

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 3, 2026

FINAL

Mayor Horrocks welcomed those present at 6:06 p.m.

PRESENT: Mayor Brian Horrocks
Councilmember Tammy Clayton
Councilmember Heidi Smoot
Councilmember Alisa Van Langeveld

EXCUSED: Councilmember Suzette Jackson
Councilmember Ted Knowlton

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community Development Director; Mitch Gwilliam, Deputy Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, Carolyn Jacobson, Conrad Jacobson, residents; Jake Gordon, UVU student; Nick McMurtrey, Brighton Homes; Andy Oblad; Joshua Johnson, Davis County Library.

1. DISCUSSION OF DAVIS COUNTY LIBRARY SERVICES BY JOSHUA JOHNSON,
DAVIS COUNTY LIBRARY DIRECTOR

Joshua Johnson, Davis County Library Director, shared that the Bountiful library had been closed for two weeks. He added that the majority of the books had been moved and staff were in the process of removing books and shelving to an offsite location. He noted that there would be a soft opening on March 2nd and a grand opening on March 25th for the temporary building located at 85 N Main Street in Bountiful. He continued that the temporary location would include the following services: item check out/pick up, hold reservation, after hour return, a smaller physical collection, and story time space.

Mr. Johnson clarified that the original plan was to demolish the existing building and relocate to a new facility. He shared that the Library Board has since determined that the existing building would be remediated and renovated. He said access to all digital collections and services would remain unchanged and available to the public. He added that there would also be public internet

computers, photocopying, printing, and 3D printing services available at the temporary location, but there would not be reservable meeting space in the temporary location.

Joshua Johnson mentioned that they had funds to use towards a second temporary offsite location. He added that he was working with Ken Leetham and different commercial leasing properties in the south area of the County on a potential satellite location in North Salt Lake.

Mayor Horrocks asked about the timetable for the remodel. Joshua Johnson replied that the remodel would take 18-24 months and would include construction and asbestos remediation.

Councilmember Clayton expressed gratitude for the temporary location and the need for a renovation.

Councilmember Van Langeveld asked about the temporary location in Bountiful and asked if it was no longer utilized as a charter school. Joshua Johnson responded that they were only leasing a portion of that building.

Councilmember Van Langeveld mentioned the desire to find a satellite location in the southern end of the County. She expressed hope that the need would demonstrate that a location in North Salt Lake could become permanent.

Joshua Johnson stated that the proposed satellite locations will help relieve some of the stress placed on the Centerville branch while the main Bountiful library was closed.

Councilmember Van Langeveld invited the library to participate in the NSL Reads event on March 5th.

2. PRESENTATION ON THE CITY'S FIFTEEN (15) POINT VEHICLE INSPECTION PROGRAM

Jon Rueckert reported that the City's fifteen (15) point vehicle inspection program was adopted in 2015. He shared that the purpose behind the program is to provide a system to objectively evaluate vehicles to ensure that vehicles are recommended for replacement at appropriate intervals, help select replacement vehicles that met department needs, and establish reliable funding mechanisms and fair allocation of costs to each department. He clarified that the points were not capped at 15 points and said that there were three categories with five points in each category:

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

- Maintenance (1 point for each 1/5 target maintenance costs)

He reviewed Appendix 1:

- Listed targets for age, miles, and maintenance costs
- These targets do not automatically trigger replacement
- Policy based on industry standards and actual experience

Mr. Rueckert continued that other factors included vehicle downtime and repair visits as well as department needs as funding or other circumstances may justify replacement outside the 15 point system. He explained that cost of ownership increased over time with the need for repairs. He said staff kept records of vehicle maintenance and prepared comprehensive vehicle reports.

