

A large American flag is positioned on the left side of the image, flying from a flagpole. The flag is set against a clear, bright blue sky. The stars and stripes are clearly visible, with the stars in the upper left corner and the stripes running horizontally across the rest of the flag.

City of
NORTH SALT LAKE

CITY COUNCIL
Meeting

December 16, 2025
6:15 p.m.

CITIZEN COMMENT

COUNCIL REPORTS

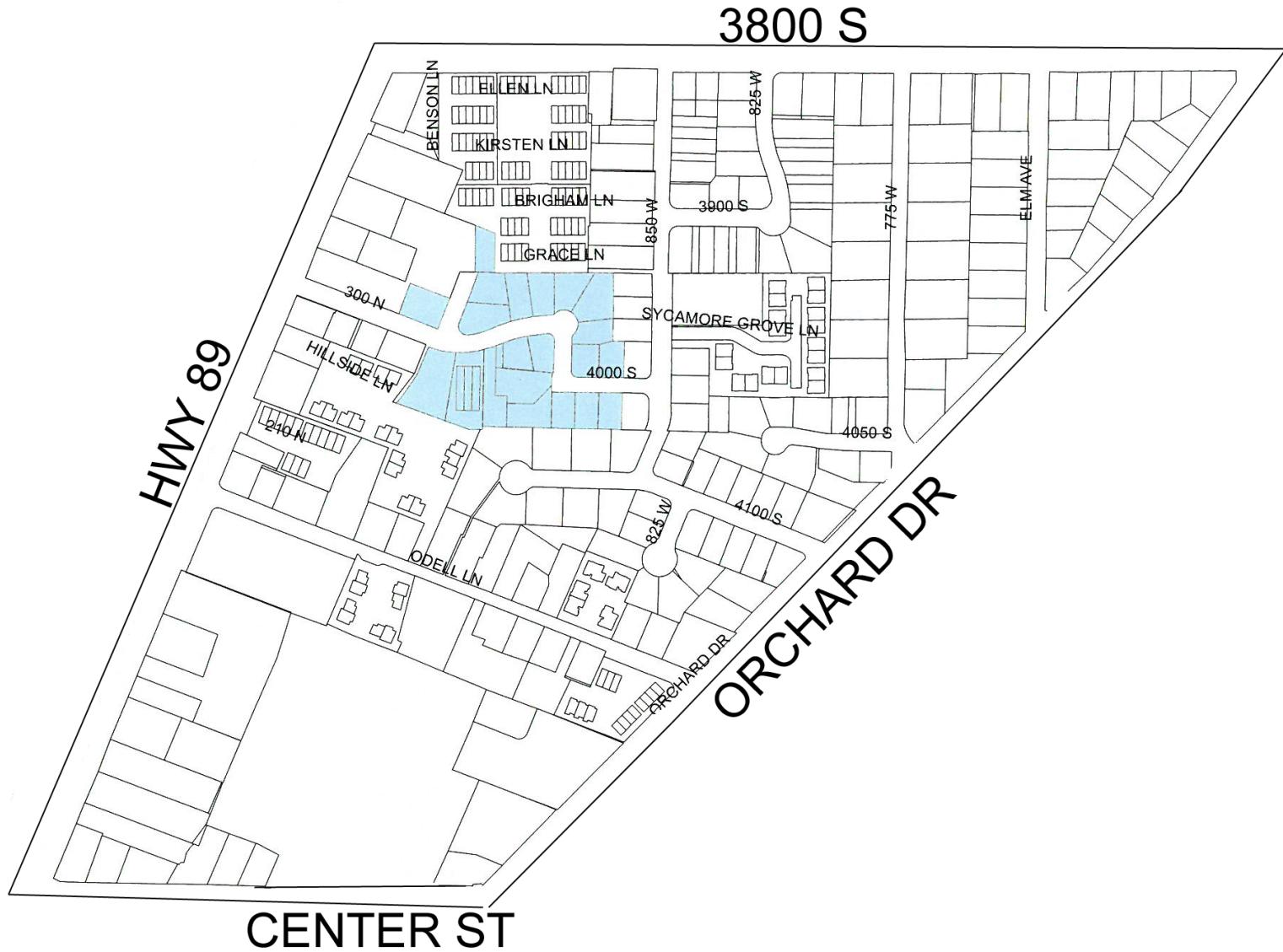
CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT

