



**CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING
NOTICE & AGENDA
APRIL 7, 2026**

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on April 7, 2026 at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm followed by the regular session at 7:00 pm in the Council Chambers.

Meetings of the City Council may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

The following items of business will be discussed; the order of business may be changed as time permits:

WORK SESSION – 6:00 p.m.

1. Update on the South Davis Greenway Project
2. Annual Report of the Health and Wellness Committee
3. City Manager Report on the Skate Park Request from a Recent Citizen Comment
4. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer and Pledge of Allegiance ~ Councilmember Tammy Clayton
3. Citizen Comment
4. Consent Agenda Items:
 - a. Approval of City Council Minutes of March 3, 2026
 - b. Bid Award for the 2026 Street Rebuilds: Cutler Drive, Durham Drive, Stonehenge Drive and Longleaf Drive to Miller Paving in the Amount of \$551,816.50
 - c. Bid Award for the 2026 Street Rebuilds: Scenic Hills Drive, Woodhill Lane, Scenic Hills Circle, Oakview Drive and Oak View Court to C & B Asphalt in the Amount of \$544,912.20
5. Consideration of Resolution 2026-14R: A Resolution Proclaiming April 25, 2026 as Arbor Day in the City of North Salt Lake

6. Consideration of Councilmember Smoot’s Appointment of Kathleen Kleinman to the Civic Events Committee
7. Consideration of Ordinance 2026-02: An Ordinance Amending the Zoning Map at 1095 North Redwood Road from General Commercial (CG) to Planned District (P) by Development Agreement 2026-09A
8. Public Hearing and Consideration of Resolution 2026-15R: A Resolution Amending the Fiscal Year 2025-2026 Capital Projects Fund and Roadway Capital Fund Budgets
9. Consideration of Ordinance 2026-03: An Ordinance Amending City Code Section 4-3-8 Regulating Disposal of Yard Waste
10. Council Reports
11. City Attorney Report
12. Mayor’s Report
13. City Manager Report
14. Discussion of Action Items
15. Adjourn

CLOSED SESSION

1. Possible closed session for the purpose of discussing the character professional competence, or physical or mental health of an individual; to discuss pending or reasonably imminent litigation; to discuss the purchase, exchange, sale, or lease of real property; or to discuss the deployment of security personnel, devices, or systems. *Utah Code 52-4-205*

City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours’ notice. This meeting will be broadcasted live through the City’s YouTube channel:
<https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed Deputy City Recorder for the City of North Salt Lake, certify that copies of the forgoing agenda for the City Council meeting(s) were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City’s Website: <https://www.nslcity.gov>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: April 6, 2026



Wendy Page, City Recorder



Summary Guide of City Council Agenda Items for April 7, 2026

This document is provided as a way to briefly understand the most important content and purposes of the agenda items at the upcoming meeting. It is hoped that this summary guide will assist you as you study in preparation for this meeting.

Work Session – No Council Action Required

- a. The work session includes updates and reports on three specific items:
 - i. South Davis Greenway Project
 - ii. Annual report of the Health & Wellness Committee
 - iii. Follow up report on a skate park request from a recent citizen comment

Regular Session

Item 1-3: Introduction, Thought or Prayer and Pledge of Allegiance, and Citizen Comment

Item 4: Consent Agenda – Council action required. The consent agenda includes these items which can be approved in one motion:

- a. Minutes of the March 3, 2026 City Council meeting.
- b. Bid award for 2026 street rebuilds: Cutler, Durham, Stonehenge and Longleaf Drives to Miller Paving in the amount of \$551,816.50. Adopted in FY26 Budget.
- c. Bid award for 2026 street rebuilds: Scenic Hills Drive, Woodhill Lane, Scenic Hills Circle, Oakview Drive and Oak View Court to C&B Asphalt in the amount of \$544,912.20. Adopted in FY26 Budget.

Item 5: Consideration of Resolution 2026-14R: A resolution proclaiming April 25, 2026 as Arbor Day in the City of North Salt Lake – Council action required.

- a. This is a resolution that the City adopts annually to set our Arbor Day date. It is a requirement for keeping our Tree City, USA designation.

Item 6: Consideration of Appointment to the Civic Events Committee – Council action required.

- a. This item is the appointment of Kathleen Kleinman to the Civic Events Committee. This is Council member Smoot's appointment and fills the vacancy left by Elexis Contreras.

Item 7: Consideration of Ordinance 2026-02: An Ordinance Amending the Zoning Map at 1095 North Redwood Road from General Commercial (CG) to Planned District (P) by Development Agreement 2026-09A – Council action required.

- a. This ordinance is the last action required on the approval of the Clifton Place South PUD (SE corner of 1100 North Redwood Road). It approves the General Development Plan and rezones the property to Planned District.
- b. The action allows for the approval of all of the development terms such as land use, layout, architecture, parking and many other details of the approved project.
- c. The project is 7.2 acres, has 102 dwelling units and a commercial component.

Item 8: Public Hearing and Consideration of Resolution 2026-15R: A Resolution Amending the Fiscal Year 2025-2026 Capital Projects Fund and Roadway Capital Fund Budgets – Council action required.

- a. This resolution approves the expenditure of \$325,000 for the improvement of Eagleridge Drive pursuant to the Council's consent on March 3, 2026 to pursue this project. Staff will provide an update on the subcommittee's progress on this project.

Item 9: Consideration of Ordinance 2026-03: An Ordinance Amending City Code Section 4-3-8 Regulating Disposal of Yard Waste – Council action required.

- a. This ordinance adds the term “Yard Waste” to the City’s ordinances related to collecting, storing and burning materials on private property. Today, the City’s intention with Section 4-3-8 of the City Code is to restrict these activities, but Yard Waste is not included with a number of similar terms we wish to regulate.

Items 10-13: Action Items and reports from the City Council, City Attorney, Mayor and City Manager.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: April 7, 2026

SUBJECT: Work Session Memo

There are three items in the work session:

- 1) Update on the South Davis Greenway Project
- 2) Annual Report of the Health and Wellness Committee
- 3) City Manager report on the skate park request from a recent citizen comment

South Davis Greenway Project

As a reminder, this project is the study of a trail/pathway corridor that runs from North Salt Lake to Farmington and has been named the South Davis Greenway. The project is being funded by a small \$7,500 match from each city (North Salt Lake, Bountiful, Centerville and Farmington) and the remainder from the Wasatch Front Regional Council. The project has performed some public outreach and all four cities have been meeting to discuss alignments, pathway characteristics, east/west connections, feasibility issues and many other topics related to this project. The project is being managed by Ali Avery, Long-Range Planner and includes participation for our City by Ted Knowlton, Tammy Clayton, Suzette Jackson, Sherrie Pace, Karyn Baxter and Ken Leetham.

Annual Report of the Health & Wellness Committee

This item will include an overview of the Committee's work in 2025 and goals for the upcoming year. Jeff Scroger, Committee Chair, will make the presentation of proposed budgets and activities the Committee has planned for 2026. This Committee includes Alisa VanLangeveld as the Council representative and Craig Black and Ken Leetham as staff support to the Committee.

City Manager report on the skate park request from a recent citizen comment

On January 20, 2026, the City Council received a public comment from Spencer Weber, resident, who asked about the possibilities of the City creating a skate park in our community. City staff has worked a little with Spencer to do some preliminary investigations into this idea and those initial concepts will be shared during the work session.

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 EAGLEWOOD GOLF COURSE EVENT CENTER
4 1110 EAST EAGLEWOOD DRIVE, NORTH SALT LAKE
5 MARCH 3, 2026

6
7 **DRAFT**
8

9 Mayor Horrocks welcomed those present at 6:07 p.m.
10

11 PRESENT: Mayor Brian Horrocks
12 Councilmember Tammy Clayton
13 Councilmember Suzette Jackson
14 Councilmember Ted Knowlton
15 Councilmember Heidi Smoot
16 Councilmember Alisa Van Langeveld
17

18 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
19 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community
20 Development Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Tyler Abegglen,
21 Golf Manager; Todd Godfrey, City Attorney; Wendy Page, City Recorder.
22

23 OTHERS PRESENT: Dee Lalliss, Carolyn Jacobson, Jake Gordon, residents.
24

25 1. DISCUSSION OF FISCAL YEAR 2026-2027 BUDGET-REVENUE SUMMARY
26 OVERVIEW AND PROJECTIONS (SALES TAX, PROPERTY TAX, FRANCHISE
27 TAXES, DEVELOPMENT FEES, AND UTILITY RATES)
28

29 Heidi Voordeckers reported that the presentations related to the annual budget meeting would be
30 shared over the course of several meetings to allow for more time for discussion between the
31 decision-making process and the tentative budget.
32

33 Ms. Voordeckers noted that for the current fiscal year 2025-2026 projected revenues were
34 \$14,847,050 and reviewed the breakdown for each category. She reviewed the proposed revenue
35 for FY27 and noted projections included a 1% increase in property tax and a 2% increase in sales
36 tax for total revenues of \$14,669,140.
37

38 Councilmember Smoot commented that while the City had not raised taxes in 13 years, residents
39 still expressed frustration that their property taxes had increased.
40

41 Heidi Voordeckers presented a chart comparing property tax revenue from fiscal years 2015
42 through 2025. She reviewed several events which impacted City property tax collection
43 including a tax increase in FY2017 and the addition of the annexation area in FY2023 which
44 reset the base amount that the City would collect each year.

45
46 Ms. Voordeckers spoke on the 2016 tax increase for FY2017 and shared the notice of proposed
47 tax increase. She explained that the City received the certified tax rate of .001475 in June 2016
48 which indicated the City would receive \$2,336,437 in property tax revenue. She continued that
49 there was a need to hire two additional police officers and repair/replacement to governmental
50 assets and without an additional funding stream the decision was made to propose a tax rate
51 increase of 9.86% through a truth in taxation hearing. She noted that at the time that the average
52 home value in the City was \$302,000 which would result in an increase from \$245.00 to \$269.41
53 or \$24.41 per year and an increase from \$445.45 to \$489.84 or \$44.39 per year for a commercial
54 business.

55
56 Heidi Voordeckers continued that prior to the FY2017 tax increase it had been at least 20 years
57 since the previous increase. She noted that property tax was based on valuations and explained
58 85% was real property (land and improvements) 12.5% was personal property (equipment,
59 furniture owned by businesses), and 2.5% was centrally assessed (stock, gravel pits). She added
60 that the City's property tax base was 36% commercial and 64% residential.

61
62 Mayor Horrocks asked if the City received a portion of vehicle registrations. Heidi Voordeckers
63 replied affirmatively and explained that it would be reflected as fee in lieu as a property related
64 tax.

65
66 Heidi Voordeckers explained that the tax calculation was determined based on the previous year
67 revenues. She said the formula was set to ensure that the City would never receive less than the
68 prior year property tax revenues. She shared that if valuations changed the tax rate would be
69 adjusted up or down to compensate or ensure the City would receive the correct amount. She
70 also reviewed how the calculation was done to account for new growth or a decrease in
71 residential home prices or commercial valuations. Ms. Voordeckers added that it was more
72 common for home values to increase and the tax rate to decrease.

73
74 Councilmember Knowlton commented that he presumed the tax revenue stayed consistent with
75 inflation or the general rate of property value increases. Heidi Voordeckers replied that property
76 tax did not adjust for inflation the same way that sales tax would unless the City went through
77 the process to increase property tax. She explained that the addition of new properties was the
78 driver of new tax revenues.

79

80 Councilmember Jackson asked about property taxes and what would happen if all the tax
81 percentages remained the same but the home valuation had increased what would occur.
82 Heidi Voordeckers responded that the difference could be determined by doing a line by line
83 comparison to see which entities had raised their taxes. She said this would be called holding the
84 rate and explained that if home valuations increased and entities held their rate (which by
85 definition is raising property taxes, not keeping them the same), then a property owner would be
86 paying a lot more.

87
88 Ken Leetham clarified that all of the taxing agencies were bound by the same laws and unless
89 they held a truth in taxation hearing and raised the amount to be collected over the previous year,
90 then the homeowner would pay the same property tax amount each year regardless of property
91 valuation. He said when the property values increased the rate decreased, thus keeping the dollar
92 amount the property owner pays year over year approximately the same.

93
94 Councilmember Jackson mentioned that when she appealed her property tax valuation that the
95 taxes decreased afterward. Heidi Voordeckers replied that the calculation would have been made
96 with the pre appeal value.

97
98 Councilmember Smoot said the only way to challenge the value was with four comparable sales.
99 Heidi Voordeckers responded that the valuation occurred through the County Assessor's Office
100 and said it could have been an issue with the model as properties were only appraised every five
101 years. She mentioned that it was worth appealing your property valuation in certain
102 circumstances.

103
104 Heidi Voordeckers then reviewed sales tax and the top five business sectors including motor
105 vehicle and parts dealers, manufacturing, non-store retailers (package/shipments), real estate
106 rental and leasing, wholesale durable goods, as well as other services (car repairs). She noted in
107 2020 that 65% of sales tax revenue was received from the top five business sectors compared to
108 47% in 2024. She provided a chart detailing sales tax from FY2015 through FY2025 and said the
109 average was approximately 7% year over year growth but was not a realistic measurement which
110 was why staff proposed a budget calculation of 2%.

111
112 Heidi Voordeckers reviewed municipal franchise tax which was the last portion of General Fund
113 revenues. She noted that these had been stable for many years but said that anything that was
114 variable (gas/power) based on usage could fluctuate. She shared a chart comparing FY2015
115 through FY2025 and the projected conservative proposal to ensure that the budget was balanced.

116
117 Councilmember Jackson mentioned that FY2015 through FY2022 was fairly consistent while
118 there was noticeable decline in growth of -17% in FY2024. She noted that the differential was

119 utility changes. Heidi Voordeckers commented that the difference was utility rate increases and
120 revenues received during the cold months.

121

122 Ken Leetham added that 300 homes were also annexed during that period. Sherrie Pace also
123 noted slow building years could account for the difference.

124

125 Heidi Voordeckers noted other items for the General Fund included court revenues. She then
126 reviewed impact fees.

127

128 Ms. Voordeckers reviewed FY2015-2025 and said while 2020 and 2021 were big years that it
129 had been a struggle to backfill impact fee revenue in the last several years due to project delays.

130

131 Sherrie Pace commented that she had reviewed the forecast with developers including the
132 number of units per fiscal year or in a certain timeframe. She said the proposed numbers in the
133 budget included counts of how many lots remained and when they would be completed.

134

135 Heidi Voordeckers reported that the impact fees were committed to certain projects and used to
136 pay debt service payments. She said public safety impact fees were used to pay off the police
137 area of City Hall through the Capital Projects Fund. She noted that Roads did not have any debt
138 commitments while Water and Storm had a bond from 2010 which was paid through impact fees.

139 Ms. Voordeckers reviewed the main sources of funding for Parks which included impact fees and
140 RAP tax. She noted that the amount committed to parks impact fees was \$100,000 annually for
141 the property purchased for the Hatch Park expansion and would end in 2027.

142

143 Ms. Voordeckers presented the Water Capital funding including impact fees, excess user fees,
144 capital reserves, grants, and debt service. She noted that the projected FY26 impact fees were
145 \$508,080 and \$428,620 for FY27. She added that there was debt tied to water impact fees with
146 payments of \$213,180 annually to a water bond that would expire in 2030. She explained the
147 excess user fees were related to the water rate increase and were the funding remaining for
148 capital projects after operating expenditures.

149

150 Heidi Voordeckers reviewed Storm Water Capital Funding which also included a payment to the
151 water bond with payments of \$35,215 annually. She noted it was paid with impact fees and
152 collected excess user fees of \$417,000 annually.

153

154 Councilmember Smoot noted that the excess user fees for the Water Fund were \$1,088,290
155 annually and \$417,000 for the Storm Water Fund. Heidi Voordeckers replied that these funds
156 were used to fund water related capital projects. She explained that the Water and Storm Funds

157 were business funds with no tax or funding mechanism other than impact fees and user fees. She
158 said all cities used this to fund their projects or borrowed the funds.

159
160 Heidi Voordeckers explained that the excess user fees were part of the Water and Storm rate
161 study performed in 2022. She noted that this was planned capital funding over a multiple year
162 period including FY23 through FY28. She shared highlights from the plan including a change in
163 the base rate, the inclusion of the first 8,000 gallons (which has since been removed), and tiered
164 rates.

165
166 Councilmember Smoot asked why Foxboro had one rate and the rest of the City had a different
167 rate. Karyn Baxter explained that originally Foxboro had secondary water which was operating
168 independently at that time and had a second base rate. She said one of the focuses of the study
169 was to simplify the system across the City. She noted that Foxboro residents did not pay less but
170 that system was funded independently as a separate fund and the base rate was adjusted based on
171 the operating funds of that system. She said the system was now uniform and everyone paid the
172 same rate for culinary.

173
174 Heidi Voordeckers clarified there was a culinary rate and an irrigation rate as well as tiered
175 usage.

176
177 Mayor Horrocks asked if homes above 350 East paid a higher rate to have water pumped up the
178 hill. Karyn Baxter responded that the City never had a rate based on elevation but the size of the
179 meter. She clarified that the base rate in the City was the same depending on the meter.

180
181 Councilmember Smoot asked if the residents in the foothills were paying more for their water
182 than the residents in Foxboro. Ken Leetham clarified that the fee schedule was based on the
183 meter size and did include a higher base rate for residents who had 1” meters. There was
184 discussion about homes in the foothills due to the common meter size of 1” there versus ¾” in
185 other locations in the City.

186
187 Heidi Voordeckers presented a graph showing annual utility revenues for water, storm and
188 irrigation with the following FY2027 proposal:

- 189
- 190 • Water \$5,298,940 (proposed 6% increase)
 - 191 • Storm \$1,462,800 (\$1 per unit increase)
 - 192 • Irrigation \$593,600

193
194 Ms. Voordeckers reported on the solid waste fund and noted that there would not be a change in
195 user fees as the fund was operating predictably. She reviewed the can counts and projected

196 revenues for FY26 and FY27 would be \$1,391,220 for garbage and \$363,390 for recycling per
197 each year.

198

199 Mayor Horrocks asked for feedback on the second Saturday pickup. The Council noted that it
200 seemed to be utilized more in the summer months.

201

202 Councilmember Van Langeveld mentioned the potential to annex the refineries and increased
203 revenues (property and sales tax). She asked what the refineries were currently paying to the
204 County. Heidi Voordeckers replied that she had this information and noted that if the City
205 annexed the refineries the City would collect more property taxes but would pay a larger portion
206 to the fire agency due to increased assessed valuation.

207

208 Councilmember Jackson asked about water in relation to annexing the refineries. Karyn Baxter
209 responded that the refineries would not be connected to the City's water system as they were
210 directly connected to Weber Basin Water.

