



*City of*  
NORTH SALT LAKE

CITY COUNCIL  
Meeting

December 16, 2025  
6:15 p.m.

# CITIZEN COMMENT



# COUNCIL REPORTS



# CITY ATTORNEY REPORT



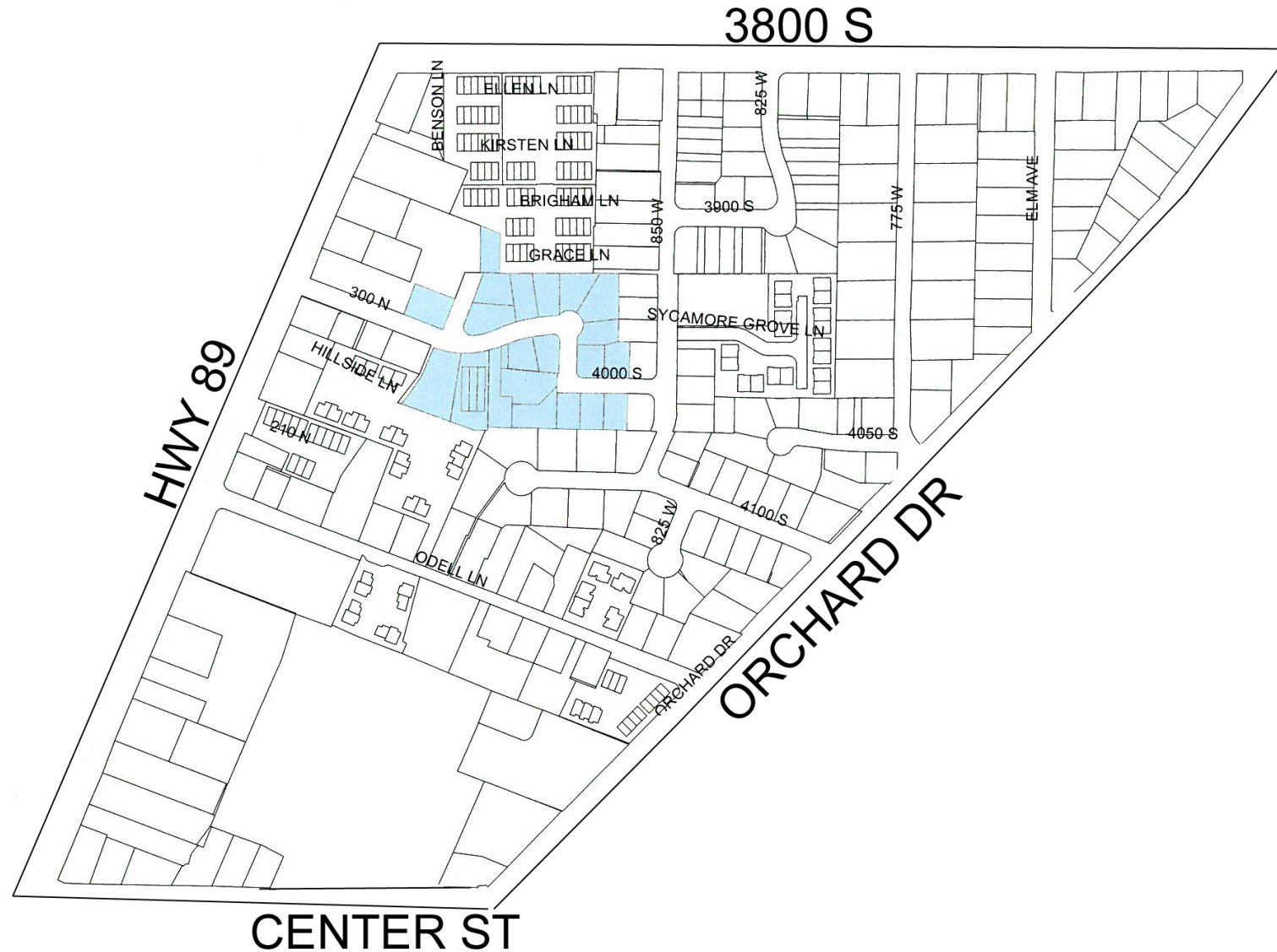
# MAYOR'S REPORT



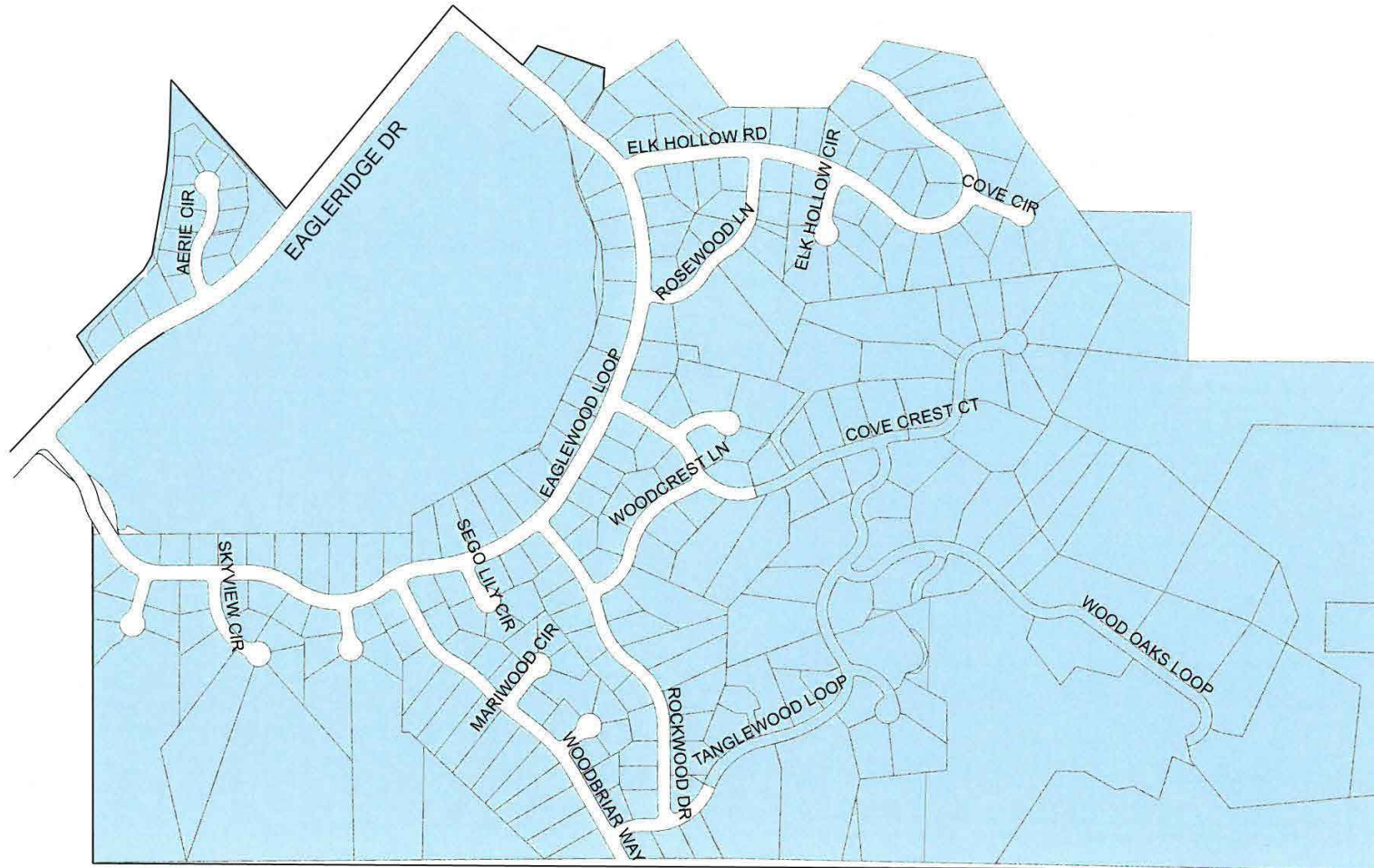
# CITY MANAGER REPORT



# Area 1 - Move from Wed to Thur



# Area 2 - Move from Mon to Tues





OATH OF OFFICE ~ SWEARING IN  
2025-26 NSL Youth City Council  
Executive Committee



PLANNING COMMISSION  
APPOINTMENTS

Jacob Kapp  
Scott Jones



| Seat 1                |                 |
|-----------------------|-----------------|
| Term Period           |                 |
| 12/06/2011-12/06/2014 | Robert Drinkall |
| 1/20/2015-1/20/2018   | Robert Drinkall |
| 1/1/2018-1/1/2022     | Brandon Tucker  |
| 1/1/2022-1/1/2026     | Brandon Tucker  |
| 1/1/2026-1/1/2030     | Jacob Kapp      |

| Seat 2                |             |
|-----------------------|-------------|
| Term Period           |             |
| 10/01/2013-10/01/2016 | Lisa Baskin |
| 10/1/2016-1/1/2018    | Lisa Baskin |
| 1/1/2018-1/1/2022     | Bill Ward   |
| 1/1/2022-1/1/2026     | Bill Ward   |
| 1/1/2026-1/1/2030     | Scott Jones |

## Proposed Motion

I move that the City Council approve Mayor Horrocks appointments of Jacob Kapp and Scott Jones to the Planning Commission to seats 1 & 2 respectively for the term of January 1, 2026 to January 1, 2030.



ORDINANCE 2025-21  
Code Amendment  
Title 9, Chapter 8  
International Wildland-Urban  
Interface Code



# 2025 Legislative Session-HB48

## Component 1:

- Requires Division of Forestry, Fire and State Lands to create administrative rules for the classification of the properties that are at **highest** risk for wildland fires
- Effective Jan. 1, 2026
- Yearly assessed fee (property tax collection)-flat fee for 2026 & 2027
  - Class 1 highest fee (properties identified by the state will be initially Class 1)
  - Class 2-modification for defensible space
  - Class 3-modification to “harden” structure
- Property owners will have 2 years to request re-assessment
- 2028 assessment will be based upon classification and sq. ft. of primary structure

## Component 2:

- Requires municipalities to adopt the current WUI code adopted by the State (2006)
- Prior to January 1, 2026



# 2006 Utah Wildland Urban Interface Code (WUI)

## **What is WUI?**

- The zone where structures and other human development meets, or intermingles with, undeveloped wildland

## **Where will WUI be implemented?**

- High-risk assessment areas as determined by the State
- Additional areas of low to moderate risks as determined by overlay zone
- City staff and Fire District drafting map proposal for adoption in 2026