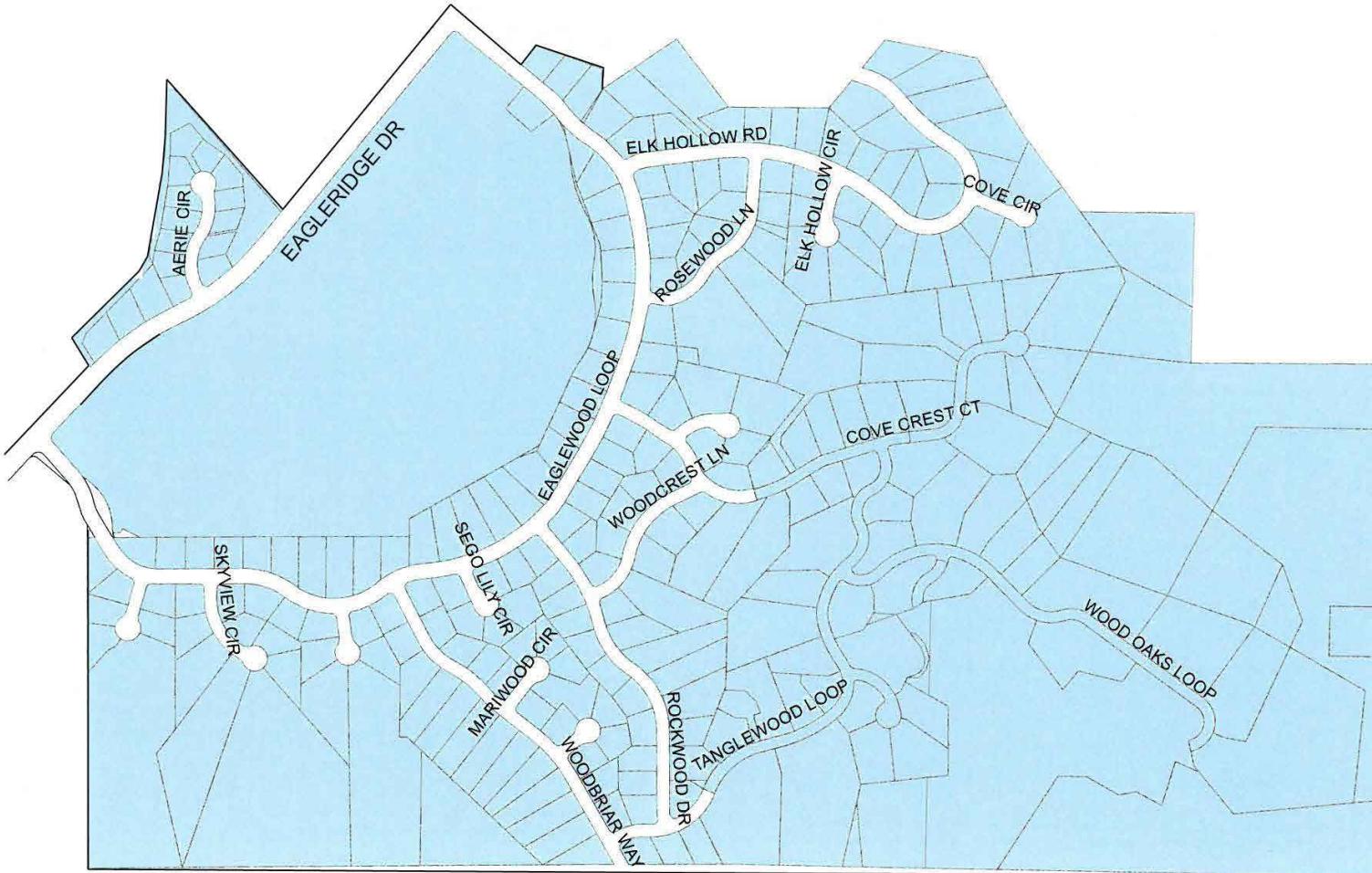
Area 1 - Move from Wed to Thur

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Area 2 - Move from Mon to Tues

