



**CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING
NOTICE & AGENDA
MAY 19, 2026**

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on the above noted date 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. Presentation by the Bountiful Davis Arts Center (BDAC)
2. Presentation by Tif Miller, Executive Director, South Davis Recreation District
3. Public Works Department Report
4. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer and Pledge of Allegiance ~ Councilmember Heidi Smoot
3. Presentation of Just Serve Hero Awards to Shannon Wright and Debbie Koew
4. Presentation of North Salt Lake Police Department Service Award
5. Citizen Comment
6. Consent Agenda Items:
 - a. Consideration of Resolution 2026-19R: A Resolution Approving a Request from the Utah Department of Transportation to Purchase City Property Located at 2390 North Beck Street
 - b. Consideration of Resolution 2026-20R: A Resolution Accepting the Proposed Transfer of Surplus Property from the I-15 Reconstruction Project to the City of North Salt Lake

- c. Consideration of Resolution 2026-21R: A Resolution Authorizing the Sale of a Temporary Construction Easement at Hatch Park to the Utah Department of Transportation
 - d. Approval of City Council Minutes of May 5, 2026
7. Consideration of Ordinance 2026-04: An Ordinance Amending City Code for the Purpose of Updating Citation Numbers for Certain References to Utah Code
 8. Consideration of Citizen Committee Budget Requests for the Arts Committee and the Trails and Active Transportation Committees
 9. Discussion of Action Items
 10. Council Reports
 11. City Attorney Report
 12. Mayor’s Report
 13. City Manager Report
 14. 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: May 18, 2026


Wendy Page, City Recorder



Summary Guide of City Council Agenda Items for May 19, 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 two specific items:
 - i. Presentation by Bountiful Davis Arts Center (BDAC)
 - ii. Presentation by Tif Miller, Executive Director, South Davis Recreation District
 - iii. Public Works Department Report

Regular Session

Item 1-2: Introduction, Thought or Prayer and Pledge of Allegiance

Item 3: Presentation of Just Serve Hero Award to Shannon Wright and Debbie Koew – No Council action required. This item is recognition of service by two volunteers who assist the City with the monthly senior lunch.

Item 4: Presentation of Police Department Service Award – No Council action required.

Item 5: Citizen Comment

Item 6: Consent Agenda – Council action required. The consent agenda contains four items: 3 resolutions dealing with UDOT's right-of-way requests related to the I-15 reconstruction and the minutes of the May 5, 2026 City Council meeting.

- a. Resolution 2026-19R is a request from UDOT to purchase a small piece of property owned by the City, but located in Salt Lake City at 2390 Beck Street. Staff is recommending approval.
- b. Resolution 2026-20R is a proposed action that accepts the transfer of surplus property to the City. The parcels are very small and adjacent to public rights-of-way.
- c. Resolution 2026-21R agrees to sell a temporary construction easement to UDOT on property within Hatch Park. These areas have been left out of Phase 1 construction so that UDOT can complete the I-15 project. The City will be paid an estimated \$180,600 for the temporary construction easement.
- d. Approval of May 5, 2026 City Council meeting.

Item 7: Consideration of Ordinance 2026-04: An ordinance amending several sections of the City Code for the purpose of correcting State Code references which were changed by the Utah Legislature – Council action required.

- a. Several sections of the City's land use codes need to be changed due to changes made by the Utah Legislature when it amended its numbering system in 2025. There are no substantive changes made by this ordinance other than renumbering.

Item 8: Consideration of citizen committee budget requests for Arts and Trails and Active Transportation – Council feedback can be given and motions made if the Council desires to take formal action.

- a. At the May 5 City Council meeting, the City Council discussed several City events and citizen committee initiatives. The Council instructed City staff to place an overview of the FY27 budget requests made by the Arts and Trails and Active Transportation Committees. Final budget requests will not be approved until the adoption of the City's final budget on June 16th.

Items 9-14: Action Items and reports from the City Council, City Attorney, Mayor and City Manager.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Karyn Baxter, City Engineer

DATE: May 19, 2026

SUBJECT: Consideration of Resolution 2026-19R: A resolution approving a request from the Utah Department of Transportation to purchase City property located at 2390 North Beck Street

BACKGROUND

The Utah Department of Transportation (UDOT) has been working to obtain property as needed for the upcoming I-15 construction project. Widening along Beck Street will be needed for the new interchange and connection to US Highway 89, requiring purchase of a small parcel owned by the City. This parcel is located at 2390 North Beck Street in Salt Lake City. This parcel is located immediately south of the City boundary near Lakeview Rock Products.

This property was obtained for a future road, but will no longer be needed by the City as the highway alignment has evolved and other connections will be provided.

REVIEW

The I-15 widening project has identified the following as the property acquisition needed at this location:

Type	Area (SF)	Area (acre)	Conveyance
Property Purchase	9,814	0.225	Warranty Deed

This acquisition is valued at \$15,700. There is an additional incentive payment of \$3,000 offered if the City signs and fully executes a Right of Way contract within 30 days of the date of the offer date. The total payment to the City for this property will be \$18,700.

PROPOSED MOTION

I move that the City Council adopt Resolution 2026-19R: A resolution approving a request from the Utah Department of Transportation to purchase City property located at 2390 North Beck Street.

Attachments:

- 1) Resolution 2026-19R
- 2) Exhibit Parcel 1196:T

RESOLUTION 2026-19R

A RESOLUTION APPROVING A REQUEST FROM THE UTAH DEPARTMENT OF TRANSPORTATION TO PURCHASE CITY OWNED PROPERTY LOCATED AT 2390 NORTH BECK STREET AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE DOCUMENTS RELATED TO THE PURCHASE

WHEREAS, the City owns property located at 2390 North Beck Street, Salt Lake City; and,

WHEREAS, UDOT requires a portion of this property for the widening of I-15 and has provided a purchase offer for acquisition of said property; and,

WHEREAS, the Governing Body of the City of North Salt Lake has the authority to dispose of property and identifies the property acquisition as necessary for the future public improvement of the I-15 Widening.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of North Salt Lake as follows:

1. The request from UDOT to purchase City owned property located at 2390 North Beck Street and as described in the attached exhibit to this resolution is hereby approved.
2. The City Manager is authorized to execute all documents necessary to effectuate the purchase of this property.
3. This resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 19th day of May, 2026.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

