
512 was excused.

513

514 14. CONSIDERATION OF BID AWARD FOR THE 2024 STREET PRESERVATION
515 PROJECT TO STAKER PARSON COMPANIES IN THE AMOUNT OF \$466,119.85

516

517 Karyn Baxter reported the 2024 street preservations project was to apply chip seal to various
518 City streets with a fog coat over the chips. She shared the locations of the street preservation on a
519 map. She said other preservation treatments would also be done as part of a separate award. She
520 noted that staff only received one bid so an evaluation was done and it was determined the bid
521 price was competitive based on comparison bid prices received in previous years, conversations
522 with other contractors, and bid results from other cities this year. She explained that this project
523 was part of an already approved budget of \$620,000 for fiscal year 2024 street preservations.

524

525 **Councilmember Clayton moved that the City Council award the 2024 Street Preservations**
526 **Project to Staker Parson Companies for the price of \$466,119.85. Councilmember Jackson**
527 **seconded the motion. The motion was approved by Councilmembers Baskin, Clayton,**
528 **Jackson, and Knowlton.** Councilmember Van Langeveld was excused.

529

530 15. CONSIDERATION OF BID AWARD FOR THE SIGNAL LIGHT AT 400 WEST AND
531 1100 NORTH TO OAK HOLLOW ELECTRIC IN THE AMOUNT OF \$119,000

532

533 Karyn Baxter reported that this project was for the installation of a new traffic signal at the
534 intersection of 400 West and 1100 North. She said the project cost of \$343,000 was being funded
535 with \$243,000 from Davis Council of Governments grant funding, \$50,000 from the City, and
536 \$50,000 from Woods Cross. She noted that staff received three bids for the installation of the
537 signal light with Oak Hollow Electric as the low bid at \$119,000 and \$112,029.64 for the signal
538 light material from the UDOT warehouse, and design and project management provided by
539 Pinetop Engineering. She mentioned that \$112,000 was available for engineering and
540 construction management, City furnished materials, minor property acquisition, contingency, and
541 other expenses.

542 **Councilmember Jackson moved that the City Council award the Signal Light at 400 West**
543 **and 1100 North Project to Oak Hollow Electric for the price of \$119,000. Councilmember**
544 **Knowlton seconded the motion. The motion was approved by Councilmembers Baskin,**
545 **Clayton, Jackson, and Knowlton.** Councilmember Van Langeveld was excused.

546

547 16. APPROVAL OF CITY COUNCIL MINUTES

548

549 The City Council minutes of March 23, 2024 and April 2, 2024 were reviewed and approved.

550

551 **Councilmember Jackson moved that the City Council approve the minutes of March 23,**
552 **2024 and April 2, 2024 meetings, as written. Councilmember Clayton seconded the motion.**
553 **The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton.**
554 Councilmember Van Langeveld was excused.

555

556 17. ACTION ITEMS

557

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

559

560 Councilmembers mentioned the Kindness Initiative and bus rapid transit (BRT) updates. Ken
561 Leetham replied that these updates could be reported on during the next Council meeting.

562

563 Councilmember Jackson requested an action item for a future work session item to review and
564 discuss all City events and determine which of those should be continued.

565

566 18. COUNCIL REPORTS

567

568 Councilmember Baskin mentioned the street light replacement on Springwood Drive/Eaglewood
569 and asked if the bulbs could be replaced to a lower brightness.

570

571 Councilmember Jackson reported on the Kite Festival which was a great success and said all of
572 the kites were distributed. She spoke on the possibility of an app for the rail schedule. Ken
573 Leetham replied that staff would further investigate this possibility.

574

575 Councilmember Knowlton reported on the Arbor Day event and thanked Councilmember Baskin,
576 TJ Riley, David Frandsen, Public Works, and Chevron. He asked about providing direction to the
577 Parks and Arts Board to focus on the planning and execution of trail improvements in the
578 foothills. He said this would include periodic updates and requesting resources from the City. He
579 then mentioned a request for a three city trails meeting with Bountiful, the City, and Centerville
580 on May 22nd and July 7th.

581

582 Councilmember Clayton reported that she and Councilmember Jackson attended the South Davis
583 Metro Fire orientation for newly elected officials on April 27th. She thanked the first responders
584 for their efforts.

585
586 19. CITY ATTORNEY’S REPORT

587
588 Todd Godfrey had nothing to report.

589
590 20. MAYOR’S REPORT

591
592 Mayor Horrocks reported on individuals in other cities who paid for things like public parks and
593 how to provide that opportunity. He also mentioned the individuals who lined the overpasses
594 from Santaquin to Sandy to pay respect for the Santaquin officer, Bill Hooser, who was killed
595 while on duty. He thanked the Police Department for their efforts.

596
597 Mayor Horrocks spoke on sustainability, the role of government, the economy, and being fiscally
598 conservative.

599
600 Ken Leetham commented that the important question to ask was “What should the City be using
601 public resources for?” rather than measuring success based upon the amount of funds spent,
602 though always wanting to be frugal and careful with the use of public funds.

603
604 21. CITY MANAGER’S REPORT

605
606 Ken Leetham reported that he and the Mayor met with Woods Cross to review the options for the
607 1100 North bridge and asked for feedback from their city council. He then spoke on the potential
608 for mandatory recycling per Wasatch Integrated Waste Management. He explained that there
609 would be incentivization and not a penalty for those cities that did not comply.

610
611 22. ADJOURN

612
613 Mayor Horrocks adjourned the meeting at 11:24 p.m.

614
615 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday May*
616 *21, 2024 by unanimous vote of all members present.*

617
618
619
620 _____
Brian J. Horrocks, Mayor

Wendy Page, City Recorder

Action Items for May 21, 2024

Item	Staff	Description	Staff Responses
<u>New</u>			
1	Sherrie	(5-7-24 CC) Prepare application for Discover Davis Mural Program and review RAP tax for potential City match	
2	Ken	(5-7-24 CC) Review next steps for the potential of a Sister City partnership with Mangoase Ghana	
3	Ken	(5-7-24 CM Jackson) Possibility for an app that would provide the rail blockage.	
<u>Current</u>			
1	Ken / Mayor Horrocks	(3-19-24 CC) CM and Mayor to meet with Woods Cross to discuss recent rail line report and then have an agenda item to discuss any potential options.	<i>(5/2/24) Meeting held on April 25-WX will consider the 6 options and give us feedback after their May 7 Council meeting.</i>
2	Heidi/Ken	(3-6-24 Mayor Horrocks) Potential hardship policy for mandatory recycling. Review costs for waste & recycling services.	<i>(5/2/24) Salt Lake City and Spanish Fork City have hardship programs managed by an outside agency (i.e., Salvation Army, Community Action Services Food Bank). Staff will look for a community partner (Davis County?) that could administer a program in NSL.</i>
3	Heidi	(2-20-24) Request for property tax report and sales tax analysis related to the City's industrial park.	<i>(3/13/24) Staff will work with the County and prepare an analysis for presentation at a future City Council meeting.</i>
4	David / Karyn	(2-6-24 CM Jackson) Staff to further investigate and reach out to Big West Oil related to soil conditions of park strip on the south side of Center Street adjacent to BWO property.	
5	Tyler	(2-6-24 Mayor Horrocks) Railing at the golf course near the 17 th green is rusted.	<i>(2/28/24) The railing on #17, #5, #6, #9, #17, #18 railings are all slated to be repaired and repainted this spring. We have the materials and are just waiting on higher temperatures.</i>
6	Sherrie / Karyn	(1-2-24 CM Van Langeveld & Knowlton) Staff to provide maps and inventory of City Owned properties, particularly those over one acre and list parcels that could potentially be put to a different use.	<i>(5/2/24). First draft under review and Ken will get specific feedback to Sherrie.</i>

7	Ken	(1-2-24 CM Van Langeveld) Staff to research additional cell towers or options in the Eaglewood Golf Course area including moving the existing cell tower near the clubhouse to the flagpole area and the ordinance related to smaller cellular towers.	<i>(5/22/24) Crown Castle has provided feedback on preferred locations. Staff to work on outreach to residents in order to obtain feedback on the possible addition of a cell tower.</i>
8	Karyn	(1-2-24 Mayor Horrocks) Staff to follow-up on potholes along Eagleridge Drive.	<i>(5/2/24) Staff did a field inspection and is getting proposals from three contractors for repair. Work will be done in the next 30-60 days.</i>
9	Ken	(3-7-23) Staff to identify any items that would qualify for the Community Funding Projects that Congressman Stewart advised Mayor Horrocks about.	<i>(5-16-24) Program details were not made available in advance and so we will be looking at projects for 2025. Possible projects include message and reader boards related to train crossing delays or other traffic safety improvements.</i>
10	Ken/Wendy	(3-7-23) Staff to prepare a policy related to City Hall rental/use.	<i>(3/16/23) Staff is reviewing city hall use policies and will propose a written policy statement in a future Council meeting.</i>
11	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. (3-21-23) Look into increasing tree plantings on City owned land.	<i>(5/11/23) Work Session scheduled for May 16.</i>
12	Ken	(1-4-22) Options for emergency preparedness training for staff including windstorms, landslides, etc.	<i>(4/12/22) Staff is exploring solutions with Davis County.</i>
Future Agenda Item Discussion Requests			
1	Ken / Wendy	(3-6-24 CM Jackson) Council review of all City events for potential consolidating or removal. Staff to potentially prepare information on past events including attendance, cost, targeted demographics, etc.	<i>(3/13/24) Staff has updated the general ledger to include new general ledger accounts for each of the regular events. The new breakdown for review/discussion at the budget retreat scheduled for 3/23/24.</i>
2	Ken / David	(4-2-24 CC) Staff will make future proposal on trees/sidewalk damage policies.	<i>(5-16-24) Funds have been proposed in the FY25 budget of \$100k for the purpose of sidewalk repair. An ordinance relating to trees and public rights-of-way needs to be put forward.</i>

3	Sherrie	(3-23-24 CM Knowlton) Incremental progress and central question - should the City press forward on US89 planning and beautification now or wait for General Plan revision to be complete? Additional report desired on the following ?s: a. Utah Trail network – appears to not be funded this year b. What is the status of Davis/SL Connector? c. What is the status of UDOT on ROW section and access agreement? Would like a work session in a few months on US89 – Here’s where we are and here are the next steps	
4	David / Jon	(3-23-24 CM Knowlton) Tree Planting Program for private landowners – staff to come back in 2 months to make a proposal to the City Council.	
5	Ken / David	(3-23-24 Mayor Horrocks) Emergency preparedness – Hold CC work meeting where staff will present some findings about best practices and give CC some recommendations.	
6	Sherrie	(2-6-24) Schedule a joint Council / Planning Commission work session to provide direction to Landmark Design on the General Plan update and be involved from the beginning.	<i>(2/27/24) Finalizing schedule with consultant.</i>
7	Sherrie	(1-2-24) Work session related to Code changes for the Rip the Strip Program and regulations for street trees.	
8	David/Linda	(12-6-23) Signage for Veterans Memorial Park and Hatch Park (Bamberger marker) back to City Council for review at future meeting.	
9	Sherrie	(11-7-23) A future discussion item related to Wasatch Choice and the Utah Trail network opportunity from Davis County to Salt Lake County.	
10	Sherrie	(10/3/23) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)	
11	Ken/CM Van Langeveld	(8-15-23) Plan for a work session discussion on the wellbeing survey results and any action to be implemented (including any recommendations from the Health & Wellness Committee)	<i>(9/27/23) Staff to present survey results to the Health & Wellness Committee and then schedule this in a CC work meeting.</i>
12	Ken	(6-20-23) Potential City Council discussion on cyber security.	<i>(7/12/23) A work meeting for this item will be held in September or October as schedules allow.</i>

13	Todd	(6-20-23) City Attorney to discuss first amendment, equal protection, and use of public facilities (time, place, manner restrictions).	<i>(7/12/23) This item will be scheduled for January 2024 after the new City Council is in place.</i>
14	Ken/CM Baskin	(6-20-23) Tree planting program work session discussion (8-1-23). Development of City's tree planting program. Staff to provide a report by the end of the year.	<i>(7/12/23) A representative of Holladay City will schedule a date when they can present their program to the City Council.</i>
Completed			
1	Jon	(3-19-24 CM Baskin) Staff prepare an addendum to fee schedule for pavilion reservations/cleaning deposits.	<i>(5/2/24) Staff is preparing amendments to the City's comprehensive fee schedule for consideration at Council meeting on May 21st.</i>
2	Ken	(4-2-24 Mayor Horrocks) Staff to prepare a resolution related to the One Kind Act a Day/Kindness Initiative	<i>(5/2/24) This item has been scheduled for the May 21 City Council meeting.</i>



CITY OF NORTH SALT LAKE

COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054

(801) 335-8700

(801) 335-8719 Fax

To: Honorable Mayor and City Council
From: Sherrie Pace, Community Development Director
CC: City Manager
Date: May 21, 2024
Re: Planning Commission Action Update

Meeting Date:

May 14, 2024 **Consideration of a conditional use permit for Anywhere Movers at 640 North Main Street, Dallan Knudsen, applicant (Administrative)**

The Planning Commission approved a conditional use permit for Anywhere Movers at 640 North Main. The applicant will operate an office for their moving company at this location, with parking for 1 pickup truck and 6x12' enclosed trailer. Any additional moving vehicles added to the business will require submittal of a parking plan that details the other uses in the building and assigned parking.

Consideration of a plat amendment to divide Lot 1B of the Eaglewood Village Subdivision 4th Amendment into two lots to be known as Lot 1D and 1E of the Eaglewood Village Subdivision 5th Amendment at 290 South Orchard Drive, Alexis Riggs, Eaglewood Plaza LLC, applicant (Administrative)

Starbucks is being built on the 2 acre lot in Eaglewood Village. The site plan also includes an additional building with a double drive-through facility. Starbucks would like to purchase half of the lot with their building and has requested the developer divide the properties. All cross-easement accesses are maintained, as well as cross-easement parking agreements. The plat amendment does not vacate or affect any public utility easements (PUE). The Planning Commission is the designated Land Use Authority for plat amendments that do not amend or vacate any streets or PUEs.