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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		
<i>This appendix is to be used to determine the fire hazard severity.</i>		
A. Subdivision Design	Points	
1. Ingress/Egress		
Two or more primary roads	1	
One road	10	
One-lane road in, one-lane road out	15	
2. Width of Primary Road		
20 feet or more	1	
Less than 20 feet	5	
3. Accessibility		
Road grade 5% or less	1	
Road grade 5-10%	5	
Road grade greater than 10%	10	
4. Secondary Road Terminus		
Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1	
Cul-de-sac turnarounds	5	
Dead-end roads 200 feet or less in length	8	
Dead-end roads greater than 200 feet in length	10	
5. Street Signs		
Present but unapproved	3	
Not present	5	
B. Vegetation (IUWIC Definitions)		
1. Fuel Types		
Surface		
Lawn/noncombustible	1	
Grass/short brush	5	
Scattered dead/down woody material	10	
Abundant dead/down woody material	15	
Overstory		
Deciduous trees (except tall brush)	3	
Mixed deciduous trees and tall brush	10	
Clumped/scattered conifers and/or tall brush	15	
Contiguous conifer and/or tall brush	20	
2. Defensible Space		
70% or more of lots completed	1	
30% to 70% of lots completed	10	
Less than 30% of lots completed	20	
Total for Subdivision		
Moderate Hazard		50-75
High Hazard		76-100
Extreme Hazard		101+

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



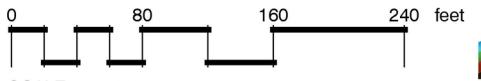
Native Hydoseed Mix

EAGLE RIDGE DRIVE PRELIMINARY PLANTING PLAN

December 12, 2025



NORTH





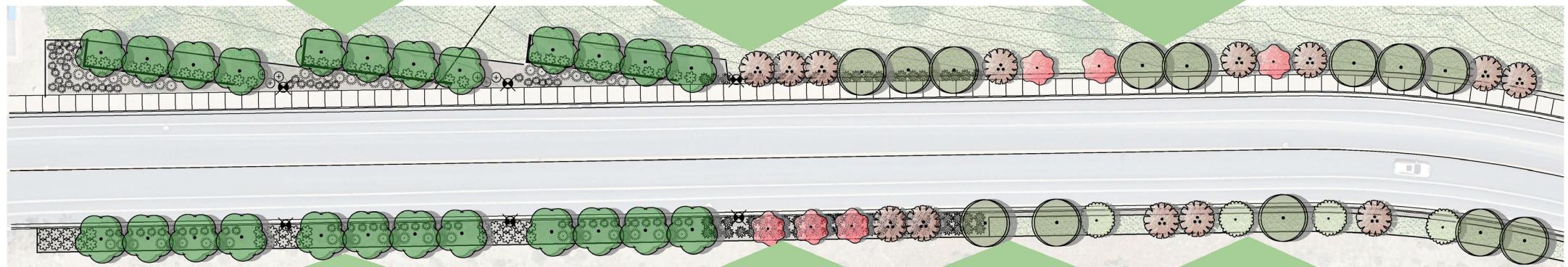
Japanese Zelkova



Yoshino Cherry



Hot Wings® Tatarian Maple



Japanese Zelkova



Eastern Redbud Multi-trunk



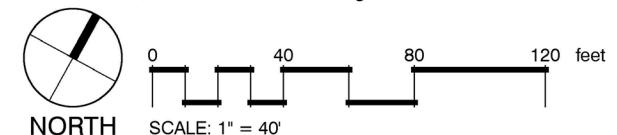
Hot Wings® Tatarian Maple



Chinese Fringe Tree

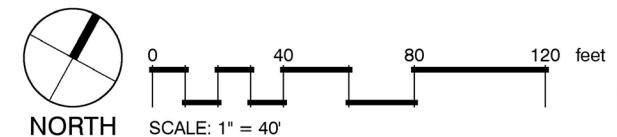
EAGLE RIDGE DRIVE PRELIMINARY PLANTING PLAN

