



City of
NORTH SALT LAKE

CITY COUNCIL
Work Session

May 7, 2024
6:00 p.m.

PRESENTATION

Wayne Niederhauser, Office of
Homeless Services

North Salt Lake
Office of Homeless Services
May 2024



GOVERNOR'S OFFICE OF
Planning & Budget



**WORKFORCE
SERVICES**
HOMELESS SERVICES



**Homelessness
is a community
condition, and
it will take
community to
remedy it.**

**Every community is a
source of Homelessness.**

**What is your community
doing to prevent and treat
this most difficult human
condition?**



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Two Distinct Homeless Populations

Transitional

Persistent

- Those ready for housing and services
- Those not ready

Data Points

- 2022 – 28,410 accessed homeless services
- January 2023 Point-in-time Count, 3,687
- Length of Time in Emergency Shelter
 - 77% - 90 days or less
 - 57% - 30 days or less
 - 34% - 7 days or less



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Those not ready for housing and services

Unsanctioned Camping is the worst thing we can accept

- Places unfit for human habitation
- Public health/Sanitation
- Victimization
- Public Conflicts
- No camping ordinances

The unanswered question



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Sources of Homelessness

SYSTEMS

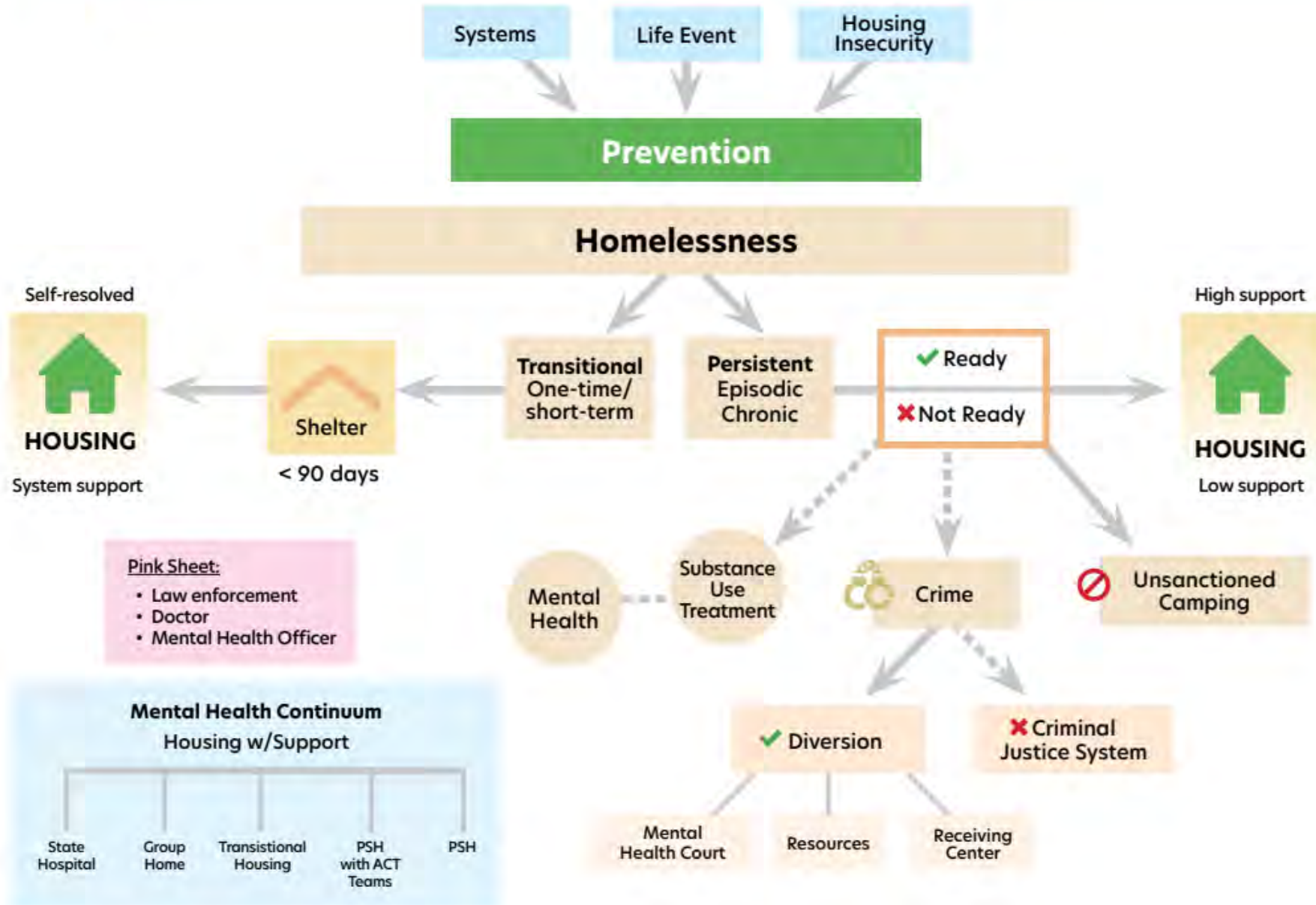
- Re-entry from incarceration
- Release from hospital or other medical provider
- Exit from mental health or substance use treatment
- Youth in foster care
- Juvenile justice system
- ...

LIFE EVENTS

- Domestic violence
- Loss of a job/income
- Divorce
- Death of someone close to you
- Health issues
- Behavioral health issues
- Loss of family support/relationships

LACK OF ATTAINABLE AND AFFORDABLE HOUSING

- Priced out of the market
- Eviction/foreclosure
- Disaster
- Wage gap
- Income insecurity (SSI/SSDI)



Supportive Housing

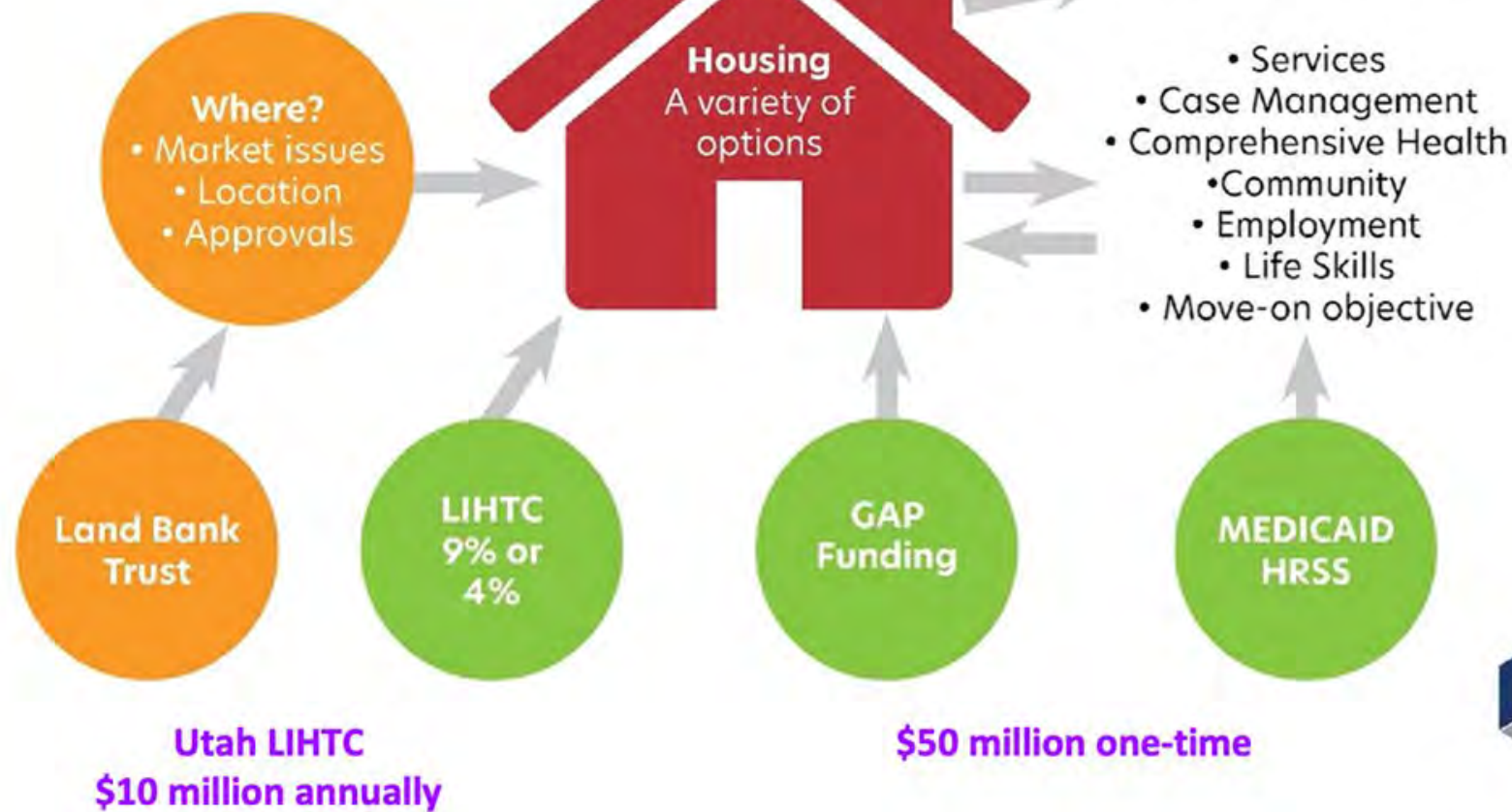
How to fund it

\$5 million ongoing



Housing Stabilization Grants

Tenants Pay 30% of their Income



Rates of Homelessness

Rates of individuals experiencing homelessness per 10,000 people:

- **Utah - 11 per 10,000**
- Mississippi - 4 per 10,000
- South Carolina - 7 per 10,000
- Alabama - 7 per 10,000
- California - 44 per 10,000
- Vermont - 43 per 10,000
- Oregon - 42 per 10,000

U.S. Housing and Urban Development Annual Homelessness Assessment Report to Congress

EXHIBIT 1.1: PIT Estimates of People Experiencing Homelessness
By Sheltered Status, 2007-2022



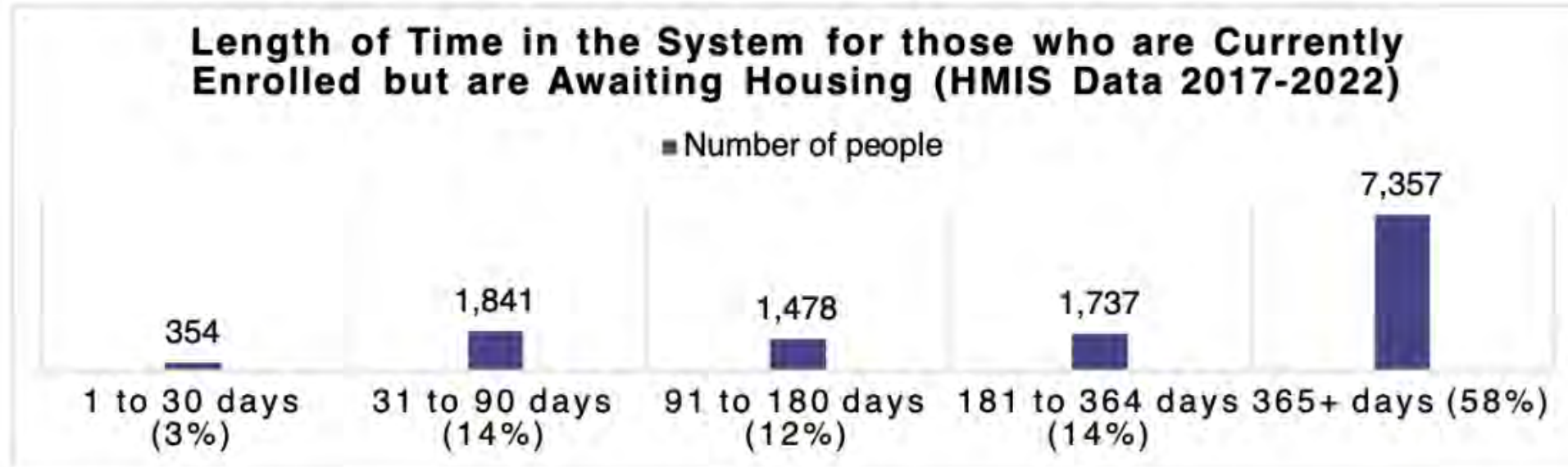
Note: The data for 2021 does not display the total count of people experiencing homelessness or the count of all people experiencing unsheltered homelessness due to pandemic-related disruptions to counts. Additionally, estimates of the number of people experiencing sheltered homelessness at a point in time in 2021 should be viewed with caution, as the number could be artificially depressed compared with non-pandemic times, reflecting reduced capacity in some communities or safety concerns regarding staying in shelters.

<https://www.huduser.gov/portal/sites/default/files/pdf/2022-AHAR-Part-1.pdf>

Length of Time in the System while Awaiting Housing

This analysis examines the length that those without a housing project move-in date have been in the system (e.g., they are waiting for housing):

- Median time to exit = 503 days
- Mean time to exit = 799 days
- Range of days to exit = 19 – 2231 days



Affordable & Deeply Affordable Housing Need

As part of House Bill 462 passed in 2022, the Department of Workforce Services has contracted with the Gardner Policy Institute (GPI) to develop a database of moderate and affordable housing needs and supply across Utah.

- The GPI team has provided initial estimates showing cumulative surplus/deficit for four area median income (AMI) levels for calendar year 2022.

AMI Level	Housing Units Available	Households	*Unit Deficit/Surplus	Affordable Units Available/100 Household
80% AMI & Below	221,952	221,929	23	100
60% AMI & Below	106,650	174,664	-68,014	61
50% AMI & Below	50,878	146,464	-95,586	35
30% AMI & Below	2,412	79,552	-77,140	3



County	ONE PERSON				FAMILY			
	30% Area Median Income (AMI)	Affordable Rent by 30% AMI	*Fair Market Rent (FMR) 1 Bedroom	Difference -Gap- Need to be filled with assistance	30% Area Median Income (AMI)	Affordable Rent by 30% AMI	*Fair Market Rent (FMR) 3 Bedroom	Difference -Gap- Need to be filled with assistance
Cache County	\$18,350	\$459	\$748	-\$289	\$30,000	\$622	\$1,325	-\$704
Daggett County	\$22,450	\$561	\$670	-\$109	\$32,050	\$721	\$1,095	-\$374
Davis County	\$22,350	\$559	\$1,032	-\$473	\$31,900	\$719	\$1,734	-\$1,015
Duchesne County	\$18,350	\$459	\$711	-\$252	\$30,000	\$622	\$1,138	-\$517
Morgan County	\$22,350	\$559	\$1,032	-\$473	\$31,900	\$719	\$1,734	-\$1,015
Rich County	\$18,350	\$459	\$670	-\$211	\$30,000	\$622	\$1,095	-\$474
Salt Lake County	\$22,300	\$558	\$1,258	-\$701	\$31,800	\$716	\$2,061	-\$1,345
Summit County	\$29,750	\$744	\$1,180	-\$436	\$42,500	\$956	\$1,890	-\$934
Tooele County	\$20,650	\$516	\$846	-\$330	\$30,000	\$664	\$1,520	-\$856
Utah County	\$20,850	\$521	\$1,009	-\$488	\$30,000	\$670	\$1,643	-\$973
Washington County	\$18,450	\$461	\$1,011	-\$550	\$30,000	\$622	\$1,734	-\$1,113
Weber County	\$22,350	\$559	\$1,032	-\$473	\$31,900	\$719	\$1,734	-\$1,015

*A FMR is generally calculated as the 40th percentile of gross rents for regular, standard-quality units in a local housing market. **Real market rents are much higher.**



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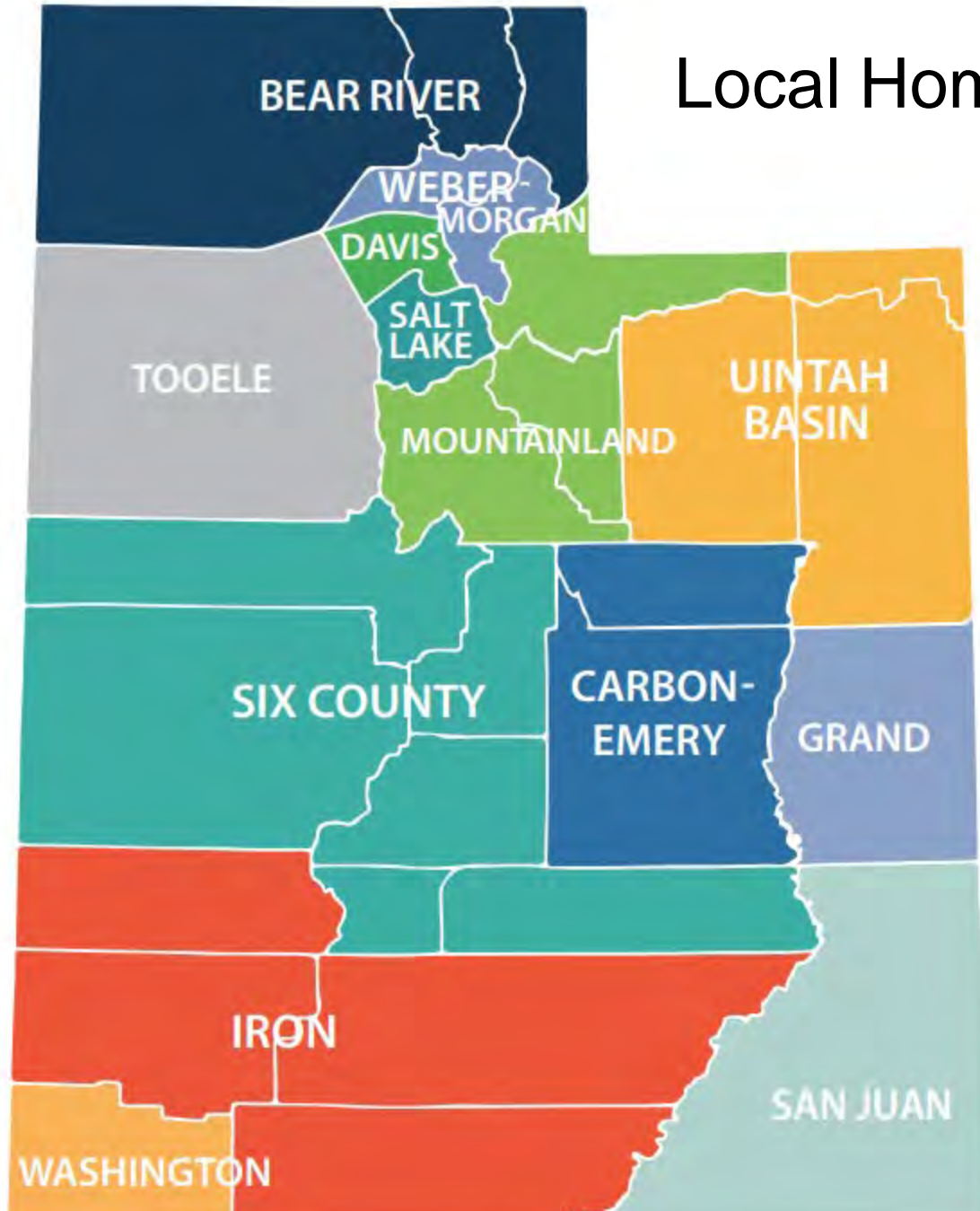


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HOMELESS SERVICES

Local and State Laws to Support Development of Diverse Housing Interventions

Crisis Response	Housing Spectrum for Communities									
	Homelessness to Housing Strategies									
	Homeless Prevention Strategies									
	Affordable Housing Development Strategies									
Emergency Shelter Day Shelter Street Outreach	Short Term Rental Housing Assistance	Long Term Rental Housing Assistance	Transitional Housing	Permanent Supportive Housing	Community Rental Housing	Deeply Affordable Rental Housing	Affordable Rental Housing	Affordable Home Ownership	Market Rate Rental Housing	Market Rate Home Ownership
<p>Emergency Shelters, Day Centers and Street Outreach programs are designed to engage with individuals and families experiencing homelessness as quickly as possible. These programs provide critical response to immediate crisis and include access to basic need resources. They include case management, diversion from shelter, access to housing programs, SNAP, financial benefits, and medical care.</p>	<p>The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed. For example, rapid re-housing provides short-term rental assistance and housing stability and case management services.</p>	<p>Housing assistance designed to supplement an individual or families income to allow them to rent market rate apartments (e.g. housing choice vouchers). Typically provided through a Public Housing Authority.</p>	<p>Temporary housing to help people transition to a more permanent housing situation. Commonly for youth, domestic violence survivors, individuals exiting incarceration, mental health and substance use treatment, and veterans.</p>	<p>Permanent subsidized affordable housing that includes case management and connection to other support services for individuals with a disabling condition. Can be dedicated units within a specific multifamily property. Provides access to substance use, mental health, job training, life skills, educational, and other supportive services either onsite or through an assigned case manager.</p>	<p>Multi-room affordable housing facility that offers single rooms for rent, typically with shared kitchen facilities. e.g. recovery housing, single room occupancy (SROs), boarding houses group homes.</p>	<p>Affordable rental housing for individuals and families who are at 30-40% AMI or below. Commonly for individuals on a fixed income such as SSI/DI, individuals with a disability and seniors. Can include State Office of Homeless Services Deeply Affordable Housing Fund, Low Income Housing Tax Credit, and HOME Investment Partnership funded projects.</p>	<p>Affordable rental housing for individuals and families who are at 50% - 80% AMI or below. Commonly referred to as workforce housing it includes rental housing for individuals such as teachers, firefighters, policeman, and small business owners. Can include Low Income Housing Tax Credit, and HOME Investment Partnership funded projects.</p>	<p>USDA Loans, First time Home Buyer program, Family Self-Sufficiency program, Community Land Trusts, etc.</p>		

Local Homeless Councils (LHCs)



Continuum of Care

Balance of State — 11 LHCs

- 25 Counties throughout the state

Mountainland — 1 LHC

- Summit County
- Utah County
- Wasatch County

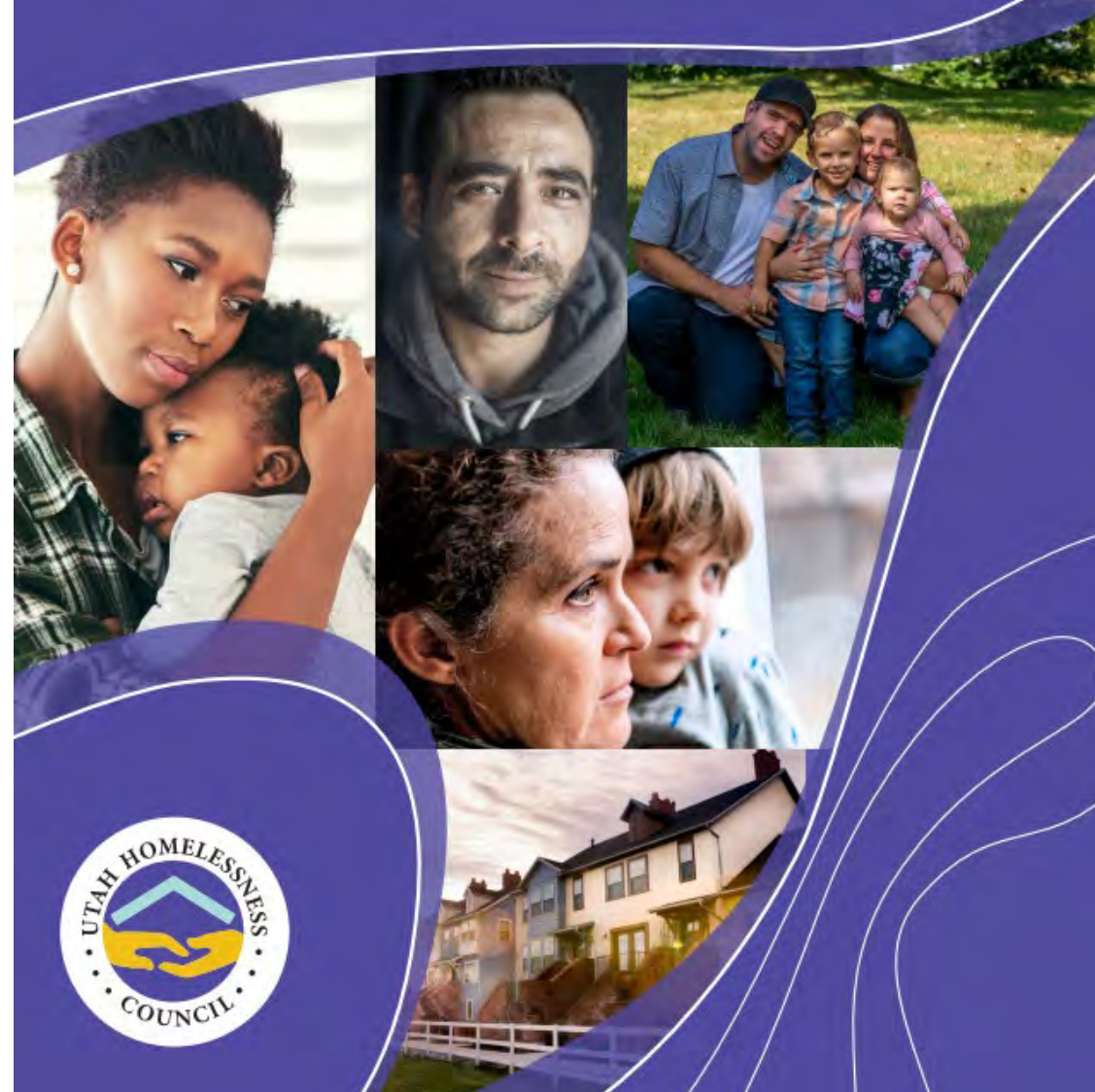
Salt Lake County — 1 LHC

- Salt Lake County
- Salt Lake Valley Coalition to End Homelessness

Statewide Collaboration for Change:

Utah's Plan to Address Homelessness

FEBRUARY 2023



Our vision for the homeless response system in Utah is to make homelessness rare, brief and non-recurring; that all people experiencing homelessness can thrive to their fullest potential; and that our communities are stable and safe for everyone.

— Utah Homelessness Council

- Goal 1:** Increase accessible and affordable permanent housing opportunities for people experiencing homelessness across the state
- Goal 2:** Increase access to and availability of supportive services and case management for people experiencing and at risk of homelessness
- Goal 3:** Expand homeless prevention efforts by increasing coordination, resources, and affordable housing opportunities
- Goal 4:** Target housing resources and supportive services to people experiencing unsheltered homelessness
- Goal 5:** Promote alignment and coordination across multiple systems of care to support people experiencing and at risk of homelessness

The strategic plan, implementation guide, and data is available at:

<https://jobs.utah.gov/homelessness/strategic.html>

Resource Center Model



Best Practice Interventions

- Coordinated Entry
- Motivational Interviewing
- Trauma-Informed Care
- Case Management and Other Individual Support
- Diversion from Shelter
- Housing First
- Low Barrier Shelter
- 24/7 Staff Supervision

- Individual
- Impact Area
- At the Resource Center
- In the Community



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REQUEST

Parks and Arts Board

Discover Davis Mural Program

Discover Davis Mural Grants

- Discover Davis recognizes the economic impact that the arts brings to a community.
- It offers a valuable local and visitor experience that drives people to areas and adds a sense of place in our community.



Discover Davis needs to Discover North Salt Lake



Mural Grant Overview



What we need

A Budget

- A business to offer their space and \$10k
Discover Davis will match up to \$10k
Could North Salt Lake match?

A Building

- We have a very large one on Redwood Rd|580 N.
- We have a business who wants to participate

A Painter

- Discover Davis will send a list of local muralists.

All three = a preferred partnership for best chance at the grant.

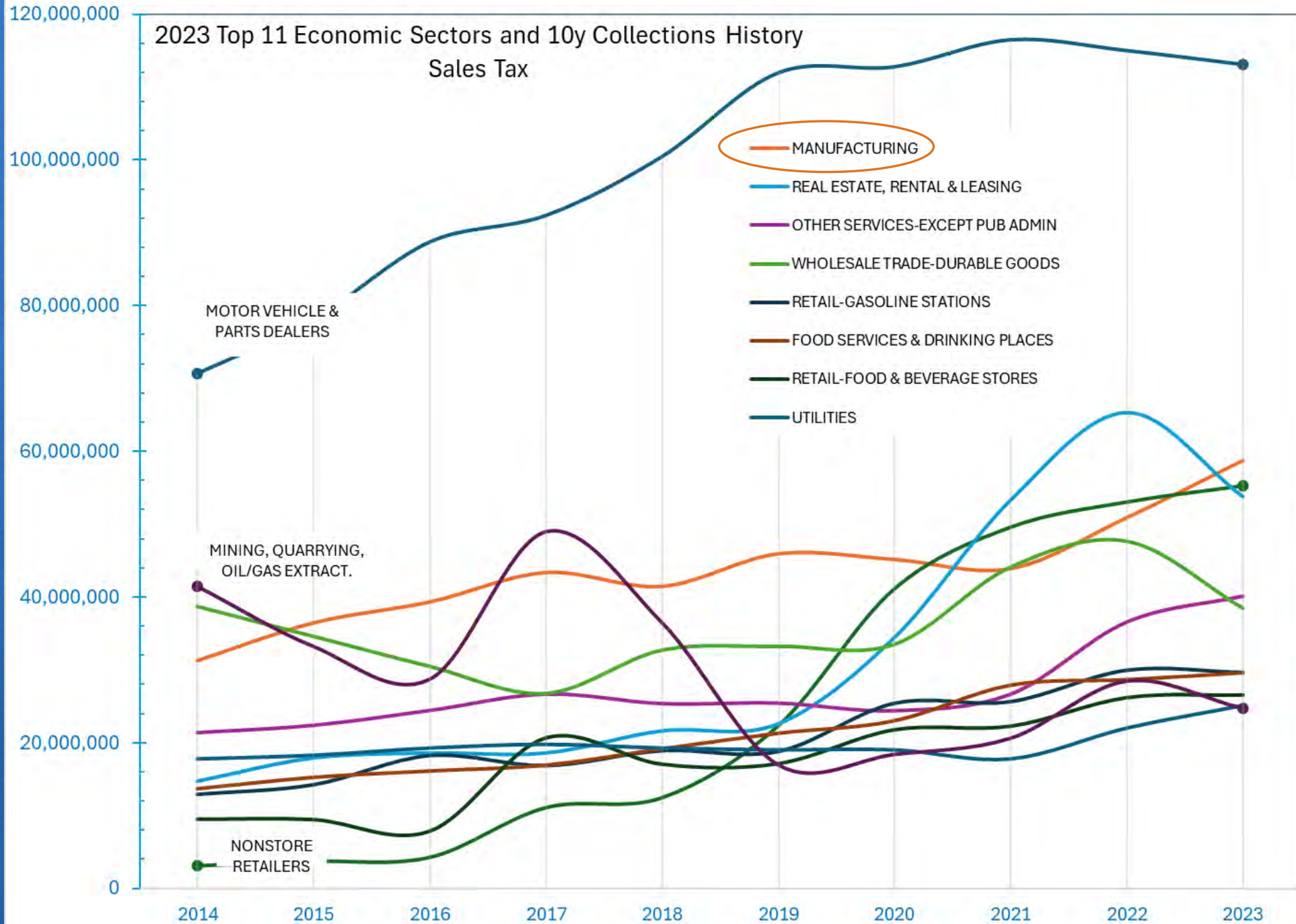
Location: 580 N. Redwood Road



MONTHLY FINANCIAL REPORT

March 31, 2024

March 2024 Financial Report



ADJOURN



City of
NORTH SALT LAKE

CITY COUNCIL
Meeting

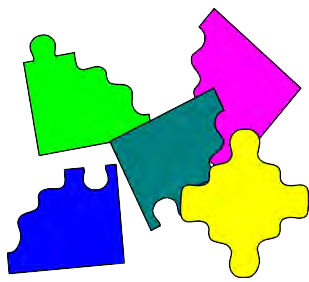
May 7, 2024
7:00 p.m.

