



**CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING
NOTICE & AGENDA
FEBRUARY 3, 2026**

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on February 3, 2026 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. Discussion of Davis County Library Services by Joshua Johnson, Davis County Library Director
2. Presentation on the City's Fifteen (15) Point Vehicle Inspection Program
3. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer ~ Councilmember Heidi Smoot
3. Citizen Comment
4. Council Reports
5. City Attorney Report
6. Mayor's Report
7. City Manager Report
8. Public Hearing and Consideration of Ordinance 2026-01: An Ordinance Vacating the Portion of Orchard Drive South of Eagle Gate Drive
9. Consideration of an Amendment for the General Development Plan and Development Agreement for Village Station pertaining to the Property at 445 South Orchard Drive to Permit 60 Townhomes

10. Consideration of Resolution 2026-07R: A Resolution Accepting the Transfer of Surplus Property from Davis County to the City of North Salt Lake
11. Approval of City Council Minutes of January 20, 2026
12. Discussion of Action Items
13. 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:

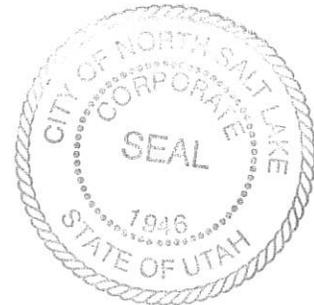
<https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the forgoing agenda for the City Council meeting(s) were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.gov>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: February 2, 2026


Wendy Page, City Recorder



Summary Guide of City Council Agenda Items for February 3, 2026

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 – No Council Action Required

- a. Presentation by Josh Johnson, Davis County Library Director related to the Bountiful library renovation and County library services in south Davis County
- b. Presentation and overview of the City's 15 point vehicle inspection program

Regular Session

Items 4-7: City Council, City Attorney, Mayor and City Manager reports.

Item 8: Public hearing and consideration of Ordinance 2026-01 vacating a portion Orchard Drive south of Eagle Gate Drive – Council motion required.

- a. This proposed vacation is necessary to resolve the ownership of this section of Orchard Drive which now has been included in the development and on-street parking plans for the Village Station project.
- b. Orchard Drive in this location will shortly not be connected to the frontage road and this change will not impact current traffic circulation patterns.

Item 9: Consideration of an amendment to the Village Station General Development Plan and Development Agreement – Council motion required.

- a. This proposed amendment adds 60 owner-occupied townhomes to the Village Station development at the south end of Orchard Drive.
- b. The Planning Commission recommended approval of the proposed changes.

Item 10: Consideration of Resolution 2026-07R: A resolution accepting the transfer of property from Davis County for storm drainage – City Council action required.

- a. The proposed resolution provides the Council's consent to accept ownership of surplus property from Davis County that was going to be used by the County for storm drain improvements. The City has a need to use the property for that purpose.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: February 3, 2026

SUBJECT: Work Session Items

The work session includes two items:

Davis County Library Services. As you know, Davis County is renovating the Bountiful library. Josh Johnson has requested time on the Council agenda to discuss this project and library services in South Davis County.

City's 15-Point Vehicle Replacement Policy. The City Council recently requested an overview of the City's vehicle replacement policy. Attached to the materials is the resolution and policy document that was adopted ten years ago on this. Jon Rueckert will present the policy, how we track vehicles and what goes into making decisions about when vehicles should be replaced.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Jonathan Rueckert, Public Works Director

DATE: February 3, 2026

SUBJECT: Fleet Replacement Policy

PURPOSE

This memorandum is to explain the City's vehicle replacement policy and how it aligns with accepted fleet management industry standards. This policy provides a data driven approach for determining when City vehicles should be considered for replacement based on vehicle age, mileage, and maintenance costs.

BACKGROUND

Municipal fleet best practices recommend replacing vehicles before maintenance, downtime, and reliability issues significantly increase total cost of ownership. Industry standards support evaluating vehicles using multiple measurable criteria to ensure funds are used efficiently and essential services remain reliable.

The City's vehicle replacement policy reflects these standards and provides a transparent, defensible method for prioritizing replacements during the annual budget process. The policy evaluates vehicles using three primary indicators commonly used by public and private fleets nationwide:

1. **Target Age**
Vehicles are assigned a target service life based on class and usage (e.g. trucks, police vehicles, heavy equipment). As vehicles age, the likelihood of higher maintenance costs and unplanned downtime increases.
2. **Target Mileage or Hours**
Mileage (or operating hours for equipment) is used to measure wear and usage. Vehicles approaching or exceeding target mileage are more likely to experience reliability issues and higher repair costs.

3. Maintenance and Repair Costs

Maintenance spending is tracked over time and evaluated as a percentage of the vehicle's original purchase price. Rising maintenance costs are a key indicator that a vehicle is nearing the end of its economical service life.

For consistency across all vehicle types, the City uses a point-based evaluation system that assigns points for age, mileage/hours, and maintenance costs.

The 15 point system is based on:

- Age (1 point for each 1/5 of target age)
- Miles (1 point for each 1/5 of target miles or hours)
- Maintenance (1 point for each 1/5 of target maintenance costs)

Vehicles accumulate points gradually as they are used.

- Vehicles reaching the established 15 point threshold become candidates for replacement, not automatic replacements.
- Points may continue to accumulate, allowing staff to identify vehicles with the highest operational and financial risk.
- This system allows different vehicle classes to be evaluated equitably, even when service lives vary.

The policy allows for exceptions when justified and reviewed through established administrative and budget processes. While age, mileage, and maintenance costs are the primary drivers, replacement decisions also consider:

- Vehicle condition and safety
- Frequency of breakdowns and downtime
- Operational criticality and department needs
- Availability of funding

RESOLUTION NO. 2015-32R

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF
NORTH SALT LAKE ADOPTING A FLEET REPLACEMENT
POLICY AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of North Salt Lake is empowered to enact and declare resolutions to exercise administrative powers; and

WHEREAS, the City's assets include a significant investment in fleet vehicles; and

WHEREAS, the City's; does not currently have a written policy pertaining to the replacement of fleet vehicles; and

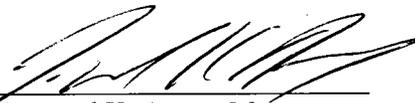
WHEREAS, the City of North Salt Lake desires to adopt a policy establishing criteria, procedures, and funding mechanisms for replacing North Salt Lake City vehicles providing guidance to staff on the purchase and replacement of fleet vehicles.

THEREFORE, let it be resolved by the City Council of the City of North Salt Lake that the fleet replacement policy as found in Exhibit "A" be adopted.

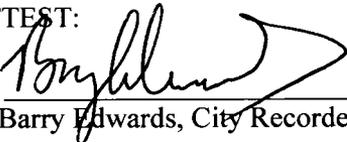
EFFECTIVE DATE. This resolution shall take effect immediately upon adoption.

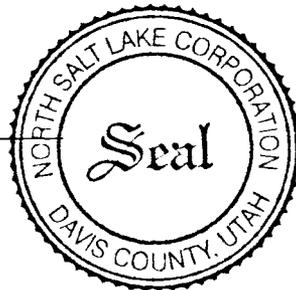
Passed and approved by the City Council of the City of North Salt Lake, this 17th day of November, 2015.

CITY OF NORTH SALT LAKE

By 
Leonard K. Arave, Mayor

ATTEST:

By 
Barry Edwards, City Recorder



Vehicle Replacement Policy

City of North Salt Lake

Purpose

The purpose of this policy is to establish criteria, procedures, and funding mechanisms for replacing North Salt Lake City vehicles. The intent is to:

1. Replace vehicles at appropriate intervals.
2. Select replacement vehicles that meet department needs.
3. Establish reliable funding mechanisms and fair allocation of costs to each department.

Replacement Criteria

- **15 Point System** – Each vehicle will be evaluated annually using a Point System that assigns points for age, mileage, and repair costs. Vehicles will ideally be replaced after reaching 15 points using the guidelines below. However, points are not capped at 15. Points will continue to accrue as long as age, miles, and maintenance costs are being accrued. The Point System can be applied fairly to most vehicles, regardless of their expected life cycle or mileage. The Point System is simply a tool that quantifies the measureable criteria (age, mileage, repairs) and helps staff to prioritize replacements.

The 15 point system is based on:

1. Age (1 point for each 1/5 of target age)
2. Miles (1 point for each 1/5 of target miles or hours)
3. Maintenance (1 point for each 1/5 of target maintenance costs)

Appendix 1 lists Target Age, Miles, and Maintenance costs for all vehicle classes. These targets do not automatically trigger replacement. Targets are simply the expected age and miles when replacement should be considered based on industry standards and actual experience.

- **Vehicle downtime and frequency of visits** to repair shops will also be considered in the decision-making process.
- **Other Factors** – Vehicles may need to be replaced with less than, or more than 15 points, depending on department needs, funding, or other circumstances.

Exceptions to standard Replacement Criteria

Occasionally, special circumstances may need to be considered. A department may need to increase its number of vehicles, upgrade to a different kind of vehicle, or replace a vehicle earlier than expected. In these cases the requesting department submits the appropriate form from the Appendices listed below, and the Fleet Management Board will consider the request:

Appendix 2 – Request for Vehicle Upgrade

Appendix 3 – Request for New Vehicle or Equipment (not a replacement)

Appendix 4 – Request for Non-Scheduled Vehicle or Equipment

Fleet Management Board

The Fleet Management board makes recommendations to the City Manager regarding the vehicles to be replaced each year. The Board includes representatives from Administration, Finance, Police, and Public Works appointed by the respective department heads.

Replacement Procedure

The table below outlines a procedure that incorporates the Points System, department requests, Fleet Management Board recommendations, and City Council approval.

Vehicle Replacement Procedure			
Step	Actions	Timeline	Description
1	Point System evaluation	February 1	Fleet staff calculates Points to every vehicle as of Dec.31 each year, distributes Points report to departments.
2	Department submits requests	March 1	Department head reviews points report, proposes exceptions, special cases, requests vehicle replacements.
3	Fleet Board recommendation	April 1	Fleet Management Board considers points and department requests, recommends vehicle replacement list and cost estimates to City Manager.
4	City Council Budget approval	May-June	Council approves budget, vehicle replacement funding, and vehicles chosen for replacement.
5	Fleet Board finalizes replacement list	May-June	Fleet Management Board finalizes replacement list based on Council approvals as stated above.
6	Fleet lease charged to departments	May-June	Fleet lease charges appear in department budgets to repay the city Fleet Fund for vehicles. Charges for the vehicles will be spread over 5 years or the expected life of the vehicle.
7	Vehicles purchased	July-Sept.	New vehicles purchased from City Fleet Fund.

Funding Mechanism

Vehicles and heavy equipment used in enterprise functions such as; golf, water and storm water, will be funded through the individual funds benefiting from the asset.

Vehicles and heavy equipment used in general government functions such as; police, parks, streets, and administration, will be funded through the fleet fund.

Vehicles - purchase price under \$100,000

Internal Lease – New vehicles will be purchased upfront from unrestricted cash available in the fleet fund, then each department “leases” the vehicles from the Fleet Fund. The department pays for its vehicles as they are being used, with the cost spread across the vehicle’s life (“Target Age”/Depreciable Life).

Heavy Equipment - purchase price \$100,000 or above

External Lease – New heavy equipment will be purchased upfront using a third party source of financing. Leasing options will be determined using existing City purchasing policies, which will require a competitive bid to ensure the lowest interest rate available. The department pays for its vehicles as they are being used, with the cost spread across the vehicle’s life (“Target Age”/Depreciable Life).

APPENDIX 1

Vehicle Targets

Vehicle Category	Target Age (years)	Target Miles or Hours		Target Maintenance: % of original purchase price
Other Sedan	7	100,000	Miles	50%
Other Truck	7	100,000	Miles	50%
Police Line Motorcycle	3	25,000	Miles	50%
Police Line Sedan	5	80,000	Miles	50%
Police Line Truck	5	80,000	Miles	50%
Police Support /Alternate Sedan	7	100,000	Miles	50%
Police Support/Alternate Truck	7	100,000	Miles	50%
Public Works 10 Wheeler	8	35,000	Miles	50%
Public Works Bobtail	8	35,000	Miles	50%
Public Works Dump-truck (Light)	8	100,000	Miles	50%
Public Works Sedan	7	100,000	Miles	50%
Public Works Truck	7	100,000	Miles	50%
Public Works Vector	10	6,500	Hours	50%
Public Works Sweeper	8	3,500	Hours	50%
Public Works Heavy Equipment	8	3,500	Hours	50%

**APPENDIX 2
REQUEST FOR VEHICLE UPGRADE**

Department Name: _____

Division Name: _____ Phone Number: _____

Vehicle Number(s) For Upgrade: _____

Current Vehicle/Equipment Description: _____

Requested Upgrade(s): _____

Upgrade Request: (attach additional information if necessary).

A. Provide justification for upgrade. _____

B. Discuss feasibility of other alternatives. _____

C. Is the proposed upgrade necessary immediately or at time of scheduled vehicle replacement?

D. Annual additional costs for upgrade (Include maintenance, fuel and bank replacement costs)

Current year _____ Year 2 _____ Year 3 _____

E. Budget source for upgrade: _____

APPROVALS

Requesting Dept. Director Date

Fleet Board Chair Date

Finance Director Date

City Manager Date

APPENDIX 3
REQUEST FOR NEW VEHICLE OR EQUIPMENT
(not a replacement)

In order to obtain an additional new or used vehicle, complete and forward this request to the North Salt Lake City Fleet Manager. This will be presented to the Fleet Committee for review. The Fleet Committee will forward all approved requests to City Administration for approval to proceed with the acquisition.

Note: If requesting multiple vehicles and the anticipated type of use differs among those vehicles, please submit a separate form for each category of use.

Department requesting a vehicle: _____

Please answer the following questions:

1. Number of vehicle(s) you are requesting:

2. Provide an estimated yearly mileage for each vehicle being requested:_____

3. Is the need for the vehicle(s) requested related to a program expansion?_____

If "Yes", please explain program expansion:

If "No", please provide justification/need of additional vehicle(s):

4. How are you currently managing without the vehicle(s) requested?

5. Does the organization have sufficient approved funding (budget approval, grant, or other) to fund the initial purchase cost of the vehicle(s) plus make a first year's replacement payment into the Fleet Replacement Fund toward its future replacement and annual maintenance and fuel costs? Indicate funding source.

6. Describe why this purchase is economically justified, and why this acquisition would be a better option than leasing or renting vehicles, paying mileage or vehicle allowance.

APPENDIX 4
REQUEST FOR NON-SCHEDULED VEHICLE/EQUIPMENT REPLACEMENT

If your Department wants to replace a vehicle or piece of equipment earlier than its scheduled replacement, please forward this request to the North Salt Lake Fleet Manager.

Department Name: _____

Division Name: _____ Phone Number: _____

Vehicle/Equipment Number: _____

Current Condition of Vehicle/Equipment:

Provide justification for early replacement

Discuss feasibility of other alternatives. _____

Budget source for early replacement:

APPROVALS

Requesting Dept. Director Date

Fleet Board Chair Date

Finance Director Date

City Manager Date



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: February 3, 2026

SUBJECT: Public Hearing and Consideration of Ordinance 2026-01: An Ordinance Vacating a Portion of Orchard Drive South of Eaglegate Drive

RECOMMENDATION

The Development Review Committee recommends adoption of ORD 2026-01 vacating the portion of Orchard Drive from Eaglegate Drive for approximately 766 feet as shown on attached plat.

The Planning Commission recommended approval of the proposed amendment to the General Development Plan for Village Station with regard to Building Pad 4 which includes the proposed street vacation.

BACKGROUND

The City and Brighton Development Utah entered into an agreement amending the Eaglewood Village Development Agreement on August 6, 2019. The amendment depicted the construction of 4 apartment buildings to be known as Village Station. The Developer has submitted an application to amend the General Development Plan (GDP) for Building Pad 4 to construct 60 townhomes in place of the approved 94 unit apartment building. The developer proposes to operate the townhomes as rental units in conjunction with Village Station Apartments.

During construction of buildings 1 & 2, it was determined by the City Council that Orchard Drive should be disconnected from the Frontage Road and Highway 89 due to the conflict with gravel trucks travelling through the new residential development. The road improvements (parking in the center of the road and other traffic calming measures) had made that portion of road incompatible with large truck traffic. Barricades were placed on Orchard Drive to accomplish this.

Recently the City has been informed by UDOT that Orchard Drive would be permanently disconnected from Highway 89 and the frontage road with the expansion of I-15, which includes the realignment of Highway 89 entirely on the east side of I-15, replacing the frontage road. The City and Developer are proposing the vacation of the right of way for Orchard Drive south of the

roundabout at Eaglegate Drive. The vacation would provide this area of right of way to be utilized by Brighton for the proposed amended GDP and site plan.

The City Council reviewed the proposal on February 4, 2025 and gave indication that they would be willing to consider the street vacation and amendment to the GDP.

The Planning Commission reviewed the request for amendment to the GDP at their meeting on January 13, 2026 and made a favorable recommendation to the City Council.

REVIEW

The Development Review Committee reviewed the proposed vacation in light of the UDOT plan to disconnect the street from Highway 89 and believes the proposal to vacate the right of way should be approved ahead of UDOT's construction, as the road is already closed to through traffic. Upon the approval of the street vacation the Subdivision Plat will be amended in a separate application to encompass the vacated properties into the Eaglewood Village Development area known as Village Station.

The City will maintain public utility easements for utilities currently located within Orchard Drive. Additionally a right of way and pedestrian easement will be maintained for a twelve (12') trail along the western edge of the right of way for future connection to the Highway 89 trail.

The process for vacation of public streets is provided in State Code 10-20-813. The statute requires the City Council to hold a public hearing on a proposed street vacation to determine if good cause exists for the vacation and if the public interest or any person will be materially injured by the proposed vacation. Notice of the hearing must be mailed to the owners of land adjacent to the public street being vacated and to any affected entities who may use the street for public utilities, which notice has been sent on January 22, 2026 and posted upon the right of way.

Upon recordation of the ordinance, State Code provides that the property from the centerline of the right of way is transferred to the adjacent property owners on each side. A portion of the right of way will be transferred to the owners of Building/Pads 1-4 of Village Station and to the City of North Salt Lake where adjacent to the City owned detention basin.

PROPOSED MOTION

I move that the City Council approve Ordinance 2026-01: An Ordinance Vacating a Portion of Orchard Drive South of Eaglegate Drive with the following findings and conditions:

Findings:

1. Good cause exists for the vacation to support the economic stability of the City; and
2. Neither the public interest nor any person will be materially injured by the vacation.

Conditions:

1. Public utility easements shall be maintained for existing public utilities within the street right of way; and
2. The vacated properties shall be incorporated to the adjacent lots by amendment to the existing subdivision plat(s)

Attachments

- 1) Aerial Map
- 2) Village Station General Development Plan (proposed amendment)
- 3) Ordinance 2026-01
- 4) Ordinance Vacation Plat



Orchard Drive Vacation Aerial





Village Station General Development Plan -Proposed



REVISIONS	DESCRIPTION
DATE:	

Village Station Townhomes
NORTH SALT LAKE, DAVIS COUNTY, UTAH

Site Plan



Project Info:
 Engineer: JEFFREY A. DWYER, P.E.
 Designer: JACOB G. HARRIS
 Design Date: MAY, 2025
 Name: VILLAGE STATION TOWNHOMES
 Number: 8440-20

Notice:
 THESE PLANS SHOW PROPOSED UTILITIES AND CONDUITS FOR UTILITIES AND OTHERS TO BE INSTALLED. IF PLANTS OR CONDUITS TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW AT PROPERTY.



ORDINANCE NO. 2026-01

**AN ORDINANCE VACATING A PORTION OF ORCHARD DRIVE
SOUTH OF EAGLEGATE DRIVE TO THE FRONTAGE ROAD
IN THE CITY OF NORTH SALT LAKE, UTAH AND
ESTABLISHING AN EFFECTIVE DATE**

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

WHEREAS, the City has previously closed the street proposed for vacation to reduce the liability and maintenance associated with a right-of-way that will be used almost exclusively for one mixed use development; and

WHEREAS, the City has been notified by the Utah Department of Transportation that Orchard Drive will be disconnected from the frontage road and Highway 89 with the planned I-15 expansion and realignment of Highway 89; and

WHEREAS, the City shall retain an easement for all public utilities within the vacated right-of-way; and

WHEREAS, lawful notice of a public meeting has been given pursuant to 10-20-813 of the Utah Code and North Salt Lake City Code; and

WHEREAS, the North Salt Lake City Council has conducted a public hearing on this matter and determined that there is good cause for vacating the street and that neither the public interest nor any person will be materially injured by the vacation.

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

Section 1. Code Amendment. Pursuant to Utah Code 10-20-813, the portion of Orchard Drive south of Eaglegate Drive as depicted in the attached Vacation Plat shown in Exhibit A.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon publication or posting as required in Utah Code 10-3-713.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 3rd day of February 2026.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton _____

Council Member Jackson _____

Council Member Knowlton _____

Council Member Smoot _____

Council Member Van Langeveld _____

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2026-01 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

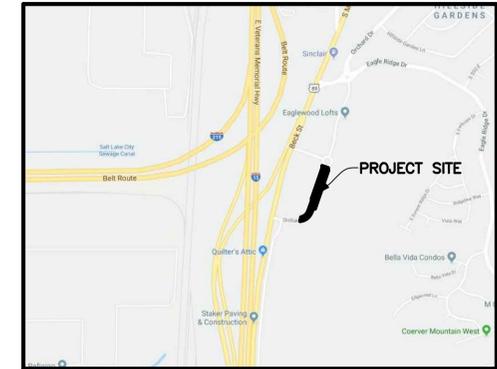
Recorded this _____ day of _____, 2026.

[Seal]

Wendy Page, City Recorder

ORCHARD DRIVE VACATION ORDINANCE NO.

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
 SEPTEMBER, 2025



VICINITY MAP
 NOT TO SCALE

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)ss.
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE MAYOR OF THE CITY OF NORTH SALT LAKE, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, WHICH CITY IS THE OF REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CITY, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE CITY.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE OF LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH HAVE RECEIVED A PETITION REQUESTING THAT THE AREA OF ROADWAY SHOWN HEREON BE VACATED AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HERewith IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 10-9a-609.5 AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE VACATION OF THE AREA OF ROADWAY AS SHOWN ON THIS PLAT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

APPROVED: _____ MAYOR _____ CITY RECORDER

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO VACATE A PORTION OF ORCHARD DRIVE AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDER BY BRIGHTON HOMES.
 THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°09'22"E. THE NAD 83 BEARING FOR THIS LINE IS S0°10'37"E.

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND AVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 20____.

JASON T. FELT, PLS
 UTAH LAND SURVEYOR LICENSE NUMBER 9239283

DAVIS COUNTY RECORDER

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



PROJECT INFO

Surveyor: J. FELT
 Designer: N. ANDERSON
 Begin Date: 9-17-2025
 Name: ROAD VACATION PLAT
 Number: 6440-17
 Scale: 1"=50'

PARCEL 1 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 OF VILLAGE STATION AT EAGLEWOOD WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE, SAID POINT BEING 353.90 FEET SOUTH 00°09'22" EAST ALONG THE SECTION LINE AND 666.68 FEET SOUTH 89°50'38" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11 (SAID EAST QUARTER CORNER BEING NORTH 00°09'22" WEST 2647.77 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE THE FOLLOWING TWO (2) COURSES: (1) NORTH 19°03'24" EAST 302.39 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 41.22 FEET, AN ARC LENGTH OF 24.82 FEET, A DELTA ANGLE OF 34°30'25", A CHORD BEARING OF NORTH 01°48'11" EAST, AND A CHORD LENGTH OF 24.45 FEET; THENCE SOUTH 70°56'36" EAST 48.25 FEET; THENCE SOUTH 19°03'24" WEST 325.50 FEET; THENCE NORTH 71°16'44" WEST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,405 SQUARE FEET OR 0.308 ACRES.