Consideration of proposed amendments to the General Development Plan for Clifton Place including townhome design and development standards at 2596 South and 1095 North Redwood Road, John Blocker, Brighton Development, applicant (Legislative)

The Planning Commission recommended approval to the City Council the approval of the amended general development plan and development agreement. The proposed amendment removes the Clifton South property from the plan and agreement, as the developer has not closed on the property and thus the property cannot be included in the development agreement until such time that take possession of the property. The developer will request an amendment for the southern phases upon closing within the next 2-3 years.

The proposal to Clifton north reduces the total unit count from 74 units to 68 units. This accommodates a change to the building types that offer a 2 story units on the ends of several

buildings that offer a main floor master suite. This changed the foot print of the buildings and requires an amendment to the site layout. In addition the parking density was increased from 2.9 spaces per unit to 3.11 spaces per unit. Since the initial preliminary plan approval in 2022 the city has adopted a new subdivision ordinance and that approval expired, with the new standards taking affect, thus the negotiated standards for the P-District were affected. The most significant change is the standard cross section for a private street in a townhome PUD development requiring 22' of asphalt (previous approval 19'). In order to increase the pavement width the DRC and Planning Commission have recommend variations (as allowed in the P-District regulations) in the rear setback from garages of 5' to 4', as well as minor decreases in the building separations.

Consideration of preliminary plan approval from Clifton Place North located at 2596 South Redwood Road, proposing 68 for-sale townhome units and one commercial lot, John Blocker, Brighton Development, applicant (Administrative)

The Planning Commission is the designated Land Use Authority for preliminary plan applications. The PC approved the preliminary plan for Clifton North subject to approval of the amendments to the General Development Plan and Development Agreement by City Council with a condition that any engineering redlines be corrected prior to application for Final Plat. Clifton North Preliminary Plan is as described above in the previous item.



City of
NORTH SALT LAKE

CITY COUNCIL
Work Session

May 21, 2024
6:00 p.m.

PRESENTATION

South Davis Metro Fire

Chief Dane Stone



**SOUTH DAVIS METRO FIRE
2023 ANNUAL REPORT**

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MESSAGE FROM THE CHIEF



I am pleased to present you with the 2023 Annual Report for the South Davis Metro Fire Service Area.

This report highlights the accomplishments as well as the challenges we faced in 2023. Throughout the report, I hope to impress upon you the professionalism of the men and women of this department and how they serve this community. Along with the elected officials and administrative committee, accomplishments were made, and challenges were overcome. It was a truly collaborative effort.

This year the Department saw a small decrease in our call volume. This was primarily due to two factors: First, a decrease in patient transfers out of Lakeview Hospital; and second, a reduction in wildfires.

The reduction in our calls out of Lakeview Hospital came from a concerted effort to eliminate ambulance transports that were sometimes made out of convenience rather than necessity. This helped the Department maintain greater availability for emergent calls while preventing our customers from getting unnecessary ambulance bills.

We believe the wildfire reduction was the result of two likely reasons. First, our continued proactive stance on fireworks and their effect on the Eastern side of the district, and second, the higher-than-normal fuel moisture content in vegetation due to last year's record snowfall. We look forward to another less-than-normal fire season this year, with continued support from the public when it comes to firework restrictions.

At the beginning of the year, firefighter retention became a significant challenge. A pay plan was developed and approved through the collaborative efforts of the administrative committee and the department staff to address this concern.

I'm very pleased to report this has had a significant positive impact on our retention. The support we received from the public was more than humbling and showed our firefighters how much they are valued. I want to personally express my appreciation to our Financial Director Jessica Hardy, Administrative Committee Chair Duane Huffman, and of course the Board of Trustees. They worked relentlessly on this; it wouldn't have been possible without them.

Finally, we are still feeling the effects of the pandemic regarding supply chain issues and apparatus. Delays have postponed the delivery of a new fire engine for our Headquarters station in Bountiful from last July to the spring of 2024. Our ladder truck was supposed to be here in November of 2023, but we won't see delivery until the end of 2024. Nonetheless, the crews in coordination with the Logistics Division have made great strides to maintain the readiness and dependability of our current equipment as it continues to increase in downtime and maintenance.

I hope you enjoy this year's report. I am very proud to represent this Department and the professional men and women who make South Davis Metro Fire, what I believe is the best department in the State.

"EACH DAY, I AM INSPIRED BY THE BRAVERY AND PROFESSIONALISM OF OUR FIREFIGHTERS WHO WORK TIRELESSLY TO PROTECT LIVES AND PROPERTY."

-CHIEF DANE STONE



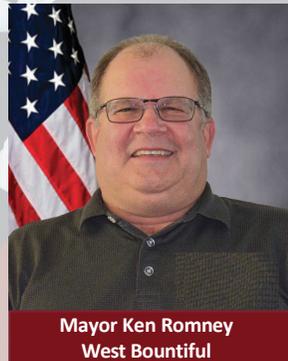
BOARD OF TRUSTEES

Operating under the jurisdiction of the Utah Service Area Act, the South Davis Metro Fire Service Area operates with a governance structure led by a six-member Board of Trustees, elected from each participating municipality and representing Davis County. The board plays a pivotal role in shaping the direction of our fire service operations.

Their responsibilities encompass the formulation of policies, determination of tax rates, authorization of bonds, and approval of the comprehensive budget that guides our financial planning and resource allocation. This governance model ensures that the interests and needs of our community are effectively considered and addressed in the decision-making processes that drive the South Davis Metro Fire Service Area.

ADMINISTRATIVE COMMITTEE

The Administrative Committee is an assembly of city managers representing each participating city and either the county clerk or deputy county clerk from Davis County. They play a crucial role in supporting the Department's financial decision-making processes. This committee is instrumental in various aspects, including but not limited to establishing the budget timeline and facilitating its submission to the Board, scrutinizing capital expenditures, assessing the compensation plan for the Department, and providing invaluable advice to the Fire Chief and financial director on a spectrum of financial recommendations presented to the Board. This collaborative effort ensures a well-informed and strategic approach to the financial management of the Department, reinforcing its commitment to fiscal responsibility and effective



OUR MISSION

South Davis Metro Fire is dedicated to delivering prompt and effective emergency and public services to the communities it serves, encompassing Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross, and the unincorporated areas of south Davis County. Situated in the southern part of Davis County, adjacent to Salt Lake City, our five strategically positioned fire stations ensure a swift response to all citizens within our jurisdiction.

Our fire department is an all-hazards department, and we provide fire response, ambulance transport, paramedic services, hazardous material management, and technical rescue operations. Beyond emergencies, we are committed to fostering community well-being through an array of public services. These encompass fire prevention initiatives, educational outreach, engaging station tours, CERT programs, first aid and CPR classes, business inspections, fire investigations, and various other community-oriented endeavors.

South Davis Metro Fire takes pride in being more than just a fire department; we are an integral part of your community. We go above and beyond crisis management to actively contribute to public safety, awareness, and resilience. Our strategic planning committee developed a new mission statement this year:

OUR MISSION IS TO PRESERVE LIFE, PROTECT PROPERTY, AND EXCEED THE EXPECTATIONS OF THOSE WE SERVE



ORGANIZATIONAL CHART



FIRE STATIONS

Station 81
 255 South 100 West,
 Bountiful
 Medic Engine 81
 Ambulance 81
 Battalion 81
 Brush 81

Mobile Command Unit

Station 82
 701 East Eaglewood Drive, North Salt
 Lake
 Medic Engine 82
 Ambulance 82
 Brush 82

Station 83
 Technical Rescue Station
 343 South Main Street,
 Centerville
 Medic Engine 83
 Ambulance 83
 Brush 83
 Utility 83
 Squad 83

Station 84
 1995 South Bountiful Boulevard,
 Bountiful
 Engine 84
 Brush 84
 Ambulance 844 (Bariatric)
 Utility 84

Station 85
 HAZMAT Station
 836 West 1100 North, North Salt
 Lake
 Truck 85
 Ambulance 85
 HAZMAT 85

HAZMAT Support 85

RESOURCE DEPLOYMENT

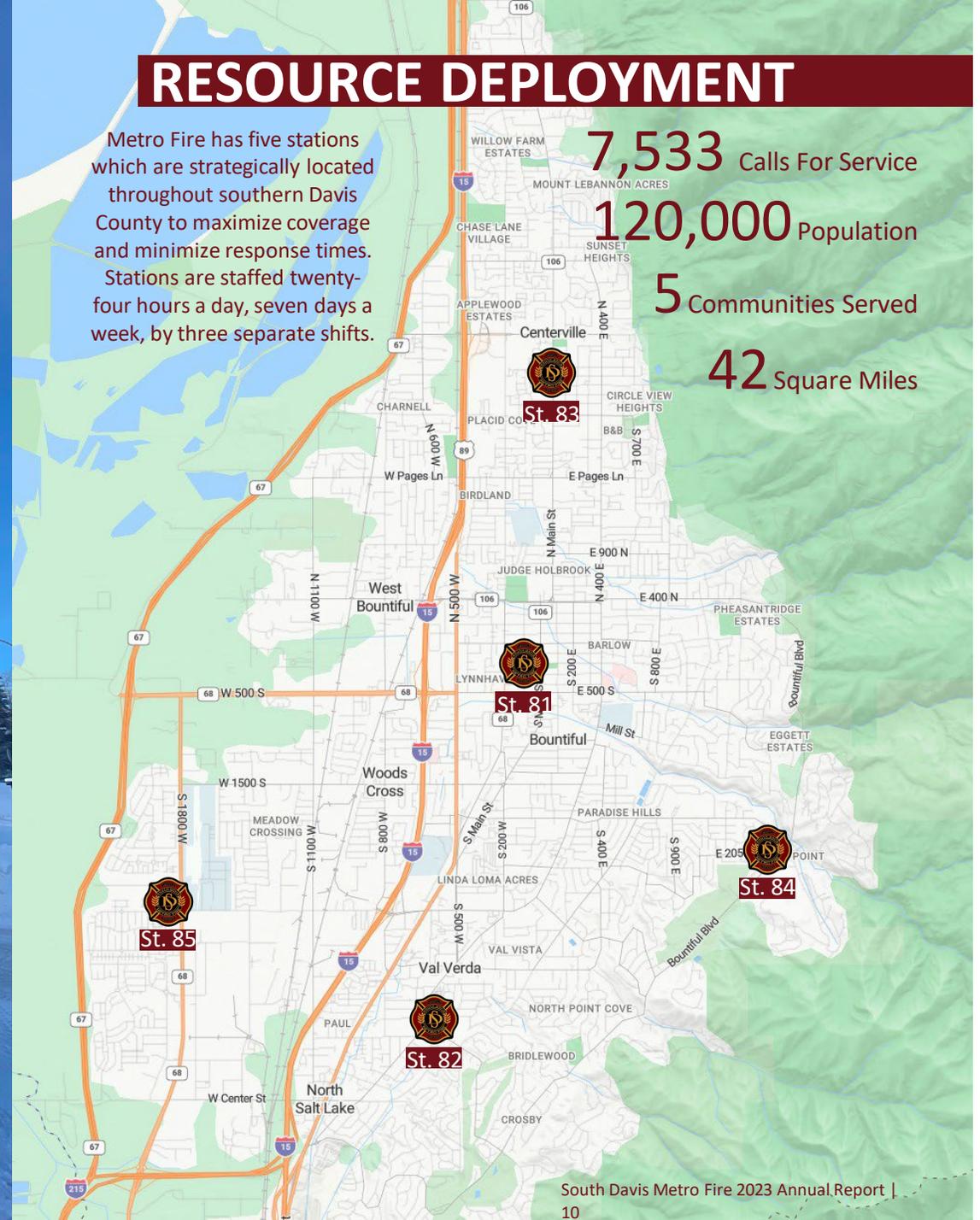
Metro Fire has five stations which are strategically located throughout southern Davis County to maximize coverage and minimize response times. Stations are staffed twenty-four hours a day, seven days a week, by three separate shifts.

7,533 Calls For Service

120,000 Population

5 Communities Served

42 Square Miles



DISTRICT SNAPSHOT: 2023 CALLS BY UNIT



TOTAL CALLS FOR SERVICE: 7, 533



PREVENTING FIRES, EMERGENCIES, AND GETTING INVOLVED:

149 Public Education Events Hosted/Attended

832 Annual Inspections
103 Re-Inspections

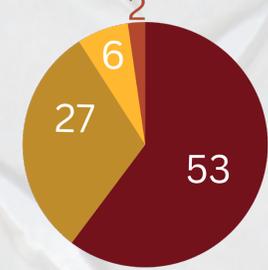
3 CERT Classes
88 CERT Participants
2,464 CERT Training Hours

1,228 CPR Cards Issued

Hosted 3 Open Houses (Over 2,000 Attendees)



Administration 6 Fire Prevention 2



Paramedics 27 Firefighters 53

TOTAL PERSONNEL: 88





ADMIN



REPORTS



FINANCE REPORT



Jessica Hardy became a valuable member of South Davis Metro Fire in the winter of 2017, contributing her extensive expertise in accounting spanning more than 25 years.

Impressively, she has dedicated over 19 years of her career to excelling in financial roles within state and local municipalities.

Jessica holds a Bachelor's degree in Human Resources, is a Certified Governmental Financial Manager (CGFM), and a Masters in Business Administration. Jessica plays a crucial role in enhancing the financial stewardship of South Davis Metro Fire, ensuring the efficient allocation of resources to support the community's safety and well-being.

This year, Jessica has:

- Processed 1,356 Accounts Payable Checks (Total of \$10,518,166.06)
- Processed 2,511 Direct Deposit Vouchers
- Completed our Annual Audit in 80 Days
- Processed 13 Employee Terminations
- Processed 12 New Employee Hires

South Davis Metro Fire is a specialized service district dedicated to delivering fire and EMS services to the residents and citizens of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross, and the unincorporated areas of south Davis County.

Property taxes, assessed by Davis County, form a crucial funding stream for the district. These taxes are then allocated to the district to support its operations. Additionally, participating cities contribute a percentage of the overall assessed property values, further bolstering the financial resources of the district.

A significant portion of the district's revenue is derived from fees associated with emergency medical services treatment and transport. This diverse funding approach ensures the sustainability and effectiveness of South Davis Metro Fire in fulfilling its vital public safety mission.