Jon Rueckert shared Appendix 1 which included vehicle category, target age (years), target miles or hours, and target maintenance (% of original purchase price). He noted that the Appendix tracked every vehicle including Police and Public Works equipment (sweeper, dump truck, etc.). He then presented the fleet replacement calculator which tracked the points for each vehicle. Mr. Rueckert reviewed the replacement procedure and explained that the Fleet Management Board (comprised of admin, finance, police, and public works staff) made recommendations to the City Manager. He provided a sample vehicle replacement procedure timeline which included the following steps:

- 1) A point system evaluation
- 2) Department request submittal
- 3) Fleet Board recommendation
- 4) City Council budget approval
- 5) Fleet Board finalization of replacement list
- 6) Fleet lease charged to department
- 7) Vehicles purchased

Jon Rueckert explained the funding mechanism and said vehicles with a purchase price under \$100,000 through an internal lease:

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 vehicle life (target age/depreciable life)

He reviewed financing for heavy equipment with a purchase price of \$100,000 or above through an external lease:

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 life of the vehicle (target age/depreciable life)

Councilmember Smoot asked about external and internal leasing and purchasing. Heidi Voordeckers replied that it was a capital lease which was essentially financing.

Ken Leetham clarified that the City would own the equipment at the end of the lease.

Councilmember Smoot asked if the City ever purchased extended warranties for vehicles that were purchased new and kept for 7 years or 100,000 miles. Jon Rueckert responded that these vehicles were generally purchased through State bid which precluded extended warranties.

Councilmember Van Langeveld mentioned Appendix 1 and the target year and target maintenance. She gave the example of a \$40,000 vehicle and if staff anticipated spending 50% in maintenance would be \$20,000 after seven years. Jon Rueckert replied that this was just one target they reviewed.

Councilmember Van Langeveld asked where the target age information came from. Jon Rueckert responded that this policy was based on several standards similar to American Public Works or the U.S. Airforce.

Ken Leetham added that the target age was an estimate based upon each department's use of each vehicle. He said the 50% of maintenance was utilized in the point system but was not used to determine the target age. He gave the example of a police car and said the target age was five years, but that other vehicles may have a different purpose and use so the age would be different. He commented that there was flexibility in the target age and that it was an overall combination of factors which assisted staff in determining when the vehicle exceeded the value.

Councilmember Van Langeveld asked if all vehicle repair and maintenance was performed internally. She asked if vehicle maintenance was paid for through employee salaries. Jon Ruckert replied that repairs were performed in house as often as possible but some would be contracted out due to needing certain equipment. He said vehicle maintenance was salary, parts, and contracted services.

Councilmember Van Langeveld mentioned new vehicle approval or surplus and if this was already included in the overall budget for that year. Jon Ruckert replied affirmatively and said these requests were already part of the approved budget.

Councilmember Van Langeveld asked in regard to the total number of vehicles owned by the City. She asked how many of these vehicles were over the review threshold and how many were typically replaced every year. Jon Ruckert replied that there were 23 Public Works vehicles (trucks, service utility) and 11 plow trucks. He noted that there were 4 trucks that were over the threshold (age, maintenance, and target replacement). He said staff would have further information on the number owned by other departments and those vehicles that had been replaced.

Councilmember Van Langeveld noted that she felt the pressure of maintaining the budget without surplus, being careful with spending, and prolong a tax increase as long as possible.

Councilmember Smoot mentioned the multiple target points and how a vehicle could meet those at any time warranting a replacement. She spoke on in house serving and the potential to purchase an aftermarket reinsurance on those bigger vehicle services that could not be done in house.

Mayor Horrocks spoke on the lack of snow this winter and snow plow usage. He anticipated a surplus in the snow plow budget. Jon Rueckert replied that the plows had been utilized five times this winter.

Ken Leetham commented that fog and freezing temperatures also meant that the snow plows were being utilized to pretreat roads with a brine system even if there was not snow to remove.

Heidi Voordeckers reported on the annual vehicle repair budget and showed the City Council several years of vehicle replacement history in the Fleet Fund:

Year	# of vehicles	Department
FY 2021	0	
FY 2022	10	parks (1), streets (1), mech (2), police (4), storm (1), water (1)
FY 2023	8	streets (1), police (5), water (1), storm (1)*
FY 2024	10	parks (1), streets (1), police (7), storm (1)*
FY 2025	10	streets (1), eng. (1), police (6), water (1), storm (1)*
FY 2026	4	police (3), water (1)

Ms. Voordeckers noted that the street sweeper showing in fiscal years 2023-2025 was not received until fiscal year 2025. She added that fiscal year 2026 had a smaller rotation schedule.

Councilmember Van Langeveld asked about the line item related to trade/sale. Heidi Voordeckers clarified that this was the anticipated trade value or sale price for each vehicle. She noted these vehicles were sent to auction and the City received the auction value less the auctioneer fee.