PARCEL 2 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF VILLAGE STATION AT EAGLEWOOD WHICH IS ON THE EASTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE, SAID POINT BEING 343.04 FEET SOUTH 00°09'22" EAST ALONG THE SECTION LINE AND 576.06 FEET SOUTH 89°50'38" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11 (SAID EAST QUARTER CORNER BEING NORTH 00°09'22" WEST 2647.77 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11); THENCE NORTH 70°56'36" WEST 41.00 FEET; THENCE NORTH 19°03'24" EAST 285.67 FEET; THENCE SOUTH 70°56'36" EAST 27.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 05°39'23" EAST 32.91 FEET; AND (2) SOUTH 19°03'24" WEST 255.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,507 SQUARE FEET OR 0.264 ACRES.

PARCEL 3 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF VILLAGE STATION AT EAGLEWOOD WHICH IS ON THE EASTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE, SAID POINT BEING 343.04 FEET SOUTH 00°09'22" EAST ALONG THE SECTION LINE AND 576.06 FEET SOUTH 89°50'38" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11 (SAID EAST QUARTER CORNER BEING NORTH 00°09'22" WEST 2647.77 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 19°03'24" WEST 243.54 FEET; (2) SOUTH 76°26'28" WEST 29.09 FEET; (3) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 4.50 FEET, AN ARC LENGTH OF 3.06 FEET, A DELTA ANGLE OF 38°56'33", A CHORD BEARING OF SOUTH 38°31'40" WEST, AND A CHORD LENGTH OF 3.00 FEET; (4) SOUTH 19°03'24" WEST 38.03 FEET; AND (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 165.50 FEET, AN ARC LENGTH OF 192.28 FEET, A DELTA ANGLE OF 66°34'06", A CHORD BEARING OF SOUTH 52°20'29" WEST, AND A CHORD LENGTH OF 181.65 FEET; THENCE NORTH 12°37'11" EAST 16.29 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 169.52 FEET, A DELTA ANGLE OF 64°45'01", A CHORD BEARING OF NORTH 51°25'53" EAST, AND A CHORD LENGTH OF 160.64 FEET; THENCE NORTH 19°03'24" EAST 300.07 FEET; THENCE SOUTH 70°56'36" EAST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,874 SQUARE FEET OR 0.319 ACRES.

PARCEL 4 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF VILLAGE STATION AT EAGLEWOOD WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE, SAID POINT BEING 353.90 FEET SOUTH 00°09'22" EAST ALONG THE SECTION LINE AND 666.68 FEET SOUTH 89°50'38" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11 (SAID EAST QUARTER CORNER BEING NORTH 00°09'22" WEST 2647.77 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11); THENCE SOUTH 71°25'18" EAST 41.00 FEET; THENCE SOUTH 19°03'24" WEST 130.63 FEET; THENCE NORTH 71°25'18" WEST 32.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 19°03'24" EAST 17.50 FEET; (2) NORTH 22°41'22" WEST 13.52 FEET; AND (3) NORTH 19°03'24" EAST 103.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,155 SQUARE FEET OR 0.118 ACRES.

PARCEL 5 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF VILLAGE STATION AT EAGLEWOOD WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE, SAID POINT BEING 480.23 FEET SOUTH 00°09'22" EAST ALONG THE SECTION LINE AND 701.17 FEET SOUTH 89°50'38" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11 (SAID EAST QUARTER CORNER BEING NORTH 00°09'22" WEST 2647.77 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11); THENCE SOUTH 71°25'18" EAST 32.00 FEET; THENCE SOUTH 19°03'24" WEST 129.62 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 169.52 FEET, A DELTA ANGLE OF 64°45'01", A CHORD BEARING OF SOUTH 51°25'53" WEST, AND A CHORD LENGTH OF 160.64 FEET; THENCE NORTH 12°37'11" EAST 34.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 118.00 FEET, AN ARC LENGTH OF 122.26 FEET, A DELTA ANGLE OF 59°21'43", A CHORD BEARING OF NORTH 48°44'17" EAST, AND A CHORD LENGTH OF 116.86 FEET; AND (2) NORTH 19°03'24" EAST 129.35 FEET TO THE POINT OF BEGINNING.

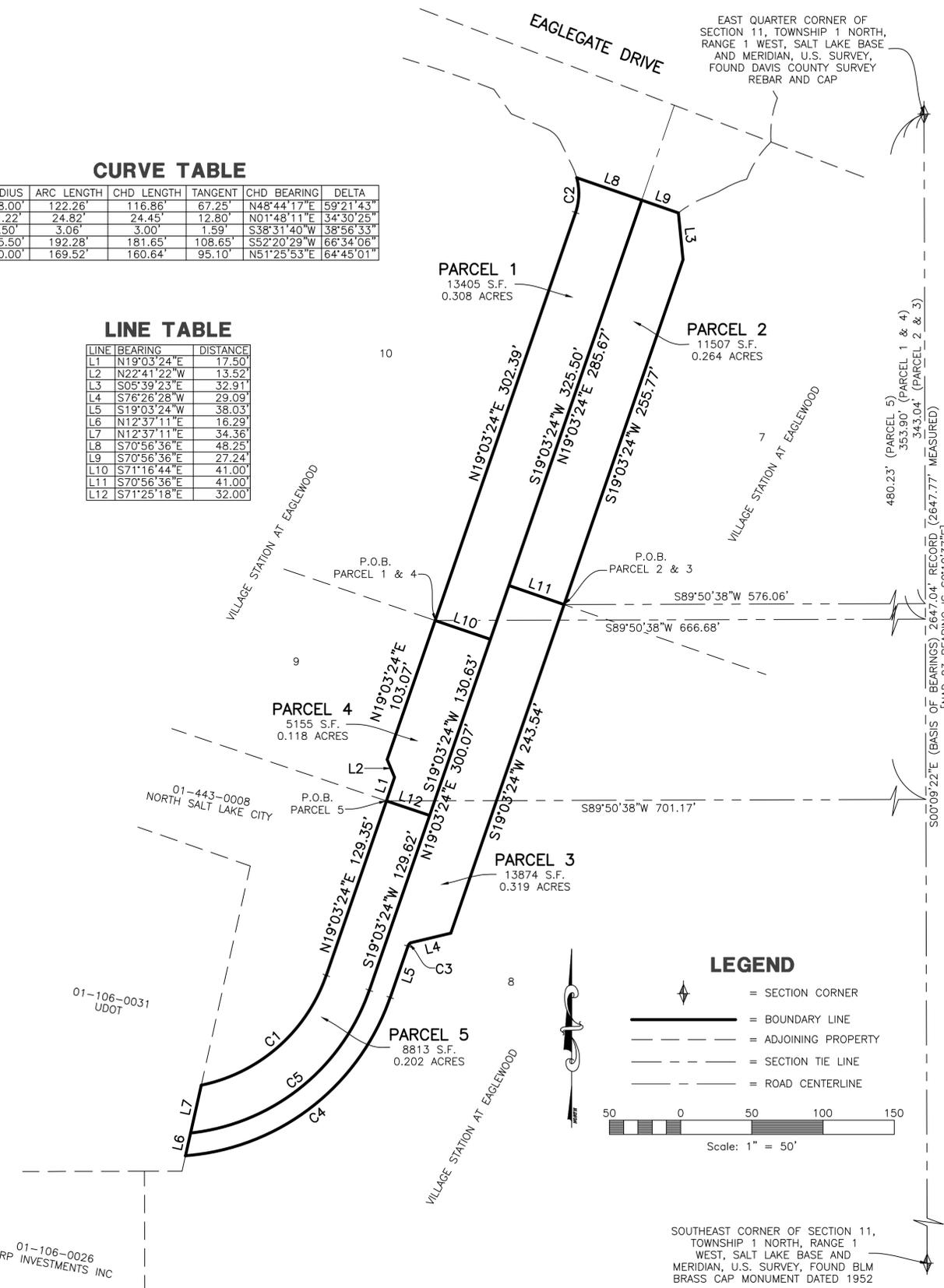
CONTAINING 8,813 SQUARE FEET OR 0.202 ACRES.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	118.00'	122.26'	116.86'	67.25'	N48°44'17"E	59°21'43"
C2	41.22'	24.82'	24.45'	12.80'	N01°48'11"E	34°30'25"
C3	4.50'	3.06'	3.00'	1.59'	S38°31'40"W	38°56'33"
C4	165.50'	192.28'	181.65'	108.65'	S52°20'29"W	66°34'06"
C5	150.00'	169.52'	160.64'	95.10'	N51°25'53"E	64°45'01"

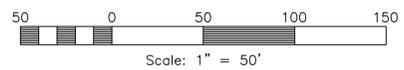
LINE TABLE

LINE	BEARING	DISTANCE
L1	N19°03'24"E	17.50'
L2	N2°41'22"W	13.52'
L3	S05°39'23"E	32.91'
L4	S76°26'28"W	29.09'
L5	S19°03'24"W	38.03'
L6	N12°37'11"E	16.29'
L7	N12°37'11"E	34.36'
L8	S70°56'36"E	48.25'
L9	S70°56'36"E	27.24'
L10	S71°16'44"E	41.00'
L11	S70°56'36"E	41.00'
L12	S71°25'18"E	32.00'



LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE



SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BLM BRASS CAP MONUMENT DATED 1952



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: February 3, 2026

SUBJECT: Consideration of an amendment to the General Development Plan and Development Agreement for Village Station pertaining to the property at 445 South Orchard Drive, Brighton Homes Utah II, LLC, applicant

RECOMMENDATION

The Planning Commission recommends to the City Council the proposed amendment to the General Development Plan for Village Station located at 445 South Orchard Drive with the following findings and conditions:

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.

Conditions:

1. The City Council approval of the proposed road vacation;
2. The City Council approval of the amended Development Agreement to require building #3 include 74 dwelling units and allow the 60 rental townhomes in lieu of the approved 94 unit apartment building #4;
3. The Village Station PUD plat be amended to include the vacated right of way;
4. Approval of geotechnical hazard review as part of the Site Plan Approval by the Planning Commission.

BACKGROUND

The General Development Plan for Eaglewood Village was amended in 2019 for the properties south of Eaglegate Drive and west of Orchard Drive. The property was transferred to Brighton Development and an amended development agreement was approved. The GDP called for 4

apartment buildings south of Eaglegate Drive. Buildings 1 and 2 have been built and are known as Village Station. Site plans have been approved for buildings 3 & 4. The developer wishes to amend the GDP for building 4 and construct rental townhomes rather than the approved 94 dwelling unit apartment building.

During construction of buildings 1 & 2, it was determined by the City Council that Orchard Drive should be disconnected from the Frontage Road and Highway 89 due to the conflict with gravel trucks travelling through the new residential development. The road improvements (parking in the center of the road and the traffic calming measures) had made that portion of road incompatible with large truck traffic. Barricades were placed on Orchard Drive to accomplish this.

Recently the City has been informed by UDOT that Orchard Drive would be permanently disconnected from Highway 89 and the frontage road with the expansion of I-15, which includes the realignment of Highway 89 entirely on the east side of I-15, replacing the frontage road. The city and developer are proposing the vacation of the right of way for Orchard Drive south of the roundabout at Eaglegate Drive. The vacation would provide this area of right of way to be utilized by Brighton for the proposed amended GDP and site plan.

The City Council reviewed the proposal on February 4, 2025 and gave indication that they would be willing to consider the street vacation and amendment to the GDP.

The Planning Commission reviewed the request at their meeting on January 13, 2026 and made a favorable recommendation to the City Council.

REVIEW

The requested amendment to the General Development Plan would replace building 4 which was to contain 94 apartments. The proposed site plan contains 60 townhomes which will be rental units held and managed as part of the Village Station Apartments. The Development Agreement will include the increase in unit count in building 4 from 60 units to 74 units to compensate for the reduction of overall unit counts within Village Station. This will be accomplished by reconfiguring the floorplans to reduce the number of 3 bedroom units and increase the number of 1 & 2 bedroom units. The footprint of building 3 will remain as approved.

The proposed apartment townhomes will each contain a 2-car wide garage. No driveways are proposed. Additional guest parking will be increased by 28 stalls and will include the shared parking provided on the site of building 1 & 2 to the north. The parking provided for the town homes site will be a total of 148 spaces, a rate of 2.5 spaces per unit.

The street is to be vacated and the plat amended to add the vacated street to the development. This will include the entire road south of Eaglegate Drive roundabout, removing all maintenance responsibility for the City. A trail/sidewalk easement will be maintained in the current right of way to connect the development to the Highway 89 trail. The trail will be fitted with removable bollards to provide emergency egress to Highway 89.

The total site will be 3.18 acres and contain 1.28 acres of landscaping. The proposed townhomes will be 3 stories in height and will utilize similar building materials as the built apartment buildings 1 & 2. Tenants in the townhome apartments would have use of the apartment amenities, such as the pool and fitness center.

The process for the development is as follows:

1. PC recommendation on GDP Amendment
2. Public Hearing and approval by CC for the vacation of the street right of way
3. CC approval of amended General Development Plan and Development Agreement
4. Geotechnical review of hillside, including mitigation of any rockfall hazards
5. PC approval of amended Plat and Site Plan Approval

PROPOSED MOTION

I move that the City Council approve the proposed amendment to the General Development Plan and Development Agreement for Village Station at 445 South Orchard Drive with the following findings and conditions:

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.

Conditions:

1. The Village Station PUD plat be amended to include the vacated right of way;
2. Approval of geotechnical hazard review as part of the Site Plan Approval by the Planning Commission.

Attachments

- 1) Aerial/Zoning Map
- 2) Approved GDP/Site Plan for Building #4
- 3) Proposed GDP/Site Plan
- 4) Building Elevations
- 5) Proposed Amendment 7 of the Village Station Development Agreement
- 6) Eaglewood Village Development Agreement 6th Amendment (current)



Village Station at Eaglewood Village General Development Plan Amendment Aerial





Village Station General Development Plan -Current



SITE PLAN 1
1" = 80'

150 E. CENTER STREET, NORTH SALT LAKE, UTAH 84143 | 840 W. HILL FIELD RD. STE. 701 | AXTON, UT 84001

UNIT COUNT	1BED	2BED	3BED	STUDIO	TOTAL	AREA COUNT PER FLOOR	TOTAL	COMMERCIAL AREAS:		
BUILDING 1	69	37	-	7	98	BUILDING 1	23,587 SF	94,346 SF	BU. LD. NG 2	18,000 SF
BUILDING 2	27	27	-	6	60	BUILDING 2	17,928 SF	71,712 SF	BU. LD. NG 6	9,000 SF
BUILDING 3	23	37	14	-	74	BUILDING 3	20,903 SF	83,901 SF	BU. LD. NG 7	9,800 SF
BUILDING 4	85	47	10	-	95	BUILDING 4	26,306 SF	105,224 SF		
BUILDING 5	62	10	-	-	62	BUILDING 5	21,176 SF	96,704 SF		
TOTAL	208	182	24	10	424	BUILDING 6	8,000 SF	3,000 SF		
RATIO:	(49%)	(43%)	(6%)	(2%)	(100%)	BUILDING 7	9,800 SF	9,800 SF	1. COMMERCIAL	830 SF - 729 SF
									2. BEDROOM	870 SF - 1075 SF
									3. BEDROOM	1,100 SF - 1,250 SF
									STUDIO	425 SF

PARKING COUNT	PARKING BY USE:
SURFACE STALLS: 891	COMMERCIAL (27,600 SF) 1 STALL PER 1,000 SF 28 REQ.
GARAGE STALLS: 57	OFFICE (16,000 SF) 3 STALL PER 1,000 SF 48 REQ.
TOTAL: 748 STALLS	RESIDENTIAL (424 UNITS) 1.75 STALLS PER UNIT 742 REQ.
(1.76 STALLS PER UNIT)	
PARKING COUNT PER PHASE:	
NORTHERN PHASE: (BUILDINGS 1-5)	
<ul style="list-style-type: none"> 108 UNITS 143 STALLS 1.37 STALLS PER UNIT 	<ul style="list-style-type: none"> TIME OF USE (7AM - 5PM): 75% RESIDENTIAL 557 STALLS 25% OFFICE 24 STALLS 10% COMMERCIAL 23 STALLS TOTAL 604 STALLS
SOUTHERN PHASE: (BUILDINGS 2-4)	
<ul style="list-style-type: none"> 301 UNITS 656 STALLS 1.76 STALLS PER UNIT 	<ul style="list-style-type: none"> TIME OF USE (6PM - MIDNIGHT): 60% RESIDENTIAL 594 STALLS 20% OFFICE 3 STALLS 20% COMMERCIAL 23 STALLS TOTAL 620 STALLS
	<ul style="list-style-type: none"> TIME OF USE (MIDNIGHT TO 7AM): 100% RESIDENTIAL 742 STALLS 0% OFFICE 0 STALLS 0% COMMERCIAL 0 STALLS TOTAL 742 STALLS REQ.



3D MASSING.

LINE TYPE LEGEND

- EXISTING
- CITY STREET
- CITY PROPERTY
- BACKYARD
- NEIGHBORHOOD STREET
- NEIGHBORHOOD STREET
- NEIGHBORHOOD STREET
- NEIGHBORHOOD STREET



A0.1
SITE PLAN OPTION 1
EAGLEWOOD VILLAGE



MAY 6, 2019

150 N. MAIN STREET, STE. 101 HERRING CITY, UT 84037 | (801) 891-1343



Village Station Townhomes General Development Plan –Building Elevations



SEVENTH AMENDMENT TO DEVELOPMENT AGREEMENT
FOR EAGLEWOOD VILLAGE

THIS SEVENTH AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR EAGLEWOOD VILLAGE (the “Seventh Amendment”) is made and entered into effective as of the _____ day of _____, 2026 (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and **VILLAGE STATION NSL TOWNS LLC**, a Utah limited liability company (the “Developer”) as a successor in interest to the original developer, EAGLEWOOD VILLAGE, INC. The Developer and the City are sometimes collectively referred to herein as the “parties” or singularly as a “Party.” Unless otherwise defined herein, capitalized terms in this Seventh Amendment are defined as provided for in the Original Agreement (defined below) or the previous Amendment (defined below).

RECITALS

- A. WHEREAS, the City and Developer (or Developer’s predecessor in interest) entered into a Development Agreement for Eaglewood Village dated June 12, 2007 (the “Original Agreement”), as subsequently amended by six amendments (collectively, the “Prior Agreements”).
- B. WHEREAS, the Original Agreement and Prior Agreements govern the development of certain real property located in North Salt Lake, Utah, commonly known as Eaglewood Village (the “Property”).
- C. WHEREAS, the Developer is the current owner and developer of a portion of the Property known as Building Pad 4, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the “Pad 4 Property”).
- D. WHEREAS, the Pad 4 Property is entitled for multifamily residential use and may be developed with apartments or townhomes.
- E. WHEREAS, the Developer and City now desire to establish certain specific site and building standards for Pad 4 for the development of 60 rental townhomes.
- F. WHEREAS, the Developer and the City agree to minimize the total unit count in the development by increasing the total unit count for Building Pad 3 from 60 units to 74 units within the same footprint of the approved site plan for the same.
- G. WHEREAS, the Parties agree that this Seventh Amendment shall apply only if townhomes are constructed on Pad 4. If the Developer elects to construct apartments, then this Seventh Amendment shall be void and of no effect, and the Prior Agreements shall govern.
- H. WHEREAS, the Parties further intend that any townhome development on Pad 4 shall maintain architectural continuity and quality consistent with Village Station Buildings 1 and 2, with reasonable adjustments for the townhome product type.

I. WHEREAS, the Developer has requested that the Development Agreement be modified to amend the General Development Plan in relation to the allowed use mixture and layout upon Pad 4, as defined in “Exhibit A”, Legal Description.

J. WHEREAS, the Property lies within the City’s P Zoning District.

K. WHEREAS, pursuant to Section 10-13-2-D of the City’s Development Code, exceptions to or modifications 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.

L. WHEREAS, on or about November 4, 2025, the Developer applied to the City to amend the General Development Plan to provide for the replacement of a 94 unit apartment building on Pad 4 with 60 rental townhome units, including the site plan, building configuration, building elevations, site landscaping and fencing.

M. WHEREAS, on January 13, 2026 the City’s Planning Commission issued a positive recommendation to the City Council for the approval of the General Development Plan Amendment, subject to certain conditions.

N. WHEREAS, the Parties not desire to enter into this Seventh Amendment in order to amend the Original Agreement to reflect the approved General Development Plan Amendment including the Exhibits listed below.

AGREEMENT

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

1. Applicability

This Seventh Amendment shall apply only to the Pad 4 Property and only in the event such property is developed as townhomes. If the Pad 4 Property is developed as apartments, this Seventh Amendment shall be null and void, and the Prior Agreements shall remain in full force and effect.

2. Modification of Exhibits

a. Exhibit “B” of the Prior Agreements, as it relates to Pad 4, is hereby replaced with Exhibit B: Pad 4 Townhome General Development Plan.

b. A new Exhibit C: Pad 4 Townhome Building and Land Use Standards is hereby added and attached hereto.

c. A new Exhibit D: Exhibit D – Pad 4 Townhome Landscaping Plan is hereby added and attached hereto.

d. A new Exhibit E – Village Station Buildings 1 & 2 Photos. Pad 4 Townhomes shall maintain architectural continuity and quality consistent with Village Station Buildings 1 and 2, with reasonable adjustments for the townhome product type is hereby added and attached hereto.

e. All other exhibits of the Development Agreement remain unchanged unless they directly conflict with this Amendment.

f. Except as expressly modified herein, the Development Agreement for Eaglewood Village, as previously amended, remains in full force and effect. In the event of any conflict, this Seventh Amendment shall govern only if townhomes are constructed on Pad 4; otherwise, the Prior Agreements shall control.

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

IN WITNESS WHEREOF, the Parties hereto have executed this Seventh Amendment to the Development Agreement for Eaglewood Village by and through their duly authorized representatives as of the Effective Date first written above.

CITY OF NORTH SALT LAKE

By: _____

Brian Horrocks, Mayor

Attest: _____

City Recorder

IN WITNESS WHEREOF, the Parties hereto have executed this Seventh Amendment to the Development Agreement for Eaglewood Village by and through their duly authorized representatives as of the Effective Date first written above.

DEVELOPER:

VILLAGE STATION NSL TOWNS LLC

A Utah limited liability company

By: _____

Name: Nathan W. Pugsley

Title: Manager

EXHIBIT "A"

To Seventh Amendment to Development Agreement

"Subject Lots"

Parcel 1 (Building Pad 4):

01-544-0011

ALL OF LOT 11, VILLAGE STATION AT EAGLEWOOD 1ST AMENDMENT. CONT. 2.53500 ACRES.

Parcel 2 (Building Pad 3)

01-525-0009

ALL OF LOT 9, VILLAGE STATION AT EAGLEWOOD. CONT. 1.04400 ACRES.

EXHIBIT "B"

To Seventh Amendment to Development Agreement

Pad 4 Townhome General Site Plan



Reeve & Associates, Inc.
RA
 1000 S. 1000 E., SUITE 100, SALT LAKE CITY, UT 84143
 TEL: 801-488-1111 FAX: 801-488-1112

Village Station Townhomes
 443 N. DOWLING DR., NORTH SALT LAKE CITY, UT 84143

Site Plan

Project Info:
 Project Name: VILLAGE STATION TOWNHOMES
 Project No.: 2018-001
 Project Date: 08/14/2018
 Project Location: 443 N. DOWLING DR., NORTH SALT LAKE CITY, UT 84143
 Project Status: 4460-30

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EXHIBIT “C”

To Seventh Amendment to Development Agreement

Pad 4 Townhome Building and Land Use Standards

A. Building Standards

1. Lot Area:

- Due to the nature of the development, there shall be no minimum lot area.

2. Maximum Height:

- 40 feet or three (3) stories.

3. Other Property Setbacks:

- Perimeter Setback-all structures shall have a minimum perimeter setback from the east and south property lines of fifteen feet (15’)
- Building separation for courtyard facing units shall be a minimum of twenty five feet (25’), porches and awnings may encroach into the courtyard up to five feet (5’).
- Building Separation (side yard between buildings) shall be a minimum of ten feet (10’).
- All garages shall have a minimum setback from the paved roadways of five feet (5’)

4. Road Width / Fire Access

- Private roadways shall be paved with a minimum width of twenty-four feet (24’)
- All roads and fire access to comply with current International Fire Code (IFC) standards.