CITIZEN COMMENT

PRESENTATION
Sister City Program
Thomas Appiah

CTR – Citizens Taking Responsibility The Power of Understanding Growth

Dr. Thomas Appiah

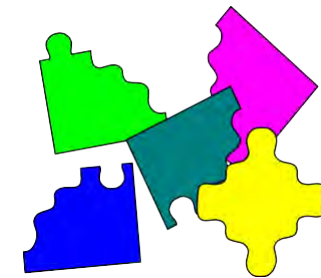


Africa is Ready for North Salt Lake



Sister Cities Fact Sheet

- **What is a Sister City?**
 - A long-term cooperative relationship between two cities in different countries where exchanges occur in:
 - Cultural
 - Educational
 - Business
 - Technologies
 - Formalized when two mayors (or highest elected/appointed officials) sign a MOU establishing a sister city relationship
 - The Mission of sister cities is to promote:
 - Peace through mutual respect
 - Cooperation and understanding
- **Who Participates in Sister City Organization?**
 - Anyone and elected officials
 - Most sister city organizations are nonprofit
 - They are staffed by:
 - Volunteers from the community



Sister Cities Fact Sheet

- **Why Have a Sister City?**

- An INCREDIBLE opportunity to:

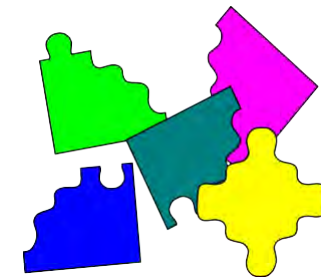
- Build partnerships
- Promote Peace and Understanding
- Travel
- Have fun

- Benefits to individuals and the community include:

- Make new friends around the world and learn about other cultures
- Offers young people opportunity to travel abroad
- Allows municipal employees and other professionals to learn from their international counterparts and to promote their own best around the world
- Art and Cultural exchanges
- International business opportunities for local firms

- **Support at the National Level**

- Founded by President Eisenhower in 1956
- Sister Cities International is national nonprofit organization
- Serving over 500 U.S. cities in 145 countries worldwide
- SCI is available to provide any best practices and provide staff support/networking



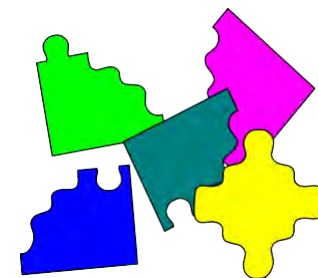
History of Gomoa Mangoase



- **Gomoa Mangoase Traditional Area**
 - Located about 45 minutes drive from Accra (capital city of Ghana)
 - Near Agona Swedru
 - Population of 2,503

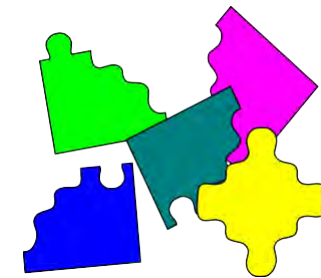
- Fish Farming Concept

<https://youtu.be/tytjaTb9mUE>



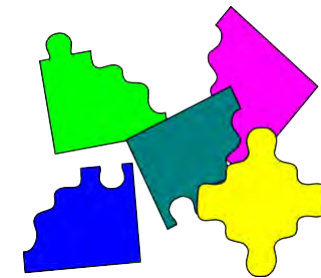
What is the Doctrine of Development

- **Youth Engagement and Training**
 - Clubs for Youth to take responsibility
 - STEM Computer resource/training Center
 - Fish Farming Concept
 - Channels of Distribution of Fish
 - E.g. Restaurants to buy fishes/open market
- **Micro Financing and Training**
 - Fish Farm training with R&B Farms partnership
 - Farming with Richie Plantations partnership
 - Website creation/programing
- **Projects participation by citizens**
 - Labor and provision of land
 - Community/Resource center

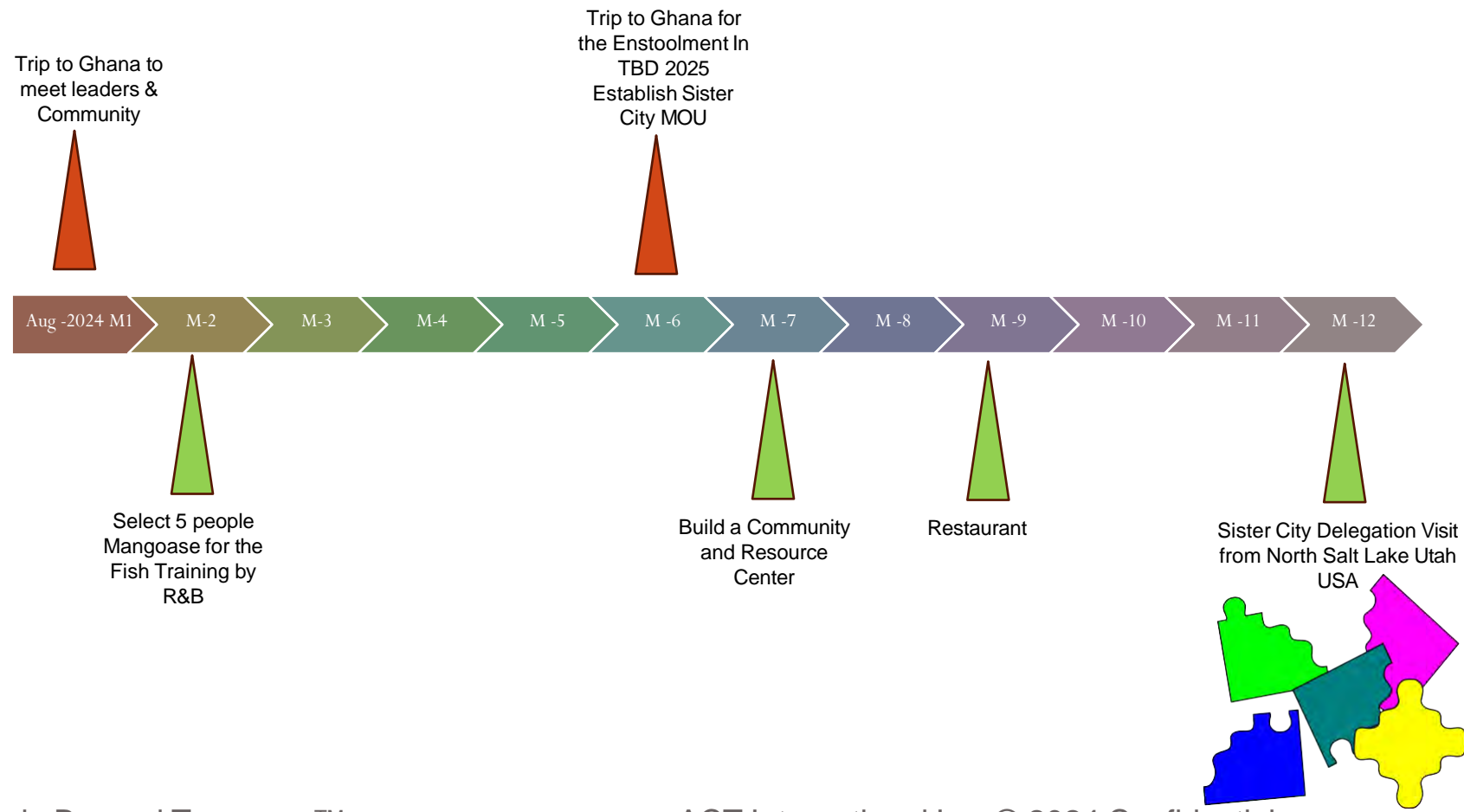


What is the Doctrine of Development

- **Citizens Taking Responsibility in building their communities**
 - Self Respect
 - Mutual Benefit
- **Skills training – It takes 10,000 hours to master a skill**
 - Partner with Pathway
 - Partner with Other High Schools both local and abroad
- **Partner with North Salt Lake as a Sister City – help build bridges of understanding and development**
- **Donors and partners:**
 - North Salt Lake
 - Brent Sloan and Family
 - Richie Plantations & R&B Farming
 - The Church of Jesus Christ of Latter Day Saints



Notional Time Line to Kingship



Community/Resource Center Concept

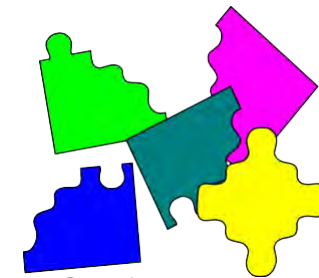
- Need about 4 acres of land at Mangoase
- Build 2 offices with tables and chairs and computers
- Toilet with at least 4 stalls each (male and female)
- Kitchen for heating up food during parties and celebrations
- Build 2 Football (Soccer) Fields
- Open space (Pavilions 2)



CONSTRUCTION OF A 40 – SEATER CAPACITY ULTRA-MODERN COMPUTER LABORATORY FOR BROFOYEDUR MANGOASE D/A COMMUNITY BASIC SCHOOL IN THE GOMOA CENTRAL DISTRICT IN THE CENTRAL REGION, GHANA. Estimated cost and contribution of the community is about \$20K USD

If organized well, support could come from sister city to help Adopt a road at Mangoase and we will name it after you Help build a community center at Mangoase

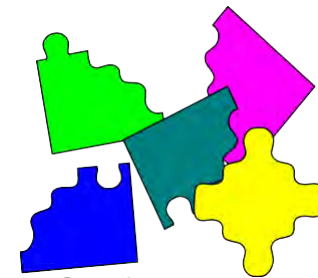
Partner with location University to design the community center



Create an NGO – CTR (Citizens Taking Responsibility)

- **Register the NGO in USA – North Salt Lake Utah**
- **Using the doctrine as the Article of NGO**
- **Build the board of directors (include the city council of North Salt Lake on the board and Brent Sloan)**
- **Establish a team in Ghana to support projects at Mangoase**

Work with Brent Sloan to establish the NGO



Best Practices for Doing Business in Ghana – Central Region - Mangoase

Act Locally:

You have to look at this market through a local lens and having a local actor or actors will be a tremendous asset.

Build Relationships:

In Africa, relationships are the local currency. I can't stress enough the need to build contacts at all levels and to keep in regular communication.

Share Your Expertise:

Skills transfer is incredibly important for this market. Don't underestimate the power of educational and training opportunities that are often taken for granted in Western markets.

Stress Your Commitment to Community:

Doing business in Africa is more than just building a market, it is helping develop a nation. Your organization's commitment to community programs will go a long way in the country and will remind those countries of your company's broader objectives.

Be Proactive on Proposals:

In many African markets, the entrepreneurial are rewarded and those that wait for the official tender end up waiting a long time

Be In It for the Long-Haul:

You need to look at a decision to do business in Africa as a long-term commitment. We are confident that Africa is headed in the right direction and that your commitment will pay off over time.

PRESENTATION

Town Center Market Study

Ted Kamp, Leland Consulting Group

Market Analysis and Strategic Recommendations

North Salt Lake Town Center Retail

May, 2024

PREPARED BY



Overview

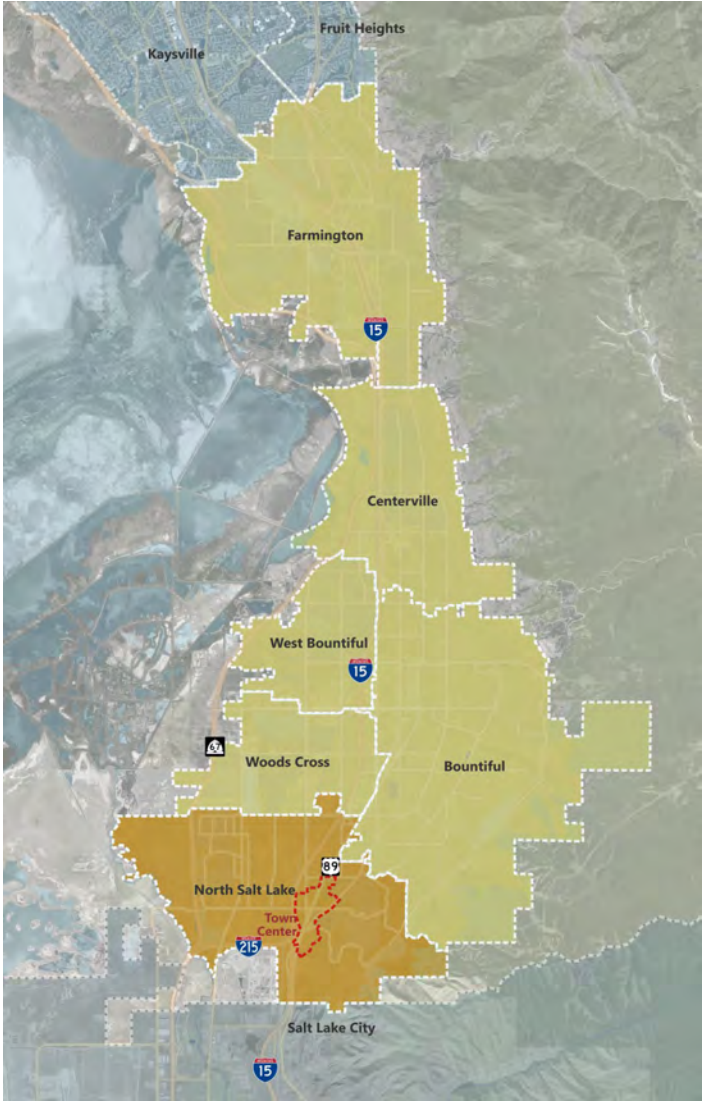
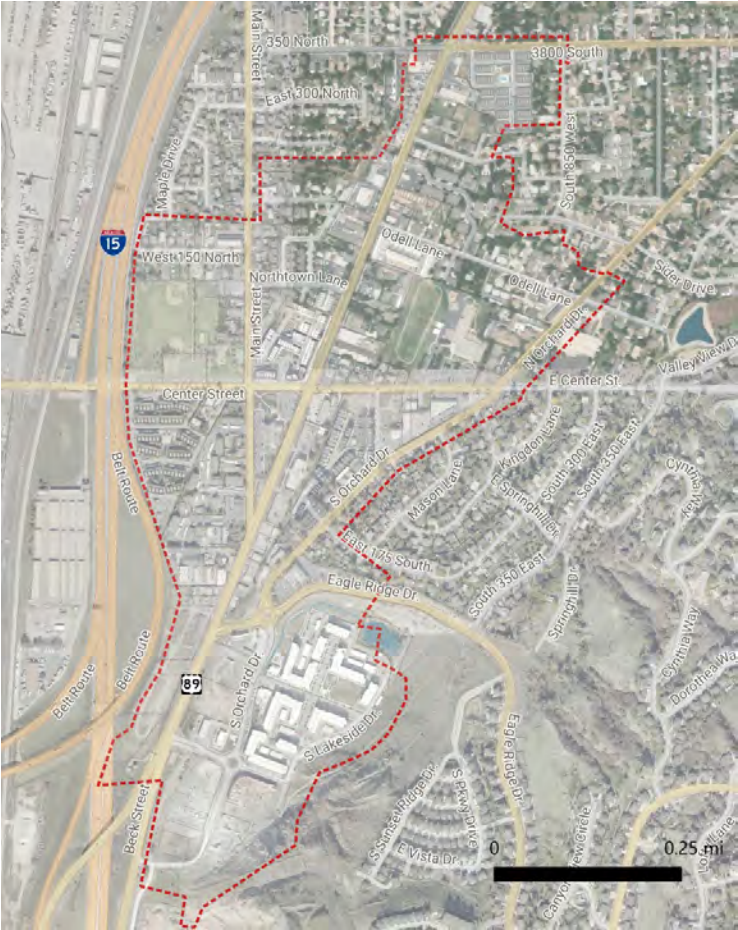
- The Town Center area is taking shape and beginning to fulfill its potential as an asset for North Salt Lake.
 - A vibrant mixed-use neighborhood
 - A walkable center with options for dining, shopping/services, and entertainment
 - An attractive and welcoming gateway
- But its retail components have lagged other land uses.
- This study is an effort to explore the **evidence** (demographics, visitor patterns, sales taxes, real estate supply conditions, demand drivers, etc.) and **strategically** consider the pieces of the puzzle to help Town Center live up to its potential.

A Few Important Market Themes

- **Vibrant, growing** state and metro area
- Very **auto-oriented** suburban culture outside SLC proper, heavily reliant on long commutes
- Very **linear growth** pattern along I-15 due to physical topography, with NSL and its Town Center area at a major **pinch point** for north-south movement
- **BRT Transit** is developing more slowly than originally anticipated
- Residential, especially **multifamily**, has been in high demand locally and nationally
- **Work-from-home**, a trend kickstarted by pandemic habits, affecting many aspects of real estate – including dynamics that may benefit suburban sites with true mixed-use possibilities
- Upcoming **changes to the I-15 interchange** stand to have major impacts on Town Center

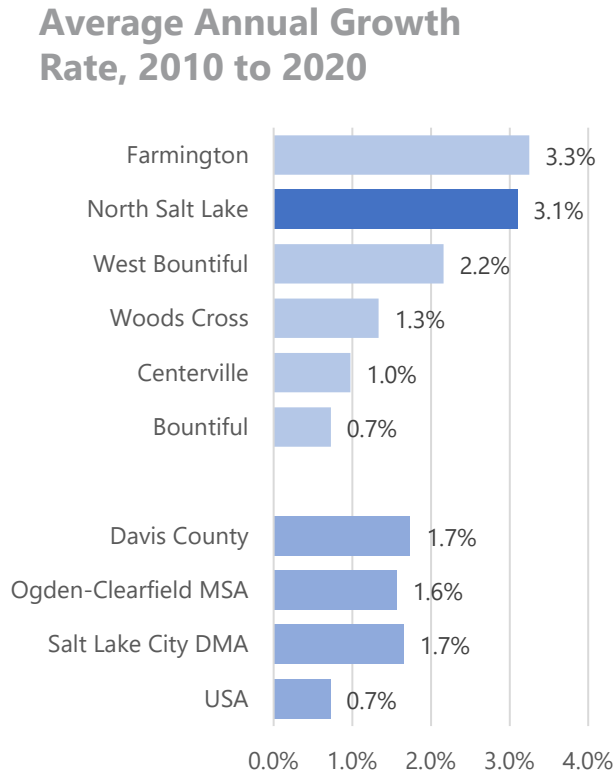
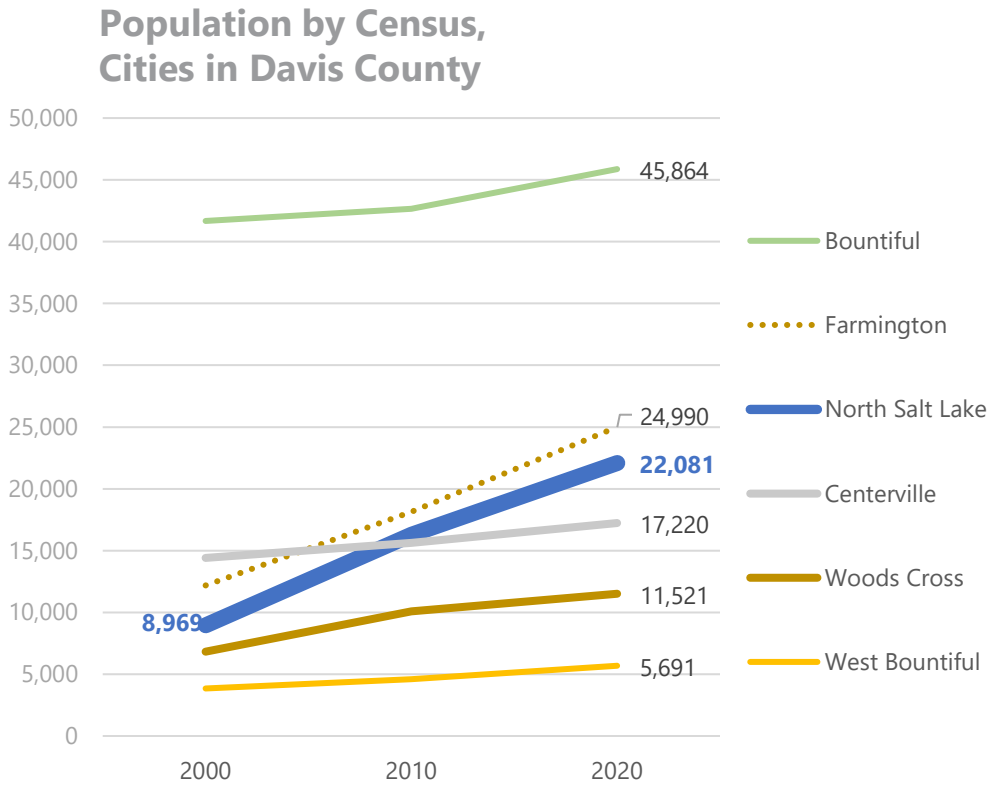
Comparison Geographies

- Town Center Study Area
- City of North Salt Lake
- South Davis County
- Visitor-derived Trade Area definitions (irregular blobs)
- Salt Lake City DMA



Population and Growth

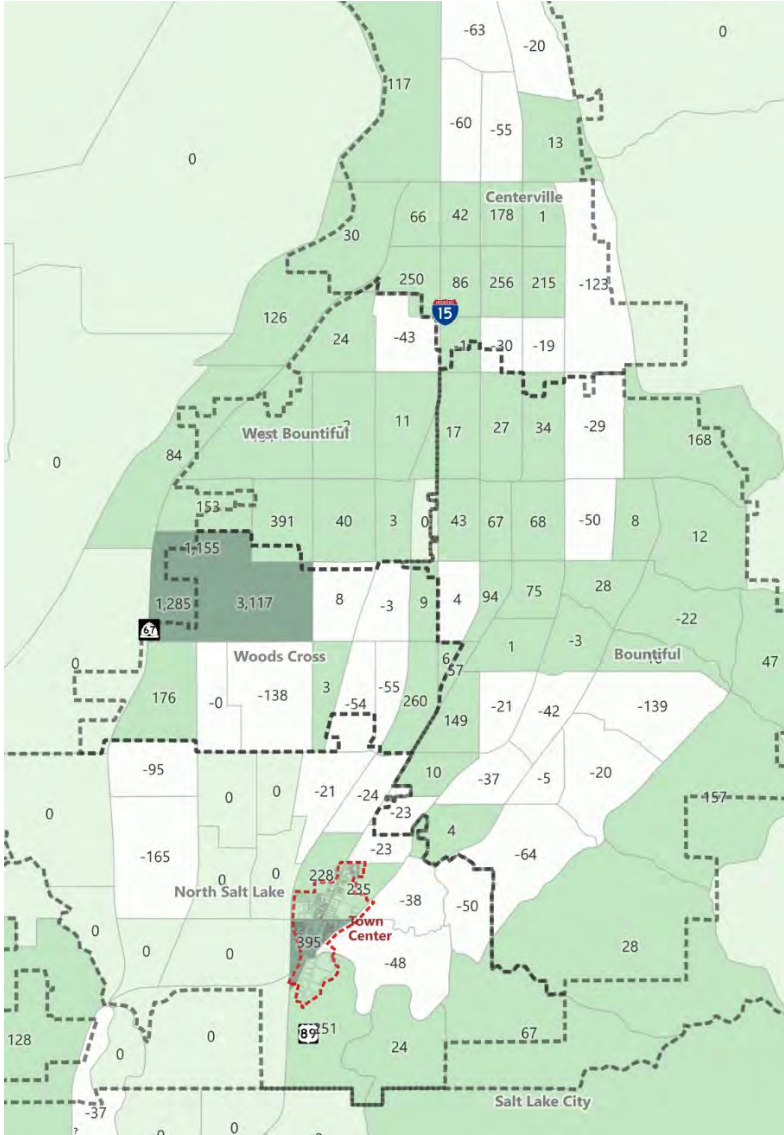
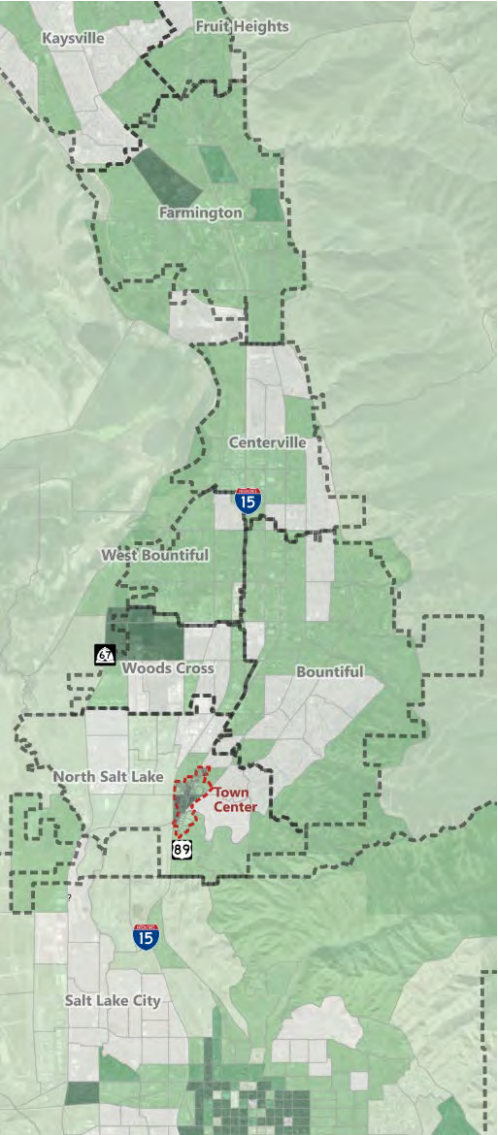
- While Bountiful remains the largest city in South Davis County, Farmington and North Salt Lake are the fastest growing



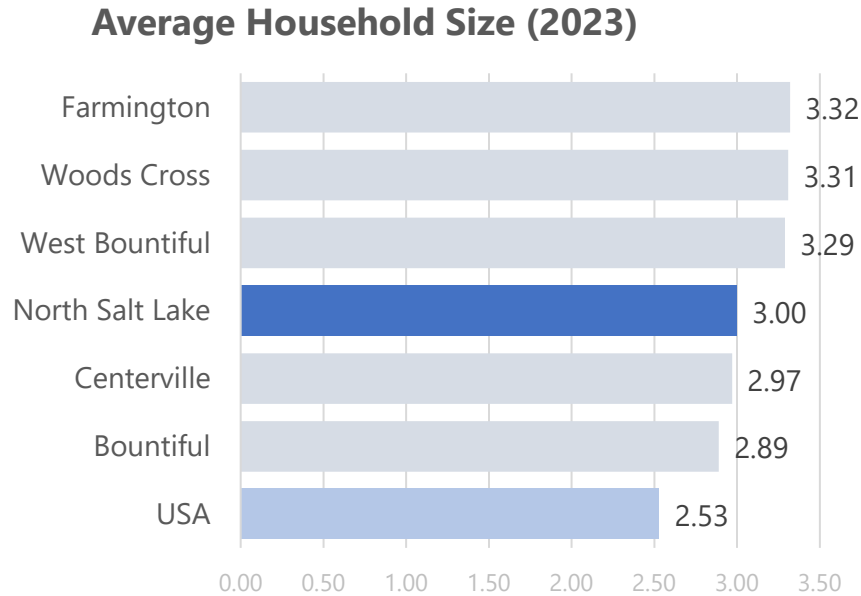
Projected Growth

- Northwest Woods Cross, southwest Centerville, and central North Salt Lake are hot spots for projected growth over the coming decade.

Projected Population Growth by TAZ, 2023 to 2033



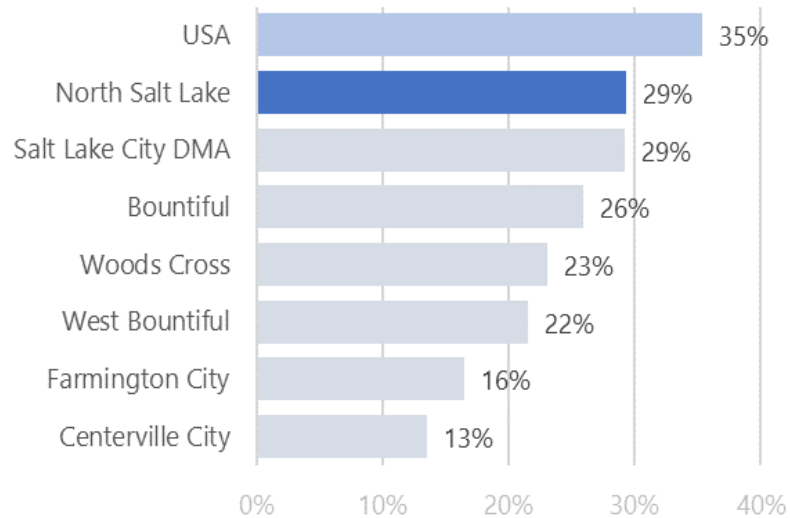
Household Composition



- Household sizes across the area are higher than the US on average
- NSL households are on par with Centerville in terms of size, a bit higher than Bountiful, but smaller than other cities in south Davis Co.
- Larger households tend to spend more on retail, but the nature of that spending can be quite different in terms of store types and tenants depending on the presence of kids (especially for dining and entertainment options)

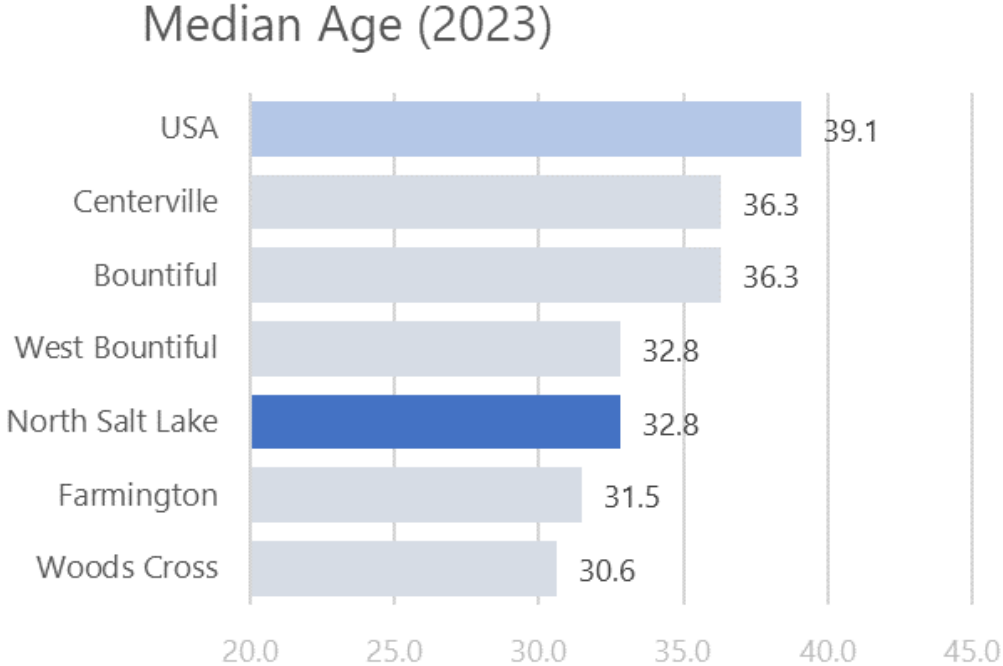
Percent Renter

Percent of Households Who Rent, 2021



- North Salt Lake’s share of renters is on par with the broader metro area, and higher than elsewhere in south Davis County
- Goes hand-in-hand with differences in household size and Population Age.
- As development in the study area continues to bring more renters, relative demand for entertainment, pets, restaurants/bars, and drug stores should all rise– along with demand for certain dining and shopping tenants catering to younger adults in households without children.