## **How will property owners be noticed?**

- Notice of public hearing will be mailed to each property owner within the proposed WUI boundary prior to adoption of the WUI Overlay Map



# 2006 Utah Wildland Urban Interface Code (WUI)

## **Applicability**

- New construction, alteration, movement, repair, maintenance and use of any building, structure or premise within the WUI area
- Any addition or alteration must be constructed in conformance to WUI Code
- All properties in WUI Overlay subject to defensible space requirements

## **Building Permit Application Requirements**

- Site Plans-including slopes, landscaping, structures within 300 feet, utilities

## **Subdivisions**

### **Access**

- Driveways over 150'-signage, min. width, height clearance
- Fire apparatus access road-all weather, 20' wide, 13.5 clearance, max 12% slope

### **Water Supply**

- Defensible space around water sources
- Standby power for water sources



# 2006 Utah Wildland Urban Interface Code (WUI)

## Special Construction Regulations

- Fire hazard severity rating (Appendix C-Checklist)
  - Moderate, High, Extreme
- Ignition-resistant construction based upon rating
- Replacement & repair of roof (25% or more)

## Defensible Space (all properties in WUI Area)

- Fuel modification by classification-30, 50, 100 feet
- Trees in defensible space pruned 10' from power lines
- Community modification zones (HOAs)
- Maintenance-owners, lessors, controlling party
  - Annual-Prune tree crowns 10 feet from structures
  - Prune branches 6 feet above ground
  - Remove deadwood and litter
- Spark arrestors for sources with solid or liquid fuels
- LP gas storage required to be in defensible space area
- No storage of firewood and materials in unenclosed spaces:
  - Under structures/decks
  - Under eaves, canopies, or other projections
  - Within 30' from structures and 15' from tree crowns

### APPENDIX C FIRE HAZARD SEVERITY FORM

*This appendix is to be used to determine the fire hazard severity.*

| A. Subdivision Design                                                        |      | Points | C. Topography                                                      |        |
|------------------------------------------------------------------------------|------|--------|--------------------------------------------------------------------|--------|
| 1. Ingress/Egress                                                            |      |        | Located on flat, base of hill, or setback at crest of hill         | 1__    |
| Two or more primary roads                                                    | 1__  |        | On slope with 0-20% grade                                          | 5__    |
| One road                                                                     | 10__ |        | On slope with 21-30% grade                                         | 10__   |
| One-lane road in, one-lane road out                                          | 15__ |        | On slope with 31% grade or greater                                 | 15__   |
| 2. Width of Primary Road                                                     |      |        | At crest of hill with unmitigated vegetation below                 | 20__   |
| 20 feet or more                                                              | 1__  |        |                                                                    |        |
| Less than 20 feet                                                            | 5__  |        |                                                                    |        |
| 3. Accessibility                                                             |      |        | D. Roofing Material                                                |        |
| Road grade 5% or less                                                        | 1__  |        | Class A Fire Rated                                                 | 1__    |
| Road grade 5-10%                                                             | 5__  |        | Class B Fire Rated                                                 | 5__    |
| Road grade greater than 10%                                                  | 10__ |        | Class C Fire Rated                                                 | 10__   |
| 4. Secondary Road Terminus                                                   |      |        | Nonrated                                                           | 20__   |
| Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater | 1__  |        | E. Fire Protection—Water Source                                    |        |
| Cul-de-sac turnaround                                                        | 5__  |        | 500 GPM hydrant within 1,000 feet                                  | 1__    |
| Dead-end roads 200 feet or less in length                                    | 8__  |        | Hydrant farther than 1,000 feet or draft site                      | 5__    |
| Dead-end roads greater than 200 feet in length                               | 10__ |        | Water source 20 min. or less, round trip                           | 10__   |
| 5. Street Signs                                                              |      |        | Water source farther than 20 min., and 45 min. or less, round trip | 15__   |
| Present but unapproved                                                       | 3__  |        | Water source farther than 45 min., round trip                      | 20__   |
| Not present                                                                  | 5__  |        |                                                                    |        |
| B. Vegetation (IUWIC Definitions)                                            |      |        | F. Siding and Decking                                              |        |
| 1. Fuel Types                                                                |      |        | Noncombustible siding/deck                                         | 1__    |
| Surface                                                                      |      |        | Combustible siding/no deck                                         | 5__    |
| Lawn/noncombustible                                                          | 1__  |        | Noncombustible siding/combustible deck                             | 10__   |
| Grass/short brush                                                            | 5__  |        | Combustible siding and deck                                        | 15__   |
| Scattered dead/down woody material                                           | 10__ |        |                                                                    |        |
| Abundant dead/down woody material                                            | 15__ |        | G. Utilities (gas and/or electric)                                 |        |
| Overstory                                                                    |      |        | All underground utilities                                          | 1__    |
| Deciduous trees (except tall brush)                                          | 3__  |        | One underground, one aboveground                                   | 3__    |
| Mixed deciduous trees and tall brush                                         | 10__ |        | All aboveground                                                    | 5__    |
| Clumped/scattered conifers and/or tall brush                                 | 15__ |        |                                                                    |        |
| Contiguous conifer and/or tall brush                                         | 20__ |        | Total for Subdivision                                              |        |
| 2. Defensible Space                                                          |      |        | Moderate Hazard                                                    | 50-75  |
| 70% or more of lots completed                                                | 1__  |        | High Hazard                                                        | 76-100 |
| 30% to 70% of lots completed                                                 | 10__ |        | Extreme Hazard                                                     | 101+   |
| Less than 30% of lots completed                                              | 20__ |        |                                                                    |        |