211

212 2. ADJOURN

213

214 Mayor Horrocks adjourned the meeting at 7:07 p.m. to begin the regular session.

215

216 CITY OF NORTH SALT LAKE
217 CITY COUNCIL MEETING-REGULAR SESSION
218 EAGLEWOOD GOLF COURSE EVENT CENTER
219 1110 EAST EAGLEWOOD DRIVE, NORTH SALT LAKE
220 MARCH 3, 2026

221
222 **DRAFT**

223
224 Mayor Horrocks welcomed those present at 7:07 p.m. Ted Knowlton provided the thought and
225 led those present in the Pledge of Allegiance.

226
227 PRESENT: Mayor Brian Horrocks
228 Councilmember Tammy Clayton
229 Councilmember Suzette Jackson
230 Councilmember Ted Knowlton
231 Councilmember Heidi Smoot
232 Councilmember Alisa Van Langeveld

233
234 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
235 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community
236 Development Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Tyler Abegglen,
237 Golf Manager; Todd Godfrey, City Attorney; Wendy Page, City Recorder.

238
239 OTHERS PRESENT: Dee Lalliss, Carolyn Jacobson, Jake Gordon, Laura Parker, Steve Parker,
240 Karen Mills, Roger Graves, John Logan, Court Huish, John Ashby, Ilene Ashby, Lisa Midgley,
241 Matthew Damsey, Corey Markisich, residents.

242
243 1. PUBLIC OPEN HOUSE-MEET AND GREET CITY ELECTED OFFICIALS AND
244 STAFF DEPARTMENT HEADS

245
246 There was a public open house and meet and greet with the elected officials and department
247 heads from 7:07 p.m. to 7:32 p.m.

248
249 2. CITIZEN COMMENT

250
251 Carolyn Jacobson, resident, expressed concern related to the proposed bids for the Eagleridge
252 Drive landscaping project. She said the originally proposal was \$300,000 but the proposed bids
253 were \$600,000. She noted there were other areas of the City that also needed to be beautified and
254 this amount could not be spent on all those locations.

255 Dee Lalliss, resident, spoke on the proposed bids for Eagleridge Drive and noted that it would
256 just be improved for beauty's sake and not utilized as a park or other space people could go and
257 enjoy. He noted several other concerns including how it would not improve businesses in the
258 area, mentioned there was no need to mitigate any safety hazards, adding non-native plants,
259 installing an irrigation system and water scarcity, grading of the hillside, and the proposed cost.

260

261 Laura Parker, resident, spoke on a deer issue in her neighborhood and concern that it may
262 become a bigger problem. She mentioned relocation or establishing a committee to review
263 options.

264

265 Steve Parker, resident, presented a fork and flash cards to highlight his multi-pronged approach
266 to the deer issues which were 1) food and water; 2) habitat; 3) predation; and 4) reproduction. He
267 suggested removing food and water, fencing, introducing predation (archery, hunting), working
268 with DWR, and restricting reproduction.

269

270 John Logan, resident, mentioned that he was the Chair of the Golf Committee. He spoke on
271 developing a long range plan for the Eaglewood Golf Course which would include revenue
272 generation, utilizing the facility, and planning for the future (irrigation replacement, cart
273 replacement). He mentioned that the Golf Course was making a profit, innovation (driving
274 range), and growth.

275

276 Ken Leetham reported on the longstanding deer issue. He noted that in 2016 the City passed a
277 resolution under the Division of Wildlife Resources (DWR) code which provided for culling the
278 deer. He shared that the City previously allowed for an archery program which resulted in the
279 culling of less than 100 deer. He said the program stopped when DWR threatened citations to
280 hunters. Ken Leetham noted that other cities had attempted a relocation plan which had been
281 unsuccessful. He mentioned that staff could follow up with DWR on potential suggestions.

282

283 3. CONSENT AGENDA ITEMS:

284 a. CITY COUNCIL MINUTES

285

286 The City Council minutes of February 17, 2026 were reviewed and approved as amended.

287

288 Councilmember Jackson requested an amendment to line 48 to insert "not" before "prepared".

289

290 Councilmember Van Langeveld noted a correction needed to line 361 from "*Kit*" to "*Kite*".

291

292 **Councilmember Van Langeveld moved the City Council approve the meeting minutes from**
293 **February 17, 2026 with adjustments. Councilmember Clayton the motion. The motion**

294 **was approved by Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van**
295 **Langeveld.**

296

297 b. REAPPOINTMENT TO GOLF COMMITTEE WITH TERMS ENDING
298 MARCH 1, 2030 FOR ROGER GRAVES, JOHN LOGAN, AND KAREN
299 MILLS

300

301 **Councilmember Jackson moved that the City Council approve the consent agenda**
302 **including reappointment of Roger Graves, John Logan, and Karen Mills to the Golf**
303 **Committee. Councilmember Smoot seconded the motion. The motion was approved by**
304 **Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van Langeveld.**

305

306 The City Council reviewed the consent agenda policy. Todd Godfrey clarified that consent
307 agenda items required a roll call vote. He said it was not great practice to pull items off an
308 agenda during a meeting to place them in the consent agenda.

309

310 4. SEMI-ANNUAL EAGLEWOOD GOLF COURSE AND EVENT CENTER REPORT

311

312 Tyler Abegglen noted that the Golf Committee Members were present. He provided an overview
313 of the Eaglewood Golf Course Enterprise including golf operations, driving range, maintenance,
314 Grill (food and beverage), event center, indoor simulators, and teaching/coaching. He reviewed
315 the current staffing of full time and part time or seasonal workers.

316

317 Mr. Abegglen noted that the full time mechanic just started yesterday. He spoke on the years of
318 experience for full time staff members. He shared that Eaglewood had the top rating on Google
319 reviews with a 4.7 rating compared to the public courses along the Wasatch Front and had over
320 1,800 reviews. He spoke on seeking feedback and correcting any issues and noted the multiple
321 “best of” awards that the course had been awarded.

322

323 Tyler Abegglen presented a graph comparing rounds from FY2000 (50,000) through FY2025
324 (89,013). He shared a graph detailing fiscal year comparisons for the driving range from 2019
325 through 2025. He compared FY24 revenue of \$153,863 to FY25 revenue of \$255,803 and noted
326 that this justified the cost of the \$450,000 driving range structure which was installed during
327 FY25. He noted that a good portion of revenue was made after 5 p.m. at the driving range.

328

329 Tyler Abegglen reviewed merchandise sales from FY09 (\$158,757) through FY25 (\$454,517)
330 with slow steady growth attributed to new items, price increases, and working directly with
331 manufacturers. He spoke on the goals for success at Eaglewood including a positive experience
332 for customers, generating revenue to cover expenses, increased value add/presence of

333 Eaglewood, equipping staff with the tools to accomplish goals, and long term planning for
334 sustainability. He focused on the Eaglewood Events Center statistics including:

335

336	<u>2024</u>	<u>2025</u>	<u>2026</u>
337	59 events	54 events	23 events
338	63 tournaments	77 tournaments	73 tournaments
339	12 tournaments (Saturday)	13 tournaments (Saturday)	
340	11 tournaments (Friday)	19 tournaments (Friday)	

341

342 Mr. Abegglen noted managing tournaments to allow for public play, associations and weddings
343 (Fridays). He added that it was estimated there would be over 140 total events for 2026.

344

345 Mayor Horrocks asked about accommodating a wedding and a tournament on the same day.
346 Tyler Abegglen replied that bookings could occur from 4 p.m. to 10 p.m. on the weekend and
347 how the event center accommodated some back to back events. He mentioned lowering the
348 weekday rates for event center rentals to encourage those bookings and noted that there were
349 very few 12 hour rentals on the weekdays. He noted that staff tracked the number of inquiries for
350 the event center with 83 in 2024, 124 in 2025, and 85 in 2026 so far.

351

352 Tyler Abegglen spoke on implementing a strategy to book those slower days/times. He
353 continued that when reviewing capacity to similar venues that Eaglewood Event Center was right
354 in line at 30-40% usage.

355

356 Councilmember Clayton confirmed that when individuals booked the Event Center they were
357 required to utilize inside catering. Tyler Abegglen replied that this was correct and was the main
358 reason why someone would not book the Event Center. He said allowing outside catering would
359 result in more bookings but would take away from The Grill revenue. He spoke on issues with
360 outside catering and impacting the wages of The Grill manager who was incentivized to generate
361 revenue for the golf course.

362

363 Tyler Abegglen then reviewed The Grill revenue with \$632,083 in 2024 compared to \$757,755 in
364 2025. He presented long term projects including tee box leveling and reconstruction, clubhouse
365 pro shop bathroom remodel, cart path replacement/repair/seal, turf building expansion, irrigation
366 replacement, on course camera and Wi-Fi system, tree replacement, and end of range practice
367 area and building. He noted that the irrigation system replacement should occur within the next
368 ten years and would obtain a cost and a timeline.

369

370 Councilmember Knowlton asked if the irrigation system would result in water saving benefits or
371 other advantages. Tyler Abegglen mentioned that while it would initially be costly that there

372 would be long term savings related to reducing the area watered, maintenance, and better
373 overlap. He estimated the cost would be three or four million to replace the irrigation system but
374 said this could be done in phases.

375

376 Tyler Abegglen reviewed fiscal year 2027 proposed equipment requests including:

377

378 • Golf cart fleet (estimated cost \$75,000 for four years)

379 • Greens mowers (estimated two at \$50,000 each)

380 • Native mower (estimated cost \$15,000)

381 • Turf Tidy equipment (estimated \$35,000)

382

383 Councilmember Smoot mentioned an on course camera system and if it would have the ability to
384 show who may have damaged homes from the golf course (carts, cameras on the course). Tyler
385 Abegglen replied that timestamps from the cameras would help to narrow it down but he spoke
386 on issues proving the legality of who may have damaged property. He felt cameras may be a
387 deterrent and encourage users to be cautious.

388

389 Councilmember Van Langeveld asked if property owners in the area could have their own
390 cameras focused towards the tee box. She was not in favor of having the golf course camera set
391 to film resident's homes. Todd Godfrey replied affirmatively that residents could have cameras to
392 view the golf course.

393

394 Tyler Abegglen spoke on placing cameras in strategic locations including the tunnel to document
395 golf cart damages or on holes 11 and 12 to discourage players from replaying holes.

396

397 Councilmember Smoot asked about renting or using the Eaglewood Event Center for recitals.
398 Tyler Abegglen spoke on formalizing this process with a rental policy, determining days/times,
399 rates, and defining acceptable use.

400

401 Councilmember Smoot mentioned issues with the lights at the golf course not turning off at a set
402 time. Tyler Abegglen replied that there were issues with the timers when they were first installed
403 and said those issues should be fixed. He said they would turn back on April 1st.

404

405 Councilmember Van Langeveld asked about planting trees as a buffer to prevent errant golf balls
406 from reaching homes. Tyler Abegglen responded that in certain areas this had been done
407 including Gary Way and said it may not work in some areas but could be accomplished in other
408 areas as part of the tree replacement plan.

409

410 Tyler Abegglen reported on the golf cart replacement and suggested leasing new carts for four to
411 five years with an option to buy. He said at the end of this calendar year that the current carts
412 would have been utilized for four and a half years. He shared that the operational costs would
413 start to increase the longer they were utilized and that they had begun to show wear and tear. He
414 said the carts would be part of the equipment request for the FY27 budget.

415
416 Roger Graves, Golf Course Committee, suggested reviewing the pros and cons of electric versus
417 gas powered carts. He spoke on the need to replace the existing carts due to the amount of use
418 which was shown in the graphs that Tyler Abegglen presented with 84,296 rounds per year and
419 379,334 rounds over 2022 to 2026.

420
421 Tyler Abegglen commented on the current conditions of the carts with brake replacement on over
422 half the carts, side panels showing wear, and broken clips. He noted that there were several
423 options including gas, hybrid, or electric carts which were 15-20% more expensive.

424
425 Tyler Abegglen reviewed the equipment replacement requests in detail. He also reviewed fiscal
426 years 2028 and 2029 equipment needs.

427
428 Councilmember Smoot mentioned that that the golf course was now profitable and asked why
429 these requests could not be paid for through golf course funds. Tyler Abegglen replied that these
430 budgetary requests would be funded through user fees or a lease all in the Golf Enterprise Fund.
431 He gave the example of leasing new golf carts and increasing the golf cart fees to pay for the
432 lease.

433
434 Councilmember Van Langeveld clarified that the revenues from the golf course went into the
435 Golf Fund. She explained that the City Council still had to approve the requests which would be
436 paid from the Golf Fund.

437
438 Mayor Horrocks commented on the Salty Golf ranking of Eaglewood Golf Course as the easiest
439 course in Utah. Roger Graves noted that during the consideration of privatizing the course it was
440 determined Eaglewood was too difficult for the average golfer.

441
442 Councilmember Van Langeveld mentioned outreach and that Eaglewood Golf Course was an
443 asset financially and as a park for the City. She added that outreach had been successful and
444 noted the golf field trip and children's recreation program at the Course. Tyler Abegglen spoke
445 on the growth related to lessons, junior programs, and other community events (night golf, food
446 trucks).

447

448 5. CONSIDERATION OF RESOLUTION 2026-11R: A RESOLUTION AUTHORIZING
449 THE CITY MANAGER OR DESIGNEE TO SUBMIT A COMMUNITY PARKS AND
450 RECREATION (CPR) GRANT APPLICATION TO THE UTAH DIVISION OF
451 OUTDOOR RECREATION FOR THE HATCH PARK PICKLEBALL COURTS AND
452 AUTHORIZING MATCHING FUNDS

453
454 Sherrie Pace reported that Ali Avery, the City's Long Range Planner, had been tasked with
455 finding additional funding sources for Hatch Park. She shared a brand new grant opportunity
456 with the Utah Division of Outdoor Recreation grant of \$200,000 for pickleball courts with a City
457 match of \$242,000. She mentioned that this would help the City to leverage the bond and other
458 grant funds. She also added that the City was awarded the Land and Water Conservation Fund
459 (LWCF) grant for park improvements in the amount of \$1,272,816.

460
461 Councilmember Van Langeveld noted that this should be included in the recertification as was
462 evidence that the City was making efforts towards its Healthy City USA designation.

463
464 Councilmember Clayton commended Ali Avery as an asset to the City in her efforts to obtain
465 grants and other funding. She mentioned that residents had requested pickleball courts and would
466 be pleased to have them as part of Hatch Park.

467
468 **Councilmember Van Langeveld moved the City Council approve Resolution 2026-11R: a**
469 **resolution authorizing the City Manager to submit a Community Parks and Recreation**
470 **(CPR) grant application to the Utah Division of Outdoor Recreation for the Hatch Park**
471 **pickleball courts and authorizing matching funds. Councilmember Knowlton seconded the**
472 **motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton,**
473 **Smoot, and Van Langeveld.**

474
475 6. CONSIDERATION OF RESOLUTION 2026-12R: A RESOLUTION AUTHORIZING
476 THE CITY MANAGER OR DESIGNEE TO SUBMIT A UTAH OUTDOOR
477 RECREATION GRANT (UORG) APPLICATION TO THE UTAH DIVISION OF
478 OUTDOOR RECREATION FOR THE WILD ROSE TO BONNEVILLE SHORELINE
479 TRAIL CONNECTION AND AUTHORIZING MATCHING FUNDS

480
481 Sherrie Pace provided a map of the Bonneville Shoreline Trail, the Wild Rose/Bonneville
482 Shoreline (BST) Connection, and an unsanctioned trail that would close the gap between the two
483 trails. She explained that the Bonneville Shoreline Trail was constructed by Davis County, but
484 was only completed to the County line. She added that the incomplete trail resulted in users
485 creating unsanctioned trails being created throughout the foothills. She explained the principal
486 unsanctioned trail had a 19% slope and was rocky and unsafe. She spoke on the Utah Division of

487 Outdoor Recreation grant which would help to complete the connection from the Wild Rose Trail
488 to the Bonneville Shoreline Trail and into Salt Lake County.

489
490 Sherrie Pace explained that much of the property where the trail development would occur was
491 on U.S. Forest Service (USFS) property and therefore subject to environmental review. She
492 noted that the letter of approval for the construction of the Bonneville Shoreline Trail in Davis
493 County would expire in 2026 and, after coordination with the USFS, it has been found that the
494 City may be able to utilize that letter of approval to bypass some of the environmental review
495 already covered under the NEPA completed by Davis County which necessitated the urgency in
496 completing this connection. She said the Utah Division of Outdoor Recreation grant included a
497 request for \$15,000 and a City match of \$15,200. She added that the City would be responsible
498 for that the upper portion of the trail and part of the lower section until Salt Lake City built their
499 section.

500
501 **Councilmember Knowlton moved that the City Council approve Resolution 2026-12R**
502 **authorizing the City Manager, or designee, to submit a Utah Outdoor Recreation Grant**
503 **(UORG) application to the Utah Division of Outdoor Recreation for the Wild Rose to**
504 **Bonneville Shoreline Trail Connection, and authorizing matching funds. Councilmember**
505 **Jackson seconded the motion. The motion was approved by Councilmembers Clayton,**
506 **Jackson, Knowlton, Smoot, and Van Langeveld.**

507
508 7. CONSIDERATION OF RESOLUTION 2026-13R: A RESOLUTION AMENDING THE
509 CITY'S COMPREHENSIVE FEE SCHEDULE RELATED TO HYDRANT METER
510 DEPOSITS AND NOISE PERMIT FEES

511
512 Sherrie Pace reported that the proposed amendment was prepared in coordination with Jon
513 Rueckert. She noted that Section 6.6 of the Comprehensive Fee Schedule provided for the use of
514 hydrant meters during construction with a \$2,000 refundable deposit. She explained that this fee
515 was to ensure the City was protected against loss or damage to the meter and that the current
516 deposit was no longer adequate to cover loss. She requested the amount be raised to \$3,000
517 which was based upon current replacement costs:

518

519 Hydrant meter	\$2,451
520 2 ½" gate valve	\$248
521 MXU for meter reading	<u>\$188</u>
522 Total replacement cost	\$2,887

523

524 Ms. Pace reviewed Section 10.2 of the Comprehensive Fee Schedule for fees related to special
525 events in the City. She added that the City adopted amendments to the City's noise ordinance last

526 year and the need to establish an associated fee. She continued that City Code Section 4-4-9
527 provided persons to make application for a special temporary permit authorizing noise
528 disturbance outside the hours or levels permitted under the ordinance. She noted that examples of
529 this may include concerts in a park or conducting construction overnight due to some undue
530 hardship that prevents normal daytime operations. She concluded that staff recommended the fee
531 be set at \$175 as a survey of fees from nearby cities ranged from \$100-\$230.

532

533 Councilmember Van Langeveld asked if the City could deny the noise permit request. Sherrie
534 Pace replied that it could be denied if they did not meet the standards or if it was not warranted.