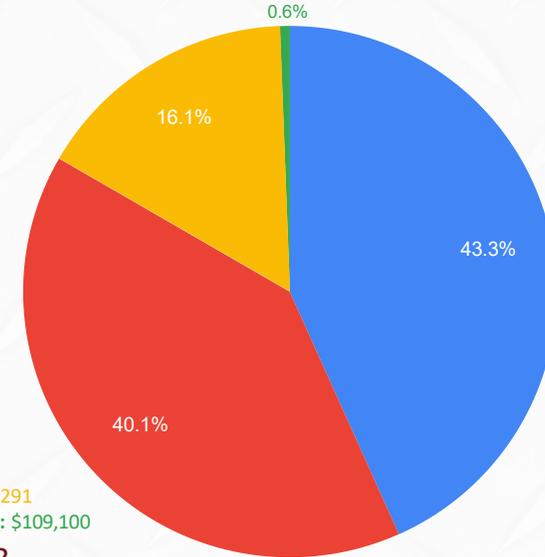
\$18.5
MILLION
2
OPERATING BUDGET

\$18.3
MILLION
5
EXPENDITURES

Our most substantial financial commitment lies in salaries, accounting for a significant portion—almost 78%—of the operating budget. South Davis Metro Fire prioritizes the provision of competitive salaries and comprehensive benefits, aiming to attract and retain top-tier professionals within the industry.

In addition to workforce support, transfers play a pivotal role in the fiscal strategy. These transfers involve allocations from the operating budget to the capital facilities budget, earmarked for crucial expenditures related to apparatus, large equipment, and other expenses outlined in the capital facilities plan. This strategic allocation ensures not only the well-being of the workforce but also the sustainment and maintenance of essential infrastructure, reinforcing South Davis Metro Fire's commitment to optimal emergency response capabilities.

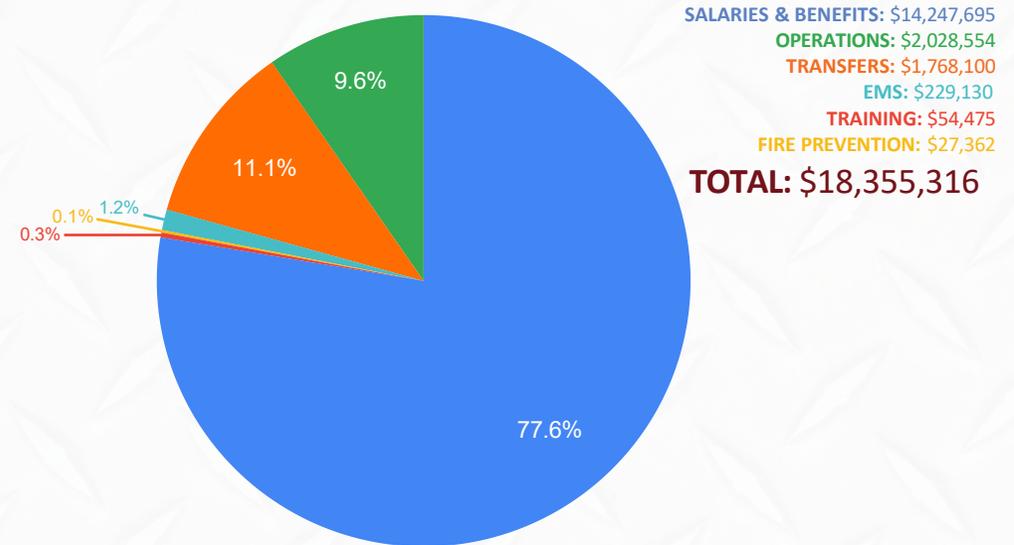
2023 REVENUES



PROPERTY TAXES: \$8,018,960
CITY ASSESSMENTS: \$7,421,747
AMBULANCE REVENUE: \$2,974,291
DONATIONS & OTHER SOURCES: \$109,100

TOTAL: \$18,524,098

2023 EXPENDITURES



SALARIES & BENEFITS: \$14,247,695
OPERATIONS: \$2,028,554
TRANSFERS: \$1,768,100
EMS: \$229,130
TRAINING: \$54,475
FIRE PREVENTION: \$27,362

TOTAL: \$18,355,316

FIRE PREVENTION BUREAU

In 2023, the Fire Prevention Division demonstrated an unwavering commitment to public safety by organizing 149 public education events and completing 832 inspections. 690 of those inspections were done by Fire Prevention and another 142 were completed by fire crews. Notably, 103 re-inspections were conducted to ensure compliance. We also hosted three CERT classes, processed 1,228 CPR cards, conducted extinguisher classes, and enhanced our community preparedness. Additionally, we hosted three successful open houses, which were attended by over 2,000 individuals. These numbers highlight our dedication to fostering community engagement and partnerships.



Every September we open our station doors to the public for fire prevention week! Three of our five fire stations host an event for the community to come learn about fire safety.



SDMF partners with local community CERT programs to help facilitate several classes a year. CERT training covers basic skills that are important to know in a disaster when emergency services are not available. With training, practice, and working as a team, they are able to protect themselves and maximize their capability to help the greatest number of people after a disaster.

One of the basic skills CERT classes learn is CPR. Additionally, CPR classes are taught on a monthly basis.



Tours are scheduled year-round! We do these at the fire station, local church, school, and neighborhood gatherings. We teach our community fire prevention and basic EMS skills at these events.



Every October, Metro Fire participates in the annual Davis County Citizens Police Academy. The goal is to provide the citizens a better understanding of who we are, and what we do through physical activities.

FIRE INVESTIGATIONS BUREAU

In 2023, the Investigations Division remained vigilant in its pursuit of investigating fire incidents. Here's a summary of our division's activities this year:



Fire Investigations

Our team initiated and completed 17 thorough fire investigations, shedding light on the causes and circumstances surrounding each incident.

Total Personnel Hours

With an estimated 314-man hours dedicated to investigations, our team demonstrated remarkable diligence and expertise in carrying out their duties. An overview of their responsibilities includes scene examination, evidence collection, interviews, interrogations, documentation, forensic analysis, participating in legal proceedings, and continuing education.

Team Composition

Comprising nine skilled professionals, our team tackled challenges head-on, leveraging collective expertise to ensure thorough investigations. These professionals combine scientific expertise, forensic analysis, and investigative skills to meticulously examine all fire scenes to document and gather evidence.

Significant Accomplishments

Despite facing one tragic fire-related death and witnessing a total loss of \$11,126,400 in all fires within Metro, our team's relentless pursuit of truth and cause remained unwavering.

As we reflect on the events of 2023, we express our gratitude to our community for their continued support and collaboration. Together, we remain committed to fostering a safer, more resilient future for all.

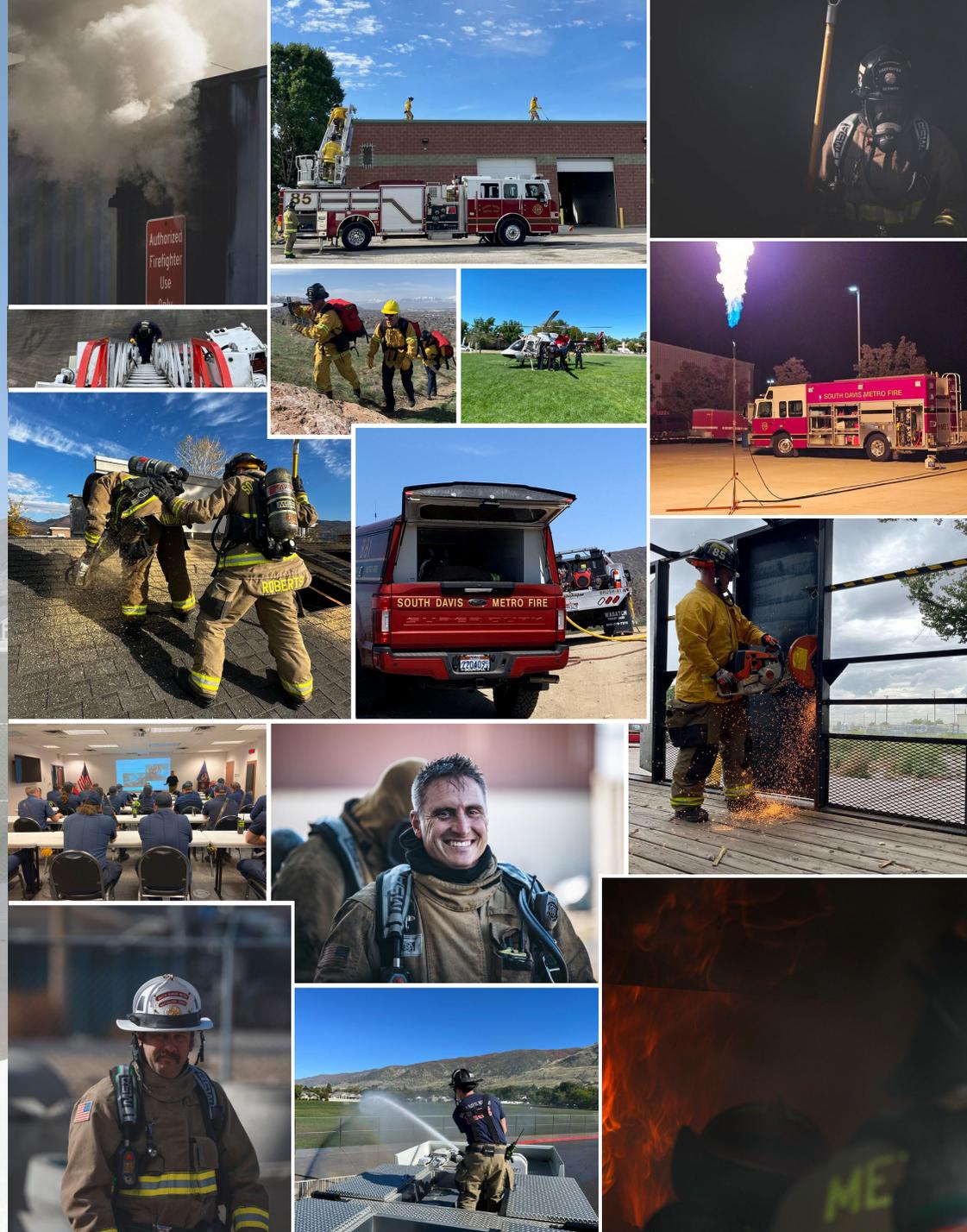
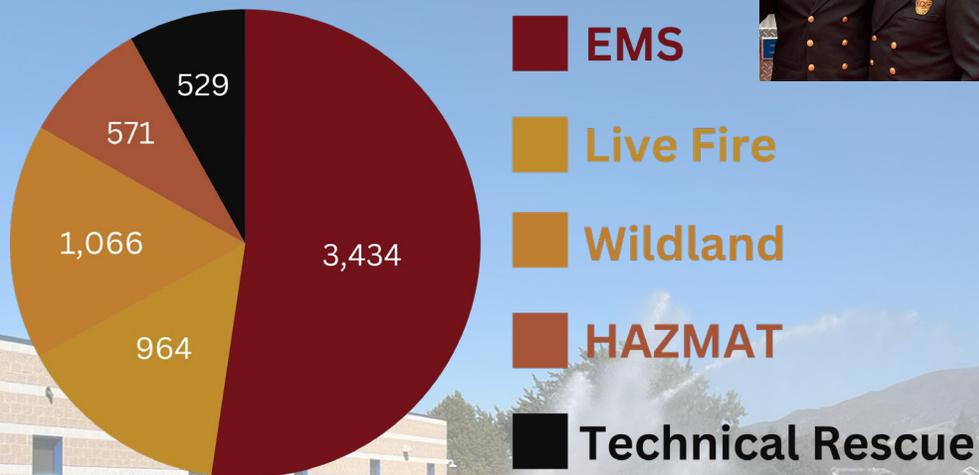
INVESTIGATIONS PERSONNEL



Top Row: Fire Marshal Cole Fessler, Captain Mike Shafto, Captain Jordan Hummel, Captain Carson Niederhauser, Captain Adam Hunt
Bottom Row: Captain Jon Ray, FF/Paramedic Jeremy Krage, FF/AEMT Tim Roberts, FF/Paramedic Keith Seils

TRAINING DIVISION

TOTAL TRAINING HOURS:



The motto of the Training Division is to develop the best firefighters through impactful training. This year has seen a shift from high-volume online and computer-based trainings to more hands-on and in-person trainings. This shift, though time- and labor-intensive, has proven extremely beneficial in developing our firefighters' skills and knowledge, with well over 12,000 hours logged. We have provided most of our firefighters with multiple 'live fire' training opportunities, nearing a total of 1,000 hours logged. This has been crucial in developing and maintaining high-performance levels among our crews.

In addition to training our current force, we oversaw 2 recruit firefighter academies in conjunction with Salt Lake City Fire, and successfully graduated 11 new probationary firefighters. As part of this process, we developed a new 1-month long "pre-recruit" camp onboarding program that has positively improved engagement of recruits with our department, as well as prepare them for the rigors of the Academy and give them the tools to successfully complete it. Quality training is a critical piece of a high-performing fire department. We are grateful for our administration's support and will continue striving to fulfill their initiative of developing our firefighters into some of the best in the field.



OPERATIONS



DIVISIONS



FIRE OPERATIONS



South Davis Metro Fire is a dynamic organization, committed to adaptability and resilience in meeting the evolving needs of our community. In Operations, we pursue innovative and strategic solutions to address challenges, including staffing issues related to recruitment and retention, as well as ongoing technological advancements.

Nationwide, public safety faces difficulties in attracting and retaining skilled personnel. In response to feedback and concerns, we implemented significant changes mid-year 2023. This included a wage increase and operational shift, resulting in Advanced EMT and Paramedic staffing on each of our four transport ambulances, alongside the existing three Paramedic (ALS) engines. The goals were to maintain high-quality ALS service and provide opportunities for firefighter rotation onto fire attack apparatus. This was not a popular decision. Despite this resistance, the change led to increased efficiency with single paramedic responses and enhanced quick responses to a district area impacted by frequent rail traffic delays.

In addition to personnel challenges, we remain vigilant in adopting emerging technologies. The rise in lithium-ion battery fires has prompted us to continually update our knowledge and protocols. While we haven't encountered large-scale incidents with electric vehicle (EV) fires, smaller incidents involving lithium-ion battery fires have presented challenges due to their difficulty to extinguish.

Another operational challenge arose from the virtual consolidation of dispatch centers and software changes affecting emergency response. Our staff responded with commendable professionalism and effectiveness, adapting swiftly to the modified procedures. As a department, we are committed to ongoing evaluation and adjustments to ensure optimal response models.