Ken Leetham asked Heidi to briefly explain how the Fleet Fund functioned. Heidi Voordeckers showed which items were serviced by the Fleet Fund (governmental funds) and operated like a lease. She said the amount charged to the corresponding department every year was based on how many vehicles they had, the age of the vehicles, purchase price, and depreciable value. She added that the water fund, storm fund, and golf funds (enterprise funds) were paid for by those departments directly and showed depreciation expenses. She noted that those funds did pay into the maintenance costs.

Councilmember Van Langeveld asked about the Fleet Fund and if there was an overall trend that the Fleet Fund was requiring increased budget over time. Heidi Voordeckers replied that the Fleet Fund operated at net zero because it charged out to the General Fund. She said operationally the Fleet Fund did not have big increases in operating expenditures (repair and maintenance) but a portion was charged back to each department when a vehicle was purchased. She noted that the Public Safety budget, particularly the vehicle line item, has grown. Ms. Voordeckers felt that the budget and rotation schedule was still sustainable based on fiscal year 2027 projections and revenues which were still flat.

Ken Leetham commented that one general observation was that vehicles increase in price over time. He said the internal service fund functioned well and was a great way to manage vehicles. He continued that this was one area where the City could pull back on vehicle purchases but said the problem would compound into the future if vehicle purchases are deferred. He noted that there were some essential services that if the cost was deferred for future years that it may not save money but would put off future expenditures that would then become more expensive. Mr. Leetham shared that a good question to ask was if the City was certain the amount of useful life was being obtained from each vehicle before it crossed over into becoming a bigger liability.

Councilmember Van Langeveld mentioned different wear and tear based on use (police) and that this seemed to be built into the replacement schedule already. She asked which staff members had cars beyond the police and public work employees. Ken Leetham replied that executive staff generally did not have City owned vehicles but received a car allowance. He said there was a combination of on call vehicles that went home with employees and some that stayed on City property.

Karyn Baxter commented that she had a City vehicle for jobsite visits and took the vehicle home in lieu of a vehicle stipend.

Sherrie Pace also noted that the building inspector had a City vehicle which he left on City property at night. She noted that there was a spare vehicle which was utilized for code enforcement and a vehicle for administrative use (bank visits, etc.).

Ken Leetham shared that the police department generally took their vehicles home which was a standard practice in the State for police officers. He said there was one oncall vehicle for Public Works and four supervisor vehicles which employees also took home.

3. APPROVAL OF MINUTES

The City Council minutes of January 20, 2026 were reviewed and approved.

The following amendments were requested:

- Mayor Horrocks requested an edit to “asked if the city’s annual assessment from the fire district was based on assessed valuation or population” on line 177.
- Mayor Horrocks asked for clarification including adding wording to show it was a “conscious decision to replace accounting firms and that he was pleased with the outcome” on lines 808-809
- Mayor Horrocks asked for the addition to express his surprise at how close property tax and sales tax revenues were on line 809.

Councilmember Clayton moved the City Council approve the January 20, 2026 minutes as amended. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Clayton, Smoot, and Van Langeveld. Councilmembers Jackson and Knowlton were excused.

4. ADJOURN

Mayor Horrocks adjourned the meeting at 6:57 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 3, 2026

FINAL

Mayor Horrocks welcomed those present at 7:11 p.m. Heidi Smoot provided a thought, invocation, and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Councilmember Tammy Clayton
Councilmember Suzette Jackson via Zoom
Councilmember Heidi Smoot
Councilmember Alisa Van Langeveld

EXCUSED: Councilmember Ted Knowlton

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community Development Director; Mitch Gwilliam, Deputy Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, Carolyn Jacobson, Conrad Jacobson, Rachel Allen, residents; Jake Gordon, UVU student; Nick McMurtrey, Brighton Homes; Andy Oblad, Farmington resident.

1. CITIZEN COMMENT

Andy Oblad, Farmington resident, commented that he worked for the Davis County Sheriff's Office as a Chief Deputy and was running for the position of County Sheriff. He continued that he had worked for Salt Lake City for 21 years followed by 8 years with Davis County. He said the retiring Sheriff who had served for 42 years would be endorsing him.

