

A large American flag is positioned on the left side of the image, flying from a flagpole. The flag is partially visible, showing the stars and stripes against a clear blue sky. The fabric of the flag is slightly wrinkled and billowing.

City of NORTH SALT LAKE

CITY COUNCIL Work Session

February 3, 2026
6:00 p.m.

DAVIS COUNTY LIBRARY SERVICES

REPORT ON 15 POINT FLEET REPLACEMENT POLICY

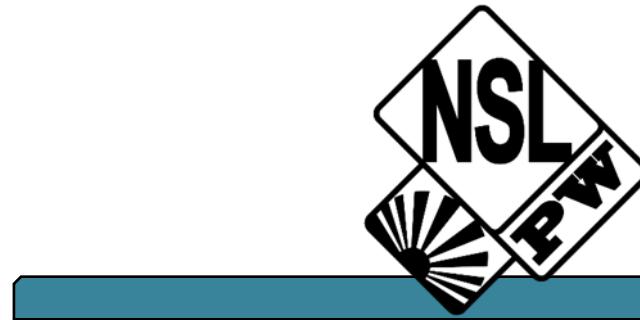
Vehicle Replacement Policy

City of North Salt Lake

Adopted November 2015

Purpose

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





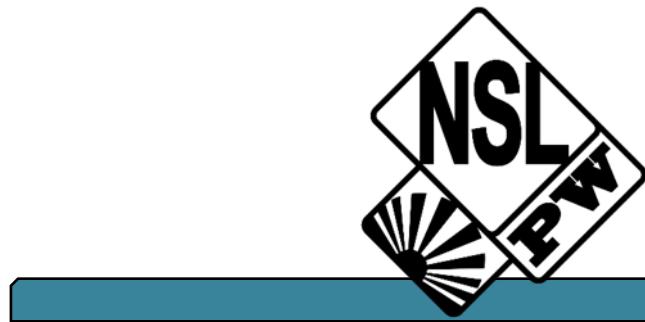
Fleet Replacement Toolbox

The 15-Point System

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



Points are not capped at 15

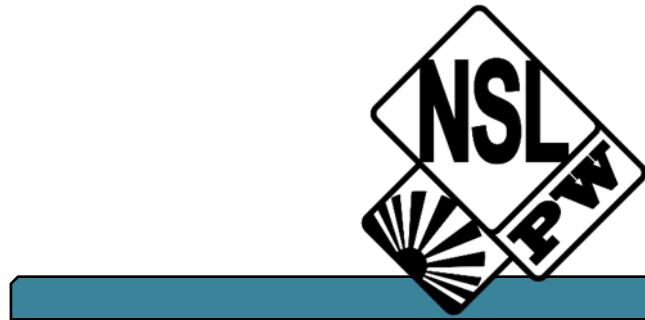


Appendix 1

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

Other Factors

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





Cost of Ownership





Task Type: Outside Shop Repairs				Completed: 1		Total Qty: 1	
06/06/2017 FT-00001864	22690	0.0000	\$0.00	\$0.00	\$0.00	\$738.56	\$738.56
	Totals	0.0000	\$0.00	\$0.00	\$0.00	\$738.56	\$738.56
Task Type: Warranty Issue				Completed: 7		Total Qty: 7	
08/02/2016 FT-00001323	18426	1.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05/21/2018 FT-00002266	28764	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/02/2020 FT-00003462	47414	0.5000	\$20.65	\$0.00	\$0.00	\$0.00	\$20.65
12/07/2020 FT-00003471	47485	1.0000	\$41.30	\$0.00	\$0.00	\$0.00	\$41.30
06/13/2022 FT-00004892	67138	2.0000	\$94.00	\$0.00	\$0.00	\$0.00	\$94.00
06/13/2022 FT-00004894	67140	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/05/2024 FT-00009437	96036	0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Totals	4.5000	\$155.95	\$0.00	\$0.00	\$0.00	\$155.95
	Totals	114.5000	\$3,766.55	\$0.00	\$5,848.41	\$5,947.00	\$15,561.96
	Grand Totals	114.5000	\$3,766.55	\$0.00	\$5,848.41	\$5,947.00	\$15,561.96
	Number of Assets	1		Number of Tasks	94		