5. Coverage Area

- Per approved site plan.

6. Parking

- Parking shall comply with the parking ratios established in the Village Station Development Agreement, based on the number of bedrooms per unit.

7. Landscaping

- Minimum 25% landscaped area; except as been approved for reduction by the Planning Commission in lieu of improvement and maintenance of the UDOT right of way areas along Highway 89 as provided in the

amendment 6 to the Development Agreement. All landscaping shall conform to City Code Title 10 Chapter 22, Water Efficient Landscape Design.

- Landscaping to follow the landscaping plan shown in Exhibit D.

8. Fencing

- Precast concrete, metal, or composite fencing permitted up to 10 feet in height on perimeter locations, subject to City review and approval.

9. Building Materials

- Building design and materials shall reasonably match the materials, color palette, and overall architectural character of Village Station Buildings 1 and 2, with appropriate adjustments for townhome configurations.

10. Lighting

- Shielded, downward-directed fixtures consistent with Village Station fixtures.

11. Utilities / Drainage

- All utilities and drainage improvements shall comply with approved civil plans and City standards.

12. Fire Hydrants / Access

- As required by the IFC and City Engineer.

B. Land Use

- Permitted Uses: Townhome residential dwellings and accessory structures such as mail kiosks and maintenance storage.
- Conditional Uses: None beyond those permitted under applicable City ordinances.
- Prohibited Uses: Any non-residential or commercial use not expressly permitted.

C. Architectural Standards

- The townhome buildings shall maintain architectural continuity and quality consistent with Village Station Buildings 1 and 2.
- Materials, color palette, and detailing shall closely align with those used in Village Station, allowing reasonable adaptation for the townhome product type.

D. Amenities

- The amenities required for the overall Eaglewood Village development are satisfied through the construction of amenities provided within Phases 1 and 2 of Village Station. No additional amenities shall be required for Pad 4.

E. Trail Connection/Public Access Easement

- A minimum twelve foot (12') wide trail shall be provided along west side of the vacated portion of Orchard Drive for connection to the existing Highway 89 trail.
- Removable or flexible bollards shall be installed on the trail connection for City maintenance access of the adjacent City detention facility or for emergency use of the trail as directed by authorized personnel in the event of an incident which requires the evacuation of passenger vehicles from the development.

EXHIBIT “E”

To Seventh Amendment to Development Agreement

Pad 4 Townhomes shall be constructed substantially as shown below in Figure E-1 and maintain architectural continuity and quality consistent with Village Station Buildings 1 and 2, as shown below in Figure E-2 with reasonable adjustments for the townhome product type.

Figure E-1: Pad 4 Townhome Rendering



Figure E-2: Village Station Buildings 1 & 2





AGR2019-37A
**SIXTH AMENDMENT TO
DEVELOPMENT AGREEMENT
FOR EAGLEWOOD VILLAGE**

THIS SIXTH AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR EAGLEWOOD VILLAGE (the “Sixth Amendment”) is made and entered into effective as of the 8th day of October, 2019 (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and **EV COMMERCIAL LLC.**, a Utah limited liability company (the “Developer”) as a successor in interest to the original developer, EAGLEWOOD VILLAGE, INC. The Developer and the City are sometimes collectively referred to herein as the “Parties” or singularly as a “Party.” Unless otherwise defined herein, capitalized terms in this Sixth Amendment are defined as provided for in the Original Agreement (defined below) or the previous Amendment (defined below).

RECITALS

A. WHEREAS, The City entered into a certain Development Agreement for Eaglewood Village dated June 12, 2007 (the “Original Development Agreement”) with Developer, in connection with the development of certain real property owned by Developer and located in the City of North Salt Lake, which property is commonly referred to as “Eaglewood Village” (the “Property”). The Original Development has been subsequently amended by a certain First Amendment to Development Agreement for Eaglewood Village dated December 21, 2010 (the “First Amendment”), by a certain Second Amendment to Development Agreement for eaglewood Village dated August 2, 2011 (the “Second Amendment”), by a certain Third Amendment to Development Agreement for eaglewood Village dated September 27, 2011 (the “Third Amendment”), by a certain Fourth Amendment to Development Agreement for eaglewood Village dated November 6, 2014 (the “Fourth Amendment”), and by a certain Fifth Amendment to Delopment Agreement for Eaglewood Village dated June 5, 2018 . The Original Development Agreement, the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment are collectively referred to herein as the “Development Agreement.” Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Development Agreement.

B. WHEREAS, the Developer has requested that the Development Agreement be modified to amend the General Development Plan in relation to the the allowed use mixture and layout upon lot 1B Eaglewood Village Subdivision 3rd Amendment and Lots 2 and 3 Eaglwood Village Subdivision Amended, as defined in “Exhibit A”, Legal Description.

C. WHEREAS, the Property lies within the City’s P Zoning District.

D. WHEREAS, pursuant to Section 10-13-2-D of the City’s development 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.

E. WHEREAS, on or about July 2, 2019, the Developer applied to the City to amend the General Development Plan to modify the General Development Plan to include modifying: the building types to include retail commercial, office, mixed use commercial and residential and residential buildings; the site plan; building configuration; building elevations; site landscaping; and fencing (the “General Development Plan Amendment”).

F. WHEREAS, on July 23, 2019, the City’s Planning Commission issued a positive recommendation to the City Council for the approval of the General Development Plan Amendment, subject to certain conditions.

G. WHEREAS, the Parties now desire to enter into this Sixth Amendment in order to amend the Original Agreement to reflect the approved General Development Plan Amendment including amending the following exhibits that were attached to the Original Agreement: Exhibit “B” Site Plan Renderings; Exhibit “C” Eaglewood Village P District Building Standards; and Exhibit “D” Signage Guidelines.

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:

a. The Parties hereby agree:

1. Those portions of Exhibits “B” (Site Plan Renderings) attached to the Original Agreement relating to lot 1B Eaglewood Village Subdivision 3rd Amendment and Lots 2 and 3 Eaglewood Village Subdivision Amended (“Subject Lots”) are hereby modified as shown on Exhibit “B” attached hereto and by this reference made a part hereof, which is now the “General Development Plan” for the “Subject Lots”. The Site Plan Rendering is conceptual and may be modified in accord with the terms stipulated within the amended exhibits as attached and as mutually agreed upon by the Parties. The Developer shall retain the option to amend the site plan for Lot 3 Eaglewood Village alternatively with townhome residential units in the event that construction of high rise apartment buildings are not feasible due to economic viability or site specific soils issues.

2. Exhibits “C” and “D” as attached to the Original Agreement are hereby modified as shown and subject only to Eaglewood Village Subdivision lots 1B, 2, and 3 as defined in Exhibit “A” Legal Description. Exhibits “C” Land Use and Architectural Standards and “D” Signage Standards attached hereto and by this reference made a part hereof. Exhibits “C” and “D” attached hereto are collectively referred to herein as the “Amended Exhibits”.

3. Term of Agreement. The Parties agree that the vested rights described in this Amendment 6 shall be effective for a period of six (6) years following the date on which this agreement is adopted by the City Council and signed by the City's Mayor, with an option on the part of the Developer or the City to extend such vested rights for an addition three (3) years if the terms of this Agreement have been substantially complied with and the Developer is proceeding with reasonable diligence in the development of the Subject Lots as contemplated by this Amendment 6.

b. EV COMMERCIAL LLC., a Utah corporation, as the Owner of lot 1B Eaglewood Village Subdivision 3rd Amendment and Lots 2 and 3 Eaglewood Village Subdivision Amended, is hereby vested with the right to construct approximately 25,000 sq. ft. of Retail Space and approximately 16,000 sq. ft. of Office Space in the approximate location and layout shown on the attached Amended General Development Plan. Additionally the Developer shall have the right to construct up to an additional 446 Residential Units provided the minimum parking standard as established in Exhibit "C" has been satisfied and in the approximate location and layout shown on the attached Amended General Development Plan. In the event that a hotel is built in place of one of the residential buildings, the number of hotel rooms and final number of residential units shall be reduced based upon the ability of the developer to meet the minimum shared parking requirements established within Exhibit "C" and upon the other limitations and minimum requirements as further described in the Attached Exhibits.

c. By signing below, EV COMMERCIAL LLC, as the owner of Lots lot 1B Eaglewood Village Subdivision 3rd Amendment and Lots 2 and 3 Eaglewood Village Subdivision Amended, hereby consents to the terms and conditions of the Original Agreement, as modified by this Sixth Amendment.

d. The Original Agreement, as amended by this Sixth Amendment, is hereby ratified and confirmed, and remains in full force and effect. To the extent that the terms of this Sixth Amendment conflict with the Original Agreement, the terms of this Sixth Amendment shall control. (6 years)

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURES FOLLOW ON NEXT PAGE]

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

ATTEST:

CITY:

CITY OF NORTH SALT LAKE



City Recorder



By: Len Arave
Its: Mayor

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

DEVELOPER:

EV COMMERCIAL LLC.,
a Utah corporation

By: 
SETH ODE, Manager
mgr of EV Holdings, LLC, mgr of EV Commercial, LLC

EXHIBIT "A"
To Sixth Amendment To Development Agreement

"Subject Lots"

Parcel 1:

01-501-0002

ALL OF LOT 1B, EAGLEWOOD VILLAGE SUBDIVISION 3RD AMENDMENT. CONT. 4.04700 ACRES.

Parcel 2:

01-472-0002

ALL OF LOT 2, EAGLEWOOD VILLAGE SUBDIVISION AMENDED. CONT. 3.37900 ACRES.

Parcel 1:

01-472-0006

ALL OF LOT 3, EAGLEWOOD VILLAGE SUBDIVISION AMENDED LYING WITHIN THE SOUTH DAVIS WATER DISTRICT. CONT. 6.477 ACRES (SPLIT FOR TAXING PURPOSES.)

EXHIBIT "C"

To Sixth Amendment To Development Agreement (Subject Lots Only)

Eaglewood Village P District Land & Architectural Standards

SECTION 1: BUILDING STANDARDS

- A. Purpose. This Exhibit outlines the standards pursuant to which Eaglewood Village 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. Due to the nature of development, there shall be no minimum lot area.
 2. Maximum Coverage Area:
 - i. Due to the nature of the mixed use development and the unusual shape of the properties, the maximum coverage area shall be as illustrated on Exhibit B, General Development Plan.
 3. Maximum Height & Stories of Buildings:
 - i. The maximum height for all structures in the P District shall be 75 feet from average finished final grade and a maximum of six (6) stories.
 4. Lot Width and Depth:
 - i. The minimum lot width and depth for the lot shall be as depicted on on Exhibit B, General Development Plan.
 5. Setbacks from Highway 89, Orchard Drive and Eaglegate Drive:
 - i. The minimum front yard setback shall be twenty five (25') feet from back of curb which is adjacent to travel lanes of a public right of way.
 - ii. Balconies may encroach into the front setback up two and one-half (2 ½') feet.
 6. Other property line setbacks:
 - i. The minimum side yard setbacks shall be five (5) feet.
 - ii. The minimum rear yard setback shall be five (5) feet.
 7. Minimum Landscape Percentage.
 - i. The minimum landscape percentage for the entire development shall be 25%.
 8. In the event that a perpetual agreement is reached for the installation and maintenance of offsite landscape improvements upon the adjacent UDOT and North Salt Lake owned parcels, the required landscaping upon the Subject Lots shall be reduced to 20%.

9. Accessory Buildings:

- i. Carports, or other vehicle storage structures
- ii. Incidental maintenance structures

10. Fence:

- i. The maximum solid fence height within 20 feet of a public street shall be four (4') feet.
- ii. The maximum height for the remainder of the perimeter fence shall be eight (8) feet. Fencing material shall be composite fencing type.

11. Parking shall be provided in accordance with the following standards:

Bedroom Count	Standard
Studio	1.25
1 bedroom	1.5
2 Bedroom	1.75
3 Bedroom	2
Hotel	1
	Standard
Retail/Comm.	1/1,000 sq. ft.
Office	3/1,000 sq. ft.

The total required parking shall be established at site plan based upon the following table for shared use to establish the peak parking demand which shall be the minimum parking required.

Shared Use/Peak Usage Table			
	7 am-6 pm	6 pm-12 am	12 am-6 am
Residential	75%	80%	100%
Office	100%	5%	5%
Commercial	100%	80%	0%

C. Permitted Residential Uses.

- 1. Multi-family residential dwellings;
- 2. Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended; and

3. Residential accessory structures (recreational facilities, rental office, mail kiosks, parking, covered parking, tenant garages, tenant storage closets, facility maintenance storage).

D. Permitted Live Work Units, Permitted Uses.

1. Retail sales;
2. Personal and professional services; and
3. Art studios and gallery.

E. Prohibited Live Work Units, Prohibited Uses.

1. All prohibited commercial uses listed in Subsection F, below.

F. 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 EAGLEWOOD VILLAGE (SUBJECT LOTS)
(List is not intended to be all inclusive of possible uses)
Entertainment or Recreation
Financial Services (bank or credit union)
General Office
General Retail
Hardware Stores (no outdoor storage/display)
Hotel and Hospitality
Medical Offices
Personal and Professional Services
Restaurants
Seasonal Temporary Uses (fireworks, mobile food & beverage, Christmas trees, etc.)
GENERAL CATEGORIES OF CONDITIONAL USES
Special Events (Carnival, Craft Fair, Farmer's Market, Festival, Fundraisers, Mobile Food Truck Fair, etc.)
GENERAL CATEGORIES OF PROHIBITED USES
Automobile (sales, service, rentals, car washes, parts, oil & lube changes, body, repair or tire shops)
Manufacturing
Nonstore Retailers
Pawnshops, title loan, quick loan, or other payday loan or check cashing services.

Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)
Self-Serve Laundromats
Self-Storage Rentals
Sexually Oriented Businesses
Support Activities for Transportation
Tobacco Specialty Stores
Warehousing and Storage Facilities
Wholesale Trade

SECTION 2: ARCHITECTURAL STANDARDS

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 upon the Subject Lots in Eaglewood Village 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.

A. Exterior Elevations

All exterior residential and commercial elevations shall be consistent with general scheme and design as depicted below and as approved in the General Development Plan for the Subject Lots. The units shall utilize shared common space and shared guest parking with the commercial uses. In order to create a cohesive architectural theme shall be established by the developer and submitted to the Planning Commission for review for site plan approval. The following designs are provided as examples of high quality development types. No example or image shown herein shall be exclusively binding upon the Developer, or assignee. All exhibits are added for the purposes of providing context for the criteria set forth herein





B. Design Guidelines

1. Street Façade (commercial, office, mixed use buildings, high rise residential). Street facade requirements apply only to facades facing an existing or proposed public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

- i. The minimum amount of transparency required on street facades with street frontage shall be measured by the ratio of the area of the total windows on a story to the area of the story total façade with the following required minimums:

	Ground Story Transparency	Upper Floor Transparency
Commercial or Office Buildings	65%	25%
Mixed Use Buildings	65%	25%
High Rise Residential Buildings	25%	15%
Live-Work Townhomes	50%	15%
Row Buildings	15%	15%

- ii. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
- iii. Blank Wall Limitation.
 1. No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and
 2. No horizontal segment of a story's facade greater than 15 feet in width may be windowless.

- iv. Horizontal Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
 - v. Vertical Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
2. Entrance Requirements.
2. Entrances Recession or Covering. Any Primary Entrance shall either be recessed or provide an awning, porch, covered or arcade walkway, or balcony. The depth of the recession or covering must be at least 5', and must be 1' wider than the entrance on both sides measured in line with the building facade.
3. Roof Requirements.
- i. Roof Screening. Roof appurtenances must be screened from view of the street(s) using elements described in the requirements below.
 - ii. Variation in Roof Line. Any facade visible from a public right-of-way, including pedestrian, transit, and bicycle corridors, 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 sixty (60) linear feet of facade length.
 - iii. Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - 1. Minimum height is two feet with a maximum height of six feet.
 - 2. The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
 - iv. Flat Roofs. Roofs with no visible slope are permitted. Eaves are required on all street facing facades.
 - 1. Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.

2. Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
 3. Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap. Vertical walls shall extend no more than four feet above the top of the eave.
4. Materials and Colors.
- i. Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - ii. Permitted primary building materials include high quality, durable, natural materials, such as stone, brick, ship lap siding, fiber cement board lapped, shingled, stucco, glass.
 - iii. Secondary Facade Materials. Secondary facade materials are not to exceed 20% of the building facade. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only.
 - iv. Color. Main building colors shall be established by the developer and agreed upon by the Planning Commission. Colors utilized shall be an integral part of the building design and shall exhibit evidence of coordination and selection with respect to the overall visual effect of the buidlign. The color of each façade material shall be harmonious with the color of all other façade materials used on the sae building, as well as the color of façade materials used on adjacent buildings.
 - v. Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all buildings with the exception of the townhome buildings, were approved.
5. Windows, Awnings, and Shutters.
- i. Windows. All upper story windows on a residential and mixed use building shall be high quality architectural windows.

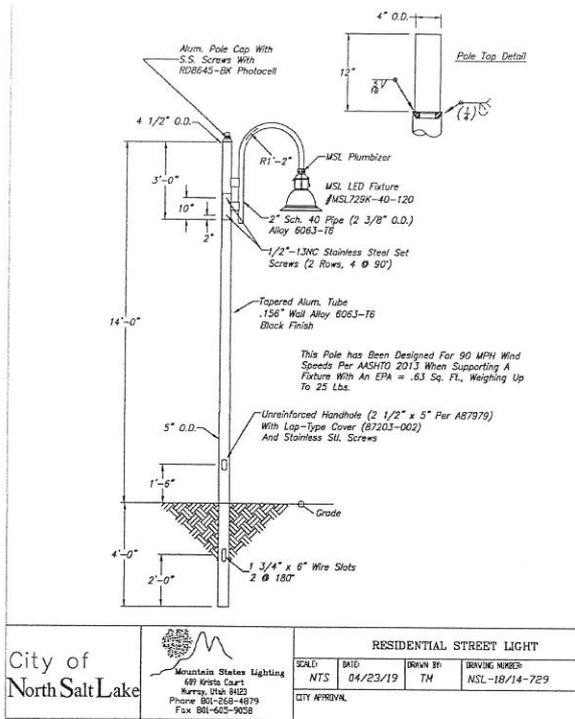
- ii. Awnings. If installed, all awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated.
- iii. Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample.

6. Balconies.

- i. The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot.
- ii. Size. Balconies shall be a minimum of six feet deep and five feet wide.
- iii. Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- iv. Facade Coverage. A maximum of 50% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.
- v. Projection Over Setback. Balconies may hang directly over set-back. They may not be over UDOT right-of-way.
- vi. Clearance. Balconies shall have a minimum 10' clearance.

C. Lamp Posts, Building Lighting. All lighting shall be approved with site plan review. The following street light standard shall be used and shown on the site plan in accord with spacing requirements necessitated by best practice to achieve minimum safety and lighting coverage of pedestrian walkways and vehicular entrances. Interior project lighting shall be utilized that compliments the style and quality of the standard.

- 1. Declarant 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.
- 2. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.



D. Landscaping

Upon completion of each building, the Declarant shall install landscaping in accordance with the approved site and landscape plan. A unity of the design of an overall development master plan shall be achieved by the repetition of certain plant varieties, colors and materials to tie the overall development together. All landscaping and irrigation shall utilize efficient landscaping techniques and drought tolerant species where possible. Street trees shall be required within tree grates or park strips where applicable. Species shall be in conformance with the City Street Tree Ordinance, if adopted or as approved by the City Public Works/Parks Department.

E. Mailboxes

Mailbox clusters, with mailboxes and newspaper receptacles will be provided by Declarant 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. All mailbox clusters for residential uses shall be provided interior to the residential buildings.

F. Fencing Material

Any Project fencing shall be approved at final site plan approval of each parcel, if applicable, and shall be of high quality materials in accord with the design standards for the Town Center Master Plan and design standards as adopted.

G. Residential Amenities

The following residential & community amenities shall be provided as generally depicted on the General Development Plan:

1. Community clubhouse, pool, and recreational facilities which may include pickleball, basketball, volleyball or other outdoor exercise/sports facilities.
2. Outdoor gathering spaces along trails, sidewalks, patios, or courtyard areas.
3. Tot lot.
4. Dog exercise area, fenced.

**EXHIBIT “D”
To Sixth Amendment To Development Agreement**

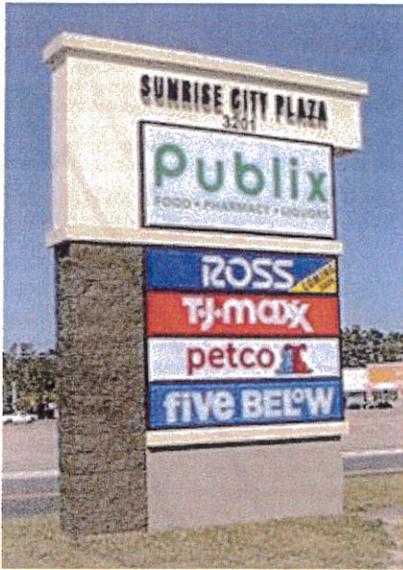
Signage Guidelines

The following sign regulations shall apply to the Eaglewood Village P-District (Subject Lots)

A. Commercial Signage

1. On-site signs, such as monument signs or multi-tenant signs should be designed with consistent design elements, such as a base material, height, and lettering style, to create a visual continuity and add quality to the development in an architectural style that compliments the primary building(s) façade(s). Monument and pylon 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. Signs shall utilize one or more of the following complementary materials or elements as a primary feature to create visual continuity:
 - i. Stone;
 - ii. Brick;
 - iii. Color tinted and textured concrete masonry;
 - iv. Metal or iron detailing; and/or
 - v. Other similarly high-quality materials utilized on the primary structures in the shopping center.
2. One multi-tenant pylon sign shall be permitted along the Highway 89 frontage of lot 1B with the following:
 - i. Maximum height of fifteen feet (15’).
 - ii. Maximum sign face (per side) two hundred-fifty (150) square feet
 - iii. Maximum electronic message area shall not exceed fifty percent (50%) of the sign face and shall be in conformance with adopted sign code regarding electronic message signs;
 - iv. Examples of appropriate design for multi-tenant signs are illustrated below in Figure D-1.

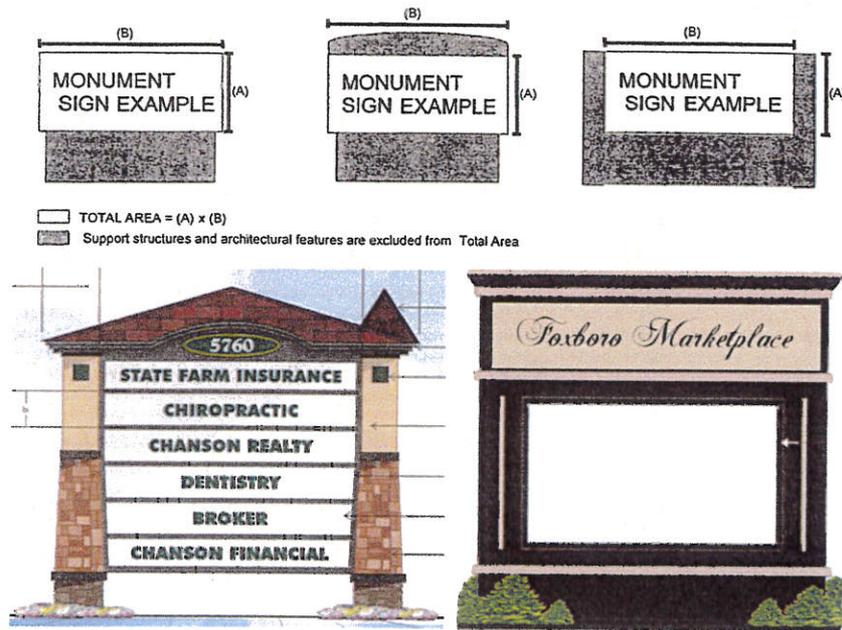
Figure D-1



3. One multi-tenant pylon sign shall be permitted at the entrance of Orchard Drive with the following:
 - i. Maximum height of eight (8') feet.
 - ii. Maximum sign face (per side) sixty (60) square feet
 - iii. Maximum electronic message area shall not exceed fifty percent (50%) of the sign face and shall be in conformance with adopted sign code regarding electronic message signs;
 - iv. No sign shall be located with the clearview entrance.
4. Monument signs shall be allowed internally on each lot within the Subdivision Plat with the following guidelines:
 - i. 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;
 - ii. Signs shall not be placed within the clear view area of any intersection or driveway entrance;
 - iii. Maximum height of four feet (4');
 - iv. Maximum monument size of fifty (50) square feet
 - v. Maximum sign face area seventy-five percent (75%) of monument size.