535

536 **Councilmember Knowlton moved that the City Council approve Resolution 2026-13R**
537 **amending the Comprehensive Fee Schedule as presented. Councilmember Van Langeveld**
538 **seconded the motion. The motion was approved by Councilmembers Clayton, Jackson,**
539 **Knowlton, Smoot, and Van Langeveld.**

540

541 8. CONSIDERATION OF BID AWARD FOR THE EAGLERIDGE DRIVE
542 LANDSCAPING PROJECT

543

544 Ken Leetham reported that the project was divided into several pieces and could be completed as
545 approved. He spoke on the cost of the bids and asked for feedback from the City Council. He
546 suggested that as an alternative the Council could establish a process and a subgroup to work
547 with staff on the project to review the bids.

548

549 David Frandsen explained that this would be a design build project and the proposed costs
550 included unit or ala carte pricing. He said the project was divided into four sections along Eagle
551 Ridge Drive with a menu of options and corresponding pricing for retaining wall,
552 irrigation/ground cover, hydroseed rock border, steel edging, streetlights, 1.5” to 2” caliper trees,
553 1 to 7 gallon shrubs, etc. He continued that this was similar to the design build project for the
554 pond and included the option for City staff to complete aspects of the project.

555

556 Councilmember Jackson commented that the City Council had been discussing this project for
557 two years. She spoke on rising costs and the need to make progress. She was in favor of
558 establishing a committee to determine first steps and priorities. She mentioned that while
559 aesthetics was tertiary to other responsibilities how it could determine commercial growth and
560 was a prominent entryway to the City. She spoke on determining the amount to be spent and first
561 steps including forming a committee and completing the project in phases.

562

563 Councilmember Smoot mentioned utilizing existing topography rather than grading the area,
564 picking trees that would thrive in the area, and being wise in determining what to implement
565 now.

566
567 Councilmember Knowlton asked why Area A was more expensive. Karyn Baxter replied that the
568 it was due to the irrigation system. She explained that there was the option to complete all the
569 areas on an as needed basis.

570
571 David Frandsen mentioned there were five bid areas (A-E) and ala carte options for each area.
572 He said some items could be completed by City staff.

573
574 Councilmember Knowlton clarified that the variables included work completed by staff, value
575 engineering, and phasing. David Frandsen added that materials could also be changed such as
576 different rocks, etc.

577
578 Karyn Baxter commented that the idea behind design engineering included working with the
579 contractor on ways to reduce the cost.

580
581 Ken Leetham spoke on following the Hatch Park model and creating a subgroup to determine
582 how to approach the project. He said this would be the model for other areas in the City. He
583 asked that the City Council determine a ballpark figure so the subcommittee could provide a
584 tentative recommendation.

585
586 Councilmember Knowlton mentioned phasing the project and what the total cost might be when
587 separating construction. David Frandsen replied that would be part of the downfall especially
588 because a contractor mobilization fee would be charged each time.

589
590 Councilmember Van Langeveld said she was not in favor of a phased process due to how long
591 the discussion had already taken. She suggested determining a cost the Council wanted to spend
592 on this overall project area and how the phased approach would cost more. She spoke on
593 providing the contractors with a budgeted amount and allowing them to determine what they
594 could provide at that cost. She added that there were at least five other locations in the City
595 where similar improvements were needed.

596
597 Councilmember Smoot commented that she would like to be personally involved and able to
598 provide feedback on the aspects of the project. Councilmember Jackson was also in favor of
599 establishing a budget and a committee to review what could be accomplished within those
600 parameters.

601

602 Councilmember Clayton expressed concern about Areas B and D located on the south side of the
603 street and noted that nothing grew there.

604

605 Councilmember Jackson spoke on the timeline and said maybe street lights could be installed in
606 the future due to the cost. She said the focus should be on cleaning up the area and creating a
607 City identity through aesthetics of the corridors.

608

609 Mayor Horrocks suggested removing Areas B and D, how \$300,000 would not stretch very far,
610 and the potential for a special assessment tax for the area. Councilmember Jackson mentioned
611 the potential for corporate sponsors that had stake in the area.

612

613 Todd Godfrey commented that there was administrative burden to create a special assessment
614 area. Ken Leetham said State law made it more difficult to create a special district. He noted that
615 this project alone may not be appropriate for a special assessment district but a set of projects
616 could be compiled to present to residents.

617

618 Councilmember Knowlton proposed that the motion could include establishing a committee with
619 a project target of \$325,000 and present a plan for Areas A and C.

620

621 Ken Leetham clarified that the subcommittee would provide a plan to the City Council for
622 consideration.

623

624 Mayor Horrocks asked the subcommittee to consider that some of the existing trees be preserved.

625

626 **Councilmember Knowlton moved the City Council set aside the bids, establish a task force**
627 **with a combination of Councilmembers Smoot and Jackson, David Frandsen, Karyn**
628 **Baxter, and other City staff to review Areas A and C with a targeted budget of \$325,000 to**
629 **report back to Council.**

630

631 Councilmember Van Langeveld suggested an amendment that the subcommittee identify other
632 corridors for improvement.

633

634 **Councilmember Knowlton amended his motion to include that the subcommittee would**
635 **identify additional corridors for improvement. Councilmember Van Langeveld seconded**
636 **the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton,**
637 **Smoot, and Van Langeveld.**

638

639 9. DISCUSSION OF ACTION ITEMS

640

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

642

643 10. COUNCIL REPORTS

644

645 Councilmember Jackson mentioned a discrepancy in pay and thanked staff for resolving the
646 issue.

647

648 Councilmember Smoot reported the NSL Reads event would be held on March 5th. She added
649 that the Three by the Third event included reading three patriotic books by July 3rd and a prize
650 awarded by the Arts Committee for those who completed this activity. She mentioned that Jean
651 Montanaro with the Arts Committee had suggested creating an Arts Festival in the City.

652

653 Councilmember Knowlton spoke on the deer and asked if this was a widespread problem in the
654 City. He asked if it was worth discussing this item in a work session. Councilmember Smoot
655 commented that she knew there would be wildlife in the area and did not have an issue with it.

656

657 Councilmember Knowlton mentioned that the LDS Church, located west of Adelaide Elementary
658 school, would be sold. He asked if the City Council would like to discuss purchasing the
659 property. Ken Leetham noted that this would be added to a future agenda.

660

661 Councilmember Knowlton spoke on the South Davis Greenway and shared that the consultant
662 would provide a presentation to the City Council. He requested that Ali Avery share information
663 on this project in a work session.

664

665 Councilmember Van Langeveld thanked staff for the opportunity to hold the meeting at the
666 Eaglewood Events Center and thanked the residents in attendance. She shared that the Wellness
667 Survey was now open and encouraged residents to provide feedback. She mentioned a future
668 discussion related to personnel/staffing needs and City Council salary for the upcoming budget.

669

670 Councilmember Clayton reported that the auditions for the Star Spangled Banner were upcoming
671 and requested two judges. She added that the Youth City Council (YCC) was preparing 5,000
672 eggs for the Easter egg hunt. She noted that the YCC Conference in Logan would be held next
673 week and added that she and Councilmember Van Langeveld would attend. She spoke on the
674 Events Committee meeting and revisiting the Unity in the Community events.

675

676 11. MAYOR'S REPORT

677
678 Mayor Horrocks reported that Jeff Larson was appointed as the Deputy Fire Chief as the interim
679 Fire Chief. He mentioned the new legislation for election fund reporting which would require
680 municipal elected officials to provide an annual election report to the City Recorder.
681

682 12. CITY ATTORNEY'S REPORT

683
684 Todd Godfrey had nothing to report.
685

686 13. CITY MANAGER'S REPORT

687
688 Ken Leetham reported that the March 17th City Council meeting would be canceled due to the
689 statewide caucus meetings and the April 21st meeting would also be canceled due to a conference
690 in St. George. He asked if the City Council would like to hold a budget meeting on March 31st,
691 April 11th, or April 18th. There was consensus of the Council to hold the budget meeting on
692 March 31st beginning at 4:00 p.m. He proposed a ribbon cutting for the Dog Park on May 11th in
693 conjunction with Woods Cross City. He provided an update on the Legislative Session including
694 the homelessness bill to fix issues and encourage county governments to be more involved. He
695 noted it also included one time funds from the State, shelter capacity requirements, and created a
696 Mitigation Fund Task Force (shelter and non shelter cities).
697

698 Mr. Leetham spoke on HB596 related to homelessness. He mentioned that the campus facility
699 included lots of moving parts and noted the new homeless services director was Tyler Clancy.
700

701 Todd Godfrey explained that every non host city currently contributed to the existing shelters.
702

703 Heidi Voordeckers added that it was currently \$7,500 per month and was deducted from the
704 City's sales tax remittance from the Tax Commission.
705

706 Councilmember Jackson mentioned that the proposed shelter adjacent to the City was on hold
707 this year.
708

709 Ken Leetham then reported on SB97 (property tax rate amendments), HB236 (truth in taxation),
710 and HB479 (election code amendments).
711

712 Todd Godfrey commented that the City was required by law to have an election drop box.
713

714 Councilmembers Knowlton and Van Langeveld were in support to oppose HB479 due to the
715 expense and that there was not a clear indication of abuse.

716

717 Councilmember Jackson was in favor of HB479 noting that there had been abuse and mistakes in
718 other states.

719

720 14. ADJOURN

721

722 Mayor Horrocks adjourned the meeting at 10:16 p.m.

723

724 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday, April*
725 *7, 2026 by unanimous vote of all members present.*

726

727

728

729 _____
Brian J. Horrocks, Mayor

_____ *Wendy Page, City Recorder*



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Karyn Baxter, City Engineer

DATE: April 7, 2026

SUBJECT: Bid Award for 2026 Street Rebuilds: Cutler Drive, Durham Drive, Stonehenge Drive and Longleaf Drive

RECOMMENDATION

Staff recommends awarding the 2026 Street Rebuilds: Cutler Drive, Durham Drive, Stonehenge Drive and Longleaf Drive to Miller Paving for the price of \$551,816.50.

BACKGROUND

These streets have asphalt in very poor condition with significant areas indicating subbase failure. The project will include a full reconstruction, including the addition of new geotextile.

BID RESULTS

The City received eight bids and they are shown below:

<u>Contractor</u>	<u>Bid Amount</u>
Miller Paving	\$ 551,816.50
Black Forest Paving	\$ 555,645.75
3XL Construction	\$ 558,694.23
BHI	\$ 565,621.90
Post Asphalt	\$ 582,320.50
C & B Asphalt	\$ 586,548.00
Staker Parson	\$ 617,530.00
Granite	\$ 672,800.00

The budget for this project is \$580,000 that has already been approved.

PROPOSED MOTION

I move that the City Council award the 2026 Street Rebuilds: Cutler Drive, Durham Drive, Stonehenge Drive and Longleaf Drive to Miller Paving for the price of \$551,816.50.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Karyn Baxter, City Engineer

DATE: April 7, 2026

SUBJECT: Bid Award for the 2026 Street Rebuilds: Scenic Hills Drive, Woodhill Lane, Scenic Hills Circle, Oakview Drive and Oak View Court

RECOMMENDATION

Staff recommends awarding the 2026 Street Rebuilds: Scenic Hills Drive, Woodhill Lane, Scenic Hills Circle, Oakview Drive and Oak View Court to C & B Asphalt for the price of \$544,912.20

BACKGROUND

These streets have asphalt in very poor condition. The project will include minor concrete replacement, repair of any subbase failure, and then full asphalt replacement. During the budgeting process, these were listed as three projects for greater clarity on location, condition, type of work, etc. These projects have been combined into a single bid package to allow for the most competitive bids.

BID RESULTS

The City received nine bids and they are shown below:

<u>Contractor</u>	<u>Bid Amount</u>
C & B Asphalt	\$ 544,912.20
Black Forest Paving	\$ 593,478.40
BHI	\$ 613,488.60
Post Asphalt	\$ 643,853.75
3XL Construction	\$ 670,395.55
Miller Paving	\$ 684,878.75
Staker Parson	\$ 714,275.00
Granite	\$ 718,665.00
ACME Construction	\$ 769,196.65

The budget for this project is \$1,250,000 that has already been approved.

PROPOSED MOTION

I move that the City Council award the 2026 Street Rebuilds: Scenic Hills Drive, Woodhill Lane, Scenic Hills Circle, Oakview Drive and Oak View Court to C & B Asphalt for the price of \$544,912.20.



RESOLUTION NO. 2026-14R



A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE PROCLAIMING APRIL 25, 2026 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees beautify our entire city and enhance our surroundings when planted and cared for in our public parks, along park strips, on private lands, and within recreation areas such as our golf course and biking and hiking trails, and

WHEREAS, trees clean the air and water, attract birds and wildlife by providing habitat, moderate the earth’s temperature, decrease energy costs, provide shade and windbreaks, impede the erosion of our precious topsoil, and create a more livable community, and

WHEREAS, trees, wherever they are planted, are a source of enjoyment, hope, and spiritual renewal.

NOW, THEREFORE, I, Brian J. Horrocks, Mayor of the City of North Salt Lake, do hereby proclaim April 25, 2026 as ARBOR DAY in the City of North Salt Lake, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands for this generation and future generations.

PROCLAIMED AND SIGNED by the City of North Salt Lake, this 7th day of April, 2026.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Smoot _____
Council Member Van Langeveld _____



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: April 7, 2026

SUBJECT: Civic Events Committee Member Appointment

RECOMMENDATION

Councilmember Heidi Smoot recommends the appointment of Kathleen Kleinman for Seat 3 to fill the vacancy left by Elexis Contreras for a term ending 1/1/2029.

BACKGROUND

The Civic Events Committee was established by Resolution 2024-42R which states that each of the five Councilmembers of the City Council shall recommend one Citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council. Elexis Contreras has been serving on the Committee since March of 2025. She is moving and is no longer able to continue her service. This leaves a vacancy in Seat 3 which is appointed by Councilmember Smoot.

PROPOSED MOTION

I move that the City Council approve Councilmember Smoot's proposed appointment of Kathleen Kleinman to the Civic Events Committee with a term ending on 1/1/2029.

Events Committee

Events Committee			
SEAT 1		SEAT 2	
City Council Appointee (by Mayor)		CM Van Langeveld Appointee	
Appointed	4 Year Terms	Appointed	Initial 3 Year Term
Tammy Clayton	1/7/2025	Dallas Golden	2/4/2025-1/1/2028
SEAT 3		SEAT 4	
CM Smoot Appointee		CM Clayton Appointee	
Appointed	4 Year Terms	Appointed	4 Year Terms
Elaxis Contreras	3/4/2025-1/1/2029	Carolina Wakefield	2/18/2025-6/9/2025
VACANCY	1/27/26 - 1/1/2029	Sarah Jensen	7/15/25 - 1/1/2029
SEAT 5		SEAT 6	
CM Jackson Appointee		CM Knowlton Appointee	
Appointed	Initial 3 Year Term	Appointed	4 Year Terms
Catherine Johnson	2/18/25-1/1/2028	Emily Carr	2/18/25 -9/23/25
		Frances Marcus	1/20/26 - 1/1/2029



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: April 7, 2026

SUBJECT: Consideration of Ordinance 2026-02: an ordinance amending the zoning map at 1095 North Redwood Road from General Commercial (CG) to Planned District (P) by Development Agreement (AGR 2026-09A)

RECOMMENDATION

The Planning Commission recommends approval of the Development Agreement and Rezone from General Commercial (CG) to Planned District (P) for the property located at 1095 N Redwood, also known as Clifton Place South PUD with the following findings:

1. The proposed rezone by development agreement is in accord with the amended General Development Plan approved on January 20, 2026;
2. The standards and regulations provided within AGR 2026-09A are in accordance with City Code, Title 10, Land Use Ordinance as required for a Planned District.

BACKGROUND

The amended General Development Plan for Clifton Place South PUD received approval from the City Council on January 20, 2026 with the conditions that the fencing along Redwood Road be decorated with masonry columns, pedestrian connections be made from the internal sidewalks to the Redwood Road trail, the driveway for guest parking adjacent to the community amenities be relocated so that it was in line with the street across Cutler Drive, and the parking counts be corrected. The developer has since submitted Preliminary Plan application with revised drawings. All conditions have been addressed and the Planning Commission approved the preliminary plan on March 24, 2026, subject to final approval of the P District rezone and development agreement by the City Council. With revised drawings and all conditions are addressed. Upon approval by the City Council for P District rezone by Development Agreement, the developer may submit Final Plat application which will be reviewed administratively by staff.

REVIEW

Clifton Place South PUD contains 102 dwelling units on 7.212 acres (14 d.u./ac). The development is split into three phases. Phase 1 is the community amenities, parking lots, and 35 townhomes. Phase 2 is the remaining 67 townhomes. Phase 3 is the commercial building. Construction of Phase 3 may occur prior to phase 2, depending on success of the commercial being added at Clifton North (The Yard).

The proposed agreement is an addendum to the original development agreement (AGR 2024-11A) executed on September 9, 2024. The original development agreement approved in 2022 (AGR 2022-25A) included both the North and South properties, however the specific approval for the southern property were removed until such time that the developer closed on the purchase of the property. The following exhibits from the Clifton Place North PUD agreement have been amended to include provisions for the southern property:

- Exhibit "A-2" Legal Description for Clifton Place South
- Exhibit "B-2" Amended General Development Plan for Clifton Place South
- Exhibit "C-2" Site and Landscape Plan for Clifton Place South
- Exhibit "D-2" Building and Land Use Standards
- Exhibit "E-2" Architectural Standards for Clifton Place North and South P District
- Exhibit "F-2" Signage Design and Standards for Clifton Place North and South P District
- Exhibit "G-2" Phasing Plan Clifton Place South PUD
- Exhibit "H-2" Memorandum of Agreement

All proposed modifications to the Development Agreement Exhibits are highlighted in yellow for the Council's review. The majority of the proposed modifications are contained within Exhibit "D-2" and are outlined below.