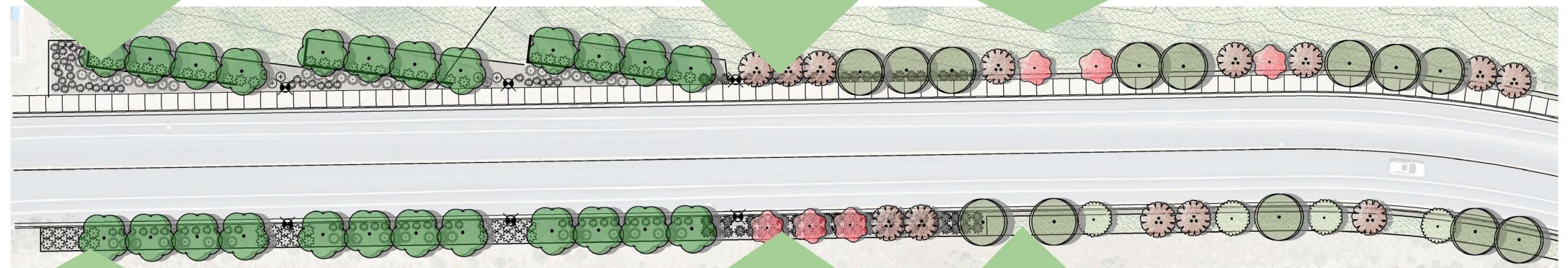
December 12, 2025





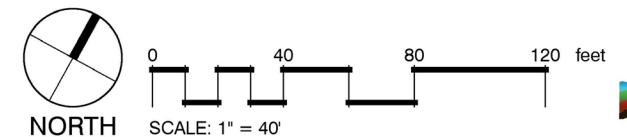
EAGLE RIDGE DRIVE
PRELIMINARY PLANTING PLAN
 December 12, 2025





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 DRIP IRRIGATION	226 LF	\$500	\$112,801	
	01-03		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