- vi. Examples of appropriate design for monument signs are illustrated below in Figure D-2.

Figure D-2



5. Wall signs shall be permitted as follows:

- i. Each storefront shall be permitted one (1) wall sign per façade with a public entrance which meet the following criteria:
 1. Maximum sign shall be thirty percent (30%) of the available wall as illustrated by Figure D-3
 2. Signs shall be placed on the building façade to be scaled appropriately with the façade width and height and not conflict with the architectural design features of the building as showing in Figure D-4

3. Examples of appropriate design for wall signs are illustrated in Figure D-5.

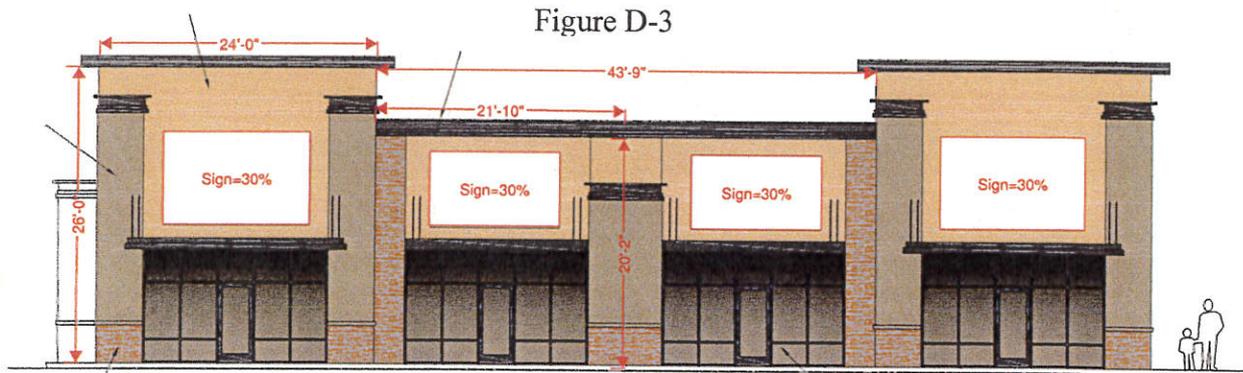


Figure D-4

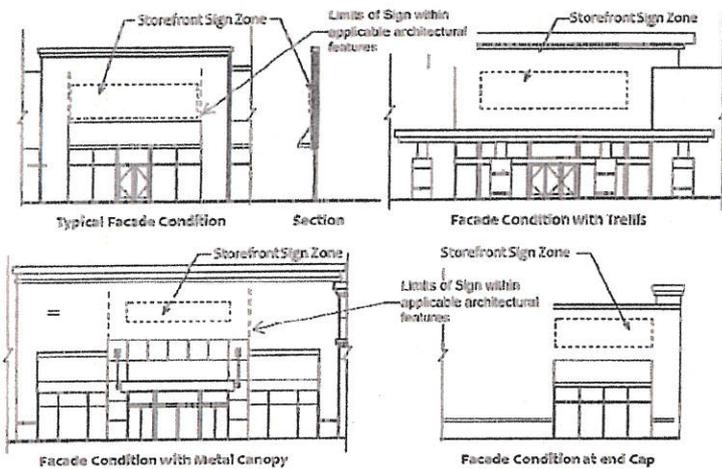


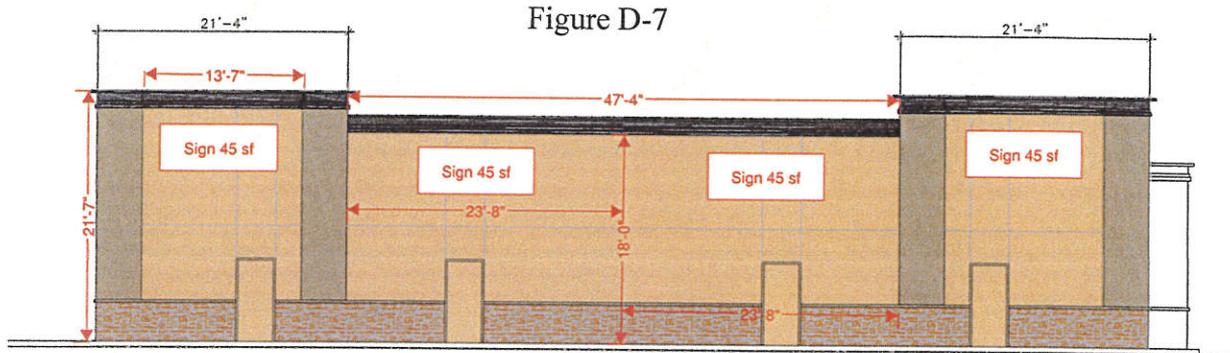
Figure D-5



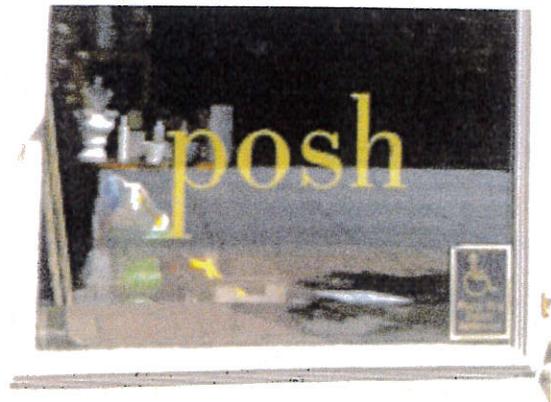
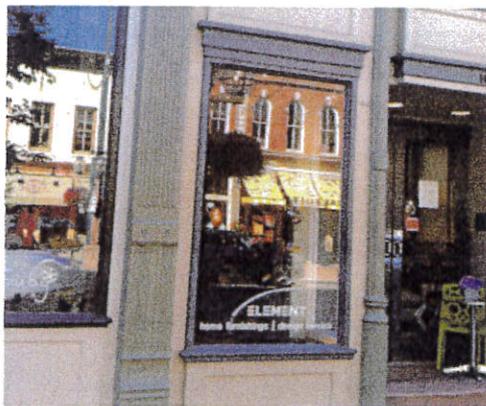
ii. Buildings with rear facades along Highway 89 and end cap units: (illustrated in Figure D-6):

1. One rear wall sign with a maximum size of ten (10%) percent of the available wall or 45 sf, whichever is smaller;
2. One side wall sign for end cap units with a maximum size of ten (10%) percent of the available wall or 60 sf, whichever is smaller,
3. Side wall signs shall be located within the front 1/2 of the unit, as showing in Figure D-7;
4. Signs shall be scaled appropriately with the façade width and height and not conflict with the architectural design features of the building;

5. No part of the sign or the sign structure shall project above the roof structure;
6. The maximum height for individual lettering shall be twenty-four (24") inches;
7. No electronic message boards or signs shall be permitted;



6. 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 fifty percent (50%) of any single window, nor more than thirty percent (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 thirty percent (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 one-hundred (100) square feet regardless of permanent wall signage.
 - iv. Appropriate window sign example:



7. Awning & Canopy Signs shall be permitted only main floor doors and windows as follows:
 - i. Materials: Fabricate awnings using fire-resistant canvas in a color that is appropriate to the period of the building.
 - ii. Shape: Select awning shapes that reflect the door or window openings they cover. Limit valances to approximately eight to twelve inches in length.
 - iii. Lettering and symbols: Lettering should generally be placed on the valance portion of the awning.
 - iv. Internal illumination: Do not use internal illumination or other techniques that cause awnings to glow; however, illumination may be concealed in the awning to provide directional light to illuminate sidewalks or storefronts.
 - v. Appropriate awning and canopy signs:



Awning Sign Example



Projecting Sign Example

8. Projecting Signs are the preferred sign design for main floor retail businesses and shall be of consistent design as per the architectural standards enumerated in the development restrictive covenants.
 - i. Placement—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
 - ii. Public right-of-way—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
 - iii. Area-Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

9. Menu Boards shall be allowed for drive-thru businesses with the following regulations:
- i. Maximum height eight feet (8');
 - ii. Maximum size sixty-four (64) square feet;
 - iii. Menu boards may not be placed in any landscaped area directly adjacent to a public right-of-way.

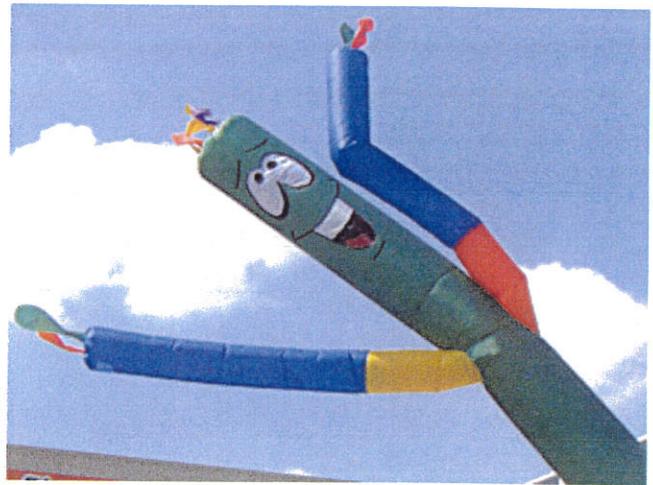
10. Temporary Signs

- i. Banners-one 3 x 12 foot banner per year is permitted to celebrate a grand opening, anniversary, or announce major sales. The banner can be displayed for a period not to exceed 45 consecutive days for existing businesses and 60 days for new businesses.
- ii. A-Frame/Post-Style Commercial Sidewalk signs are permitted subject to the following performance standards:
 1. Maximum height-4 feet
 2. Maximum sign area-2 x 2 feet.
 3. Sign frame shall be constructed of black wrought iron or similar metal material.
 4. Sign can only be displayed during business hours.
 5. One sign allowed per business.
 6. Sign shall not impede pedestrian traffic or pose a safety hazard.
 7. Example temporary sign:



11. PROHIBITED SIGNS. The following is a list of some of the signs that are prohibited:

- i. Permanent signs that are designed to rotate or move by any means.
- ii. Signs mounted on trailers.
- iii. Signs with exposed braces and guy wires.
- iv. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
- v. Signs with changeable copy.
- vi. Flags or banners, balloons, or inflatable signs.
- vii. Examples of prohibited signs.



B. Residential Signs.

1. Residential identification signs shall be limited to no more than one (1) per entrance;
2. One residential identification sign shall be permitted adjacent to Highway 89;
3. Signs shall only display the name, logo, and address of the development;
4. Residential identification signs shall not exceed a height of seven feet (7') and a total size of one hundred (100) square feet of sign area;
5. Maximum sign text shall be fifty percent (50%) of sign area;
6. Signs located at entrances must be set back a minimum of five feet (5') from the property line and shall not be placed within the clear view area of any driveway;

7. Indirect illumination is permitted;
8. One (1) temporary sign is allowed for sale, lease, or rent of residential property per street frontage and is limited to no greater than thirty-two (32) square feet for a period of time not to exceed one (1) year from the issuance of a certificate of occupancy.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Karyn Baxter, City Engineer

DATE: February 3, 2026

SUBJECT: Consideration of Resolution 2026-07R: A resolution accepting the transfer of surplus property from Davis County to the City of North Salt Lake

RECOMMENDATION

I recommend that the City Council approve Resolution No. 2026-07R: A resolution accepting the transfer of surplus property from Davis County to the City of North Salt Lake.

BACKGROUND

The existing storm drain infrastructure located between 400 West and Redwood Road in the MD zone has evolved from an old Davis County storm drain system, portions of which are still owned and maintained by Davis County and others which are owned and maintained by North Salt Lake. As part of the overall master plan, a small parcel specifically reserved for a “drainage ditch” was owned by Davis County for a future storm drain to run from approximately 625 West to 700 West.

As they no longer own the storm drain that would feed into this future pipe, Davis County does not need to connect via this route and was planning to vacate the parcel. As NSL now owns and operates all public storm drain facilities within this area, a storm drain line at this location is part of the NSL Storm Drain Master Plan. Upon request from the Engineering Department, Davis County Public Works agreed to transfer ownership of this parcel to the City for our storm drain system.

Upon review of the prepared Quit Claim Deed, I find that this parcel is a beneficial and necessary addition to City owned properties.

PROPOSED MOTION

I move that the City Council approve Resolution No. 2026-07R: A resolution accepting the transfer of surplus property from Davis County to the City of North Salt Lake.

Attachments:

- 1) Resolution No. 2026-07R
- 2) Quit Claim Deed for Parcel 06-168-0020
- 3) Exhibit showing parcel location and surrounding properties

RESOLUTION NO. 2026-07R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE ACCEPTING THE PROPOSED TRANSFER OF SURPLUS PROPERTY FROM DAVIS COUNTY TO THE CITY OF NORTH SALT LAKE RELATED TO STORM DRAIN CHANNEL

WHEREAS, the Subject Property (the “Property”) is owned by Davis County and has been reserved for future County storm drain facilities as part of a previously approved subdivision plat; and,

WHEREAS, Davis County has determined that the storm drain facilities planned for the Property will not be needed and are desirous now to dispose of the Property; and,

WHEREAS, the Property is needed for the City of North Salt Lake storm drain system; and,

WHEREAS, the City finds that it is beneficial for the general health, safety and welfare of the public to accept the transfer of ownership of the Property from Davis County to the City.

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

- 1) The attached Property is hereby approved for transfer of ownership to the City of North Salt Lake.
- 2) The City Council further authorizes the City Manager, or designee, to sign all documents needed to effectuate this action.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 3rd day of February, 2026.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

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

Space above this line for Recorders use only

QUITCLAIM DEED

DAVIS COUNTY, a political subdivision of the State of Utah, Grantor, at 61 South Main Street, Farmington, UT 84025, hereby **QUITCLAIMS** without warranty or representation of any kind or nature, to **The City of North Salt Lake**, a Utah municipal corporation located in Davis County, State of Utah, at 10 East Center Street, North Salt Lake, Utah 84054, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract of land located in Davis County, Utah:

DRAINAGE DITCH AS DEFINED BY RECORDED PLAT OF HUGHES INDUSTRIAL PARK RECORDED 03/05/1999 E# 1493016 BK 2459 PG 303.

Also being described as follows:

Beginning at a point, said point being S 65°35'01" E 563.441 feet from the N.W. corner of Section 2, T1N, R1W, SLB&M, thence East 340.000 feet, along the South line of Lot 14, of the Hughes Industrial Park subdivision, according to the official plat thereof and of record in the Office of the Davis County Recorder, to the Southeast corner of said Lot 14; thence South 20.000 feet to the Northeast corner Lot of 13 of said subdivision; thence West 340.000 feet, along the North line of said Lot 13, to the Northwest corner of said Lot 13; thence North 20.000 feet to the point of beginning.

Containing 6,800 Square Feet or 0.156 Acre

Tax ID 06-168-0020

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and 2026 taxes and thereafter

WITNESS the hand of the Grantor this 20 day of January, 2026.



DAVIS COUNTY

Rebecca L Abbott for
Brian McKenzie
Davis County Clerk

DAVIS COUNTY

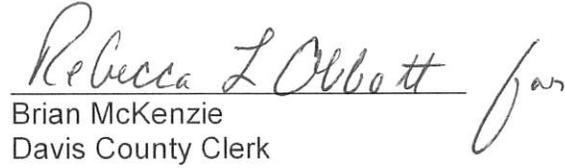
John Crofts
John Crofts, Chair
Davis County Commission

Reviewed and Advised as to
Form and Legality

ATTEST:



Davis County Attorney's Office

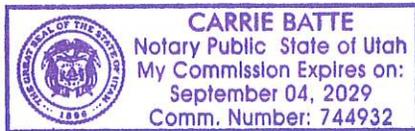


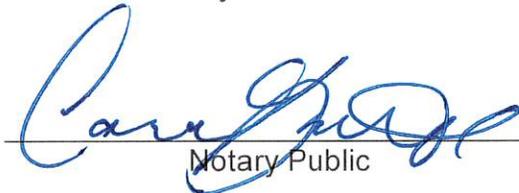
Brian McKenzie
Davis County Clerk

Acknowledgment

State of Utah)
)§
County of Davis)

On this 20th day of January in the year 2026, before me
Carrie Batte, a notary public, personally appeared Brian McKenzie
and John Crofts, proved on the basis of satisfactory evidence to be the persons whose
names are subscribed to in this document, and acknowledged they executed the same
in the capacities as Davis County Clerk and Davis County Commissioner/Executive,
respectively.





Notary Public

PUBLIC ENTITY AFFIDAVIT

(UCA 57-1-48)

STATE OF UTAH)
)§
COUNTY OF DAVIS)

I, Brian Horrocks, being of legal age and authorized by The City of North Salt Lake, hereafter "public entity," being first duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified by the attached instrument from Davis County. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property interest described in the attached instrument referenced above and legal description.

The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the attached instrument referenced above and legal description; and does not waive or modify any legal rights in connection with the same.

This Public Entity Affidavit is only intended to evidence that the public entity consents to Davis County, conveying the real property interest described in the attached instrument referenced above and legal description to the public entity.

Further affiant saith not.

Dated this _____ day of _____, _____.

ATTEST:

Brian Horrocks, Mayor
The City of North Salt Lake

Wendy Page, Recorder
The City of North Salt Lake

On this _____ day of _____, in the year _____, before me _____, a notary public, personally appeared Brian Horrocks and Wendy Page who duly represented to me that they are the Mayor of The City of North Salt Lake and the City Recorder, respectively, and that they each signed the above and foregoing instrument in their official capacity and on behalf of The City of North Salt Lake pursuant to action taken by the City Council.

Notary Public

Davis County Storm Drain Parcel Location



1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 JANUARY 20, 2026

5
6 **DRAFT**
7

8 Mayor Horrocks welcomed those present at 6:00 p.m.
9

10 PRESENT: Mayor Brian Horrocks
11 Councilmember Tammy Clayton
12 Councilmember Suzette Jackson
13 Councilmember Ted Knowlton
14 Councilmember Heidi Smoot
15 Councilmember Alisa Van Langeveld
16

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

22 OTHERS PRESENT: Dee Lalliss, Ryan Holbrook, Carolyn Jacobson, Spencer Weber, Peter
23 Wirthlin, Jamie Nopper, Arianna Nopper, Lily Nopper, Pedro Huebner, Fran Marcus, Brent
24 Crowther, residents.
25

26 1. SEMI-ANNUAL COMMUNITY DEVELOPMENT REPORT BY SHERRIE PACE
27

28 Sherrie Pace shared a semi-annual Community Development review and noted that the
29 department endeavored to focus on community vision (General Plan, Town Center Master Plan),
30 building public trust (interactions, customer service), efficiency & accuracy, engagement (public
31 participation), and regulatory compliance. She reviewed the departments under Community
32 Development including Building, Planning, and Code Enforcement. She shared the following
33 organizational chart:
34

35 Community Development

- 36 • Community Development Director-Sherrie Pace
- 37 • Supervise
 - 38 ○ Building
 - 39 ○ Planning
 - 40 ○ Code enforcement

- 41 • Monitor legislation
- 42 • Code amendments
- 43 • Subdivision review
- 44 • Staff
 - 45 ○ Planning Commission
 - 46 ○ Arts Committee
- 47 • Economic development
- 48 • Represents City
 - 49 ○ Regional Growth Committee (TAC)
 - 50 ○ Land use task force
 - 51 ○ Utah Redevelopment Association

52

53 Building Department

- 54 • Building Official-Cameron Wright
 - 55 ○ Building plan reviews
 - 56 ○ Inspections
 - 57 ○ City Hall facilities maintenance
- 58
- 59 • Permit Tech-Angie Dives
 - 60 ○ Process building permits
 - 61 ○ Scheduling
 - 62 ○ Monthly permit reports
 - 63 ○ Vendor fair
 - 64 ○ Cross trained-utilities/business licenses

65

66 Planning Department

- 67 • Long Range/Grant-Ali Avery
 - 68 ○ Long range planning documents
 - 69 ■ General Plan
 - 70 ■ Town Center Master Plan
 - 71 ■ Trails Master Plan
 - 72 ○ GIS/mapping
 - 73 ○ Grants administration
 - 74 ○ Regional coordination
 - 75 ■ Jordan River Commission
 - 76 ■ Regional Growth Committee (TAC)
 - 77 ○ Directs
 - 78 ■ Planning intern-long range project

- 79 • Planner-Mackenzie Johnson
- 80 • Current planning
- 81 ○ Zoning review
- 82 ▪ Building permits
- 83 ▪ Business licensing
- 84 ○ Subdivision review
- 85 ○ Conditional use permits
- 86 ○ Zone changes
- 87 • Directs
- 88 ○ Code enforcement
- 89 ○ Planning intern
- 90 • Staff to Planning Commission
- 91 • Regional coordination
- 92 ○ Steering committees
- 93 ○ Regional Growth Committee (TAC)
- 94
- 95 • Planning Intern-Caden Baines
- 96 • Current planning
- 97 ○ Front counter staff
- 98 • Zoning review
- 99 ○ Building permits
- 100 ○ Business licensing
- 101 • Good Landlord Program
- 102 • Long Range Planning
- 103 ○ GIS admin
- 104 ○ Project assistant
- 105
- 106 Code Enforcement
- 107 • Code Specialist-Amber Simmons
- 108 • Code enforcement
- 109 ○ Investigation-complaints
- 110 • Assigns cases
- 111 • Assist other departments
- 112 ○ Tree trimming
- 113 ○ Park strips
- 114 • Removal of illegal signs
- 115 • Weed control
- 116 • Business license violations

117 • Conditional use violations

118 • Hearing reports

119

120 Ms. Pace reviewed a list of the items Community Development was involved in including:

121

122 • Customer service (citizens, builders, developers, appraisers, business owners,
123 government agencies)

124 • Land Use applications (subdivisions, site plans, conditional use permits, lot line
125 adjustments)

126 • Building permits and inspections

127 • Land use permits (fences, ADU, STR, sign permits)

128 • Geotech review with engineering

129 • Business license review (zoning compliance)

130 • Good Landlord program certification tracking

131 • Statistics/forecasts (population, demographics, census coordination)

132 • Grant acquisition and management

133 • Mapping and GIS database

134 • Regional planning and collaboration (land use task force, Regional Growth Committee,
135 Active Transportation Committee, Jordan River Commission)

136 • Long range planning (General Plan, neighborhood plans, Active Transportation Plan,
137 Parks Plan)

138 • Staff to Council, Planning Commission, Appeal Authority, Arts & Trails Committees

139 • Special events

140 • Event coordination (vendor fair)

141 • Project review and oversight

142 • Code enforcement

143 • Manage land use records

144

145 Sherrie Pace provided a 2025 year in review with:

146

147 • 492 building permits (calendar year)

148 • 294 building permits (fiscal year)

149 • 24 permit applications (current)

150 • 5.55 days average planning review (residential)

151 • 9.25 days average planning review (commercial)

152 • \$62,278,323 valuation added

153 • 1,698 building inspections

- 154 • 0.6358 days average wait for inspection

155

156 Ms. Pace explained that per State regulations, the City has 14 business days to review permit
157 applications and 21 business days for commercial applications. She noted that those timelines did
158 not apply to building permits requiring geologic hazard studies. She added that part of the
159 process included working with property owners to streamline the process and ensure that
160 geologic hazard studies were performed while the architect was designing the home.

161

162 Mayor Horrocks asked how the 492 permits issued in the 2025 calendar year compared to prior
163 years. Sherrie Pace replied that the 492 permits were trending upwards from the last several
164 years. She noted that there would be more permits on the horizon with Brighton Homes
165 developing three new projects.