EMS OPERATIONS



In 2023, South Davis Metro Fire responded to a variety of medical incidents, addressing challenges like staffing shortages, supply issues, and equipment availability. Despite these hurdles, the EMS Division demonstrated resilience, adaptability, and resourcefulness.

Effective fiscal management and grant cooperation enabled the acquisition of two backcountry E-Bikes for our foothill and mountain trail systems. As these trails and their user population expand, these E-Bikes enhance our crews' ability to respond to various emergencies. Additionally, an extra mechanical ventilator was procured, facilitating patient transport from high acuity Long Term Acute Care (LTAC) facilities and Lakeview Hospital in cases requiring elevated care.

Despite an overall decrease in patient transports, the EMS division attributes this to successful collaboration with Lakeview Hospital. This approach minimizes disruptions, enabling patients to focus on treatment and recovery with the support of their families.

We experienced a significant trauma involving a young female patient. Subsequently, the patient's family and the responding crew had the opportunity for a formal meeting, during which the family expressed their gratitude.



HAZMAT TEAM



In 2023, South Davis Metro Fire's HAZMAT program saw significant improvements:

Upgrade of our "Level-A Suits"

Acquiring cutting-edge Level A suits from Kappler, the program replaced outdated ones through a grant secured in collaboration with the Northern HAZMAT Team. These suits meet industry standards and provide essential flash protection for our HAZMAT members, reinforcing our commitment to safety.

Air-Monitoring Advancements

Upgrading Sense-it air monitors to industry standards and aligning with the updated CO policy, the HAZMAT program introduced two advanced monitors. These not only detect CO more accurately but also serve as invaluable tools for various hazardous situations, enhancing the team's efficiency on calls.

Streamlined Maintenance

Under Firefighter Monroe and Captain Dallas Andreen's management, the HAZMAT team implemented a streamlined air monitoring maintenance program. Regular calibration ensures all monitors and radiological meters remain mission-ready, contributing to the program's effectiveness and reliability in responding to HAZMAT incidents.

Additional HAZMAT Technicians

This year, the department initiated a practice of sending firefighters to the HAZMAT Technician course in Anniston, AL. This intensive week-long program imparts essential skills for HAZMAT Technicians. With dedicated training props and resources, this program ensures firefighters are well-prepared for the course. Upon completion, continued internal testing and training persist, ensuring our technicians maintain competence as integral members of the HAZMAT team.

TECHNICAL RESCUE TEAM



This year, the South Davis Metro Fire technical rescue team significantly enhanced their skills by attending two training classes:

Ropes that Rescue

Our instructors delved into a comprehensive Rope Rescue class, specializing in mountain rescue, tower rescue, elevator shaft rescue, and high angle rescue.

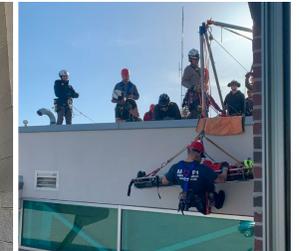
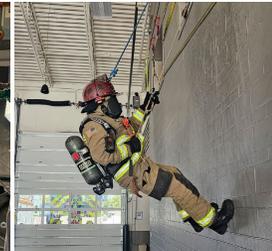
The training covered various techniques that are crucial for these scenarios.

Confined Space Rescue

We were invited by the Holly Sinclair refinery, South Davis TRT participated in a class focused on confined space rescue, held in the USS Lexington-which is a WWII aircraft carrier. The training provided valuable insights and enhanced our expertise in navigating confined spaces.

Furthermore, members of the South Davis TRT engaged in a structure collapse training with the Northern Region USAR team. This intensive training included shoring-up collapsing walls, ceilings, and buildings, as well as locating and rescuing victims trapped in debris. The team learned to calculate heavy loads and the methods employed for safe lifting.

Additionally enhancing our capabilities, the TRT acquired a pair of Hydra-fusion struts capable of lifting 20 tons each. These advanced struts enable our team to lift heavy equipment such as semi-trucks, trailers, and excavators, expanding our capabilities for effective rescue operations.





**CENTERVILLE PORCH FIRE W/ EXTENSION
FEBRUARY 24**



**LITHIUM BATTERY GARAGE FIRE IN WOODS CROSS
JUNE 4**



**DUCK CLUB STRUCTURE FIRE IN WOODS CROSS
JULY 24**

**JANUARY 6
DUMP-TRUCK ROLLOVER INTO UTA BUS**



JUNE 3 ASSISTED SLC ON A MULTI-ALARM FIRE IN DOWNTOWN



**JUNE 9
RESIDENTIAL HAZMAT RESPONSE WITH THE EPA**



SIGNIFICANT INCIDENTS



**ATTIC FIRE IN SOUTH BOUNTIFUL
AUGUST 27**



**DEFENSIVE ATTIC FIRE IN NORTH SALT LAKE
NOVEMBER 4**



**STRUCTURE FIRE WITH CAT RESCUE IN SOUTH BOUNTIFUL
DECEMBER 7**

**JULY 24
SEMI ROLLOVER WITH HAZMAT**



**OCTOBER 1
FULLY INVOLVED CENTERVILLE APARTMENT FIRE**



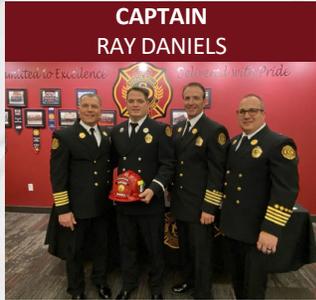
**NOVEMBER 16
FATAL FIRE IN SOUTH BOUNTIFUL**



PROMOTIONS



**BATTALION CHIEF
TOPHER MAXWELL**



**CAPTAIN
RAY DANIELS**



**CAPTAIN
JORDAN HUMMEL**



**PARAMEDIC
JASON OCTAVE**

The promotional process for Metro Fire involves a comprehensive assessment to identify and promote qualified individuals within the organization. The process begins with written exams, evaluating candidates' theoretical knowledge and understanding of relevant concepts. Following this, there is

a focus on employee conflict and coaching, assessing interpersonal skills and the ability to navigate team dynamics. Hands-on skills demonstrations play a crucial role, allowing candidates to showcase their practical proficiency in firefighting/EMS tasks. Finally, an interview process is conducted to delve deeper into the candidates' experiences, leadership qualities, and commitment to the responsibilities associated with their higher rank. This multifaceted approach ensures that individuals selected for promotion possess a well-rounded skill set and are well-equipped to take on the challenges of elevated roles within Metro Fire.

The promoted individuals in our department bring a remarkable 100 years of combined experience.

This milestone is a testament to their unwavering commitment and substantial contributions,



**ENGINEER
BEN MCCLELLAND**



**BATTALION CHIEF
SPENCER GREGORY**



**CAPTAIN
SHAUN HALE**



**CAPTAIN
CARSON NIEDERHAUSER**



**PARAMEDIC
PAYDEN TANNER**

RETIREMENTS



**RETIRED CAPTAIN
STEVE DUFFIELD 22
YEARS OF SERVICE**



**RETIRED CAPTAIN
CHAD WILLEY
35 YEARS OF SERVICE**



YEARS OF SERVICE

5 YEARS

- FF/AEMT SCOTT BREDTHAUER
- FF/AEMT JOSHUA BRIMHALL
- FF/PM MATT COOPER
- FF/PM MIKE HAWKINS
- FF/PM ALEX LUCERO
- ENGINEER BEN MCCLELLAND
- FF/PM JASON OCTAVE
- ENGINEER RYAN RHOADES
- FF/PM TIMOTHY ROHMANN
- FF/PM KEITH SEILS
- SECRETARY NIKKI THOMPSON

10 YEARS

- FF/PM JEREMY KRAGE
- FF/AEMT CHRIS MONROE
- ENGINEER BRAY PHILLIPS
- ENGINEER WADE RIGBY

15 YEARS

- CAPTAIN JONATHAN RAY

20 YEARS

- TRAINING CHIEF JOSH HARDY
- BATTALION CHIEF TOPHER MAXWELL
- CAPTAIN RILEY SAYRE

25 YEARS

- ENGINEER MIKE GARRICK

30 YEARS

- FIRE CHIEF DANE STONE

NEW EMPLOYEES

Each year, South Davis Metro Fire invests in the professional development of its new recruits by enrolling them in Salt Lake City's rigorous 15-week fire academy. This comprehensive program assesses individuals across academic, physical, and mental dimensions through a battery of tests. Uniquely crafted, the academy is structured to transform individuals with no prior firefighting experience into certified professionals holding credentials of Firefighter I, Firefighter II, HAZMAT Operations, and HAZMAT Awareness—all achieved in an accelerated timeframe of less than four months. Alongside new employee development, we send a Captain to be a part of the instructor cadre for these classes, which allows us to further develop these already highly skilled individuals.

The commitment to excellence in training is evident in the successful graduation of two classes of recruits this year, contributing a total of eleven thoroughly vetted and skilled new employees to South Davis Metro Fire. This strategic investment not only ensures the training of the reputation of firefighting but also aligns with the agency's dedication

CLASS 51

- FF/AEMT DAVID BRAGHIN
- FF/AEMT IAN DUNCAN FF/PM
- BRANDON FINSTAD FF/AEMT
- MARCUS LINDMEIR FF/AEMT
- TANNER LLOYD FF/AEMT
- BROOKE SAVAGE FF/AEMT
- CAMERON WILKO



CLASS 52

- FF/AEMT JEFF BARNETT FF/AEMT
- CHRIS LOVELL FF/AEMT KONNER
- MARSHALL FF/AEMT IAN NADEL



CHILI COOK-OFF & BURN CAMP

Every year, Metro Fire competes in the Utah Firefighter Chili Cook-off. This event raises money for the University of Utah Burn Camp, which is an event that helps support burn survivors with personal challenges associated with surviving burn injuries. Members from our department take time out of their schedules set-up their booth, cook their chili, and try to earn a trophy.



FIREFIGHTER'S CHALLENGE

The SERVPRO Firefighter Challenge is an annual competition that allows for firefighters to compete in a series of athletic challenges to win, all while benefiting the Make-A-Wish foundation. This challenge includes a set of obstacles specifically made for firefighters. During this event, firefighters from all over Utah displayed true bravery and teamwork in the challenge. Firefighters wear

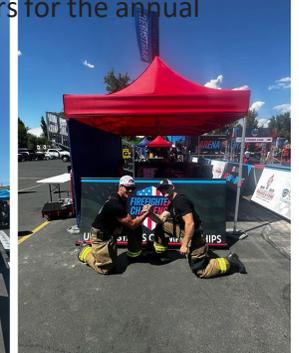
their full protective gear, use their tools, and compete to be the quickest and most thorough firefighters in Utah. The training they undergo for this competition strengthens members, so they perform on and off the job at their highest level of fitness, wellness, and safety. South Davis Metro Fire has a dedicated team of individuals that

compete, train, and recruit new members for the annual competition.



HONOR GUARD

South Davis Metro Fire has a committed group of individuals that serve in the Honor Guard representing our fire department. They attend a variety of events for a battery of purposes. Some of those events can be funerals for fallen firefighters, flag ceremonies at specific events, and national memorials.







Produced by FF/AEMT Q. Weber
2024



PRESENTATION

South Davis Recreation District

Tif Miller



SOUTH DAVIS RECREATION UPDATE



BOUNTIFUL CITY

Interlocal Agreements
Bonding/Second Facility
Ice Ribbon
Rap Tax



RECENT UPDATES

Changes to Hours

Staff Restructuring

Program Changes

Completed and Upcoming Projects

Updated Rules and Regulations

Updated Bylaws



BUDGET TRENDS

Changes to Budget Process

Subsidy Update

Cash Reserves Update

2023 Update



PROGRAMS AND PARTICIPANTS

Membership Information

Upcoming and Current Programs

Recreation Updates

Aquatics/Fitness Updates

Ice Ribbon Updates



South Davis Recreation Center

Unique Persons With Any Active Membership Between 04/22/2024 and 04/28/2024



Membership	Resident	Non-Resident	Monthly	Punch Pass	Total
25 Visit-Bountiful Jr High	1 / 1	0 / 0	0 / 0	1 / 1	1 / 1
Adult Couple	220 / 445	21 / 42	0 / 0	0 / 0	241 / 487
Family Membership	1,057 / 4,919	91 / 443	0 / 0	0 / 0	1,148 / 5,362
Senior Couple 60 +	267 / 535	15 / 30	1 / 2	0 / 0	282 / 565
Adult Single	158 / 163	27 / 27	0 / 0	0 / 0	185 / 190
Senior Single 60 +	179 / 185	22 / 22	0 / 0	0 / 0	201 / 207
Youth 3YRS-17YRS	38 / 38	3 / 3	0 / 0	0 / 0	41 / 41
25 Visit-Adult Ice Skate	8 / 14	6 / 8	0 / 0	14 / 22	14 / 22
25 Visit-Adult Swim/Fitness	830 / 1,880	187 / 327	0 / 0	1,017 / 2,207	1,017 / 2,207
Charter Adult Couple	4 / 10	0 / 0	0 / 0	0 / 0	4 / 10
Disability Individual Plus	86 / 337	20 / 89	0 / 0	0 / 0	106 / 426
Disability Individual	22 / 24	3 / 4	0 / 0	0 / 0	25 / 28
Eft Adult Couple	163 / 329	13 / 26	176 / 355	0 / 0	176 / 355
Eft Adult Single	124 / 128	18 / 19	142 / 147	0 / 0	142 / 147
Eft Family Membership	810 / 3,979	68 / 334	878 / 4,313	0 / 0	878 / 4,313
Eft Disability Individual	11 / 11	0 / 0	11 / 11	0 / 0	11 / 11
Eft Disability Individual Plus	18 / 71	5 / 14	23 / 85	0 / 0	23 / 85
Eft Flex Pass	3 / 6	0 / 0	3 / 6	0 / 0	3 / 6
Employee Pass	241 / 267	72 / 82	0 / 0	0 / 0	313 / 349
Eft Senior Couple	59 / 117	7 / 14	66 / 131	0 / 0	66 / 131
Eft Senior Single	34 / 36	7 / 7	41 / 43	0 / 0	41 / 43
Eft Youth	12 / 12	1 / 1	13 / 13	0 / 0	13 / 13
Charter Family-Up To 7 People	20 / 121	1 / 8	0 / 0	0 / 0	21 / 129
Flex Pass	13 / 26	3 / 6	0 / 0	0 / 0	16 / 32
Freestyle Skating 50	1 / 1	0 / 0	0 / 0	1 / 1	1 / 1
25 Visit-Racquetball	5 / 8	4 / 5	0 / 0	9 / 13	9 / 13
Renew Active Admission	706 / 760	71 / 75	0 / 0	0 / 0	777 / 835
25 Skate Rentals	14 / 45	3 / 5	0 / 0	17 / 50	17 / 50
Charter Senior COUPLE-60YRS +	22 / 44	1 / 2	0 / 0	0 / 0	23 / 46
Silver Sneakers Admission	255 / 262	48 / 50	0 / 0	0 / 0	303 / 312
Charter Adult Single	2 / 2	1 / 1	0 / 0	0 / 0	3 / 3
25 Visit-Senior IceSkate	2 / 6	3 / 4	0 / 0	5 / 10	5 / 10
Silver/Active & Fit Admission	183 / 195	37 / 40	0 / 0	0 / 0	220 / 235
Charter Senior SINGLE-60 Yrs +	20 / 21	1 / 1	0 / 0	0 / 0	21 / 22
25 Visit-Stud/Youth Ice Skate	8 / 9	6 / 10	0 / 0	14 / 19	14 / 19
25 Visit-Stud/Youth Swim/Fitness	365 / 1,037	66 / 151	0 / 0	430 / 1,187	431 / 1,188
25 Visit-Senior Swim	287 / 550	52 / 66	0 / 0	339 / 616	339 / 616
Swim Team	0 / 0	1 / 1	0 / 0	0 / 0	1 / 1
Senior Walking Pass	340 / 391	20 / 21	0 / 0	0 / 0	360 / 412
Total Unique Members By Membership Type	6,588 / 16,985	904 / 1,938	1,354 /	1,847 / 4,126	7,179 / 18,574