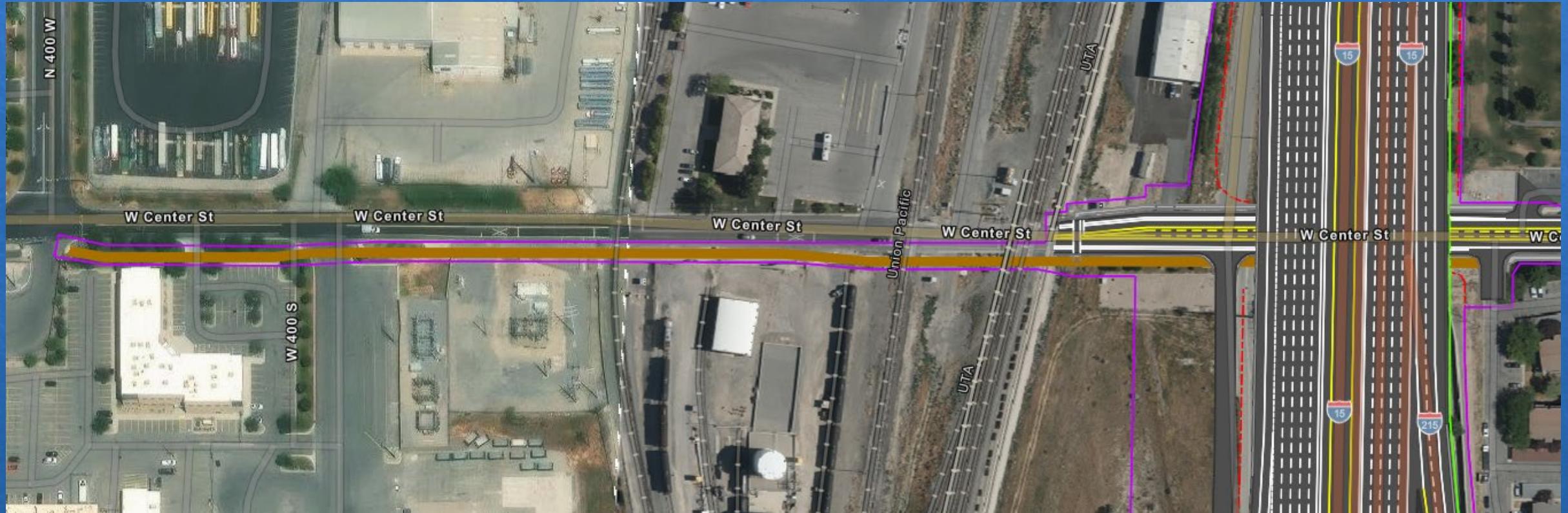
Master Agreement with UDOT

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).

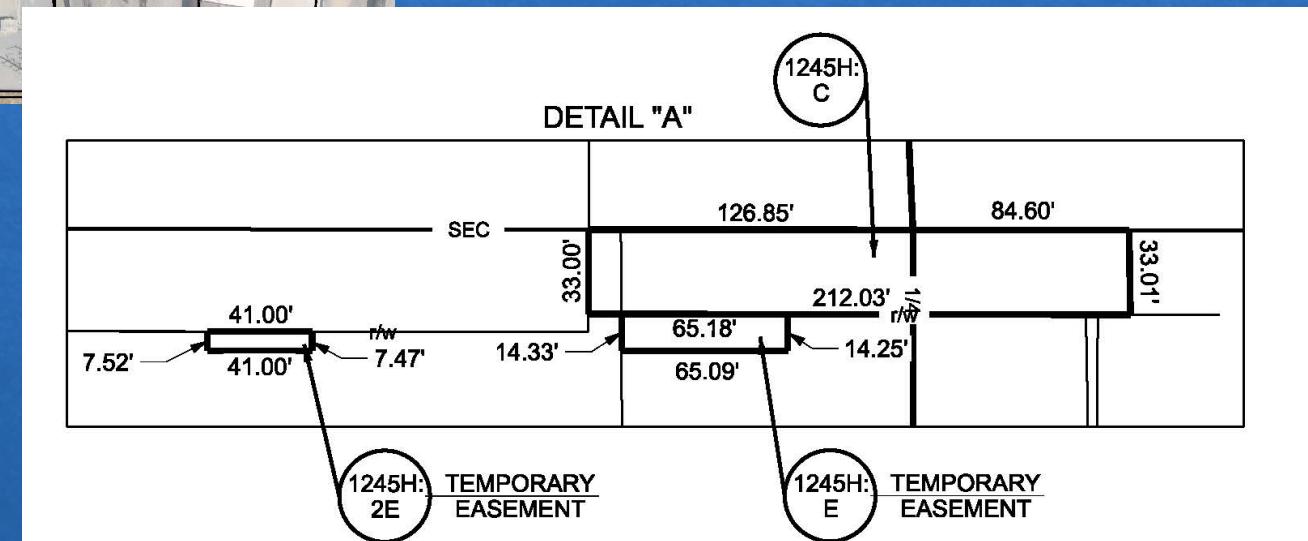
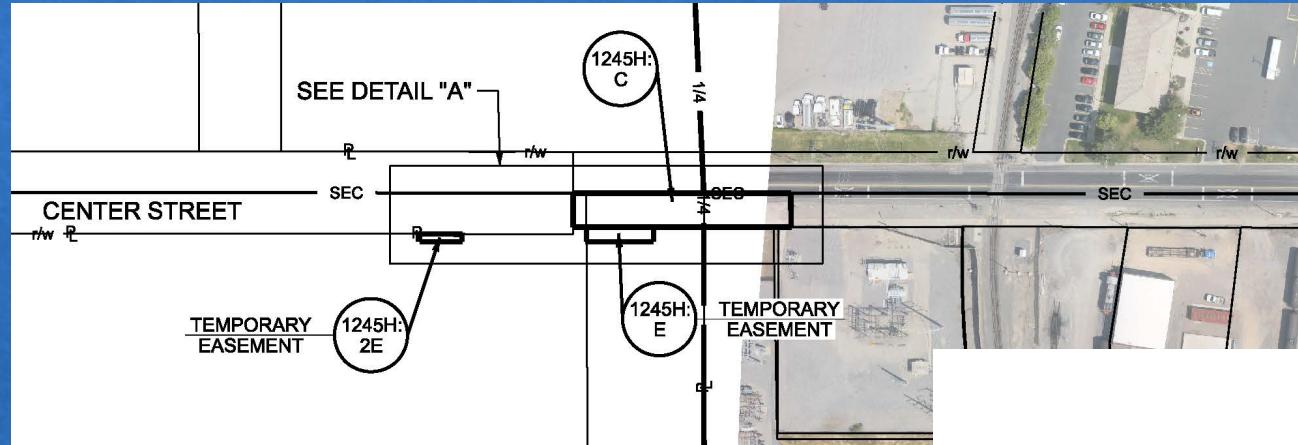
RESOLUTION 2025-59R
Proposed Transfer of Surplus Property
from the I-15 Reconstruction Project