166

167 Councilmember Knowlton requested further information related to the permits and trend. He also
168 asked about the valuation and if this was tracked Citywide including normalization with
169 inflation. Sherrie Pace replied that she could also provide the data related to the new valuation of
170 property in the City from the last decade.

171

172 Sherrie Pace noted that the valuation may not be the same as what the County Assessor
173 determined. She said the City valuation included the cost of the permit and the work done on the
174 property and took into account square footage and type of construction with a value set by the
175 building official with a permit charged based upon that value.

176

177 Mayor Horrocks asked if the assessment from the fire district was based on the assessor of City
178 data. Ken Leetham replied that the formula included assessed valuation and population.

179

180 Sherrie Pace continued that building inspections must be completed within three days of a
181 request and the City was generally able to accommodate those requests within one business day.
182 She explained that when the building inspector was on vacation that the City contracted with an
183 outside company to ensure that the requirement was met.

184

185 Sherrie Pace then reviewed construction in the City including the construction on the last pad in
186 the Foxboro Marketplace which was a medical office. She said the permits were ready for the
187 NSL Lofts west building at 120 East Center. She continued that the following projects were in
188 pre-application planning: McDonalds (1100 N Redwood Road), Clifton Commercial (1100 N
189 Redwood Road), NSL Business District (Kimball property), GE building redevelopment,
190 Eaglewood Village, possible hotel, potential market, and restaurant pad. She mentioned other
191 highlights last year included:

192

- 193 • 44 applications
- 194 ○ Zone changes
- 195 ○ Code amendments
- 196 ○ Subdivisions
- 197 ○ Site plans

198

199 Sherrie Pace reviewed the following projects:

200

201 Under construction

- 202 • Eaglewood Cove Phases 13-14
- 203 • Silver Sky Lofts
- 204 • Clifton Place (north)

205

206 Approved

- 207 • NSL Lofts (permit ready)
- 208 • Williamsburg Apartments
- 209 • Eaglewood Cove Phase 15 (final plat)
- 210 • Village Station buildings 3-5

211

212 Residential

- 213 • Clifton Towns (south) 1100 North Redwood Road
- 214 • Village Station Amendment Building 4

215

216 Redevelopment potential

- 217 • Coventry LDS church
- 218 • 800 West LDS church
- 219 • Highway 89 Ouzinian properties

220

221 Councilmember Smoot asked about the zoning for the church property on Coventry Drive and
222 what was allowed per acre. Sherrie Pace replied that it would be a 12,000 square foot minimum
223 lot size.

224

225 Mayor Horrocks mentioned that Abundant Life church was interested in purchasing the Coventry
226 LDS church property.

227

228 Ms. Pace presented a list of the grants awarded in 2025:

229

- 230 • Pacific Avenue sidepath DC Prop 1 \$460,000

231	• Cutler Drive sidewalk DC Prop 1	\$433,800
232	• Montanaro Mural-DD mural grant	\$4,250
233	• Get to the River Festival seed grant	\$250
234	• GTTR Festival mini grant	\$1,000
235	• Main Street safety improvements DC 3 rd Quarter	\$750,000
236	• NSL Safe Routes to Schools TPA	\$40,000
237	• South Davis Greenway Feasibility Study TLC	\$115,000

238

239 Sherrie Pace noted the total grant award for 2025 was \$1,804,300 with \$15,893,922 in grant
240 awards since 2010. She commended Ali Avery for her efforts in securing grant funding over the
241 last 15 years.

242

243 Ms. Pace then reviewed code enforcement cases for 2025 with 16 business licenses, 245 snipe
244 signs, 59 courtesy requests, 135 case log, and 748 tree notices/flyers. She mentioned Amber
245 Simmons accomplished this in eight months in 2025. She continued her review with projects for
246 2026 including:

247

- 248 • Ordinances
 - 249 ○ Town Center Design Standards
 - 250 ○ Business licensing
 - 251 ○ Access
 - 252 ■ Driveway widths
 - 253 ■ Track out
- 254 • WUI map
- 255 • Code enforcement
 - 256 ○ Lighting
 - 257 ○ Tree height
- 258 • Legislature 2026 (Land Use Task Force/Utah Redevelopment Association)

259

260 She added that the consultant would present an update to the City Council in two weeks on the
261 Town Center Design Standards. She noted minor updates would be made to ordinances related to
262 business licensing, driveway widths, track out (dirt on the road), lighting updates based on
263 residential complaints, and updated tree trimming requirements. She continued that the updated
264 General Plan would come before the Planning Commission in March and the City Council by
265 early April.

266

267 Other projects

- 268 • Update to General Plan

- 269 • Annexation area addressing
- 270 • UDOT I-15 expansion
- 271 • Hatch Park
- 272 • City app
- 273 • Arts Committee
- 274 • Trails Master Plan
- 275 • South Davis Greenway
- 276 • 2026 Legislative session

277

278 Mayor Horrocks asked if UDOT would encroach east related to the UDOT I-15 expansion.

279 Sherrie Pace replied that no homes would be impacted and that the property acquisition would
280 occur on the west side of the freeway along Overland and Main Street for detention but would
281 not affect any homes.

282

283 Ms. Pace then presented the following demographics:

284

285 Business (2026)

- 286 • Total number-813 active business licenses

287

288 Geography

- 289 • Land in square miles-11.41
- 290 • Population-24,811 (2026)
- 291 • Persons per square mile-2,174

292

293 Housing

- 294 • Housing units-8,468 (2026)
- 295 • Homeownership rate-68.5%
- 296 • Persons per household-2.9 (decrease from 3.3)
- 297 • Median household income (2023)-\$111,870

298

299 Population

- 300 • State of Utah-3,271,616 (2020 census)
- 301 • City of North Salt Lake-24,811 (2026 estimate)
- 302 • 28.7% change in population since 2010-2020
- 303 • Persons under 5 years-10.3%
- 304 • Persons under 18 years-31.0%
- 305 • Persons 65 and over-6.6%

306 Ms. Pace shared a chart which showed actual units built, actual growth rate, projected units, total
307 unit count, projected growth rate, population, and population date. She added that predictions
308 from the Kem C. Gardner Institute on growth rates as well as building permits which were
309 tracked by staff were utilized in compiling this chart.

310
311 Councilmember Smoot commented that the chart showed increased projected building units but
312 the projected growth rate was declining. Sherrie Pace replied that the projected growth rate came
313 from Kem C. Gardner.

314
315 Councilmember Knowlton shared that the County level projections were from the State and the
316 City level forecast was provided by Wasatch Front Regional Council (WFRC). He continued that
317 the State's County level forecast was an economic model based on projected jobs in an area as
318 well as natural increase based on the strength of the economy at a County level. He added that
319 WFRC worked with cities on whether growth was allowed to happen. He said Davis County was
320 nearing build out and the amount of economic growth that the State forecasted could only be
321 accommodated by having city and town centers/strategic intensification. He concluded that when
322 regions did not accommodate desired economic growth the consequences included increased
323 housing prices, long commutes, air quality issues, and expensive infrastructure.

324
325 Sherrie Pace said she also obtains information from developers on projected units when
326 preparing annual building permit revenue projections.

327
328 Councilmember Jackson mentioned that in the past ten years the City had grown by 4,000
329 individuals but had decreased in housing sizes by 3.3 to 2.9 persons per household and the City
330 was nearing build out. She added that the projections also showed an additional 4,000 individuals
331 in the next ten years which was the same level of growth. Sherrie Pace clarified that in 2015 the
332 growth was 7% and most of the projected growth was under 2%. She explained that while units
333 and individuals would be added that it would not be as many people in those units as household
334 sizes were decreasing.

335
336 Ms. Pace then shared a graph showing the same data of population growth from January 1, 2010
337 through 2030. She added that this information would be updated on the City's website for public
338 review.

339
340 2. DISCUSSION OF DAVIS COUNTY LIBRARY SERVICES BY JOSHUA JOHNSON,
341 DAVIS COUNTY LIBRARY DIRECTOR

342
343 This item was rescheduled for the February 3, 2026 City Council meeting.

344

345 3. ADJOURN

346

347 Mayor Horrocks adjourned the meeting at 7:02 p.m. to begin the regular session.

348 CITY OF NORTH SALT LAKE
349 CITY COUNCIL MEETING-REGULAR SESSION
350 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
351 JANUARY 20, 2026

352
353 **DRAFT**

354
355 Mayor Horrocks welcomed those present at 7:15 p.m. Tammy Clayton provided a thought,
356 invocation, and led those present in the Pledge of Allegiance.

357
358 PRESENT: Mayor Brian Horrocks
359 Councilmember Tammy Clayton
360 Councilmember Suzette Jackson
361 Councilmember Ted Knowlton
362 Councilmember Heidi Smoot
363 Councilmember Alisa Van Langeveld
364

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

369
370 OTHERS PRESENT: Dee Lalliss, Ryan Holbrook, Carolyn Jacobson, Spencer Weber, Miles
371 Weber, Peter Wirthlin, Jamie Nopper, Arianna Nopper, Lily Nopper, Pedro Huebner, Brent
372 Crowther, Fran Marcus, residents; John Blocker, Brighton Homes; Steve Rowley, K&C CPAs.

373
374 1. CITIZEN COMMENT
375

376 Spencer Weber commented that he lived in the Foxboro area and asked about the potential to
377 build a skate park in the area. He spoke on how this encouraged community, exercise, friendship,
378 and how it would benefit the community.

379
380 Miles Weber said he would love to have a skate park and how it would be fun to have one in his
381 neighborhood. He commented it would change his life to have a skate park and allow kids more
382 freedom and less video games.

383
384 Mayor Horrocks commented that Phase 2 of Hatch Park may be able to include a skate park. Ken
385 Leetham said there were several locations in the City, including Legacy Park, that could
386 accommodate a skate park.

387 2. COUNCIL REPORTS

388

389 Councilmember Jackson reported on attending the Senior Lunch Bunch meeting during which
390 the Mayor provided a state of the City address. She mentioned a City day at the Rec Center
391 which could be held on a Thursday in June or July near the Liberty Fest celebration.

392

393 Councilmember Smoot spoke on the Arts Committee and the City mural program including
394 fundraising and proposed locations for several new murals.

395

396 Councilmember Knowlton praised community and economic development staff. He said the
397 future of the region was not the same as the past and gave the example of running out of land. He
398 shared that it would be a mistake to look at the past for guidance in how to address the future. He
399 then spoke on adding a future agenda item to discuss a consent agenda. Councilmember Van
400 Langeveld seconded this suggestion.

401

402 Councilmember Knowlton mentioned America250 and the City's fourth of July milestone. He
403 asked staff for an update on what the City had planned for the semiquincentennial.

404

405 Councilmember Van Langeveld reported on the January Health and Wellness Committee
406 meeting. She noted they elected a new chair/vice chair, decision to shift away from hosting
407 events, move to advising and policy goals, prioritize connectedness, education, outreach, and
408 citizen programs (trails program with swag). She added that one goal was to encourage
409 neighborhood block parties and a citywide picnic. She mentioned the Point in Time Count on
410 January 29-31 to help count and support homeless individuals in Davis County. She also noted
411 there would be a Code Blue warming center and the need for volunteers.

412

413 Councilmember Van Langeveld added that she was part of the Utah League of Cities and Towns
414 Legislative Policy Committee and the first meeting on Monday.

415

416 Mayor Horrocks commented that the PIT count 3am-7am slot was the hardest to find volunteers
417 for. He said it had been a warm winter and only necessitated one Code Blue Night so far.

418

419 Councilmember Clayton reported on attending the Health and Wellness meeting and the plan to
420 meet with the Arts Committee to discuss City events. She added that one of the America250
421 events included Potluck America on July 5th which was a nationwide picnic. She said the
422 America250 theme would extend to previously planned events including the Kite Festival with
423 red, white, and blue kites, etc.

424

425 3. CITY ATTORNEY’S REPORT

426

427 Todd Godfrey had nothing to report.

428

429 4. MAYOR’S REPORT

430

431 Mayor Horrocks spoke on America250 events including walking 250 miles in 2026.

432 Councilmember Clayton mentioned all of the events on the America250 website and registering

433 to track the 250 miles.

434

435 Mayor Horrocks noted that North Salt Lake was hosting the Davis COG meeting on September

436 9th. He mentioned the Youth City Council day at the Legislature on Wednesday January 21st as

437 well as the Elected Officials Day. He suggested that the City could plan to attend in the future

438 and noted that we were not planning to attend this year. He suggested the City participate every

439 three years so that YCC members could have the experience at least once at the Capitol.

440

441 Mayor Horrocks mentioned sister cities. He spoke on the devastation of malaria in Africa and the

442 need for education (clean water, mosquito netting, etc.). Councilmember Jackson commented

443 that partnering with a city in Africa was still being explored and spoke on the opportunity to

444 serve.

445

446 5. CITY MANAGER’S REPORT

447

448 Ken Leetham reported on America250 and sharing a list of events with the City Council. Mayor

449 Horrocks mentioned that the State had allocated funding for these events.

450

451 Ken Leetham shared that the consent agenda discussion item would be added to the next City

452 Council meeting. He then spoke on the budget preparation process for the fiscal year 2026-2027

453 budget that would start July 1, 2026. He suggested the staff presentations could occur during

454 regularly scheduled City Council meetings and then a shortened budget meeting. He presented

455 the proposed budget preparation and adoption calendar:

456

457 1/22/2026 Finance: distribute budget and capital worksheets to department heads for review
458 and recommendations

459

460 2/12/2026 Department Heads: worksheets with recommendations due back to Finance

461

462 2/17/2026 Council Work Session : Council Priorities and Objectives

463

464 3/3/2026 Council Work Session (at Eaglewood Golf Course): Revenue Summary/Overview
465 and Projections
466 Sales tax, property tax, franchise taxes, development fees, and utility rates
467

468 3/17/2026 Council Work Session: Personnel
469 Wage/benefit projections, position requests, COLA
470

471 3/31/2026 Council Work Session: Capital Projects Review
472 Streets, Water, Storm, Parks, Trails
473

474 4/7/2026 Council Work Session: Public Works Operations and Equipment
475 Streets, Water, Storm, Parks, Fleet
476

477 4/11/2026 or Council Work Session: Governmental Operating Budgets
478 4/18/2026 general government, public safety, justice court, community development, local
479 building authority, redevelopment agency, housing
480

481 4/30/2026 Distribute tentative budget in the City Council packet
482

483 5/5/2026 Council meeting: adopt the tentative budget and set the public hearing details and
484 target date for final adoption (6/2/2026 or 6/16/2026)
485

486 6/2/2026 Council meeting: hold a public hearing on the tentative budget, address final
487 concerns, and resolve any remaining issues. The Council may approve the final
488 budget at this meeting (and set the tax rate) or defer adoption to the June 16
489 meeting
490

491 6/16/2026 Council meeting: approve the final budget (by June 30) and set the certified
492 property tax rate by resolution
493

494 Councilmember Van Langeveld was in favor of the proposed plan to space out the discussions.
495 She suggested that the Saturday meeting in April could occur during a regular City Council work
496 session.
497

498 Mayor Horrocks mentioned that one of the drawbacks was the work session was limited in time.
499

500 Councilmember Smoot commented that there may be other issues to discuss during a work
501 session. Ken Leetham replied that these topics could just be part of the Council agenda and other
502 items could also be discussed.

503 Ken Leetham presented his final item related to Ukrainian elected and appointed officials from
504 the City of Novovorontsovka that would be visiting the City on February 11th from 1 p.m. to 5
505 p.m. and invited the City Council to attend. Councilmember Smoot suggested involving a City
506 resident from Ukraine as well.

507

508 6. CONSIDERATION OF COUNCILMEMBER KNOWLTON'S APPOINTMENT TO
509 THE CIVIC EVENTS COMMITTEE

510

511 Councilmember Knowlton introduced Frances Marcus as his appointment to the Civic Events
512 Committee. He shared that she lived in the City for 20+ years and served in the military as a
513 nurse for 26 years. He spoke on her volunteer experience with the Salvation Army, Salt Lake
514 Film Society, and Corporate Games.

515

516 Fran Marcus shared that she worked for Airport #2 in Salt Lake as a registered nurse, organized a
517 humanitarian mission to Morrocco, as the first female officer in charge with the Muslim army,
518 and volunteering at the food bank. She volunteered to assist with the veteran presentation for the
519 America250 event.

520

521 **Councilmember Knowlton moved that the City Council approve his proposed appointment**
522 **of Frances Marcus to the Civic Events Committee with a term ending on January 1, 2029.**
523 **Councilmember Clayton seconded the motion. The motion was approved by**
524 **Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van Langeveld.**

525

526 7. CONSIDERATION OF THE RE-APPOINTMENTS OF MASON BENNETT, SAM
527 BALL, AND NICOLE WHETSTONE TO THE HEALTH AND WELLNESS
528 COMMITTEE WITH TERMS ENDING JANUARY 1, 2030

529

530 Ken Leetham reported that he, along with Chief Black, were the staff members assigned to this
531 Committee. He spoke on the volunteers and said they were engaged, bright, and contributing. He
532 noted that terms for this committee were staggered so that they don't all expire at the same time.

533

534 **Councilmember Van Langeveld moved that the City Council approve the reappointments**
535 **of Sam Ball, Mason Bennett, and Nicole Whetstone to the Health and Wellness Committee**
536 **with a term ending on January 1, 2030. Councilmember Knowlton seconded the motion.**
537 **The motion was approved by Councilmembers Clayton, Jackson, Knowlton, Smoot, and**
538 **Van Langeveld.**

539

540

541 8. ANNUAL REPORT OF THE TRAILS AND ACTIVE TRANSPORTATION
542 COMMITTEE

543
544 Brent Crowther commented that he had been the Committee chair for 2025 and Ryan Oakes
545 would be the chair with Pedro Huebner as the vice chair for 2026. He shared that the Committee
546 consisted of Brent Crowther, Ryan Oakes, Peter Wirthlin, Pedro Huebner, and Kyle Poulter with
547 Ted Knowlton as the Council representative, and Jon Rueckert, Ali Avery, and TJ Riley as staff
548 support. He reviewed the Committee’s mission statement to “enhance the physical and economic
549 well-being of all residents by developing both a transportation network and a community where
550 walking, bicycling, and other forms of active transportation are safe and comfortable, both for
551 recreational and utility trips.” He shared the Committee goals:

- 552
- 553 • Increase active transportation use
 - 554 • Improve safety for all users
 - 555 • Develop, enhance, and maintain a network that connects destinations
 - 556 • Champion supportive programs
 - 557 • Implement supportive programs

558
559 Mr. Crowther commented on the Committee’s 2025 accomplishments that brought focus,
560 organization, and improvements to the City’s amazing natural resources through:

- 561
- 562 • Community engagement activities
 - 563 • State Trail Crew maintenance
 - 564 • Trails Master Plan
 - 565 ○ ORI Grant-\$37,500
 - 566 • South Davis Greenway Feasibility Study

567
568 Engagement Activities:

- 569 • Purge the Spurge
 - 570 ○ Springhill Geologic Park
- 571 • National Trails Day
 - 572 ○ Wild Rose Upper Mountain
- 573 • Golden Spoke Bicycle ride
 - 574 ○ Legacy Parkway Trail
- 575 • NSL Youth Council service
 - 576 ○ US 89 Trash Cleanup
- 577 • 9/11 Day of Service
 - 578 ○ Wild Rose lower mountain to US-89

- 579 • Monthly Trails Cleanup
- 580 ○ May-Wild Rose Upper Mountain
- 581 ○ June-Wild Rose Mid Mountain I
- 582 ○ August-Wild Rose Mid Mountain II
- 583 • Partnered with NSL Youth Council, Mountain Bike Club, JustServe.org, court ordered
- 584 community service, scouts

585
586 Mr. Crowther noted this included over 200 volunteer hours with \$7,000 in value provided. He
587 shared images of the volunteers at these events. He then spoke on utilizing the State Trail Crew
588 from the State Division of Outdoor Recreation in June who provided \$5,400 worth of service. He
589 said the Committee would make another request for the Trail Crew in summer of 2026.

590
591 Brent Crowther continued by reviewing the Trails Master Plan with the goal to inventory,
592 evaluate conditions, and provide recommendations to improve the hillside trails system. He said
593 this process would run from January 2026 to summer 2026. He anticipated the first quick win
594 would be the construction of the Wild Rose to Bonneville Shoreline Trail connection. He noted
595 the Trails Master Plan would be funded by a grant as well as matching City funds. He shared that
596 the plan would define priorities and anticipated costs and inform grant applications and
597 recommendations for City funding.

598
599 Mr. Crowther focused on the South Davis Greenway Feasibility study which was a collaborative
600 effort between Bountiful, Centerville, Farmington, and the City. He added that it was funded by a
601 grant provided by WFRC to evaluate the feasibility and cost of a shared use path from
602 Farmington to the City. He noted the project was initiated in fall 2025 and would be completed in
603 late summer 2026. He spoke on improving signage on the Wild Rose Trail and shared an
604 example of the signage that would be installed.

605
606 Mr. Crowther reviewed 2026 priorities including:

- 607
- 608 • Secure and stabilize funding for new construction and maintenance of trails
- 609 • Implement high priority elements of the Trails Master Plan
- 610 • Continuing community programs and education to strengthen public involvement and
- 611 support
- 612 • Invest in staff and committee member training and resources for trail planning and
- 613 maintenance to ensure long term success
- 614 • Update ordinances to modernize active transportation standards (e-bike, bike lanes, etc.)
- 615 • Improving the connection from the Bonneville Shoreline Trail to Wild Rose
- 616 • Remediate unsanctioned trail construction

617 Councilmember Van Langeveld thanked the Trails Committee for their expertise and efforts.

618

619 Councilmember Smoot asked how much was budgeted and allocated to maintain and improve
620 City trails. Ken Leetham replied that the City needs to budget for trail maintenance including for
621 things like improved signage.

622

623 Councilmember Smoot then asked if the Trails Committee was requesting funding. Brent
624 Crowther responded that the priority was to finalize the Trails Master Plan and then return to the
625 City Council with a plan for funding.

626

627 Mayor Horrocks mentioned the statewide trail plan and if the City trail network could tie into
628 that. Brent Crowther replied that the statewide plan included \$50 million in funding for paved
629 surface trails such as the South Davis Greenway and said that the Trails Master Plan included the
630 Greenway which would allow the City to submit an application for that grant program.

631

632 Councilmember Clayton asked if the Trails Committee would sponsor the monthly Trail Series
633 again. Brent Crowther commented that the Committee had been focusing on trail cleanup but had
634 discussed partnering with the Health and Wellness Committee on a cleanup/hike.

635

636 Councilmember Van Langeveld said Health and Wellness would participate in citizen
637 engagement including offering swag to those who participated in the Trails cleanup.

638

639 Councilmember Jackson spoke on attending the South Davis Greenway meetings and the
640 anticipated completion in summer 2026. She thanked the Committee for their expertise and
641 volunteer efforts.

642

643 9. CONSIDERATION OF AN AMENDED GENERAL DEVELOPMENT PLAN FOR
644 CLIFTON PLACE SOUTH PUD LOCATED AT 1095 NORTH REDWOOD ROAD,
645 BRIGHTON HOMES UTAH II, LLC, APPLICANT

646

647 Sherrie Pace shared a zoning map for Clifton Place South PUD located at 1095 North Redwood
648 Road. She explained the Planned (P) District and General Development Plan (GDP) process
649 included a public hearing on the request to rezone to the P District and review of the General
650 Development Plan by the Planning Commission. She continued that the Commission would then
651 make a recommendation on the GDP to the City Council for review. She noted that once the
652 GDP was approved by the Council the next step would be a preliminary plat or site plan review
653 by the Commission and recommendation to the Council for approval. Ms. Pace said once the
654 City Council approved the P District rezone and development agreement that final plat would be
655 approved by staff and the developer could move forward with construction permits.

656 Ms. Pace reviewed the history of Clifton Place including:

657

658 • July 12, 2022: The Planning Commission held a public hearing for the Clifton Place PUD
659 General Development Plan and P-District Rezone for Clifton Place PUD (North and
660 South) and recommended approval to the City Council.

661

662 • July 19, 2022: The City Council approved the General Development Plan (North and
663 South).

664

665 • September 13, 2022: Planning Commission recommended Preliminary Plan (North and
666 South).