Youth Soccer City Breakdown

Bountiful	381
Centerville	140
Farmington	30
North Salt Lake	81
West Bountiful	125
Woods Cross	130
<hr/>	
Total	887



Youth Baseball City Breakdown

Bountiful	125
Centerville	17
Farmington	5
North Salt Lake	37
West Bountiful	45
<u>Woods Cross</u>	<u>68</u>
Total	297





FLARE

Participant Demographics

Bountiful	249
Centerville	48
Farmington	4
North Salt Lake	76
West Bountiful	17
Woods Cross	76
Total	470



Youth Volleyball City Breakdown

Bountiful	131
Centerville	53
North Salt Lake	26
West Bountiful	16
<u>Woods Cross</u>	<u>31</u>
Total	257



Aquatics

Open Plunge
Swim Lessons
Swim Team
Masters
Water Polo
Water Aerobics

Fitness

Group Exercise
Cycling
Training
Education
Small Group Classes
Fitness Competitions

Special Events

Spooktacular
Egg Dive
Santa
Dog-a-Poolooza
Outdoor Movies

Races

Handcart Days Half
Thanksgiving Day 10K
SweetHearts 5K
Splash N Sprint Triathlon
Labor Day Triathlon
Indoor Tri's



DR. NEDLEY

ANXIETY AND DEPRESSION RECOVERY

FREE INTRODUCTION COURSE

February 1st

6:00pm-7:00pm

South Davis Recreation Center

550 N 200 W Bountiful

Upstairs meeting rooms

This program aims to look at the root causes of depression and anxiety. Focusing on lifestyle changes and right thinking that can quickly make a difference. Plus it is backed by a variety of scientific studies.



Register Here:

http://sdrd.activity.reg.com/selectactivity_t2.wcs?leaguesid=8248



Through meditation, breathing techniques, games & interactive processes, students learn tools and skills to:



Manage Stress & Emotions



Increase Focus & Memory



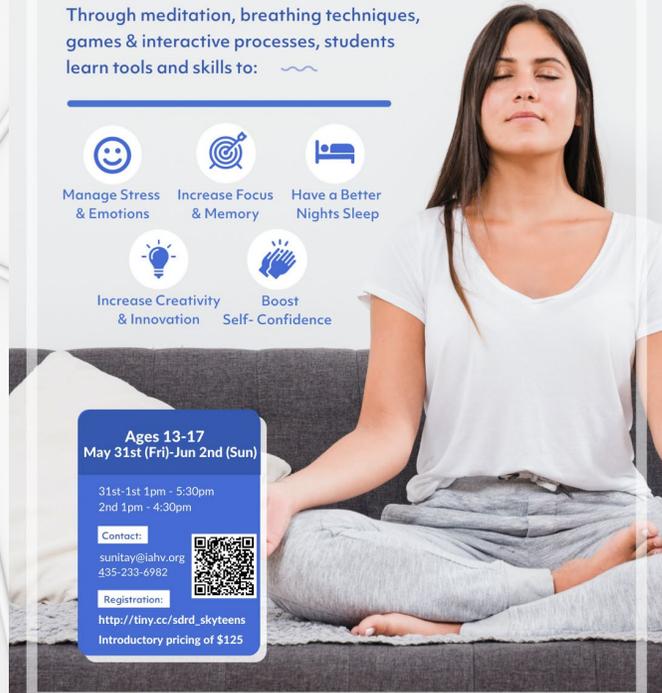
Have a Better Nights Sleep



Increase Creativity & Innovation



Boost Self-Confidence



Ages 13-17
May 31st (Fri)-Jun 2nd (Sun)

31st-1st 1pm - 5:30pm
2nd 1pm - 4:30pm

Contact:

sunitay@iahv.org
435-233-6982



Registration:

http://tiny.cc/sdrd_skyteens
Introductory pricing of \$125

Largest Group Swim Lesson Program in State

American Red Cross Instructors

YTD Comparison: 2024 JAN - MAR

Year	Group Lesson Participants
2023	861
2024	920

About a 6 percent increase in 2024

Year	Group	Private
2021	5570	1881
2022	3708	1086
2023	4380	1276



Current Programs

- Swimming Lessons
 - Adaptive Aquatics
 - Junior Lifeguarding / Instructor
- Red Cross Certification Courses
 - Lifeguard / WSI
 - CPR / FA / AED
- Age Group Swim Team
 - Intro program
- Water Polo
 - Learn to Play / SplashBall
- Masters Swim Team
 - Adult Swim Lessons
- Water Aerobics





**THANK
YOU!**

ADJOURN



City of
NORTH SALT LAKE

CITY COUNCIL
Meeting

May 21, 2024
7:00 p.m.

CITIZEN COMMENT

RESOLUTION 2024-18R
One Kind Act A Day

What does this resolution do?

The City is formally acknowledging and committing to using kindness as a core value.

The City will raise awareness in its communications of the importance of kindness, empathy, compassion and positive social interactions.

The City will integrate kindness principles into our policy-making and decision-making processes.

The City will grow a public program that includes addressing issues such as bullying, discrimination and social isolation – H & W Committee

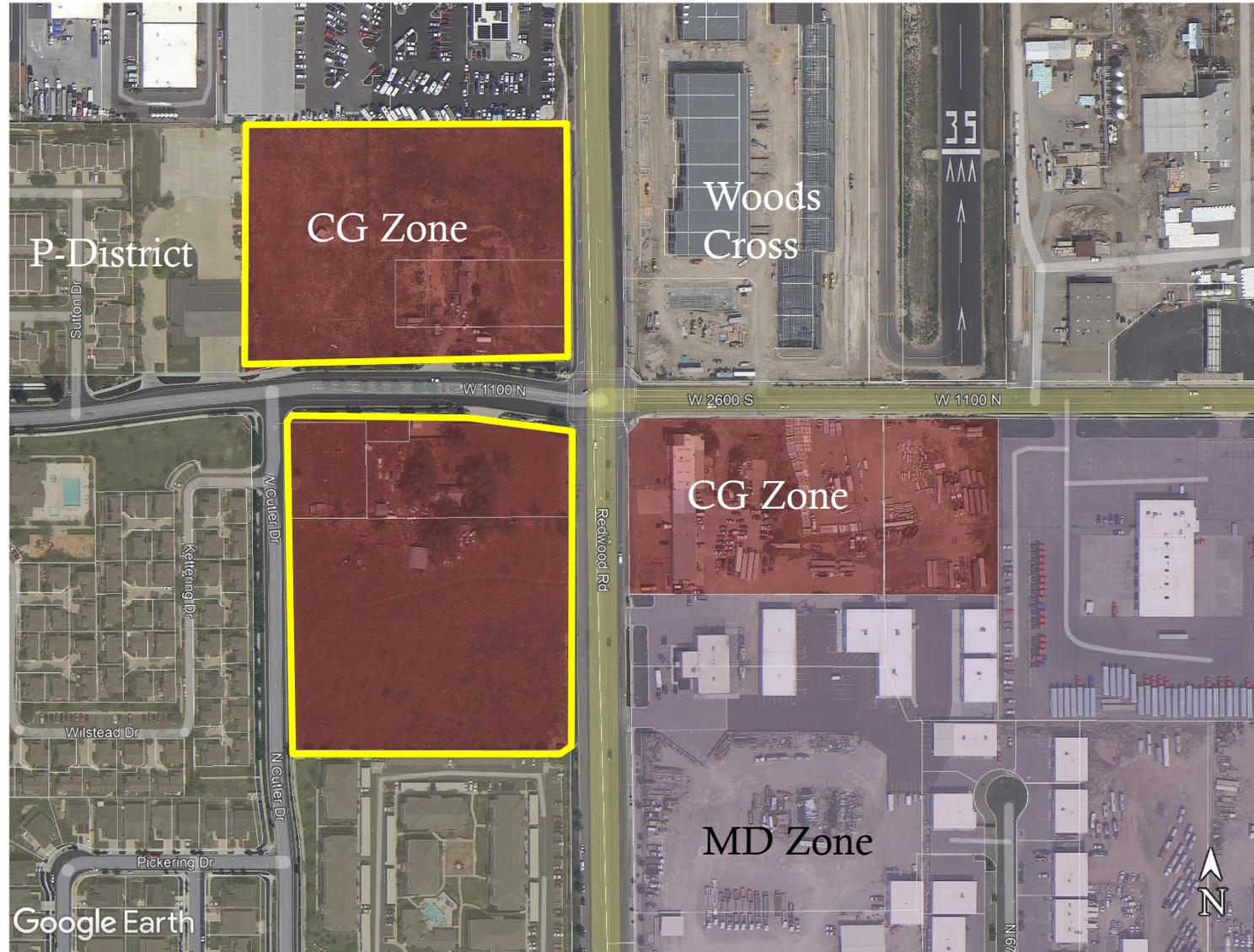
Minor costs associated with some limited signage is possible.

Proposed Motion

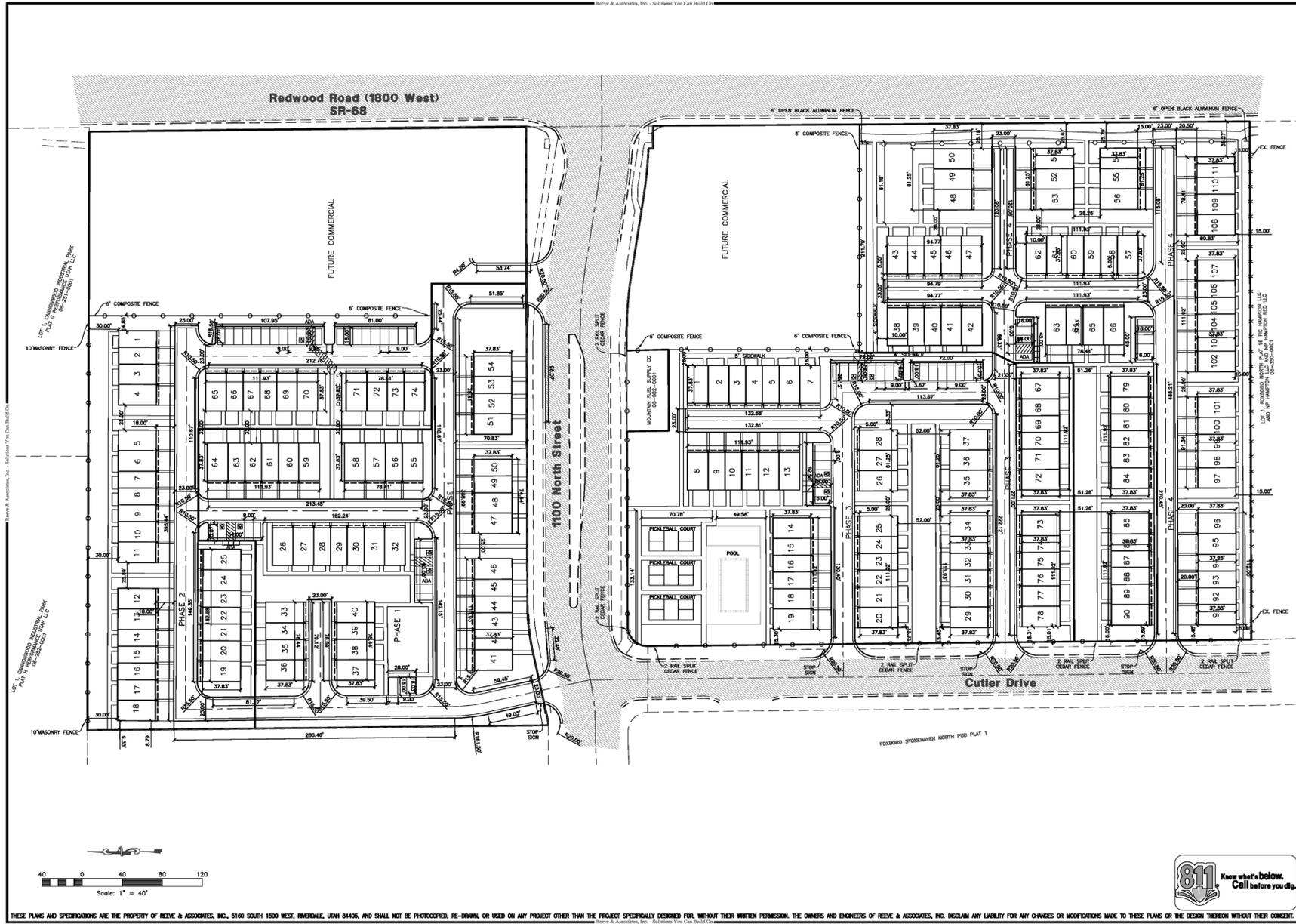
I move that the City Council approve Resolution 2024-18R: A Resolution Encouraging and Promoting Kindness as a Core Value and Integrating Kindness Principles.