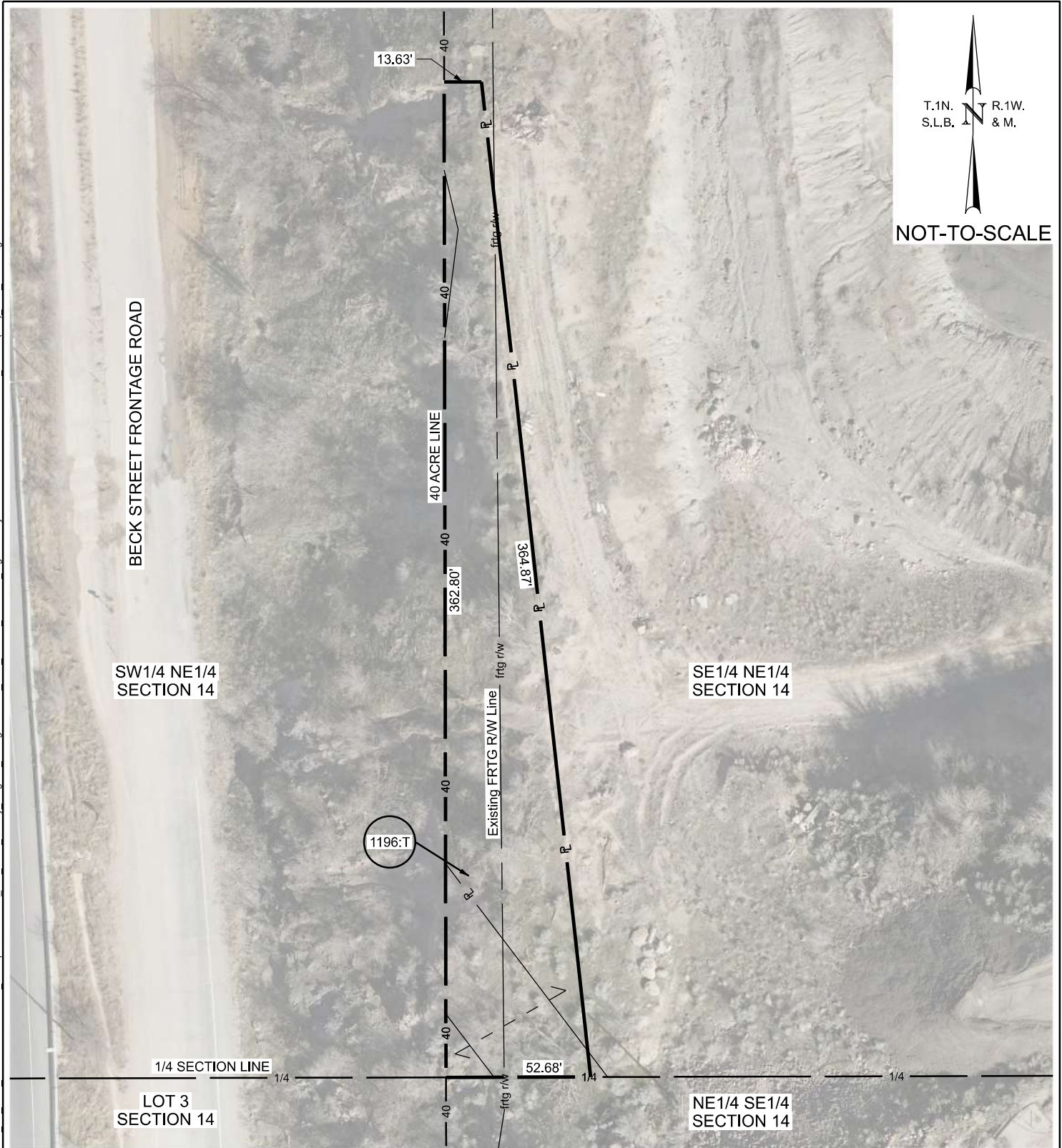
ATTEST:

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	_____

DGN File: pwr/pwtrdnrswest01:HDR US West_01\Documents\DOT_Headquarters\DOT_Headquarters\DOT L-15 Davis County Program Management\6.0 CAD BIM\6.2 WIP\6.2.4 Right-of-Way\ROW Sheet Files\Exhibits\19854 S-F\199(343)_1196_Exhibit.dgn



T.1N. R.1W.
S.L.B. & M.

NOT-TO-SCALE

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1196:T	NORTH SALT LAKE	0.225	9,814	0.131	0.225	NONE	0

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

SHEET NO.	1196-EXHIBIT	PARTIAL SUMMARY NO.	46P	PROPERTY OWNER:	NORTH SALT LAKE
PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY			PROPERTY ADDRESS:	2390 N BECK ST
PROJECT NUMBER	S-R199(343)	PIN	19854	UTAH DEPARTMENT OF TRANSPORTATION MERIDIAN ENGINEERING, INC.	

26-NOV-2025



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Karyn Baxter, City Engineer

DATE: May 19, 2026

SUBJECT: Consideration of Resolution 2026-20R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake

RECOMMENDATION

I recommend that the City Council approve Resolution 2026-20R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake.

BACKGROUND

The reconstruction of I-15 has created numerous locations where parcels of property have been purchased for use in the project, including for the realignment or widening of public rights-of-way in areas adjacent to the freeway. Previous parcels have been accepted into the City right-of-way for the realignment of Overland Drive, Center Street, 1100 North and other locations.

There may be additional parcels to be dedicated to North Salt Lake over the course of the project, and there are four small parcels in this request. The UDOT team has requested formal acceptance of these parcels by the City, and the Governing Body of the City must accept these property dedications prior to being recorded. Two of the properties are adjacent to Center Street and the other two are remnant parcels located north of Center Street and adjacent to I-15.

There are four parcels on the attached exhibit which are proposed to be dedicated to the City. They are: Parcels 1335, 1335:A, 1335:C, and 1335:E. Upon review, I find that these four parcels are acceptable additions to our street rights-of-way.

PROPOSED MOTION

I move that the City Council approve Resolution 2026-20R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake.

Attachments:

- 1) Resolution 2026-20R
- 2) Exhibit showing parcels proposed for transfer to NSL

RESOLUTION 2026-20R

A RESOLUTION ACCEPTING THE PROPOSED TRANSFER OF SURPLUS PROPERTY FROM THE UTAH DEPARTMENT OF TRANSPORTATION TO THE CITY OF NORTH SALT LAKE RELATED TO THE I-15 RECONSTRUCTION PROJECT

WHEREAS, the I-15 reconstruction project impacts the City of North Salt Lake (the “City”) in several locations and due to widening or placement of new facilities that occur within the project, several parcels of real property owned by the Utah Department of Transportation (UDOT) will not be needed and will become surplus parcels (the “Properties”); and,

WHEREAS, the Properties are adjacent to City public rights-of-way and UDOT has requested that the Properties be dedicated to the City; and,

WHEREAS, the City has reviewed the Properties and finds that they are acceptable additions to the City’s public rights-of-way and that accepting ownership of the Properties supports the City’s duty of providing for the general health, safety and welfare of the public.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of North Salt Lake:

- 1) The attached Property is hereby approved for dedication to the City using UDOT’s procedures for parcel transfer.
- 2) The City Council further authorizes the City Manager, or designee, to effectuate documents needed to provide for this action, including, but not limited to, informing the Davis County Recorder of the City’s approval of this action.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 19th day of May, 2026.

CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS
Mayor

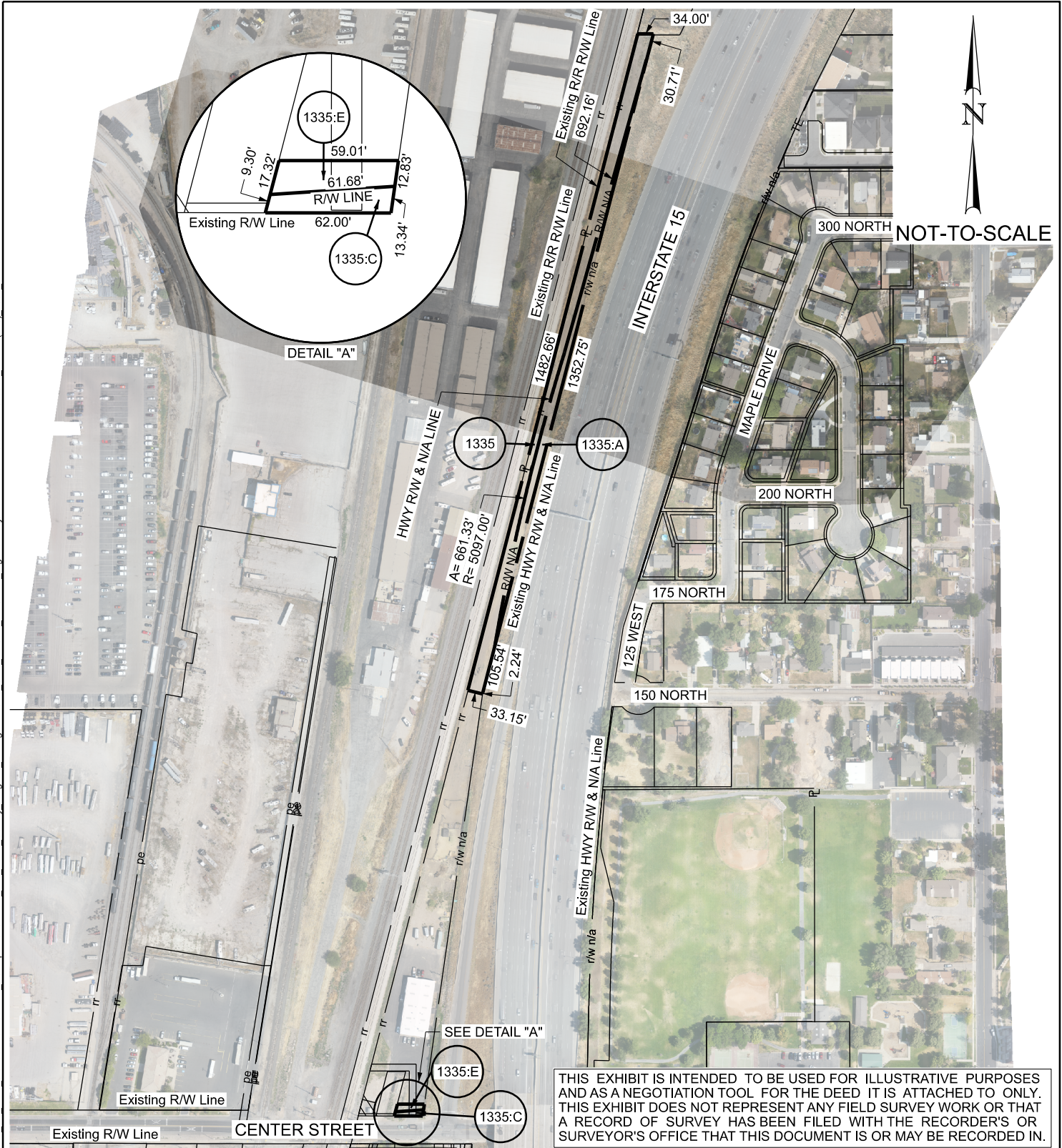
ATTEST:

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 _____

DGN File: pwr://pwhcriswv01:HDR_US_West_01/Documents/UDOT_Headquarters/UDOT I-15 Davits County Program Management/6.0 CAD BIM/6.2 WIP/6.2.4 Right-of-Way/ROW Sheet Files/Exhibits/19854 S-R199(343) 1335 Exhibit



THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	RIGHT
1335:A	KCMP HOLDINGS, LLC	0.318	13,836		2.904	2.586	NONE
1335	KCMP HOLDINGS, LLC	0.805	35,084		2.586	1.781	NONE
1335:C	KCMP HOLDINGS, LLC	0.016	682		1.781	1.765	
1335:E	KCMP HOLDINGS, LLC	0.020	882				TEMPORARY

SHEET NO.	1335-EXHIBIT	PARTIAL SUMMARY NO.	47P	PROPERTY OWNER:	KCMP HOLDINGS, LLC			
PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY			PROPERTY ADDRESS:	100 WEST CENTER STREET, NORTH SALT LAKE			
PROJECT NUMBER	S-R199(343)	PIN	19854	UTAH DEPARTMENT OF TRANSPORTATION HORROCKS				

28-OCT-2025



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Karyn Baxter, City Engineer

DATE: May 19, 2026

SUBJECT: Consideration of Resolution 2026-21R: A resolution authorizing the sale of a temporary construction easement at Hatch Park to the Utah Department of Transportation

BACKGROUND

The Utah Department of Transportation (UDOT) has been working to obtain property as needed for the upcoming I-15 construction project. Work will need to be done adjacent to Hatch Park for the widening of I-15, but no property acquisition or boundary line changes will occur.

This Temporary Construction Easement (TCE) is required by UDOT as they will be tying the new grading in between Hatch Park and I-15, as well as completing the park improvements affected by the proposed lowering of Center Street. UDOT will be completing the grading and landscaping in this area of the park when the roadwork is complete.

REVIEW

The I-15 widening project has identified the following Temporary Construction Easement to be needed at this location:

Type	Area (SF)	Area (acre)	Conveyance
TCE	36,093	0.829	Recorded Easement

This acquisition is valued at \$177,600. There is an additional incentive payment of \$3,000 offered if the City signs and fully executes a Right of Way contract within 30 days of the date of the offer date. The total payment to the City for this property will be \$180,600.

PROPOSED MOTION

I move that the City Council adopt Resolution 2026-21R: A resolution authorizing the sale of a temporary construction easement at Hatch Park to the Utah Department of Transportation.

Attachments:

- 1) Resolution 2026-21R
- 2) Exhibit Parcel 1328:E

RESOLUTION 2026-21R

**A RESOLUTION AUTHORIZING THE SALE OF A
TEMPORARY CONSTRUCTION EASEMENT AT HATCH
PARK TO THE UTAH DEPARTMENT OF
TRANSPORTATION**

WHEREAS, the City owns property located at 50 West Center Street; and,

WHEREAS, UDOT requires a temporary construction easement on a portion of this property for the widening of I-15 and has provided a purchase offer for acquisition of said easement; and,

WHEREAS, the Governing Body of the City of North Salt Lake has the authority to grant said easement and identifies the property acquisition as necessary for the future public improvement of the I-15 Widening.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of North Salt Lake as follows:

1. The request by the Utah Department of Transportation to acquire a temporary construction easement from the City as described in the attached document(s) is hereby approved.
2. The City Manager is authorized to execute the Real Estate Purchase Contract and any other required documents in order to effectuate the purchase of the temporary construction easement attached to this resolution.
3. This resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 19th day of May, 2026.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