667

668 • October 4, 2022: City Council approved Preliminary Plan, P-District Rezone (ORD
669 2022-07), and Development Agreement (North and South).

670

671 • May 14, 2024: Planning Commission recommended amendment to GDP (North) and
672 approved Preliminary Plan.

673

674 • May 21, 2024: City Council approved amended GDP and amended Development
675 Agreement (North).

676

677 • September 9, 2024: Development Agreement executed.

678

679 • September 12, 2024: Final Plat Signed (North phases 1 & 3).

680

681 • October 1, 2024: City Council approved revised ORD2024-06 for P-District Rezone
682 (repealing ORD2022-07) removing South from the ordinance.

683

684 • July 15, 2025: Final Plat Signed (North phase 2).

685

686 Sherrie Pace presented the amended GDP for Clifton Place with 185 total units per the original
687 General Development Plan. She shared that the amended GDP including the site plan for Clifton
688 Place South which showed 111 units and Clifton Place North with an amended 68 units as of
689 May 2024. She explained that they originally had 74 units on the north side but lost six units due
690 to building changes. She reviewed the site plan and noted the building orientation and
691 commercial location.

692

693 Ms. Pace then shared the proposed amendment to the General Development Plan (GDP) and
694 explained that previously the GDP included 111 units for the south building with 278 parking
695 stalls (2.5/du) and the proposed amendment included 102 units with 366 parking stalls (3.6/du)
696 plus an
697 additional 39 commercial parking spaces. She explained that 31 additional spaces came from a
698 legislative change related to tandem parking spaces within garages. She noted that the
699 commercial development would be located near Redwood Road and mirror the commercial on
700 the north development.

701
702 Sherrie Pace commented that there were several redlines on the GDP that would need to be
703 updated prior to City Council review. She said these changes included the parking counts, an
704 additional parking area near the amenity, and units with tandem garages. She presented the
705 landscaping plan and noted the trail along the curb would need to be moved into the 24 feet of
706 landscaping behind the curb. She shared renderings of the proposed building elevations.

707
708 Sherrie Pace reviewed the amended General Development Plan requests:
709

- 710 • Reduction in number of units
- 711 • Street/site layout
 - 712 ○ Addition of pickleball courts, swimming pool
- 713 • Fencing along Redwood Road
 - 714 ○ Development request sight obscuring (solid)
 - 715 ○ Development Review Committee recommended decorative metal
- 716 • Redlines
 - 717 ○ Add pedestrian connections to Redwood Road trail
 - 718 ○ Amenity parking access-moved south
 - 719 ○ Update parking counts

720
721 Ms. Pace mentioned that the Development Review Committee (DRC) expressed concern about
722 the developer's request for a sight obscuring (solid) fence due to safety and aesthetic (graffiti)
723 concerns and the need to allow for trail and commercial connections. She noted that the Planning
724 Commission agreed with the recommendation from the DRC.

725
726 Councilmember Van Langeveld mentioned the large welcome to Foxboro sign on the corner and
727 asked if it would remain. Sherrie Pace replied affirmatively.

728
729 Councilmember Van Langeveld spoke on the tandem parking and the minimum requirements of
730 2.25 per unit. She asked if the City Code needed to be revised due to the legislative change

731 related to tandem parking. She also asked about the commercial development timeline. Sherrie
732 Pace replied that the development agreement would address the timing of the commercial
733 development.

734
735 Councilmember Van Langeveld mentioned the “condoization” of the commercial units and if this
736 would change the types of businesses here. She expressed a desire for commercial uses including
737 community services (yoga, frozen yogurt, etc.). Sherrie Pace replied that it could be office space
738 or service type businesses and said it would be similar to a strip mall with retail pads. She noted
739 the parking counts and the possibility to perform a parking study in the future. She spoke on
740 shared parking with the commercial development.

741
742 Councilmember Jackson commented that the proposed changes were an improvement including
743 the layout, increased parking, and bigger units.

744
745 **Councilmember Knowlton moved that the City Council approve of the proposed amended**
746 **General Development Plan for Clifton Place South PUD located at 1095 North Redwood**
747 **Road with the following findings and conditions:**

- 748
749 **Findings:**
- 750 **1) The plan is in accordance with the intent, standards and criteria specified in Title 13**
751 **of city code and other applicable regulations.**
 - 752 **2) The plan conforms to the approved concept plan.**
 - 753 **3) The plan creates no substantial financial hardship to the City.**
 - 754 **4) The plan creates no substantial environmental consequences which will adversely**
755 **impact upon adjacent properties and the health, safety or welfare of the inhabitants**
756 **of the City.**

- 757
758 **Conditions**
- 759 **1) The fencing along Redwood Road shall be decorative metal with masonry columns;**
 - 760 **2) Pedestrian connections shall be made from the internal sidewalks to the Redwood**
761 **Road trail;**
 - 762 **3) The driveway for the guest parking adjacent to the community amenities (pool and**
763 **pickleball) shall be reconfigured to move the access to the south and in line with the**
764 **Kettering Drive across Cutler Drive;**
 - 765 **4) The General Development Plan be corrected for redline corrections of parking**
766 **counts;**
 - 767 **5) Subject to final approval of the P-District Rezone and Development Agreement.**
- 768

769 **Councilmember Jackson seconded the motion. The motion was approved by**
770 **Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van Langeveld.**

771

772 10. PRESENTATION OF THE FY25 FINANCIAL AUDIT

773

774 Heidi Voordeckers introduced Steve Rowley with K&C CPAs who would present the fiscal year
775 2025 financial audit.

776

777 Steve Rowley, K&C CPAs, reported on working directly with staff on the audit and said there
778 had not been any problems or concerns. He reviewed the report on the audit of financial
779 statements and summarized that in the opinion of K&C CPAs that the financial statements
780 referred to in the report were materially correct in accordance with generally accepted
781 accounting standards. He explained that this was an unmodified and clean opinion which met the
782 requirements for the State Auditors Office or bond rating agencies or compliance reporting. He
783 continued that this opinion was determined after rigorous testing, planning, and performing the
784 audit based on multiple standards.

785

786 Mr. Rowley spoke on internal controls that must be maintained by staff. He continued that part of
787 the audit included exercising professional judgment and maintaining professional skepticism
788 which was achieved through comparing meeting minutes, corroborating inquiries, confirmations
789 with lenders/vendors, reviewing invoices, etc. He reviewed additional items in the report
790 including comparing fiscal years, the expenditures of federal awards, and government auditing
791 standards in conjunction with internal controls of the City specifically related to financial
792 reporting. He said the internal controls were used to determine the scope of the testing. He noted
793 that no weaknesses or deficiencies were identified.

794

795 Steve Rowley reviewed the second portion of the report related to compliance and other matters.
796 He said this related to compliance and fiscal accountability such as receiving federal funds and
797 the appropriate use of those funds. He noted that no weaknesses or deficiencies were found and
798 he had no findings related to government auditing standards. He then spoke on the report related
799 to uniform guidance and said the opinion was that the City complied in all material respects with
800 compliance requirements related to federal funds.

801

802 Mr. Rowley shared that the amount of federal award during the fiscal year was \$1.1 million
803 which was tested in depth during the audit. He reviewed the State compliance report and the
804 testing performed to ensure it complied with State guidelines and said it was determined that the
805 City did comply. He said internal controls were also found to be in compliance without
806 weaknesses or deficiencies. He commended the City staff for their efforts in strong processes
807 overall for financial reporting, federal reporting, and State compliance.

808 Mayor Horrocks thanked K&C CPAs for their efforts and the decision to engage a new auditing
809 firm for fiscal year 2025. He noted that property tax revenue was higher than sales tax revenue.

810
811 Councilmember Van Langeveld asked a question related to the property tax rates and an overall
812 decreased tax rate over the last ten years in all capacities. Heidi Voordeckers replied that these
813 were new reports and said it was expected that rates would decrease as valuations increased. She
814 explained that the City was still collecting the same amount of revenue.

815
816 Councilmember Van Langeveld mentioned the top businesses paying sales tax in the City with
817 Amazon as number five. Councilmember Smoot noted that Lees Marketplace was paying a
818 higher sales tax than Amazon.

819
820 Councilmember Jackson spoke on property tax and sales tax. She commented on water revenue
821 collection and said this may be a future budget conversation. Heidi Voordeckers replied that there
822 was over \$4 million in improvements by a developer which appeared as revenue but was an in-
823 kind contribution and would be unique to this year.

824
825 Ken Leetham thanked Heidi Voordeckers for her efforts and mentioned the extra tables in the
826 financial statements that Heidi prepared including the tables with ten years worth of historical
827 data which was helpful when working on future budget years.

828
829 11. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2026-04R: A
830 RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 GENERAL FUND,
831 ROADS CAPITAL FUND, WATER OPERATING FUND, STORM WATER FUND,
832 SOLID WASTE FUND, AND FLEET FUND BUDGETS

833
834 Heidi Voordeckers reported that the resolution had changed since the preparation of the packet
835 including the removal of the increase in grant revenue-Pacific Avenue side path for \$460,000 and
836 the increase in capital expenses-Pacific Avenue side path project cost of \$552,000 as this project
837 would occur in fiscal year 2027. She added that while most of these items had been previously
838 discussed that the item related to the increased equipment expense-engineering plotter for \$9,495
839 was new as the old equipment had to be replaced recently. She shared details of the proposed
840 additional adjustments, which were: an increase in professional services expense for the Trails
841 Master Plan for \$15,000; increased wages for Public Works of \$78,810; increased capital
842 expense for David Way emergency shoring at \$170,000; a decrease in the Capital equipment in
843 the Water Fund of \$145,000 related to an expenditure that was done in the last fiscal year. She
844 noted that the total change to fund balance was a use of fund balance of \$128,305.

845

846 Councilmember Jackson asked if the City hoped to recoup the funds related to the David Way
847 emergency shoring. Ken Leetham replied that the City hoped to recoup the funds and would
848 work with the property owner.

849

850 **Mayor Horrocks opened the public hearing at 9:04 p.m.**

851

852 Dee Lalliss, resident, spoke on how well Heidi Voordeckers ensured that everything balanced.
853 He noted that he had read each page of the report and approved.

854

855 **Mayor Horrocks closed the public hearing at 9:05 p.m.**

856

857 **Councilmember Van Langeveld moved that the City Council approve Resolution 2026-04R:**
858 **a resolution approving and adopting amendments to the fiscal year 2025-2026 General**
859 **Fund, Roads Capital Fund, Water Operating Fund, Storm Water Fund, Solid Waste, and**
860 **Fleet Fund Budgets. Councilmember Jackson seconded the motion. The motion was**
861 **approved by Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van Langeveld.**

862

863 12. CONSIDERATION OF RESOLUTION 2026-05R: A RESOLUTION ADOPTING THE
864 HIGHWAY 89 CORRIDOR AGREEMENT BETWEEN THE CITY OF NORTH SALT
865 LAKE AND THE UTAH DEPARTMENT OF TRANSPORTATION

866

867 Sherrie Pace reported that staff worked with the Utah Department of Transportation (UDOT) on
868 the proposed draft for the Highway 89 Corridor agreement. She noted that this was a planning
869 document and not a financial obligation. She said this would guide planning and redevelopment
870 related to right of way dedications, access management and other questions in the future
871 development of US89. She shared the following summary of the agreement:

872

- 873 1) Minimum street spacing distance: 200 feet
- 874 2) Minimum driveway spacing: 100 feet
- 875 3) Safety recommendations: Outlined on Exhibits B & C to include future pedestrian
876 crossings, lighting, transit stops, landing pads, bulb-outs, etc.
- 877 4) Cross sections are divided into 5 exhibits, with a typical 110 foot right of way width
878 (Exhibits D-1 to D-5)
- 879 5) Right of way acquisition will be completed as part of redevelopment along the corridor.
- 880 6) Traffic calming: reduction of speed limit through core of Town Center, use of bulb-outs,
881 signage, and center medians.
- 882 7) Entry Greenway: UDOT will agree to deed the greenway north of 350 North to the City
883 for permanent preservation and maintenance, the City agrees to combine the 4' sidewalk
884 and 4' trail in the greenway to a 12' multi-use trail.

885 8) Future planning documents will be required to conform to this agreement.

886

887 Councilmember Jackson commended staff for their efforts. Councilmember Knowlton was in
888 agreement and said this may not cover everything but represented a positive improvement
889 towards the City's interests. He recognized and thanked UDOT for their efforts and suggested
890 sending a letter to express the City's gratitude related to this corridor agreement.

891

892 **Councilmember Clayton moved that the City Council approve Resolution 2026-05R,**
893 **approving a corridor agreement with the Utah Department of Transportation (UDOT) for**
894 **the Highway 89 Corridor in North Salt Lake. Councilmember Jackson seconded the**
895 **motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton,**
896 **Smoot, and Van Langeveld.**

897

898 Councilmember Knowlton requested an action item to take care of the dedication of UDOT
899 property to the City that was called out in the agreement. Councilmember Van Langeveld
900 seconded this request.

901

902 13. CONSIDERATION OF RESOLUTION 2026-06R: A RESOLUTION ADOPTING A
903 POLICY DOCUMENT RELATED TO CITY COUNCIL ACTION ITEMS

904

905 Ken Leetham reported on a policy document with guidelines related to City Council action
906 items. He reviewed the policy which included the definition of an action item, description of the
907 item, councilmember that requested the item, staff assigned, and status of the item. He continued
908 that the policy addressed the process to add an action item which required the approval of three
909 Councilmembers (which could include the Mayor).

910

911 Mr. Leetham reviewed the guidelines which were divided into three sections:

912

913 1) Paragraphs a, b, and c address how new assignments can be added to the Action Item
914 document. This is where it is noted that three elected officials should give their consent to
915 additions and that assignments must take place in a Council meeting.

916

917 2) Paragraphs d and e address how the Action Item document can be changed. This
918 addresses changes to assignments, deletions or any other alterations. This section also
919 describes how the City staff may complete and adjust assignments and has a process for
920 staff to remove assignments after completion.

921

922 3) The final paragraph f clearly establishes that it is the Council's intention to continue to
923 use the Action Item document as a tool in your meetings for the purpose of reviewing the

924 status of assignments, making changes to existing assignments or adding assignments to
925 the document.

926

927 Councilmember Jackson suggested that an item could be removed if the City councilmember
928 was no longer on the Council and that the Council must also concur on removing items.

929

930 Ken Leetham clarified that the two revisions to the policy document included (1) allowing the
931 Mayor to be included as one of the supporting elected officials needed to add or amend the action
932 items and (2) if a City councilmember was no longer on the Council they did not need to be
933 present in order for the City Council to remove their action item.

934

935 **Councilmember Smoot moved that the City Council approve resolution 2026-06R adopting**
936 **a policy document related to the City Council’s Action Items. Councilmember Knowlton**
937 **seconded the motion. The motion was approved by Councilmembers Clayton, Jackson,**
938 **Knowlton, Smoot, and Van Langeveld.**

939

940 14. APPROVAL OF CITY COUNCIL MINUTES

941

942 The City Council minutes of January 6, 2026 were reviewed and approved.

943

944 The following amendments were requested:

945

- 946 • Mayor Horrocks asked for a name spelling correction of one of his family members that
947 were present from “Darren” to “Daren.”
- 948 • Councilmember Knowlton requested to strike the words “and State overreach” on line 92.
- 949 • Councilmember Van Langeveld clarified on line 33 the local girl scouts were from Troop
950 914.

951

952 **Councilmember Knowlton moved the City Council approve the minutes of January 6, 2026**
953 **meeting, as amended. Councilmember Clayton seconded the motion. The motion was**
954 **approved by Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van Langeveld.**

955

956 15. DISCUSSION OF ACTION ITEMS

957

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

959

960 16. ADJOURN

961

962 Mayor Horrocks adjourned the meeting at 9:29 p.m.

963

964 *The foregoing was approved by the City Council of the City of North Salt Lake*
965 *on Tuesday February 3, 2026 by unanimous vote of all members present.*

966

967

968

969 _____
Brian J. Horrocks, Mayor

_____ *Wendy Page, City Recorder*

City Council Action Items for February 3, 2026

Item	Staff	Description	Staff Responses
<u>New</u>			
26-01	Sherrie	(1-20-26 CM Knowlton) Completion of property deed related to US89 Greenway.	
<u>Current</u>			
25-30	Ken/Sherrie	(10-21-25 CM Van Langeveld) Investigate possible ordinance for entrances of City area.	
25-28	Ken	(10-07-25 CM Jackson) Coordinate with the Rec District and pick a day for residents' free admission to the South Davis Recreation Center. (1-20-26 CM Jackson) Recommended July 2, 2026 or June 25, 2026 for the City's residents so it could be advertised in conjunction with Liberty Fest.	<i><u>(1-29-26) Ken reached out to Tif Miller, Director. June 25 works as a date for all City residents to have a North Salt Lake day at the rec center.</u></i>
25-27	Ken/David	(10-07-25 CM Van Langeveld) Report on the possibility of a City citizen academy. (11-18-25 CM Van Langeveld) Consider 1 to 2 hour class that may help build a bigger bench of volunteers or resources. (1-6-26 CM Van Langeveld) In 2026, this could be done by having two City Council meetings in other areas such as Foxboro and Eaglewood Golf Course.	<i><u>(11-12-25) Staff is working to create a one or two day citizen training meeting(s) to acquaint citizens more with City operations. Report back to City Council on February 17, 2026.</u></i> <i><u>(11-25-25) City Staff is working on abbreviated classes, maybe one or two per year, that would acquaint the public with City operations and services.</u></i>
25-26	Sherrie	(9-16-25 CM Van Langeveld) Investigation of mosquito abatement strategies including sharing cost of bat boxes with residents.	<i><u>(1-29-26) Research has not found any programs where cities encourage or participate in the purchase of bat boxes for the control of mosquitoes. The reasons cited are the diseases (histoplasmosis) that are found in bat and bird droppings become airborne when the boxes are cleaned, which needs to be done frequently, and it really should be done professionally. Most cities that have bat boxes, install them in public places like parks so that they can be maintained properly. Additional concerns related to rabies exist where humans touch or handle bats. In 2018 a Moroni, Utah man died from handling a bat that had entered his home. Bat boxes are around \$40 on Amazon. Other suggestions include eliminating standing water, planting lavender or citronella, cutting grass to less than 2" in height, using yellow lights instead of white, spraying, or installing CO2 emitting traps in shady areas and using patio fans to keep them away.</u></i>

Item	Staff	Description	Staff Responses
25-12	Ken/Jon/Sherrie	(5-7-24 CM Jackson) Possibility for an app that would provide the status of possible rail blockages. (8-6-24 CM Jackson) signage notifications for rail blockages. (3-4-25 CM Van Langeveld) Interested in a City app and to know costs. This app would help residents to stay informed, report issues, and access city services – similar to SLC, Syracuse or Sandy.	<p><i>(7-15-25) This action item is two items: 1) a request to develop a mobile train crossing warning system; and, 2) investigate having a City app that would contain lots of useful information for the public about city events and services.</i></p> <p><i>Train crossing warning system: Staff is working to prepare a presentation on alternatives for a mobile train access warning system. We are looking at a system in the Midwest and a system operated by Salt Lake City where there are multiple at-grade crossings subject to delay. This part of the project will require a few more months of work and a deadline of March 1, 2026 has been established.</i></p> <p><i>(11-25-25) City Staff made a presentation to the City Council on this action item is November 18, 2025. Staff will work with vendors to come up with a proposed app and app features. It is felt that the best way to address a rail crossing alert system is to direct app users to both a traffic software such as Wayz or Google Maps where users self-report delays and a traffic camera system that allows users to visually see the rail crossings in real time.</i></p>
25-11	Ken	(5-21-24 CM Knowlton) Prepare talking points for the 2600 South / 1100 North bridge challenges.	<p><i>(1-2-25) Ken is preparing talking points and will then update City website for public awareness.</i></p> <p><i>(7-15-25) The City has not moved forward on this project and the main reason is that the bridge cannot be built unless it is approximately 2,200 feet long. That length would be a significant disruption to several properties, require the re-routing and/or disconnection of Main Street, does not have the support of Woods Cross (adjacent to the project) and cost approximately \$50-60 million.</i></p>
25-08	Sherrie	(2-18-25 All) Project to evaluate readdressing all County addresses to City addresses.	<p><i>(6-11-25) Staff has met to discuss the framework for the committee, the goals or recommendations to be considered, potential committee members, timeline and review 345 properties affected. Staff will draft assigned addresses for affected properties and provide timeline for Council.</i></p> <p><i>(7-15-25) City staff is working to assemble a data base of all addresses in the City that require adjustment. That will be completed by the end of 2025. After that time, City staff will propose to the Council a working group of members of the public, staff and Council representative to review the entire scope of the project, City costs and overall impacts of the project. Estimated completion, which is City Council taking action on a plan to move forward is April 1, 2026.</i></p>

Item	Staff	Description	Staff Responses
25-03	Sherrie	(5-20-25 CM Baskin) Research potential for creating a dog park at Springhill Park. (1-20-26 CM Jackson) Request to keep this on action item list.	<i>(10-15-25) per direction from the Council on 10/7/2025 the next steps to creating a dog park at this location will be:</i> <ol style="list-style-type: none"> <i>1. Contact the property owners to determine if they are willing to sell the property</i> <i>2. Obtain an appraisal and enter into purchase contracts</i> <i>3. Engage a landscape architect or engineering firm to design the park and cost estimate</i> <i>Approve the budget for the project</i>
25-02	Ken/David	(5-20-25 CM Knowlton) Explore options to property purchase for expanding the Public Works facilities.	<i>(11-12-25) The City Council reviewed options to provide more space at the existing PW facility (see 10-21-25 minutes). Further work to be done on property acquisition. CC would also like to see options for vehicle storage including rental of garage space rather than construction of new facilities at the present time.</i>
Future Agenda Item Discussion Requests			
25-35	Ken	(12-2-25 CM Knowlton & Van Langeveld) Discussion at future meeting regarding solar panels on City property.	
25-34	Ken/Wendy	(12-2-25 CM Knowlton) Investigate doing a small consent agenda for future meetings to streamline items. (1-20-26 CM Knowlton) Request to add on future agenda for discussion.	<i><u>(1-29-26) This item was scheduled for the February 3, City Council meeting. However, on 2/3 Councilmember Knowlton will not be in attendance and so it has been moved to February 17.</u></i>
25-33	Ken	(11-18-25 CM Van Langeveld) Future discussion on Hatch Park design (tower and graphic arts sign updated to NSL rather than Hatch Park).	<i>(11-25-25) Staff will discuss this with the design engineer and have revisions prepared for the Council to review.</i>
25-29	Ken/Sherrie	(10-7-25 CM Van Langeveld) Future work session to discuss Davis School District boundaries.	<i><u>(1-29-26) City Planners have an annual meeting with the school district to discuss upcoming school construction and to report on new residential developments. We have reached out to Tim Leffel for more info.</u></i>
25-25	Ken	(9-2-25 All) Prepare Strategic Plan draft document for Council's review. (12-2-25 CM Van Langeveld) Request to revisit early in 2026.	
25-22	Sherrie	(10-3-23 CM Knowlton) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)	<i>(7-15-25) This project is from October of 2023. We have had some discussions about parking since that time, but the Council should clarify for the staff what is needed or wanted with this assignment.</i>

Item	Staff	Description	Staff Responses
25-21	Sherrie/Jon	<p><i>Combined Action Items:</i> (1-2-24) Work session on Code amendments related to park strip landscaping and street 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.</p>	<p><i>(7-15-25) This project is to landscaping, water conservation methods and tree planting on City-owned property. This project requires City staff to provide an inventory and analysis of City-owned park strips and properties which might be good candidates for conversion from turf to water wise landscaping treatments. A second minor piece of this project is to evaluate our compliance notifications and processes related to conversion of areas to low water use treatments. Deadline for this project is September 16, 2025.</i></p> <p><i>This item also includes a policy question for the City Council related to what level of investment should the City be making each year for tree planting. The current General Plan and City budgets identify tree planting as a priority in the City and this project should articulate the City's specific action plan to increase tree plantings on City property. Deadline for this project is November 11, 2025.</i></p> <p><i>(10-15-25) On 9/16/2025 Staff reviewed possible locations with the City Council and was directed to obtain bids for the City Hall park strip and return to the Council for approval and budget allocation.</i></p>
25-19	Ken / David	<p>(4-2-24 All) Staff will make future proposal on trees/sidewalk damage policies.</p>	<p><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></p> <p><i>(7-15-25) This item is part of a larger issue of sidewalk condition and repair Citywide. Two parts of the project are: 1) creating a policy for when trees on private property damage public sidewalks (should they be removed, sidewalk relocated, etc.). This first part also includes a policy related to the obligations of the adjacent property owners to participate in the costs of repair and replacement of sidewalk or removal of trees. 2) The City must address a citywide infrastructure need to repair and replace sidewalks throughout the City. This is a policy decision by the City Council.</i></p> <p><i>Deadline for Part 1: October 21, 2025</i> <i>Deadline for Part 2: January 20, 2026</i></p> <p><i>(11-12-25) City staff presented information on October 21, 2025 and the City Council requested a draft policy (ordinance) be prepared to address sidewalk repair and the preservation of trees.</i></p>

Item	Staff	Description	Staff Responses
25-18	Sherrie/Ken	(11-19-24 Mayor Horrocks) Future discussion related to expanding Tunnel Springs Park or the Springhill Landslide area for parks request per residents on Independence Way.	<p><i>(11-26-24) The General Plan will have a park and open space element and an analysis of park distribution and walkability should be included.</i></p> <p><i>(10-15-25) A draft of the General Plan is expected from the consultant December 2025.</i></p>
Completed			
25-15	Ken	(3-7-23 Mayor Horrocks) Staff to identify any items that would qualify for the Community Project Funding that Congresswoman Maloy recommends.	<p><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></p> <p><i>(7-15-25) City staff is working to identify qualifying water projects for 2026. Federal projects are very complex and usually cost almost twice as much as using other local funding sources. Staff will report back on this project by January 20, 2026.</i></p> <p><i>(1-14-26) See reporting memorandum in the agenda packet attached to the Action Items on 1-20-26.</i></p>



City of
NORTH SALT LAKE

CITY COUNCIL
Work Session

February 3, 2026
6:00 p.m.