# 2006 Utah Wildland Urban Interface Code (WUI)

## Appendix A

- Vegetation control
  - 10 feet on each side of road or driveway
  - Clearance of brush/vegetation near power poles min 10 feet
  - Trimming from power lines based on voltage (4-15 feet)
  - Maintain clearance minimums based on voltage (6-155 inches)
- Access Restrictions
  - Closure by code official
  - Subject to trespassing when posted closed
  - Motor vehicle access restricted when gated or signed
  - Use of motor vehicles or ultralight aircraft prohibited without permit except on public or private roads
- Ignition Source control
  - Clearance 30 feet
  - Smoking within 15 feet of combustible materials
  - Equipment generating heat, sparks, flames not used without permit except in habituated premises or designated campsites and 30 feet from vegetation
  - Fireworks prohibited without permit
  - Outdoor fires prohibited except by permit for permanent or portable bbq, outdoor fireplace or grill 30 feet from combustible material



# 2006 Utah Wildland Urban Interface Code (WUI)

## Appendix A-continued

- Ignition source control continued
  - Permit conditions for outdoor fires prohibited in high winds, or by persons younger than 17, or when prohibited by SDMF
  - Permits required for outdoor fireplaces, bbqs and grills with spark arrestors
- Control of storage
  - Hazardous materials require permit
  - Explosives prohibited
  - Outdoor storage of combustibles for wood, tires, building materials, paper products require pile size restriction and separation
  - Protection of pumps and water storage
    - Defensible space of 30'
    - Trees min. 30'
    - Standby power required where power is overhead
  - Temporary land uses-permit required and road access min 24 feet with no parking posted



# 2006 Utah Wildland Urban Interface Code (WUI)

## **Appendix B-Vegetation Management Plan**

- Management plan describing all actions taken to prevent a fire from being carried toward or away from a building
- Utah fire resistant species list
  - Grasses
  - Perennials
  - Shrubs and woody vines
  - Trees

## **Appendix C-Fire Hazard Severity Form**

- Subdivision design
- Vegetation
- Topography
- Roofing material
- Fire protection of water source
- Siding and decking materials
- Utilities



# Proposed Amendment Adopting WUI Code

## Chapter 9: Buildings and Construction:

### **9-8-6: WILDLAND-URBAN INTERFACE CODE ADOPTED:**

- A. International Wildland-Urban Interface Code: For the purpose of prescribing regulations governing conditions hazardous to life and property from wildland fire within the area known as the Wildland-Urban Interface Overlay Area, the City of North Salt Lake hereby adopts the currently adopted Utah State Wildland-Urban Interface, including all of the provisions of Utah Code, Title 15A, Chapter 2, Section 102 and Appendices of the currently adopted edition of the International Wildland-Urban Interface Code. The fire code is hereby incorporated as if set out at length herein, and from the effective date hereof, the provisions thereof shall be controlling within the designated Wildland-Urban Interface Overlay Area.
- B. In the event the State of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the State would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.
- C. Copy On File: Pursuant to Utah Code Annotated section 10-3-711, as amended, a copy of the code has been filed for use and examination by the public in the office of the city recorder prior to the adoption date hereof.

Suggested  
Hyperlink to  
state code



## Proposed Motion

I move that City Council approved Ordinance 2025-21: an ordinance amending City Code Section 9-8-6 adopting the International Wildland-Urban Interface Code 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.



# CONTRACT SERVICES

Police ~ Flock Safety for ALPR and  
Associated Software Services



## Proposed Motion

I move that the City Council approve the two-year contract for services between Flock Safety and the North Salt Lake Police Department for \$51,000.



BID AWARD

Eagleridge Drive Landscaping





Japanese Zelkova



Eastern Redbud Multi-trunk



Yoshino Cherry



Hot Wings® Tatarian Maple



Chinese Fringe Tree



Knock Out Rose



Bangle® Lydia Broom



Phenomenal® Lavender



Pawnee Buttes® Sand Cherry



Rubber Rabbitbrush



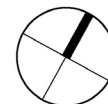
Blue Flax



Native Hydoseed Mix

## EAGLE RIDGE DRIVE PRELIMINARY PLANTING PLAN

December 12, 2025



NORTH

0 80 160 240 feet

SCALE: 1" = 80'