Section 1-B: Building Standards:

- a. Standards for residential setback from Redwood Rd. and Cutler Dr.
- b. The maximum setback from 1100 North for Commercial use is being removed at the recommendation of the Planning Commission for the Clifton North, as the siting of the building and adjacent parking were not desirable for safety at the entrance.
- c. Residential setbacks from the Enbridge Gas facility added
- d. Residential perimeter (reduced from 15' to 14') and building separation distances (courtyard from 25' to 24' and side building separation from 15' to 13') reduced to accommodate driveways and road width requirements
- e. Fencing standards added for residential uses along Redwood Rd. and Cutler Dr. as well as for the pool and pickleball courts contained in Clifton South
- f. Parking standards for Clifton South
- g. Addition of designated areas for garbage pick up on adjacent private street for those townhomes on stub streets

Section 2 : Land Use:

- a. Addition of specific amenities included in Clifton South (pool, pickleball, and dog park)

The architecture and overall design for Clifton South will be identical to that constructed in Clifton North and the Exhibits in F-2 remain unchanged

PROPOSED MOTION

I move that the City Council approve Ordinance 2026-02 with the following findings:

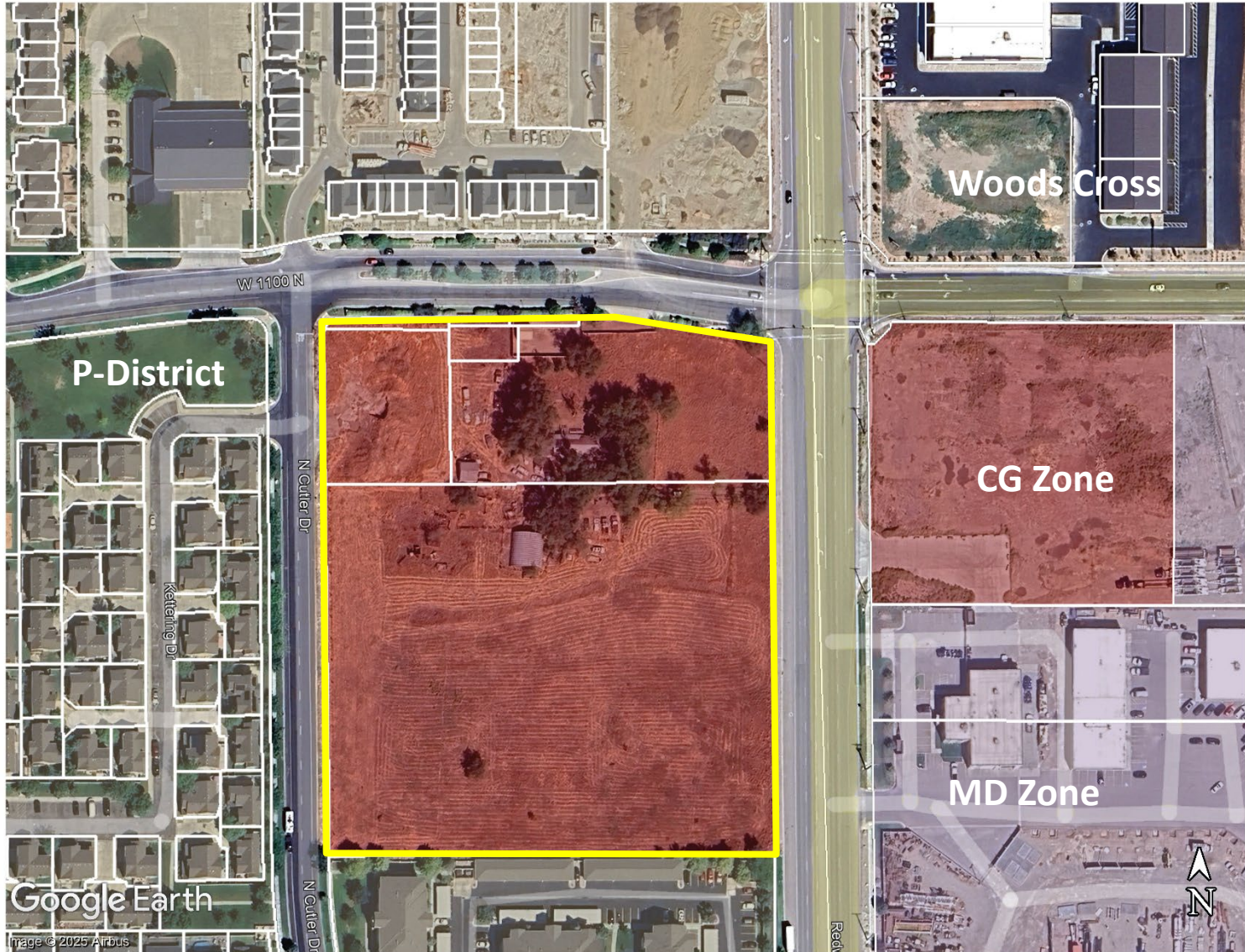
1. The proposed rezone and development agreement are in accord with the amended General Development Plan approved on January 20,2026;
2. The standards and regulations provided within Development Agreement 2026-09A are in accordance with City Code, Title 10, Land Use Ordinance as required for a Planned District.

Attachments:

- 1) Aerial/Zone Map
- 2) Preliminary Plan
- 3) Ordinance 2026-02
- 4) Development Agreement 2026-09A



Preliminary Plan Clifton Place South PUD Aerial/Zoning





Preliminary Plan Clifton Place South PUD Site Plan



PLANT TABLE

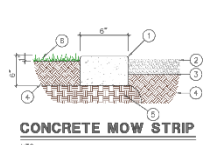
Quantity	Symbol	Scientific Name	Common Name	Size
15	(Symbol)	Corymbodius dioicus	Wartyneck Collection	2" 00
25	(Symbol)	Melicope sp. 'Red Flower'	Red Flower Grasses	2" 00
25	(Symbol)	Phaseolus 'Silverance'	Silverance Series Source	3" 18

Quantity	Symbol	Scientific Name	Common Name	Size
2	(Symbol)	Asplenium adnigrum 'Compactum'	Small Blueberry Fern	5 gal
40	(Symbol)	Asplenium 'Blue Star'	Blue Star Asplenium	5 gal
24	(Symbol)	Phlox rugosa 'Shirley Hoop'	Shirley Hoop Phlox	5 gal
100	(Symbol)	Phlox in 'Pastorale' 'Coral Sea'	Coral Sea Phlox	5 gal
33	(Symbol)	Rosa sp. 'Evelyn Knookout'	Blazing Knookout Rose	5 gal
11/2	(Symbol)	Spiraea bumalda 'Gold Mound'	Gold Mound Spiraea	5 gal
100	(Symbol)	Taxus montana 'Hickel'	1-1/2" Taxus	5 gal
100	(Symbol)	Thuja occidentalis 'Tidley Compact'	1-1/2" Tidley Compact	5 gal
2	(Symbol)	Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal

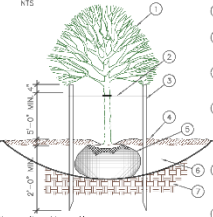
Quantity	Symbol	Scientific Name	Common Name	Size
87	(Symbol)	Compositae 'Kar' 'Gardener'	Kar 'Gardener' Grass	5 gal

Quantity	Symbol	Scientific Name	Common Name	Size
208	(Symbol)	Linum catharticum 'Shells on Shell'	Shells on Shell Linum	1 gal
304	(Symbol)	Linum catharticum 'Shells on Shell'	Shells on Shell Linum	1 gal

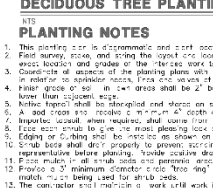
Quantity	Symbol	Description	Type
60,017 S.F.	(Symbol)	Base Material - Place match over 5' section Professional wood base with 1/2" spacing. Contractor to provide samples to owner for approval prior to delivery.	1" Base 3" Depth
3,064 S.F.	(Symbol)	Top Soil - 4" Depth	Soil
3,675 S.F.	(Symbol)	Existing landscape to remain - As-is as required.	As-is



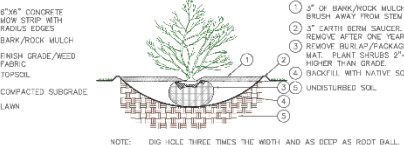
CONCRETE MOW STRIP



SHRUB PLANTING



DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING

Reeve & Associates, Inc.
LANDSCAPE ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

Clifton Place South PUD
Phases 1, 2, & 3
CITY OF NORTH SALT LAKE COUNTY, UTAH

Landscape Plan

Project Info:
 Designer: N. FULLER, PETERSON
 Reg. No. JANUARY 2006
 Name: CLIFTON PLACE SOUTH PUD
 Phases 1-3
 Number: 6440-33

12

14 Total Sheets



Preliminary Plan
Clifton Place South PUD
Elevations

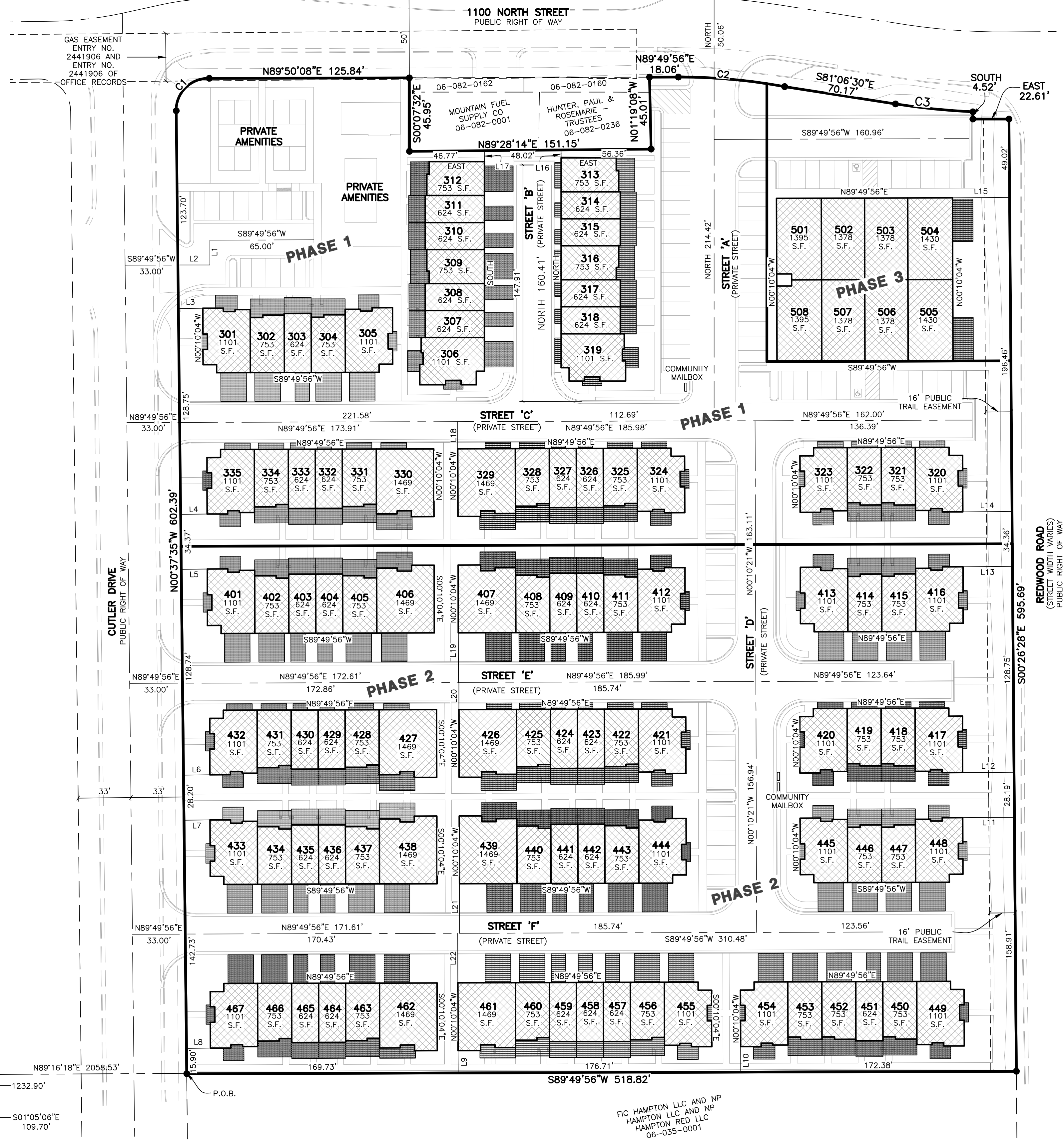


CLIFTON PLACE SOUTH PUD PHASES 1, 2 & 3

Preliminary Plat - 'Not to be Recorded'

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
THE CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
MARCH, 2026

CENTER OF SECTION 34,
TOWNSHIP 2 NORTH,
RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN,
U.S. SURVEY, FOUND NAIL
AND WASHER.



LINE TABLE

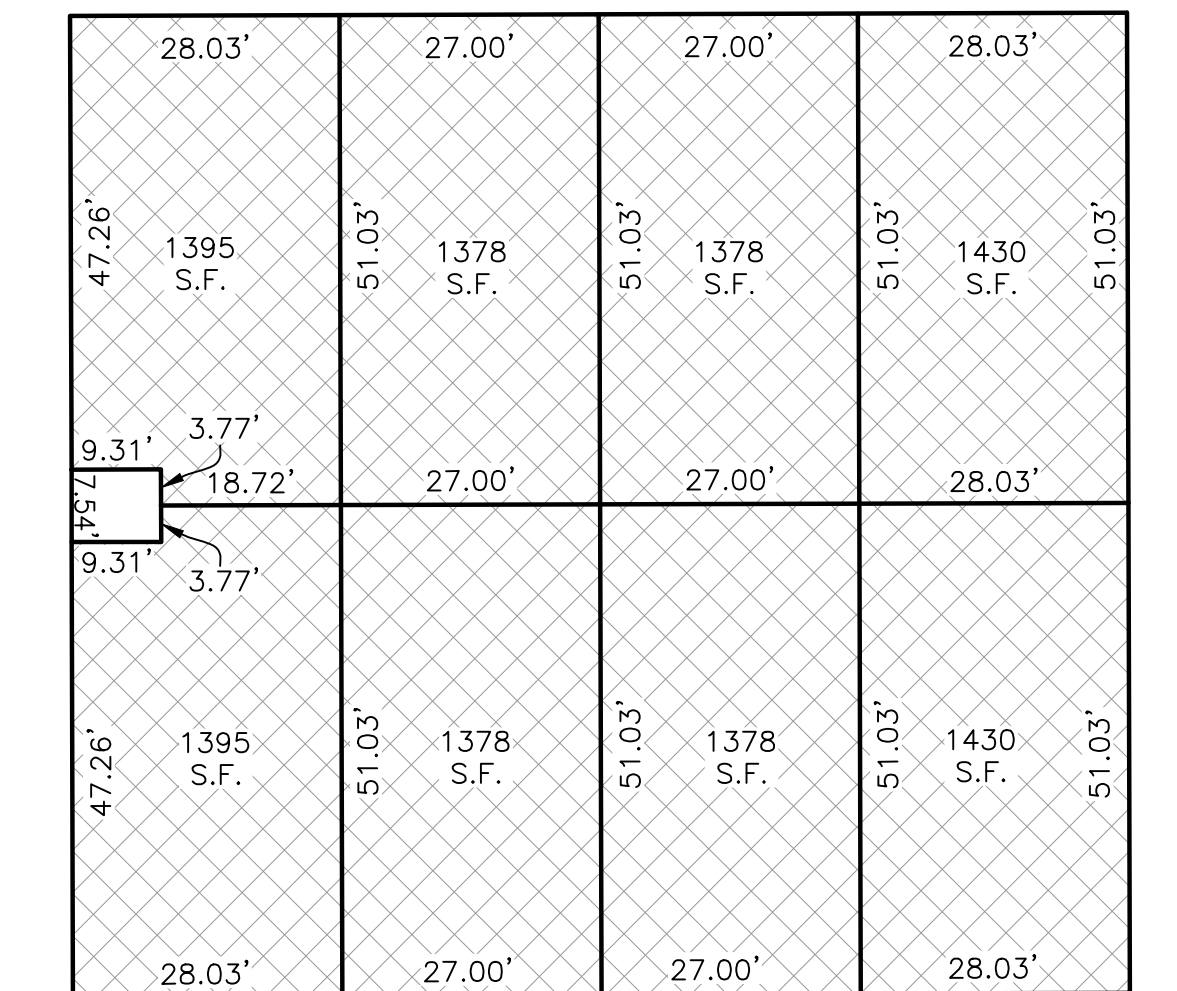
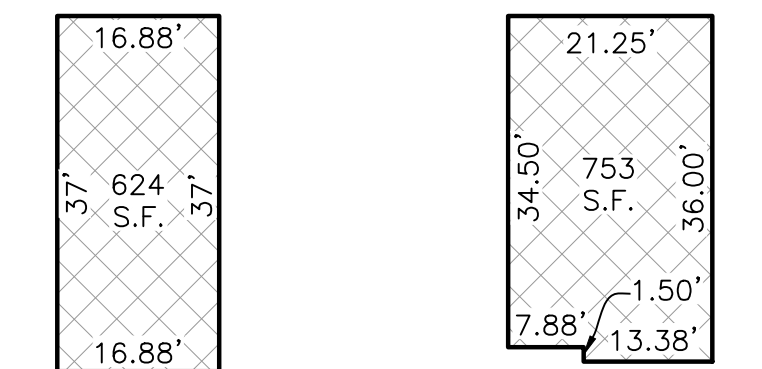
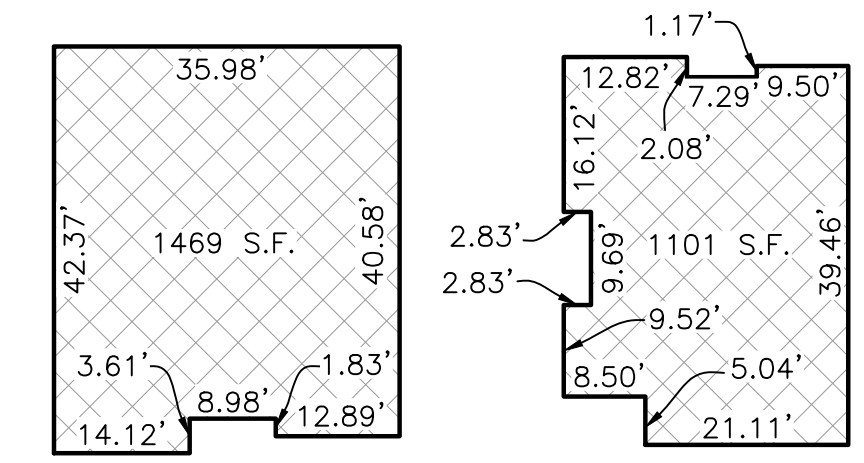
#	BEARING	DISTANCE
L1	S00°10'04"E	15.50'
L2	S89°49'56"W	20.03'
L3	N89°22'25"E	15.33'
L4	N89°22'25"E	16.60'
L5	N89°22'25"E	16.32'
L6	N89°22'25"E	16.54'
L7	N89°22'25"E	16.32'
L8	N89°22'25"E	15.00'
L9	N00°10'04"W	14.01'
L10	N00°10'04"W	15.01'
L11	S89°33'32"W	32.30'
L12	S89°33'32"W	32.17'
L13	S89°33'32"W	30.95'
L14	S89°33'32"W	30.79'
L15	S89°33'32"W	35.73'
L16	S00°31'46"E	4.97'
L17	S00°31'46"E	6.82'
L18	S00°10'04"E	17.00'
L19	N00°10'04"W	31.00'
L20	S00°10'04"E	17.00'
L21	N00°10'04"W	31.00'
L22	S00°10'04"E	31.00'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	20.00'	31.58'	28.40'	S44°35'50"W	90°26'55"
C2	360.62'	66.80'	66.70'	N84°51'40"W	10°36'48"
C3	450.00'	48.68'	48.66'	N84°12'27"W	6°11'53"

SOUTH QUARTER CORNER OF
SECTION 34, TOWNSHIP 2
NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN,
U.S. SURVEY, CALCULATED
NOT FOUND.