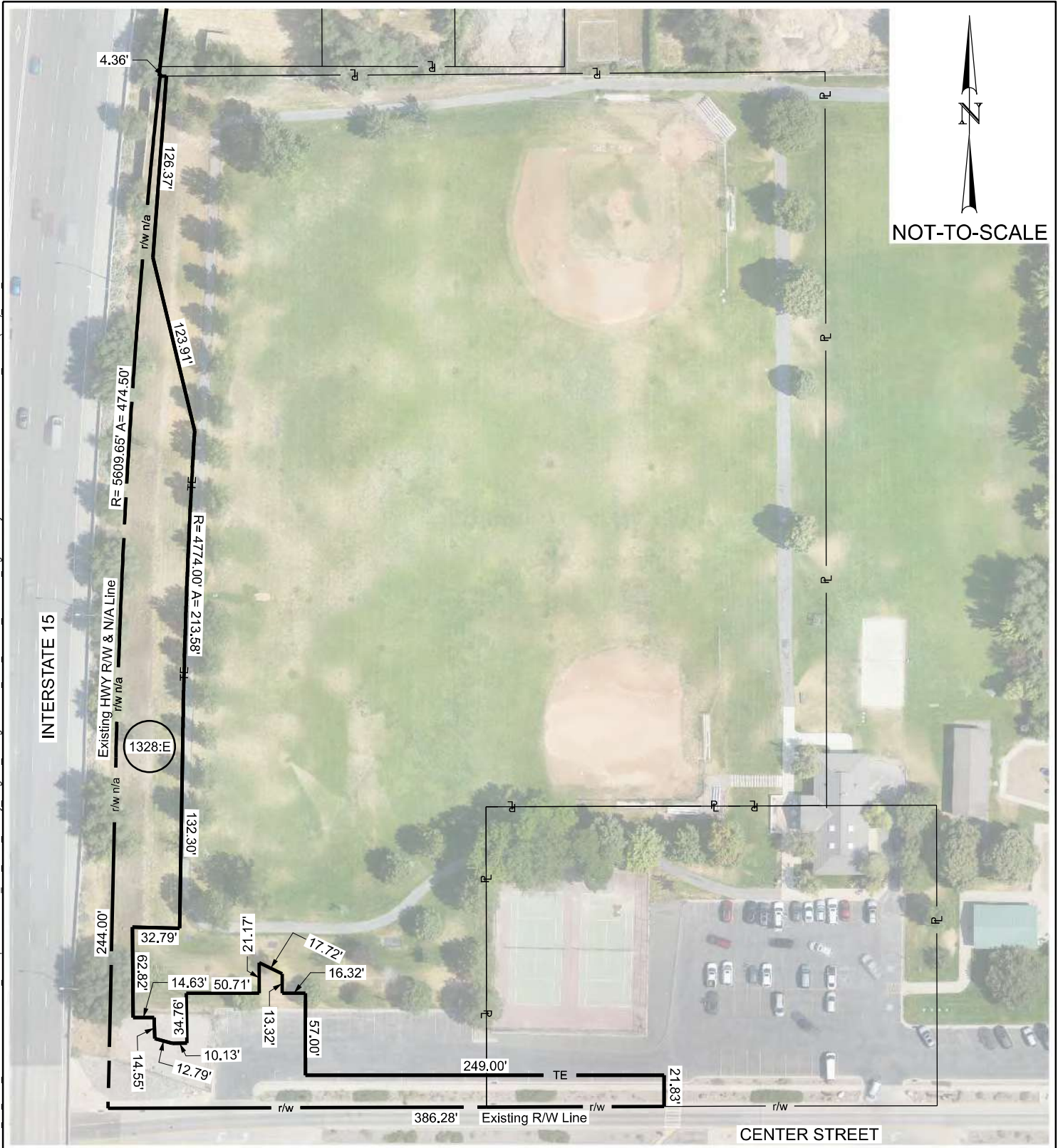
Mayor

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	_____



PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	RIGHT
1328:E	CITY OF NORTH SALT LAKE	0.829	36,093			TEMPORARY	

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SHEET NO.	1328-EXHIBIT	PARTIAL SUMMARY NO.	47P	PROPERTY OWNER:	CITY OF NORTH SALT LAKE
PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY			PROPERTY ADDRESS:	APPROX. 50 WEST CENTER STREET
PROJECT NUMBER	S-R199(343)	PIN	19854	UTAH DEPARTMENT OF TRANSPORTATION HORROCKS	

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 MAY 5, 2026

5
6 **DRAFT**
7

8 Mayor Horrocks welcomed those present at 6:05 p.m.
9

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

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

22 OTHERS PRESENT: Dee Lalliss, resident; Peter Chamberlain, JD Forbush, Hogan and
23 Associates; Mike Wonenberg, G Brown Design.
24

25 1. PRESENTATION OF GUARANTEED MAXIMUM PRICE FOR HATCH PARK
26 COMPLETION
27

28 Ken Leetham reported that action on this item would allow the general contractor, Hogan and
29 Associates, to perform the construction of the remainder of Hatch Park including above ground
30 improvements. He explained that this award was unlike other bid awards where there was a
31 single contractor. This guaranteed maximum price included numerous contractors and
32 subcontractors all managed by Hogan and Associates. He introduced Peter Chamberlain and JD
33 Forbush with Hogan and Associates and Mike Wonenberg with G Brown Design.
34

35 Peter Chamberlain, Hogan and Associates, explained how the maximum price would work. He
36 mentioned the spreadsheet with the guaranteed maximum price and fixed limit of construction
37 cost. He reviewed the project total of \$20,260,435 which included construction contingency,
38 design contingency, owner testing, G. Brown design fees, project costs, relocated power lines,
39 and previous bid packages.
40

41 Ken Leetham spoke on the previous bid package items that been approved/started with funds
42 already allocated/spent including the design fee for G Brown Design and the power line
43 relocation. He said the costs for the construction contingency, design contingency, and owner
44 testing had not yet been spent and would have some flexibility during the course of construction.
45 He then reviewed the allowances, site specific conditions, existing conditions and said these
46 represented summaries of sections with various contractor bids. He explained that staff, Hogan,
47 and G Brown Design had reviewed the bid process, submittals, qualifications of the firms, and
48 then made a decision on each category which included the contractors for masonry, metal, wood,
49 composite, plastic, etc.

50

51 Mr. Leetham continued that after reviewing the bids and contractors that the proposed bid awards
52 resulted in a lower price. He expressed that the proposal had gone through scrutiny by staff and
53 Hogan, who had performed the bidding process for the contractors, and noted that he felt
54 confident in the bid package. He shared that the proposal was within the price and instructions
55 from this and the previous City Council.

56

57 Councilmember Smoot asked about the construction contingency fee. She asked if the 3% was
58 for unforeseen cost or variables that could not be accounted for yet or was it a flat fee. Peter
59 Chamberlain replied that these were contingencies for things that may occur and not fees.

60

61 JD Forbush commented that the design contingency and the construction contingency were not
62 fees and would go back to the owner if they were not utilized.

63

64 Ken Leetham confirmed that change orders would be paid for out of this fund and said it was all
65 subject to City's approval as well.

66

67 Mayor Horrocks asked about the \$1.5 million allocated to earthwork utilities and if this was an
68 additional item. Peter Chamberlain clarified that this would be in addition to what had already
69 occurred there. He said the mass grading and a small portion of the storm drain had been
70 completed and the additional work would include the rest of the storm drain, the sewer lines, the
71 culinary water lines, fine grading, underlay for all the finishes, and touchup from the last
72 contractor.

73

74 Mayor Horrocks commented that the actual final cost would include whatever the City had
75 already paid in addition to the proposed amount. Ken Leetham replied that the City had already
76 paid/committed to pay \$1,750,000.

77

78 Mayor Horrocks asked for clarification on which firm would act as the construction manager.

79 Ken Leetham replied that Hogan was hired to be the construction manager for the project.

80 Mayor Horrocks spoke on the outline of the percentage for general conditions. JD Forbush
81 explained that while they did not provide percentages on general conditions that it was line item
82 active tasks and responsibilities.

83

84 Ken Leetham added that the City would pay \$47,500 for general conditions per month, \$21,000
85 per month for supervision, and a one time fee of \$483,000 in management of this project per the
86 RFP for this project. He reminded the Council that those were the charges in the RFP for
87 operating as the Construction Manager General Contractor (CMGC).

88

89 Councilmember Smoot asked if the proposed number included the tower feature and lighted
90 signage. She also asked if the tower design was set. Ken Leetham replied affirmatively and said
91 the tower bid had come in at \$250,000 lower than expected. He said the tower design was set and
92 that the City had spent \$80,000 to put the proposed design together including construction plans.
93 He continued that the cost estimate for the tower as proposed was \$715,000.