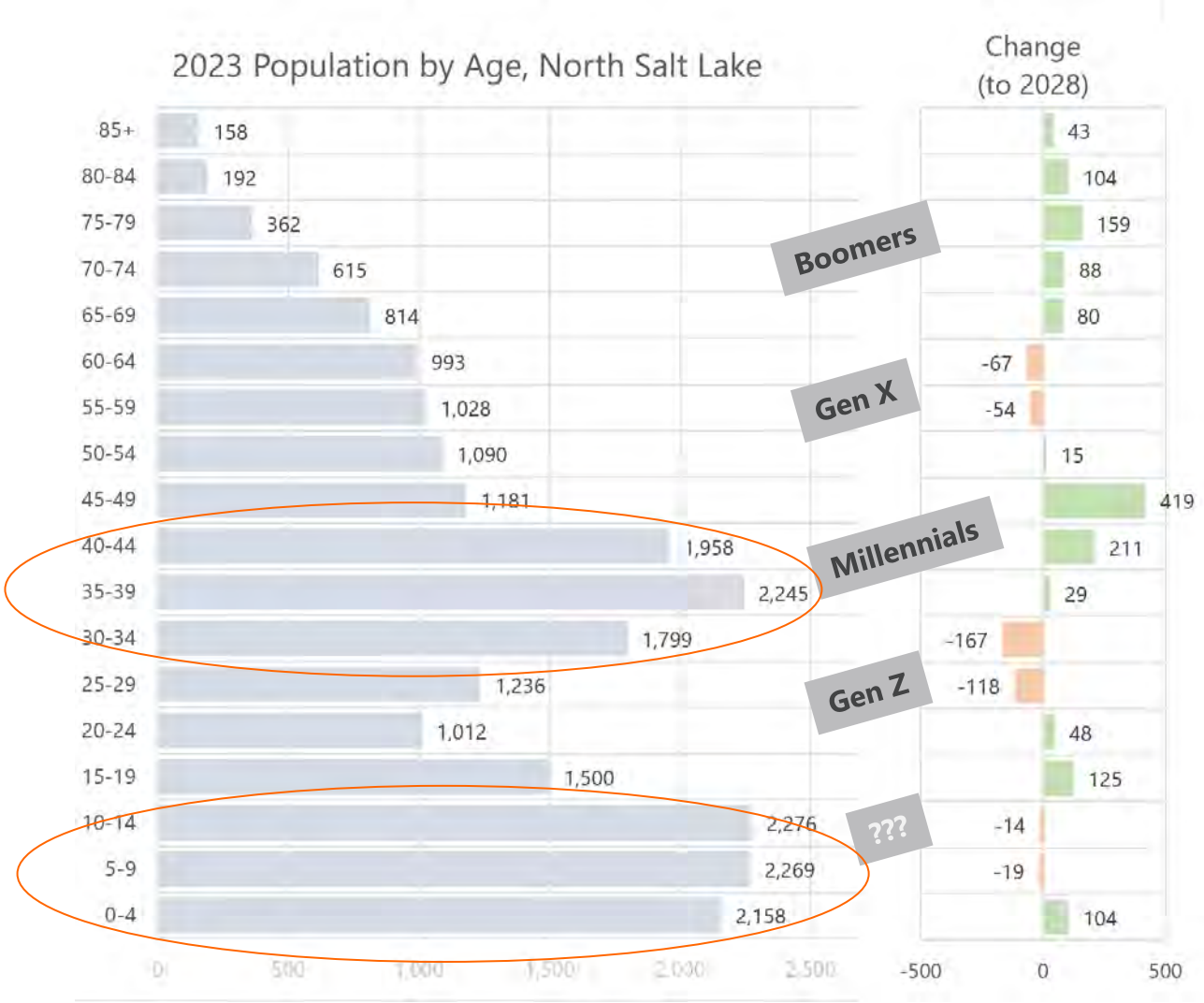
Population by Age



- Median age across south Davis County is lower than for the US as a whole – driven largely by the presence of children.
- NSL’s median age is 32.8 – tied with West Bountiful, but well below Centerville and Bountiful.

Population Growth by Age

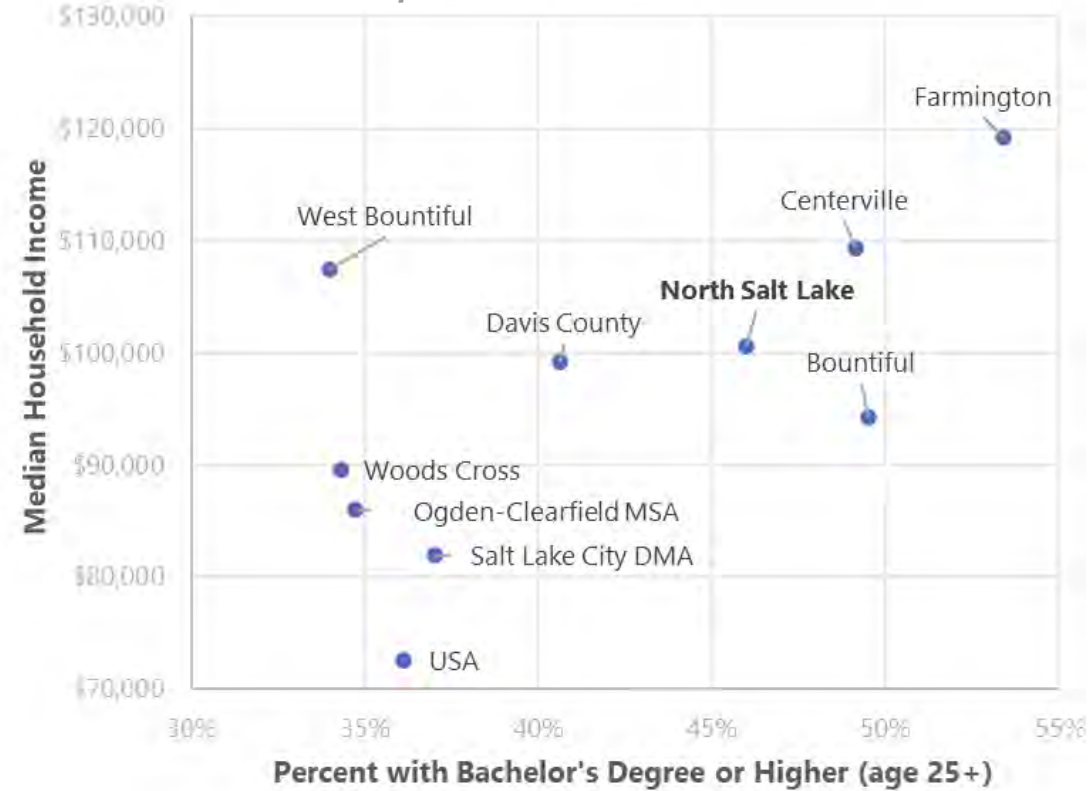
- North Salt Lake is dominated by Millennials and their children
- The 40-something age bracket is projected to grow by 630 residents over the next five years.



Income and Education

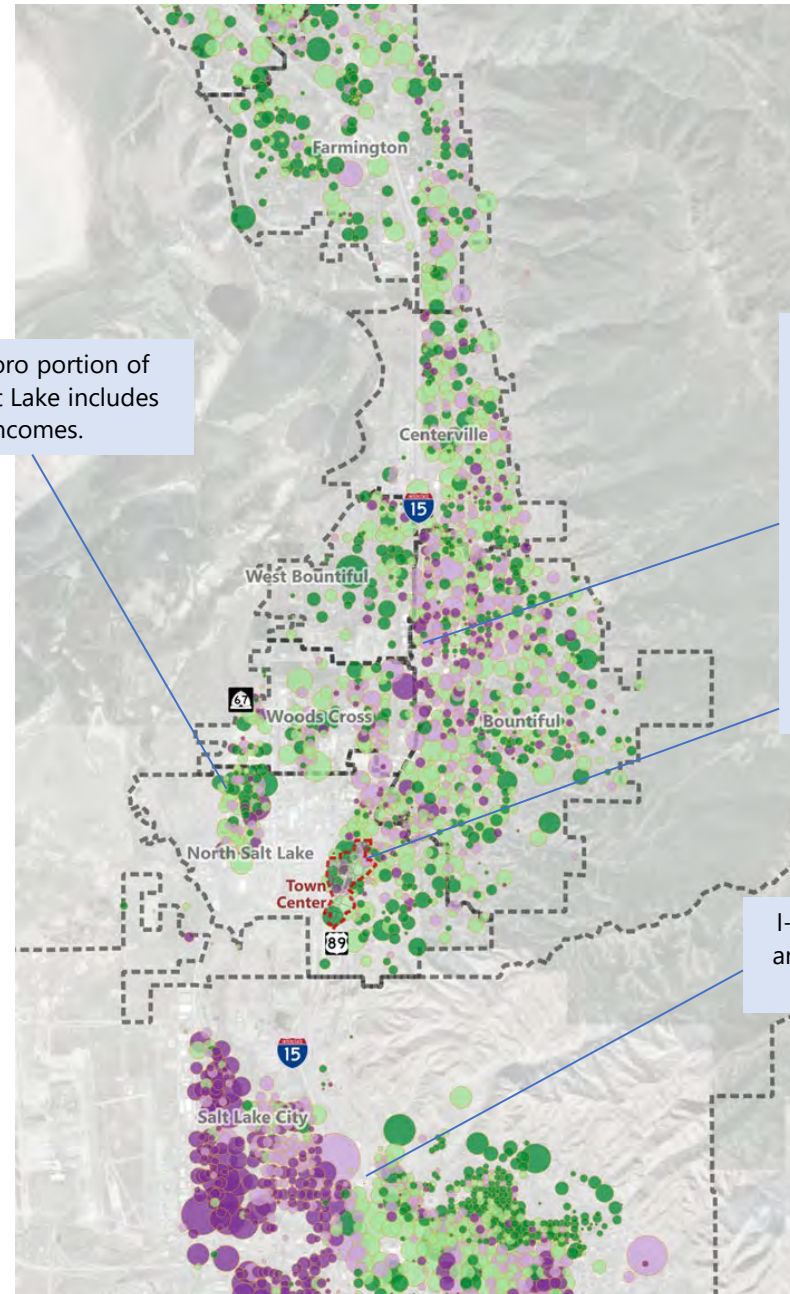
- Income levels tend to vary with educational attainment.
- North Salt Lake has median household incomes and college education levels just above the county median.
- West Bountiful has high incomes relative to education levels, while Bountiful has the reverse.
- Income increases retail spending power while education levels help to shape some product and brand preferences.

Income and Educational Attainment, 2023



Population Density by Wage Level

- Northern SLC has a stark east-west divide in terms of resident wages, separated by I-15
- In southern Davis Co., high wage residents can be found both east and west of I-15
- Elevation and proximity to industry reinforce play important roles



The Foxboro portion of North Salt Lake includes a mix of incomes.

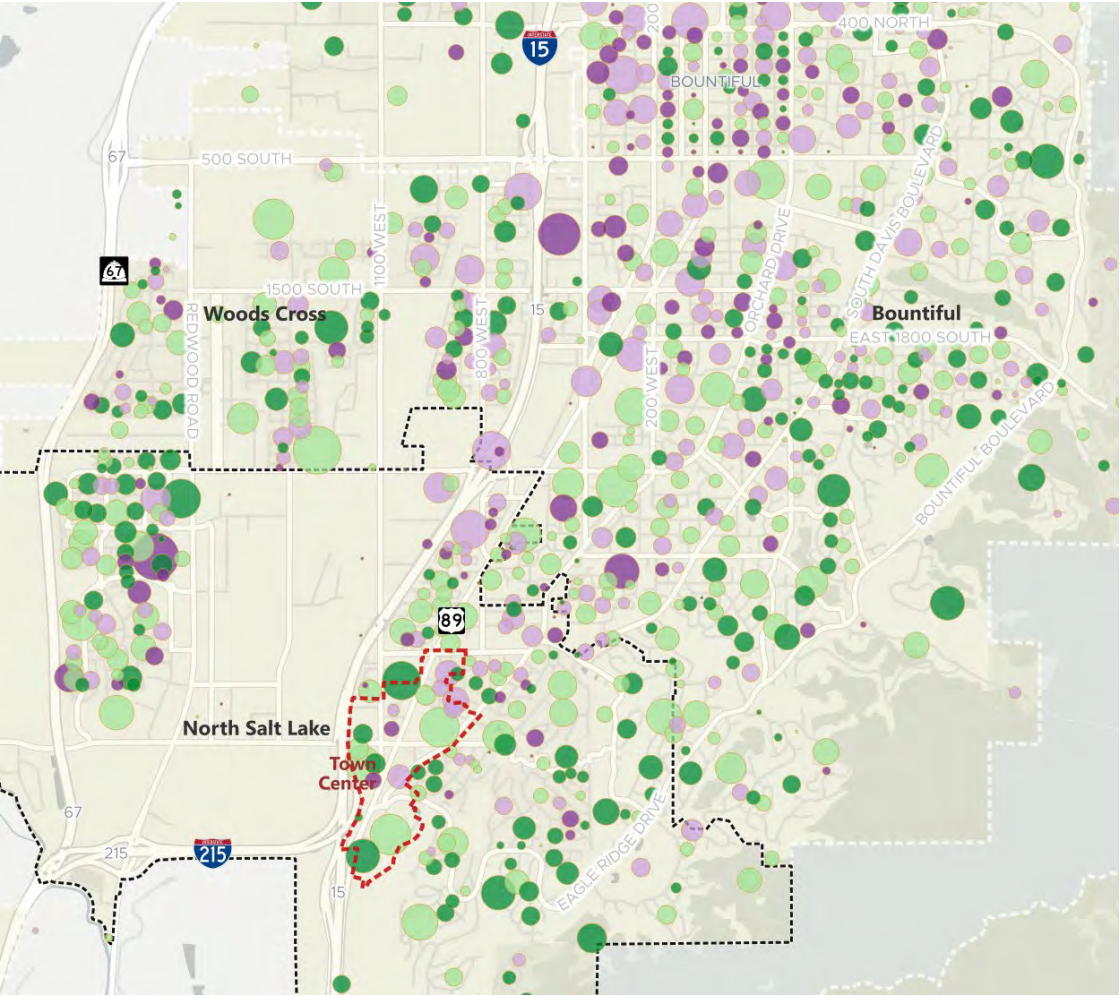
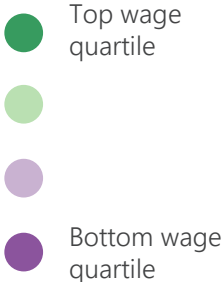
From Bountiful to the Town Center portion of North Salt Lake, lower-half wage earners in south Davis County are more likely to live closer to the interstate, both due to lower elevation and tendency for apartments to locate near highways.

I-15 clearly divides higher and lower wage earners in northern Salt Lake City.

Population Density by Wage Level

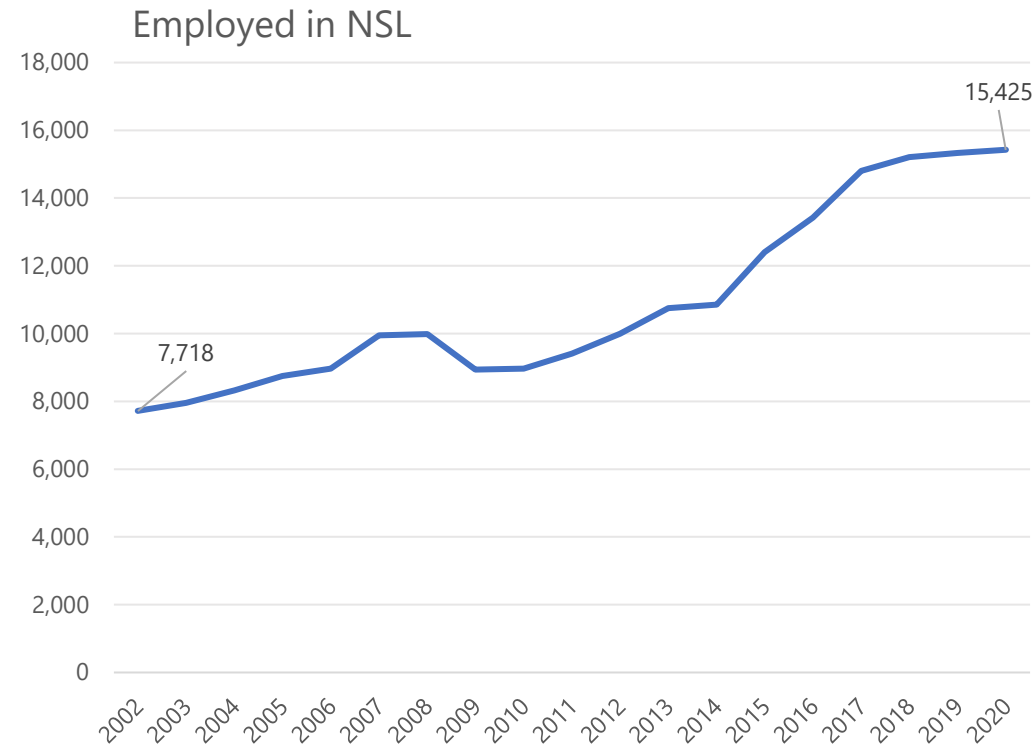
(local area zoom)

- This more zoomed-in map shows the extent of income diversity along the I-15 corridor...
- and highlights the propensity for higher wage earners to live at higher elevations with foothills views.



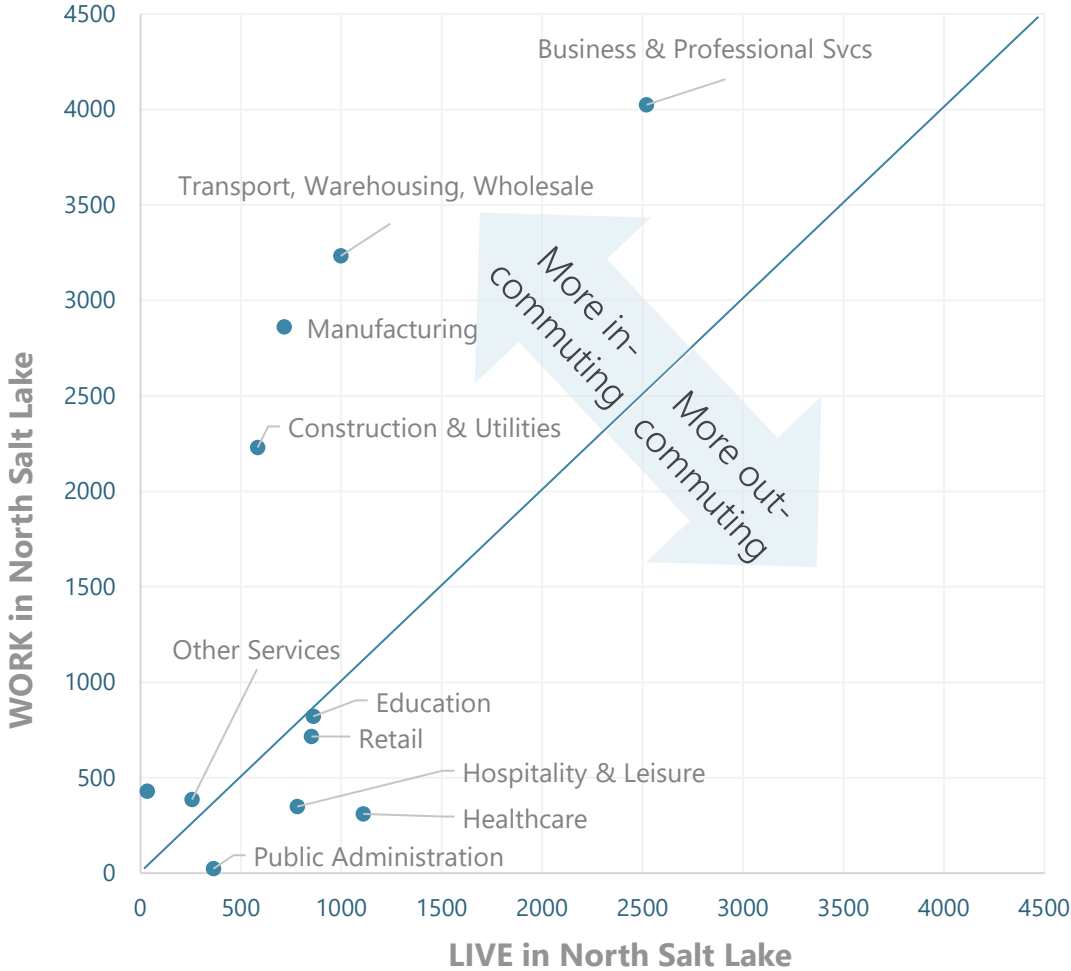
Total Employment Growth

- Since 2002, employment at NSL workplaces has roughly doubled, from 7,718 to 15,425



NSL Industries (Live vs. Work)

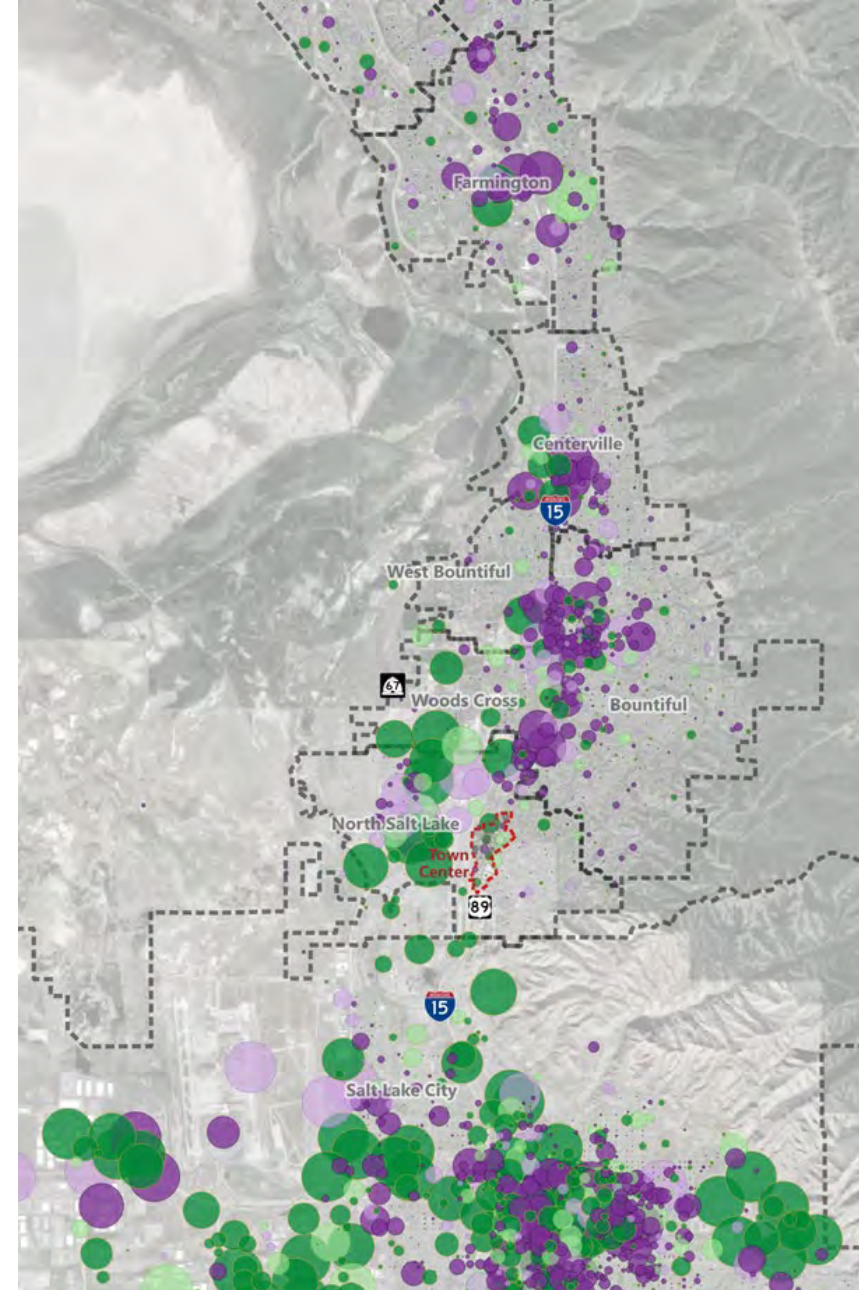
- Workers in the largest industry groupings are more likely to work in NSL than live in NSL (resulting in net in-commuting)



Employment Density by Wage Level

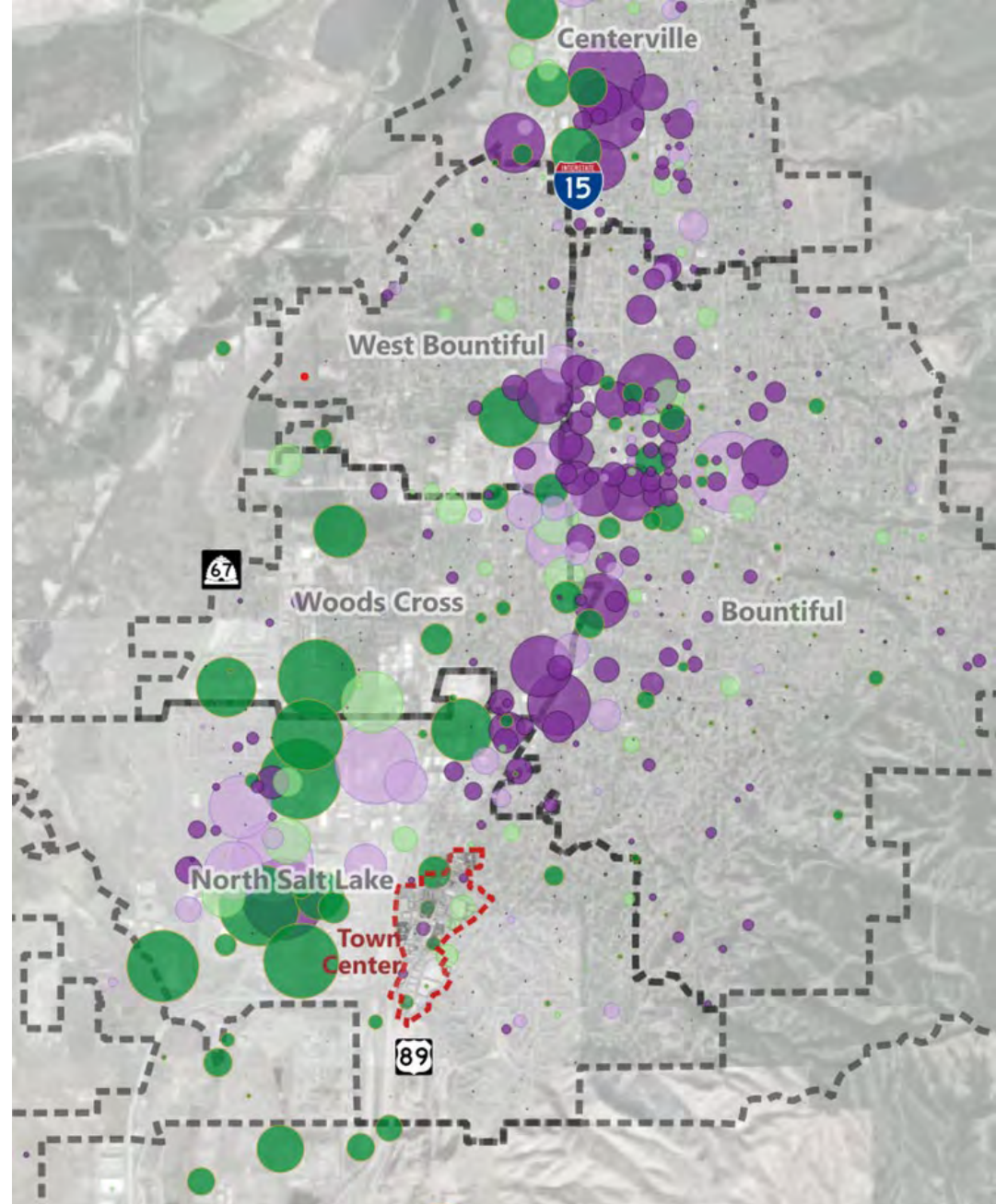


- Big picture of south Davis County and northern SLC
- Higher wages prevail west of I-15 in business parks of Woods Cross and NSL
- Lower wage retail and service jobs along and east of I-15 in Davis Co.
- Downtown and northern SLC have large concentrations of high wage jobs but also mix of lower paying service jobs

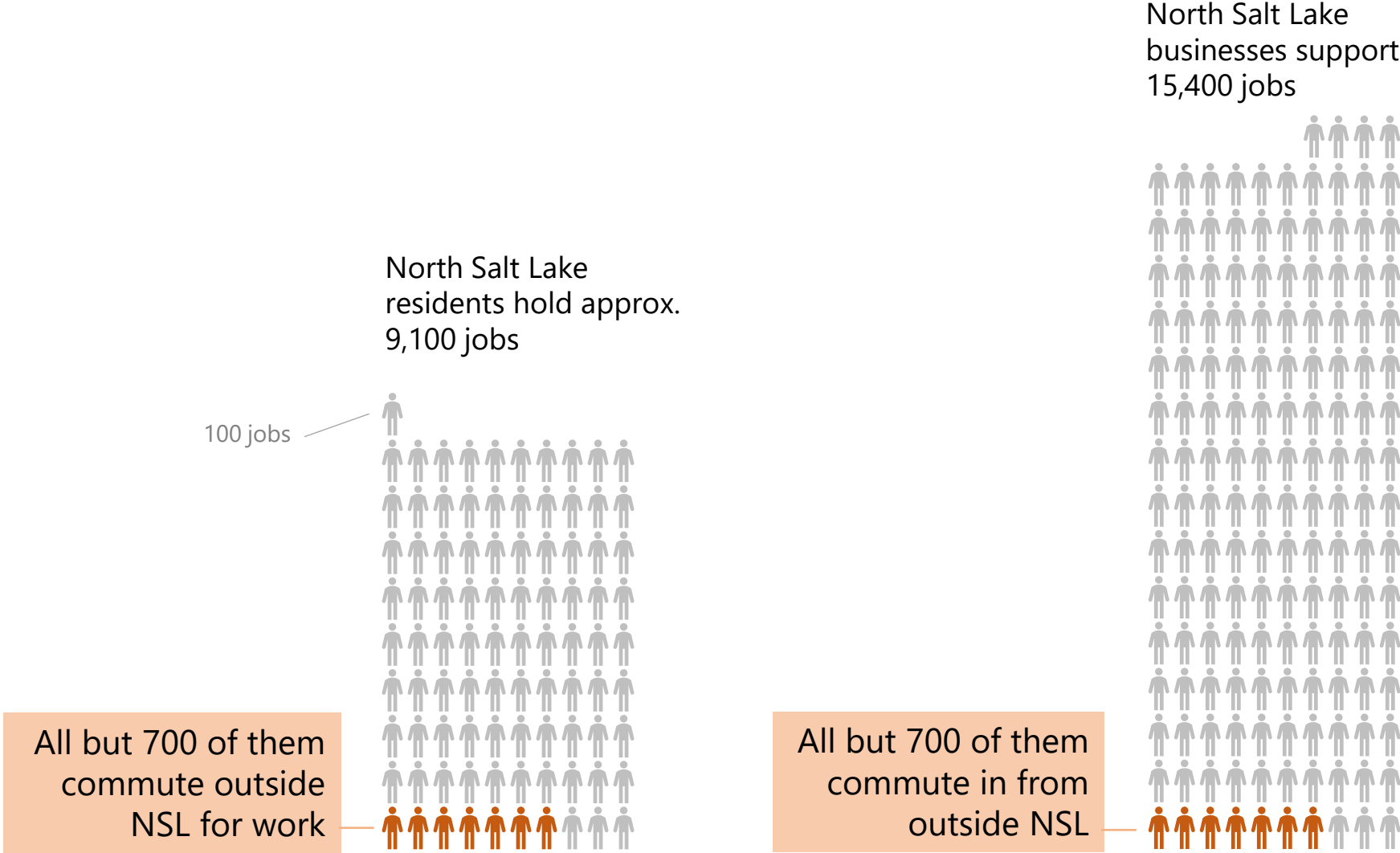


Employment Density by Wage Level

- NSL's west side (especially along Redwood Rd.) includes the largest cluster of higher-wage jobs in south Davis County