CONSIDERATION
General Development Plan Amendment
Clifton Place

General Development Plan Amendment
Clifton Place
Zoning/Aerial



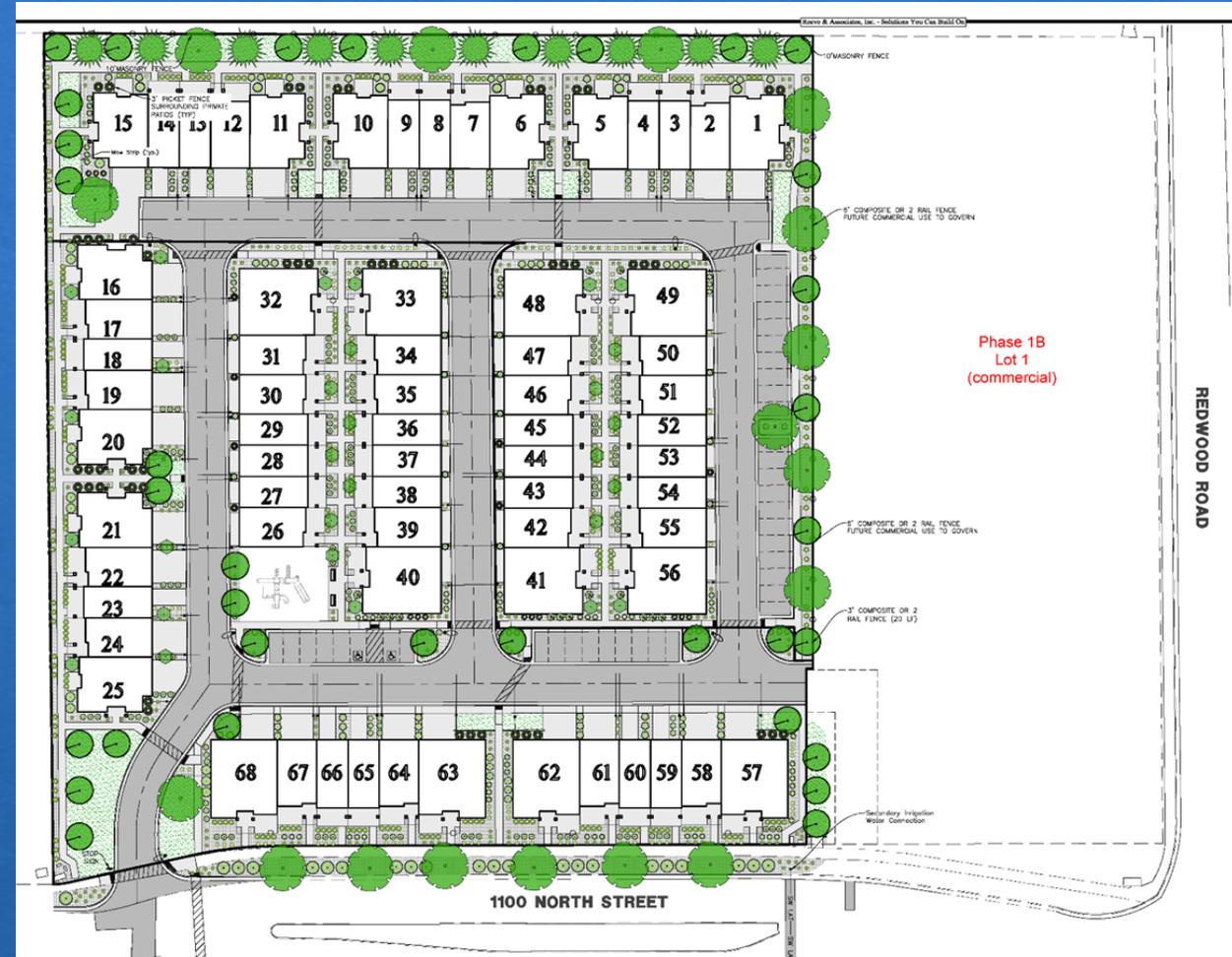
Clifton Place - Approved GDP/Concept Plan



Clifton Place - Approved GDP/Concept Plan



Clifton Place - Proposed GDP/Concept Plan



Clifton Place North – Proposed Elevations



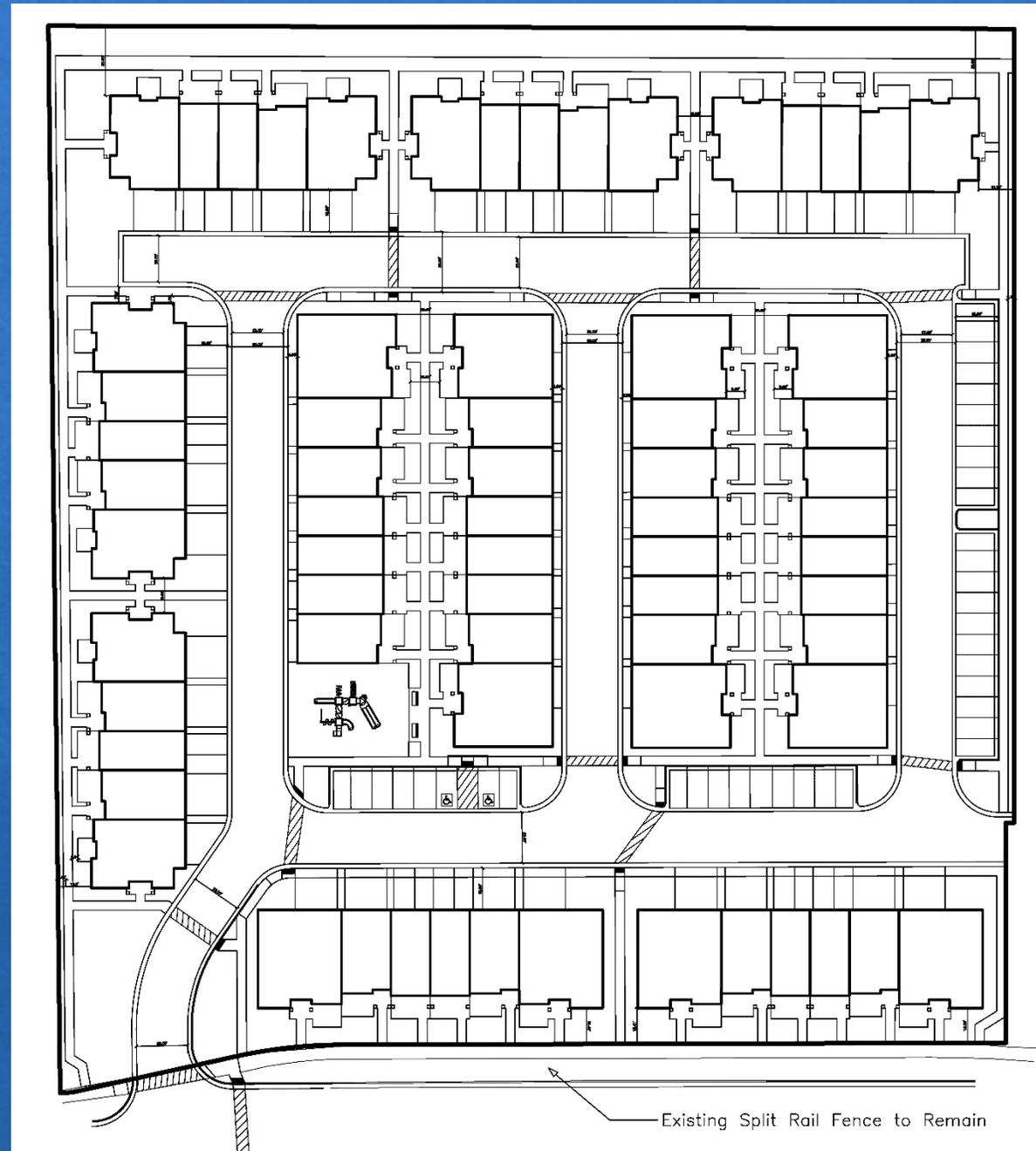
Clifton Place North – Approved Elevations



Clifton Place North - Proposed GDP/Concept Plan



Clifton Place North - Corrected GDP/Concept Plan (22' wide roads)



Clifton Place North – Development Agreement Amendment

- Minor grammar or typographical corrections
- Removal of standards for Clifton South
- P-District Standards
 - Perimeter setbacks Old 30' New 15'
 - Building separation Old 20' New 15'
 - Rear garage Old 5' New 4'
 - Street Pavement Old 19' New 22'
- Reduction in setback of garbage container on commercial development
- Reduction in stacking requirements for drive-through business with the DRC recommendation that the PC may require additional stacking if parking or circulation study warrant at site plan approval.
- Modifications to town home construction materials in accord with new building design

Proposed Motion

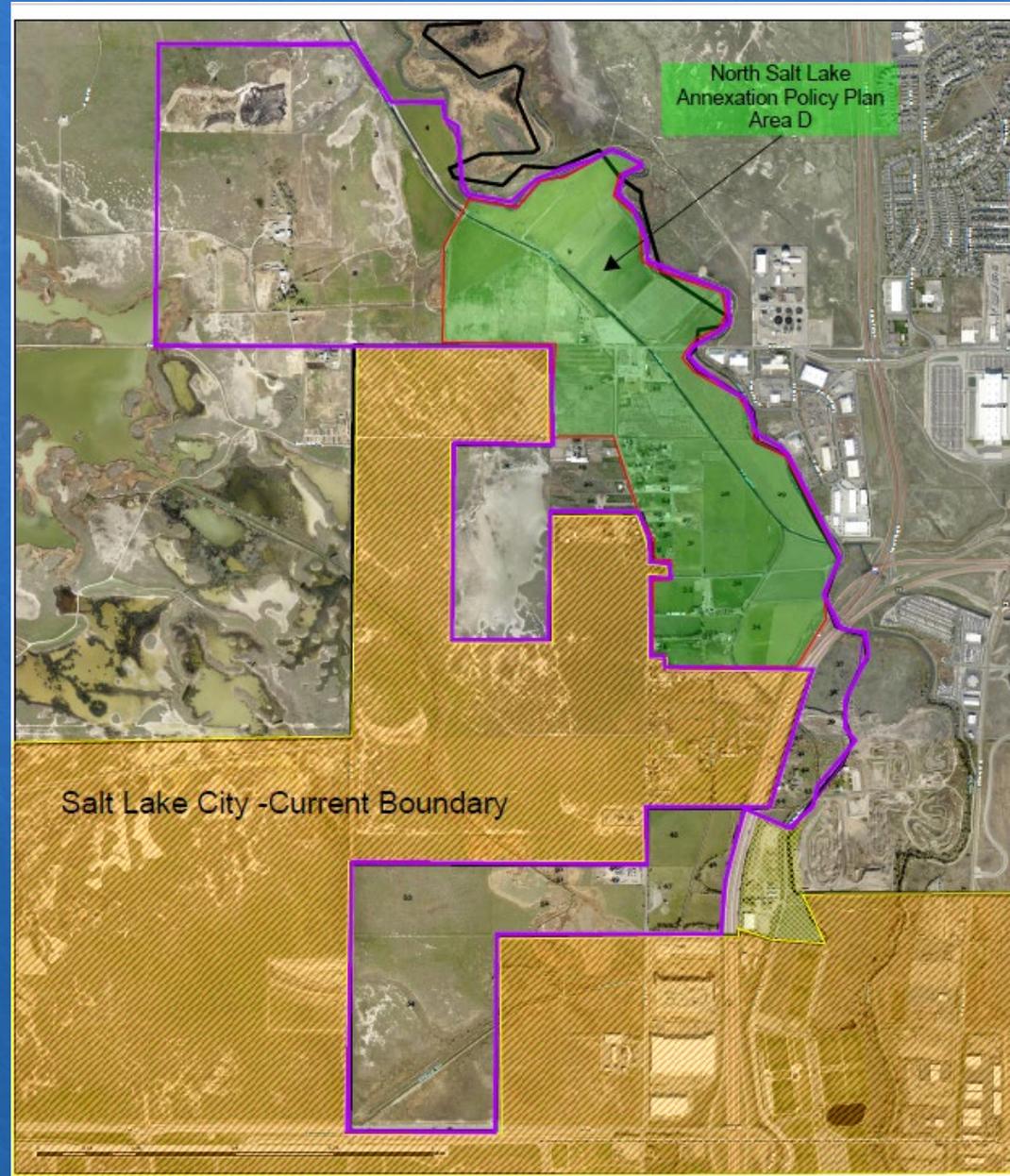
I move that the City Council approve the proposed amended general development plan for Clifton Place located at 2596 South Redwood Road with the following findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of City Code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

RESOLUTION 2024-16R

Consent for Annexation of North Pointe Area
By Salt Lake City

Salt Lake City Proposed North Pointe Annexation



Annexation Policy Plan-Area D Municipal Services

- 413 acres, 22 residences, and 67 residents
- Municipal Services:
 - Looped system with 2 river crossings (Culinary Only)
 - Sewer Extension
 - Lift station
 - River Crossing
 - South/North Plan Capacity Issue
 - Law Enforcement –add. 6 full-time officers
 - Court
 - Increase Justice Court Demand
 - Criminal prosecution in 2 counties
 - Possible interlocal agreements
 - Parks-
 - Increased demand for residential development
 - Community Development
 - Add. building inspection staff
 - Streets-
 - Shared responsibility- 1 mile 2200 West
 - Center Street/2200 West- 1 mile
 - Possible substandard subsurface road
 - 2 additional full-time staff in Public Works.
 - Plan recommends
 - Annexing property owners pay for the improvements to the road and extension of services.
 - Cross E Ranch alone cannot fund
 - Plan options for infrastructure
 - Special Improvement District, CRA, or Public Infrastructure District to bond and install the infrastructure and utilize property taxes in the district to fund the improvements but warns that those tools should be used sparingly.