94

95 Councilmember Knowlton commented on the guaranteed maximum price and what might cause
96 the need to exceed that price. Peter Chamberlain replied that certain changes requested by the
97 City such as a different design for the tower or additional playground equipment could change
98 the price.

99

100 Councilmember Knowlton noted that a change to the tower or playground equipment were
101 discretionary decisions. He asked if there were external control factors which would cause a cost
102 increase (material, labor). Peter Chamberlain responded generally those things had to be
103 managed and would not increase the cost unless escalation was written into the contract.

104

105 JD Forbush mentioned force majeure may cause them to exceed their GMP but said most
106 contracts would specify that. He also spoke on unknown conditions and utilizing contingencies at
107 that point.

108

109 Councilmember Jackson spoke on the interactive art, sculpture elements, playground equipment,
110 and water features shown as part of the proposal. She asked if the City Council could view these
111 elements. Ken Leetham replied that these could be presented during a City Council work
112 meeting.

113

114 Mike Wonenberg replied that different sites had been determined where art could be added. He
115 mentioned the water feature as well.

116

117 Ken Leetham added that the plan had diagrams with examples but explained that not all of the
118 items were being constructed, such as sculptural elements along the soundwall . He noted the

119 diagrams and pictures were mostly conceptual and had stayed on all of the plan documents. Mike
120 Wonenberg explained that the plan shown was the grand vision and included things that could be
121 incorporated in future phases.

122

123 Councilmember Van Langeveld asked about the signage on the pavilion and if it would say
124 Hatch Park or North Salt Lake. She preferred that the sign say the name of the City to establish
125 placemaking for this focal point park. Ken Leetham replied that decision had not been made.

126

127 Councilmember Jackson asked about the timeline for any decisions like signage. JD Forbush said
128 once the contracts with the subcontractors were signed they would start the submittal process and
129 any changes would need to be made as soon as possible.

130

131 The City Council provided their preference on the name for the park.

132

133 Councilmember Smoot was in favor of having a sign stating Hatch Park for identification
134 purposes.

135

136 Councilmember Knowlton felt that any sign visible from I-15 should convey City of North Salt
137 Lake and that the most photographed sign at the park should also say North Salt Lake. He said
138 any other signage could say Hatch Park.

139

140 Ken Leetham noted that the tower was shown with North Salt Lake written on it.

141

142 Councilmember Clayton asked why the park was named Hatch Park. Mayor Horrocks replied
143 that it was named after the first mayor of the City.

144

145 Councilmember Clayton agreed that the emphasis would be on North Salt Lake and could have
146 additional signage noting the location as Hatch Park.

147

148 Councilmember Jackson suggested renaming the park to North Salt Lake Park similar to
149 Bountiful Park. Ken Leetham said the City Council did not need to decide on the name of the
150 park at this time but suggested directing the contractors on what to build at this time.

151

152 Councilmember Van Langeveld asked about directional signage inside the park. She said a
153 smaller sign with the name of the park was appropriate.

154

155 Councilmember Smoot was also in favor of changing the name of the park to North Salt Lake
156 Park with a plaque to honor Mayor Hatch.

157

158 Councilmember Knowlton was not in favor of changing the name of the park and said it was
159 appropriate for the park to be named after Mayor Hatch.

160
161 Councilmember Jackson asked if it would cause confusion if the signage said North Salt Lake
162 Park. Mayor Horrocks commented that the signage would just say North Salt Lake. He clarified
163 that the official name was the City of North Salt Lake.

164
165 Dee Lalliss, resident, commented on how citizens might feel about changing the name from
166 Hatch Park. He felt the name should remain Hatch Park as it had been known for over 50 years.
167 He suggested the tower could say City of North Salt Lake or North Salt Lake.

168
169 **Councilmember Van Langeveld moved that the City Council change the signage on the**
170 **tower and the pavilion to reference the City of North Salt Lake. Councilmember Jackson**
171 **seconded the motion. The motion was approved by Councilmembers Clayton, Jackson,**
172 **Knowlton, Smoot, and Van Langeveld.**

173
174 Councilmember Van Langeveld asked about the funding mechanism for the park. She mentioned
175 the bond and the parameters for payment. Heidi Voordeckers replied that the project was being
176 funded from multiple sources with the bond debt service payment being made from impact fees,
177 tax increment from the Redwood Road project area, and the RAP tax.

178
179 Heidi Voordeckers explained that the loan was amortized over the life of the debt with annual
180 payments of \$1.1 million through 2047. She continued that the City borrowed \$17 million and
181 during the current budget year funded \$1.5 million from the Capital Project Fund plus \$1.5
182 million from the General Fund. She added that the project was funded with \$17 million in debt
183 and \$3 million in reserves with the debt repayment being paid by the aforementioned sources.
184 She noted that the City planned to refund at a later date to obtain a better interest rate with the
185 anticipation of saving \$110,000 a year in interest at that time.

186
187 2. FINANCIAL REPORT FOR SECOND AND THIRD QUARTERS OF FISCAL YEAR
188 2026

189
190 Heidi Voordeckers reported on the quarterly financial report for the second and third quarters for
191 the current fiscal year 2026. She shared the General Fund revenues and expenditures and noted
192 that the revenues were ahead of the last fiscal year for the first nine months at \$120,000. She said
193 the projections for property and sales tax were slightly ahead while franchise tax was down. She
194 continued that charges for services (development fees) were ahead of last year at \$520,000
195 compared to \$425,000 and was anticipated to exceed the budgeted revenue.

196

197 Ms. Voordeckers said that additional revenues in some areas helped to make up for other areas
198 like fines and forfeitures, license and permits, and the courts which were coming in under
199 budget. She noted the use of fund balance to make the \$1.5 million payment for Hatch Park. She
200 added that another point of interest in the General Fund was the turnback of expenditures or
201 unspent monies at the end of the fiscal year in the police, community development, and public
202 works. She said the net was \$400,000 or approximately 2.4% and attributed this to timing such
203 as hiring.

204
205 Councilmember Jackson asked about the projected and budgeted total amounts. Heidi
206 Voordeckers explained that the projected and budgeted total amounts was balanced by the use of
207 fund balance. She said funds were transferred at the end of the year back to the fund balance to
208 be spent the next year if the cash flow was positive or a planned spend down amount.

209
210 Heidi Voordeckers then reviewed the General Fund balance and changes over different periods.
211 She said there was \$5.4 million in reserves at the start of the fiscal year, followed by a spend
212 down by \$2.8 million in the first three months, and ending with \$2.6 million (16% coverage) on
213 September 30th. She noted that the statutory amount allowed was 35% of the fund balance with
214 reserves in an emergency fund. She shared the following General Fund quarterly balance review:

215
216 9/30/2025 net change for period = \$2.83 million
217 Beginning fund balance of \$5.44 million
218 Ending fund balance of \$2.62 million (16% coverage)

219
220 12/31/2025 net change for period = \$1.30 million
221 Ending fund balance of \$3.92 million (24% coverage)

222
223 3/31/2026 net change for period=\$380,000
224 Ending fund balance of \$4.3 million (26% coverage)

225
226 6/30/2026 estimated net change for period =\$232,000
227 Estimated ending fund balance of \$4.53 million (27% coverage)

228
229 Heidi Voordeckers shared a chart of the General Fund period ending fund balance in millions
230 showing the different economic periods over the last 20 years. She explained that the projected
231 2026 period including the planned spend down for Hatch Park. She noted the drop each year
232 included the \$2.8 million spend down at the start of each fiscal year. She then presented the same
233 graph with the budgets and percent of coverage for the aforementioned years. Ms. Voordeckers
234 added that for June 2026 the anticipated budget was \$16.6 million with 27% coverage.