Monday, January 26, 2026

elements^{xs}

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





Fleet Replacement Calculator

Tuesday, January 20, 2026

Ct	DEPT	Veh #	VEHICLE YEAR	PURCHASE DATE	PURCHASE PRICE	DESCRIPTION	VIN #	VEHICLE CATEGORY	TARGET AGE	TARGET MILES	AGE %	MILES %	PLATE#	DRIVER	BEGIN MILEAGE	MILEAGE	MILES DATE	2024 MILES	MILES PER YEAR	YEARS OLD	15 POINT SYSTEM					
																					AGE	MILES	MAINTENANCE	TOTAL	RANKING	
1	ADMIN	AD-1	2014	2014	\$25,157.00	Ford Taurus 4 Door Sedan	1FAHP2E8XEG175157	Other Sedan	7	100,000	157%	27%	210569EX	Various	23,570	26,947	3/25/25	3,377	2,450	11	5	2	2	9	2	
2	Bldg	B01	2017	2017	\$24,935.99	Toyota RAV4 XLE AWD	2T3RFREV7HW621970	Other Truck	7	100,000	114%	39%	215233EX	Wright	33,630	38,628	7/8/25	4,998	4,829	8	3	2	1	6	4	
3	Eng	E6	2015	2015	\$27,999.86	Jeep Cherokee Latitude	1C4PJMC9FW776455	Other Truck	7	100,000	143%	96%	519620EX	Baxter	87,003	95,703	7/8/25	8,700	9,570	10	5	5	5	15	1	
4	Eng	E7	2017	2017	\$22,849.39	Toyota Rav4 LE 17	JTMBFREVXHJ167536	Other Truck	7	100,000	114%	37%	215937EX	Smith	27,115	36,857	7/8/25	8,417	4,607	8	3	1	1	5	5	
5	Eng	E8	2024	2024	\$30,995.00	Toyota Rav4 LE 24 Hybrid	4T3LWRFV0RU140500	Other Truck	7	100,000	14%	6%	227592EX	Wilson	5	5,866	7/8/25	2,410	2,415	1	3	1	1	5	5	
6	Golf-M	GC01	2018	2017	\$29,125.00	Chevrolet Colorado	1GCGTBEN8J1121105	Other Truck	7	100,000	114%	93%	216367EX	Kimber	77,231	93,490	5/22/25	16,259	11,686	8	3	3	2	8	3	
Public Works Vehicles																										
1	Parks	P4	2018	2017	\$29,125.00	Chev Colorado 18	1GCGTBEN8J1118637	Truck	10	100,000	80%	35%	206366EX	Young	29,980	35,137	7/8/25	15,786	4,392	8	3	1	1	5	6	
2	Parks	P5	2007	2007		Chev Colorado 07	1GCDT13EX78246054	Truck	7	100,000	257%	88%	102454EX	Parks	80,965	88,275	7/8/25	7,310	4,904	18	5	5	5	15	1	
3	Parks	P13	2017	2016	\$28,592.00	Ford F250 15	1FT7W2B61HEB79335	Truck	7	100,000	129%	28%	214283EX	Various	23,582	28,099	7/8/25	4,517	3,122	9	5	1	1	7	11	
4	Parks	P17	2017	2017	\$63,972.70	Ford F550	1FDUF5HT2HEE99065	Truck	7	100,000	114%	20%	524090EX	Various	17,434	19,561	12/4/24	2,127	2,445	8	5	1	1	7	11	
5	Parks	P20	2019	2019	\$33,557.73	Ford F150 2019	1FTFW1E48KKC42830	Truck	10	100,000	70%	69%	217830EX	Riley	53,245	69,046	7/8/25	15,801	9,864	7	3	3	1	7	11	
6	Parks	P23	2022	2022	\$30,191.55	GM Colorado 2022	1GCGTCEN4N1157141	Truck	7	100,000		7%	534598EX	Young	3,694	7,435	7/8/25	3,741	2,478	3						
7	Parks	P26	2024	2023	\$67,633.00	Ford F-550 2024	1FDUF5HT6REC64783	Truck	7	100,000	0%	0%	225930EX	Various	50	126	2/3/25	76	0	1	0	0	0	0	0	25
8	Storm	SW4	2022	2021	\$38,017.04	Ford F-150 2022	1FTFW1E82NKE66490	Truck	7	100,000	0%	0%	223344EX	Boulton	7,979	15,973	7/8/25	4,725	3,993	4	0	0	0	0	0	
9	Storm	SW5	2024	2024	\$372,360.00	Tymco 600 International Sweeper	1HTMMAAN2GH025423	Sweeper	7	100,000	0%	0%		Streets/Storm	0	3,018	2/3/25	2,569	2,569	1	0	0	0	0	0	
10	Streets	S22	2007	2007	\$46,929.88	Tack Truck	1GBJK34637E542645	Truck	7	100,000	257%	58%	101896EX	Streets	57,192	57,916	2/4/25	724	3,218	18	5	5	3	13	8	
11	Streets	S30	2016	2015	\$105,330.00	Ford F550 16	1FD0W5HT5GEB25773	Truck	7	100,000	129%	41%	210568EX	Streets	38,946	41,418	12/9/24	2,472	4,602	9	5	2	1	8	9	
12	Streets	S39	2019	2018	\$108,100.00	Ford F550	1FDOW5HT6KED95426	Truck	8	100,000			218493EX	Streets	35,366	42,000	12/18/24	6,634	6,000	7	0	1	0	1	17	
13	Streets	S46	2023	2023	\$59,360.00	Ford F-150 2023	1FTFW1E87PK60403	Truck	10	100,000	10%	10%	225177EX	Simmons	4,583	9,689	7/8/25	5,106	3,294	2	1	0	0	1	17	
14	Water	G01	2004	2003	\$13,480.48	Ford F150 2004	1FTPX14584NA54144	Truck	10	100,000	220%	124%	89997EX	Water	121,040	123,758	7/8/25	2,718	5,625	22	5	6	5	16	1	
15	CE	B5	2008	2007	\$20,013.35	Chev Colorado 2008	1GCDT13EX88119001	Truck	10	100,000	180%	106%	102831EX	Amber	103,862	106,427	7/8/25	2,565	5,913	18	5	5	5	15	1	
16	Fleet	M01	2022	2021	\$30,191.55	GM Colorado 2022	1GCGTCEN0N1157136	Truck	10	100,000	0%	10%	533475EX	Jake	18,814	26,103	7/8/25	7,289	5,420	3	2	1	4			