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



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

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



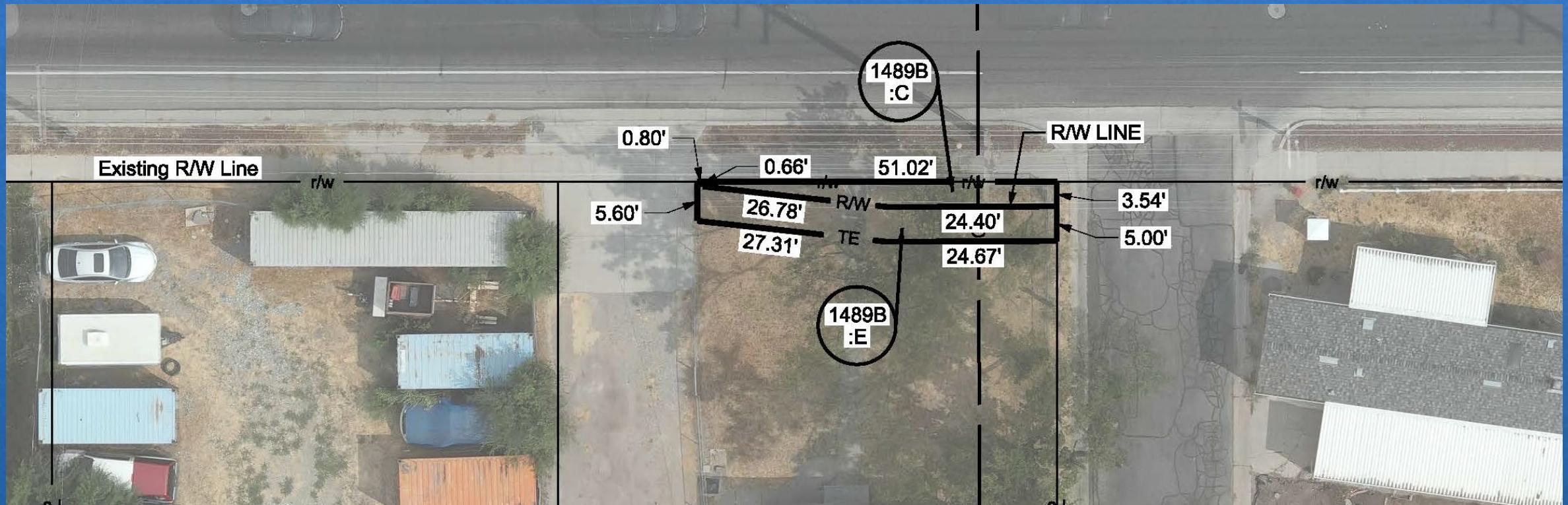
Parcel 1245H: Right-of-Way alignment at 333 West Center Street

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