FOUND ALUMINUM
CAP WITNESS
MONUMENT

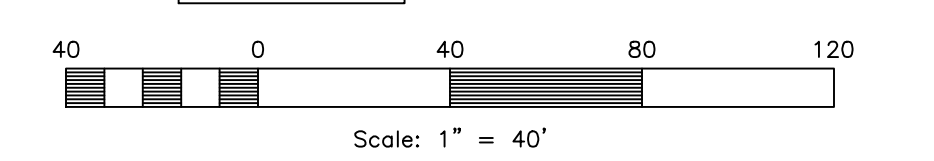


PRIVATE UNIT DETAILS

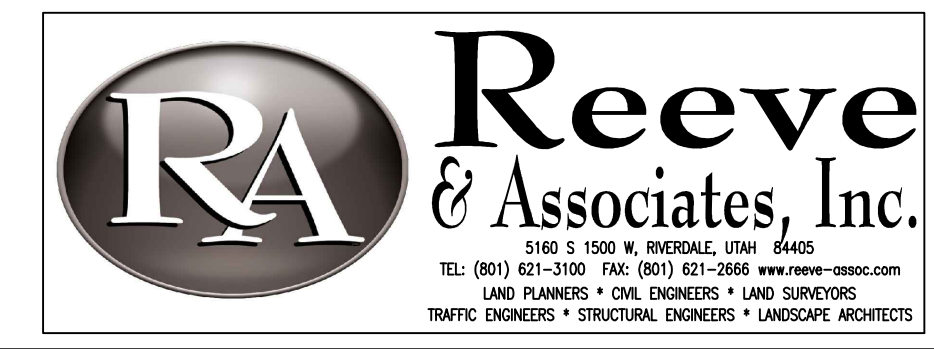
SCALE: 1"=20'

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = WITNESS CORNER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = PRIVATE UNITS
- = LIMITED COMMON AREA
- = COMMON AREA



PROJECT INFORMATION		DAVIS COUNTY RECORDER	
Designer: T. HATCH	Project Name: CLIFTON SOUTH PUD	ENTRY NO. _____	FEE PAID _____
Begin Date: 1-22-26	Number: 6440-33	AND RECORDED, _____ AT _____	IN BOOK _____ OF _____
	Scale: _____	THE OFFICIAL RECORDS, PAGE _____	
	Revision: _____	RECORDED FOR: _____	
	Checked: _____	DAVIS COUNTY RECORDER _____	DEPUTY, _____



ORDINANCE NO. 2026-02

AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 1095 NORTH REDWOOD ROAD WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM CG, GENERAL COMMERCIAL TO P, PLANNED DISTRICT BY DEVELOPMENT AGREEMENT

WHEREAS, the City of North Salt Lake has received an application from Brighton Homes Utah LLC. to amend the zoning for properties located generally at 1095 N Redwood Road from CG, General Commercial to P, Planned District; and

WHEREAS, the proposed zoning change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law and the City of North Salt Lake's ordinances to obtain public input regarding the proposed revisions to the Zoning Map; and

WHEREAS, the Planning Commission has made a recommendation to the City Council concerning the proposed zoning change as required by City Code and Utah Code; and

WHEREAS, the City Council has reviewed this application and finds that it is consistent with the comprehensive general plan, goals and policies of the City and that changed conditions make the proposed amendment reasonably necessary to carry out the purposes stated in Title 10, Land Use Ordinance; and

WHEREAS, The City of North Salt Lake approved Agreement 2024-11A, a Development Agreement for Clifton Place North PUD which anticipated an addendum to include this property as Clifton Place South PUD as part of the overall General Development Plan for Clifton Place PUD; and

WHEREAS, the City Council has reviewed Agreement 2026-09A, an addendum to the Original Development Agreement for Clifton Place and finds that the standards and regulations provided therein are in accordance with City Code, Title 10, Land Use Ordinance required for a Planned District;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North Salt Lake, Utah, as follows:

Section 1. Zoning Map Amendment. The City of North Salt Lake Zoning Map is hereby amended to change the zoning of approximately 7.212 acres of property located generally at 1095 North Redwood Road within the city limits of the City of North Salt Lake, and more particularly described in Exhibit A from CG, General Commercial to P, Planned District.

Section 2. Development Agreement. The City of North Salt Lake hereby approves the attached Agreement 2026-09A, a Development Agreement for Clifton Place South PUD pertaining to the development and regulations for said Clifton Place South PUD P District.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting and with execution of Agreement 2026-09A.

PASSED AND ADOPTED by the City Council of the City of North Salt Lake, Utah, this 7th day of April, 2026.

CITY OF NORTH SALT LAKE
By:

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Smoot _____
Council Member Van Langeveld _____

Certificate of Posting Ordinance:
I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2026-02 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this _____ day of _____, 2026.

Wendy Page, City Recorder

[Seal]

Property Description:

All property included in Davis County Parcel Identification numbers: 06-082-0236, 06-082-0116, 06-082-0154 and 06-082-0155 and containing approximately 7.212 acres.

Legal Description:

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CUTLER DRIVE, SAID POINT BEING 1493.39 FEET SOUTH 00°43'42" EAST ALONG THE SECTION LINE AND 2058.53 FEET NORTH 89°16'18" EAST FROM THE CENTER OF SAID SECTION 34; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°37'35" WEST 602.39 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90°26'55", A CHORD BEARING OF NORTH 44°35'50" EAST, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1100 NORTH STREET; THENCE NORTH 89°50'08" EAST 125.84 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; SOUTH 00°07'32" EAST 45.95 FEET; THENCE NORTH 89°28'14" EAST 151.15 FEET; THENCE NORTH 01°19'08" WEST 45.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°49'56" EAST 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10°36'48", A CHORD BEARING OF SOUTH 84°51'40" EAST, AND A CHORD LENGTH OF 66.70 FEET; (3) SOUTH 81°06'30" EAST 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06°11'53", A CHORD BEARING OF SOUTH 84°12'27" EAST, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE SOUTH 00°26'28" EAST 595.69 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°49'56" WEST 518.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 314,143 SQUARE FEET OR 7.212 ACRES.

AGR2026-09A
FIRST AMENDMENT AND ADDENDUM TO THE
DEVELOPMENT AGREEMENT FOR
CLIFTON PLACE NORTH PUD TO INCLUDE A SECOND PHASE,
CLIFTON PLACE SOUTH PUD
TO BE KNOWN COLLECTIVELY AS
CLIFTON PLACE PUD

RECITALS

This first amendment and addendum to the Clifton Place North PUD Development Agreement (“Addendum”) is made and entered into as of the ___ day of _____, 2026, (the “Effective Date”) having been approved by the City Council on April 7, 2026, by and between the **City of North Salt Lake**, a Utah municipal corporation (“City”), and **Clifton Townhomes NSL, LLC**, a Utah limited liability company (“Developer”). Henceforth to be known collectively as the Development Agreement for Clifton Place PUD to include both north and south phases of the development.

RECITALS

A. City and Developer are parties to that certain Development Agreement for Clifton Place North PUD dated September 9, 2024 (the “Original Agreement”).

B. The Original Agreement contemplates a second development area located south of 1100 North (the “Southern Property”) and anticipates the execution of a future addendum governing development of such property consisting of a maximum of 111 residential units and approximately 1.14 acres of commercial property.

C. As of the Effective Date hereof, Developer is the owner of the property described on **Exhibit “A-2”** (the “Southern Property”)

D. The development of the Property is governed by the City’s Title 10 Land Use and Title 13 Subdivision Ordinances (the “Code”). All Sections referenced contained herein shall refer to the Code.

E. Pursuant to Section 10-13-3 of the Code, the Developer has filed an application for and received approval by the City for the following:

- (1) a General Development Plan (the “General Development Plan”) for the Property(s) consisting of the Northern Property, known as Clifton Place North PUD (6.12 acres) and the Southern Property, known as Clifton Place South PUD (7.212 acres);
- (2) the re-zoning of the Property to Planned P District, (the “P District Zoning”) subject to the approval of an acceptable development agreement. This Agreement constitutes such acceptable development agreement.

F. The project to be developed upon the Southern Property pursuant to the General Development Plan is known as Clifton Place South PUD and is generally located at the southwest corner of Redwood Road and 1100 North intersection in the City of North Salt Lake (the “Project”)

G. Pursuant to the City’s Approval of the General Development Plan on the 19th day of July, 2022, the General Development Plan Amendment on May 21, 2024 for Clifton Place North PUD, and the General Development Plan Amendment on January 20, 2026 for Clifton Place South PUD, this Addendum shall govern the development of the Southern Property along with any amendments applicable to both the Northern and Southern Property related to the commercial components of the Project(s).

H. Developer has proceeded with the design of the Southern Property and desires to establish development standards applicable thereto, including certain refinements to setback and building separation requirements, consistent with the originally approved and subsequently amended General Development Plan and P District Zoning.

I. The Southern Property will consist of approximately 102 residential townhome units (2- and 3-story) and approximately 1.05 acres of commercial property which includes a multi-tenant commercial building of approximately 11,000 sq. ft. along with associated parking, landscaping, and private streets to be held in common and shared as detailed in this agreement and restrictive covenants for Clifton Place South PUD

J. Pursuant to section 10-13-2-D of the Code, exceptions to or modifications of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted. By this Agreement, the Parties desire to stipulate the required standards with respect to: land use; building size; layout; materials and architecture; landscaping; parking; signage size, placement, height, and design; lighting; fencing materials; and any other standards specified herein and included in the Project’s P District Zoning.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. Incorporation of Original Agreement. Except as expressly modified by this Addendum, all terms, conditions, exhibits and provisions of the Original Agreement shall remain in full force and effect and are hereby incorporated by reference. The Parties intend that this Addendum grants Developer vested rights consistent with those granted in the Original Agreement. Exhibits contained within the Original Agreement are listed as follows:

Exhibit A	Legal Description Clifton Place North
Exhibit B	General Development Plan (Original North and South)
Exhibit B-1	Amended General Development Plan Clifton Place North
Exhibit C	Site and Landscape Plan Clifton Place North

Exhibit D	Building and Land Use Standards Clifton Place North P District
Exhibit E	Architectural Standards for Clifton Place North P District
Exhibit F	Signage Design and Standards for Clifton Place North P District
Exhibit G	Phasing Plan (Clifton Place North)

2. Property Subject to Addendum. Except as expressly noted herein with respect to the development setbacks of the Clifton Place North PUD Commercial Area, this Addendum applies solely to the Southern Property as generally depicted in the General Development Plan for Clifton Place South PUD attached hereto as **Exhibit “B-2”**.

3. Development of Southern Property. Subject to the terms of this Addendum and the Original Agreement, the Project shall be developed by the Developer and/or Developer’s successors and assigns in accordance with all the requirements contained herein:

a. Notwithstanding anything in the Code to the contrary, the general layout, parking, fencing, and landscaping of the project shall be substantially in the form of **Exhibit “C-2”** of this Addendum and entitled “Site and Landscape Plan”.

b. Notwithstanding anything in the Code to the contrary, the land use standards included but not limited to, setbacks, building heights, uses, etc. for all structures developed within the Project (North and South) shall be as described in **Exhibit “D-2”**, which Exhibit shall replace **Exhibit “D”** from the Original Agreement.

c. Developer and City hereby agree that architectural standards should be applied to the development of all lots within the Project (North and South). These specific rules and standards are shown in **Exhibit “E”** of this Agreement and are hereby approved by the City for use in the Project and are entitled, “Architectural Standards for Clifton Place North and South”.

d. Developer and City hereby agree that signage and design standards should be applied to the development of all lots within the Project. These specific rules and standards are shown in **Exhibit “F”** of this Agreement and are hereby approved by the City for use in the Project and are entitled, “Signage Design & Standards for Clifton Place North”.

e. Phasing Plan. The Developer intends to construct the project in multiple phases, as mutually agreed upon and attached hereto and incorporated herein as **Exhibit “G-2.”** The phases may be platted, developed and constructed in any order.

f. Required Public Improvements. City agrees to coordinate with Developer the placement of conduits, chases and other piping required for the development of the project. The Developer agrees to construct all required public improvements, at its expense.

5. Individual ownership. Subject to the exception provided below, Developer shall record with the development restrictive covenants that preclude purchase of more than 3 residential units by any single entity or person.

45 East Center Street #103
North Salt Lake, Utah 84054

To the City: City of North Salt Lake
Attn: City Manager
10 East Center Street
North Salt Lake, Utah 84054

In the event that either of the Parties desires to change its address as shown above, such Party shall provide written notice to the other Party pursuant to the requirements of this Section 9.

10. Default. In the event either Party fails to perform its obligations hereunder or to comply with the terms thereof, within thirty (30) days after giving written notice of default and the failure of the defaulting Party to cure such default, or if the default is of a nature that it cannot be reasonably cured within 30 days, then to have diligently and in good faith commenced to cure such default, and the non-defaulting Party may, at its election, have the following remedies:

- a. All rights and remedies available in equity, including injunctive relief or specific performance, but shall have no claim for money damages.
- b. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.
- c. The right to draw upon any security posted or provided in connection with the Project and this Agreement.
- d. The right to terminate this Agreement.
- e. The rights and remedies set forth herein shall be cumulative.

11. Marketing and Sales. The Developer shall have the right to (a) place a sales trailer upon the Property and to operate its marketing and sales activities from such trailer, (b) use as a sales office up to 3 residential unit(s) in the Clifton Place South, and (c) post customary marketing and advertising signage upon the Property relating to the Project. If Developer chooses to place a sales trailer upon the property, it shall seek site plan approval from the City's Community Development Department. Placement of sales trailer shall comply with city code related to setbacks, parking and landscaping. In addition to the signage regulations contained in Exhibit "F", the Developer hereby agrees that it will abide by the City's signage ordinance related to temporary signage including, but not limited to the placement of signs in public rights-of-way.

12. Maintenance of Public Improvements. All improvements dedicated to the City shall be maintained by the City at such time as City Code indicates to at least the same level of service provided by the City to other similar public improvements.

13. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regularly approvals given by the City for the Property and/or the Project or any phase thereof containing the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties or understandings between the Parties which are not contained in this Agreement, regulatory approvals and related conditions.

14. Severability. The Parties hereto agree that the provisions hereto are severable. If any provision of this Agreement is held invalid, the remainder of this Agreement shall be effective and shall remain in full force and effect unless amended or modified by mutual consent of the Parties.

15. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

16. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any person or Parties other than the City. The Parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties have executed this Addendum by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

ATTEST:

CITY
CITY OF NORTH SALT LAKE

City Recorder

By: Brian Horrocks
Its: Mayor

IN WITNESS WHEREOF, the Parties have executed this Addendum by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

DEVELOPER

CLIFTON TOWNHOMES NSL, LLC

By: _____

Name: Nathan W. Pugsley

Title: Manager

EXHIBIT "A-2"
LEGAL DESCRIPTION
CLIFTON PLACE SOUTH

All property included in Davis County Parcel Identification numbers: 06-082-0236, 06-082-0116, 06-082-0154 and 06-082-0155 and containing approximately 7.212 acres.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CUTLER DRIVE, SAID POINT BEING 1493.39 FEET SOUTH 00°43'42" EAST ALONG THE SECTION LINE AND 2058.53 FEET NORTH 89°16'18" EAST FROM THE CENTER OF SAID SECTION 34; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°37'35" WEST 602.39 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90°26'55", A CHORD BEARING OF NORTH 44°35'50" EAST, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1100 NORTH STREET; THENCE NORTH 89°50'08" EAST 125.84 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; SOUTH 00°07'32" EAST 45.95 FEET; THENCE NORTH 89°28'14" EAST 151.15 FEET; THENCE NORTH 01°19'08" WEST 45.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°49'56" EAST 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10°36'48", A CHORD BEARING OF SOUTH 84°51'40" EAST, AND A CHORD LENGTH OF 66.70 FEET; (3) SOUTH 81°06'30" EAST 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06°11'53", A CHORD BEARING OF SOUTH 84°12'27" EAST, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE SOUTH 00°26'28" EAST 595.69 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°49'56" WEST 518.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 314,143 SQUARE FEET OR 7.212 ACRES.

EXHIBIT "C-2"
SITE AND LANDSCAPE PLAN

South Property



EXHIBIT “D-2”

BUILDING AND LAND USE STANDARDS FOR CLIFTON PLACE NORTH **AND SOUTH P DISTRICT**

SECTION 1: BUILDING STANDARDS

A. Purpose. This Exhibit outlines the standards pursuant to which Clifton Place North **and South** shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and **Title 13** Subdivision Ordinances.

B. Building Standards.

1. Lot Area:
 - i. Commercial. The minimum lot size shall be 0.5 acres (21,780 square feet).
 - ii. Residential. Due to the nature of the development, there shall be no minimum lot area.
2. Lot Width and Depth:
 - i. Commercial. The minimum width of any lot at the building setback line shall be seventy feet (70’). Flag lots are strictly prohibited.
 - ii. Residential. The minimum lot width and depth shall be as illustrated in Exhibit C, Site Plan.
3. Maximum Coverage Area:
 - i. Commercial. The maximum percentage of area covered by buildings shall be sixty-five percent (65%).
 - ii. Residential. The maximum coverage area shall be as illustrated in Exhibit “C”, Site Plan **from the original Development Agreement for Clifton Place North and as illustrated in Exhibit “C-2” for Clifton Place South.**
4. Maximum Height & Stories of Buildings:
 - i. Commercial & Residential. All structures adjacent to any public street shall have a base floor elevation of no less than six inches (6”) above the curb of the public street. Structures not adjacent to a public street shall follow natural grade with stepped foundations. No structure shall have a basement due water table conditions.
 - ii. Commercial. The maximum height for all commercial buildings shall be forty feet (40’) and no more than two (2) stories.
 - iii. Residential. The maximum height for all residential structures shall be forty feet (40’).
5. Front Yard Setbacks from Redwood Road property line:
 - i. Commercial. The minimum setback shall be twenty feet (20’) from the property line. The maximum setback shall be fifty-five feet (55’). Commercial buildings shall be oriented to the intersection corners and the street with direct pedestrian entrances and connections to the Redwood Road Trail or 1100 North sidewalk.
 - ii. Residential. The minimum setback shall be twenty-five feet (25’).**
6. Front Yard Setbacks from 1100 North **and Cutler Drive** property line:

- i. Commercial. The minimum setback shall be fifteen feet (15'). ~~The maximum setback shall be fifty five feet (55').~~
 - ii. Residential. The minimum setback shall be fifteen feet (15'). Front porches or awnings may extend into the setback distance of up to five feet (5').