Annexation Policy Plan-Area D

Impacted Entities Statements

- Jordan River Commission
 - 100-150 River Buffer
- Waterfowl Association
 - Impact on wildlife management area
- Weber Basin Water
 - Area outside boundaries
- South Davis Sewer
 - Requested 75% property owner buy-in
- Salt Lake City
 - Impact of residential development on airport flight path

Projected Revenue/Costs (LYRB)

- 20 Year Property Tax \$13,089,514
- 20 Year Projected Expenditures \$10,654,771

Developer Engineer Estimates

- Sewage Lift Station and Force Main \$1,164,035
- Southern water line (from Redwood Rd) \$ 825,037
- Northern water line connection (from Center St) \$1,828,097
- Center Street/2200 West improvements not projected
- Secondary water \$ 76,350
- Storm drainage \$ 71,100

Proposed Motion

I move that the City Council approve Resolution 2024-16R consenting to the annexation of the North Pointe Area to Salt Lake City with the following findings:

1. The City of North Salt Lake is not interested in annexing the area at this time; and
2. Municipal services can be provided to the area more efficiently by Salt Lake City than by the City of North Salt Lake.

RESOLUTION 2024-19R
Comprehensive Fee Schedule



3 Year Pavilion Reservation Totals

Deposit	\$200	\$200	\$50
	2021	2022	2023
April	12	17	12
May	58	47	50
June	65	74	82
July	66	61	73
August	67	73	73
September	35	64	48
October	9	15	10
Total	312	351	348

2 Cleaning Deposits were retained in 2023





Jonathan Rueckert
Public Works Director



Travel to Restrooms & Pavilions

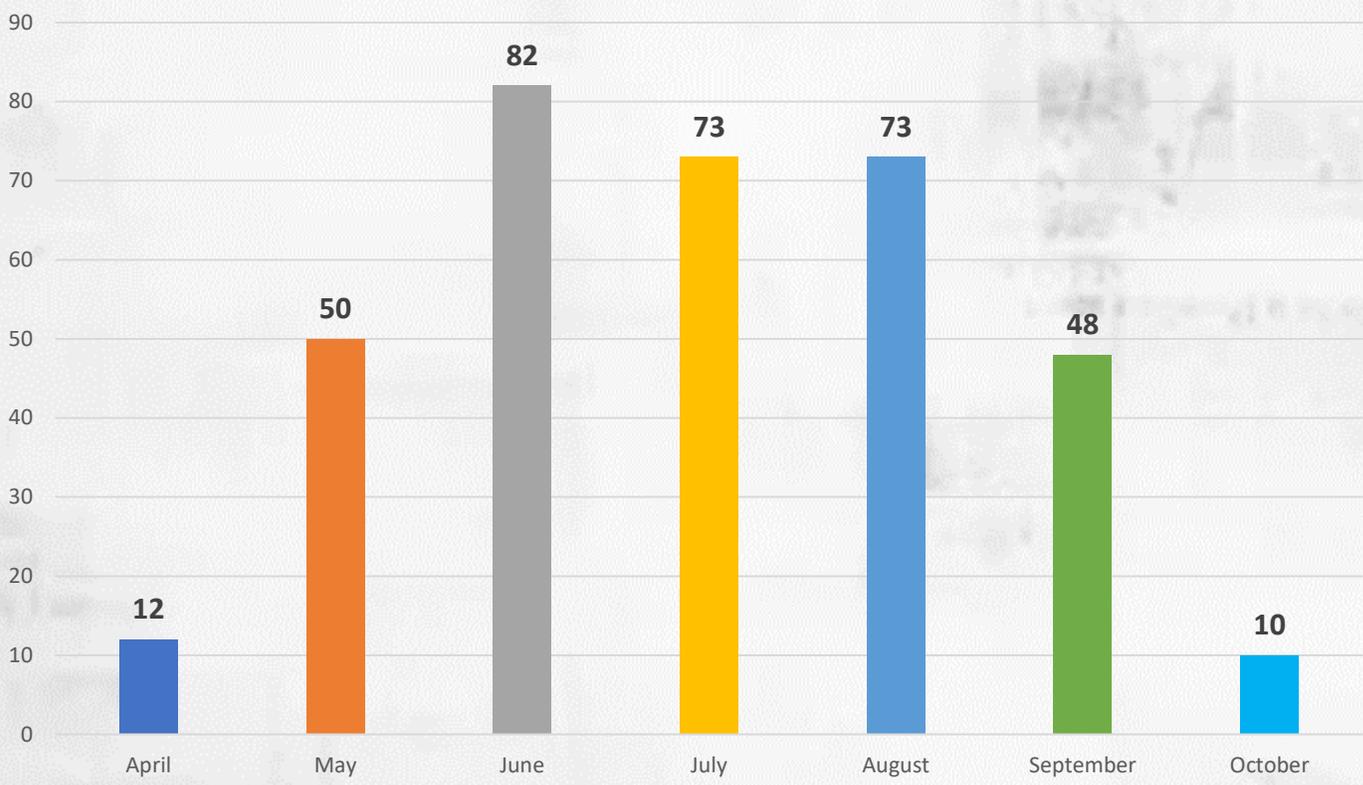
Cleaning Time 2hr 40 Min

Total travel time 22 Minutes

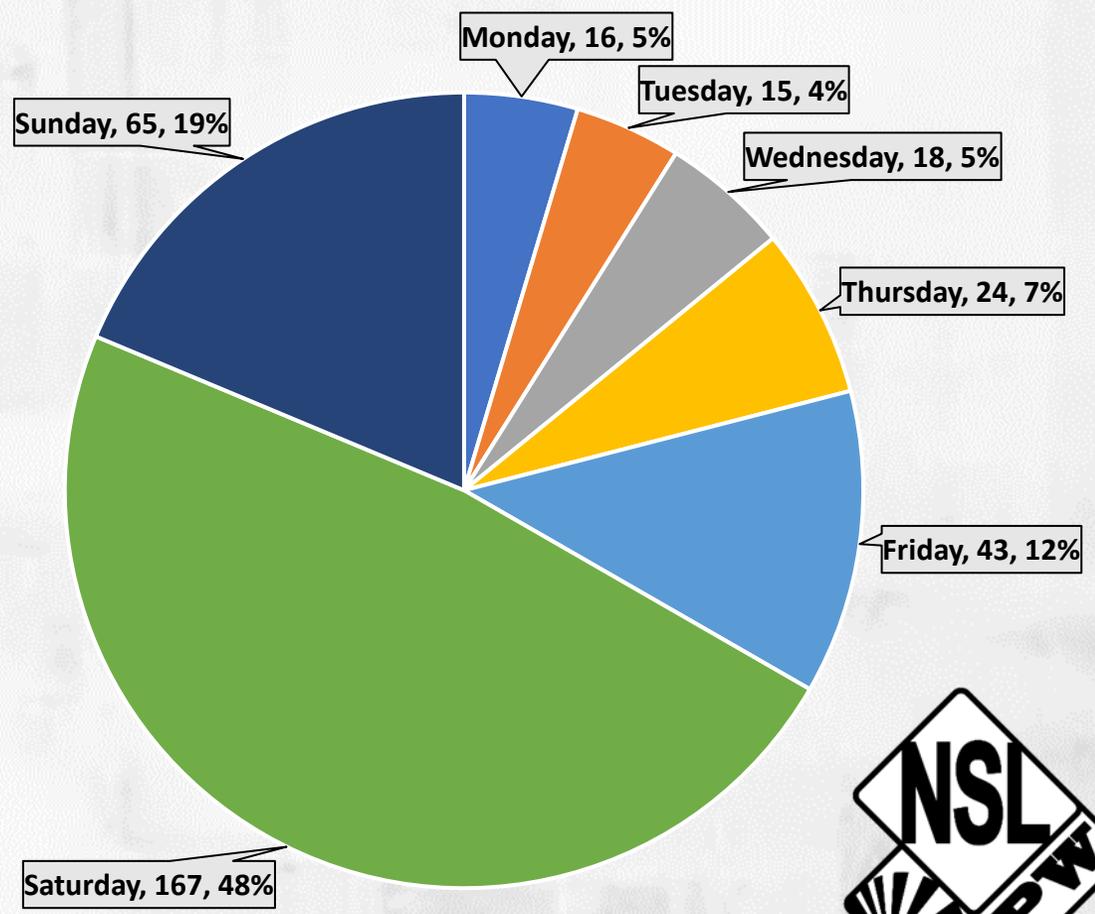


2023 Reservation Data

Reservations By Month



Reservations By Day of Week





Jonathan Rueckert
Public Works Director

2023 Pavilion Reservations (10am-2pm, 4pm-8pm)

PARK (10a-2p)	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
TUNNEL SPRINGS	1	0	0	1	0	7	0
WILDROSE	0	0	1	1	0	2	2
HATCH #1	4	3	5	3	2	4	1
HATCH #2	3	3	4	3	0	3	0
FOX HOLLOW	0	0	0	0	0	4	1
LEGACY #1	1	0	0	1	0	3	0
LEGACY #2	3	2	0	2	1	14	8
LEGACY #3	1	1	0	2	0	8	2

*NSL REC WEEKDAYS

PARK (4p-8p)	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
TUNNEL SPRINGS	2	0	1	3	1	9	3
WILDROSE	0	0	1	2	3	2	2
HATCH #1	1	1	1	1	1	5	3
HATCH #2	1	0	1	0	0	4	1
FOX HOLLOW	2	1	0	0	1	5	2
LEGACY #1	16	0	0	2	6	6	0
LEGACY #2	3	3	5	5	10	17	10
LEGACY #3	4	2	0	1	4	7	2

*NSL FOOD TRUCKS

DAYS OF WEEK	10a-2p	4p-8p	10a-8p
MONDAY	13	30	4
TUESDAY	10	6	0
WEDNESDAY	11	11	3
THURSDAY	13	17	3
FRIDAY	3	29	7
SATURDAY	51	60	41
SUNDAY	14	27	17
TOTALS	10a-2p	4p-8p	10a-8p
TOTALS	115	180	75

PARK (10a-8p)	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
TUNNEL SPRINGS	0	0	0	0	2	3	2
WILDROSE	1	0	0	0	1	2	1
HATCH #1	0	0	0	0	2	8	1
HATCH #2	1	0	0	0	0	5	0
FOX HOLLOW	0	0	0	0	0	4	0
LEGACY #1	1	0	0	1	0	4	3
LEGACY #2	1	0	1	2	1	3	5
LEGACY #3	0	0	0	0	1	7	4

**Most weekday 10:00 – 2:00 Reservations
for Rec at Hatch Park
49 Reservations at Legacy Park Pavilions**





Proposed Pavilion Reservation Fees

9.2 Park Bowery Reservations					
		Weekday Rates (M-Th)		Weekend Rates (F-Sun & Holidays)	
Location	Time	Resident	Non-Resident	Resident	Non-Resident
Legacy Park #1 Large Pavilion East side	10:00-2:00/4:00-8:00	100.00	150.00	120.00	200.00
	ALL DAY (10:00-8:00)	200.00	300.00	240.00	400.00
Legacy Park #2 Near Splash Pad Middle	10:00-2:00/4:00-8:00	50.00	60.00 90.00	60.00	70.00 100.00
	ALL DAY (10:00-8:00)	100.00	120.00 140.00	120.00	140.00 160.00
Legacy Park #3 Near Basketball courts West side	10:00-2:00/4:00-8:00	50.00	60.00	60.00	70.00
	ALL DAY (10:00-8:00)	100.00	120.00	120.00	140.00
Foxhollow Park	10:00-2:00/4:00-8:00	25.00	50.00	35.00	55.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	35.00 30.00	70.00 65.00	70.00 60.00	100.00 90.00

Hatch Park #1 Pavilion South side	10:00-2:00/4:00-8:00	25.00	50.00	35.00	55.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	35.00 30.00	70.00 65.00	70.00 60.00	100.00 90.00
Hatch Park #2 Pavilion North Side	10:00-2:00/4:00-8:00	15.00	25.00	20.00	40.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	30.00 25.00	55.00	35.00	75.00
Wild Rose Trail head park	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	60.00 45.00	80.00	80.00 65.00	100.00
Tunnel Springs Pavilion North End	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	2:00pm - 8:00 pm ALL DAY (10:00-8:00)	60.00 45.00	80.00	80.00 65.00	100.00

A refundable cleaning deposit is required for all park reservations
Small Pavilion \$50; Large Pavilion \$200



Wild Rose Trailhead Park

Weekday
Resident \$45
Non-Resident \$80

Weekend
Resident \$65
Non-Resident \$100



Tunnel Springs Park

Weekday
Resident \$45
Non-Resident \$80

Weekend
Resident \$65
Non-Resident \$100



Hatch Park

Pavilion #1
Weekday
Resident \$30
Non-Resident \$65

Pavilion #2
Weekend
Resident \$35
Non-Resident \$75



Legacy Park

#1
No Change

#2
Weekday
Resident – No Change
Non-Resident \$90

#3
No Change

Weekend
Resident – No Change
Non-Resident \$160



Fox Hollow Park

Weekday
Resident \$30
Non-Resident \$65

Weekend
Resident \$60
Non-Resident \$90



Proposed Pavilion Reservation Fees (Half Day)

Resident						
Percent Increase from Half Day Reservations						
Pavilion	Weekday Old	Weekday New	Weekend Old	Weekend New	Percent Increase Weekday	Percent Increase Weekend
Legacy #2	\$ 50.00	\$ 50.00	\$ 60.00	\$ 60.00	0%	0%
Foxhollow	\$ 25.00	\$ 30.00	\$ 35.00	\$ 60.00	20%	71%
Hatch #1	\$ 25.00	\$ 30.00	\$ 35.00	\$ 60.00	20%	71%
Hatch #2	\$ 15.00	\$ 25.00	\$ 20.00	\$ 35.00	67%	75%
Wild Rose	\$ 35.00	\$ 45.00	\$ 45.00	\$ 65.00	29%	44%
Tunnel Springs	\$ 35.00	\$ 45.00	\$ 45.00	\$ 65.00	29%	44%
				Average	27%	51%