DAVIS COUNTY
LIBRARY SERVICES

REPORT ON 15 POINT FLEET
REPLACEMENT POLICY



Vehicle Replacement Policy

City of North Salt Lake

Adopted November 2015

Purpose

1. Replace vehicles at appropriate intervals.
2. Select replacement vehicles that meet department needs.
3. Establish reliable funding mechanisms and fair allocation of costs to each department.





Fleet Replacement Toolbox

The 15-Point System

1. Age (1 Point for each 1/5 of target age)
2. Miles (1 point for each 1/5 of target miles or hours)
3. Maintenance (1 point for each 1/5 target maintenance costs)

Points are not capped at 15





Appendix 1

- Lists Targets for Age, Miles, and Maintenance costs
- ***These targets do not automatically trigger replacement.***
- Policy is based on industry standards and actual experience.

Other Factors

- Vehicle downtime and repair visits.
- Department needs, funding or other circumstances may justify replacement outside the 15-point system.





Cost of Ownership



Task Costs by Vertical Asset and Task

Date Created from 07/01/2015 to 01/26/2026

Asset: Water W16	Task #	Labor Hrs	Labor
Task Type: Brakes			
03/11/2020 FT-00002931	41242	3.0000	\$0.00
03/14/2022 FT-00004609	64287	1.5000	\$5.69
05/31/2023 FT-00005884	78541	1.5000	\$4.44
03/11/2024 FT-00006767	86779	7.2500	\$16.16
Totals			
Task Type: Break Down / Service Call			
02/22/2021 FT-00003647	49173	0.5000	
05/24/2021 FT-00003882	52798	1.0000	
04/16/2025 FT-00010003	100986	4.0000	
07/28/2025 FT-00010681	105497	11.2500	
Totals			
Task Type: Damaged Vehicle			
12/01/2016 FT-00001571	19664	2.0000	
08/07/2017 FT-00001936	23678	2.0000	
01/02/2018 FT-00002060	26031	0.0000	
05/21/2018 FT-00002267	28765	0.0000	
04/22/2020 FT-00002994	42070	1.0000	
10/06/2020 FT-00003380	45990	3.0000	
08/11/2022 FT-00005128	68979	0.2300	
08/29/2022 FT-00005189	69515	1.0000	
04/10/2024 FT-00006879	88287	1.0000	
01/27/2025 FT-00009637	97745	3.0000	
09/22/2025 FT-00011080	108137	2.0000	
Totals			
Task Type: General			
07/13/2015 WO-9896	16901		
07/13/2015 WO-9899	16904		
07/13/2015 WO-9910	16911		
08/13/2015 WO-10128	16995		
12/16/2015 WO-10364	17042		
12/08/2015 WO-10772	17164		
Total			
Task Type: General Service			
03/12/2016 WO-10128	169		
01/14/2016 WO-10128	17		
Total			
Task Type: Monthly Inspections			
02/20/2025 FT-00009776			

Date	Service Order	Task #	Labor Hrs	Labor	Equipment	Material	Contractor	Total
Water W16								
09/02/2025	FT-00010950	107282	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals			0.5000	\$28.86	\$0.00	\$0.00	\$0.00	\$28.86

			Completed: 94	Total Qty: 94				
Task Type: Oil Change								
06/20/2016	FT-00001230	18026	2.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06/29/2016	FT-00001258	18142	2.5000	\$0.00	\$0.00	\$21.74	\$0.00	\$21.74
11/04/2016	FT-00001479	19231	1.0000	\$0.00	\$0.00	\$29.59	\$0.00	\$29.59
03/08/2018	FT-00002153	27084	3.0000	\$0.00	\$0.00	\$79.73	\$0.00	\$79.73
07/17/2018	FT-00002329	30077	0.0000	\$0.00	\$0.00	\$26.55	\$0.00	\$26.55
09/25/2018	FT-00002399	31410	0.0000	\$0.00	\$0.00	\$89.55	\$0.00	\$89.55
06/05/2019	FT-00002656	35749	2.0000	\$0.00	\$0.00	\$79.74	\$0.00	\$79.74
10/23/2019	FT-00002780	37858	2.0000	\$0.00	\$0.00	\$94.07	\$0.00	\$94.07
02/26/2020	FT-00002913	40976	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06/01/2020	FT-00003092	43111	2.0000	\$69.98	\$0.00	\$70.34	\$0.00	\$140.32
09/22/2020	FT-00003353	45632	0.5000	\$20.65	\$0.00	\$75.18	\$0.00	\$95.83
02/22/2021	FT-00003648	49179	1.5000	\$53.85	\$0.00	\$95.86	\$0.00	\$149.71
06/17/2021	FT-00003958	53812	2.0000	\$75.00	\$0.00	\$78.11	\$0.00	\$153.11
09/07/2021	FT-00004133	56676	2.5000	\$72.50	\$0.00	\$123.69	\$776.62	\$972.81
12/06/2021	FT-00004321	61219	1.5000	\$47.75	\$0.00	\$47.13	\$0.00	\$94.88
03/14/2022	FT-00004601	64259	1.0000	\$46.00	\$0.00	\$81.57	\$0.00	\$127.57
08/11/2022	FT-00005129	68981	2.0000	\$76.00	\$0.00	\$77.64	\$0.00	\$153.64
12/19/2022	FT-00005475	73409	1.0000	\$46.00	\$0.00	\$56.14	\$0.00	\$102.14
05/31/2023	FT-00005883	78540	1.0000	\$46.00	\$0.00	\$34.05	\$0.00	\$80.05
10/09/2023	FT-00006413	82672	1.5000	\$69.00	\$0.00	\$174.00	\$0.00	\$243.00
03/07/2024	FT-00006766	86750	1.0000	\$28.00	\$0.00	\$66.78	\$0.00	\$94.78
11/06/2024	FT-00009345	95111	0.9000	\$27.90	\$0.00	\$115.88	\$0.00	\$143.78
Totals			30.9000	\$678.63	\$0.00	\$1,517.34	\$776.62	\$2,972.58

			Completed: 15	Total Qty: 15				
Task Type: Other Repairs								
04/04/2016	FT-00001028	17440	0.5000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/19/2016	FT-00001074	17564	1.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05/04/2016	FT-00001116	17676	2.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11/08/2016	FT-00001516	19323	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06/12/2017	FT-00001866	22786	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/30/2018	FT-00002101	26446	1.0000	\$0.00	\$0.00	\$76.65	\$0.00	\$76.65
09/30/2019	FT-00002764	37518	1.5000	\$0.00	\$0.00	\$12.41	\$0.00	\$12.41
03/21/2022	FT-00004634	64535	2.0000	\$92.00	\$0.00	\$0.00	\$0.00	\$92.00
11/17/2022	FT-00005410	72807	1.0000	\$46.00	\$0.00	\$0.00	\$0.00	\$46.00
11/30/2022	FT-00005437	73065	0.7500	\$34.50	\$0.00	\$79.05	\$0.00	\$113.55
01/04/2023	FT-00005506	73718	2.0000	\$56.00	\$0.00	\$328.98	\$0.00	\$384.98
01/05/2023	FT-00005517	73853	1.0000	\$28.00	\$0.00	\$186.42	\$0.00	\$214.42
10/24/2023	FT-00006475	83082	0.0000	\$0.00	\$0.00	\$46.77	\$0.00	\$46.77
05/08/2025	FT-00010161	101917	1.5000	\$83.63	\$0.00	\$71.72	\$0.00	\$155.34
05/28/2025	FT-00010305	102796	1.5000	\$83.63	\$0.00	\$77.12	\$0.00	\$160.75
Totals			15.7500	\$423.75	\$0.00	\$879.12	\$0.00	\$1,302.87

			Completed: 19	Total Qty: 19				
Task Type: Other Routine Maintenance								
03/30/2016	FT-00001019	17427	0.2500	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00

Labor Hrs	Labor	Equipment	Material	Contractor	Total
0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.5000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.0000	\$0.00	\$0.00	\$23.98	\$0.00	\$23.98
1.0000	\$0.00	\$0.00	\$19.22	\$0.00	\$19.22
5000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0000	\$55.64	\$0.00	\$0.00	\$0.00	\$55.64
100	\$20.65	\$0.00	\$0.00	\$779.92	\$800.57
20	\$41.30	\$0.00	\$31.70	\$400.00	\$473.00
0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1	\$66.50	\$0.00	\$19.18	\$0.00	\$85.68
1	\$48.00	\$0.00	\$55.72	\$0.00	\$103.72
23.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23.00
\$23.00	\$0.00	\$153.12	\$963.40	\$0.00	\$1,140.52
\$18.40	\$0.00	\$0.00	\$0.00	\$0.00	\$18.40
\$55.75	\$0.00	\$0.00	\$0.00	\$0.00	\$55.75
\$423.24	\$0.00	\$829.92	\$2,143.32	\$3,396.48	\$4,793.96
\$111.67	\$0.00	\$0.00	\$0.00	\$0.00	\$111.67
\$11.67	\$0.00	\$0.00	\$0.00	\$0.00	\$11.67
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$5,848.41	\$5,947.00	\$15,561.96	\$0.00	\$27,357.37
\$0.00	\$5,848.41	\$5,947.00	\$15,561.96	\$0.00	\$27,357.37





Task Type: Outside Shop Repairs				Completed: 1		Total Qty: 1	
06/06/2017 FT-00001864	22690	0.0000	\$0.00	\$0.00	\$0.00	\$738.56	\$738.56
Totals		0.0000	\$0.00	\$0.00	\$0.00	\$738.56	\$738.56

Task Type: Warranty Issue				Completed: 7		Total Qty: 7	
08/02/2016 FT-00001323	18426	1.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05/21/2018 FT-00002266	28764	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/02/2020 FT-00003462	47414	0.5000	\$20.65	\$0.00	\$0.00	\$0.00	\$20.65
12/07/2020 FT-00003471	47485	1.0000	\$41.30	\$0.00	\$0.00	\$0.00	\$41.30
06/13/2022 FT-00004892	67138	2.0000	\$94.00	\$0.00	\$0.00	\$0.00	\$94.00
06/13/2022 FT-00004894	67140	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/05/2024 FT-00009437	96036	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals		4.5000	\$155.95	\$0.00	\$0.00	\$0.00	\$155.95
Totals	114.5000		\$3,766.55	\$0.00	\$5,848.41	\$5,947.00	\$15,561.96

Grand Totals 114.5000 \$3,766.55 \$0.00 \$5,848.41 \$5,947.00 \$15,561.96

Number of Assets 1 **Number of Tasks** 94





Vehicle Category	Target Age (years)	Target Miles or Hours		Target Maintenance: % of original purchase price
Other Sedan	7	100,000	Miles	50%
Other Truck	7	100,000	Miles	50%
Police Line Motorcycle	3	25,000	Miles	50%
Police Line Sedan	5	80,000	Miles	50%
Police Line Truck	5	80,000	Miles	50%
Police Support /Alternate Sedan	7	100,000	Miles	50%
Police Support/Alternate Truck	7	100,000	Miles	50%
Public Works 10 Wheeler	8	35,000	Miles	50%
Public Works Bobtail	8	35,000	Miles	50%
Public Works Dump-truck (Light)	8	100,000	Miles	50%
Public Works Sedan	7	100,000	Miles	50%
Public Works Truck	7	100,000	Miles	50%
Public Works Vactor	10	6,500	Hours	50%
Public Works Sweeper	8	3,500	Hours	50%
Public Works Heavy Equipment	8	3,500	Hours	50%





Fleet Replacement Calculator

Tuesday, January 20, 2026

Ct	DEPT	Veh #	VEHICLE YEAR	PURCHASE DATE	PURCHASE PRICE	DESCRIPTION	VIN #	VEHICLE CATEGORY	TARGET AGE	TARGET MILES	AGE %	MILES %	PLATE#	DRIVER	BEGIN MILEAGE	MILEAGE	MILES DATE	2024 MILES	MILES PER YEAR	YEARS OLD	15 POINT SYSTEM				
																					AGE	MILES	MAINTENANCE	TOTAL	RANKING
1	ADMIN	AD-1	2014	2014	\$25,157.00	Ford Taurus 4 Door Sedan	1FAHP2E8XE6175157	Other Sedan	7	100,000	157%	27%	210569EX	Various	23,570	26,947	3/25/25	3,377	2,450	11	5	2	2	9	2
2	Bldg	B01	2017	2017	\$24,935.99	Toyota RAV4 XLE AWD	2T3RFREV7HW621970	Other Truck	7	100,000	114%	39%	215233EX	Wright	33,630	38,628	7/8/25	4,998	4,829	8	3	2	1	6	4
3	Eng	E6	2015	2015	\$27,999.86	Jeep Cherokee Latitude	1C4PJMCS9FW776455	Other Truck	7	100,000	143%	96%	519620EX	Baxter	87,003	95,703	7/8/25	8,700	9,570	10	5	5	5	15	1
4	Eng	E7	2017	2017	\$22,849.39	Toyota Rav4 LE 17	JTMBFREXVHJ167536	Other Truck	7	100,000	114%	37%	215937EX	Smith	27,115	36,857	7/8/25	8,417	4,607	8	3	1	1	5	5
5	Eng	E8	2024	2024	\$30,995.00	Toyota Rav4 LE 24 Hybrid	4T3LWRFFV0RU140500	Other Truck	7	100,000	14%	6%	227592EX	Wilson	5	5,866	7/8/25	2,410	2,415	1	3	1	1	5	5
6	Golf-M	GC01	2018	2017	\$29,125.00	Chevrolet Colorado	1GCGTBEJ1J1121105	Other Truck	7	100,000	114%	93%	216367EX	Kimber	77,231	93,490	5/22/25	16,259	11,686	8	3	3	2	8	3
Public Works Vehicles																									
1	Parks	P4	2018	2017	\$29,125.00	Chev Colorado 18	1GCGTBEJ1J1121105	Truck	10	100,000	80%	35%	206366EX	Young	29,980	35,137	7/8/25	15,786	4,392	8	3	1	1	5	6
2	Parks	P5	2007	2007		Chev Colorado 07	1GCDT13EX78246054	Truck	7	100,000	257%	88%	102454EX	Parks	80,965	88,275	7/8/25	7,310	4,904	18	5	5	5	15	1
3	Parks	P13	2017	2016	\$28,592.00	Ford F250 15	1FT7W2B61HEB79335	Truck	7	100,000	129%	28%	214283EX	Various	23,582	28,099	7/8/25	4,517	3,122	9	5	1	1	7	11
4	Parks	P17	2017	2017	\$63,972.70	Ford F550	1FDUF5HT2HEE99065	Truck	7	100,000	114%	20%	524090EX	Various	17,434	19,561	12/4/24	2,127	2,445	8	5	1	1	7	11
5	Parks	P20	2019	2019	\$33,557.73	Ford F150 2019	1FTFW1E48KKC42830	Truck	10	100,000	70%	69%	217830EX	Riley	53,245	69,046	7/8/25	15,801	9,864	7	3	3	1	7	11
6	Parks	P23	2022	2022	\$30,191.55	GM Colorado 2022	1GCGTCEN4N1157141	Truck	7	100,000		7%	534598EX	Young	3,694	7,435	7/8/25	3,741	2,478	3					
7	Parks	P26	2024	2023	\$67,633.00	Ford F-550 2024	1FDUF5HT6REC64783	Truck	7	100,000	0%	0%	225930EX	Various	50	126	2/3/25	76	0	1	0	0	0	0	25
8	Storm	SW4	2022	2021	\$38,017.04	Ford F-150 2022	1FTFW1E82NKE66490	Truck	7	100,000	0%	0%	223344EX	Boulton	7,979	15,973	7/8/25	4,725	3,993	4	0	0	0	0	0
9	Storm	SW5	2024	2024	\$372,360.00	Tymco 600 International Sweeper	1HTMMAAN2GH025423	Sweeper	7	100,000	0%	0%		Streets/Storm	0	3,018	2/3/25	2,569	2,569	1	0	0	0	0	0
10	Streets	S22	2007	2007	\$46,929.88	Tack Truck	1GBJK34637E542645	Truck	7	100,000	257%	58%	101896EX	Streets	57,192	57,916	2/4/25	724	3,218	18	5	5	3	13	8
11	Streets	S30	2016	2015	\$105,330.00	Ford F550 16	1FD0W5HT5GEB25773	Truck	7	100,000	129%	41%	210568EX	Streets	38,946	41,418	12/9/24	2,472	4,602	9	5	2	1	8	9
12	Streets	S39	2019	2018	\$108,100.00	Ford F550	1FD0W5HT6KED95426	Truck	8	100,000			218493EX	Streets	35,366	42,000	12/18/24	6,634	6,000	7	0	1	0	1	17
13	Streets	S46	2023	2023	\$59,360.00	Ford F-150 2023	1FTFW1E87PKE50403	Truck	10	100,000	10%	10%	225177EX	Simmons	4,583	9,689	7/8/25	5,106	3,294	2	1	0	0	1	17
14	Water	G01	2004	2003	\$13,480.48	Ford F150 2004	1FTPX14584NA54144	Truck	10	100,000	220%	124%	89997EX	Water	121,040	123,758	7/8/25	2,718	5,625	22	5	6	5	16	1
15	CE	B5	2008	2007	\$20,013.35	Chev Colorado 2008	1GCDT13EX88119001	Truck	10	100,000	180%	106%	102831EX	Amber	103,862	106,427	7/8/25	2,565	5,913	18	5		5	15	1
16	Fleet	M01	2022	2021	\$30,191.55	GM Colorado 2022	1GCGTCEN0N1157136	Truck	10	100,000	0%	10%	533475EX	Jake	18,814	26,103	7/8/25	7,289	5,420	3	2		1	4	





Replacement Procedure

- Fleet Management Board makes recommendations to the City Manager
 - Admin Reps
 - Finance
 - Police
 - Public Works

Vehicle Replacement Procedure			
Step	Actions	Timeline	Description
1	Point System evaluation	February 1	Fleet staff calculates Points to every vehicle as of Dec.31 each year, distributes Points report to departments.
2	Department submits requests	March 1	Department head reviews points report, proposes exceptions, special cases, requests vehicle replacements.
3	Fleet Board recommendation	April 1	Fleet Management Board considers points and department requests, recommends vehicle replacement list and cost estimates to City Manager.
4	City Council Budget approval	May-June	Council approves budget and vehicle replacement funding.
5	Fleet Board finalizes replacement list	May-June	Fleet Management Board finalizes replacement list based on Council approved budgets.
6	Fleet lease charged to departments	May-June	Fleet lease charges appear in department budgets to repay city Fleet Fund for new vehicles. Charges for all vehicles will be spread over 5 years, or over the expected life of vehicle if less than 5 years.
7	Vehicles purchased	July-Sept.	New vehicles purchased from city Fleet Fund.





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7	Vehicles purchased	July-Sept.	New vehicles purchased from city Fleet Fund.





Funding Mechanism

Vehicles – purchase price under \$100,000

Internal Lease

- New vehicles purchased upfront from unrestricted cash available in the Fleet Fund.
- Each department “leases” the vehicles from the Fleet Fund.
- The department pays for vehicles as they are being used, with costs spread across the vehicles life (“Target Age”/Depreciable Life)





Funding Mechanism

Heavy Equipment – purchase price \$100,000 or above

External Lease

- New vehicles purchased upfront using third party source of financing.
- Leasing options determined using existing City purchasing policies (competitive bid process to ensure lowest interest rate).
- The department pays for vehicles as they are being used, with costs spread across the vehicles life (“Target Age”/Depreciable Life)





Questions?