**Terracon**  
Explore with us

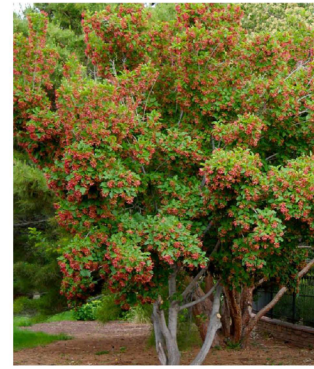




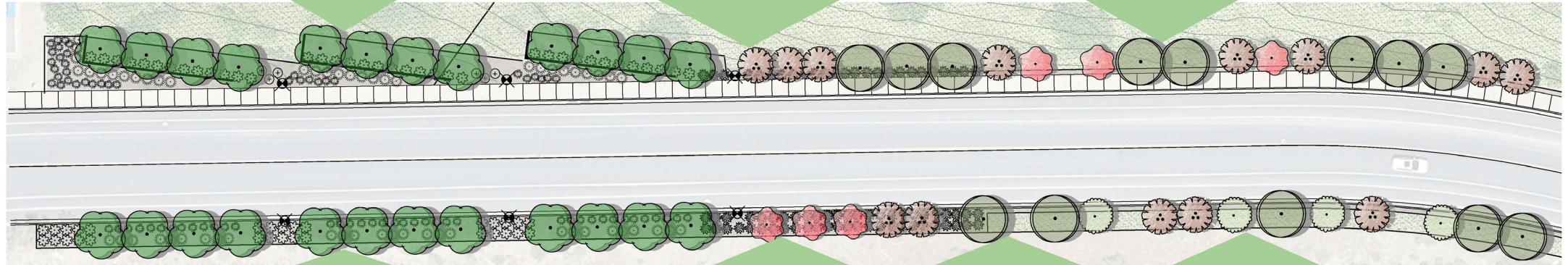
Japanese Zelkova



Yoshino Cherry



Hot Wings® Tatarian Maple



Japanese Zelkova



Eastern Redbud Multi-trunk



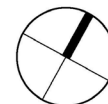
Hot Wings® Tatarian Maple



Chinese Fringe Tree

# EAGLE RIDGE DRIVE PRELIMINARY PLANTING PLAN

December 12, 2025



NORTH

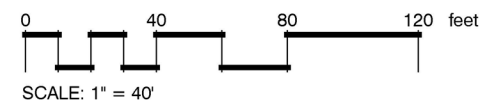


SCALE: 1" = 40'





# EAGLE RIDGE DRIVE PRELIMINARY PLANTING PLAN December 12, 2025







Knock Out Rose



Bangle® Lydia Broom



Phenomenal® Lavender



Pawnee Buttes® Sand Cherry



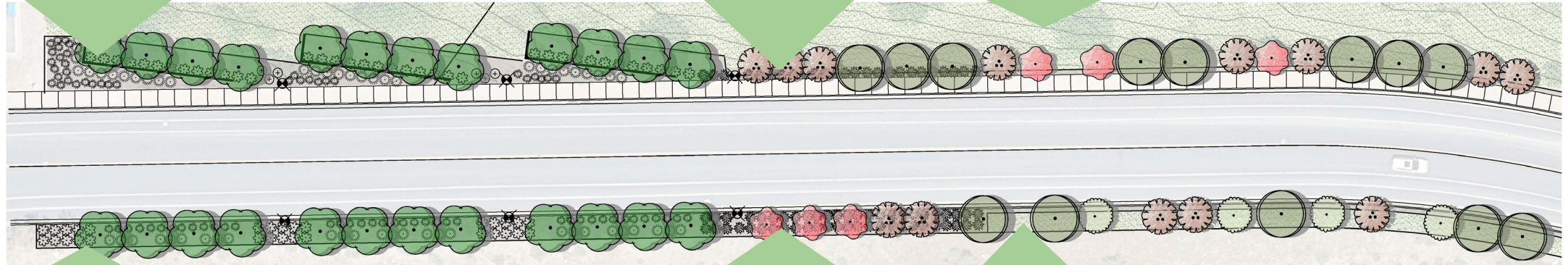
Rubber Rabbitbrush



Blue Flax



Native Hydoseed Mix



Knock Out Rose



Bangle® Lydia Broom



Phenomenal® Lavender



Pawnee Buttes® Sand Cherry



Rubber Rabbitbrush

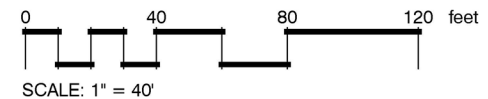


Blue Flax













Native Hydoseed Mix

EAGLE RIDGE DRIVE  
PRELIMINARY PLANTING PLAN  
December 12, 2025


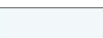






PLANT SCHEDULE

| SYMBOL                                                                            | BOTANICAL NAME                | COMMON NAME                | SIZE      | CONTAINER | QTY | UNIT COST | TOTAL     |
|-----------------------------------------------------------------------------------|-------------------------------|----------------------------|-----------|-----------|-----|-----------|-----------|
| TREES                                                                             |                               |                            |           |           |     |           |           |
|  | ACER TATARICUM 'GARANN'       | HOT WINGS® TATARIAN MAPLE  | 2" CAL.   | B&B       | 23  | \$950     | \$21,850  |
|  | CERCIS CANADENSIS             | EASTERN REDBUD MULTI-TRUNK | 1.5" CAL. | B&B       | 13  | \$800     | \$10,400  |
|  | CHIONANTHUS RETUSUS           | CHINESE FRINGE TREE        | 1.5" CAL. | B&B       | 10  | \$800     | \$8,000   |
|  | PRUNUS X YEDOENSIS            | YOSHINO CHERRY             | 1.5" CAL. | B&B       | 41  | \$800     | \$32,800  |
|  | ZELKOVA SERRATA               | JAPANESE ZELKOVA           | 2" CAL.   | B&B       | 24  | \$950     | \$22,800  |
|                                                                                   | SUBTOTAL:                     |                            |           |           | 111 |           | \$95,850  |
| SHRUBS                                                                            |                               |                            |           |           |     |           |           |
|  | ERICAMERIA NAUSEOSA           | RUBBER RABBITBRUSH         | 1 GAL.    | POT       | 6   | \$65      | \$390     |
|  | GENISTA LYDIA 'SELECT'        | BANGLE® LYDIA BROOM        | 5 GAL.    | POT       | 57  | \$85      | \$4,845   |
|  | LAVANDULA X INTERMEDIA 'NIKO' | PHENOMENAL® LAVENDIN       | 5 GAL.    | POT       | 74  | \$85      | \$6,290   |
|  | PRUNUS PUMILA BESSEYI 'P011S' | PAWNEE BUTTES® SAND CHERRY | 5 GAL.    | POT       | 110 | \$85      | \$9,350   |
|  | ROSA SHRUB 'KNOCK OUT'        | KNOCK OUT ROSE             | 5 GAL.    | POT       | 67  | \$85      | \$5,695   |
|                                                                                   | SUBTOTAL:                     |                            |           |           | 314 |           | \$26,570  |
|                                                                                   | TOTAL COST:                   |                            |           |           |     |           | \$122,420 |