- 7. Other property line setbacks:
 - i. Commercial. The minimum setback shall be fifteen feet (15').
 - ii. Residential. Where adjacent to the City Boundary, the setback shall be thirty feet (30') per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. Front porches or awnings may extend into the setback distance of up to five feet (5').
 - iii. Residential Adjacent to Commercial. The minimum setback shall be fifteen feet (15') from the dividing property line.
 - iv. Residential Perimeter. All residential units shall be setback from the perimeter boundary of the development a minimum of ~~fifteen fourteen~~ feet (~~1514'~~). Front porches or awnings may extend into the setback distance of up to five feet (5').
 - v. ~~Setback from Enbridge Gas Facility shall be a minimum of five feet (5').~~

- 8. Building Separation
 - i. Commercial. There shall be a minimum of twenty feet (20') between commercial buildings on the same lot.
 - ii. Residential (Front Facades). Structures that front a courtyard or other shared common open space must have a minimum building separation of ~~twenty-five four feet (2524')~~. Front porches, patios, awnings, or above-ground decks may extend into the separation distance of up to five feet (5').
 - iii. Residential (Rear Facades - Alley Loaded). Structures with alley loaded garages shall be setback from the private street right of way a minimum of four feet (4') at the ground level.
 - iv. Residential (Side Facades). Adjacent side building facades shall have a minimum separation distance of ~~fifteen thirteen feet (1513')~~. Adjacent side yards may be used for common open space, pedestrian circulation, or landscaping. Front porches or awnings may extend into the setback distance of up to five feet (5').

- 9. Development along Redwood Road:
 - i. The area behind the curb and gutter of Redwood Road shall include an area not less than twenty-four feet (24') wide containing improved and irrigated landscaping and an eight-foot (8') wide meandering asphalt multiuse trail. Within the twenty-four foot (24') area, street trees shall be planted in accordance with the requirements of the Community Forestry Code.

- 10. Fencing:
 - i. Materials. All fencing, with the exception of the 10 foot solid decorative all on the City Boundary, shall be constructed of a material and color that compliments the development such as composite, decorative metal with masonry piers, or a 2 rail split fence. Fences that are solid may not be vinyl.
 - ii. City Boundary on Northern Property. A ten foot (10') solid decorative wall shall be installed along the entire length of the City boundary with Woods Cross per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. The fence should

step down from ten feet (10') at the highest point to a maximum of three feet (3') tall within twenty feet (20') of a public street right of way.

- iii. Commercial & Residential. A six-foot (6') solid or opaque composite fence shall be installed along the lot lines separating commercial and residential uses. The fence shall be stepped down to a maximum of three feet (3') tall within twenty feet (20') of a public or private street right of way. The fence shall be a color that compliments the residential development.
- iv. Commercial. No fence over four feet (4') tall shall be erected along Redwood Road. Such a fence shall be at least seventy-five percent (75%) or more open.
- v. Residential – 1100 North. No fence shall be erected along the 1100 North property line other than the existing split rail fence in the park strip.
- vi. Redwood Road. A six foot (6') decorative metal fence shall be constructed where residential uses are adjacent to Redwood Road.
- vii. Residential – 1100 North and Cutler Drive. No fence over four feet (4') tall shall be erected along Redwood Road or Cutler Drive. Such a fence shall be at least seventy-five percent (75%) or more open and constructed of a material that compliments the entire development such as composite, decorative metal with masonry piers, or a 2 rail split fence.
- viii. Residential – Internal. Fences attached to or adjacent to structures shall be at least fifty percent (50%) or more open and no taller than three feet (3'). All other internal fencing in the limited common areas shall be placed in accordance with the approved general development plan, including units fronting 1100 North when attached to the primary structure.
- ix. Pool and sports courts. The pool fencing shall be constructed of decorative metal with a maximum height of eight feet (8'). The sports courts shall be enclosed with black vinyl wrapped chain link with a maximum height of ten feet (10').

11. Commercial parking shall comply with the applicable city code based upon use at the time of construction or future change of occupancy. See Exhibit E, Architectural Standards, for parking layout and location.

12. Residential parking shall be provided in accordance with the following standards:

Clifton Place North PUD

	Drive Spaces	Garage Spaces	Guest Spaces	Total
Clifton North - Units With Driveways				
2br	12	12		24
3br	21	42		84
4br	4	8		16
Units Without Driveways				
2br	12	0	12	12
3br	12	0	24	40
4br	7	0	14	14
Guest Spaces			38	38
Total units:	68		Total Parking	212
			Parking Ratio:	3.11

Clifton Place South PUD

		Drive Spaces	Garage Spaces	Guest Spaces	Total
South Side - Units With Driveways					
2br	19	19	38		57
3br	38	76	76		152
4br	6	12	12		24
Unites Without Driveways					
2br	12	0	24		24
3br	23	0	46		46
4br	4	0	8		8
Residential Guest				34	34
Shared Comm.				18	18
Total units:	102			Res. Parking	363
				Parking Ratio:	3.6
Other Comm.	55	(18 shared)		(not shared)	37
				Total Site	400

13. Dumpster and Refuse Containers:

- i. Commercial. Any dumpster or refuse container on a commercial lot shall be screened from any public right of way and located a minimum of fifteen feet (15') from any residential lot line. More information is in Exhibit E, Architectural Standards.
- ii. Residential. Individual unit refuse containers shall be provided and storage of said containers defined in adopted development covenants. **Garbage pick up locations shall be provided on the adjacent thru street for all residential units located on stub streets. The Home Owners Association via the approved CCRs shall ensure that residents are aware of the assigned pick up locations and rules regarding removal and storage of containers after the containers have been emptied by the City.**

SECTION 2: LAND USE

A. Permitted Residential Uses.

1. Multi-family residential dwellings:
 - i. Home occupations as regulated by applicable City Code.
 - ii. Residential accessory structures (recreational facilities and appurtenant structures, mail kiosks, facility maintenance storage).
2. Residential Amenities.
 - i. Residential and community amenities shall be provided as generally depicted in the General Development Plan which includes, but is not limited to, a tot lot, **a swimming pool with associated bathrooms/changing rooms, pickleball/sports courts, and outdoor gathering spaces or dog park area.**

B. Commercial Uses.

The following uses shall be classified as permitted, conditionally permitted, or prohibited upon the subject lots. Additional uses not hereby listed may be considered upon request to modify this agreement and as mutually agreed upon by the Parties.

GENERAL CATEGORIES OF PERMITTED USES – CLIFTON PLACE (List is not intended to be all inclusive of possible uses)
Car Wash
Daycares
Entertainment or Recreation
Financial Services (bank or credit union)
Gas Stations/Convenience Stores (limited to service for passenger vehicles only)
General Office
General Retail
Hardware Stores
Medical Offices
Micromobility (scooters/electric bikes)
Neighborhood Retail
Personal and Professional Services
Restaurants (see standards for drive thru)
Seasonal Temporary Uses as an Accessory Use (fireworks, mobile food & beverage, Christmas trees, etc.)
GENERAL CATEGORIES OF CONDITIONAL USES
Special Events as an Accessory Use (Carnival, Craft Fair, Farmer’s Market, Festival, Fundraisers, Mobile Food Truck Fair, etc.)
GENERAL CATEGORIES OF PROHIBITED USES
Automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops)
Manufacturing
Nonstore Retailers
Outdoor Storage
Pawnshops, title loan, quick loan, or other payday loan or check cashing services.
Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)
Self-Storage Rentals
Sexually Oriented Businesses
Support Activities for Transportation
Tobacco Specialty Stores
Warehousing and Storage Facilities
Wholesale Trade

C. Supplemental Design Standards:

1. Car washes. Car washes are subject to the submission of a site plan conforming to the following design standards and a statement agreeing to the performance of those standards.
 - a. Building and vacuum areas shall be setback a minimum of fifty feet (50’) from any lot line adjacent to residential use. Vacuum areas shall not be placed on the street side of the lot, but shall

be shielded by a car wash building or other acceptable screen as determined by the Planning Commission during a site plan review process.

- b. An eight-foot (8') decorative wall and a fifteen-foot (15') wide planting strip shall be installed and maintained along the property line adjacent to residential use.
- c. Vacuum areas shall be provided with carports covering designed of high quality materials and of similar architectural style to the primary structure.
- d. The exit for a car wash shall face Redwood Road.

2. Gas Stations

- a. Canopy must not exceed a height of twenty feet (20') and must be subordinate to the primary building in height, mass, and scale.
- b. A safe pedestrian route between the fueling area and the primary building must be provided and adequately marked with signage and painting.
- c. The canopy support structures shall match the principal building, in architectural elements and materials including decorative cladding.
- d. Canopies may not exceed a maximum length or width of fifty feet (50') without a change in roof height or variation of a minimum of two feet (2').
- e. Signage shall be limited to fifteen percent (15%) of the available wall area of the canopy.
- f. The sides (fascia) of the canopy should extend below the lens of lighting fixtures twelve inches (12") to block the direct view of the light sources and lenses from property line.
- g. Lights shall not be mounted on the top or sides (fascia) of the canopy, and the sides (fascia) should not be illuminated other than backlit signage that is architecturally integrated into the canopy.

3. Drive through

- a. Canopies shall be attached to or integrated with the primary structure adjacent to all service windows.
- b. Canopies or awnings shall be provided and incorporated into the design for those areas where vehicles are standing for the purpose of placing orders at menu boards.
- c. Stacking
 - i. A minimum of eighty feet (80') for a single stacking lane or forty feet (40') per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.
 - ii. Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation; and
 - iii. All stacking lanes must be clearly identified, using means such as striping, landscaping, and signs.
 - iv. Circulation. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and
 - v. A traffic, circulation, and parking study addressing both on site and off site traffic and circulation impacts may be required as part of a permit application for a drive-through facility. In the event that the study determines that the proposed use requires additional parking or increased stacking requirements for drive-through facilities, the Planning Commission may require additional parking or stacking area as a condition of site plan approval.

d. Screening

- i. Drive-through windows must be located behind and screened by the principal building, unless the Planning Commission determines that suitable landscape or other visual screening has been provided to screen from Redwood Road or 1100 North.
- ii. Menu boards shall not be visible from a public right of way and shall be located at the rear or side of the building and not adjacent to Redwood Road or 1100 North frontage, unless screened by landscaping or other mechanisms to reduce visibility from the public ROW.

EXHIBIT “E-2”

**ARCHITECTURAL STANDARDS FOR
CLIFTON PLACE NORTH **AND SOUTH** P DISTRICT**

The Architectural Rules and Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in the Clifton Place development and for maintaining an orderly construction environment. These guidelines will be used by the Declarant in conjunction with the Declaration of Covenants, Conditions, Restrictions, and Easements (Declaration), and any undefined terms shall have the same meaning as contained therein.

SECTION 1: Residential Design Standards:

A. Exterior Elevations.

1. All exterior residential elevations shall be consistent with the general scheme and design as depicted below and as approved in the General Development Plan for Clifton Place North **and South, as amended**. In order to create a cohesive architectural theme, the following designs shall

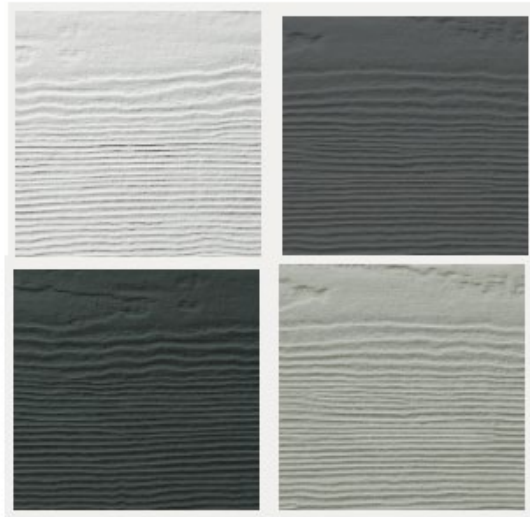


be utilized:



B. Exterior Finishes and Colors.

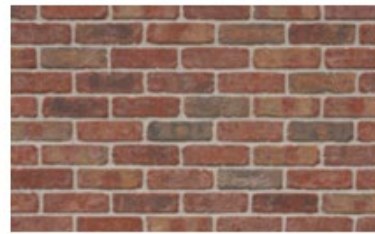
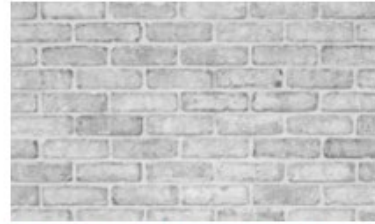
1. Materials and Colors. Exterior materials shall consist of brick, stucco, and fiber cement board. The colors and materials to be used in the construction of all townhomes and commercial buildings shall consider the residential finishes in their design. Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color pallet.



Fiber Cement Board



Doors, Railing, and Fencing



Brick



Shingles

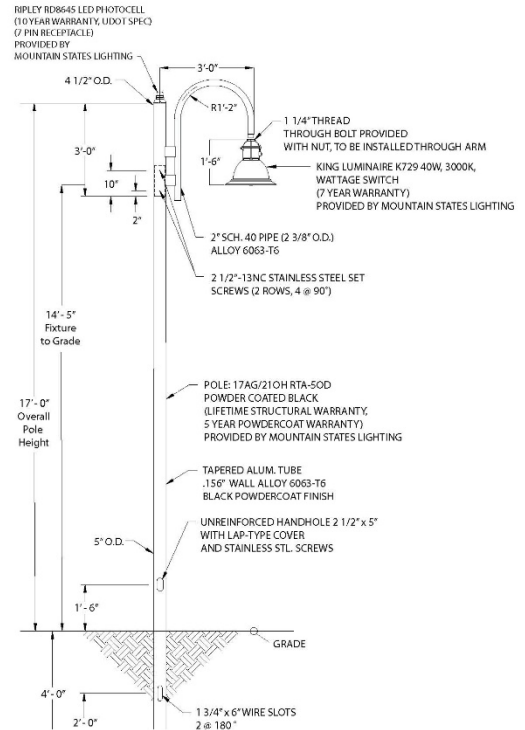


Stucco

C. Lamp Posts, Building Lighting.

1. Exterior Lighting. All exterior lighting is to match what exists or be compliant with the City Engineering Standards.
2. Interior Lighting. All interior and building lighting shall be of similar quality and design to the City's Residential Standard (**Figure E-C1**).
3. Developer will submit a lighting plan detailing the location of the proposed lamp posts. Street light locations are depicted on the Utility Plan Sheet of the approved Civil Construction Drawings.
4. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

Figure E-1



D. Mailboxes.

1. Mailbox clusters, with mailboxes and newspaper receptacles will be provided by the Developer based on the requirements and approval of the U.S. Postal Service. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

E. Landscaping.

1. The park strip landscaping along 1100 North is maintained by the Foxboro North Homeowner's Association by agreement with the City. Said landscaping agreement shall only be modified upon the mutual agreement of the City, the Developer, and the Foxboro North HOA. The Developer or their successor shall not remove, damage or otherwise change said park strip landscaping without the consent of the Foxboro North HOA and the City. Any landscaping changes shall preserve the quality of the existing landscaping.
2. Landscaping and irrigation shall be planned for and installed in compliance with the approved landscaping plan and the adopted landscaping code and standards at the time of installation.

SECTION 2: Commercial Design Standards:

A. Exterior Elevations.

1. All exterior commercial elevations shall be consistent with the general scheme and design as depicted in the residential elevations and as approved in the General Development Plan for Clifton Place North **and South**.

2. Architecture should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale.
3. All building components such as windows, doors, eaves, soffits, and parapets shall have good proportions that relate to the facade of the building and shall relate well with one another.
4. All sides of a building shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.). No building shall have blank, flat walls.
5. Buildings should have visually interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale relative to their surroundings.
6. Entrances must be well defined from access drives, parking areas, Redwood Road trail, and 1100 North sidewalk.
7. Long and monotonous walls shall be avoided. Large uninterrupted expanses of a single material are prohibited. Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors, and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed fifty horizontal feet (50').
8. Each façade shall have a change in cladding material or surface plane or other building material treatments, colors, and textures that visually interrupt the vertical wall plane.
9. Long and monotonous roof planes shall be avoided. All facades shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each fifty linear feet (50') of facade length.

B. Building Materials/Colors.

1. Primary building materials shall be limited to no more than four types of materials per building. The use of stucco/EIFS shall be limited to vertically sloped architectural accent elements only and shall be limited to no more than 20% of each exterior building elevation.
2. Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments.
3. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals excepted).
4. The use of metal siding exclusively on any building (including accessory) is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
5. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.
6. Brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials. Use of brick veneer shall require the use of L-shaped corner brick veneers which mimic the appearance of full-size brick.
7. The percentage of high quality materials to be used on a building's exterior walls (i.e. brick, quarried stone [i.e. granite, etc.], glass and pre cast concrete) shall be at least 80%.
8. Preferred building materials shall include but are not necessarily limited to the following

materials.

- a. Quarried stone (i.e. granite, etc.),
 - b. Cultured Stone,
 - c. Brick,
 - d. Composite siding (i.e. HardiPlank),
 - e. Architectural concrete (with recessed panels and reveal lines),
 - f. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc),
 - g. Architectural metals & standing seam metal roofing,
 - h. Metal walls (insulated architectural metal panels) (i.e. aluco bond),
9. Preferred Accent Materials
- a. Precast concrete accents,
 - b. Stucco (EIFS) as an accent material (not a major building component). Limited amounts of stucco may be considered for vertical surfaces only, if the quality of the design merits such consideration.
 - c. Glass accents
10. Prohibited Materials
- a. Plain, grey, flat faced CMU block (allowed as an accent only, not as a total wall treatment),
 - b. Metal walls (unless it is an insulated architectural metal panel such as aluco bond),
 - c. Stucco (EIFS), wood or glass, as more than an accent.
11. Other Materials: If any other materials are proposed to be used, these materials will require further review, justification, and approval by the Planning Commission.

C. Grading.

1. Buildings shall be designed to create pedestrian access from walkways, parking areas, etc.
2. Buildings shall be designed to relate to existing grade conditions with a minimum of grading and exposed foundation walls.
3. An inviting and stable appearance for walking shall be provided.
4. Modification to the existing topography will be permitted where and to the extent that it contributes to good design.

D. Landscape and Streetscape.

1. If disturbed for driveway access, the existing landscaping along 1100 North shall be replaced to the same or better quality as existing. The park strip landscaping along 1100 North is maintained by the Foxboro North Homeowner's Association by agreement with the City. Said landscaping agreement shall only be modified upon the mutual agreement of the City, the Developer, and the Foxboro North HOA. The Developer or their successor shall not remove, damage or otherwise change said park strip landscaping without the consent of the Foxboro North HOA and the City. Any landscaping changes shall preserve the quality of the existing landscaping.
2. Landscaping and irrigation shall be planned for and installed in compliance with the adopted landscaping code and standards at the time of installation.