NSL 
FLEET



Summary of Vehicle Purchases

FY 2020-
2026

POLICE

Replacement:

- FY 2020 (*repl. 2012 & 2013*), (2): \$89,263
- FY 2021: \$0
- FY 2022 (*repl. 2013*), (5): \$255,303
- FY 2023 (*repl. 2014-2017*), (5): \$264,415
- FY 2024 (*repl. 2013-2016*), (5): \$289,096
- FY 2025 (*repl. 2017-2018*), (5): \$274,232
- FY 2026 (*repl. 2017*), (3): \$173,727

New:

- FY 2022, (1): \$53,492
- FY 2023, (1): \$60,389
- FY 2025, (1): \$63,745

Summary of Vehicle Purchases

FY 2020-
2026

PUBLIC WORKS

Replacement:

- FY 2022 (*repl. 2004*), Fleet (1): \$30,191
- FY 2023 (*repl. 2008*), Storm, Water (2): \$76,034
- FY 2023 (*repl. 2007*), Parks (1): \$30,191
- FY 2023 (*repl. 2004*), Fleet (1): \$38,017
- FY 2026 (*repl. 2015*), Water (1): \$73,868

New:

- FY 2024, Streets F150 (1): \$51,544
- FY 2024, Parks Plow w/Sander (1): \$75,911
- FY 2025, Streets Rav4: \$30,987
- FY 2025, Water Ford F550 (1): \$69,375

FY 2021

N/A

FY 2022

FISCAL YEAR 2022 VEHICLE REPLACEMENT REQUEST

DEPARTMENT	LIFE	DESCRIPTION	ACTUAL MILES	TRADE/SALE	REPLACEMENT COST	NET COST
Parks	7	Chev Colorado 200707	67,155	\$ 6,500	\$ 30,800	\$ 24,300
Streets	7	Dodge Ram 5500 2008	96,840	14,500	46,700	32,200
Mech	7	Ford F150 2004	107,694	2,500	34,500	32,000
Mech	7	Chev Colorado 2008	71,599	8,000	30,800	22,800
Police	7	Ford Interceptor 2013	87,820	5,000	53,800	48,800
Police	7	Ford Interceptor 2013	101,208	5,000	53,800	48,800
Police	7	Ford Interceptor 2013	87,436	5,000	53,800	48,800
Police	7	New Officer Vehicle		-	53,800	53,800
Total Fleet Fund Replacements				\$ 46,500	\$ 358,000	\$ 311,500
Storm	7	Dodge Ram 1500 2008	83,448	\$ 7,500	\$ 34,485	\$ 26,985
Water	7	Chev Silverado 2008	107,940	9,000	34,485	25,485

FY 2023

FISCAL YEAR 2023 VEHICLE REPLACEMENT REQUEST

DEPT	DESCRIPTION	TRADE/ SALE	NEW VEHICLE	PURCHASE	NET COST
Streets	F 150	\$ -	\$ 42,000	\$ -	\$ 42,000
Police	Interceptor Sedan 2014	-	52,500	-	52,500
Police	Interceptor Sedan 2014	\$ 5,000	\$ -	\$ 52,500	\$ 47,500
Police	Interceptor SUV 2016	15,000	-	52,500	37,500
Police	Interceptor SUV 2017	16,000	-	52,500	36,500
Police	Interceptor SUV 2017	16,000	-	52,500	36,500
		\$ 52,000	\$ 94,500	\$ 210,000	\$ 252,500
Water	Flat Bed Truck F550	\$ -	\$ 90,000	\$ -	\$ 90,000
Storm	Vac Truck - Sweeper	\$ 97,000	\$ -	\$ 337,600	\$ 240,600

FY 2024

FISCAL YEAR 2024 VEHICLE REPLACEMENT REQUEST

DEPT	DESCRIPTION	TRADE/ SALE	NEW VEHICLE	PURCHASE	NET COST
Parks	1 Ton Dump Truck w/Plow	\$ -	\$ 105,000	\$ -	\$ 105,000
Streets	AWD Bobtail Plow/Dump Truck	-	-	375,000	\$ 375,000
Police	Ford Interceptor 2013-2015	4,000	-	65,500	\$ 61,500
Police	Ford Interceptor 2013-2015	4,000	-	65,500	\$ 61,500
Police	Ford Interceptor 2013-2015	4,000	-	65,500	\$ 61,500
Police	Ford Interceptor 2016	8,000	-	65,500	\$ 57,500
Police	Toyota Highlander 2013	9,500	-	65,500	\$ 56,000
Police	Chevy Impala 2010	7,500	-	-	\$ (7,500)
Police	Kia Optima 2015	3,500	-	-	\$ (3,500)
		\$ 40,500	\$ 105,000	\$ 702,500	\$ 767,000
Storm	Vac Truck - Sweeper	\$ 70,000		\$ 372,360	\$ 302,360

FY 2025

FISCAL YEAR 2025 VEHICLE REPLACEMENT REQUEST

DEPT	DESCRIPTION	TRADE/ SALE	NEW VEHICLE	PURCHASE	NET COST
Streets	AWD Bobtail Plow/Dump Truck	-	-	375,000	\$ 375,000
Eng	2005 Toyota Rav 4	4,000	-	32,000	\$ 28,000
Police	2018 Dodge Charger	4,000	-	65,000	\$ 61,000
Police	2017 Ford Explorer	4,000	-	65,000	\$ 61,000
Police	2017 Ford Explorer	4,000	-	65,000	\$ 61,000
Police	2017 Ford Explorer	4,000	-	65,000	\$ 61,000
Police	2017 Ford Explorer	4,000	-	65,000	\$ 61,000
Police	New Officer Vehicle		65,000		\$ 65,000
		\$ 24,000	\$ 65,000	\$ 732,000	\$ 773,000
Water	2015 Dodge Ram	\$ 10,000		\$ 62,000	\$ 52,000
Storm	Vac Truck - Sweeper	\$ 70,000		\$ 372,360	\$ 302,360

FY 2026

FISCAL YEAR 2026 VEHICLE REPLACEMENT REQUEST

DEPT	DESCRIPTION	TRADE/ SALE	NEW VEHICLE	PURCHASE	NET COST
Police	2017 Ford Explorer	5,000	-	57,000	\$ 52,000
Police	2017 Ford Explorer	5,000	-	57,000	\$ 52,000
Police	2017 Ford Explorer	5,000	-	57,000	\$ 52,000
		<u>\$ 15,000</u>	<u>\$ -</u>	<u>\$ 171,000</u>	<u>\$ 156,000</u>
Water	2015 Dodge Ram	\$ 9,400		\$ 70,000	\$ 60,600

APPROVAL OF MINUTES

January 20, 2026

Proposed Motion

I move that the City Council approve the January 20, 2026, as written.

OR

I move that the City Council approve the January 20, 2026, with the discussed amendments.

ADJOURN



City of
NORTH SALT LAKE

CITY COUNCIL
Meeting

February 3, 2026
7:00 p.m.

CITIZEN COMMENT

COUNCIL REPORTS

CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT

PUBLIC HEARING
ORDINANCE 2026-01
Vacating a Portion of Orchard Drive



Highway 89

Eaglegate Dr

Village Station NSL
Ph 1 LLC

Village Station NSL
Ph 1 LLC

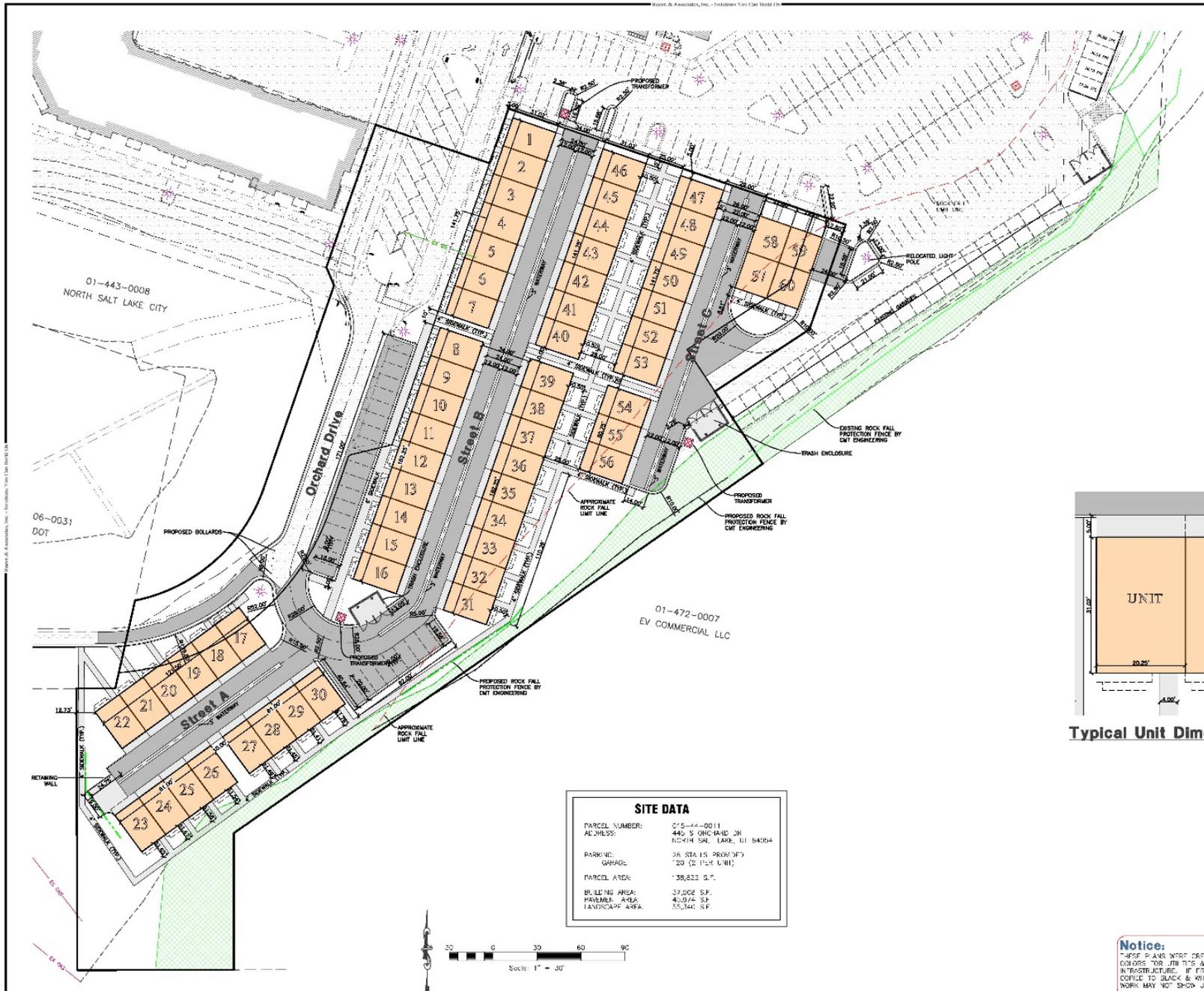
Village Station
NSL LLC

NSL

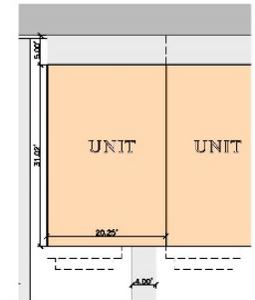
UDOT

Orchard Dr

Village Station
NSL Towns LLC



SITE DATA	
PARCEL NUMBER:	015-44-0011
ADDRESS:	440 S OREGARD DR NORTH SALT LAKE, UT 84104
PARKING:	26 STA 15 - PROPOSED 720 (2 PER UNIT)
PARCEL AREA:	138,822 S.F.
BUILDING AREA:	37,806 S.F.
PAVEMENT AREA:	40,974 S.F.
LANDSCAPE AREA:	47,542 S.F.



Typical Unit Dimension



REVISIONS	DESCRIPTION

Village Station Townhomes
NORTH SALT LAKE, DAVIS COUNTY, UTAH
Site Plan



Project Info.	
Engineer:	JEFFREY A. DRAPER, P.E.
Architect:	
Design Date:	
Project Name:	VILLAGE STATION TOWNHOMES
Number:	8440-30

Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR DIMENSIONS & OTHER INFRASTRUCTURE. IF PRINTED IN OR CONVERSION TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.



Proposed Motion

I move that the City Council approve Ordinance 2026-01: An Ordinance Vacating a Portion of Orchard Drive South of Eaglegate Drive with the following findings and conditions:

Findings:

1. Good cause exists for the vacation to support the economic stability of the City; and
2. Neither the public interest nor any person will be materially injured by the vacation.

Conditions:

1. Public utility easements shall be maintained for existing public utilities within the street right of way; and
2. The vacated properties shall be incorporated to the adjacent lots by amendment to the existing subdivision plat(s).

AMENDMENT
GENERAL DEVELOPMENT PLAN
Village Station

Village Station
General Development Plan Amendment
Aerial



Amendment General Development Plan Village Station

Village Station History:

6/12/2007

- Eaglewood Village Dev. Agr.

2013-2020-Construction

- Eaglewood Lofts Apartments
- Views at Eaglewood Village

7/23/2019

- PC Rec. Amend GDP for Village Station (Brighton)

8/6/2019

- CC Approval Amend GDP & Dev. Agr.
 - 323 Apts
 - 103 Apts. Or Hotel
 - Commercial

1/28/2020

- PC Rec. Site Plan Bldg. 1-3

2/18/2020

- CC Approve Site Plan Bldg. 1-3
- Partial vacation of Orchard Dr. (parking)

3/22/2022

- PC Rec. Site Plan Bldg. 4-5

4/19/2022

- CC approve Site Plan Bldg. 4-5

2/4/2025

- CC discussion of amendment to Bldg. 4 into rental townhomes and street vacation

Village Station General Development Plan -Current



SITE PLAN 1
1" = 80' (1")

UNIT COUNT	1BED	25ED	3BED	STUD. O	TOTAL	AREA COUNT	PER FLOOR	TOTAL	COMMERCIAL AREAS:
BUILDING 1	60	36	-	7	103	BUILDING 1	23,367 SF	94,348 SF	BUILDING 2 - 2,600 SF
BUILDING 2	27	27	-	6	60	BUILDING 2	17,428 SF	71,712 SF	BUILDING 6 - 8,000 SF
BUILDING 3	23	36	24	-	71	BUILDING 3	20,901 SF	83,904 SF	BUILDING 7 - 9,800 SF
BUILDING 4	35	47	10	-	92	BUILDING 4	26,306 SF	105,224 SF	
BUILDING 5	63	40	-	-	103	BUILDING 5	24,176 SF	96,704 SF	
TOTAL:	208	182	24	10	424	BUILDING 6	8,000 SF	8,000 SF	
RATIO:	(49%)	(43%)	(6%)	(2%)	(100%)	BUILDING 7	9,600 SF	9,600 SF	UNIT AREAS:
									1 BEDROOM - 630 SF - 723 SF
									2 BEDROOM - 875 SF - 1075 SF
									3 BEDROOM - 1,190 SF - 1,250 SF
									STUDIO - 425 SF

PARKING COUNT		PARKING BY USE:	
SURFACE STALLS:	891	COMMERCIAL (27,600 SF)	1 STALL PER 1,000 SF - 28 REQ.
GARAGE STALLS:	57	OFFICE (16,000 SF)	3 STALL PER 1,000 SF - 48 REQ.
TOTAL:	748 STALLS	RESIDENTIAL (424 UNITS)	1.75 STALLS PER UNIT - 742 REQ.
(1.76 STALLS PER UNIT)			

- PARKING COUNT PER PHASE:**
- NORTHERN PHASE: (BUILDINGS 5, 6)**
- 108 UNITS
 - 183 STALLS
 - 1.77 STALLS PER UNIT
- SOUTHERN PHASE: (BUILDINGS 1-4)**
- 321 UNITS
 - 565 STALLS
 - 1.76 STALLS PER UNIT
- TIME OF USE (7AM - 5PM):**
- 1. 75% RESIDENTIAL - 557 STALLS
 - 2. 66% OFFICE - 24 STALLS
 - 3. 100% COMMERCIAL - 28 STALLS
 - TOTAL - 609 STALLS**
- TIME OF USE (6PM - MIDNIGHT):**
- 1. 60% RESIDENTIAL - 594 STALLS
 - 2. 6% OFFICE - 3 STALLS
 - 3. 60% COMMERCIAL - 23 STALLS
 - TOTAL - 620 STALLS**
- TIME OF USE (MIDNIGHT TO 7AM):**
- 1. 100% RESIDENTIAL - 742 STALLS
 - 2. 6% OFFICE - 3 STALLS
 - 3. 0% COMMERCIAL - 0 STALLS
 - TOTAL - 745 STALLS REQ.**



3D MASSING

LINETYPE LEGEND

- PROPERTY BOUNDARY
- SETBACK/SCENIC VIEW CORRIDOR
- SETBACKS
- HOUSING FOOTPRINTS
- HOUSING FOOTPRINTS (PROPOSED)
- HOUSING FOOTPRINTS (EXISTING)
- HOUSING FOOTPRINTS (FUTURE)



A0.1
SITE PLAN OPTION 1
EAGLEWOOD VILLAGE



Village Station General Development Plan -Proposed



REVISIONS	REVISION
DATE	

Village Station Townhomes
NORTH SALT LAKE, DAVIS COUNTY, UTAH

Site Plan



Project Info:
 Engineer: JEREMY A. TRAUB, P.E.
 Drafter: [Name]
 Date: 05/17/2022
 Name: VILLAGE STATION TOWNHOMES
 Number: 6440-30
 4
 19 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, INVERMULE, UTAH 84105, AND SHALL NOT BE REPRODUCED, RE-ORIGINATED, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREIN WITHOUT THEIR CONSENT.

Village Station
General Development Plan –Building Elevations



Amendment General Development Plan Village Station

1/13/2026

- PC Rec. Amended GDP

Amended GDP Requests:

- Bldg. 4 (94 units) replaced with 60 townhomes
- Bldg. 3 (60 units) increased to 74 units
- Vacation of Orchard Dr. South of roundabout

2/3/2026

- CC Public Hearing-Street Vacation
- CC Approval of GDP & Amend Dev. Agr.

TBD

- Geotech Review
- Plat Amendment
- PC Approve Final Site Plan

TBD

- Construction

Proposed Motion

I move that the City Council approve the proposed amendment to the General Development Plan and Development Agreement for Village Station at 445 South Orchard Drive with the following findings and conditions:

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.

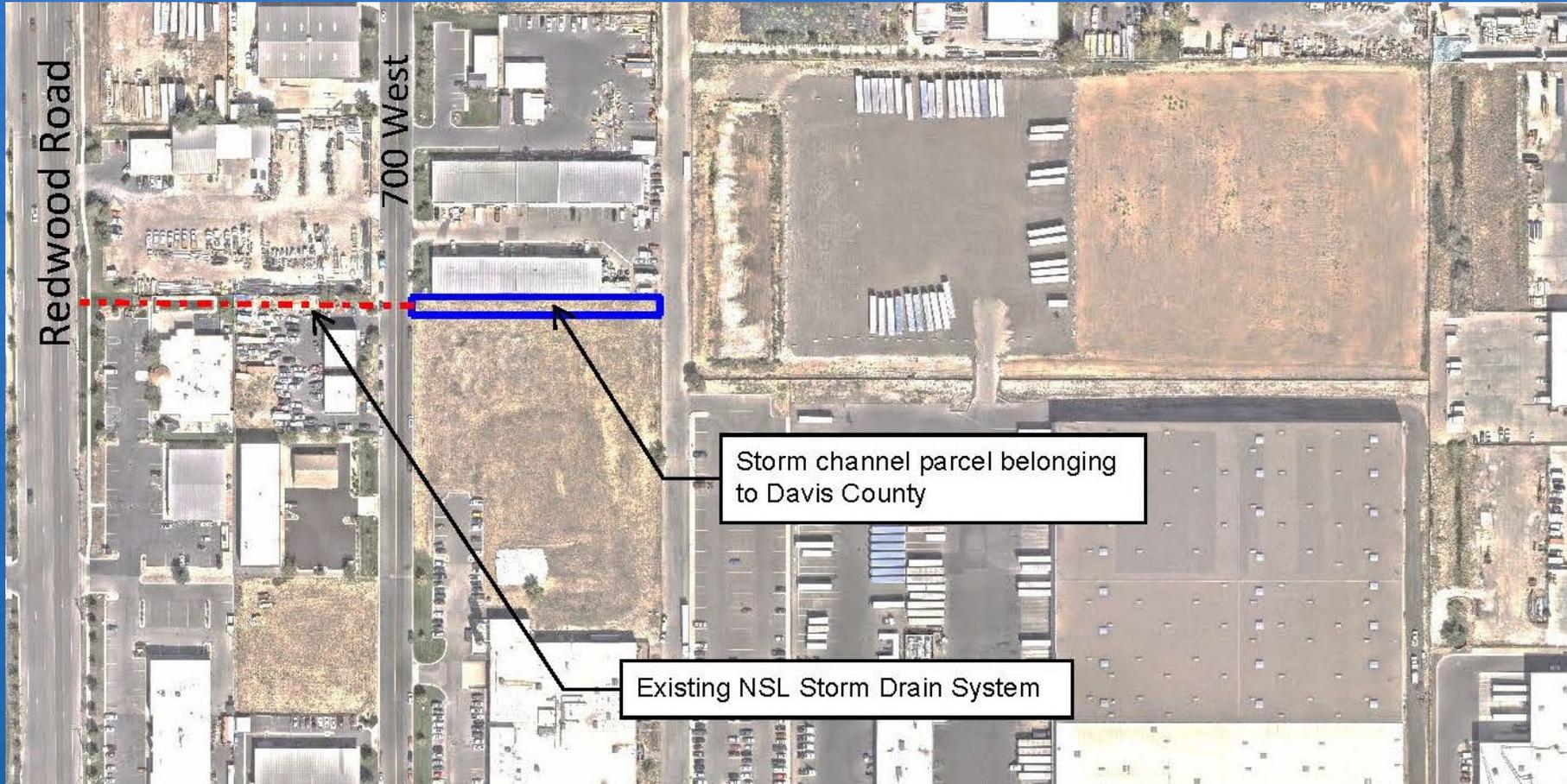
Conditions:

1. The Village Station PUD plat be amended to include the vacated right of way;
2. Approval of geotechnical hazard review as part of the Site Plan Approval by the Planning Commission.

RESOLUTION 2026-07R

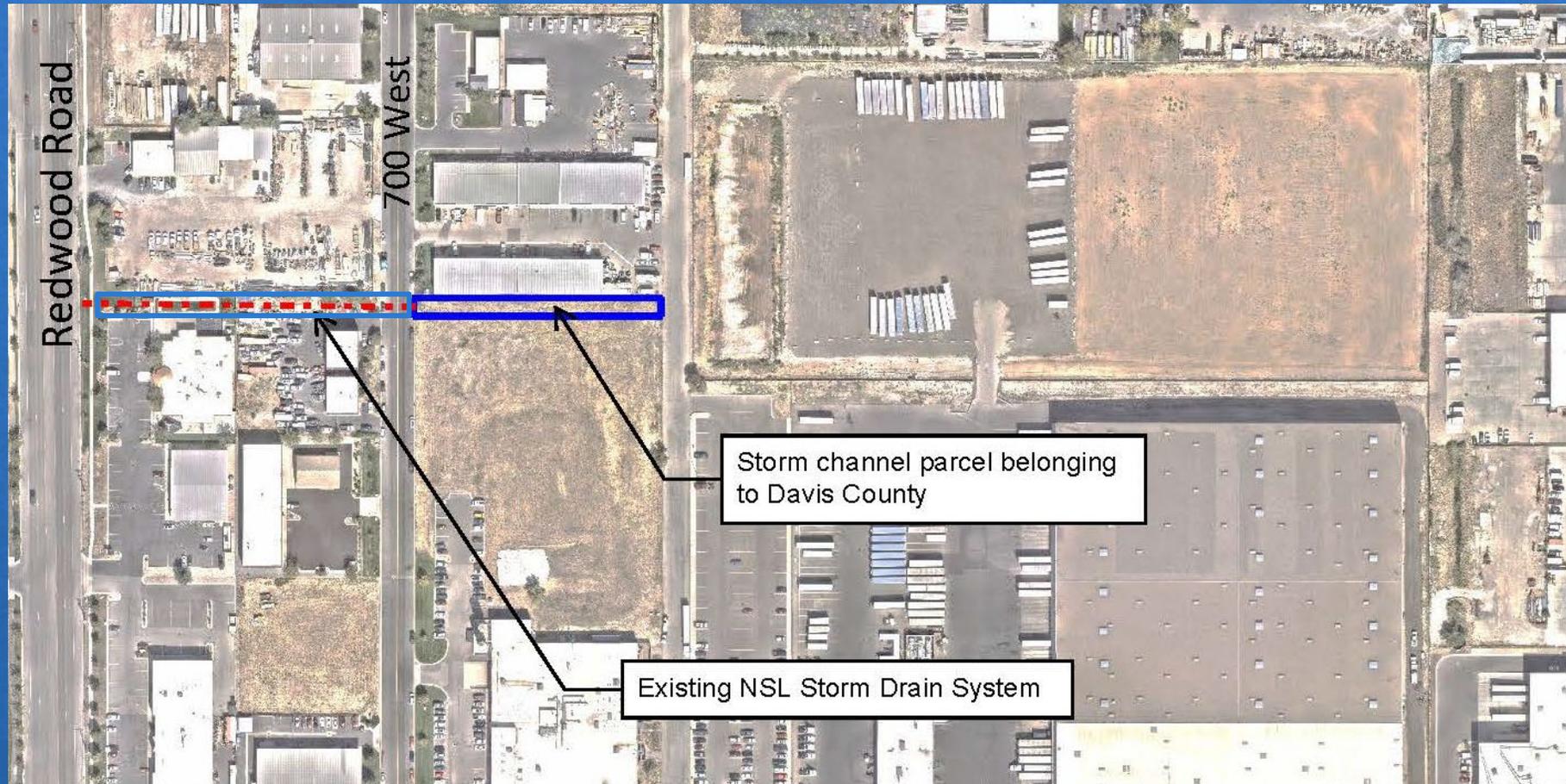
Proposed Transfer of Surplus Property
from Davis County

Proposed Transfer of Surplus Property from Davis County – Storm Drain Parcel



Parcel 06-168-0020

Proposed Transfer of Surplus Property from Davis County – Storm Drain Parcel



Defined by Subdivision Plat

Proposed Transfer of Surplus Property from Davis County



Proposed Transfer of Surplus Property from Davis County



Proposed Transfer of Surplus Property from Davis County



Proposed Motion

I move that the City Council approve Resolution 2026-07R: A resolution accepting the transfer of surplus property from Davis County to the City of North Salt Lake.

ACTION ITEMS

ADJOURN