Replacement Procedure

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

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



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Funding Mechanism

Vehicles – purchase price under \$100,000

Internal Lease

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



Funding Mechanism

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

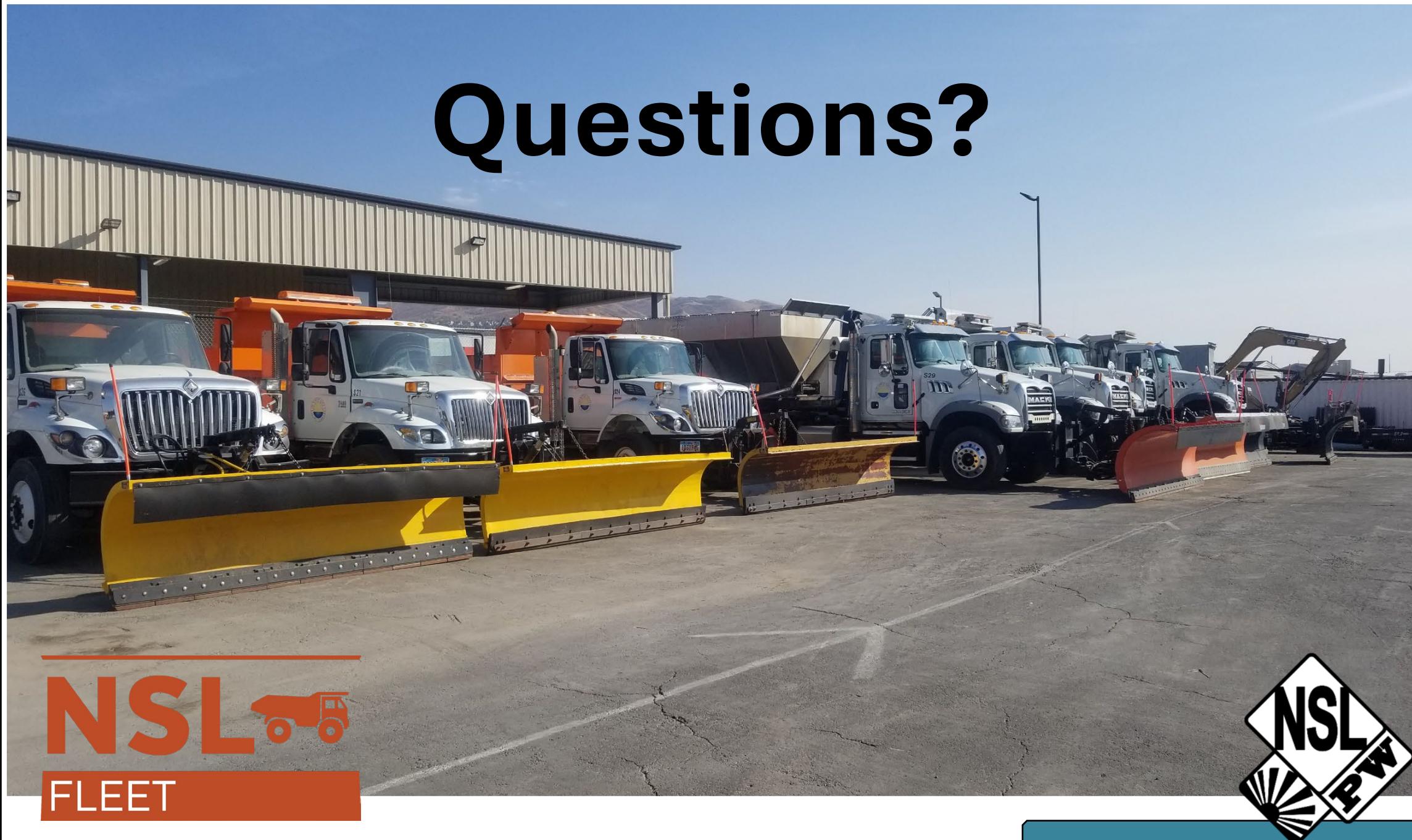
External Lease

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





Questions?



Summary of Vehicle Purchases

FY 2020-
2026

POLICE

Replacement:

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

New:

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

Summary of Vehicle Purchases

FY 2020-
2026

PUBLIC WORKS

Replacement:

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

New:

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

FY 2020

FISCAL YEAR 2019 VEHICLE REPLACEMENT REQUEST

LIFE	DESCRIPTION	EXPECTED MILES	ACTUAL MILES	ORIGINAL PURCHASE	TRADE/ SALE	REPLACEMENT COST	Net Cost
5	Ford Explorer 13	80,000	87,820	\$37,500.83	-\$7,000.00	\$50,000.00	\$43,000.00
5	Toyota Camry 12	80,000	68,000	\$27,086.00	-\$5,000.00	\$40,000.00	\$35,000.00
	Total Replacements			\$64,587	-\$12,000	\$90,000	\$78,000

FY 2021

N/A

FY 2022

FISCAL YEAR 2022 VEHICLE REPLACEMENT REQUEST

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

FY 2023

FISCAL YEAR 2023 VEHICLE REPLACEMENT REQUEST

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

FY 2024

FISCAL YEAR 2024 VEHICLE REPLACEMENT REQUEST

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

FY 2025

FISCAL YEAR 2025 VEHICLE REPLACEMENT REQUEST

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

FY 2026

FISCAL YEAR 2026 VEHICLE REPLACEMENT REQUEST

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

APPROVAL OF MINUTES

January 20, 2026

Proposed Motion

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

OR

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

ADJOURN

A large American flag is positioned on the left side of the image, flying from a flagpole. The flag is partially visible, showing the stars and stripes against a clear blue sky. The fabric of the flag is slightly wrinkled and billowing.