SITE IMPROVEMENTS

| SYMBOL                                                                              | CODE  | DESCRIPTION                                                                                     | QTY       | COST  | TOTAL     | DETAIL |
|-------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------|-----------|-------|-----------|--------|
| 01 GENERAL                                                                          |       |                                                                                                 |           |       |           |        |
|    | 01-01 | CLEAR AND GRUB. REMOVE MAJOR WEEDS AND PREP FOR HYDROSEED. PROTECT IN PLACE HEALTHY VEGETATION. | 92,049 SF | \$0.4 | \$36,820  |        |
|                                                                                     | 01-02 | GRAVITY LARGE BLOCK RETAINING WALL INCLUDING ENGINEERING                                        | 226 LF    | \$500 | \$112,801 |        |
|  | 01-03 | DRIP IRRIGATION                                                                                 | 36,934 SF | \$2.5 | \$92,334  |        |
|  | 01-04 | HYDROSEED NATIVE SEED MIX                                                                       | 69,486 SF | \$0.8 | \$55,589  |        |
|  | 01-05 | DECORATIVE ROCK BOARDER                                                                         | 138 CY    | \$85  | \$11,704  |        |
|                                                                                     | 01-06 | STEEL EDGING                                                                                    | 1,795 LF  | \$2.5 | \$4,487   |        |
|                                                                                     |       | TOTAL COST:                                                                                     |           |       | \$313,734 |        |

LIGHTING SCHEDULE

| SYMBOL                                                                              | MANUFACTURER/MODEL/DESCRIPTION | QTY | COST    | TOTAL    |
|-------------------------------------------------------------------------------------|--------------------------------|-----|---------|----------|
|  | STREET LIGHT                   | 6   | \$5,000 | \$30,000 |
|                                                                                     | TOTAL COST:                    |     |         | \$30,000 |

COST ESTIMATE SUMMARY

|                   |              |
|-------------------|--------------|
| TREES AND SHRUBS  | \$122,420.00 |
| SITE IMPROVEMENTS | \$313,734.00 |
| LIGHTING          | \$30,000.00  |
| TOTAL             | \$466,154.00 |
| CONTINGENCY 20%   | \$93,230.00  |
| GRAND TOTAL       | \$559,384.00 |



# Bids

|                              |              |
|------------------------------|--------------|
| Strong Solutions LLC         | \$873,526.75 |
| Hogan Construction           | \$847,831.00 |
| J. Lyne Roberts & Sons, Inc. | \$768,943.00 |
| Pitt Landscaping             | \$593,482.67 |



# Parts of the Project Bid - Pitt

|                             |                 |
|-----------------------------|-----------------|
| Permitting & Design         | \$11,976        |
| Traffic Control             | \$58,352        |
| Staging & Mobilization      | \$ 4,517        |
| Storm Water Prevention      | \$12,898        |
| Demo-Site Prep              | \$46,557        |
| Street Lighting (11 Lights) | \$165,741       |
| Irrigation                  | \$43,372        |
| Retaining Walls             | \$102,794       |
| Concrete Ramp               | \$20,593        |
| Decorative Rock             | \$14,864        |
| Hydroseed                   | \$42,425        |
| Plants                      | <u>\$69,255</u> |
| Total                       | \$593,483       |



# Potential Sources of Funds

## **General Fund Balance**

|                          |             |                   |
|--------------------------|-------------|-------------------|
| Est. Balance at 6.30.26: | \$3,908,114 | (26% of revenues) |
| Less bid award:          | (593,483)   |                   |

|                       |             |                   |
|-----------------------|-------------|-------------------|
| Adj. 6.30.26 Balance: | \$3,314,631 | (22% of revenues) |
|-----------------------|-------------|-------------------|

## **Capital Projects Fund Balance**

|                          |             |
|--------------------------|-------------|
| Est. Balance at 6.30.26: | \$6,405,779 |
| Less golf receivable:    | (2,921,931) |
| Less bid award:          | (593,483)   |

|                       |             |
|-----------------------|-------------|
| Adj. 6.30.26 Balance: | \$2,890,365 |
|-----------------------|-------------|



## Proposed Motion

I move that the City Council award the bid for the Eagleridge Drive landscaping improvements to Pitt Landscaping in the amount of \$593,482.67.



RESOLUTION 2025-53R  
Master Agreement with UDOT



## Possible Motion

I move that the City Council approve Resolution 2025-53R: A resolution approving the Master Agreement with the Utah Department of Transportation (UDOT).