Jake Gordon, UVU student, shared that he was working on an ethnographic research paper on the function of city councils. He commented that he would be observing the City Council over the next six meetings. He added that he would provide consent forms and said that those who wished to remain anonymous could request that. He explained the paper would focus on the culture of the City Council.

2. COUNCIL REPORTS

Mayor Horrocks introduced Rachel Allen, the Youth City Council City Manager, who was seated on the dais with the City Council.

Rachel Allen, YCC City Manager, provided a Youth City Council report. She reported that the Youth City Council leadership conference would be held in March in Logan. She shared that in the last month the YCC made fleece blankets for Primary Children's Hospital, toured the FBI lab in Salt Lake, bonded through an ice skating activity, and handed out food as part of the monthly food pantry activity. She continued that future activities included preparation for the City's Easter Egg Hunt.

Councilmember Smoot reported on the Arts Committee meeting and coordinating with the Events Committee on America250 events. She mentioned the March 5th NSL Reads event including an essay competition, local author, and prizes. She spoke on the Mural Program in coordination with America250 and the potential for a Veterans themed mural. She added that other America250 events included a reading contest (read three by the third of July), recital nights, and a proposed city potluck (July 5th).

Councilmember Smoot spoke on reviewing the St George sculpture program when she attended the League of Cities and Town conference. She commented on the potential to establish a 501(c)(3) to accept donations. She mentioned that this year the Arts Committee would apply for matching grants to supplement the program.

Mayor Horrocks mentioned speaking with a business owner on a potential mural location along Redwood Road and would pass the contact information to Councilmember Smoot.

Councilmember Van Langeveld reported on the elements of dignity index for communication in politics that she had previously mentioned in January. She shared the element of the value and importance of speaking in ways that show acceptance of identity. She described this as a way of approaching people as being neither inferior nor superior to you to give others the freedom to express their authentic selves without fear of being negatively judged, to interact without prejudice or bias, accepting the ways in which race, religion, ethnicity, gender, class, age and disability may be at the core of other people's identities, and assuming that others have integrity.

Councilmember Van Langeveld then shared that the Health and Wellness Committee would be partnering with Utah State University for the biannual Wellness survey. She added that this survey would be sent out in March and asked the Council to complete and share the digital survey. She spoke on attending the Legislative Policy meetings with the Utah League of Cities and Towns, stating that it is an intense Legislative year with over 750 bills introduced thus far.

She concluded with the Health and Wellness themed America250 events including assisting with the National potluck on July 5th and sponsoring additional neighborhood potlucks.

Mayor Horrocks suggested that the neighborhood potlucks could potentially be sponsored by the One Kind Act a Day organization as well and suggested someone reach out to them.

Councilmember Clayton thanked Rachel Allen for attending and asked her to thank the YCC for all their contributions to the City through events and volunteering. She spoke on attending the Arts Committee meeting and expressed gratitude to all the volunteers in the City. She mentioned America250 City, State, and national events and swag that is available and encouraged the Council to check out the website. She reported on the Civic Events Committee meeting (election of a new chair, vice chair, treasurer) and a presentation at the next City Council meeting. She shared the upcoming events including the Kite Festival, Unity in the Community, newsletter spotlight of Veterans, and auditions of singers for the National Anthem at Liberty Fest.

Councilmember Jackson had nothing to report.

3. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

4. MAYOR'S REPORT

Mayor Horrocks reported that Big West Oil would again be a major sponsor for Liberty Fest fireworks show. He mentioned the City day at the South Davis Recreation Center is scheduled for June 25th where residents could utilize the facility free of charge that day.

Mayor Horrocks asked Jake Gordon if he had what he needed for his UVU class report. Jake Gordon mentioned the consent form and asked those who did not want to participate to let him know.

Councilmember Van Langeveld explained that this ethnography class was a research methods class, which was why Mr. Gordon is required to obtaining consent from participants. She said by participating and being involved whatever was observed could be written in the paper for the class. She suggested to Mr. Gordon that he change all of the names in his paper.

5. CITY MANAGER'S REPORT

Ken Leetham spoke on the Legislative session and staff member involvement in many organizations including the Utah League of Cities and Towns (ULCT) and Utah chapters of

professional associations. He said one the purposes of the ULCT was to preserve municipal authority and persuade the Legislature not to use preemption (laws with greater weight than City ordinances related to zoning or land use authority). He added that staff including himself (management), Sherrie Pace (planning and building), Craig Black (law enforcement), and Heidi Voordeckers (finance), participated in those affiliated groups.