City of NORTH SALT LAKE

CITY COUNCIL Meeting

February 3, 2026
7:00 p.m.

CITIZEN COMMENT

COUNCIL REPORTS

CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT

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





THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5100 SOUTH 1300 WEST, RIVERDALE, UTAH 84045, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Associates, Inc. Solutions You Can Build On.

Proposed Motion

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

Findings:

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

Conditions:

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

AMENDMENT
GENERAL DEVELOPMENT PLAN
Village Station

Village Station
General Development Plan Amendment
Aerial



Amendment General Development Plan
Village Station

Village Station History:

6/12/2007

- Eaglewood Village Dev. Agr.

2013-2020-Construction

- Eaglewood Lofts Apartments
- Views at Eaglewood Village

7/23/2019

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

8/6/2019

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

1/28/2020

- PC Rec. Site Plan Bldg. 1-3

2/18/2020

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

3/22/2022

- PC Rec. Site Plan Bldg. 4-5

4/19/2022

- CC approve Site Plan Bldg. 4-5

2/4/2025

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

Village Station General Development Plan -Current



UNIT COUNT	1BED	2BED	3BED	STUD Q	TOTAL	AREA COUNT	PER FLOOR	TOTAL	COMMERCIAL AREAS:
BUILDING 1	69	39	—	7	96	BUILDING 1	23,587 SF	99,348 SF	BUILDING 2 - 18,000 SF
BUILDING 2	27	27	—	6	60	BUILDING 2	17,926 SF	71,712 SF	BUILDING 6 - 8,000 SF
BUILDING 3	23	39	14	—	71	BUILDING 3	26,901 SF	83,804 SF	BUILDING 7 - 9,800 SF
BUILDING 4	35	47	10	—	92	BUILDING 4	26,306 SF	105,224 SF	
BUILDING 5	63	46	—	103	212	BUILDING 5	24,176 SF	96,704 SF	
TOTAL:	208	182	24	10	424	BUILDING 6	8,000 SF	32,000 SF	UNIT AREAS:
RATIO:	(49%)	(43%)	(6%)	(2%)	(100%)	BUILDING 7	9,600 SF	36,960 SF	1 BEDROOM - 630 SF - 728 SF
									2 BEDROOM - 875 SF - 1075 SF
									3 BEDROOM - 1,190 SF - 1,250 SF
									STUDIO - 425 SF