Non-Resident						
Percent Increase from Half Day Reservations						
Pavilion	Weekday Old	Weekday New	Weekend Old	Weekend New	Percent Increase Weekday	Percent Increase Weekend
Legacy #2	\$ 60.00	\$ 90.00	\$ 70.00	\$ 100.00	50%	43%
Foxhollow	\$ 50.00	\$ 65.00	\$ 55.00	\$ 90.00	30%	64%
Hatch #1	\$ 50.00	\$ 65.00	\$ 55.00	\$ 90.00	30%	64%
Hatch #2	\$ 25.00	\$ 55.00	\$ 40.00	\$ 75.00	120%	88%
Wild Rose	\$ 45.00	\$ 80.00	\$ 55.00	\$ 100.00	78%	82%
Tunnel Springs	\$ 45.00	\$ 80.00	\$ 55.00	\$ 100.00	78%	82%
				Average	64%	70%





Proposed Pavilion Reservation Fees (Full Day)

Resident						
Percent Increase/Decrease from Full Day Reservations						
Pavilion	Weekday Old	Weekday New	Weekend Old	Weekend New	Percent Increase Weekday	Percent Increase Weekend
Legacy #2	\$ 100.00	\$ 100.00	\$ 120.00	\$ 120.00	0%	0%
Foxhollow	\$ 35.00	\$ 30.00	\$ 70.00	\$ 60.00	-14%	-14%
Hatch #1	\$ 35.00	\$ 30.00	\$ 70.00	\$ 60.00	-14%	-14%
Hatch #2	\$ 30.00	\$ 25.00	\$ 35.00	\$ 35.00	-17%	0%
Wild Rose	\$ 60.00	\$ 45.00	\$ 80.00	\$ 65.00	-25%	-19%
Tunnel Springs	\$ 60.00	\$ 45.00	\$ 80.00	\$ 65.00	-25%	-19%
				Average	-16%	-11%

Non-Resident						
Percent Increase/Decrease from Full Day Reservations						
Pavilion	Weekday Old	Weekday New	Weekend Old	Weekend New	Percent Increase Weekday	Percent Increase Weekend
Legacy #2	\$ 120.00	\$ 140.00	\$ 140.00	\$ 160.00	17%	14%
Foxhollow	\$ 70.00	\$ 65.00	\$ 100.00	\$ 90.00	-7%	-10%
Hatch #1	\$ 70.00	\$ 65.00	\$ 100.00	\$ 90.00	-7%	-10%
Hatch #2	\$ 55.00	\$ 55.00	\$ 75.00	\$ 75.00	0%	0%
Wild Rose	\$ 80.00	\$ 80.00	\$ 100.00	\$ 100.00	0%	0%
Tunnel Springs	\$ 80.00	\$ 80.00	\$ 100.00	\$ 100.00	0%	0%
				Average	0%	-1%





Summary

- Cleaning deposits to remain at \$50 for Small Pavilions and \$200 for Large Pavilions
- Except for Legacy Park all Pavilion reservations will only be available between 2:00pm – 8:00 pm
- Proposed increase for Non-Resident Fee at Legacy Park Pavilion #2
- Residents will see a decrease in rental charges from current all-day reservation fees. No decreased fee percentages for Non-Residents.



Consideration of Resolution 2024-19R, Amending the Consolidated Fee Schedule

Utilities

- ❖ Water – 8%
 - ❖ Variable based on meter size and usage
- ❖ Storm – 12.5%
 - ❖ From \$8/ERU month to \$9/ERU month
- ❖ Solid Waste – No Change

Special Events

- ❖ Addition of a per/Season fee as well as a per event fee (\$50/season compared to \$35/event)



GOLF COURSE RATES - 2025

RATES STAY THE SAME AND EXCLUDE TAX

Fee Type	9 Walking		Tax		18 Walking		Tax		9 w/ Cart		Tax		18 w/Cart		Tax		Days Available
Regular Base Rate	\$	21.00	\$	1.52	\$	42.00	\$	3.05	\$	31.00	\$	2.25	\$	62.00	\$	4.50	Everyday
Youth On Course	\$	4.66	\$	0.34	\$	9.23	\$	0.67	\$	15.39	\$	1.12	\$	30.68	\$	2.22	M-W Only
Juniors	\$	12.00	\$	0.87	\$	24.00	\$	1.74	\$	22.00	\$	1.60	\$	44.00	\$	3.19	M-W Only
Women's and Men's Asso	\$	15.00	\$	1.09	\$	30.00	\$	2.18	\$	25.00	\$	1.81	\$	50.00	\$	3.63	\$25 - \$50 / W ONLY
Punch Card Rate	\$	15.00	\$	1.09	\$	30.00	\$	2.18	\$	25.00	\$	1.81	\$	50.00	\$	3.63	Anytime Excluding Holidays
Cart Fees									\$	10	\$	0.73	\$	20	\$	1.45	Anytime
Private Cart Fees									\$	10	\$	0.73	\$	20	\$	1.45	Anytime

Corporate Tournament Rates	Full Shotgun - 80 or More				Half Shotgun 80 or Less Players				Per Person Rate		Tax			
Tuesday and Wednesday	\$		7,500	\$	543.75	\$		4,000	\$	290.00	\$	65	\$	4.71
Thursday and Friday	\$		9,000	\$	652.50	\$		5,000	\$	362.50	\$	65	\$	4.71
Saturday	\$		12,000	\$	870.00			N/A						N/A

Tournaments Include \$500 and \$1,000 Back in Pro Shop Credits

Afternoon Special - \$25/\$50 (Friday-Sunday after 2:00) Tax will be added

DYNAMIC PRICING WILL ADJUST +/- 10% OF REGULAR RATE

City Employee	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	Anytime Excluding Holidays
Corporate	\$	-	\$	-	\$	25	\$	50	\$	50	\$	50	\$	50	M-TH Anytime, F-SU after 2:00
Eaglewood/PGA Comp	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	M-TH Anytime, F-SU after 2:00

PUNCH CARD RATES

	Cost	Tax
10 Round Punch Card Rate	\$ 175.00	\$ 12.69
20 Round Range Card Rate	\$ 125.00	\$ 9.06

Fee Type	Old Rate Pre Tax	Tax	Posted Rate	New Rate With Tax	Net Increase
9 Hole Regular Rate	\$ 18.65	\$ 1.35	\$ 20.00	\$ 21.45	\$ 1.35
18 Hole Regular Rate	\$ 37.30	\$ 2.70	\$ 40.00	\$ 42.90	\$ 2.70
Youth On Course	\$ 4.66	\$ 0.34	\$ 4.66	\$ 5.00	\$ -
Juniors	\$ 11.19	\$ 0.81	\$ 12.00	\$ 12.87	\$ 0.81
Women's and Men's Assoc.	\$ 13.99	\$ 1.01	\$ 15.00	\$ 16.09	\$ 1.01
Punch Card Rate	\$ 13.99	\$ 1.01	\$ 17.50	\$ 18.77	\$ 3.51
9 Hole Cart Fees	\$ 9.33	\$ 0.67	\$ 10	\$ 10.73	\$ 0.67
18 Hole Cart Fees	\$ 18.65	\$ 1.35	\$ 20	\$ 21.45	\$ 1.35
Private Cart Fees	\$ 9.33	\$ 0.68	\$ 10	\$ 10.73	\$ 0.67
Tournament Tuesday & Wednesday	\$ 6,526.81	\$ 473.19	\$ 7,000.00	\$ 7,507.50	\$ 473.19
Tournament Thursday & Friday	\$ 7,459.21	\$ 540.79	\$ 8,000.00	\$ 8,580.00	\$ 540.79
Tournament Saturday & Sunday	\$ 11,188.99	\$ 811.01	\$ 12,000.00	\$ 12,870.00	\$ 811.01
Corporate	\$ 13.99	\$ 1.01	\$ 15.00	\$ 16.09	\$ 1.01
10 Round Punch Card Rate	\$ 139.86	\$ 10.14	\$ 175.00	\$ 187.69	\$ 35.14
20 Round Range Card Rate	\$ 93.24	\$ 6.76	\$ 125.00	\$ 134.06	\$ 31.76
*1 Range Token	\$ 5.60	\$ 0.41	\$ 8.00	\$ 8.58	\$ 2.40
*2 Range Tokens	\$ 9.33	\$ 0.68	\$ 14.00	\$ 15.02	\$ 4.67
Simulator Hourly	\$ 18.65	\$ 1.35	\$ 30.00	\$ 32.18	\$ 11.35

*Range Ball Quantity will increase from 35 balls to 40-45 balls.

Proposed Motion

I move that the City Council approve Resolution 2024-19R: A Resolution Amending the City's Comprehensive Fee Schedule Related to Parks Fees and Deposits, Vendor Fees, Utility Rates, and Golf Fees.

RESOLUTION 2024-20R
Interlocal Agreement
Building Inspection Services

2024 Senate Bill 185

- Minimum 3 Approved 3rd Party Inspectors
- Permit holder
 - Requests inspection within 3 days
 - If the City cannot meet deadline- may schedule 3rd party

Proposed 3rd Party Inspectors

- West Code Compliance (WC3)-currently contracted with City
- Farmington City
- Bountiful City

Interlocal Agreement

- Farmington & Bountiful Cities
- No charge
- Re-evaluate in 1 year to determine impact, if any

Proposed Motion

I move that the City Council approve Resolution 2024-20R: an interlocal agreement with Bountiful and Farmington Cities for the provision of optional 3rd party inspection services.

UPDATE
Eagleridge Drive
Landscape and Tree Design

CLOSED SESSION
Purchase, Exchange, Sale,
or Lease of Real Property

City Resolution re: Purchasing City Property

Summary of Guidelines

Sale Decision

Does the property serve a public purpose?

Is the property part of a larger current or future park or open space?

Will disposal create a land use incompatibility?

Will disposal create a precedent? If so, will the precedent be prevalent or damaging?

Can property be added to another property or is it free-standing?

Are there restrictions governing the use and disposal?

Are there City improvements on the property and do they require relocation?

City Resolution re: Purchasing City Property

Summary of Guidelines

Transaction Requirements

Buyer shall pay 100% of the costs of the transaction.

Buyer is required to declare the use of the property.

Buyer will sign a sales agreement acknowledging restrictions.

The buyer shall go through the subdivision process to combine the property with buyer's adjacent property.

The City has determined that the entire property is available for sale and not just a portion of the property.

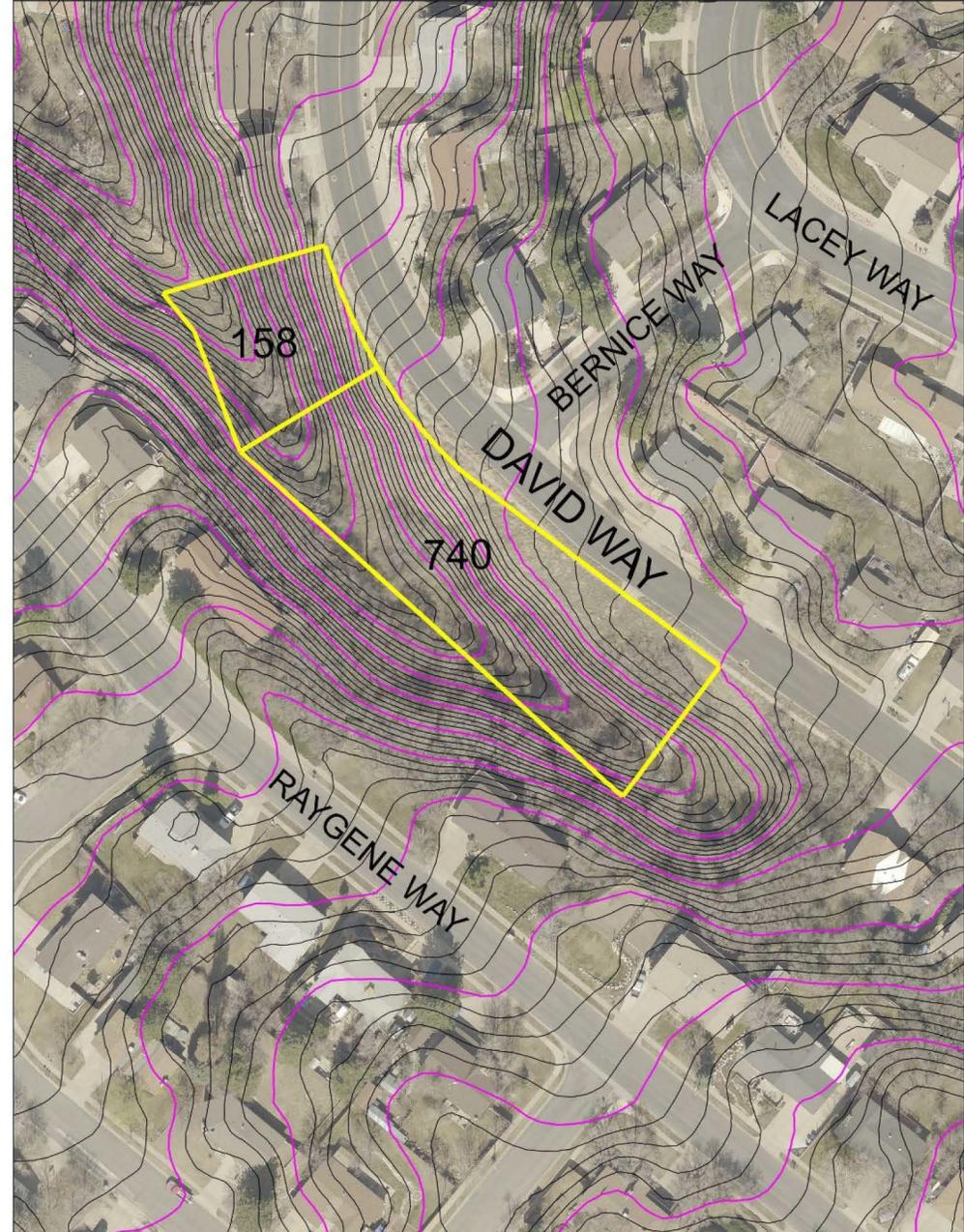
Proposed Motion

I move that the City Council go into closed session to discuss the purchase, exchange, sale, or lease of real property.

Property Line locations for 158 David Way and 740 David Way



Topographic Information for 158 David Way and 740 David Way



CONSIDERATION
Sale of City Owned Property
740 David Way

Proposed Motion

I move that the City Council authorize City staff to prepare final documents needed for City Council approval in order to effectuate the sale of City property at 740 David Way.

APPROVAL OF MINUTES

May 7, 2024

Proposed Motion

I move that the City Council approve the minutes of the May 7, 2024 meeting, as written.

ACTION ITEMS

COUNCIL REPORTS

CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT

ADJOURN