Mayor Horrocks commended staff and noted that Todd Godfrey was also involved with the League of Cities and Towns.

Ken Leetham mentioned several bills including Senate Bill (SB219) related to billboard relocation which would impact the City and was related to moving billboards to locations the City might not want. He spoke on the City's local billboard code and the proposed bill which would preempt the City's code and allow billboard companies to relocate in areas not zoned for that use. He then reviewed SB197 related to the governance of the Utah Transit Authority from three trustees to a seven member board with oversight by the Utah Department of Transportation (UDOT) and more investment in transit. He said currently over 50% of the funding for UTA came from local sales tax (counties, cities) and the need for representation on the new board.

Mr. Leetham mentioned House Bill (HB161) related to a proposal to raise the tax exemption from 45% to 55%, SB97 related to property tax, and HB241 bill related to public school district (and charter school) property sale and first right of refusal to a city. He explained this currently only applied to certain cities with a certain population density. He noted this bill would impact the City as there was a 12 acre property owned by the school district near Tunnel Springs Park that the City might be interested in, if the district decided to surplus the property.

Ken Leetham asked the City Council to provide staff with information to finalize reservations for the upcoming conference in April for the Utah League of Cities and Towns to be held in St George. He noted that City Hall would be closed February 16th for Presidents Day. He mentioned finalizing the details for the Ukrainian delegate visit which would occur next week. He added that the delegation would also be recognized by the Governor on February 9th at the Capitol.

6. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 2026-01: AN
ORDINANCE VACATING THE PORTION OF ORCHARD DRIVE SOUTH OF
EAGLEGATE DRIVE

Sherrie Pace reported that Brighton Homes approached the City related to the right of way and Village Station. She provided an aerial view of the layout of the development. She noted that the original approval was for four apartment buildings. She continued that buildings 1 and 2 had been completed and the street south of the development was closed after they were completed due to conflict with truck traffic. Ms. Pace explained that with the I-15 freeway interchange

reconstruction that Highway 89 would be re-aligned and Orchard Drive would be dead-ended and would no longer connect to Highway 89. She continued that Brighton Homes has since approached the City about the possibility of vacating this road and changing their development plan for building 4.

Sherrie Pace said the process for vacating a road was a public hearing held by the City Council with notices sent to all property owners who accessed this road and relevant utility companies. She added that the City received feedback from Kern River Gas related to the pipeline on the south end of the property who noted it would not be impacted by the vacation. Ms. Pace added the Kern River Gas requested that if the developer needed to utilize the portion of Orchard Dr. where their line crossed the road that they be notified of any heavy equipment use near the pipeline. She said that Enbridge Gas and South Davis Sewer District also noted that there were utilities in the street and the need to maintain the public utility easement.

Sherrie Pace reviewed the process including approval of the vacation, followed by a plat amendment with the incorporation of the parcels into the plat, and the requirement to maintain the public utility easement. She showed a map which highlighted the portion of the road that would be vacated. She shared the proposal for the General Development plan which includes rental townhomes as a part of the Village Station apartment development.

Mayor Horrocks mentioned the UDOT parcel shown on the aerial view of the project and if the road would dead end there. Sherrie Pace replied that this portion of the road was entirely on UDOT's property at this time and could be vacated at a future date. She explained the road was closed with the barricades already up at that location.

Councilmember Smoot noted the road impacts and addition of new housing. She asked about ingress/egress and that it seemed like a lot of traffic for only one access point. Sherrie Pace clarified that there were three access points and noted where they are located. She added that regardless of this proposed vacation, there would not have been southern access as UDOT planned to dead end the road and add a cul-de-sac as part of the I-15 expansion and the siting of the new interchange.

Mayor Horrocks opened the public hearing at 7:56 p.m.

Dee Lalliss, resident, commented that he reviewed this presentation at the Planning Commission meeting. He mentioned several points including lack of complaints on higher density development in this area of the city (view, height of buildings), minimal City impacts, and removal of City liability for plowing and street maintenance.