# RESOLUTION 2025-59R

Proposed Transfer of Surplus Property  
from the I-15 Reconstruction Project



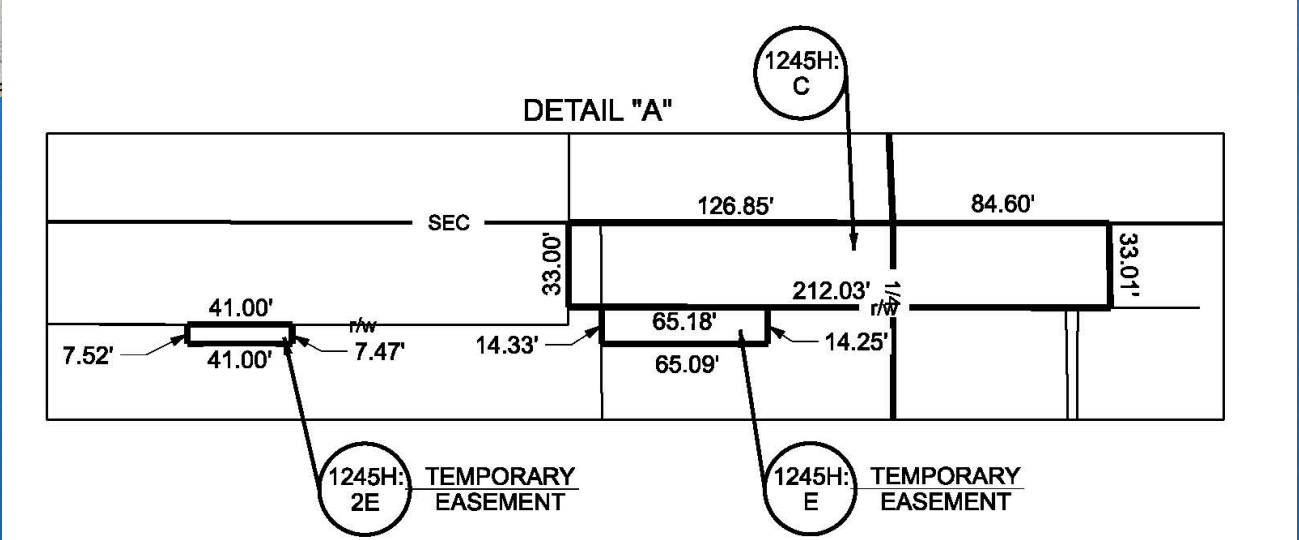
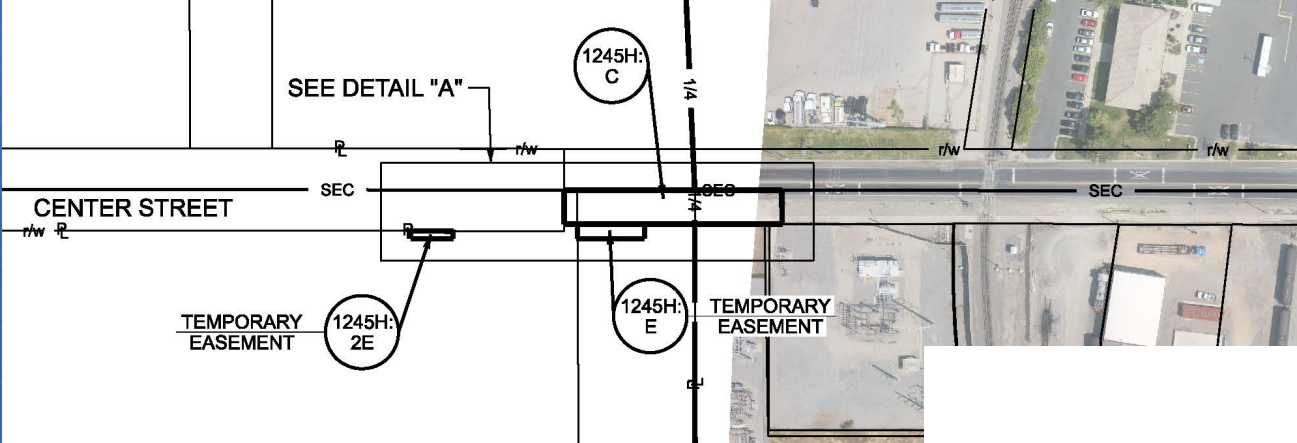
# Proposed Transfer of Surplus Property from the I-15 Reconstruction Project