235

236 Heidi Voordeckers reviewed other budget trends including impact fee collections 64% ahead of
237 last year and on track to meet the budget, less projected water revenue due to delayed irrigation
238 season, and annual tax increment distributions (successful project areas) that exceeded the
239 budget by \$155,000. She noted that the City received reduced water revenue in 2023 resulting in
240 a drop of revenues of \$423,000 which was 8% less than the prior year even with a 10% rate
241 increase. She spoke on other changes including the need for a budget amendment for the RDA.
242

243 Councilmember Jackson commended Ms. Voordeckers for meeting projections and accurate
244 predictions. Heidi Voordeckers noted that this was due in part to the accurate information
245 provided by the other department heads.
246

247 3. CONSENT AGENDA ITEMS

248 a. APPROVAL OF CITY COUNCIL MINUTES
249

250 The City Council minutes of March 31, 2026 were reviewed and approved as written.
251

252 b. APPROVAL OF CITY COUNCIL MINUTES
253

254 The City Council minutes of April 7, 2026 were reviewed and approved as written.
255

256 c. BID AWARD FOR SIDEWALK TRIP HAZARD REMOVAL ON VARIOUS
257 PROPOSED STREETS OF THE CUTY TO PRECISION CONCRETE
258 CUTTING IN THE AMOUNT OF \$39,997.57
259

260 Mayor Horrocks noted that there were two construction cones in front of his home. Jon Rueckert
261 noted that staff would review this.
262

263 **Councilmember Jackson moved that the City Council approve the consent agenda as**
264 **presented. Councilmember Clayton seconded the motion. The motion was approved by**
265 **Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van Langeveld.**
266

267 4. ACTION ITEMS
268

269 The action items list was reviewed. Completed items were removed from the list.
270

271 Councilmember Knowlton asked for an update on the Highway 89 agreement with UDOT.
272 Sherrie Pace replied that staff was working on a map and would reach out to UDOT for an
273 appointment. Ken Leetham said he would reach out to the Region 1 Director for clarification.
274

275 Action Items to move to completed included items 25-33: Future discussion on Hatch Park
276 design (tower and graphic arts sign updated to NSL rather than Hatch Park) and 25-29: Future
277 work session to discuss Davis School District boundaries.

278

279 Councilmember Knowlton asked for a status update on water related action items at a future
280 work session. He requested an action item for a communication blitz sharing existing resources
281 to help residents change to more waterwise landscaping (Weber Basin incentives, etc.) and
282 tracking those who made the switch. Councilmember Smoot and Jackson were in agreement.

283

284 Councilmember Jackson requested the Committee budget requests. Ken Leetham replied that he
285 hoped to receive these final numbers in the next few weeks. He said staff would provide a report
286 at the next City Council meeting.

287

288 5. ADJOURN

289

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

291

292 CITY OF NORTH SALT LAKE
293 CITY COUNCIL MEETING-REGULAR SESSION
294 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
295 MAY 5, 2026

296
297 **DRAFT**
298

299 Mayor Horrocks welcomed those present at 7:09 p.m. Suzette Jackson provided an invocation
300 and led those present in the Pledge of Allegiance.

301
302 PRESENT: Mayor Brian Horrocks
303 Councilmember Tammy Clayton
304 Councilmember Suzette Jackson
305 Councilmember Ted Knowlton
306 Councilmember Heidi Smoot
307 Councilmember Alisa Van Langeveld
308

309 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
310 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community
311 Development Director; Mitch Gwilliam, Deputy Police Chief; Karyn Baxter, City Engineer;
312 Todd Godfrey, City Attorney; Wendy Page, City Recorder.
313

314 OTHERS PRESENT: Dee Lalliss, Jake Gordon, Carolyn Jacobson, Alexei Kambalov, Joe Allen,
315 Joy Allen, Rachel Allen, Anniston Cottle, Ryan Holbrook, Dallas Golden, Caroline Golden,
316 Allison Abel, Matt Ballard, Alina Ballard, Lucy Ballard, Wes Ballard, Tom R., Audrey Beebe,
317 Aurora Beebe, Ainsley Reese, residents; Kendalyn Harris.
318

319 1. CITIZEN COMMENT
320

321 Dee Lalliss, resident, mentioned an issue with thistles on the east side of Hatch Park and what
322 could be done.
323

324 An anonymous individual provided a prepared statement related to automated license plate
325 reader cameras (ALPR) and said they were installed in the City and the State. He supported their
326 removal and said residents were already under constant surveillance related to their finances,
327 medical, and communications by the federal government. He expressed concern with additional
328 surveillance through the ALPR cameras and access to personal information. He requested that
329 the City remove the ALPR cameras and cancel its contract with Flock and Motorola.
330

331 Kendalyn Harris commented that she lived in Bountiful and was running for County
332 Commission. She noted that it was important to her to know what was happening in various
333 cities and thanked the City Council for their service.

334
335 Carolyn Jacobson, resident, commented that she did not like what was occurring at Hatch Park
336 and asked if the purpose of the park was recreation or visual gratification.

337
338 2. PRESENTATION OF THE 2025-2026 YOUTH CITY COUNCIL SCHOLARSHIP
339 AWARDS

340
341 Audrey Beebe, Youth City Council Advisor, thanked the City Council for their support of the
342 Youth City Council (YCC) program. She noted that the YCC was primarily run by an executive
343 committee including a youth mayor, city manager, youth recorder, and four committee
344 chairpersons. She shared that this committee planned, executed, organized, and oversaw all
345 activities, guest speakers, field trips, and service projects. She presented the Youth City Council
346 Scholarship Awards to the following recipients:

- 347
348 Aniston Cottle, YCC City Recorder, \$200 scholarship
349 Caroline Golden, YCC Activities Committee Chair, \$200 scholarship
350 Allison Abel, YCC Leadership Committee Chair, \$200 scholarship
351 Aurora Beebe, YCC Publicity Committee Chair, \$200 scholarship
352 Lucy Ballard, YCC Service Committee Chair, \$200 scholarship
353 Rachel Allen, YCC City Manager, \$400
354 Ainsley Reese, YCC Mayor, \$800

355
356 Ken Leetham thanked the Youth City Council for their service to the City including volunteering
357 with the food bank and fundraising. He also thanked the YCC advisors and their parents.

358
359 3. CONSIDERATION OF APPROVAL OF A GUARANTEED MAXIMUM PRICE FOR
360 THE COMPLETION OF HATCH PARK

361
362 Ken Leetham reported on the correct guaranteed maximum price which should be \$20,260,435.
363 He stated some of the funding had already been spent and explained that the commitment to
364 Hogan was \$18,458,917. He clarified that the correct authorized amount to specify in the motion
365 was \$20,260,435.

366
367 **Councilmember Jackson moved that the City Council approve the Guaranteed Maximum**
368 **Price or GMP of \$20,260,435. Councilmember Clayton seconded the motion. The motion**

369 **was approved by Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van**
370 **Langeveld.**

371

372 4. CONSIDERATION OF RESOLUTION 2026-16R: A RESOLUTION ENTERING INTO
373 AN INTERLOCAL COOPERATION AGREEMENT (NO. 2026-10A) WITH DAVIS
374 COUNTY RELATING TO THE CONDUCT OF COMMUNITY DEVELOPMENT
375 BLOCK GRANT (CDBG) PROGRAM FOR FEDERAL FISCAL YEARS 2027, 2028,
376 AND 2029

377

378 Sherrie Pace reported that every three years Davis County must qualify as an Urban County
379 through the U.S. Department of Housing and Urban Development (HUD) to administer the
380 Community Development Block Grant (CDBG) program. She noted that the CDBG program
381 enabled the City to make public improvements to benefit low to moderate income populations.