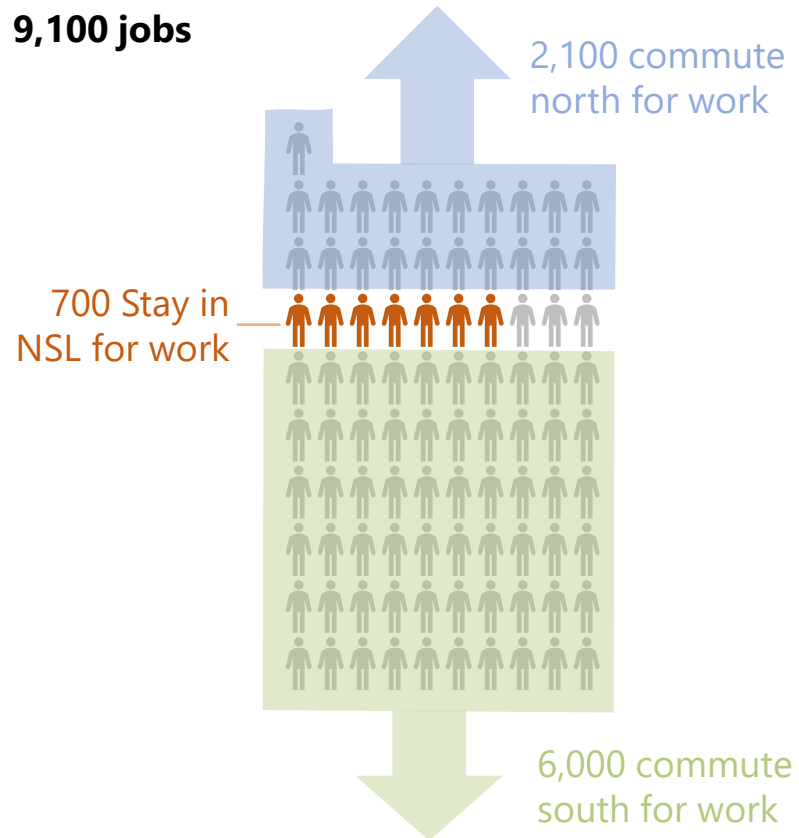


Commuting Patterns

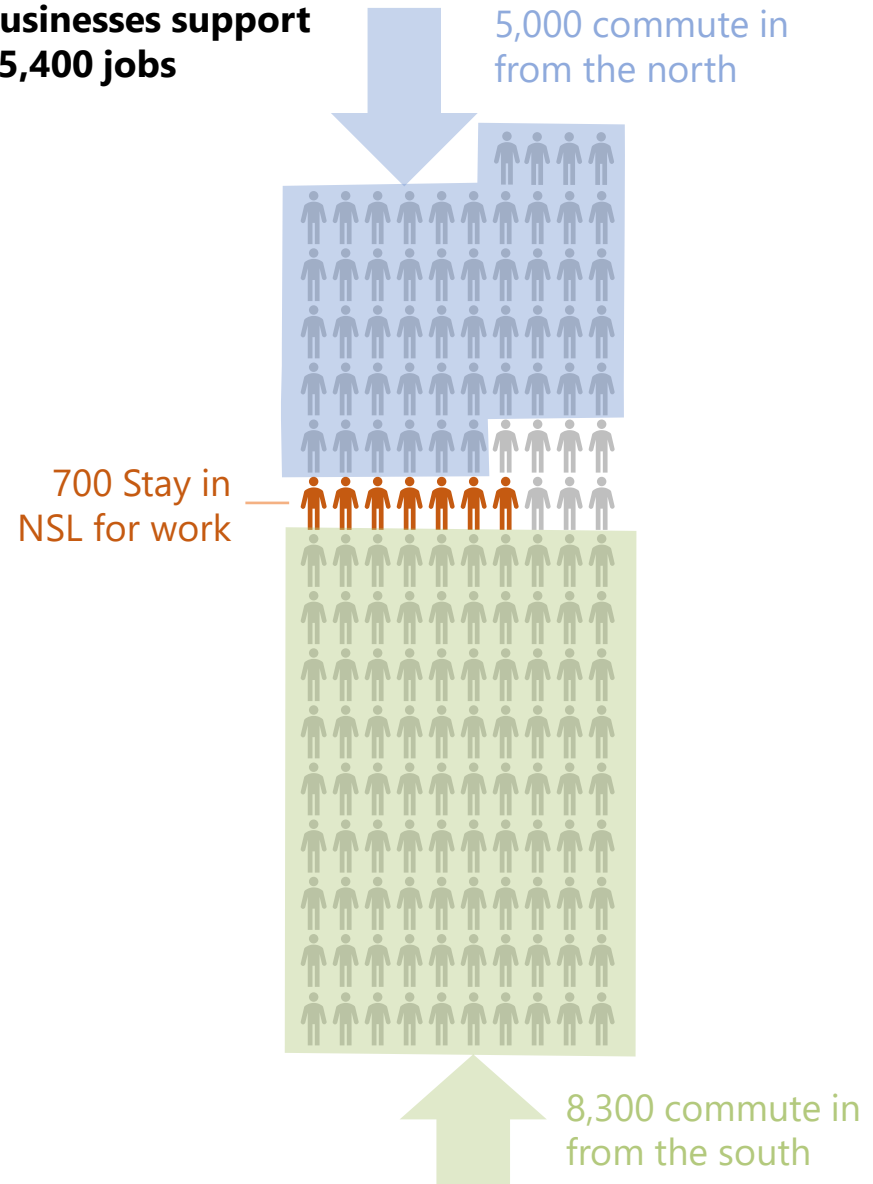


Commuting Patterns

North Salt Lake residents hold 9,100 jobs

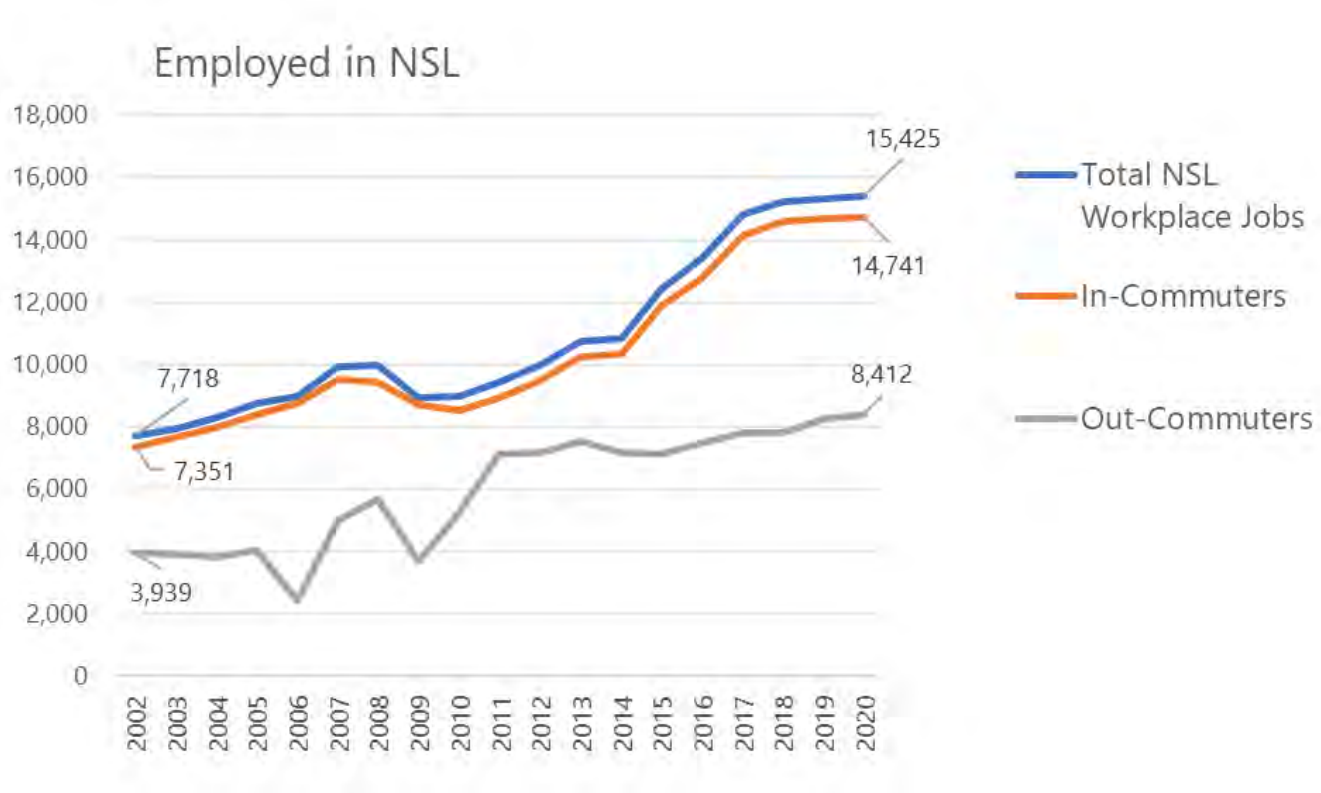


North Salt Lake businesses support 15,400 jobs



Commuter Flows

- In-commuting has risen steadily along with total NSL job growth



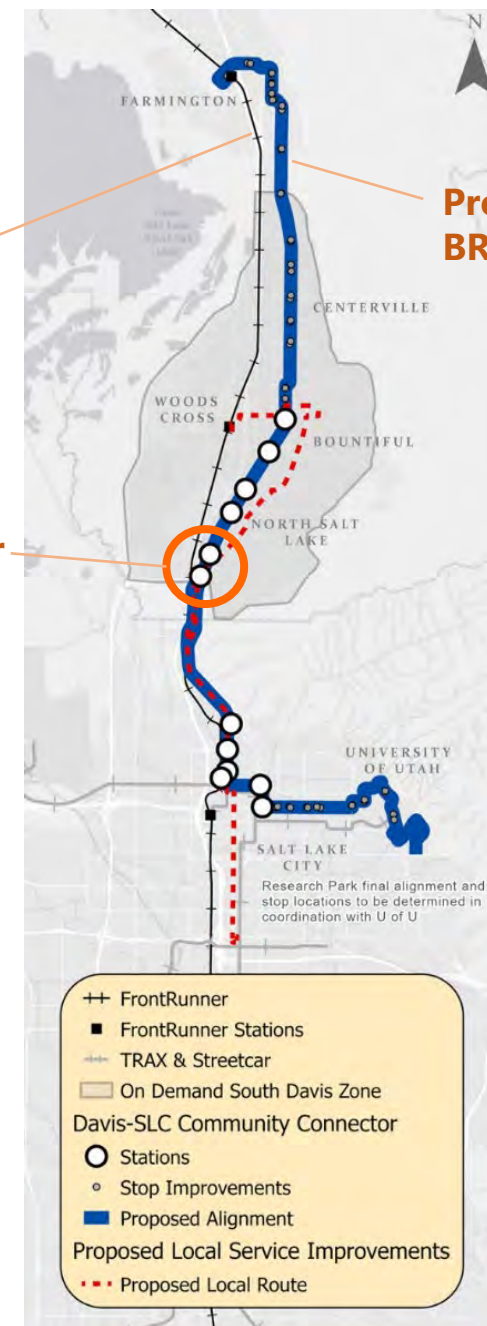
Mobility Improvements

- Addition of Legacy Parkway (SR-67) as bypass/relief valve for N/S traffic on I-15 (2008)
- Completion of FrontRunner commuter rail line from Ogden to downtown SLC and on to Provo (2008-2012), with park-and-ride in Woods Cross.
- On and off promise of a BRT line through North Salt Lake, with station near southern edge of Town Center

FrontRunner

Proposed BRT

Town Center



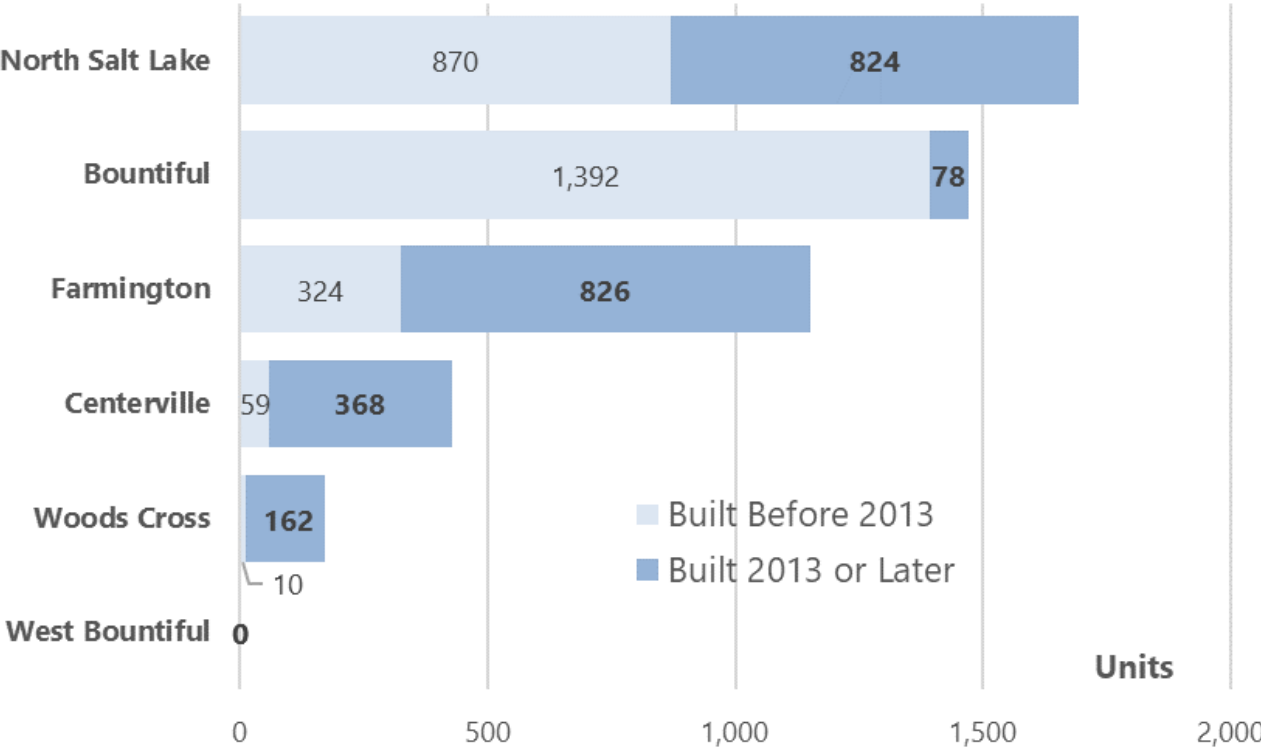
I-15 Changes

- Design configuration changes to I-15 will dramatically reshape how commuters and visitors access and interact with Town Center
- Added versatility of interchange options should greatly benefit certain auto-oriented uses near the Village Station area.

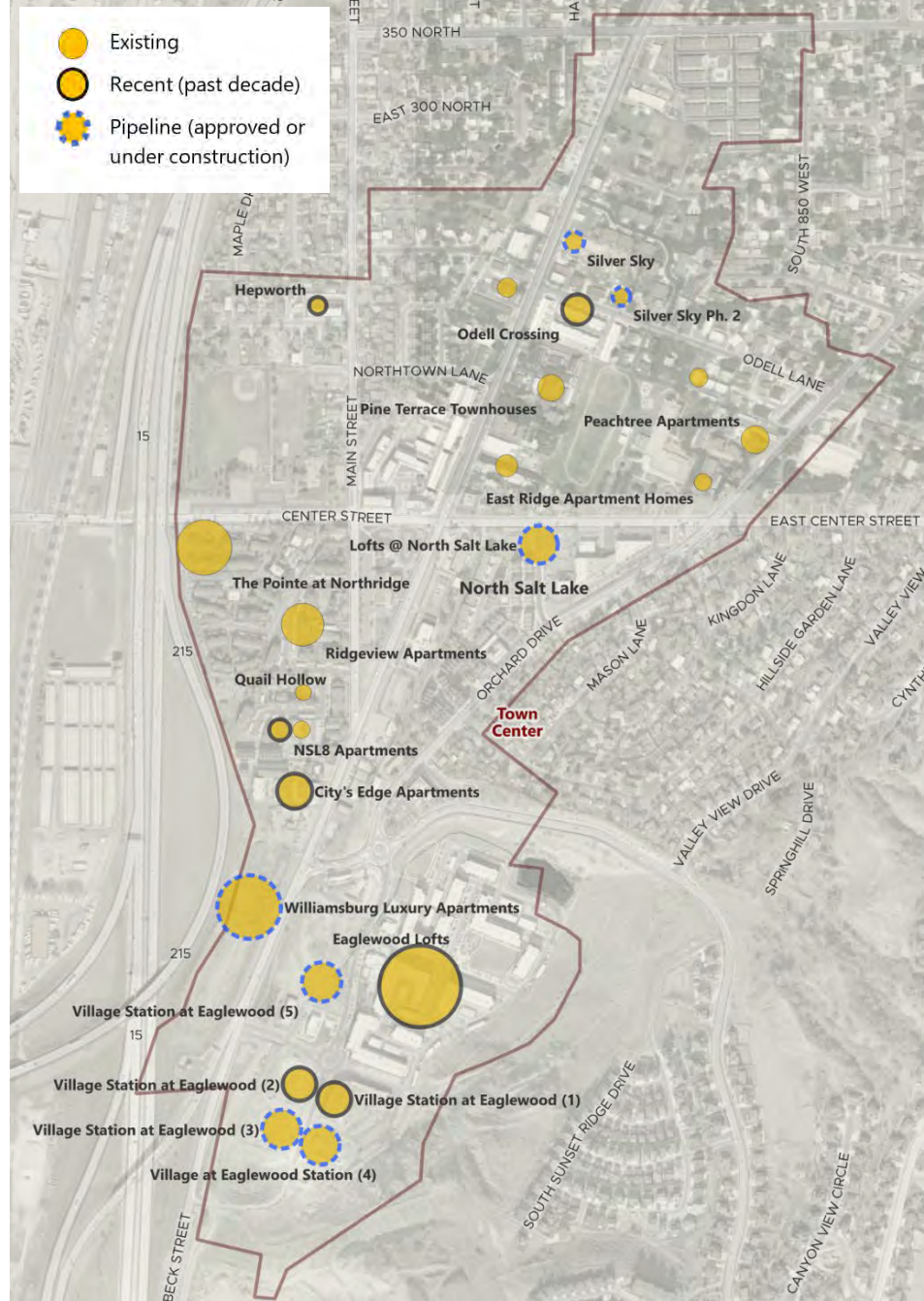


Multifamily Supply Conditions

Multifamily Apartment Inventory, South Davis County



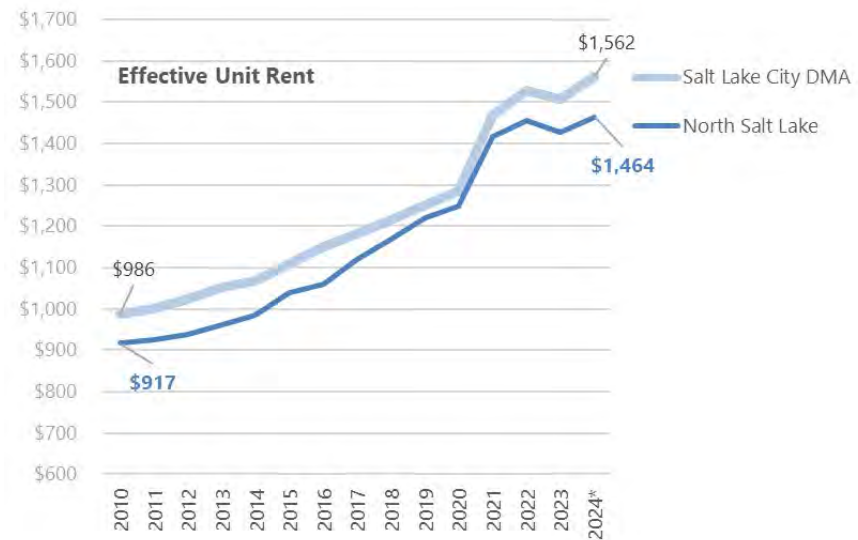
Apartment Inventory and Activity



**Town Center
zoom**

Apartment Supply Conditions

- Vacancy rates are volatile, especially as new units are added
- NSL rents have tracked upwards along with the metro (and nation), but retain a slight edge in value.

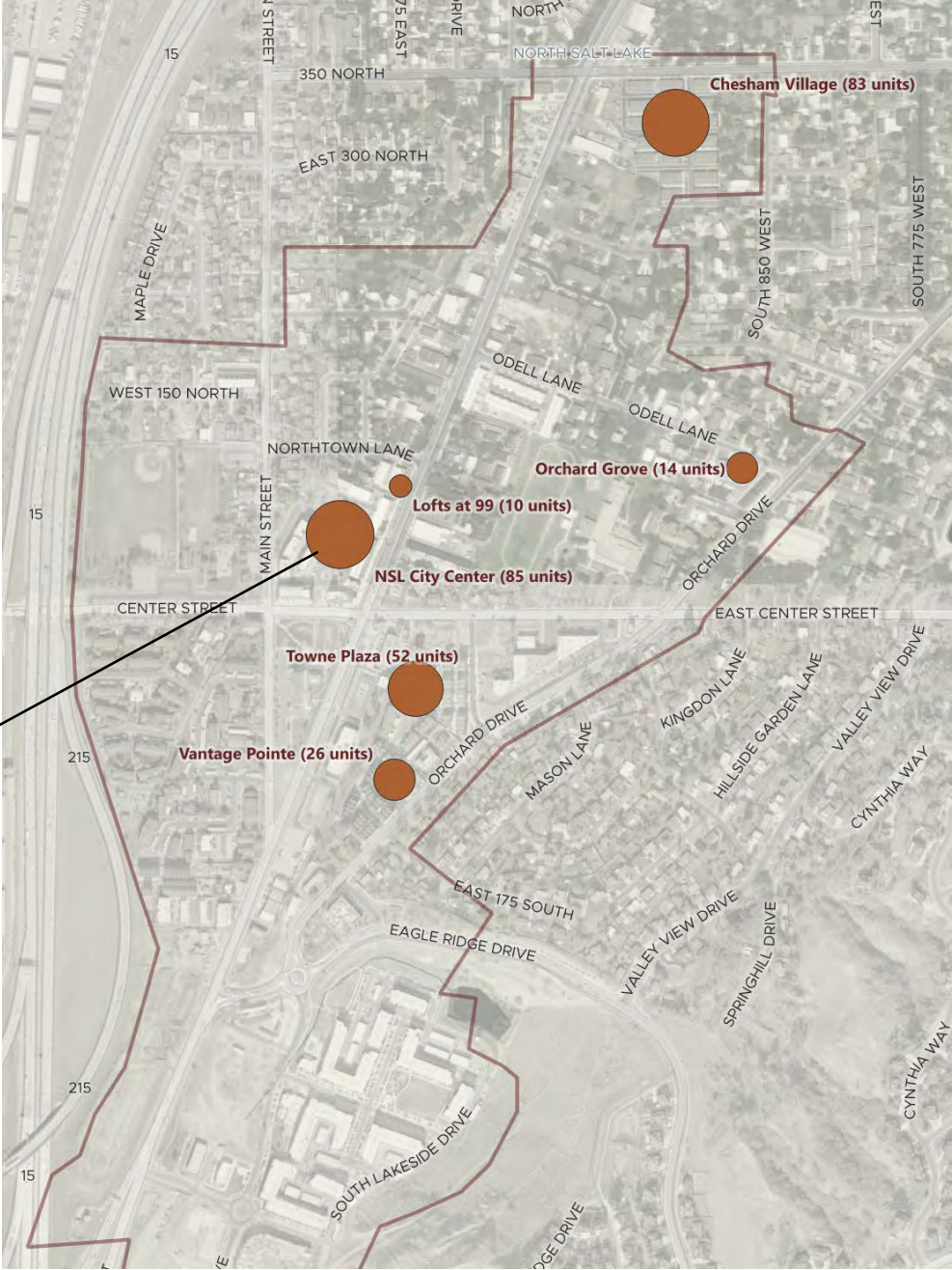


Townhomes

- Development of ownership townhomes has helped to balance out the residential offering in Town Center



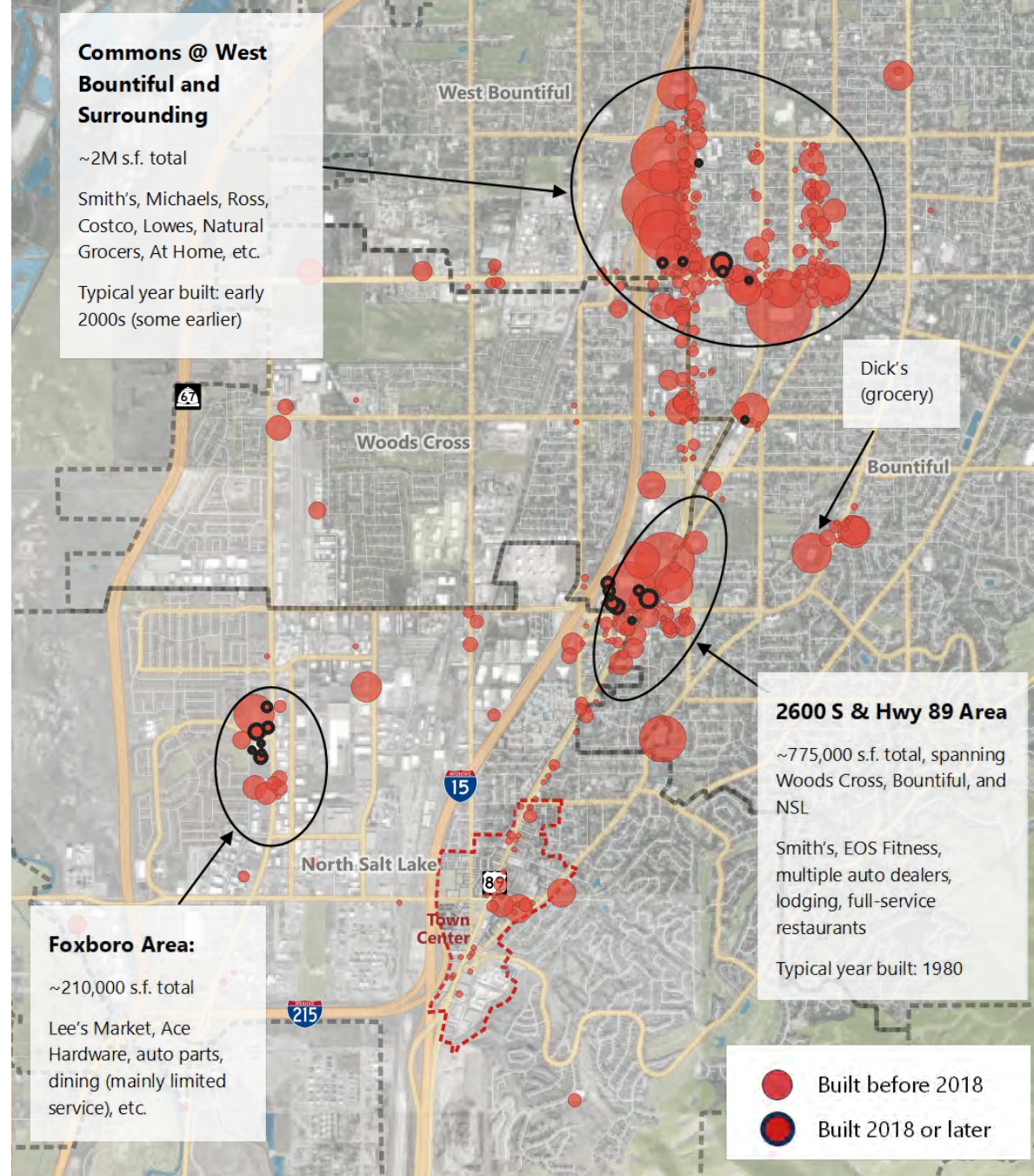
**Recent (post-2014)
Townhome
Developments in
Town Center**



Retail Supply

- Retail development activity has been light relative to multifamily

Retail Properties, NSL Vicinity



Town Center Retail

- 81,000 s.f. total retail inventory
- Rents ranging from \$6/sf/yr to around \$15
- Construction from late 1950s to 2017



Orchard Plaza Shopping Center



- Triangular assembly and buildings around diagonal intersection of Center and Orchard (2 ownerships).
- Interior location relative to highways
- Across from elementary school and adjacent to newer townhomes
- 31,000 total square feet over 9-10 spaces (over 50% vacant)
- Chevron
- Sunshine Café
- Music lessons
- Food pantry
- Nails/Spa
- Handmade Paper
- Private Preschool
- Several vacant spaces

Neighbor's Market Shopping Center

- Strip center, approx. 8,100 s.f. total space
- Mexican Restaurant (Nacho House)
- Neighbors Market (formerly a smaller grocer, but now C-store with gas)
- Donut store, barber
- Vacant 1,000 s.f. space rented by Nacho House

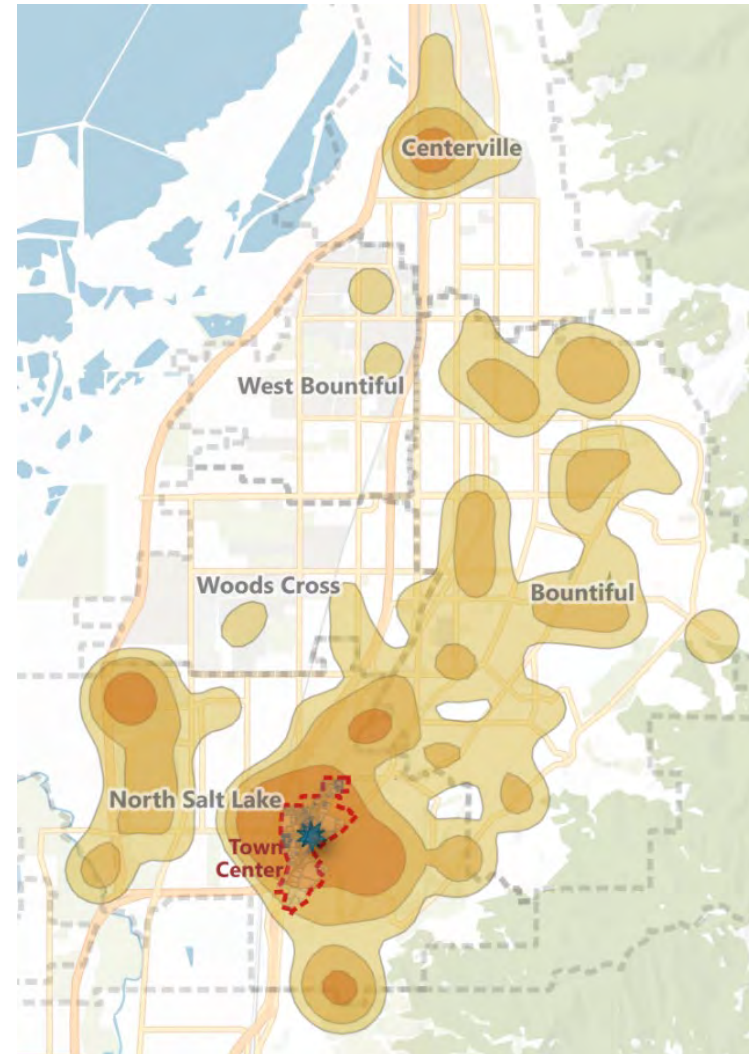
Visitor Patterns & Trade Areas

Placer.ai provides detailed anonymous data on visitor behavior data based on cellphone tracking.

Helps to understand actual **trade area** shapes based on approximate home locations for visitors.

One important takeaway is the extent to which even locally-serving businesses rely on spending from households well outside the Town Center area.