Nick McMurtrey, Brighton Homes, spoke on the townhomes that would be built. He spoke on the need for the townhomes after receiving requests from families at the Village Station Apartments who desired a different unit type as their families grew so that they could stay in the area.

Jake Gordon, UVU student, noted the concern made by Councilmember Smoot related to ingress/egress and the need for multiple access points particularly for fire safety.

Councilmember Smoot commented that the townhomes would most likely generate less traffic than an apartment building. Sherrie Pace replied that the number of townhome units was decreased from the three story apartment building. She added that there were multiple ways out of the development and while they were all northbound that the Development Review Committee (DRC) had reviewed this as well. She also noted that a portion of the vacated road would be used for a trail section to connect to the Highway 89 trail. The plan would include removable bollards that emergency personnel could remove in the event of an emergency allowing egress of passenger vehicles across the trail to the highway if the other means of egress were blocked and evacuation was necessary.

Mayor Horrocks closed the public hearing at 8:02 p.m.

Mayor Horrocks mentioned the UDOT parcel and the City owned parcel and asked about the detention basin on UDOT property. Sherrie Pace clarified that the City and UDOT jointly owned the detention basin which services this property, as well as the greater region.

Sherrie Pace commented under state code, a road vacation provides that each half of the road be transferred to the adjacent property owners. She said in this instance one of the property owners is the City and the others are Brighton Development. She explained the parcels would become incorporated into the Village Station Apartments site with the plat amendment.

Mayor Horrocks asked if the City would then be responsible for a portion of the road maintenance. Sherrie Pace replied that the road would be transferred to the developer as part of the development and the City would no longer be responsible for maintenance of the road. She added that the easement would be maintained for the trail connection and utilities.

Councilmember Van Langeveld moved 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).**

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

7. CONSIDERATION OF AN AMENDMENT FOR THE GENERAL DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR VILLAGE STATION PERTAINING TO THE PROPERTY AT 445 SOUTH ORCHARD DRIVE TO PERMIT 60 TOWNHOMES

Sherrie Pace shared an aerial view of the Village Station property. She provided a brief history of the project including:

- June 12, 2007: First development agreement for Eaglewood Village
- 2013-2020: Construction of Eaglewood Lofts and Views at Eaglewood Village
- July 23, 2019: Planning Commission recommended amending the General Development plan for Village Station (Brighton)
- August 6, 2019: City Council approval to amend General Development plan and development agreement
 - 323 apartments
 - 103 apartments or hotel
 - Commercial
- January 28, 2020: Planning Commission recommended site plan for buildings 1-3
- February 18, 2020: City Council approve site plan for buildings 1-3 & partial vacation of Orchard Drive (parking)
- March 22, 2022: Planning Commission recommended site plan for buildings 4-5
- April 19, 2022: City Council approve site plan for buildings 4-5
- February 4, 2025: City Council discussion of amendment to building 4 into rental townhomes and street vacation

Sherrie Pace spoke on the commercial including a potential hotel or apartment building and a pad site for additional retail (south of Starbucks). She presented the approved General

Development Plan from several years ago and the proposed General Development Plan showing the townhome portion. She explained that each of the townhome units would be three stories tall with a two-car wide garage. She noted that originally there were 94 apartments in building 4 which would be replaced with the proposed 60 townhome units in Building 4. Ms. Pace added that originally Building 3 was planned to have 60 units and the proposal was now for 74 units in the same footprint. She explained that this would be accomplished by eliminating several of the three bedroom units in the stacked apartments and reconfiguration of the floor plans.

Sherrie Pace reported that parking includes 28 additional guest parking stalls to be shared in the overall apartment parking plan provided for the entire project. She said the parking provided for the townhome site would be a total of 148 spaces at a rate of 2.5 spaces per unit. She reiterated that the street had been vacated per the last agenda item and the trail/easement would be maintained in the current right of way to connect the development to Highway 89 (and provide emergency egress if necessary.) She noted that the total site would be 3.18 acres and contain 1.28 acres of landscaping.

Ms. Pace provided a rendering of the building elevations and restated that the townhomes would be three stories in height and utilize similar building materials as buildings 1 & 2. She continued that the next steps would be a geotechnical review of the adjacent hillside and Planning Commission approval of amended plat and site plan approval. She explained that the geotechnical study would review rockfall hazard and include the removal of larger boulders, installation of a rockfall fence, and review of earthquake faults. She summarized the changes with a decrease in Building 4 from 94 apartments to 60 townhomes and an increase in Building 3 from 60 units to 74 units with a decrease of 20 units overall.