PARKING COUNT

SURFACE STALLS: 881

GARAGE STALLS: 57

TOTAL: 748 STALLS

(1.76 STALLS PER UNIT)

PARKING COUNT PER PHASE:

NORTHERN PHASE: (BUILDINGS 1-4)

- 169 UNITS
- 282 STALLS
- 1.76 STALLS PER UNIT

SOUTHERN PHASE: (BUILDINGS 5-7)

- 301 UNITS
- 562 STALLS
- 1.76 STALLS PER UNIT

PARKING BY USE:

COMMERCIAL (27,600 SF) 1 STALL PER 1,000 SF 28 REQ.

OFFICE (16,000 SF) 3 STALLS PER 1,000 SF 48 REQ.

RESIDENTIAL (424 UNITS) 1.76 STALLS PER UNIT 742 REQ.

(1.76 STALLS PER UNIT)

- TIME OF USE (7AM - 5PM):
 - 1. 75% RESIDENTIAL 537 STALLS
 - 2. 60% OFF C2 21 STALLS
 - 3. 10% COMMERCIAL 28.3 STALLS
- TOTAL 900 STALLS

(5PM - MIDNIGHT)

- 86.3% RESIDENTIAL 594 STALLS
- 5% OFFICE 3 STALLS
- 5% COMMERCIAL 23 STALLS
- TOTAL 620 STALLS

(MIDNIGHT TO 7AM)

- 100% RESIDENTIAL 742 STALLS
- 5% OFFICE 3 STALLS
- 5% COMMERCIAL 33 STALLS
- TOTAL 775 STALLS REQ.



LINETYPE LEGEND

- Boundary
- Site Boundary and Buffer
- Site Features
- Major Features
- Major Permitted Topography
- Major Existing Topography
- Major Proposed Topography

A0.1
SITE PLAN OPTION 1
EAGLEWOOD VILLAGE

JZW
ARCHITECTS

Village Station General Development Plan -Proposed



Village Station
General Development Plan –Building Elevations



Amendment General Development Plan Village Station

Amended GDP Requests:

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

1/13/2026

- PC Rec. Amended GDP

2/3/2026

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

TBD

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

TBD

- Construction

Proposed Motion

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

Findings:

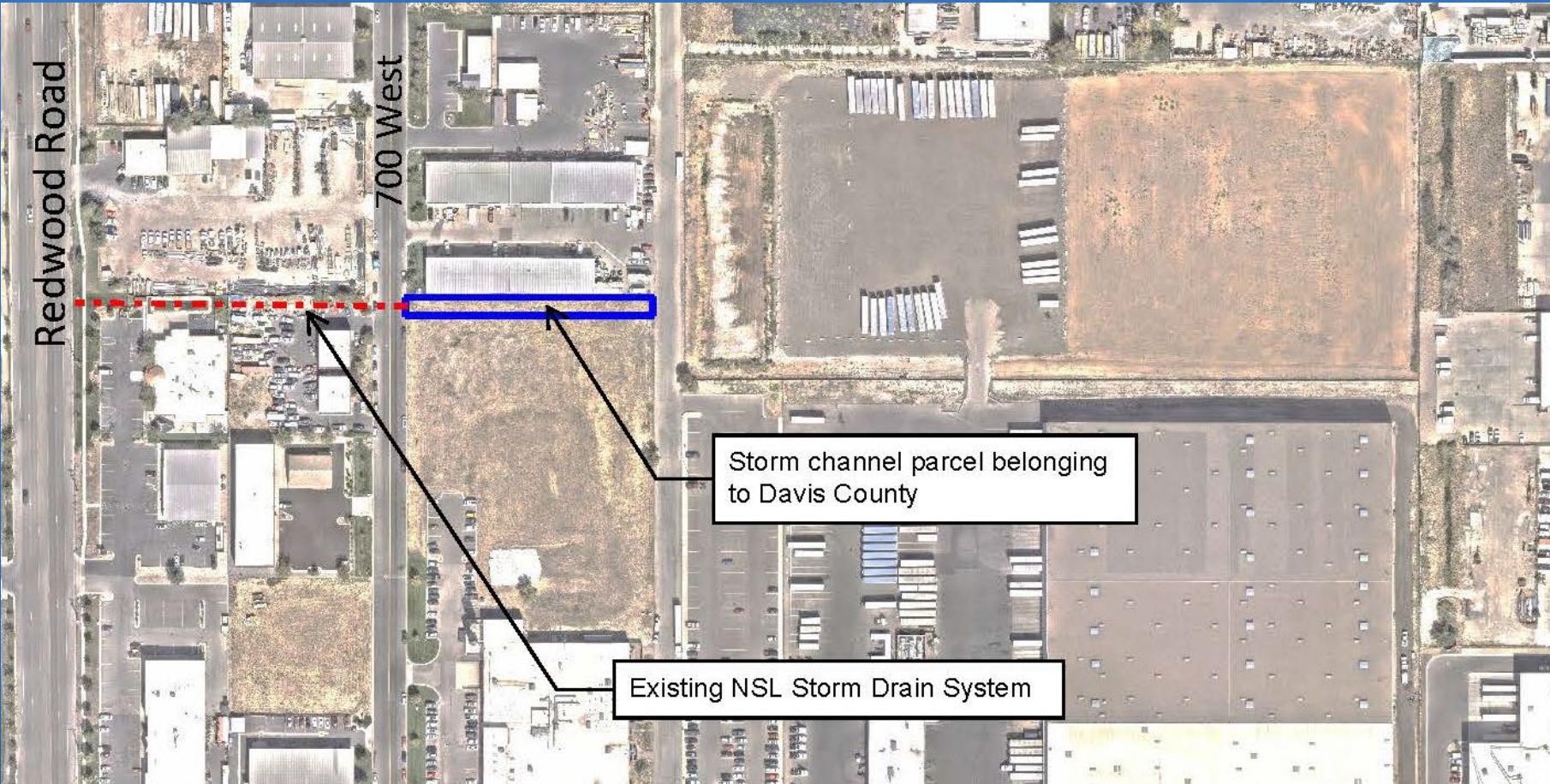
1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental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