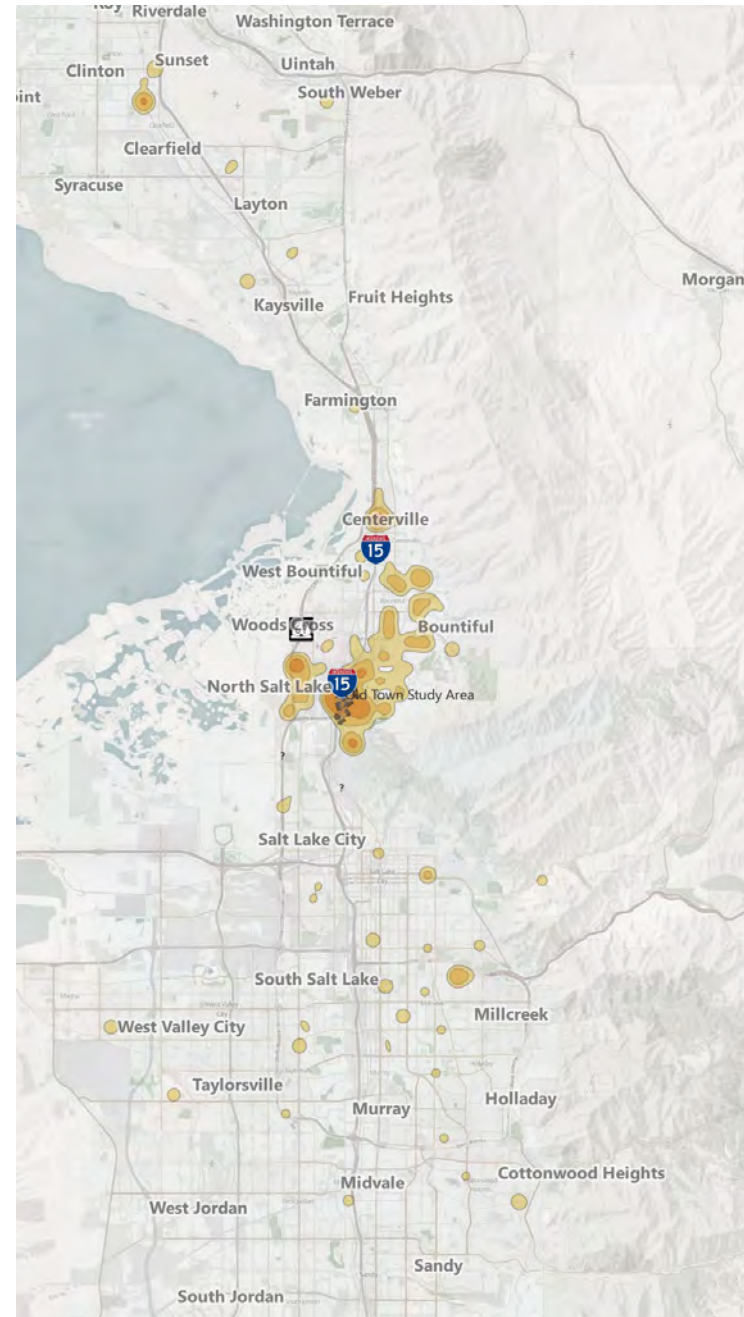
**Trade Area for
Neighbors
Market Center**



Commuter Demand

Many auto-oriented establishments rely on very far-flung households as part of their trade area

More of the Neighbors Market Center Trade Area

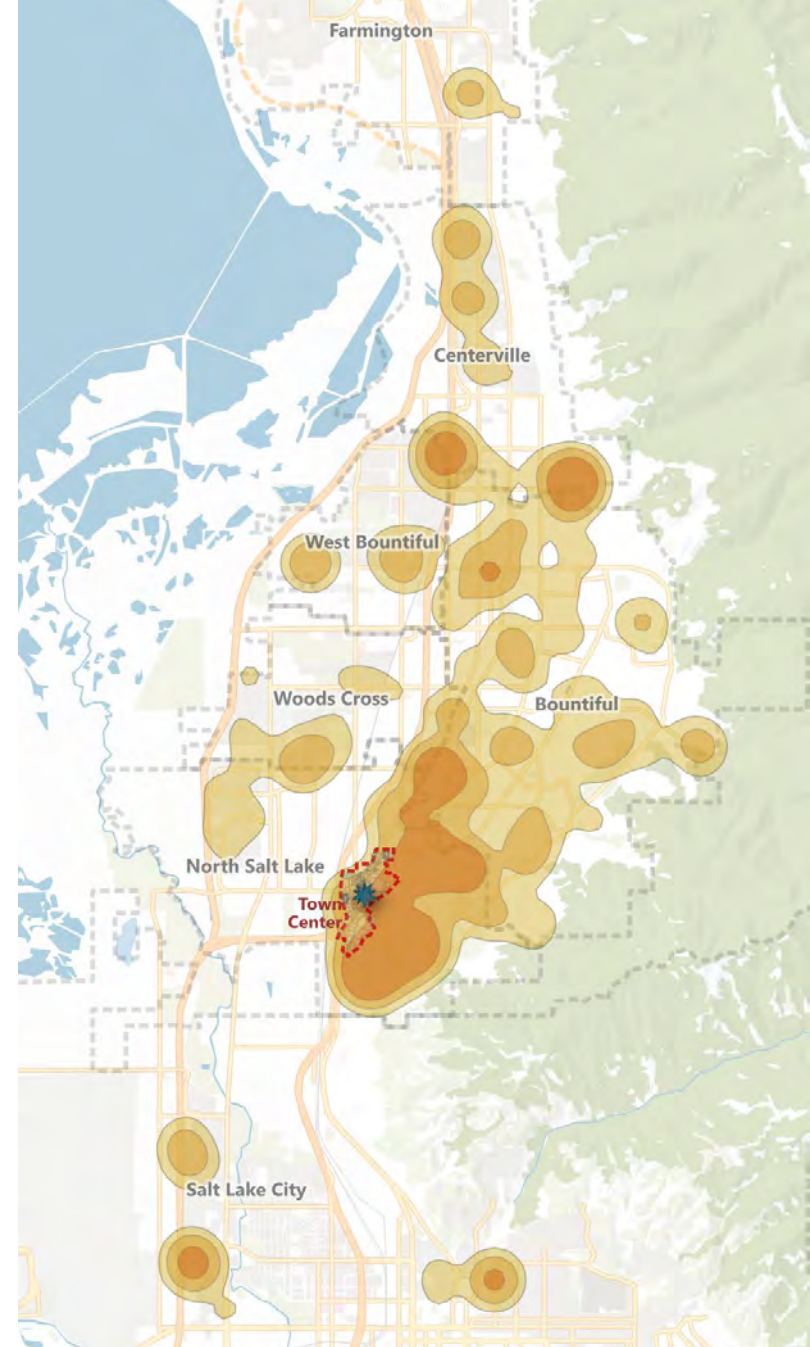


Retail Draw

Sunshine Café trade area, compared to Neighbor's Market...

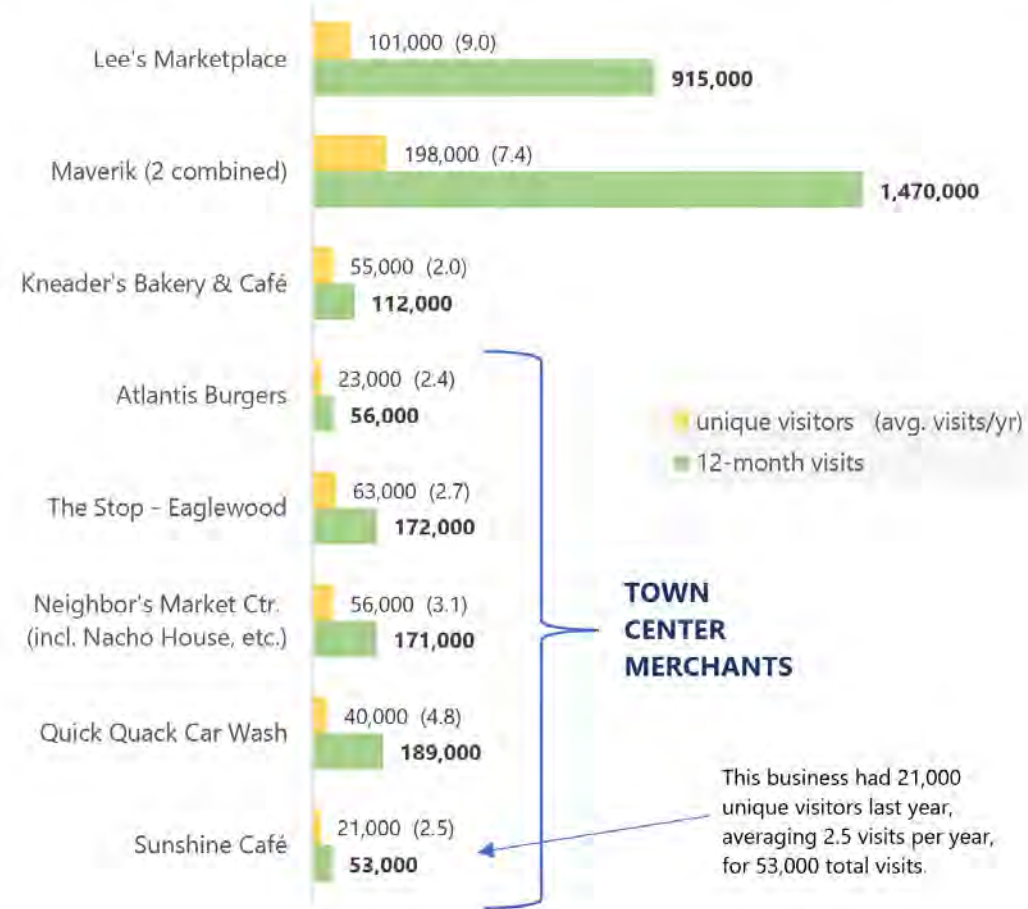
- draw is slightly weaker in Foxboro area
- stronger in some neighborhoods of far north SLC
- broader coverage of both eastern NSL and Bountiful
- does not have the broad scattering characteristic of commuter-heavy demand

Even restaurants with strong support from neighborhood regulars also rely on demand from households well beyond the NSL city limits.



Visitation Volumes

Figure 44. Visitors, Visits, and Visits per Year, 12-Month Period Ending in August 2023



Sales Tax Revenue

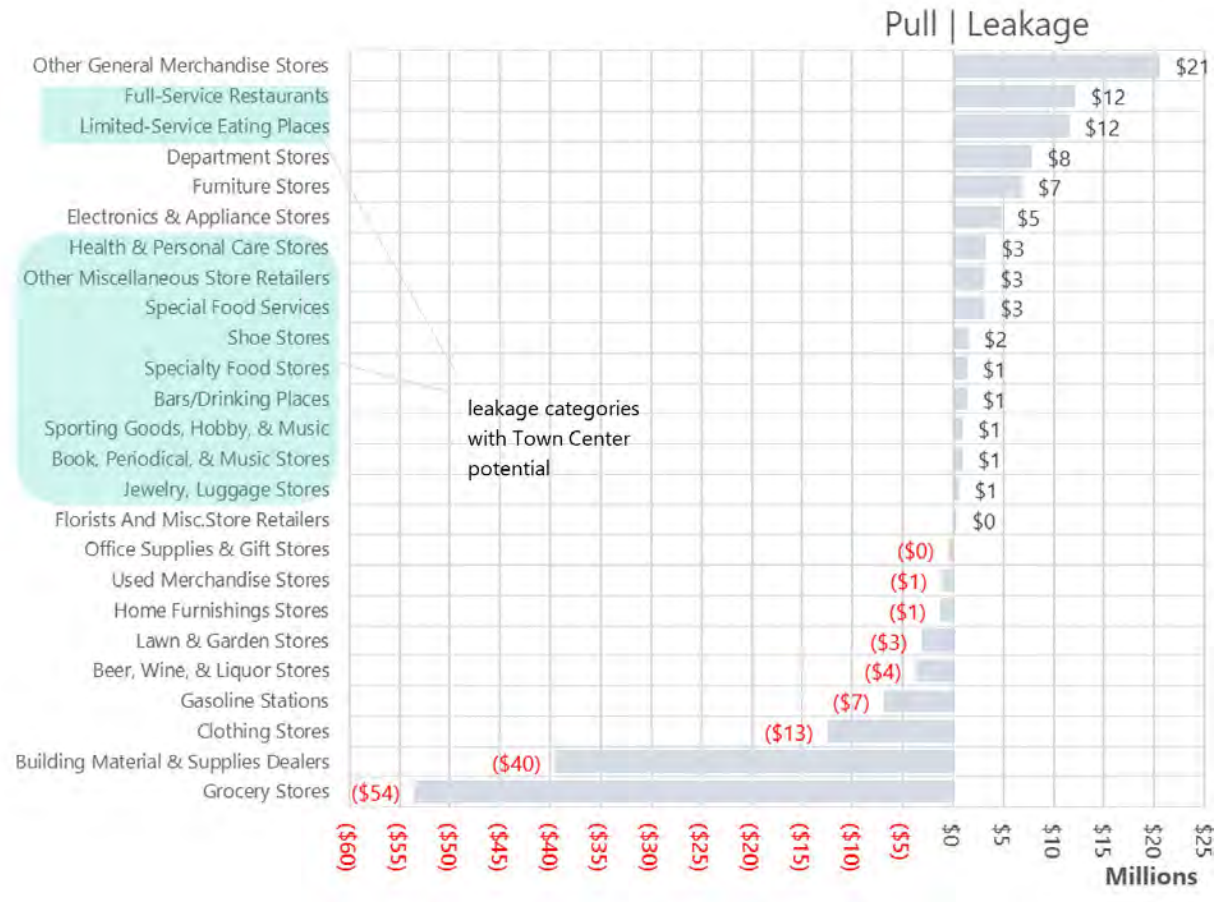
- Just 18 (out of 330) accounts make up half of citywide sales tax revenues
 - Within this group, just 2 payors are traditional (non-automotive retailers)
 - Top 2 payors are auto dealerships
- Amazon is a large and growing tax generator; revenues are spread across the residential areas it serves.
- Town Center accounts for about 3% of citywide sales and sales taxes
- There is room for improvement in Town Center sales tax generation, but NSL's cash cows will remain west of I-15 (and at the dealerships just east).
- In other words, Town Center's retail growth potential is more as an amenity, than as a fiscal engine.

Retail Demand

New retail demand comes from two main sources:

- recapture of existing "leakage"
- growth in trade area households

Existing Leakage (5-minute drive)

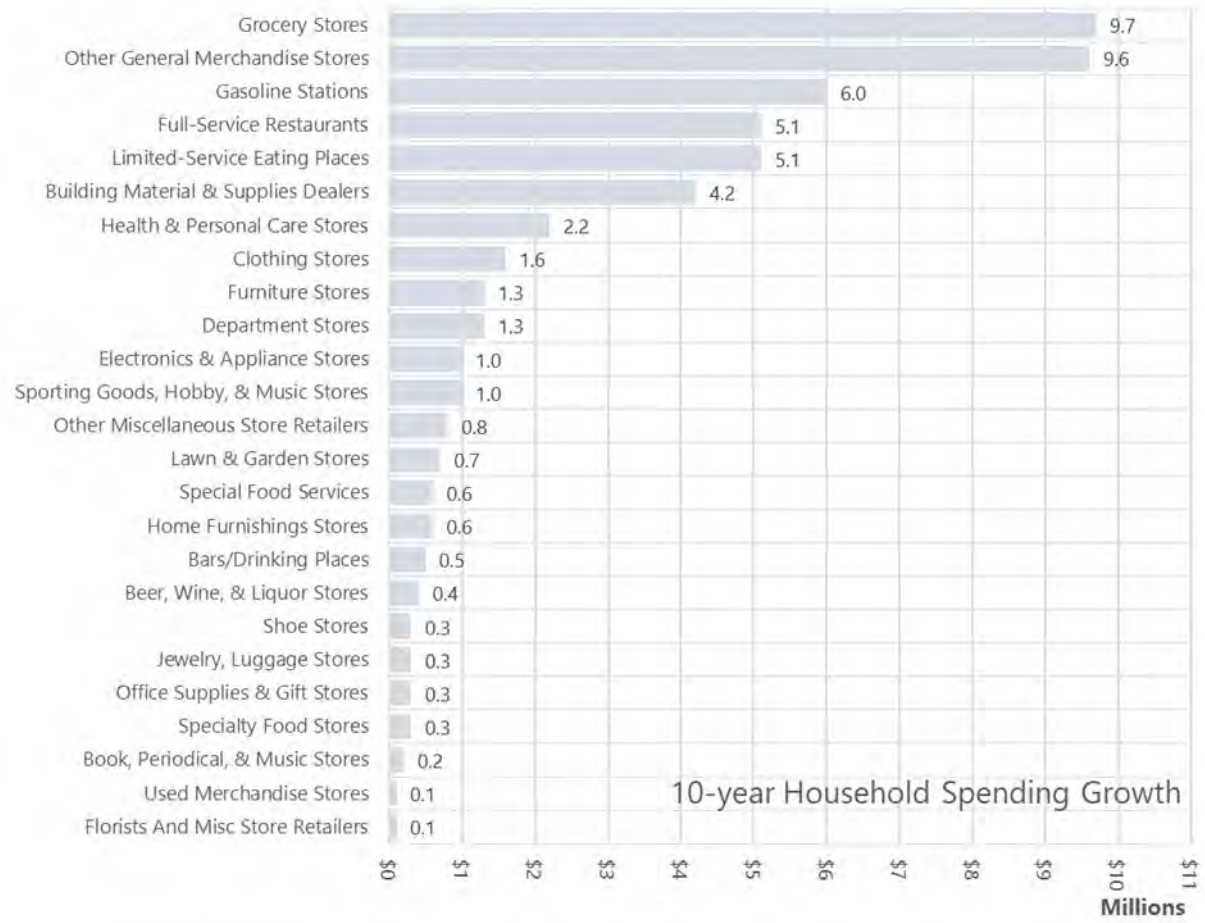


Retail Demand: Leakage

New retail demand comes from two main sources:

- recapture of existing “leakage”
- growth in trade area households

10-Year Household Spending Growth
(5-minute drive)



Retail Demand Takeaways

- **Dining**

- Household spending on full-service and limited-service dining should increase by approximately \$5.1 million by 2033, sufficient to support approximately 15,000 square feet of new dining space in each of those categories (of which Town Center could capture at most half).
- Preference for local/independent restaurants, but for reference, that amount of full-service demand equates to two average Olive Garden restaurants.
- Within the limited-service restaurant category, 15,000 square feet would roughly be sufficient for one Café Zupas-sized restaurant (around 4,000 square feet) plus 4 to 6 smaller restaurant spaces more typically found in vertical mixed-use settings.

- **Grocery**

- Household demand growth is sufficient to support 15-20,000 s.f. of new grocery space. Unfortunately smaller format grocery tenants are uncommon and generally already well-represented in the region.

- **Specialty/Other**

- Miscellaneous demand across other categories is insufficient for most chain formats, but could support a mix of up to 10,000 to 20,000 of other retail/service space

Town Center Strengths

- Proximity to SLC
- Multifamily growth, mix
- Flexible zoning and use of development agreements
- Good growth-friendly reputation with development community
- Staff/project continuity
- Strong independent restaurants (Sunshine Cafe, Nacho House)
- Ongoing execution of complete sidewalks vision (and related)
- Hatch Park expansion
- Increased daytime activity due to work-from-home
- BRT reality (?)
- I-15 redesign

Town Center Challenges

- Street and water infrastructure capacity
- Sidewalk/trail system completeness
- Northern stretch of US89, conversion challenges
- Elementary school considerations
- Some difficult topography
- Neighborhood resistance to certain redevelopment ideas
- Difficulty filling ground floor retail spaces in mixed projects
- Small scale grocery viability questions
- I-15 redesign (favors Village Station area but may disadvantage Center St.)
- General stubbornness of auto-dependent habits
- Lack of connection with west side of NSL
- General challenges due to linear extent of Town Center (esp. north-south)
- Lack of unifying aesthetic sense/branding/memorability

Town Center Opportunities (by Segment)

- **Close-in commodity/convenience shoppers**
 - coffee, snacks, incidentals, gas (potential to increase substantially with I-15 changes)
 - smaller-format grocery has arguable level of demand support but challenge is appropriate site and active tenant market
- **Weekday breakfast/lunch crowd**
 - Key is forging stronger connection with west side employee population (food trucks, Hatch Park events, targeted promotions could help)
 - Grade separated RR crossing would be game-changing, but unlikely/expensive

Opportunities (by Segment)

- **Weekday Evening, Weekend, Event Diners**

- Multiple restaurants needed for critical mass – “restaurant row” is ideal but takes time to cultivate
- Established local “star” restaurant is ideal tenant to build around, but must work within their needs, goals, and capacities
- Dinner locations with nearby dessert choices (ice cream, donuts, etc.) can make for natural evening progression

- **Entertainment-seekers, arts/culture**

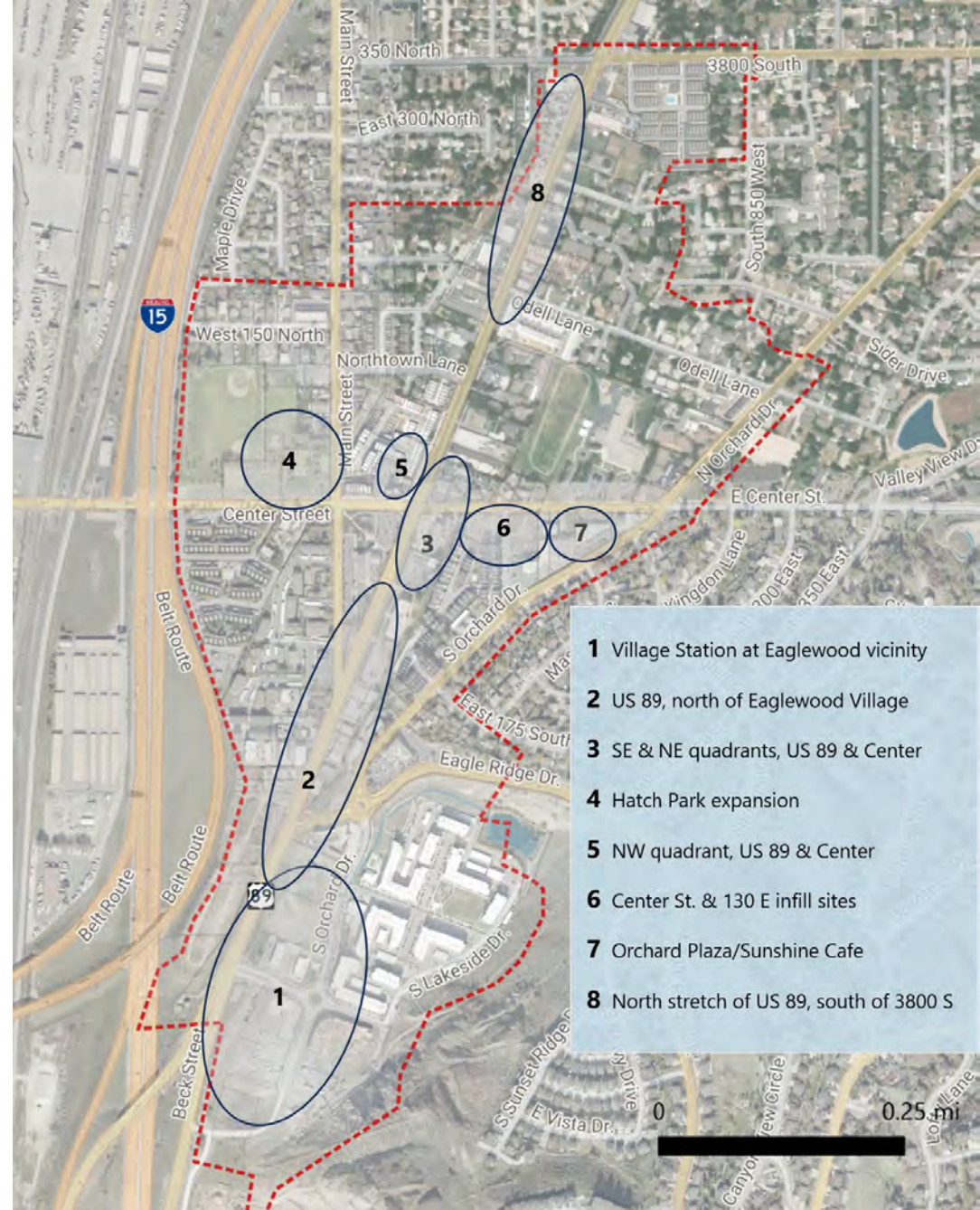
- Some overlap with above, including need for better connection with west side live and work populations
- Hatch Park expansion holds potential as anchor

- **Specialty shoppers**

- Can be a very mixed bag, with surprise tenants based on local entrepreneurial/risk-taker energy (jewelry, floral, boutique furniture/furnishings, hobby, niche sporting goods, yoga/dance/martial arts, vintage, etc)
- Hand-made paper studio currently in Orchard Plaza is example where place-making impact may exceed sales performance.

Focus Areas

- **Town Center has a number of distinct focus areas, each with different tailored recommendations**



Primary Recommendations

Focus efforts on central and southern portions of the Town Center study area, aiming to first improve commercial viability around the Center Street and US 89 “hard corner” and the Village Station at Eaglewood commercial frontage area. Other portions of Town Center should still be addressed via infrastructure upgrades, sidewalk network completion, BRT planning, etc., but should not be the main focus of redevelopment planning and incentives.

Plan for more destination/specialty focus for commercial activity around Center Street and US 89 – with preference for specialty shops, fast casual dining, full-service dining, arts, and entertainment. The planned removal of the Center St. offramps to I-15 will reduce what remains of convenience/commodity role for that node, strongly advantaging the southern end of US89, while Hatch Park improvements will improve the destination appeal around the Center/89 intersection.

The southern Town Center node near US 89 and Village Station at Eaglewood should have a more convenience-oriented appeal, taking advantage of the planned new access to I-215 west as well as the addition of easy new options for I-15 re-entry, both north and southbound. Coffee shops, a smaller supermarket (such as Natural Grocers), lodging, fast food and limited-service dining along with somewhat larger possible tenants than the Center St. node. Addition of BRT/enhanced bus (likely but not guaranteed) should help solidify that node and further support convenience-oriented tenants, allowing for a more cohesive design of buildings and public spaces to enhance the sense of place.

Auto-orientation should be discouraged north of the planned interchange improvements around Village Station, giving way to much more pedestrian, bike, transit and alternative mode service as one moves north towards Center St.

Primary Recommendations

Improve some linkages between Village Station and Center St. but assume essentially separate nodes. Pedestrian connectivity and consistency of branding/design between these two nodes is impractical to establish due to length. While gradual additions to plantings, lighting, and trail buffering will help maintain an available physical connection, avoid over-investment in what is an unlikely connection.

Continue to encourage residential development across the Town Center. Residential rooftops will be the lifeblood of much of the retail in the Town Center and provide needed round-the-clock activity and vibrancy that will spur placemaking.

Avoid mandating additional ground floor retail below residential in Town Center. While some new storefront retail may be made to work (and may well be the best option for part of the 130 East infill [site](#), especially next to the Center Street hard corner), insisting on more ground floor inventory risks adding yet more oversupply of space for a relatively uncommon category of suburban tenant.

Consider a bold vertical monumentation element to aesthetically center the still-lacking branding/placemaking element for Town Center, while providing a natural visual landmark to assist in wayfinding (while reminding interstate passers-by of the City's existence and potential interest. This should be in addition to, but thematically consistent with new freeway signage as well as in-district signage and monumentation.

Questions



LELAND CONSULTING GROUP

People Places Prosperity

503.222.1600

www.lelandconsulting.com

Strategic Advisors to Public and Private Development

ORDINANCE 2024-02
Code Amendment
Title 10 Land Use
Automotive Accessory Installation

Code Amendment

Automotive Accessory Installation

Commercial Shopping (CS) Zone

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [10-1-47](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone			
	C-S	C-G	M-D	M-G
Repair And Maintenance:				
General automotive repair	N	C	P	P
Automotive body, paint and interior repair and maintenance	N	N	C	C
Automotive glass-replacement-detail and trim shops	NP	P	P	P
Automotive oil change and lubrication shops	N	P	P	P
Car washes	N	P	C	C
All other automotive repair and maintenance	N	S	S	S

10-1-47: DEFINITIONS:

AUTOMOTIVE DETAIL AND TRIM SHOPS: An establishment that provides services related to automotive detailing services or the sale and installation of automotive accessories such as replacement glass, tinting, audio, upholstery, or other miscellaneous vehicle trim and includes no outdoor storage of materials, nor storage of vehicles awaiting service for a period greater than 48 hours.

Proposed Motion

I move that the City Council approve ORDINANCE 2024-02 amending Title 10, Chapters 1 and 11 pertaining to the land use of Automotive detail and trim shops as a permitted use in all Commercial Zones, with the following findings:

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

RESOLUTION 2024-15R
FY 2024-2025
Tentative Budget

Consideration
of Resolution
2024-15R,
Adopting the
FY 2024-2025
Tentative
Budget and
Setting the
Public Hearing

FISCAL YEAR 2024-2025 TOTAL BUDGET

	Fund	Total Budget
10	General Fund	\$ 14,455,500
25	Redevelopment Agency	6,500,400
27	Housing Fund	221,020
28	Local Building Authority	125,660
32	Debt Service	11,700,360
40	Capital Project Fund	805,000
41	Park Capital Fund	11,447,520
43	Public Safety Fund	109,000
44	Road Capital Fund	3,669,150
51	Water Fund	7,059,880
53	Storm Water Fund	2,445,585
54	Solid Waste Fund	1,748,000
55	Golf Fund	3,356,470
61	Fleet Fund	1,254,500
		\$ 64,898,045

Proposed Motion

I move that the City Council approve Resolution 2024-15R: a resolution adopting the Tentative Budget for Fiscal Year 2024-2025 and setting a public hearing date of June 4, 2024 at 7:00 p.m.