Councilmember Smoot moved 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.

Councilmember Clayton seconded the motion.

Councilmember Van Langeveld spoke on the history of the project and commended staff for their continued efforts.

Councilmember Jackson asked if anything had changed with the commercial retail requirements in the General Development Plan specific to this building and overall. Sherrie Pace replied that this building did not contain any commercial.

The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused.

8. CONSIDERATION OF RESOLUTION 2026-07R: A RESOLUTION ACCEPTING THE TRANSFER OF SURPLUS PROPERTY FROM DAVIS COUNTY TO THE CITY OF NORTH SALT LAKE

Karyn Baxter shared an aerial view of the proposed property which highlighted the storm channel parcel that currently belonged to Davis County and the existing City storm drain system. She said that as part of the overall storm water master plan for the City, a small parcel specifically reserved for a “drainage ditch” was owned by Davis County for a future storm drain to run from approximately 625 West to 700 West. She explained that as Davis County no longer had a need for a storm drain in this area, and the county was planning to surplus the parcel. She continued that as the City now owned and operated all public storm drain facilities within this area, a storm drain line at this location would be needed as part of the City’s Storm Drain Master Plan. Ms. Baxter shared that upon request from the Engineering Department, Davis County had agreed to transfer ownership of this parcel to the City as part of its storm drain system.

Mayor Horrocks asked if there was an actual storm drain installed and connected. Karyn Baxter replied that the current Davis County property did not have any storm drain installed as it was a preparatory property transfer to connect existing lines.

Councilmember Clayton moved that the City Council approve Resolution No. 2026-07R: A resolution accepting the transfer of surplus property from Davis County to the City of North Salt Lake. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld.

Councilmember Knowlton was excused.

9. DISCUSSION OF ACTION ITEMS

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

- Action Item 25-29: Future work session to discuss Davis School District boundaries

The Council discussed this item and it was revised since a future agenda discussion is no longer needed in a City Council meeting, so this item would be moved to the completed section of the Action Items. Sherrie Pace to work on scheduling a meeting with Davis County School District representatives at a time when Councilmember Van Langeveld can attend along with planning staff in an informal setting.

- Action Item 25-27: Report on the possibility of a City citizen academy

There was a discussion about what a town hall or open house could look like as part of a City Council meeting. The City Council would hold its meeting on March 3, 2026 at the Eaglewood Golf Course Event Center and invite the public through social media outreach to come for an open house at 7:00 p.m. to meet the elected officials, staff, and have some refreshments, prior to conducting the business items. It was suggested to hold similar meetings in other areas of the City during the year in both Foxboro and the Town Center.

- Action Item 25-26: Investigation of mosquito abatement strategies including sharing cost of bat boxes with residents

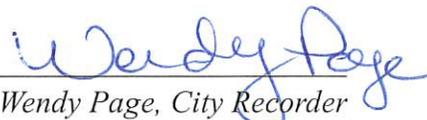
It was discussed that staff had determined that bat boxes for residents on private property are not advisable due need for professional maintenance to remove bat droppings which can be hazardous when handling. Councilmember Van Langeveld asked if it would be appropriate for these boxes to be placed in public parks where the City could manage the maintenance of these boxes to help with mosquito abatement. She asked if the Mayor could bring up this issue to the Mosquito Abatement District meeting and determine if bat boxes are a recommended strategy from their perspective . Mayor Horrocks replied that from previous discussion at the District meetings that bats were not a great source of mosquito control as the bats would eat more moths than mosquitos. He added that dragonflies and fish were more effective with abatement and that Mosquito Abatement would provide fish to residents with ponds. Councilmember Van Langeveld asked the Mayor to report back with any suggestions the District may have for other non-chemical abatement methods for residents. This item to be moved to the completed section of the Action Items.

10. ADJOURN

Mayor Horrocks adjourned the meeting at 8:31 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday February 17, 2026 by unanimous vote of all members present.


Brian J. Horrocks, Mayor


Wendy Page, City Recorder