382

383 Mayor Horrocks asked for examples of funding that had been received. Sherrie Pace replied that
384 previously the City provided home improvement grants with CDBG funding. She added that
385 there were various projects the City could apply for through CDBG such as installing a new
386 water line in lower income areas.

387

388 Councilmember Knowlton commented that he was unsure why the City needed a resolution.
389 Sherrie Pace replied that it was required by the County and HUD to update the interlocal
390 agreements every three years.

391

392 **Councilmember Smoot moved that the City Council approve Resolution 2026-16R: a**
393 **resolution entering into an interlocal cooperation agreement relating to the conduct of**
394 **Community Development Block Grant (CDBG) program for federal fiscal years 2027,**
395 **2028, and 2029. Councilmember Van Langeveld seconded the motion. The motion was**
396 **approved by Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van Langeveld.**

397

398 5. CONSIDERATION OF RESOLUTION 2026-17R: A RESOLUTION ADOPTING THE
399 FISCAL YEAR 2026-2027 TENTATIVE BUDGET AND SETTING THE PUBLIC
400 HEARING

401

402 Heidi Voordeckers reported on the changes from what was presented during the budget meeting
403 on March 31, 2026. She reviewed budget highlights including:

404

- 405 • 2.7% COLA (corrected from 2.4% in the PowerPoint presentation)
- 406 • Addition of one new employee (public safety)
- 407 • Utility rate increases:

- 408 ○ Water 6%
- 409 ○ Storm 10%
- 410 ○ Solid Waste 0%
- 411 ● \$4.3 million in infrastructure (\$1.03 million on hold)
- 412 ● \$363,000 in vehicle replacements (net of trade ins)
- 413 ● Total contribution to fund balance of \$936,000
- 414 ● Continued support of trees, beautification, committees, and civic events

415

416 Changes between proposed and tentative:

- 417 ● Increase in property tax revenue: \$65,000
- 418 ● Increase in interest revenues: \$233,000
- 419 ● Increase in tax increment revenues: \$142,700
- 420 ● Decrease in water revenues: (\$250,000)
- 421 ● Increase in miscellaneous water revenues: \$30,000
- 422 ● Reduce water equipment rental: (\$14,000)

423

424 Ms. Voordeckers noted that the final distribution of the property tax revenues for calendar year
425 2025 was received from Davis County. She continued that it was ahead of projections and was
426 more positive than previously budgeted so staff increased this 1.5% for the current fiscal year.
427 She also spoke on the increase in miscellaneous water revenues which was the amount the City
428 had collected in late fees on balances over 60 days. She mentioned the reduced water equipment
429 rental of \$14,000 which was due to the future purchase of an excavator for \$150,000.

430

431 Heidi Voordeckers shared the following items which were still under review:

432

- 433 ● Property improvements (community garden): \$40,000
- 434 ● Miscellaneous committee and event budgets: \$74,400
- 435 ● Mathis Park improvements: \$500,000
- 436 ● Waterline projects on hold: \$530,000
 - 437 ○ Estimated water revenues
- 438 ● Parks/streets equipment on hold: \$125,000
 - 439 ○ Estimated sales tax revenues
- 440 ● Tax increment eligible projects: \$5.4 million in fund balance
- 441 ● Housing fund eligible programs: \$1.42 million in fund balance

442

443 Heidi Voordeckers suggested a future work session during a City Council meeting to review this
444 list of items if additional discussion was desired. She mentioned the waterline projects that were
445 on hold based on estimated water revenues and that more projects may need to be placed on hold

446 or the City would need to bond earlier for some projects. She noted the parks/streets equipment
447 was on hold pending estimated sales tax revenues. Ms. Voordeckers spoke on the tax increment
448 and how well the project areas were doing with revenues of \$140,000-\$150,000 more in
449 increment than budgeted with a combined fund balance of \$5.4 million at the end of the fiscal
450 year.

451
452 Heidi Voordeckers shared a chart with each fund, the total budget, and use of/contribution to the
453 fund balance. She added that the total fund budget for all these funds was \$41,859,619 with
454 \$935,954 contributed to fund balance.

455
456 Councilmember Smoot asked about the Golf Fund 55 related to the \$378,520 fund balance and
457 why this was not being used towards the debt owed to the City. Heidi Voordeckers replied that
458 these funds could be used to pay back the debt. She added that the City Council would need to
459 discuss this further. She noted that any repayment from the golf course would go into Capital
460 Project Fund 40 as with most of the unrestricted funds. She said Fund 40 could be used for
461 general government operations or parks capital projects.

462
463 Ken Leetham commented that a subcommittee would be established to prepare a long range golf
464 course funding plan and a policy for repaying the debt. He said this would also include a better
465 idea of the level of reinvestment into the facility (improvements, maintenance, equipment).

466
467 Councilmember Van Langeveld added that while high ticket items for the golf course came to the
468 City Council for approval that she was appreciative that the golf course was funding those
469 requests. She spoke on prioritizing golf course debt repayment but placed a higher value on
470 maintaining sufficient funds for the golf course to continue to operate without City assistance.

471
472 Councilmember Van Langeveld asked if the City committee budget requests could be reviewed
473 during this meeting. She noted that there was a current proposal in the tentative budget with a
474 line item for the committees.

475
476 Ken Leetham commented that he had received assurance from the Events Committee that their
477 request was accurate at \$15,000.

478
479 Councilmember Smoot noted that the request from the Arts Committee was only partially
480 completed as shown. Heidi Voordeckers clarified that some items related to the committees
481 would come from different funds or areas including new expenditures such as tree plantings,
482 murals, or entry monuments.

483

484 Councilmember Jackson spoke on the \$75,000 line item for committees and events and
485 mentioned this did not include Liberty Fest. Heidi Voordeckers replied that amount included
486 everything but Liberty Fest and the 5K. She also noted that beautification items were also not
487 included under special programs.

488
489 Sherrie Pace said as different items such as the entry monuments were found in various locations
490 of the budget that staff would need time to compile the total request per committee.

491
492 Councilmember Smoot noted that she could not provide a breakdown at this time for the Arts
493 Committee budget. She explained that the request included murals, utility box wraps, and entry
494 monuments and how the Arts Committee was involved in many areas with a significant impact
495 on the budget. She asked if the Arts Committee budget requests should be approved by the City
496 Council on a case by case basis.

497
498 Mayor Horrocks suggested the Arts Committee create a budget and then receive approval based
499 on matching grants or other factors. Heidi Voordeckers commented that the \$75,000 was for the
500 reoccurring events like NSL Reads and the Kite Festival while other capital type items like
501 monument signs would be part of the Capital Project Fund budget. She suggested receiving a list
502 of requests from each committee and compiling that information into a summary for the Council
503 to review. She noted that staff would then create an individual report to track the committee
504 budgets.

505
506 Mayor Horrocks noted that some items, such as the 5K, might have additional budget impacts
507 that were not included such as police over time. Ken Leetham commented that there were
508 definitely soft costs for every event such as when staff was required to be present.

509
510 Councilmember Jackson said that while \$75,000 may be insignificant in a \$40 million budget
511 that residents would want the City Council to oversee these items and be mindful of these
512 smaller amounts. She also spoke on tracking the costs and attendance for each event and
513 determining whether they were worth the cost.