UPDATE
Hatch Park Redevelopment Project

COUNCIL PRESENTATION

05.07.2024 MEETING OUTLINE

-WHERE WE WERE

-WHERE WE ARE NOW

-WHERE WE ARE GOING



Hatch Park

City of North Salt Lake



G.B:D



WHERE WE WERE



Basketball Court



Interactive Play



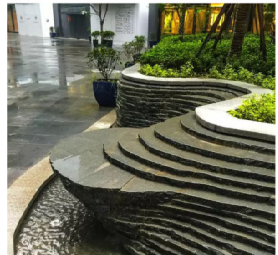
Sculptural Elements Along Sound Wall



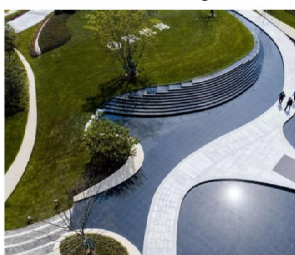
Hillside Play



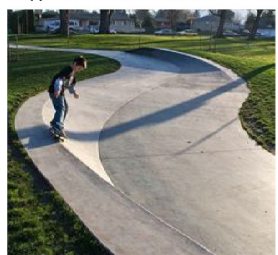
Deck Platform Overlooking Pond



Stepped Waterfall Feature



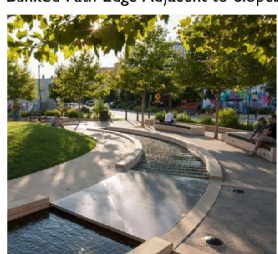
Modern Pond Feature



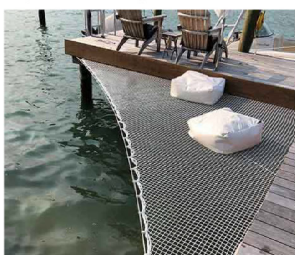
Banked Path Edge Adjacent to Slopes



Play Element Along Pickleball Courts



Meandering Stream Feature



Net Along Pond Feature



Shipping Container Stage



SYMBOL	DESCRIPTION
1	SOUTH PARK ENTRANCE
2	PICKLEBALL COURTS WITH SEATING
3	BENCHES
4	GORIC WALLHOLLA VERTICAL PLAY STRUCTURE
5	TOT LOT /SMALL PLAYGROUND
6	ORNAMENTAL FENCE (BUFFER BETWEEN ROAD)
7	PARKING
8	MID-BLOCK CROSSWALK CONNECTION
9	RESTROOM & PAVILION
10	PLAZA- FARMERS MARKET/EVENT SPACE
11	PAVING PATTERNS TO REINFORCE ARCHING PATTERN
12	TREES W/ TREE GRATES
13	GROUP PAVILION
14	PARK MONUMENT SIGN
15	BOARD WALK ACROSS POND
16	MODERN STREAM FEATURE
17	METAL GRATE OVER STREAM FEATURE
18	GARDEN /ORNAMENTAL PLANTINGS
19	TABLE TOP CROSSWALK
20	CITY CHRISTMAS TREE (CABLE STRUCTURE)
21	BIKE LANE
22	CIVIC/EVENT/ COMMERCIAL SPACE (ICE CREAM SHOPS/DRINKS)
23	SHIPPING CONTAINER STAGE
24	TALL SCULPTURE
25	FIRE FEATURE BUILT INTO WALLS
26	SCULPTURAL BERMS
27	WATER FALL FEATURE (RUNNEL DOWN BERMS)
28	MODERN POND FEATURE
29	SOFTBALL CRONS NEST
30	MAINTENANCE BUILDING
31	DECK PLATFORM OVERLOOKING POND FEATURE
32	SMALL PICNIC SHELTERS
33	WALKING PATHS (TYP.)
34	SCULPTURAL ELEMENTS /ART ALONG I-15 SOUND WALL
35	FITNESS/PARKOUR
36	MULTI-USE/OPEN LAWN
37	SOFTBALL FIELD (OUTFIELD 275 FT.)
38	FULL SIZED BASKETBALL COURT
39	DESTINATION PLAYGROUND INTERGRATED INTO HILLSIDE
40	SHADE SAILS
41	NORTH PARK ENTRANCE
42	GATHERING SPACE
43	PERGOLA SHADE STRUCTURE
44	EXISTING RESIDENTIAL PROPERTY
45	FUTURE UDCT SOUNDHALL
46	EXISTING CITY HALL

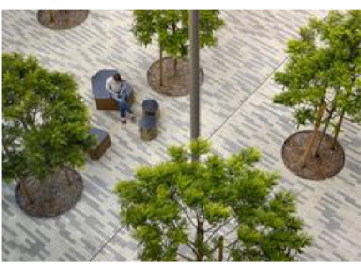
Master Plan Update
February 30th, 2024



View Looking Northwest



Looking North



Trees in Plaza



Trees Grates (in plaza)



Arched Pergola (in plaza)



Bridge/Boardwalk



Fire Place/Outdoor Seating



Garden / Plantings

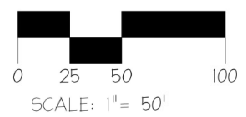


Sculptural Focal Point

Hatch Park
50 W Center St.
North Salt Lake, UT

G. BROWN: DESIGN INC
SITE LANDSCAPE ARCHITECTS

678 East Vine Street, Ste 10
Murray, Utah 84107
p. 801.575.6066 f. 801.575.6166
www.gbrowndesign.com



WHERE WE WERE



Basketball Court



Interactive Play



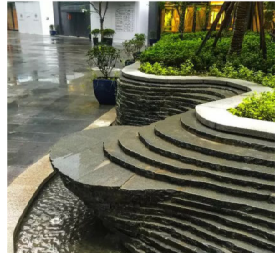
Sculptural Elements Along Sound Wall



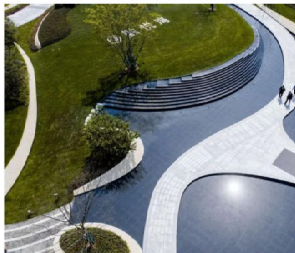
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Stepped Waterfall Feature



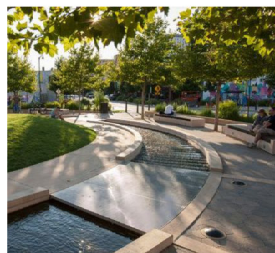
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Banked Path Edge Adjacent to Slopes



Play Element Along Pickleball Courts



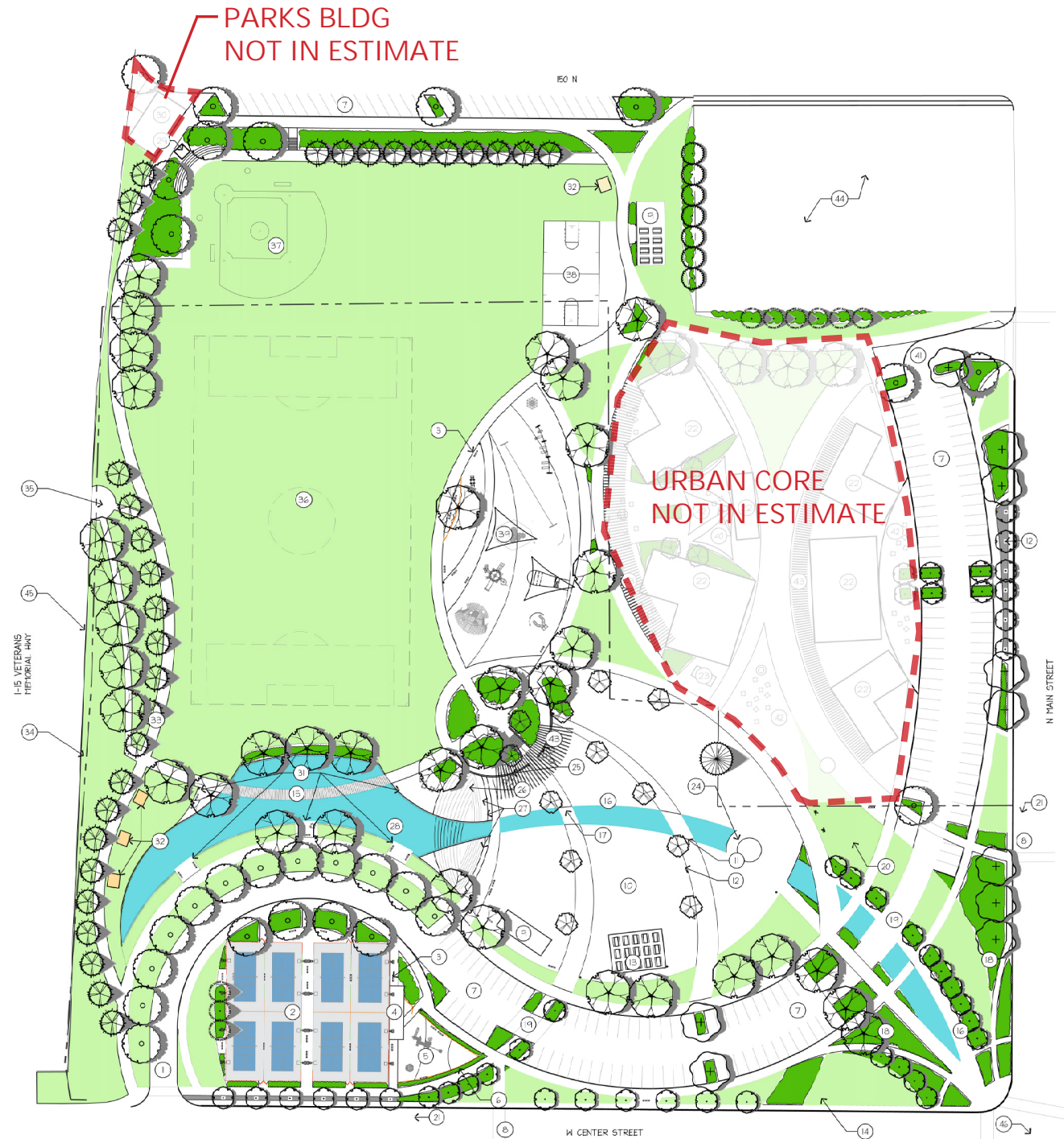
Meandering Stream Feature



Net Along Pond Feature



Shipping Container Stage



FEBRUARY 2022

COST ESTIMATE:

Base Park Construction Cost:

~\$16,000,000

Base Park Soft Costs:

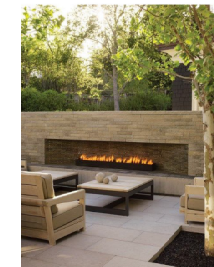
~\$1,000,000

TOTAL BASE PARK PROJECT COST

~\$17,000,000 (Feb/2022)



Bridge/Boardwalk



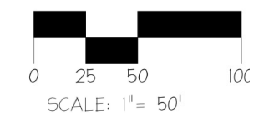
Fire Place/Outdoor Seating



Garden / Plantings



Sculptural Focal Point



WHERE WE ARE



Basketball Court



Interactive Play



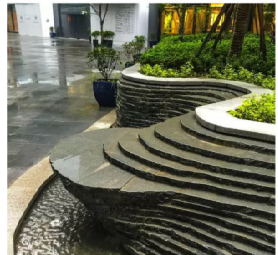
Sculptural Elements Along Sound Wall



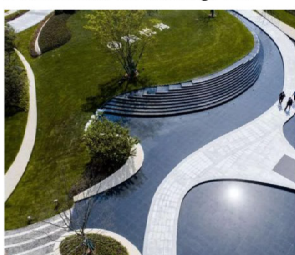
Hillside Play



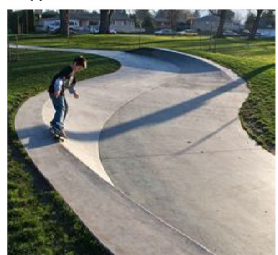
Deck Platform Overlooking Pond



Stepped Waterfall Feature



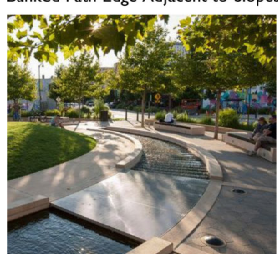
Modern Pond Feature



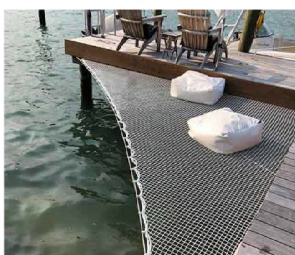
Banked Path Edge Adjacent to Slopes



Play Element Along Pickleball Courts



Meandering Stream Feature



Net Along Pond Feature



Shipping Container Stage



SYMBOL	DESCRIPTION
1	SOUTH PARK ENTRANCE
2	PICKLEBALL COURTS WITH SEATING
3	BENCHES
4	GORIC WALLHOLA VERTICAL PLAY STRUCTURE
5	TOT LOT /SMALL PLAYGROUND
6	ORNAMENTAL FENCE (BUFFER BETWEEN ROAD)
7	PARKING
8	MID-BLOCK CROSSWALK CONNECTION
9	RESTROOM & PAVILION
10	PLAZA- FARMERS MARKET/ EVENT SPACE
11	PAVING PATTERNS TO REINFORCE ARCHING PATTERN
12	TREES W/ TREE GRATES
13	GROUP PAVILION
14	PARK MONUMENT SIGN
15	BOARD WALK ACROSS POND
16	MODERN STREAM FEATURE
17	METAL GRATE OVER STREAM FEATURE
18	GARDEN /ORNAMENTAL PLANTINGS
19	TABLE TOP CROSSWALK
20	CITY CHRISTMAS TREE (CABLE STRUCTURE)
21	BIKE LANE
22	CIVIC/ EVENT/ COMMERCIAL SPACE (ICE CREAM SHOPS/DRINKS)
23	SHIPPING CONTAINER STAGE
24	TALL SCULPTURE
25	FIRE FEATURE BUILT INTO WALLS
26	SCULPTURAL BERRIS
27	WATER FALL FEATURE (RUNNEL DOWN BERRIS)
28	MODERN POND FEATURE
29	SOFTBALL CRONS NEST
30	MAINTENANCE BUILDING
31	DECK PLATFORM OVERLOOKING POND FEATURE
32	SMALL PICNIC SHELTERS
33	WALKING PATHS (TYP.)
34	SCULPTURAL ELEMENTS /ART ALONG I-15 SOUND WALL
35	FITNESS/PARKOUR
36	MULTI-USE/OPEN LAWN
37	SOFTBALL FIELD (OUTFIELD 275 FT.)
38	FULL SIZED BASKETBALL COURT
39	DESTINATION PLAYGROUND INTERGRATED INTO HILLSIDE
40	SHADE SAILS
41	NORTH PARK ENTRANCE
42	GATHERING SPACE
43	PERGOLA SHADE STRUCTURE
44	EXISTING RESIDENTIAL PROPERTY
45	FUTURE UDCT SOUNDHALL
46	EXISTING CITY HALL

Total Parking: 222 Stalls

Master Plan Update
May 7, 2024



View Looking North



View Looking Northwest



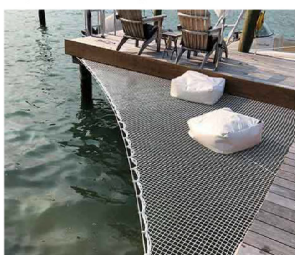
Trees in Plaza



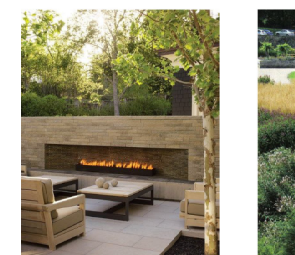
Trees Grates (in plaza)



Arched Pergola (in plaza)



Bridge/Boardwalk



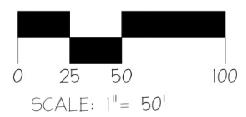
Fire Place/Outdoor Seating



Garden / Plantings



Sculptural Focal Point



Hatch Park
50 W Center St.
North Salt Lake, UT

G. BROWN: DESIGN INC
SITE LANDSCAPE ARCHITECTS

678 East Vine Street, Ste 10
Murray, Utah 84107
p. 801.575.6066 f. 801.575.6166
www.gbrowndesign.com

WHERE WE ARE



Basketball Court



Interactive Play



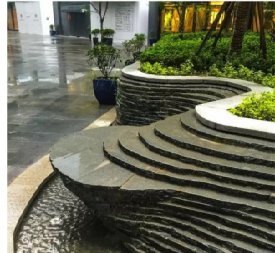
Sculptural Elements Along Sound Wall



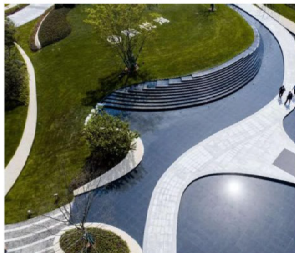
Hillside Play



Deck Platform Overlooking Pond



Stepped Waterfall Feature



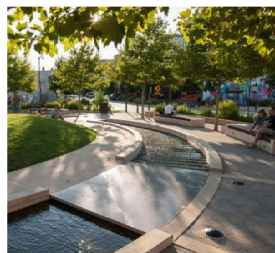
Modern Pond Feature



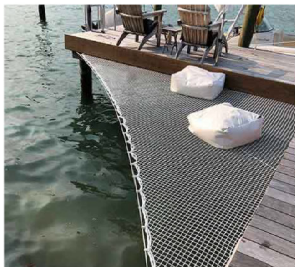
Banked Path Edge Adjacent to Slopes



Play Element Along Pickleball Courts



Meandering Stream Feature



Net Along Pond Feature



Shipping Container Stage

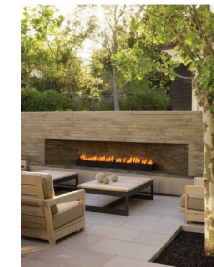


GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
- 2 Create a City Identity
- 3 Make it Count
- 4 Respect the City's Budget
- 5 Functional/Flexible/Adaptable



Bridge/Boardwalk



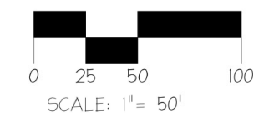
Fire Place/Outdoor Seating



Garden / Plantings

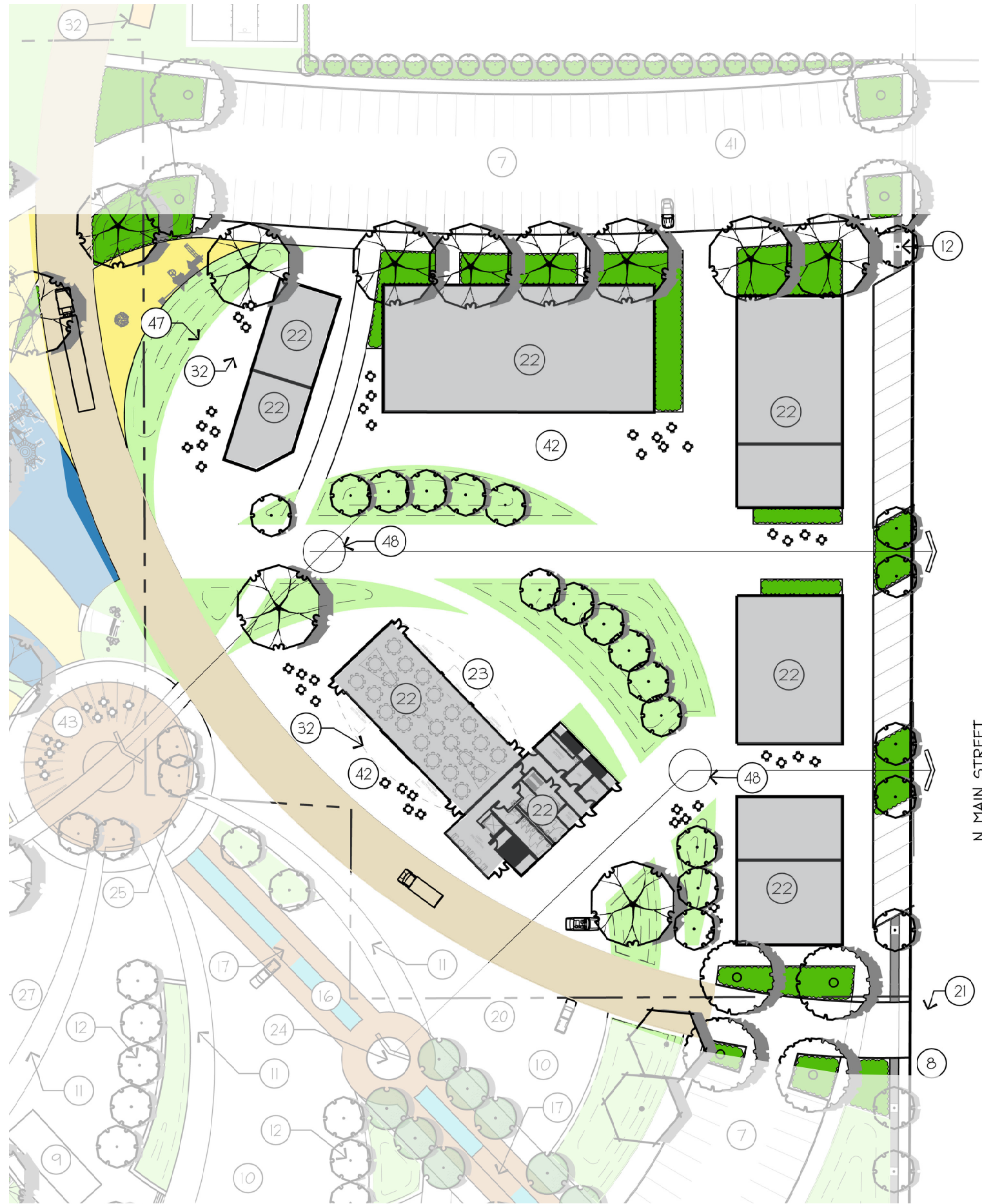


Sculptural Focal Point





WHERE WE ARE

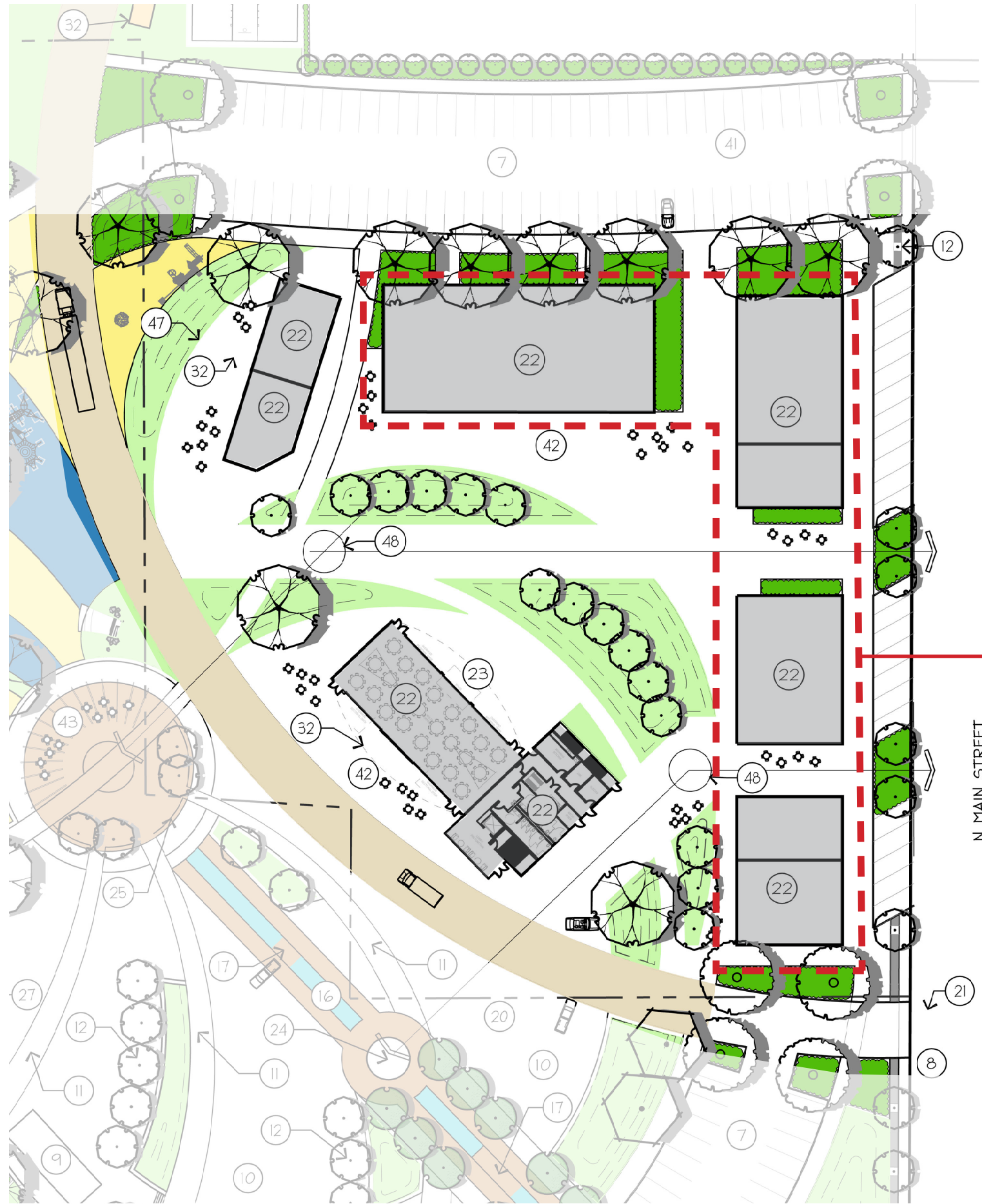


GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
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- 3 Make it Count
- 4 Respect the City's Budget
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URBAN CORE AS A CATALYST

WHERE WE ARE



GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
- 2 Create a City Identity
- 3 Make it Count
- 4 Respect the City's Budget
- 5 Functional/Flexible/Adaptable

URBAN CORE AS A CATALYST

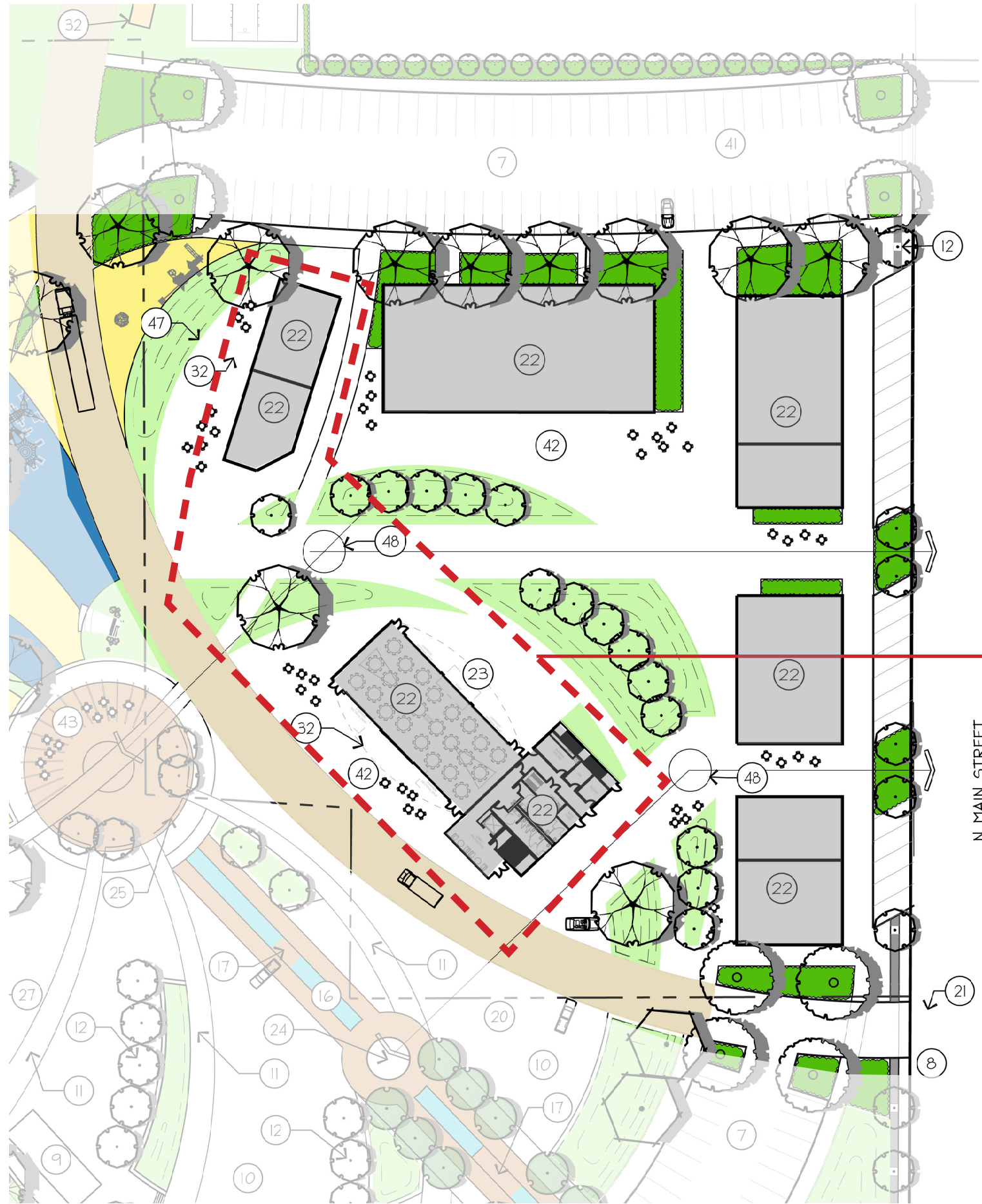
MIXED USE DEVELOPMENT

POTENTIAL USES

- RESTAURANTS
- COMMERCIAL/RETAIL
- OFFICE
- CITY OFFICES
- RESIDENTIAL

- PUBLIC-PRIVATE PARTNERSHIP

WHERE WE ARE



GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
- 2 Create a City Identity
- 3 Make it Count
- 4 Respect the City's Budget
- 5 Functional/Flexible/Adaptable