3. A unity of the design of an overall development plan shall be achieved by the repetition of certain plant varieties, colors, and materials to tie the overall development together.
4. All development landscape plans shall include a combination of evergreen trees in addition to deciduous trees to achieve diverse landscaping during winter months when there are no leaves on the trees.
5. All landscaping shall preserve and generally enhance desirable natural features, (i.e. topography, waterways, vegetation, etc.), enhance architectural features of the building, strengthen vistas, and provide shade for the project as well as its customers and employees.
6. Landscaping around the base of the building is recommended to soften the edge between the parking lot and building and also to discourage graffiti.
7. Changes in building elevation or berming at the edge of the building in conjunction with landscaping shall be used to reduce structure mass and height along street facades.
8. Concrete mow strips or metal edging are recommended between turf and shrub or ground cover areas.

E. Site Layout, Setbacks, Proportion and Placement.

1. An entrance shall face the primary street with other entrances to the side or rear to allow access to available parking. Entrances shall be designed with one or more of the following:
 - a. Canopy, overhang, or arch above the entrance (columns & pillars),
 - b. Recesses or projections in the building facade surrounding the entrance,
 - c. Peaked roof or raised parapet structures over the door,
 - d. Display windows surrounding the entrance.

F. Awnings & Canopies.

1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and may be allowed over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
2. Awnings or canopies shall project no less than four feet (4') from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements. Such shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.
5. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.

G. Parking Areas.

1. Parking areas should be looked at as three dimensional outdoor spaces with horizontal and vertical elements and not as a flat sheet of asphalt or concrete. Such elements may include:
 - a. Parking lot planters and tree wells to provide horizontal and vertical relief
 - b. Landscaped walkways
 - c. Lighting structures
2. On-site parking shall be located primarily to the sides or rear of the building. Variations must be approved by the Planning Commission.
3. The location of parking shall be determined not only from its visual relationship to the building and site but also as it relates to safe and convenient pedestrian and vehicular circulation patterns.
4. Landscaping shall be required within the parking lots in accordance with City Code.
5. Planters within parking areas shall be landscaped with trees, upright shrubs, ground covers, and bark mulch. Sod/lawn is not an acceptable landscape material in parking lot planters.
6. The use of shared parking with adjacent sites is encouraged.

H. Trash Area Screening.

1. All trash dumpsters shall be provided with solid enclosures.
2. Enclosure material for the above uses shall be composed of six foot (6') high solid masonry or decorative precast concrete walls with opaque gates and self latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are not acceptable.

I. Utility Boxes and Pedestals.

1. Appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals. Landscaping shall comply with utility company standards.
2. Utility boxes and pedestals (including but not limited to transformers, switch gear, phone, and cable tv pedestals) shall be placed such that they do not block required visibility triangles at street intersections and driveways. Care shall be taken to ensure that utility boxes are not located in planned locations for sidewalks, trails, or other pedestrian ways.
3. All utility boxes and pedestals shall also be screened from view by means of vegetation and/or enclosures that blend with the associated development. These standards shall be applied to all public rights-of-way and pedestrian areas that are adjacent to the development.
4. The developer is responsible to work with the utility companies to coordinate locations of utility boxes and pedestals according to the provisions listed above.

J. Site/Building Lighting.

1. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.
2. Exterior lighting shall be limited to those areas needed for safety & security purposes only.
3. The use of color corrected high pressure sodium (white light) as the primary light source on site is highly encouraged.

K. National Tenant/National Franchise Architecture.

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these Design Standards. Building architecture that does not comply will not be approved.
2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states, where available.

L. Gas Stations, Gas Island Canopies, Car Wash Canopies and Related Facilities.

1. All building materials and designs shall be consistent with the general standards for commercial businesses.
2. All structures on the site (including kiosks, car wash buildings, gas pump islands) shall be architecturally consistent with the main structure, including roof design (i.e. sloping roof or cornice treatments).
3. All building elevations shall be architecturally detailed to avoid the appearance of the "back of the building" and should contribute a positive presence to the streetscape.
4. Gas island or vacuum canopies shall be built of the same high quality materials as the convenience store associated with the gas island. These structures shall be designed to create architectural harmony with the primary structure on the site.
5. Gas island canopy structural columns shall be covered with the same brick or architectural materials as the associated building.

EXHIBIT “F-2”

SIGNAGE DESIGN AND STANDARDS FOR CLIFTON PLACE NORTH AND SOUTH P DISTRICT

Signage Material and Style:

All signage shall be designed with consistent design elements, such as base material, height, and lettering style to create visual continuity and add quality to the development in an architectural style that compliments the primary building(s) facades(s). Signs shall utilize one or more of the following complimentary materials or elements as a primary feature to create visual continuity:

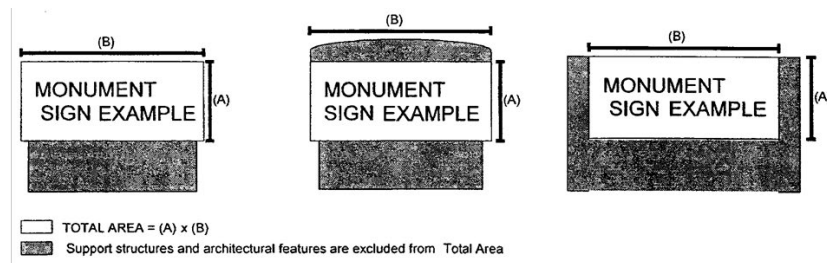
1. Stone;
2. Brick;
3. Color tinted and textured concrete masonry;
4. Metal or iron detailing; and/or
5. Other similarly high-quality materials utilized on the primary structures in the development.

Signage Standards:

A. Commercial Signage.

1. All freestanding signs shall be attached to the ground with a base whose width and length are at least as wide as the bottom edge of the sign face.
2. Monument Signs:
 - i. One monument sign shall be permitted per frontage on each commercial lot.
 - ii. Signs shall not be placed where they obscure important architectural features such as entrances, display windows, or decorative elements when viewed from the public right-of-way;
 - iii. Maximum height of twelve feet (12’).
 - iv. Maximum sign face (per side) of sixty (60) square feet.
 - v. Maximum electronic message area shall not exceed 50% of the sign face and shall be in conformance with adopted sign code regarding electronic message signs.
 - vi. No sign shall be located within the clearview area of a driveway or intersection as defined by City Code.
 - vii. Examples of appropriate monument signs are illustrated in **Figure F-A1**.

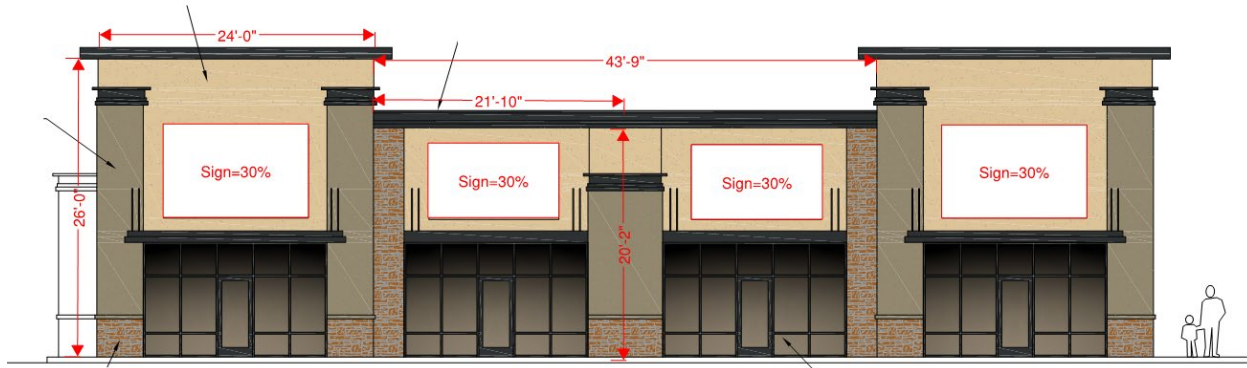
Figure



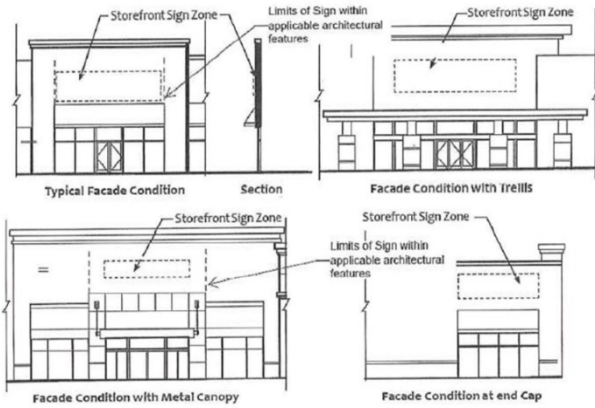
B. Wall Signs.

1. Each storefront shall be permitted one wall sign per façade with a public entrance and must meet the following criteria:
 - i. Maximum sign shall be thirty percent (30%) of the available wall as illustrated in **Figure F-B1**.
 - ii. Signs shall be placed on the building façade to be scaled appropriately with the façade width and height and not to conflict with the architectural design features of the building as shown in **Figure F-B2**.
 - iii. Examples of appropriate design for wall signs are illustrated in **Figure F-B3**.
 - iv. Buildings with rear facades fronting Redwood Road and end cap units are permitted the following (illustrated in **Figure F-B4**):
 1. One rear wall sign with a maximum size of ten percent (10%) of the available wall or forty five (45) square feet, whichever is smaller.
 2. One side wall sign for end cap units with a maximum size of ten percent (10%) of the available wall or sixty (60) square feet, whichever is smaller,
 3. Signs shall be scaled appropriately with the façade width and height and not conflict with the architectural design features of the building;
 4. No part of the sign or the sign structure shall project above the roof structure;
 5. The maximum height for individual lettering shall be twenty four inches (24”) ;
 6. No electronic message boards or wall signs shall be permitted;

Figure



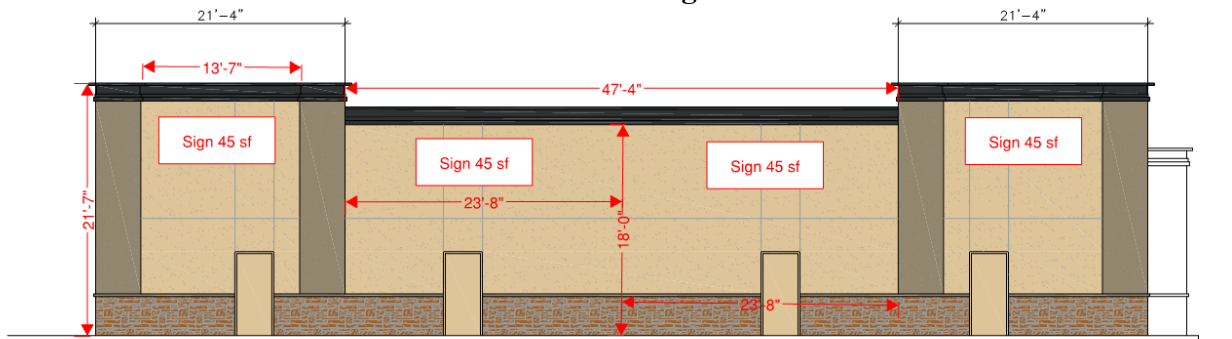
Figure



Figure



Figure



C. Window Signs.

1. Window signs are allowed for ground floor windows only. They shall not be located to block clear view of exits or entrances or to create a safety hazard. Window signs shall not disrupt the employee visibility to the parking area or of law enforcement personnel into the business. The following shall also apply:
 - i. Window signs shall not cover more than fifty percent (50%) of any single window, nor more than thirty (30%) of the entire surface area of a group of windows on each building façade.
 - ii. Window signs and permanent wall signs combined shall not exceed thirty (30%) of the exterior wall area of the tenant.
 - iii. Properties subject to sale, lease, or rent may be allowed to have a window sign up to one hundred (100) square feet regardless of permanent wall signage.

D. Menu Boards.

1. Menu boards shall be allowed for drive-thru businesses with the following regulations:
 - i. Maximum height of eight feet (8').
 - ii. Maximum size of sixty four (64) square feet, per face.
 - iii. Menu boards may not be placed in any landscaped area directly adjacent to a public right-of-way.
 - iv. Menu boards are prohibited within the front setback of Redwood Road.

E. Prohibited Signs.

1. Pole/Pylon Signs
2. Permanent signs that are designed to rotate or move by any means.
3. Signs on mounted trailers.
4. Signs with exposed braces and guy wires.
5. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
6. Signs with changeable copy.
7. Flags or banners, balloons, or inflatable signs.
8. Temporary yard vinyl or plastic yard signs typically installed by hand with wires as shown below.
9. Any signs located within public rights of way.
10. Examples of prohibited signs:



F. Residential Signage.

1. Residential identification signs shall be limited to no more than one (1) per entrance.
2. No residential identification sign shall be permitted adjacent to Redwood Road;
3. Signs shall only display the name, logo, and address of the development;
4. Residential identification signs shall not exceed a height of seven feet (7') and a total size of one hundred (100) square feet of sign area;
5. Signs located at entrances must be set back a minimum of five feet (5') from the property line and shall not be placed within the clear view area of any driveway;
6. One temporary sign is allowed for sale, lease, or rent of residential property per street frontage and is limited to no greater than forty-five (45) square feet for a period of time not to exceed one (1) year from the issuance of the certificate of occupancy for the final unit.

EXHIBIT "G-2"
PHASING PLAN CLIFTON PLACE SOUTH PUD



EXHIBIT “H-2”
MEMORANDUM OF AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054

AGR2024-11A

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (“Memorandum”) is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the “City,” and **CLIFTON TONWHOMES NSL LLC, a UTAH LIMITED LIABILITY company**, whose address is _____ (“Developer”).

Developer and the City have entered into that certain “Development Agreement” for “Clifton Place South PUD”, dated _____ (referred to herein as the “Agreement”) regarding the real property to be known as the Clifton Place South PUD development and more particularly described on the attached **Schedule “A”** (the “Property”). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder’s Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

CITY
ATTEST:

CITY OF NORTH SALT LAKE

City Recorder

By: _____
By: Brian Horrocks
Its: Mayor

State of Utah)
 ss.
County of Davis)

This instrument was acknowledged before me on _____, 2026, by
_____ as _____ of City of North Salt Lake, a Utah municipal
corporation.

[Seal]

NOTARY PUBLIC

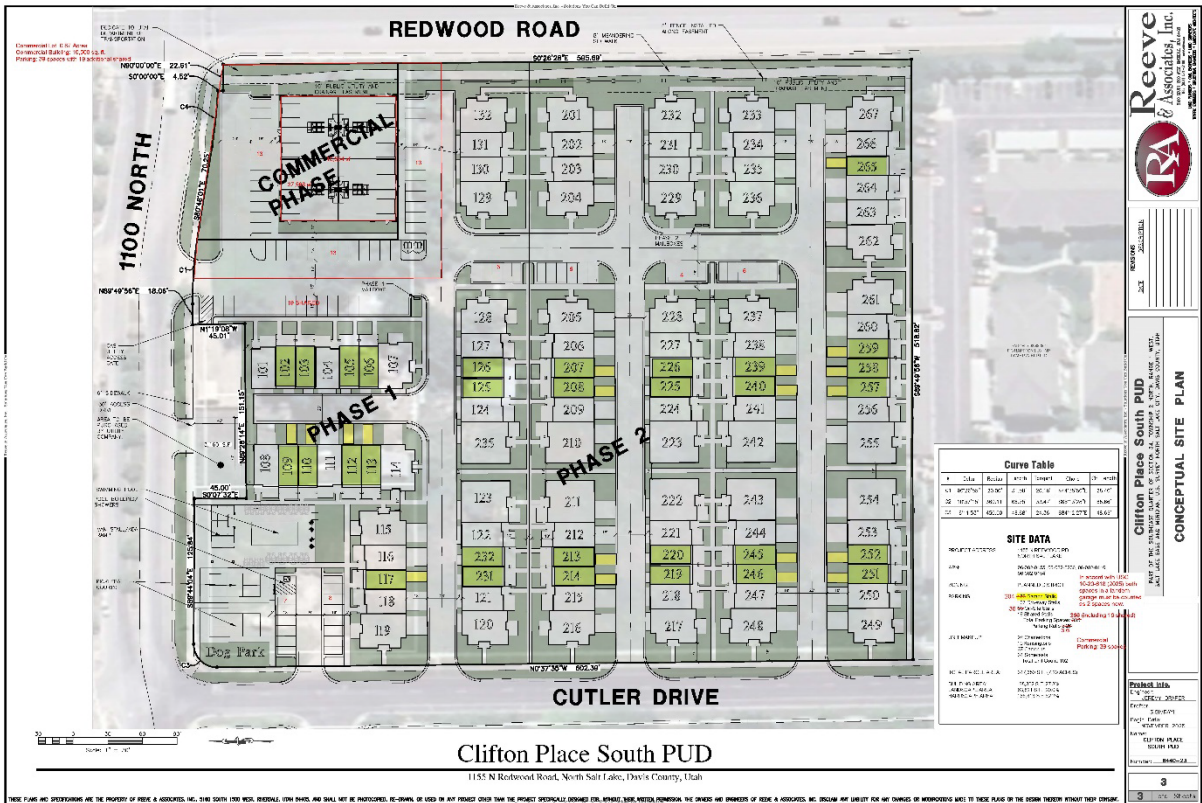
My Commission Expires: _____

“DEVELOPER”

By: _____

Title: _____

State of Utah



)
 SS.
 County of Davis)

This instrument was acknowledged before me on _____, 2026, by _____
 as _____ of _____, a
 Utah Limited Liability company.

[Seal]

 NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A-2"
LEGAL DESCRIPTION
CLIFTON PLACE SOUTH

All property included in Davis County Parcel Identification numbers: 06-082-0236, 06-082-0116, 06-082-0154 and 06-082-0155 and containing approximately 7.212 acres.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CUTLER DRIVE, SAID POINT BEING 1493.39 FEET SOUTH 00°43'42" EAST ALONG THE SECTION LINE AND 2058.53 FEET NORTH 89°16'18" EAST FROM THE CENTER OF SAID SECTION 34; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°37'35" WEST 602.39 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90°26'55", A CHORD BEARING OF NORTH 44°35'50" EAST, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1100 NORTH STREET; THENCE NORTH 89°50'08" EAST 125.84 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; SOUTH 00°07'32" EAST 45.95 FEET; THENCE NORTH 89°28'14" EAST 151.15 FEET; THENCE NORTH 01°19'08" WEST 45.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°49'56" EAST 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10°36'48", A CHORD BEARING OF SOUTH 84°51'40" EAST, AND A CHORD LENGTH OF 66.70 FEET; (3) SOUTH 81°06'30" EAST 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06°11'53", A CHORD BEARING OF SOUTH 84°12'27" EAST, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE SOUTH 00°26'28" EAST 595.69 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°49'56" WEST 518.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 314,143 SQUARE FEET OR 7.212 ACRES.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Heidi Voordeckers, Finance Director

DATE: April 7, 2026

SUBJECT: Resolution 2026-15R: A resolution approving and adopting amendments to the Fiscal Year 2025-2026 budget for the Capital Projects Fund and Roadway Capital Fund.