Parcel 1245H: Right-of-Way alignment at 333 West Center Street



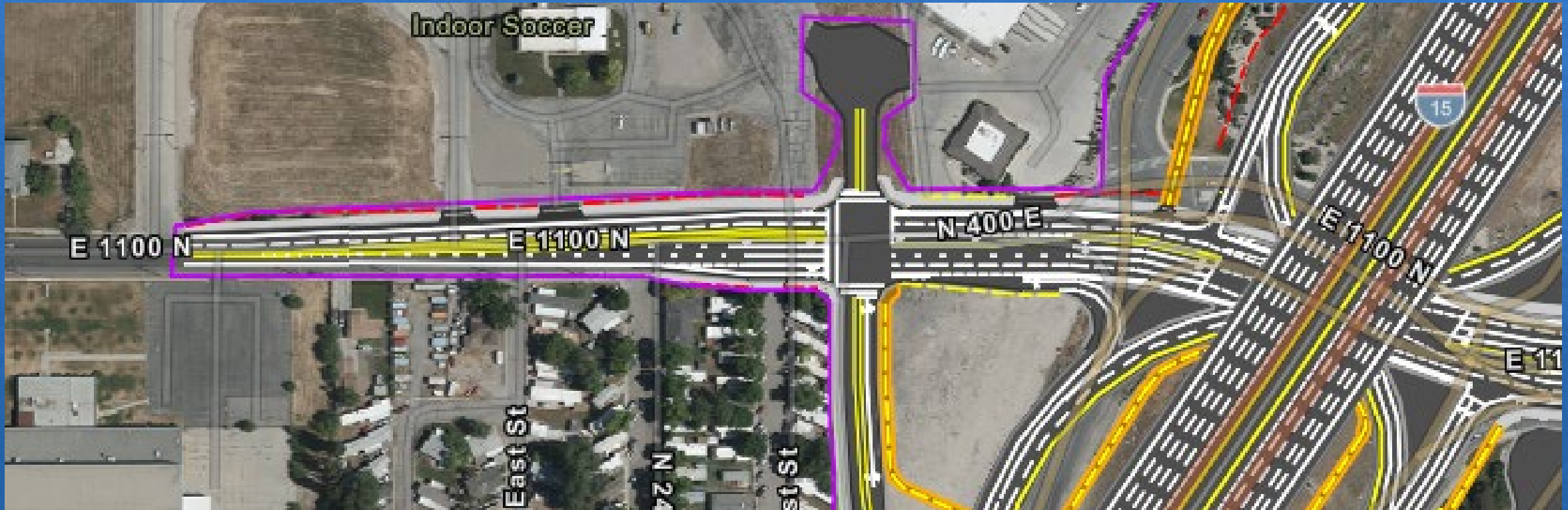
# Reconstruction Project



# Parcel 1245H: Right-of-Way alignment at 333 West Center Street



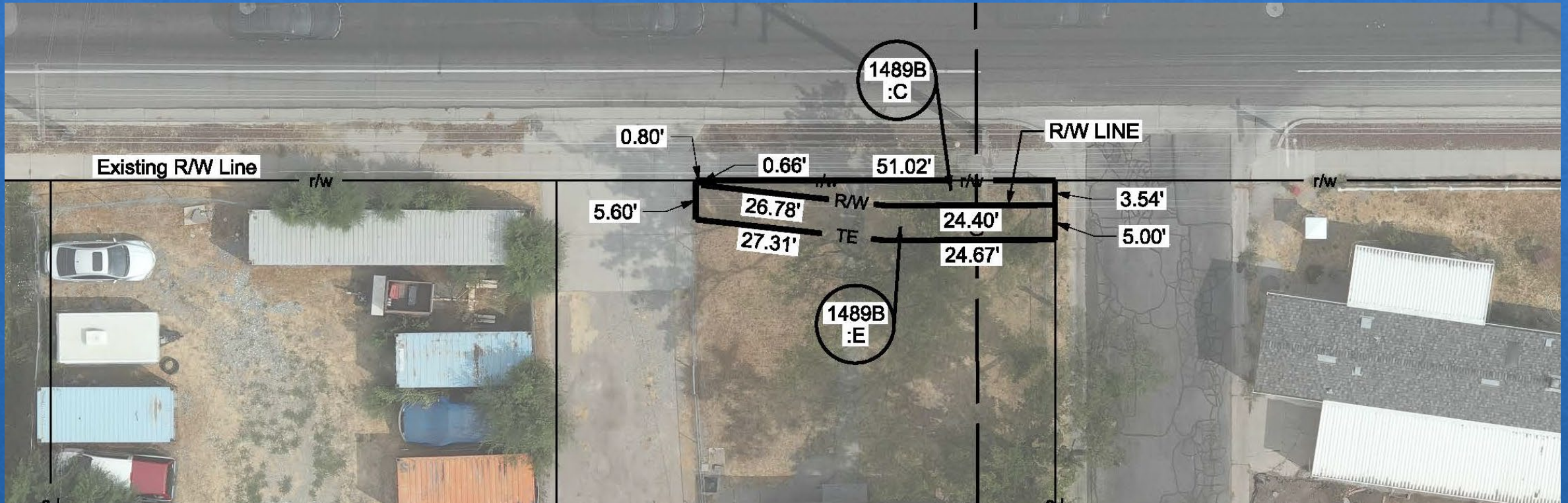
# Proposed Transfer of Surplus Property from the I-15 Reconstruction Project



Parcel 1489B: Right-of-Way alignment at 260 East 1100 North



# Proposed Transfer of Surplus Property from the I-15 Reconstruction Project



Parcel 1489B: Right-of-Way alignment at 260 East 1100 North



## Proposed Motion

I move that the City Council approve Resolution 2025-59R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake.



# APPROVAL OF MINUTES

December 2, 2025



## Possible Motion

I move that the City Council approve the minutes of the December 2, 2025 meeting, as written.



# ACTION ITEMS



CLOSED SESSION



## Proposed Motion

I move that the City Council hold a closed session as allowed by State Code 52-4-205 for the purpose of [specify reason(s)]:

- discussing the character professional competence, or physical or mental health of an individual;
- discussing pending or reasonably imminent litigation;
- discussing the purchase, exchange, sale, or lease of real property;
- discussing the deployment of security personnel, devices, or systems.



ADJOURN