URBAN CORE AS A CATALYST

COMMUNITY CENTER

POTENTIAL USES

- EVENT CENTER
- CONCERT STAGE
- CAFE/ SM. RESTAURANT
- ART GALLERY
- CORPORATE EVENTS
- CITY EVENTS

- REVENUE GENERATOR





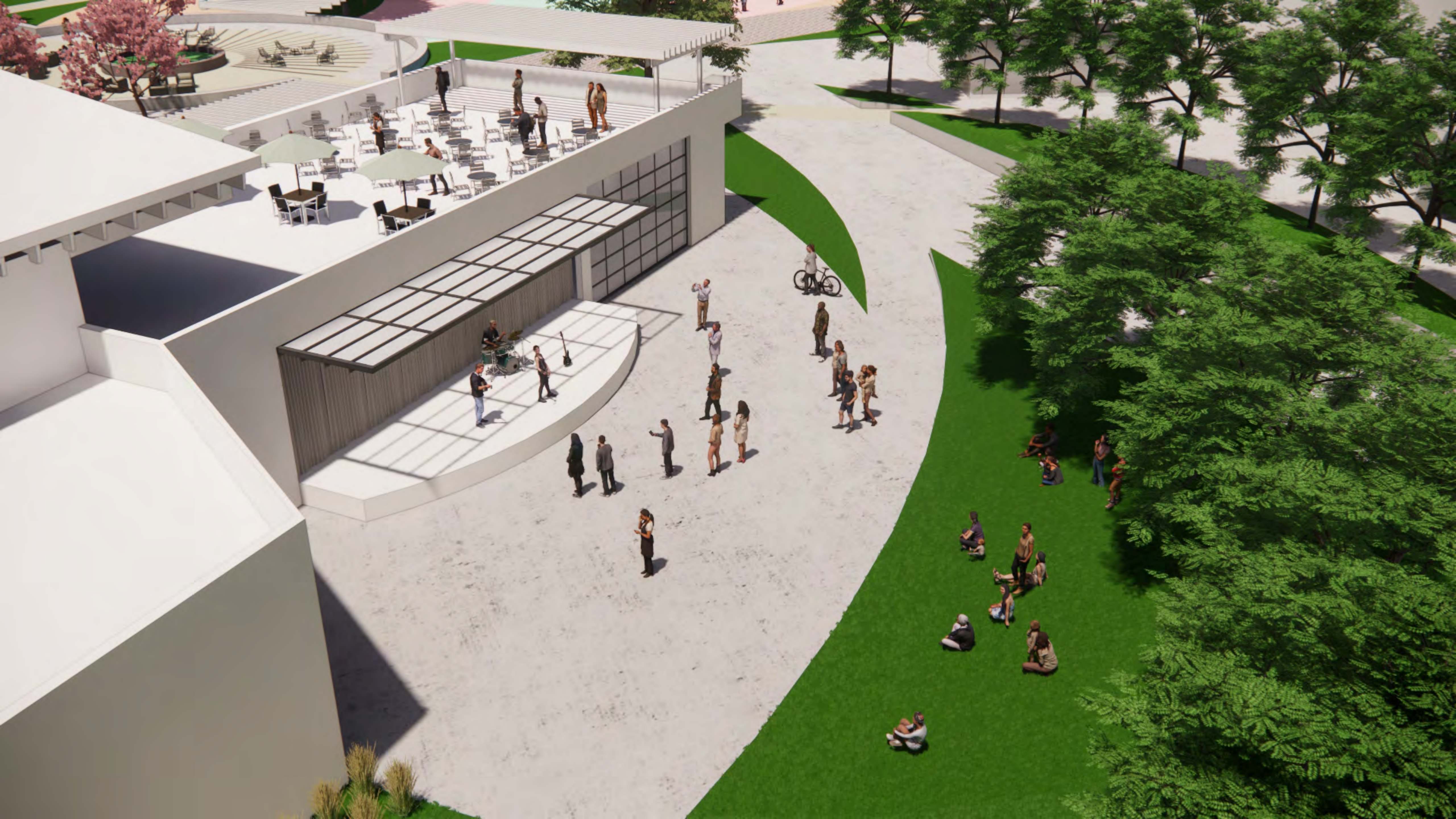
RESTAURANT

RESTAURANT



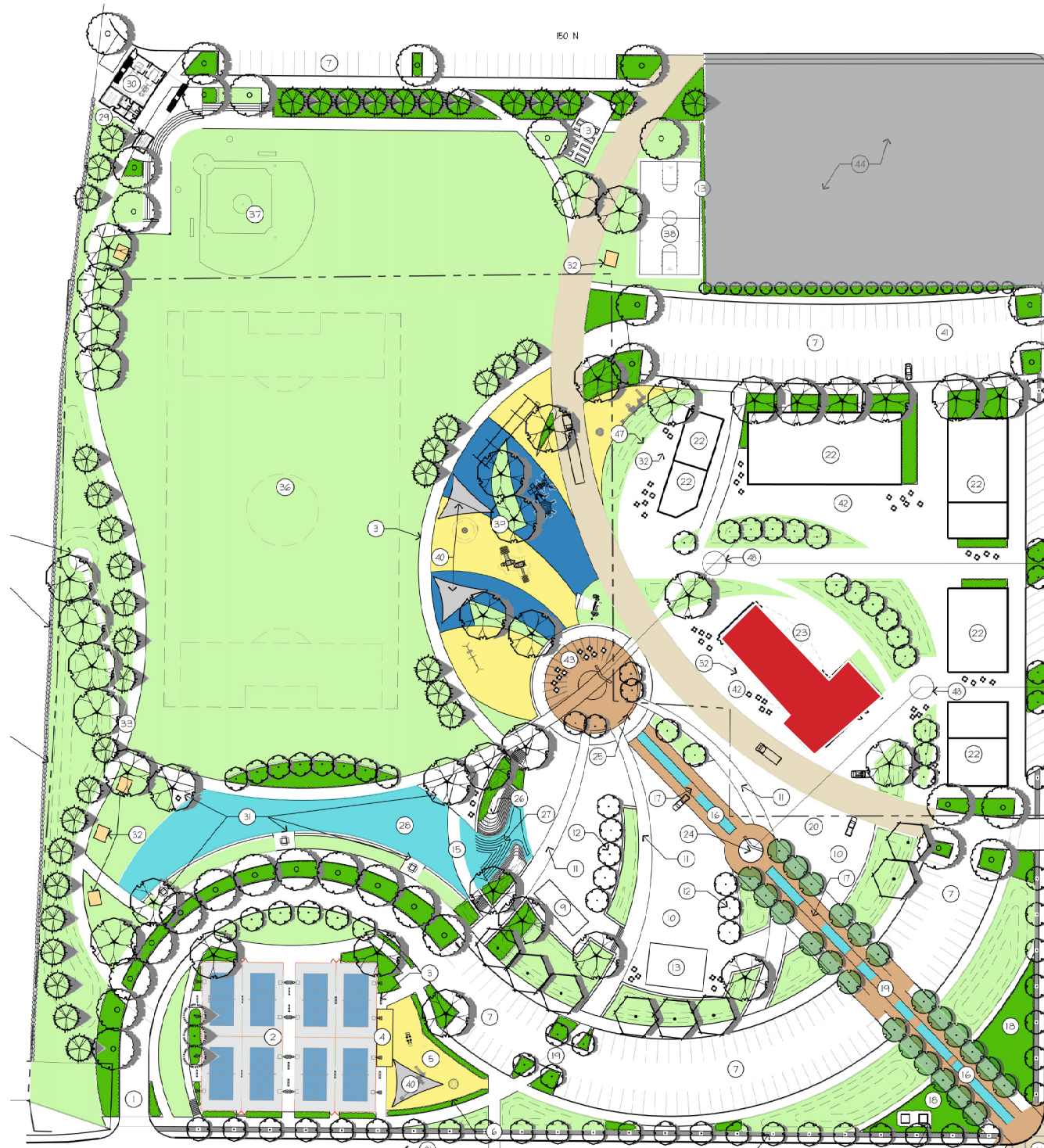


HATCH PARK
COMMUNITY CENTER





WHERE WE
ARE



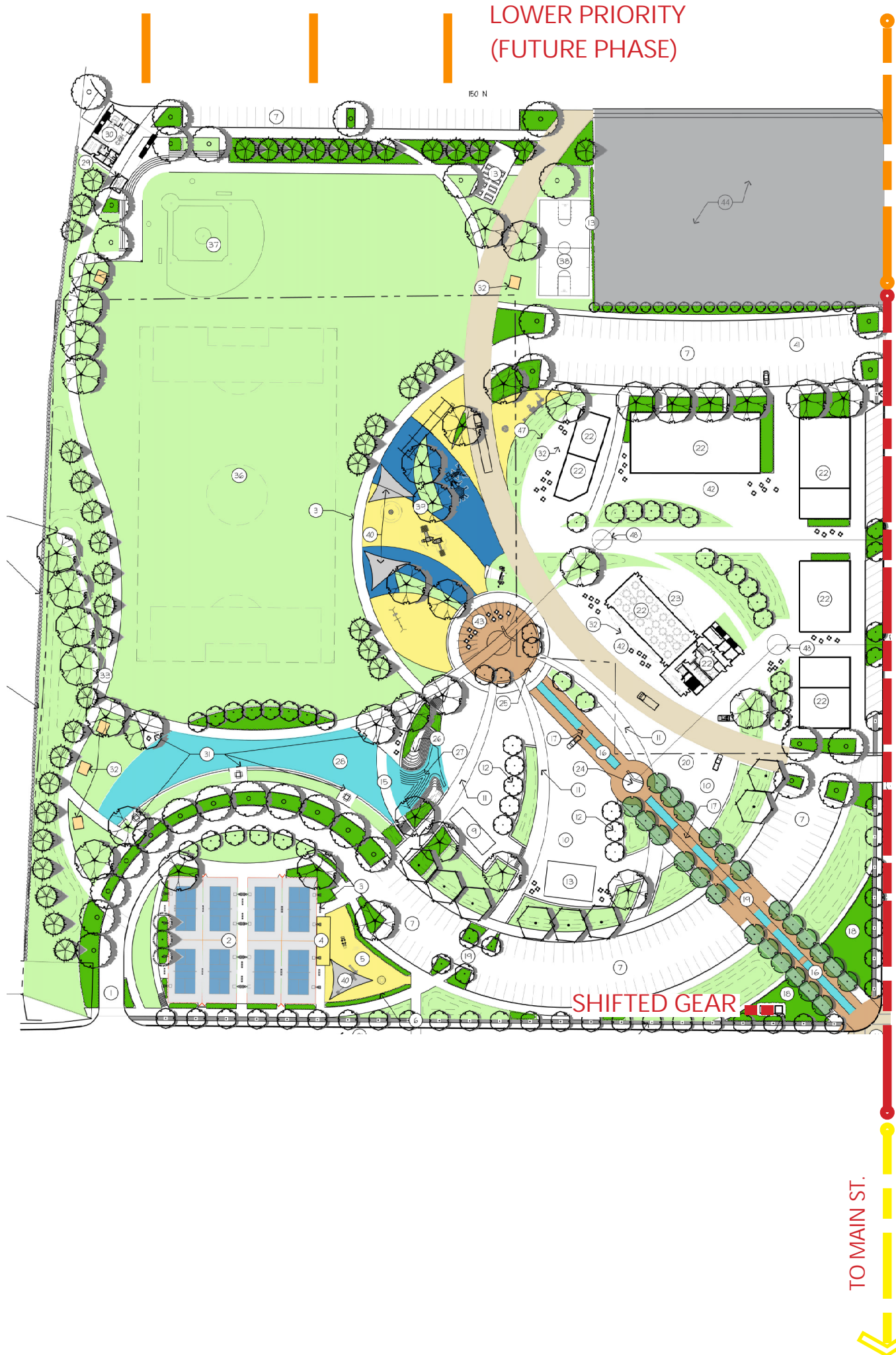
GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
- 2 Create a City Identity
- 3 Make it Count
- 4 Respect the City's Budget
- 5 Functional/Flexible/Adaptable

THINK BIGGER: ZOOMING OUT

- 1) COMMUNITY EVENT CENTER

WHERE WE ARE



LOWER PRIORITY
(FUTURE PHASE)

LOWER PRIORITY
(FUTURE PHASE)
~235 LINEAL FEET

HIGH PRIORITY
(PHASE 1)
~775 LINEAL FEET

SHIFTED GEAR

TO MAIN ST.
LOWER PRIORITY
(FUTURE PHASE)
~1,150 LINEAL FEET

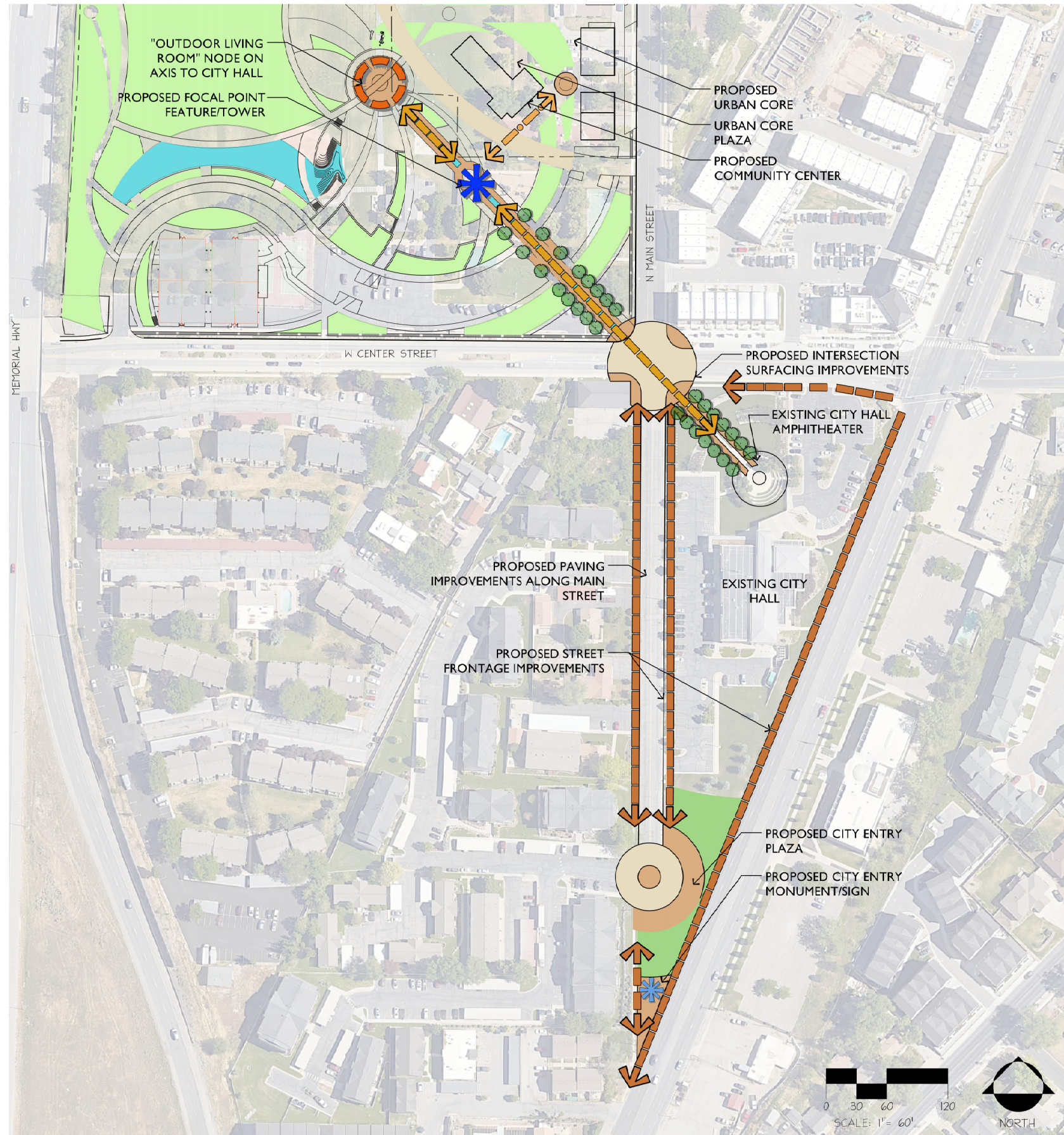
GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
- 2 Create a City Identity
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- 5 Functional/Flexible/Adaptable

THINK BIGGER: ZOOMING OUT

- 1) COMMUNITY EVENT CENTER
- 2) BURIED POWER LINES

WHERE WE ARE

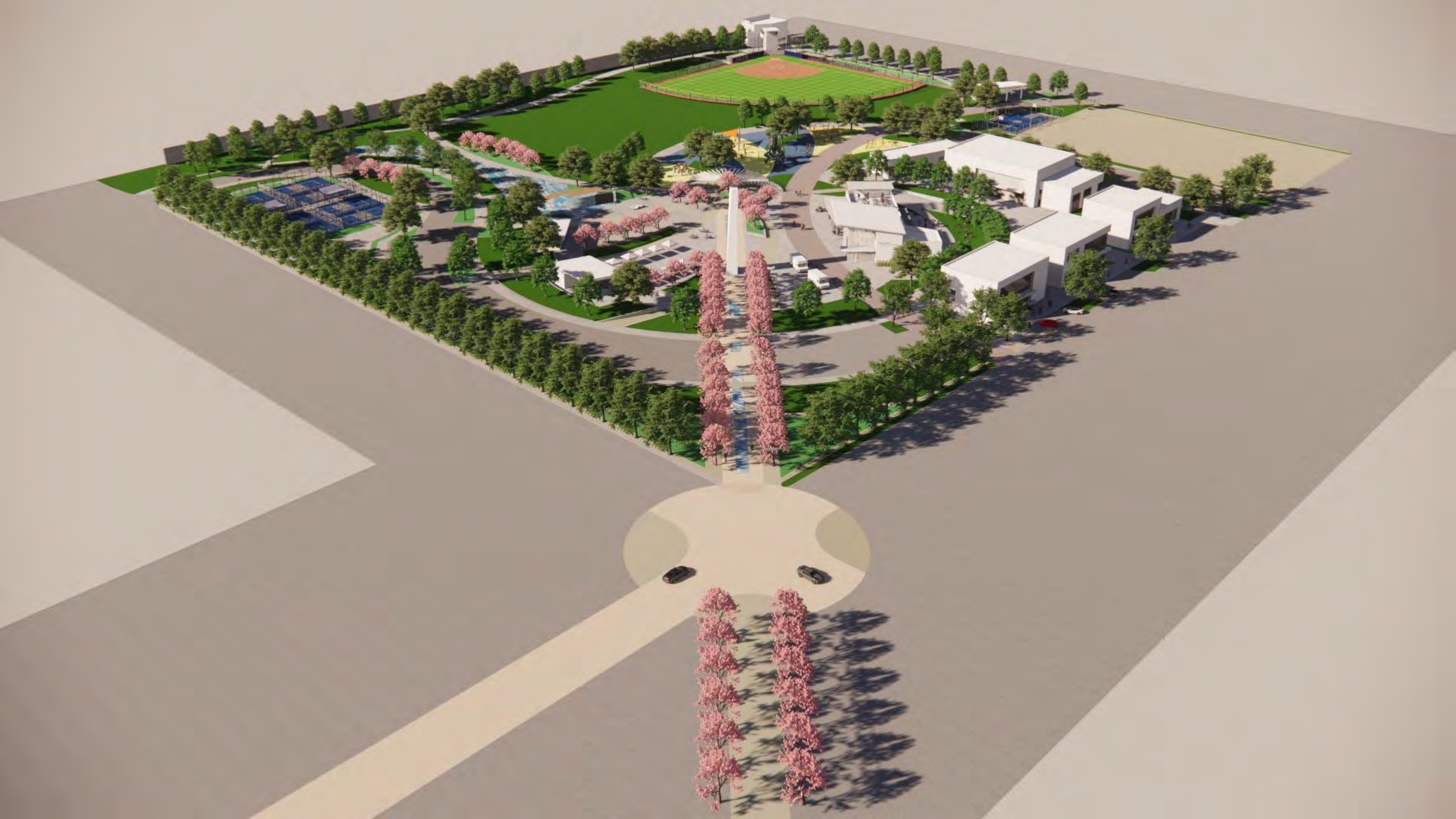


GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
- 2 Create a City Identity
- 3 Make it Count
- 4 Respect the City's Budget
- 5 Functional/Flexible/Adaptable

THINK BIGGER: ZOOMING OUT

- 1) COMMUNITY EVENT CENTER
- 2) BURIED POWER LINES
- 3) CONNECTION TO CITY HALL & ENTRY FEATURE





WHERE WE
ARE



GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
- 2 Create a City Identity
- 3 Make it Count
- 4 Respect the City's Budget
- 5 Functional/Flexible/Adaptable

THINK BIGGER: ZOOMING OUT

- 1) COMMUNITY EVENT CENTER
- 2) BURIED POWER LINES
- 3) CONNECTION TO CITY HALL &
ENTRY FEATURE
- 4) PARKS MAINTENANCE BUILDING



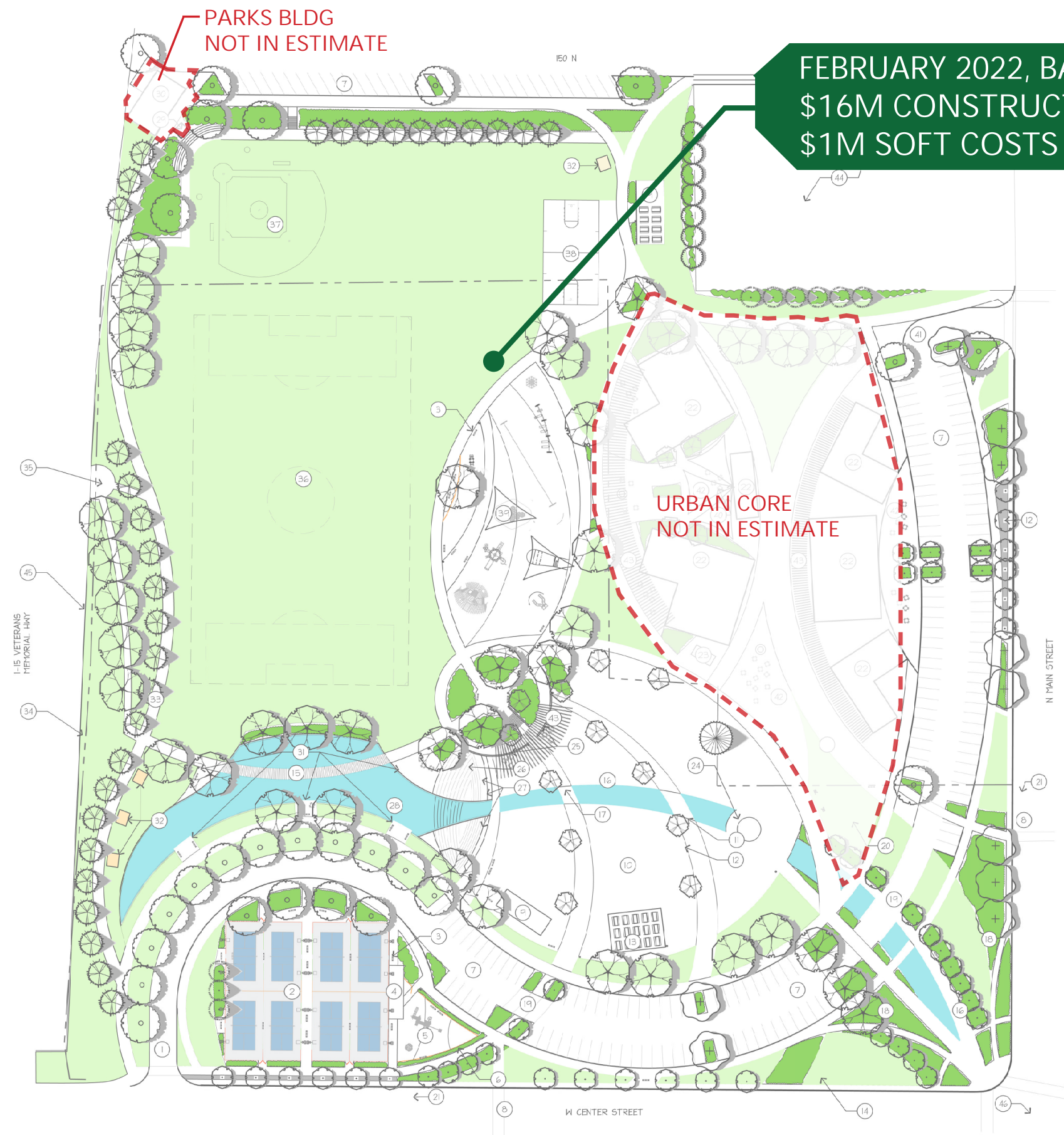
NORTH SALT LAKE
PARKS DEPARTMENT



CONCESSIONS

MUSEUM OF THE
PARKS DEPARTMENT

WHERE WE WERE



FEBRUARY 2022, BASE PARK COST:
\$16M CONSTRUCTION
\$1M SOFT COSTS

PARKS BLDG
NOT IN ESTIMATE

URBAN CORE
NOT IN ESTIMATE

I-15 VETERANS
MEMORIAL HWY

150 N

W CENTER STREET

N MAIN STREET

WHERE WE
WERE



JULY

2022

CONSTRUCTION INFLATION ALERT

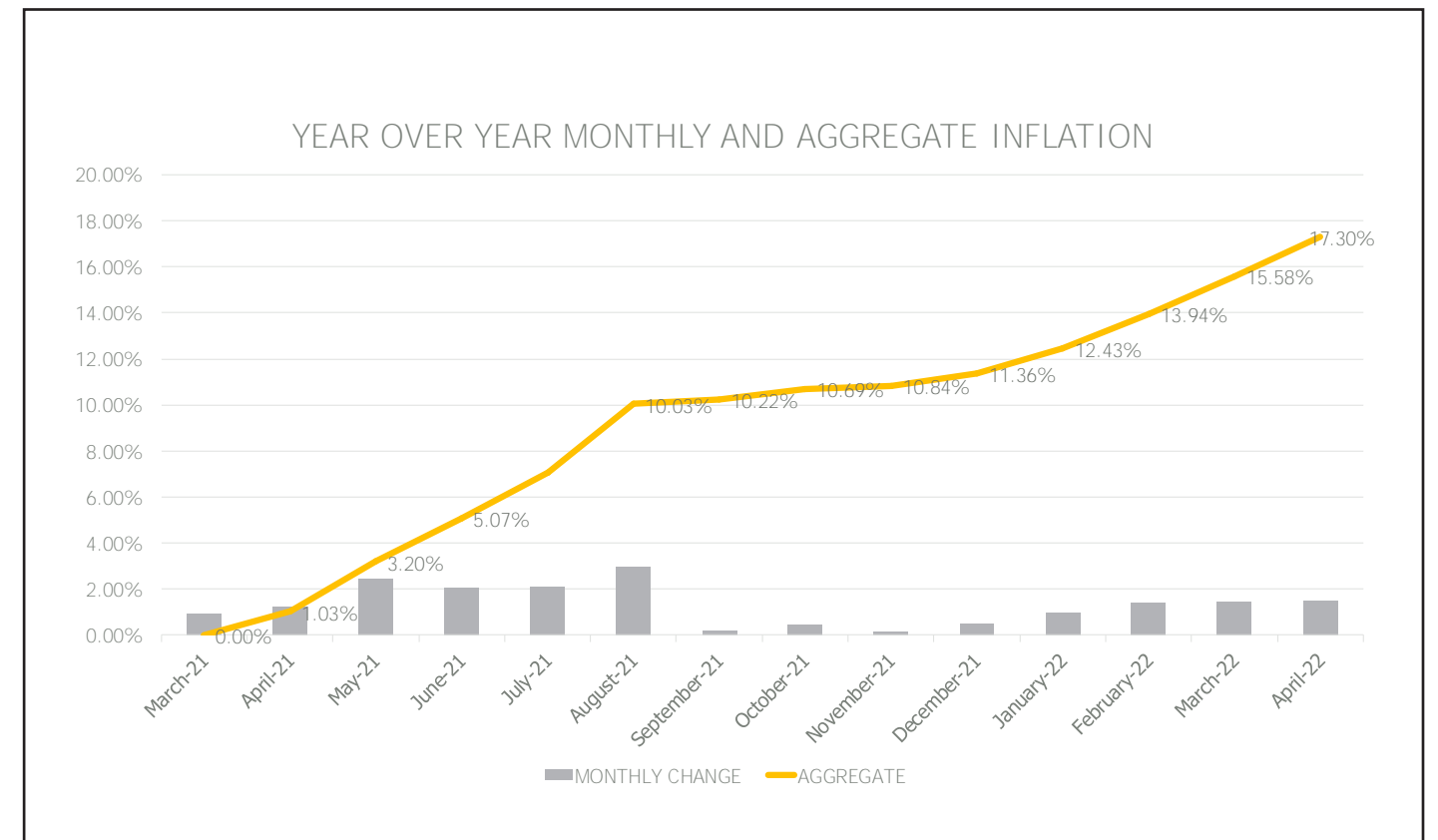
For more than two years the U.S. construction industry has been buffeted by unprecedented increases in materials costs, supply-chain bottlenecks, and a tight labor market. To help project owners, government officials, and the public understand how these conditions are affecting contractors and their workers, the Associated General Contractors of America (AGC) has posted frequent updates of the Construction Inflation Alert.

Several recent developments have raised the specter of a sharp slowdown or even a recession in the U.S. economy. Inflation is at a 40-year high, sapping consumers' purchasing power despite elevated wage increases. Major stock indexes have declined sharply—a frequent but not foolproof harbinger of recession. A growing number of companies have announced layoffs, although the job market remains vibrant, as indicated by large monthly employment increases, near-record job openings, and a persistently low unemployment rate

However, a recession is far from certain. Demand for infrastructure, manufacturing, and power construction appears to be strong and likely to strengthen further, perhaps for several years to come. In any case, the cost of construction materials and labor does not generally move in sync with the overall economy. In short, owners should not assume that

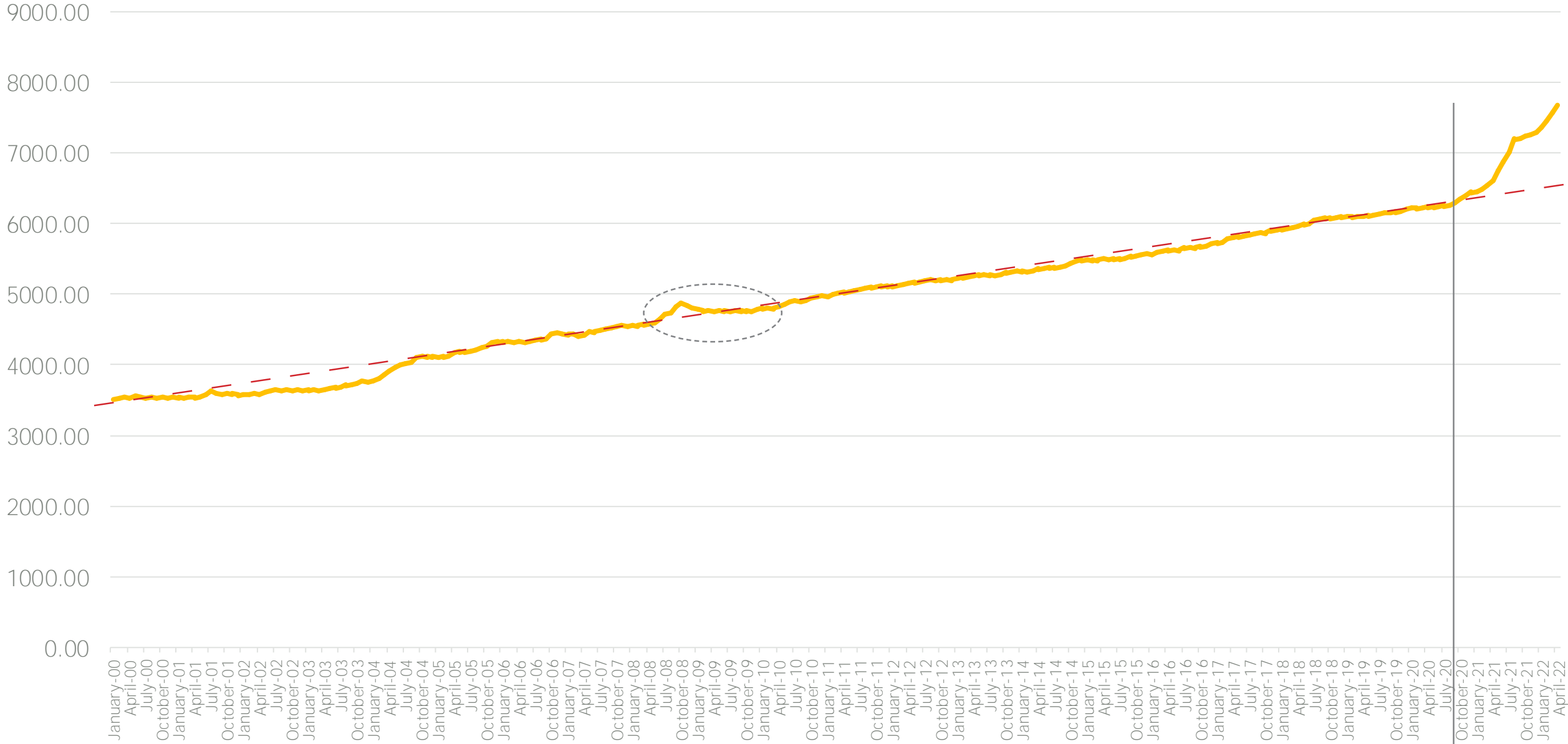
INCREASE IN REGIONAL, NON-SINGLE-FAMILY-RESIDENTIAL CONSTRUCTION COSTS:

- APPROXIMATELY 18.5% IN 12-MONTH DURATION
- APPROXIMATELY 27.5% IN 20-MONTH DURATION



GRAPH AND INFORMATION OBTAINED FROM ENGINEERING NEWS RECORD'S 2ND QUARTER CONSTRUCTION COST DATA REPORT

ENR BUILDING INDEX SINCE 2000



WHERE WE ARE



CURRENT BASE PARK COST:
\$19.5M CONSTRUCTION
\$1M SOFT COSTS

WHERE WE'RE GOING?



THINK BIGGER: ZOOMING OUT

1) COMMUNITY EVENT CENTER

\$6,750,000 CONSTRUCTION
\$750,000 SOFT COSTS

2) BURIED POWER LINES

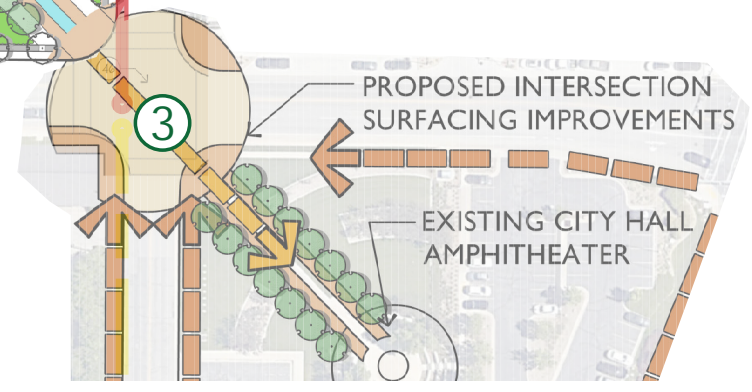
\$350,000 CONSTRUCTION
\$150,000 SOFT COSTS (RMP)

3) CONNECTION TO CITY HALL & ENTRY FEATURE

\$1,700,000 CONSTRUCTION
\$70,000 SOFT COSTS (RMP)

4) PARKS MAINTENANCE BUILDING

\$1,500,000 CONSTRUCTION
\$225,000 SOFT COSTS (RMP)



WHERE WE'RE GOING?



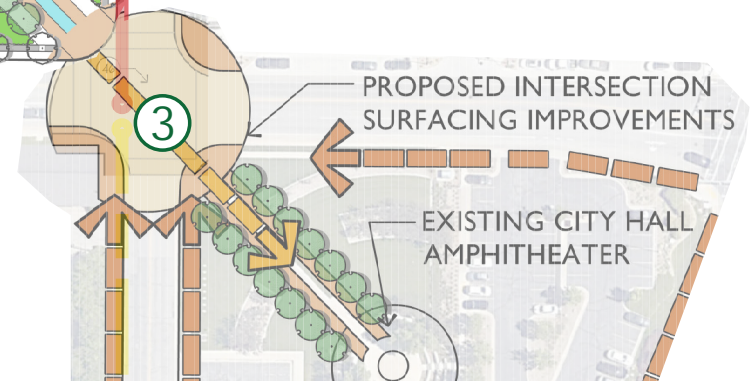
THINK BIGGER: ZOOMING OUT

1) COMMUNITY EVENT CENTER
 \$6,750,000 CONSTRUCTION
 \$750,000 SOFT COSTS

2025	\$6,750,000 CONSTRUCTION COST
	\$6,750,000 X 7% (Current Annual Inflation) = \$472,500
	\$150,000 SOFT COSTS (RMP)
2026	\$7,222,500 CONSTRUCTION COST
2027	\$7,728,075 CONSTRUCTION COST
2028	\$8,269,040 CONSTRUCTION COST

4) PARKS MAINTENANCE BUILDING

\$1,500,000 CONSTRUCTION
 \$225,000 SOFT COSTS (RMP)



WHERE WE'RE
GOING?