RECOMMENDATION

Staff recommends the City Council approve Resolution 2026-15R, authorizing amendments to the fiscal year 2025-2026 Budget.

BACKGROUND

Pursuant UCA 10-6-127 and 10-6-128, municipal budgets may be modified by resolution of the City Council up until the final day of the fiscal year. Amendments incorporating increases in expenditures require that a public hearing be held prior to resolution adoption. All budget appropriations lapse at the end of the fiscal year, except for any remaining appropriations for Capital Projects, which may be transferred to the new budget year without a public hearing.

SUMMARY

The City has a need to amend the current fiscal year budget to fund Landscaping Improvements along Eagle Ridge Drive. The amendment proposes an allocation of cash reserves from the Capital Projects Fund in the amount of \$325,000, which would be transferred to the Roadway Capital Projects fund to complete the project.

PROPOSED MOTION

I move that the City Council approve Resolution 2026-15R: A resolution approving and adopting amendments to the fiscal year 2025-2026 Capital Projects Fund and Roadway Capital Fund Budgets.

Attachments: Resolution 2026-15R
Resolution 2026-15R, Exhibit A

RESOLUTION NO. 2026-15R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NORTH SALT LAKE APPROVING AND ADOPTING
AMENDMENTS TO THE FISCAL YEAR 2025~2026 CAPITAL
PROJECTS FUND AND ROADWAY CAPITAL FUND BUDGETS**

WHEREAS, the City of North Salt Lake has considered the adoption of an amendment to increase the 2025~2026 budget for the Capital Projects Fund and the Roadway Capital Fund and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

WHEREAS, a public hearing was properly noticed and held on Tuesday, April 7, 2026 for public comment concerning the adoption of said budget amendments; and

WHEREAS, such action is authorized by statute.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Salt Lake, Utah that the amendments as set forth in Exhibit “A” which is attached hereto and incorporated herein by this reference, are hereby authorized and approved.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 7th day of April, 2026.

CITY OF NORTH SALT LAKE
By:

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Smoot _____
Council Member Van Langeveld _____

**EXHIBIT A
BUDGET AMENDMENT HEARING - April 7, 2026**

ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON
FUND 40 - CAPITAL PROJECTS FUND					
EXP 40-3048-49114	TRANSFERS TO ROAD CAPITAL	705,000	325,000	1,030,000	Funding for Eagleridge Drive Landscaping Project.
			(325,000)		NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 44 - ROADWAY CAPITAL PROJECTS FUND					
REV 44-3502-37140	TRANSFER FROM CAPITAL PROJECT	(705,000)	(325,000)	(1,030,000)	Funding for Eagleridge Drive Landscaping Project.
EXP 44-3505-52569	EAGLERIDGE DRIVE LANDSCAPING	-	325,000	325,000	Funding for Eagleridge Drive Landscaping Project.
			-		NET INCREASE/(DECREASE) IN FUND BALANCE
TOTAL ALL FUNDS			(325,000)		NET INCREASE/(DECREASE) IN FUND BALANCE



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: April 7, 2026

SUBJECT: Consideration of Ordinance 2026-03: amending City Code Section 4-3-8 regulating disposal of yard waste

RECOMMENDATION

City staff recommends approval of the proposed amendment to City Code with the following finding:

1. The proposed amendment removes any ambiguity that may exist related to the disposal of yard waste, specifically prohibiting accumulation, burning or dumping.

BACKGROUND

South Davis Metro Fire recently contacted City staff to determine if an ordinance exists regarding open burn permits, which would be issued by the Fire Marshal. In reviewing the City Code it was determined that the open burning refuse within the City is prohibited. However, refuse and yard waste are terms that are defined separately in the Code, and while yard waste is arguably refuse, a simple code amendment would clear up any ambiguity that may exist.

The proposed amendment would add the term “yard waste” to section 4-3-8 (E) which strictly prohibits open burning of garbage and refuse. Additionally, adding the term to other subsections is proposed to add clarity, specifically subsections: (A) Accumulation Prohibited; and (F) Dumping Prohibited.

PROPOSED MOTION

I move that the City Council approve Ordinance 2026-03: an ordinance amending City Code Section 4-3-8 regulating the disposal of yard waste with the following finding:

1. The proposed amendment removes any ambiguity that may exist related to the disposal of yard waste, specifically prohibiting accumulation, burning or dumping.

Attachments:

- 1) Ordinance 2026-03
- 2) City Code 4-3-8 (redline)

ORDINANCE NO. 2026-03

**AN ORDINANCE OF THE CITY OF NORTH SALT LAKE
AMENDING TITLE 4, CHAPTER 3 OF THE CITY CODE RELATED
TO THE DISPOSAL OF YARD WASTE**

WHEREAS, the City of North Salt Lake is an incorporated city in Davis County Utah; and

WHEREAS, the governing body of the City of North Salt Lake finds that it is in the public interest to update the ordinance with regard to the disposal of yard waste and amend Title 4, Chapter 3 of the City Code to clarify any ambiguity that may exist related to open burning of yard waste.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North Salt Lake, Utah, as follows:

Section 1. Pursuant to Utah Code 15A-5-101, Title 4, Chapters 3 of the City Code is hereby amended as attached in Exhibit A.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon publication or posting.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 7th day of April 2026.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Smoot _____
Council Member Van Langeveld _____

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2026-03 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this _____ day of _____, 2026.

[Seal]

Wendy Page, City Recorder

TITLE 4 HEALTH AND SANITATION
CHAPTER 3
GARBAGE AND REFUSE

4-3-8: REGULATIONS AND REQUIREMENTS:

A. Accumulation Prohibited: It shall be unlawful for any person to accumulate garbage, yard waste or refuse, or cause garbage, yard waste or refuse to be deposited upon any street or alley, or upon any premises in the City, without express permission from the City. The City may permit the feeding or processing of garbage or refuse upon premises properly equipped and maintained so as to prevent the creation of a nuisance or a hazard to health, or permit the depositing of ashes and other dry material for filling purposes at such places as the City may designate and under such restrictions as the City Council may by regulation impose. Additionally, the City may grant to any person permission for sorting, baling and marketing trade waste upon premises properly equipped and maintained for property zoned for that use.

B. Containers: Approved garbage containers consist of ninety (90) to one hundred five (105) gallon containers designed specifically for automated collection, equipped with wheels for easy movement by City users. All containers have permanently attached, tightfitting lids.

C. Closing Of Garbage Containers Required: All garbage and market waste must be placed in approved containers and the container shall be closed in such a manner as to prevent offensive odors or flies.

D. Disposal Of Yard Waste:

1. Yard waste may be disposed of by residents and business establishments in vehicles provided by them subject to regulation by the City Council as to the places of disposal and as to the type of vehicle used to avoid spillage upon public ways of the City, hazards to safety and the prevention of nuisances.

2. The City Council from time to time may provide for the collection and disposal of such types of yard waste as it may decide to collect and haul in connection with its regular garbage, waste collection and disposal service. In the event yard waste disposal service should require a charge to be made by the City, the determination of the charge will be made by negotiation with the residents or business enterprises and the residents or business enterprises will be given an opportunity to choose from among services offered by persons other than the City.

E. Burning Prohibited: It shall be unlawful for any person to burn garbage, market waste, yard waste, manure or other refuse or rubbish in the open air or in any furnace or stove within the City.

F. Dumping Prohibited: It shall be unlawful for any person to place, deposit or dump garbage, ashes, market waste, paper boxes, cartons, trade waste, construction waste (such as lumber, building materials, rocks, concrete, asphalt, and dirt), manure or night soil, yard waste or any other refuse, upon any lot within the City, whether such lot is occupied or vacant and whether such person so placing, depositing or dumping such refuse is the owner, tenant, occupant or lessor thereof, or has the same under his jurisdiction and control.

G. Limitations Upon Dumping: Dumping waste and garbage shall be permitted only in such places as are designated by the City Council. Dumping shall be subject to such rules and regulations as may be formulated by the City Council.

H. Hauling Upon Public Streets: It shall be unlawful for any person to haul, convey or transport through or upon any public streets any garbage, ashes, market wastes, trade wastes, manure, night soil, loose paper, scrap lumber, excelsior, trees, tree limbs, bush clippings, lawn clippings, house refuse, yard refuse, liquid wastes, or any other materials, in open trucks, open trailers, or other conveyances unless completely covered with a heavy tarp, canvas, plastic, cloth, or other material sufficient to secure the load and prevent the same, or any part thereof, from overhanging the sides, or falling from the vehicle or conveyance upon which it is being transported. Each vehicle must be covered with a heavy tarp, canvas, plastic, cloth or other acceptable material at all times when the vehicle is being used for the collection of, or carrying, transporting or hauling manure, dead animals, refuse and other materials hereinabove set forth upon the public streets within the City.

I. Regulations Adopted: The City Council may adopt such regulations as in its opinion are necessary to implement this chapter and its objectives. (Ord. 2018-08, 9-4-2018)

City Council Action Items for April 7, 2026

Item	Staff	Description	Staff Responses
<u>New</u>			
<u>Current</u>			
26-01	Ken/Sherrie	(1-20-26 CM Knowlton) Completion of property deed related to US89 Greenway.	
25-30	Ken/Sherrie	(10-21-25 CM Van Langeveld) Investigate possible ordinance for entrances of City area.	
25-12	Ken/Jon/Sherrie	(5-7-24 CM Jackson) Possibility for an app that would provide the status of possible rail blockages. (8-6-24 CM Jackson) signage notifications for rail blockages. (3-4-25 CM Van Langeveld) Interested in a City app and to know costs. This app would help residents to stay informed, report issues, and access city services – similar to SLC, Syracuse or Sandy.	<p><i>(7-15-25) This action item is two items: 1) a request to develop a mobile train crossing warning system; and, 2) investigate having a City app that would contain lots of useful information for the public about city events and services.</i></p> <p><i>Train crossing warning system: Staff is working to prepare a presentation on alternatives for a mobile train access warning system. We are looking at a system in the Midwest and a system operated by Salt Lake City where there are multiple at-grade crossings subject to delay. This part of the project will require a few more months of work and a deadline of March 1, 2026 has been established.</i></p> <p><i>(11-25-25) City Staff made a presentation to the City Council on this action item is November 18, 2025. Staff will work with vendors to come up with a proposed app and app features. It is felt that the best way to address a rail crossing alert system is to direct app users to both a traffic software such as Wayz or Google Maps where users self-report delays and a traffic camera system that allows users to visually see the rail crossings in real time.</i></p> <p><i>(2-24-26) City staff has evaluated the feasibility of installing cameras at all railroad crossings within the city. Using existing infrastructure, cameras can be installed at the Center Street and 1100 North crossings with minimal capital costs. The live feeds will be available on the City’s website and future mobile app. In addition to monitoring train related delays, staff is evaluating additional applications and identifying the most appropriate equipment to support these uses.</i></p>

Item	Staff	Description	Staff Responses
25-11	Ken	(5-21-24 CM Knowlton) Prepare talking points for the 2600 South / 1100 North bridge challenges.	<p><i>(1-2-25) Ken is preparing talking points and will then update City website for public awareness.</i></p> <p><i>(7-15-25) The City has not moved forward on this project and the main reason is that the bridge cannot be built unless it is approximately 2,200 feet long. That length would be a significant disruption to several properties, require the re-routing and/or disconnection of Main Street, does not have the support of Woods Cross (adjacent to the project) and cost approximately \$50-60 million.</i></p>
25-08	Sherrie	(2-18-25 All) Project to evaluate readdressing all County addresses to City addresses.	<p><i>(6-11-25) Staff has met to discuss the framework for the committee, the goals or recommendations to be considered, potential committee members, timeline and review 345 properties affected. Staff will draft assigned addresses for affected properties and provide timeline for Council.</i></p> <p><i>(7-15-25) City staff is working to assemble a data base of all addresses in the City that require adjustment. That will be completed by the end of 2025. After that time, City staff will propose to the Council a working group of members of the public, staff and Council representative to review the entire scope of the project, City costs and overall impacts of the project. Estimated completion, which is City Council taking action on a plan to move forward is April 1, 2026.</i></p> <p><i><u>(4-2-26) The draft addresses are completed and being reviewed with engineering. A work plan will be prepared for the Council (May 2026) to establish a citizen group to review and make recommendations to the City Council.</u></i></p>
25-03	Ken/Sherrie	(5-20-25 CM Baskin) Research potential for creating a dog park at Springhill Park. (1-20-26 CM Jackson) Request to keep this on action item list.	<p><i>(10-15-25) per direction from the Council on 10/7/2025 the next steps to creating a dog park at this location will be:</i></p> <ol style="list-style-type: none"> <i>1. Contact the property owners to determine if they are willing to sell the property</i> <i>2. Obtain an appraisal and enter into purchase contracts</i> <i>3. Engage a landscape architect or engineering firm to design the park and cost estimate</i> <p><i>Approve the budget for the project</i></p> <p><i><u>(4-2-26) one property owner indicated willingness to sell property to City.</u></i></p>

Item	Staff	Description	Staff Responses
25-02	Ken/David	(5-20-25 CM Knowlton) Explore options to property purchase for expanding the Public Works facilities.	<i>(11-12-25) The City Council reviewed options to provide more space at the existing PW facility (see 10-21-25 minutes). Further work to be done on property acquisition. CC would also like to see options for vehicle storage including rental of garage space rather than construction of new facilities at the present time.</i>
Future Agenda Item Discussion Requests			
25-35	Ken	(12-2-25 CM Knowlton & Van Langeveld) Discussion at future meeting regarding solar panels on City property.	
25-33	Ken	(11-18-25 CM Van Langeveld) Future discussion on Hatch Park design (tower and graphic arts sign updated to NSL rather than Hatch Park).	<i>(11-25-25) Staff will discuss this with the design engineer and have revisions prepared for the Council to review.</i>
25-29	Sherrie	(10-7-25 CM Van Langeveld) Future work session to discuss Davis School District boundaries. (2-17-26 CM Van Langeveld) Request to keep on action item list until meeting is held with School District.	<i>(1-29-26) City Planners have an annual meeting with the school district to discuss upcoming school construction and to report on new residential developments. We have reached out to Tim Leffel for more info. (2-19-26) A meeting was scheduled for March with the School District, City planning staff, and Councilmember Van Langeveld. (4-1-26) A third request was sent to set up the meeting, waiting for response from school district.</i>
25-25	Ken	(9-2-25 All) Prepare Strategic Plan draft document for Council's review. (12-2-25 CM Van Langeveld) Request to revisit early in 2026.	
25-22	Sherrie	(10-3-23 CM Knowlton) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)	<i>(7-15-25) This project is from October of 2023. We have had some discussions about parking since that time, but the Council should clarify for the staff what is needed or wanted with this assignment.</i>
25-21	Sherrie/Jon	<i>Combined Action Items:</i> (1-2-24) Work session on Code amendments related to park strip landscaping and street trees. Evaluate City owned park strips and properties for recommendation on conversion to water wise landscape & review compliance notifications and processes. (3-21-23) Look into increasing tree plantings on City owned land.	<i>(7-15-25) This project is to landscaping, water conservation methods and tree planting on City-owned property. This project requires City staff to provide an inventory and analysis of City-owned park strips and properties which might be good candidates for conversion from turf to water wise landscaping treatments. A second minor piece of this project is to evaluate our compliance notifications and processes related to conversion of areas to low water use treatments. Deadline for this project is September 16, 2025.</i>

Item	Staff	Description	Staff Responses
			<p><i>This item also includes a policy question for the City Council related to what level of investment should the City be making each year for tree planting. The current General Plan and City budgets identify tree planting as a priority in the City and this project should articulate the City's specific action plan to increase tree plantings on City property. Deadline for this project is November 11, 2025.</i></p> <p><i>(10-15-25) On 9/16/2025 Staff reviewed possible locations with the City Council and was directed to obtain bids for the City Hall park strip and return to the Council for approval and budget allocation.</i></p>
25-19	Ken / David	(4-2-24 All) Staff will make future proposal on trees/sidewalk damage policies.	<p><i>(5-16-24) Funds have been proposed in the FY25 budget of \$100k for the purpose of sidewalk repair. An ordinance relating to trees and public rights-of-way needs to be put forward.</i></p> <p><i>(7-15-25) This item is part of a larger issue of sidewalk condition and repair Citywide. Two parts of the project are: 1) creating a policy for when trees on private property damage public sidewalks (should they be removed, sidewalk relocated, etc.). This first part also includes a policy related to the obligations of the adjacent property owners to participate in the costs of repair and replacement of sidewalk or removal of trees. 2) The City must address a citywide infrastructure need to repair and replace sidewalks throughout the City. This is a policy decision by the City Council.</i></p> <p><i>Deadline for Part 1: October 21, 2025</i> <i>Deadline for Part 2: January 20, 2026</i></p> <p><i>(11-12-25) City staff presented information on October 21, 2025 and the City Council requested a draft policy (ordinance) be prepared to address sidewalk repair and the preservation of trees.</i></p>
25-18	Sherrie/Ken	(11-19-24 Mayor Horrocks) Future discussion related to expanding Tunnel Springs Park or the Springhill Landslide area for parks request per residents on Independence Way.	<p><i>(11-26-24) The General Plan will have a park and open space element and an analysis of park distribution and walkability should be included.</i></p> <p><i>(10-15-25) A draft of the General Plan is expected from the consultant December 2025.</i></p> <p><i>(4-1-2026) Staff has received the revised draft and is currently reviewing</i></p>

Item	Staff	Description	Staff Responses
Completed			
26-02	Jon	(2-17-26 CM Van Langeveld) Investigate a program for plants or other natural remedies that residents can participate in with the City to reduce mosquitos and methods to increase treatments of City properties also.	<i>(2-26-26) See Jon Rueckert's report (attached to the Action Items) on this item.</i>
25-27	Ken/David	(10-07-25 CM Van Langeveld) Report on the possibility of a City citizen academy. (11-18-25 CM Van Langeveld) Consider 1 to 2 hour class that may help build a bigger bench of volunteers or resources. (1-6-26 CM Van Langeveld) In 2026, this could be done by having two City Council meetings in other areas such as Foxboro and Eaglewood Golf Course.	<p><i>(2-26-26) The City Council discussed this item at the 2-17-26 meeting and determined that it would hold some open house meetings in conjunction with Council meetings in different parts of the City. In addition, the City staff will look at the creation of an informal open house format where residents can come and learn about different City departments and services.</i></p> <p><i><u>(3-11-26) 1st meeting held 3/3/26 at Eagleridge Golf Course Event Center and now staff requested Foxboro Elementary be reserved for a September meeting date to hold City Council at another offsite location.</u></i></p>