Conditions:

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

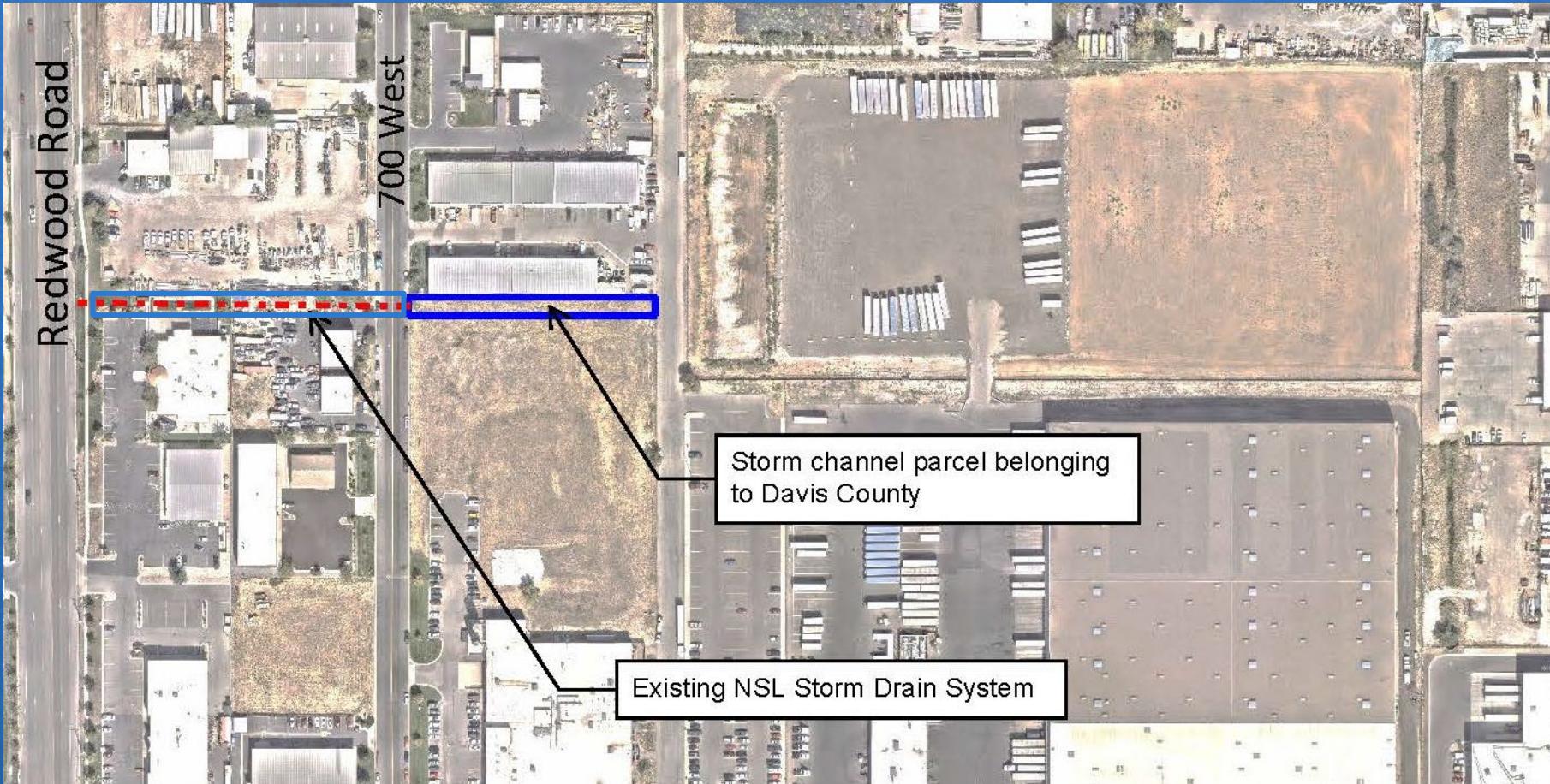
RESOLUTION 2026-07R
Proposed Transfer of Surplus Property
from Davis County