GUIDING PRINCIPLES & DESIGN CRITERIA

- 1 Park as Community's Living Room
- 2 Create a City Identity
- 3 Make it Count
- 4 Respect the City's Budget
- 5 Functional/Flexible/Adaptable



Basketball Court



Sculptural Elements Along Sound Wall



Deck Platform Overlooking Pond



Modern Pond Feature



Play Element Along Pickleball Courts



Interactive Play



Hillside Play



Stepped Waterfall Feature



Banked Path Edge Adjacent to Slopes



Meandering Stream Feature



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- PARKING
 - TWO-BLOCK CROSSWALK CONNECTION
 - RESTROOM & PAVILION
 - PLAZA- FARMERS MARKET/EVENT SPACE
 - PAVING PATTERNS TO REINFORCE ARCHING PATTERN
 - TREES w/ TREE GRATES
 - GROUP PAVILION
 - PARK MONUMENT SIGN
 - BOARD WALK ACROSS POND
 - MODERN STREAM FEATURE
 - METAL GRATE OVER STREAM FEATURE
 - GARDEN (ORNAMENTAL PLANTINGS)
 - TABLE TOP CROSSWALK
 - CITY CHRISTMAS TREE (CABLE STRUCTURE)
 - BIKE LANE
 - CIVIC/EVENT/ COMMERCIAL SPACE (ICE CREAM SHOPS/DRINKS)
 - SHIPPING CONTAINER STAGE
 - TALL SCULPTURE
 - FIRE FEATURE BUILT INTO WALLS
 - SCULPTURAL BERMS
 - WATER FALL FEATURE (WHEEL DOWN BERMS)
 - MODERN POND FEATURE
 - SOFTBALL CROWS NEST
 - MAINTENANCE BUILDING
 - DECK PLATFORM OVERLOOKING POND FEATURE
 - SMALL PICNIC SHELTERS
 - WALKING PATHS (TYP.)
 - SCULPTURAL ELEMENTS (ART ALONG 1-15 SOUND HALL)
 - FITNESS/PARKOUR
 - MULTI-USE/OPEN LAWN
 - SOFTBALL FIELD (OUTFIELD 275 FT.)
 - FULL SIZED BASKETBALL COURT
 - DESTINATION PLAYGROUND INTEGRATED INTO HILLSIDE
 - SHADE SAILS
 - NORTH PARK ENTRANCE
 - GATHERING SPACE
 - PERGOLA SHADE STRUCTURE
 - EXISTING RESIDENTIAL PROPERTY
 - FUTURE LOT/ SOUNDHALL
 - EXISTING CITY HALL

Total Parking: 222 Stalls



Trees in Plaza



Trees Grates (in plaza)



Arched Pergola (in plaza)



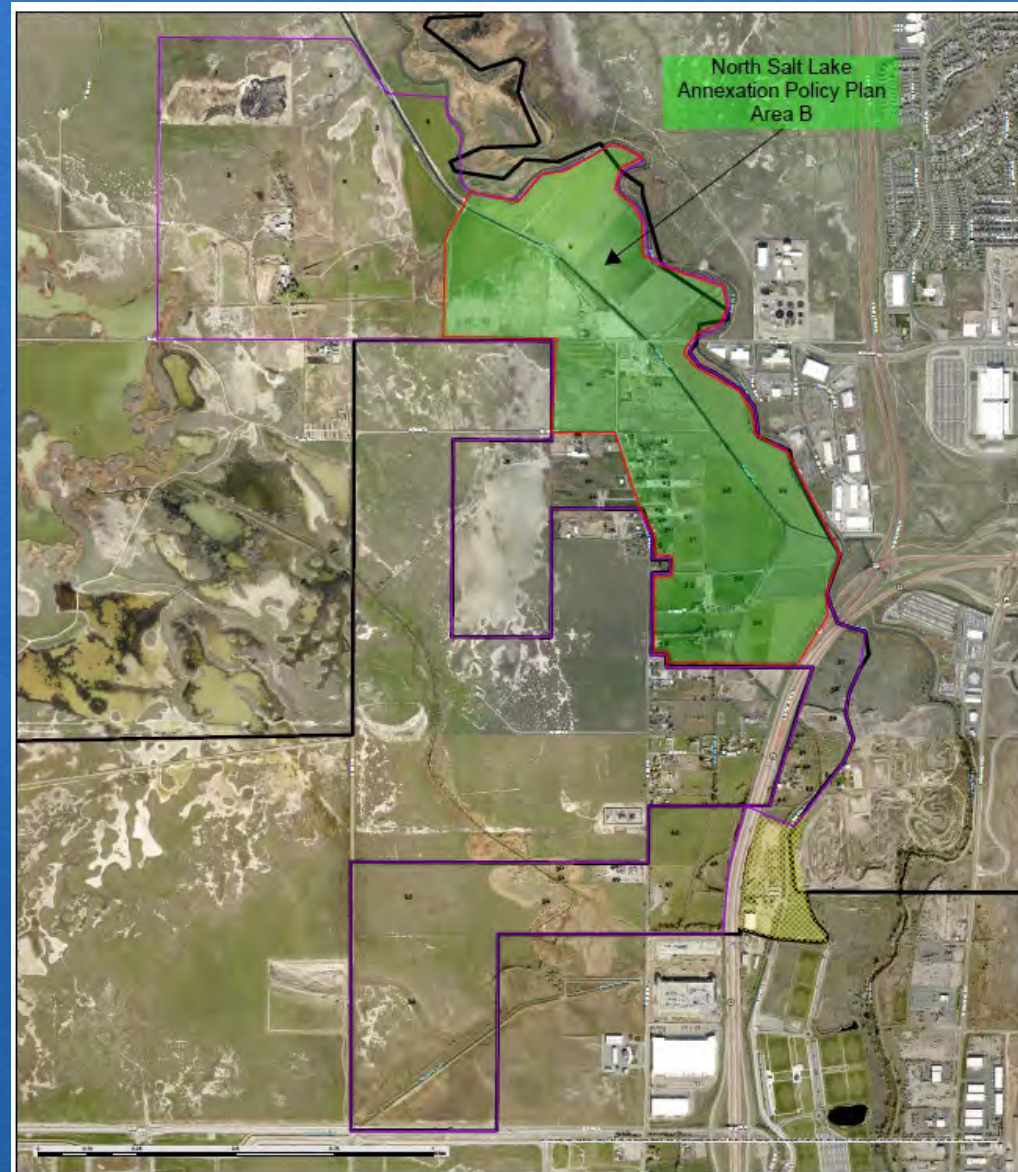
Hatch Park

50 W Center St.
North Salt Lake, UT

RESOLUTION 2024-16R

Consent for Annexation of North Pointe Area
By Salt Lake City

Salt Lake City Proposed North Pointe Annexation



Proposed Motion

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

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

CONSIDERATION
Police Department Motorcycles Purchase

Proposed Motion

I move that the City Council approve the purchase of two used Harley-Davidson Electra-Glide Motorcycles for a total cost of \$35,000.

CONSIDERATION
Public Works Plow Truck Purchase



Jonathan Rueckert
Public Works Director



division of
**Purchasing and
General Services**

Truck Purchase

- Primary use for Snow Removal
- Bid includes Truck Chassis, Dump Bed, Front Plow, Slide in Spreader and Hydraulic System.
- Chassis has been upgraded to 4x4

\$337,980.00

State of Utah
Contract MA1875



Mountain West Truck Center





Jonathan Rueckert
Public Works Director

Surplus Vehicle (Resolution 2024-17R)

- 2007 International SBA 7400 4x2
- Converted to use CNG fuel
- Meets 15-point policy for replacement





Proposed Motion

I move that the City Council approve the purchase of a 2025 Mack Granite chassis with dump bed, front plow, spreader and hydraulic equipment from Mountain West Truck Center for **\$337,980**.



RESOLUTION 2024-17R
Surplus Property Authorization

Proposed Motion

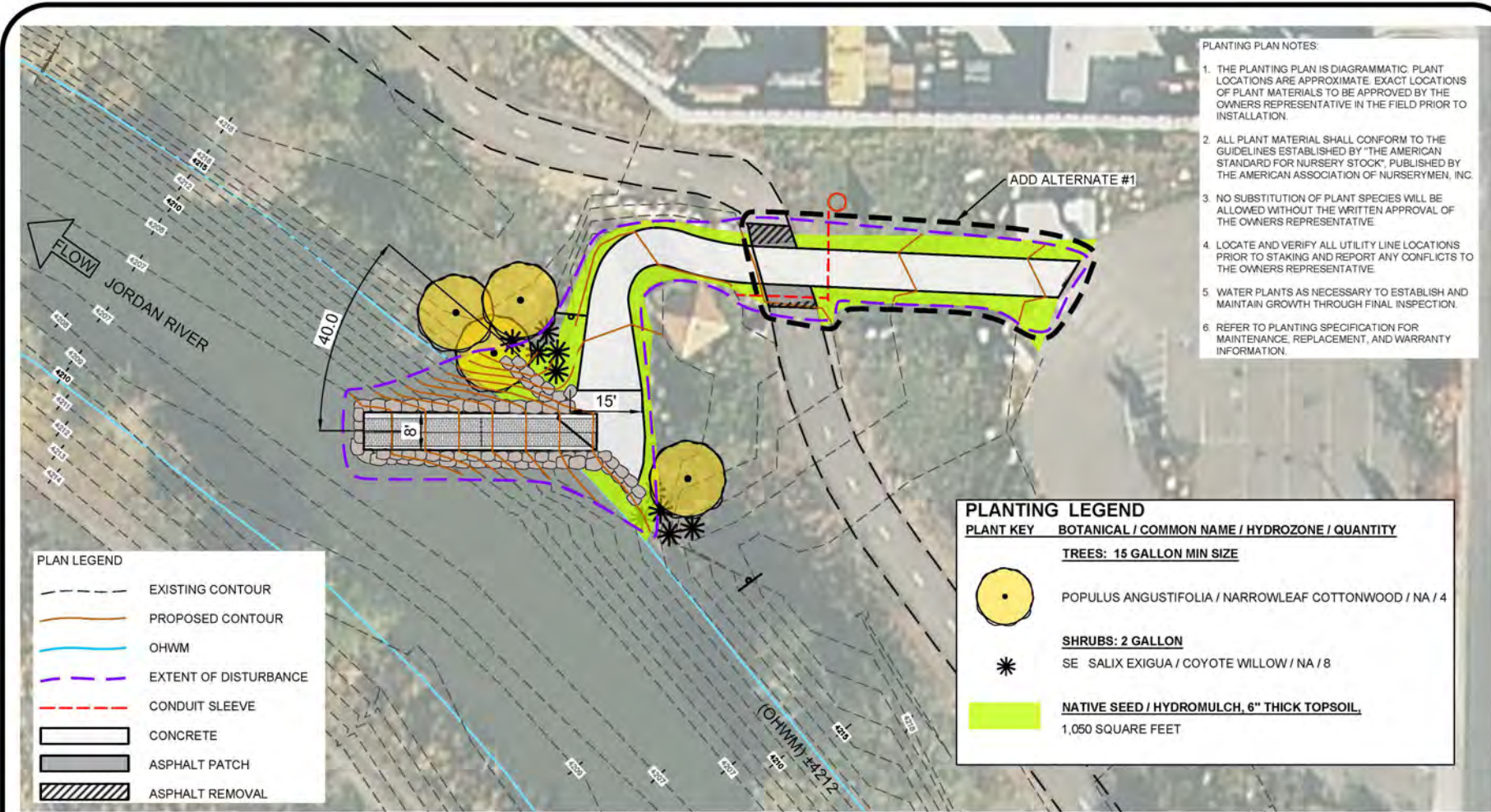
I move that the City Council approve Resolution 2024-17R: a resolution declaring surplus property and authorizing its disposal.

BID AWARD
Porter's Landing
Concrete Boat Ramp

PORTER'S LANDING CONCRETE BOAT RAMP



PORTER'S LANDING CONCRETE BOAT RAMP



- PLANTING PLAN NOTES:**
1. THE PLANTING PLAN IS DIAGRAMMATIC. PLANT LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNERS REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
 2. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 3. NO SUBSTITUTION OF PLANT SPECIES WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
 4. LOCATE AND VERIFY ALL UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.
 5. WATER PLANTS AS NECESSARY TO ESTABLISH AND MAINTAIN GROWTH THROUGH FINAL INSPECTION.
 6. REFER TO PLANTING SPECIFICATION FOR MAINTENANCE, REPLACEMENT, AND WARRANTY INFORMATION.

PLAN LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	OHWM
	EXTENT OF DISTURBANCE
	CONDUIT SLEEVE
	CONCRETE
	ASPHALT PATCH
	ASPHALT REMOVAL

PLANTING LEGEND

PLANT KEY	BOTANICAL / COMMON NAME / HYDROZONE / QUANTITY
TREES: 15 GALLON MIN SIZE	
	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD / NA / 4
SHRUBS: 2 GALLON	
	SE SALIX EXIGUA / COYOTE WILLOW / NA / 8
	NATIVE SEED / HYDROMULCH, 6" THICK TOPSOIL, 1,050 SQUARE FEET



Project Title
Porter's Landing Boat Ramp
 NSL Project No. 23-030
 North Salt Lake City, Davis County, Utah

Sheet Title
PLANTING PLAN

Drawn By: SD	Sheet: LP 101
Checked By: CS	
Date: April 2024	Binding Order: -

PORTER'S LANDING CONCRETE BOAT RAMP



Bid Results:

	<u>BASE</u>	<u>ADD ALT</u>	<u>TOTAL</u>
Rayd Inc.	\$ 159,180	\$ 12,840	\$ 172,020
Strong Solutions	\$ 199,891	\$ 29,940	\$ 229,921

Project Budget:

Grant

City Budget

\$142,750

\$62,750

\$80,000

Proposed Motion

I move that the City Council award the Porter's Landing Concrete Boat Ramp Project with additive alternate to Rayd Inc. for the price of \$172,020.

BID AWARD

Eaglewood Golf Course Storm Drain
Improvements & Lake Expansion

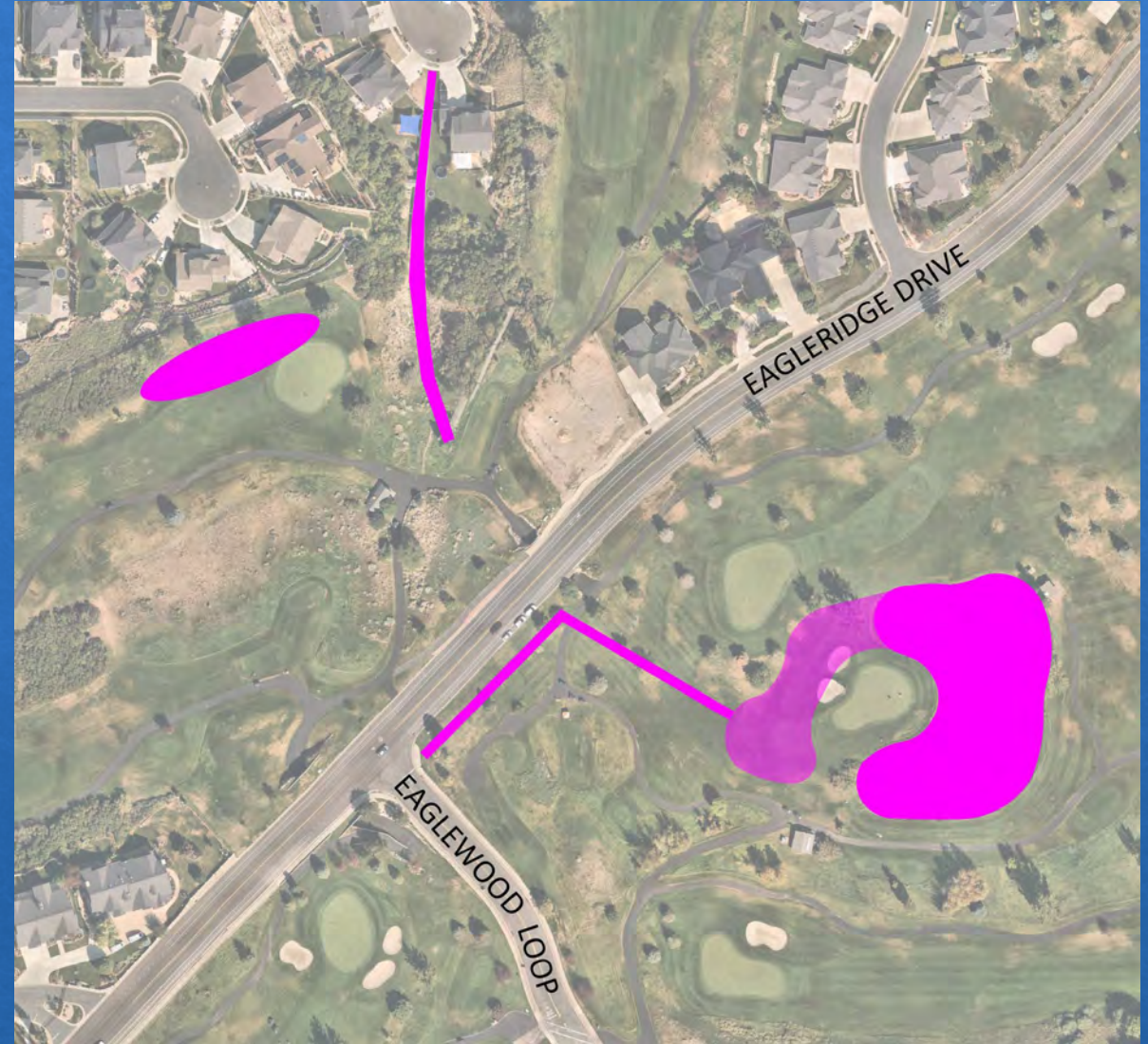
Storm Drain Improvements & Lake Expansion



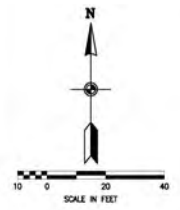
Existing Concerns

- Storm Drain
- Secondary Water System
- Golf Course

Storm Drain Improvements & Lake Expansion



Storm Drain Improvements & Lake Expansion



GENERAL NOTES:

- CONTRACTOR TO LEAVE SURFACE OF GRADING EVEN AND SMOOTH. CITY WILL PERFORM SURFACE RESTORATION OF DISTURBED AREAS INCLUDING IRRIGATION SYSTEM AND GRASS/TURF.
- FILL SHOULD BE PLACED IN THE AREA AS INDICATED ON THE DRAWINGS OR AS COORDINATED WITH THE GOLF COURSE SUPERINTENDANT. COMPACT FILL MATERIAL TO 90% DENSITY. THE EXTENTS OF THE FILL SHOWN ON THE DRAWINGS ARE APPROXIMATE AND WILL BE MODIFIED IN THE FIELD BASED ON THE ACTUAL AMOUNT OF FILL. ALL OF THE EXCAVATED MATERIAL WILL BE PLACED IN THIS AREA. THE CONTRACTOR WILL NOT NEED TO HAUL MATERIAL OFFSITE. COORDINATE PLACEMENT OF FILL WITH FIELD ENGINEER. THERE WILL BE APPROXIMATELY 40,000 CUBIC YARDS OF EXCAVATED MATERIAL.
- IF FILL OR CUT OR WORK NEEDS TO OCCUR WITHIN THE LESSER OF THE TREE DROP LINE OR WITHIN 10 FEET FROM THE TRUNK OF TREES THAT ARE IDENTIFIED AS TO BE PRESERVED, CITY PERSONNEL MUST BE ON SITE TO BE CONSULTED ON HOW TO PRESERVE AND PROTECT TREES BEFORE WORK BEGINS.
- THE CONTRACTOR WILL MEET WITH THE CITY PRIOR TO BEGINNING CONSTRUCTION TO STAKE AND FENCE AREAS THAT WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES. CONSTRUCTION ACTIVITIES SHOULD GENERALLY BE LIMITED TO THE AREAS IDENTIFIED ON THIS DRAWING SHEET. THE CITY WILL COMPLETE SURFACE RESTORATION IN THE AREAS DISTURBED BY CONSTRUCTION.
- THE CONTRACTOR WILL DE-WATER THE POND AND GROUNDWATER PRIOR TO BEGINNING CONSTRUCTION. WATER CAN BE PUMPED INTO THE 12" PVC RISER OUTLET PIPE. THE POND IS USED FOR STORM WATER STORAGE. IF STORM WATER IS DISCHARGED INTO THE POND DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE TO PUMP OUT STORM WATER AS NEEDED FOR CONSTRUCTION.
- INSTALL A 40 MIL BITL BLACK AQUAARMOR DOUBLE SCRIM RPE POND LINER OVER THE ENTIRE POND (EXPANDED POND AREA AND EXISTING POND AREA). INSTALL POND LINER PER MANUFACTURER'S RECOMMENDATIONS. PREPARE SUBGRADE MATERIAL PRIOR TO INSTALLATION BY REMOVING SHARP OBJECTS, ROOTS, GRASS AND VEGETATION. COMPACT SUBGRADE TO 95% COMPACTION PRIOR TO INSTALLATION OF THE LINER. REMOVE AND DISPOSE OF EXISTING LINER.



NO.	DATE	REV. BY	DESCRIPTION

CITY OF NORTH SALT LAKE EAGLEWOOD GOLF COURSE CITY OF NORTH SALT LAKE, UTAH	
DESIGN	REVIEW
DAVID J. TSANDES	K. BALENTINE
DAVID C. CLUGAU	ANDREW J. TSANDES
VERIFY SCALE	
BASIS ONE INCH ON ORIGINAL DRAWING	

LANDSCAPE	PROJECT NUMBER
POND GRADING PLAN	18-22-01
DATE	SEPTEMBER 2023

DRAWING NO	SHEET	OF	OF
L-01	06	06	06

Bid Results:

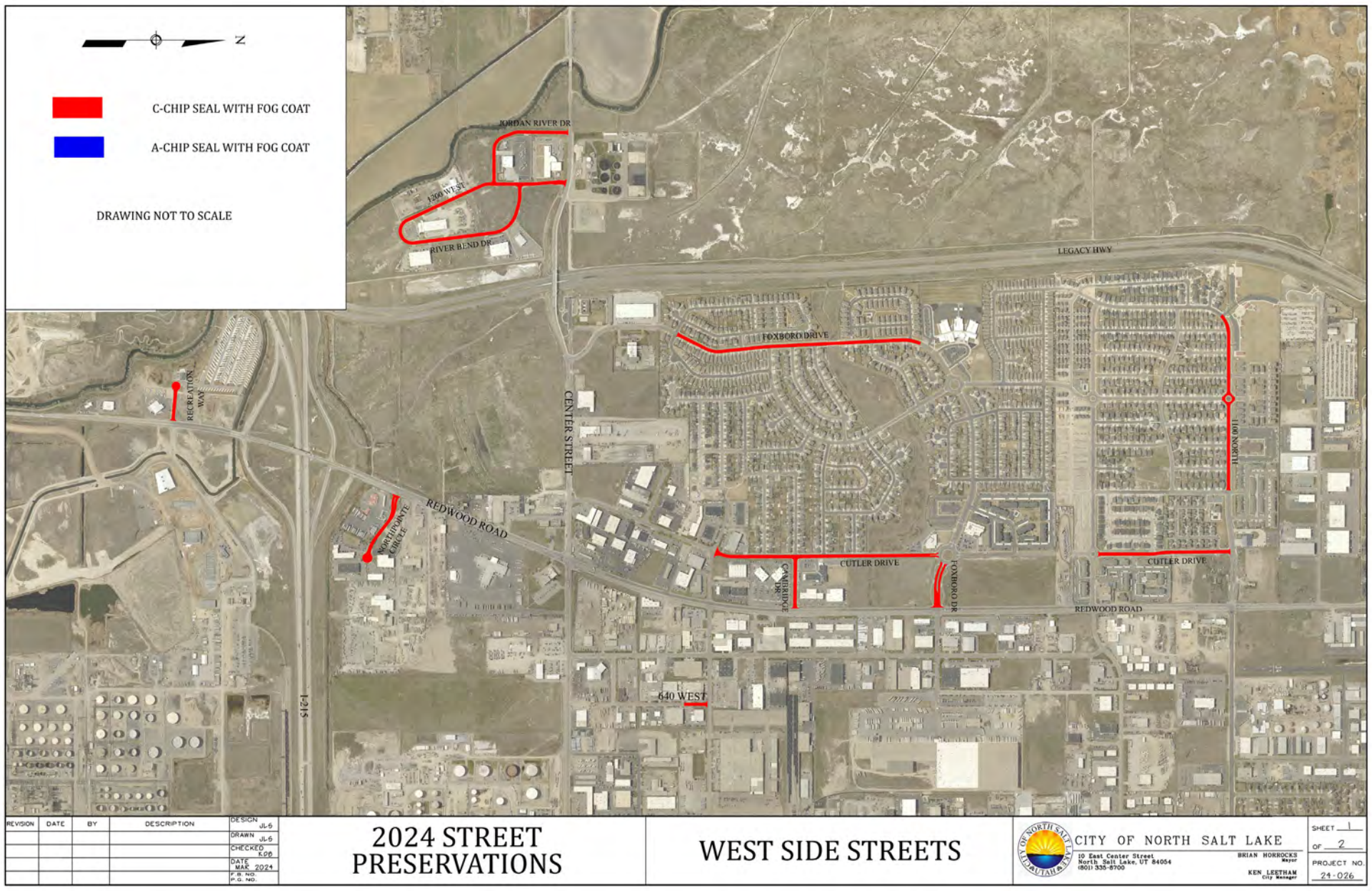
	<u>BID</u>
Tonnco Inc.	\$ 449,819.50
3XL Construction	\$ 492,372.46
MC Green & Sons	\$ 988,584.00
Project Budget:	\$800,000

Proposed Motion

I move that the City Council award the Eaglewood Golf Course Storm Drain Improvements and Lake Expansion Project to Tonncoco Inc. for the price of \$449,819.50.

BID AWARD
2024 Street Preservation Project

2024 Street Preservations



REVISION	DATE	BY	DESCRIPTION	DESIGN
				JL-6
				JL-6
				KDP
				2024
				P. S. NO.
				P. S. NO.

2024 STREET PRESERVATIONS

WEST SIDE STREETS



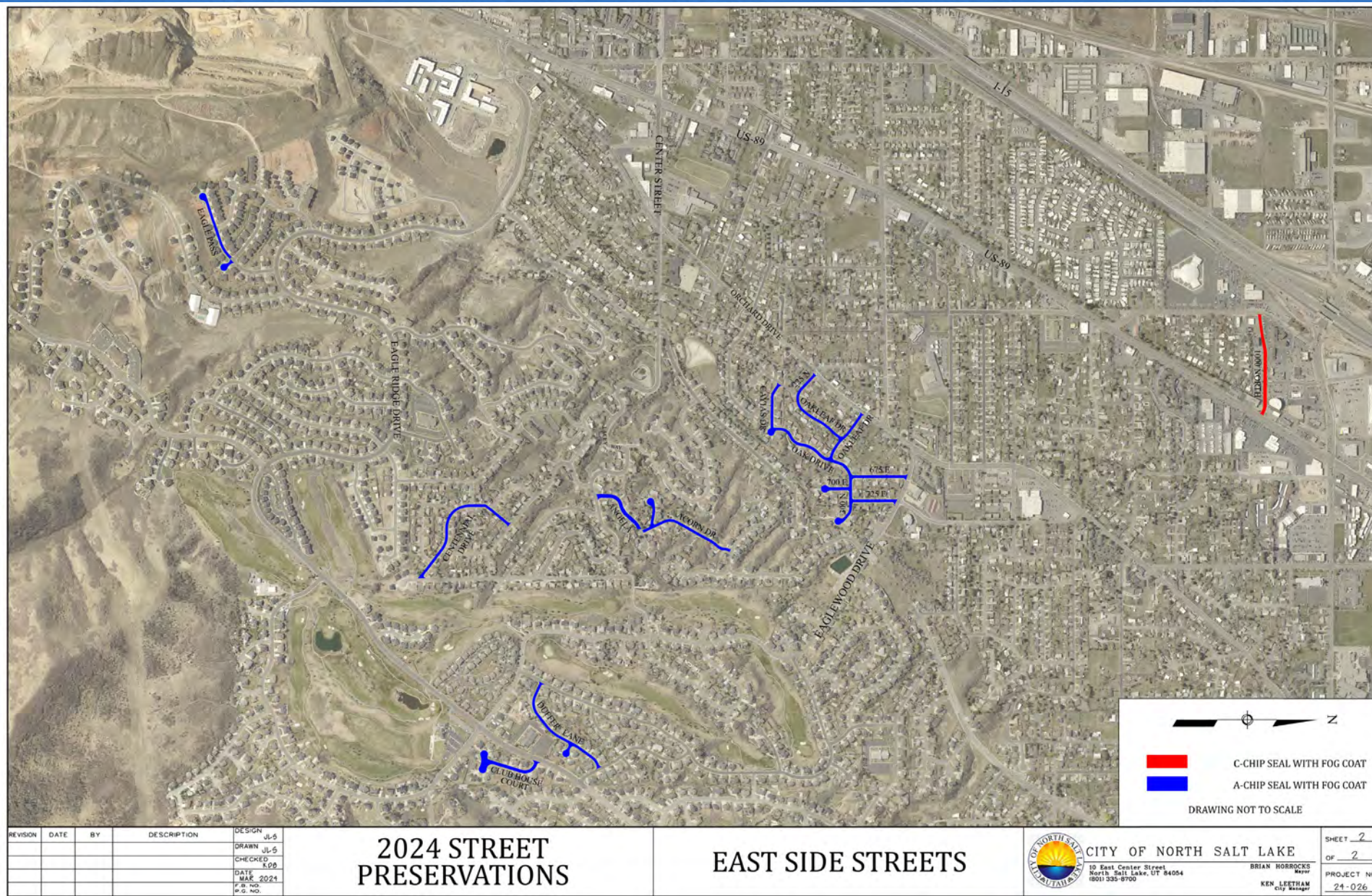
CITY OF NORTH SALT LAKE
 10 East Center Street
 North Salt Lake, UT 84054
 (801) 335-8700

BRIAN HORROCKS
 Mayor

KEN LEETHAM
 City Manager

SHEET	1
OF	2
PROJECT NO.	24-026

2024 Street Preservations



REVISION	DATE	BY	DESCRIPTION	DESIGN
				dl-s
				dl-s
				KDB
				DATE
				MAR 2024
				P. O. NO.
				P. O. NO.

2024 STREET PRESERVATIONS

EAST SIDE STREETS



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, UT 84054
801-253-8700

BRIAN HORROCKS
Mayor
KEN LEETHAN
City Manager

SHEET	2
OF	2
PROJECT NO.	24-026

Bid Results:

	<u>BID</u>
Staker Parson Companies	\$ 466,119.85

Project Budget:	\$620,000
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Proposed Motion

I move that the City Council award the 2024 Street Preservations Project to Staker Parson Companies for the price of \$466,119.85

BID AWARD
Signal Light
400 West 1100 North

SIGNAL LIGHT AT 400 WEST & 1100 NORTH



Bid Results:

	<u>BID</u>
Oak Hollow Electric	\$ 119,000
Skyline Electric	\$ 138,000
Cache Valley Electric	\$ 146,000
Project Budget:	\$343,000
Grant	\$243,000
City Budget	\$ 50,000
Woods Cross City	\$ 50,000

Proposed Motion

I move that the City Council award the Signal Light at 400 West and 1100 North Project to Oak Hollow Electric for the price of \$119,000.

APPROVAL OF MINUTES

March 23, 2024

April 2, 2024

ACTION ITEMS

COUNCIL REPORTS

CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT

CLOSED SESSION

ADJOURN