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



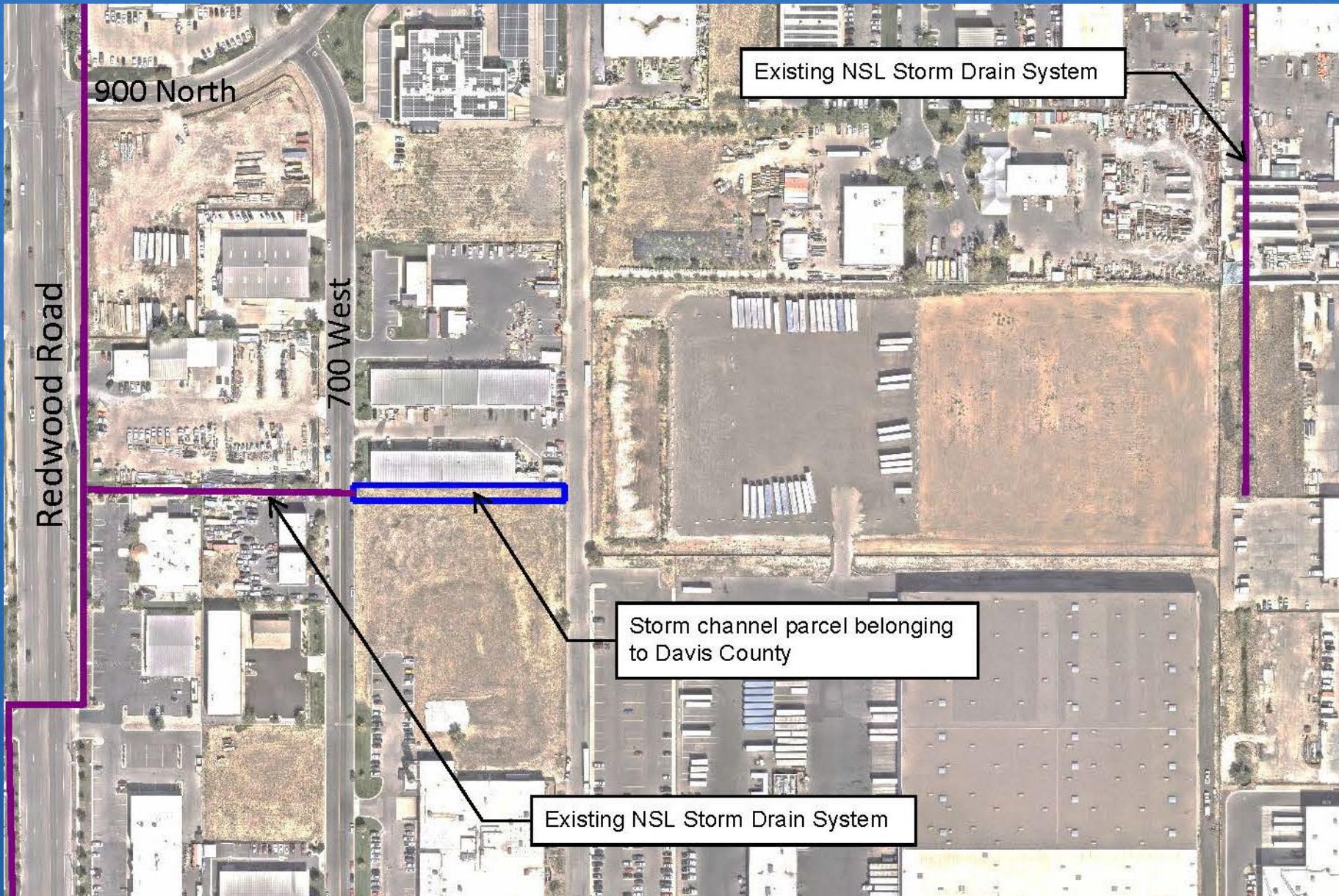
Parcel 06-168-0020

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

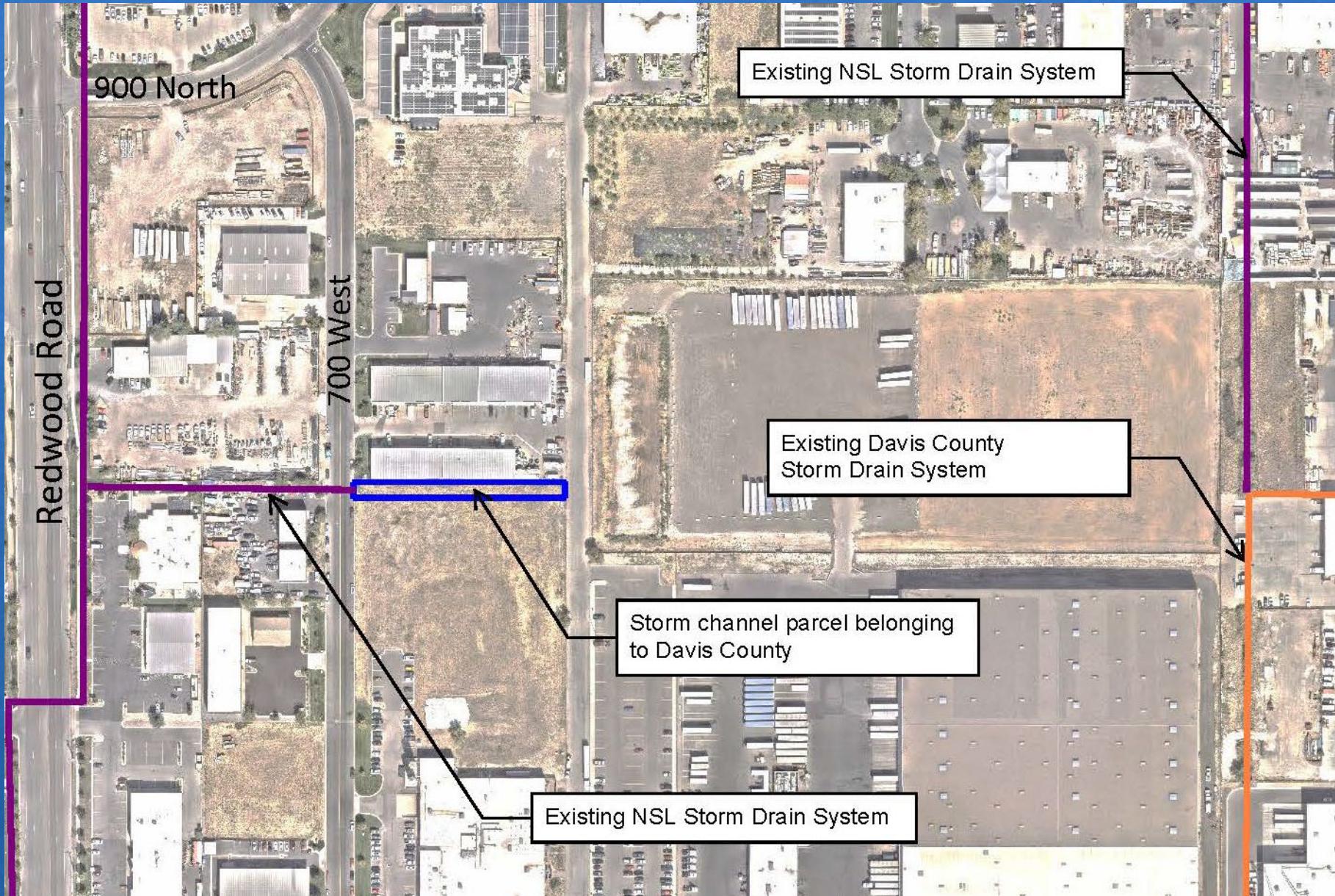


Defined by Subdivision Plat

Proposed Transfer of Surplus Property from Davis County



Proposed Transfer of Surplus Property from Davis County



Proposed Transfer of Surplus Property from Davis County



Proposed Motion

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

ACTION ITEMS

ADJOURN