514
515 Councilmember Smoot mentioned the Arbor Day event and said there were more Chevron
516 employees in attendance than residents. She said if Chevron did not donate the trees then it
517 would not be worth City funds.

518
519 Councilmember Clayton mentioned that some events were not expensive to host but brought the
520 community together such as the Kite Festival or the Halloween event. She said there should be a
521 balance between the cost and the benefit such as tree plantings during the Arbor Day event.
522

523 Mayor Horrocks also noted that the City received the Tree City USA designation.

524
525 Councilmember Knowlton spoke on the Trails and Active Transportation Committee and that
526 they were not requesting funds as there was committee funds and planning funds. Heidi
527 Voordeckers commented that there were operational costs and capital long term costs. She
528 explained that the \$75,000 was operational costs like yearly events. She noted other items would
529 be in separate areas of the budget.

530
531 Councilmember Jackson asked if the Events Committee had continued to track events and
532 attendance. Ken Leetham commented that the City could produce records of employee time
533 during events.

534
535 Councilmember Van Langeveld said she was less interested in attendance and more in the
536 feedback of those participating such as staff, residents, or committee members over the event.
537 She felt there were many events such as Arbor Day or Get to the River that may not have high
538 attendance but still had value. She noted that NSL Reads had grown in attendance over the years.

539
540 Councilmember Van Langeveld reviewed the list of special events and the proposed costs
541 including:

542	Parks and Arts Board	\$0
543	5K Run	\$5,500
544	Liberty Fest Celebration	\$135,000 (\$75,000 donations)
545	Senior Lunch Bunch	\$11,000
546	Youth City Council and scholarships	\$15,000
547	*Trails and Active Transportation Com.	\$0
548	*Health and Wellness Committee	\$5,000 (increase for block party/event swag)
549	Misc. Council events	\$1,000
550	*Civic Events Committee	\$600
551	Easter Egg Dash	\$2,500
552	*Arts Committee	\$6,000 (\$5,000 art exhibit)
553	Photo Contest	\$1,500 (Events Committee request)
554	NSL Reads	\$2,000 (Arts Committee request)
555	Kite Festival	\$4,100 (Event Committee request)
556	Spooktacular	\$2,800 (Events Committee request)
557	Food Truck and Vendor Fair	\$1,500
558	Winterfest	\$6,500
559	Get to the River	\$3,100 (offset by \$1,000 JRC grant)
560	Unity in the Community	\$6,000 (Event Committee request)
561	TOTAL	\$209,100

562 Councilmember Jackson said the biggest question for her was the Arts Committee and the Health
563 and Wellness proposals. She spoke on questioning each request and whether residents would
564 approve such as the \$5,000 art show and the block parties.

565
566 Councilmember Van Langeveld spoke on the cost of the senior lunch bunch per person and that
567 while she did not advocate for the end of the program that this showed that the metric of
568 attendance and cost was not all that should be considered.

569
570 Councilmember Jackson spoke on the Senior Lunch Bunch and how it was a community and that
571 the residents who attended enjoyed it.

572
573 Heidi Voordeckers commented that the Youth City Council (YCC) utilized their budget mainly
574 for scholarships and the Utah State Youth Leadership conference.

575
576 Mayor Horrocks shared that the YCC volunteered at City events and hosted the Easter egg hunt.
577 He continued that they also held food drives every month.

578
579 Ken Leetham explained that the City had decided to be part of the Utah Association of Youth
580 Councils. He noted it was a good experience for the youth. He added that the scholarship funds
581 were added to a 529 account for college.

582
583 Ken Leetham mentioned the recent Health and Wellness presentation and budget request.
584 Councilmember Van Langeveld noted that there were three components including block
585 parties/grants, swag for events/locations, and Purple air monitors (\$500 each). She said the
586 Health and Wellness Committee was focused on connection in the community and supporting
587 this through the neighborhood potluck/block parties. She explained that individuals interested in
588 hosting a block party could obtain a \$100 gift card to Lee's Marketplace and then share
589 information about their party with the City.

590
591 Ken Leetham suggested allocating \$6,500 for the Health and Wellness Committee which include
592 funding for 30 block parties.

593
594 Councilmember Smoot commented that the City could fund events now but the day the City had
595 to ask for a property tax increase events would be the first thing she would vote to cancel. She
596 said that people felt involved in their community when they knew their neighbors cared about
597 them and felt that if the block parties were a way to build unity that it more important.

598
599 Mayor Horrocks asked about the Miscellaneous Council Events for \$1,000. Heidi Voordeckers
600 replied that all events used to be funded out of the Miscellaneous Council Events line item before

601 they were divided into individual line items. She noted that this line item could probably be
602 removed.

603
604 Mayor Horrocks commented on the photo contest and NSL Reads and how they had turned into
605 beloved events. He said that while none of the events were core to what the City government was
606 required to do such as providing water, garbage, roads, and snow plowing that they helped to
607 establish a community.

608
609 Councilmember Van Langeveld suggested reviewing the Art Committee and Trails and Active
610 Transportation Committee requests at the next City Council meeting.

611
612 Mayor Horrocks asked about the food truck and vendor fair proceeds. Heidi Voordeckers replied
613 that the City received a small portion of the proceeds. She noted that the largest budgetary item
614 was advertising on the large event signs which were expensive.

615
616 Ken Leetham mentioned that the Monday night events also had some staff costs.

617
618 Mayor Horrocks wondered what the costs were for of the Get to the River event. Ken Leetham
619 commented that the costs included renting canoes and paying for a food truck. He said the public
620 appreciated that event.

621
622 Councilmember Van Langeveld said that she may not participate in events such as Get to the
623 River or Golden Spoke but was appreciative of how the range of events appealed to a broader
624 audience.

625
626 Councilmember Knowlton mentioned the budget aspect as well as committee and staff time and
627 efforts. He spoke on staff feedback related to events and how if volunteers are willing to spend
628 the time for events that shows it may be worth it. He asked if there was some kind of metric to
629 determining which events were worth the effort, how to improve next year, and how to get better
630 participation.

631
632 Mayor Horrocks added that the committee members used to be true volunteers but now received
633 compensation. He said sometimes the committees did not support events as well as they should
634 now that they were compensated.

635
636 Councilmember Smoot mentioned that the City had a population of 23,000 and posed the
637 question if only 5% attended these events if that would be worth the \$120,000 expenditure. She
638 said the day the City has to raise property taxes then this expenditure and the percentage of
639 residents participating in these events would be relevant.

640 The City Council determined to review the Trails and Active Transportation Committee and the
641 Arts Committee budget requests during a future meeting.

642

643 **Councilmember Clayton moved the City Council approve Resolution 2026-17R: A**
644 **resolution adopting the Tentative Budget for Fiscal Year 2026-2027 and setting the public**
645 **hearing date of June 2, 2026 at 7:00 pm. Councilmember Van Langeveld seconded the**
646 **motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton,**
647 **Smoot, and Van Langeveld.**

648

649 6. CONSIDERATION OF RESOLUTION 2026-18R: A RESOLUTION AUTHORIZING
650 BOARD MEMBER, MAYOR HORROCKS, TO RECEIVE COMPENSATION FOR
651 SERVICE ON THE BOARD OF DIRECTORS OF THE UTAH LOCAL
652 GOVERNMENTS TRUST

653

654 Mayor Horrocks reported that he was asked to serve on the Board of Directors of the Utah Local
655 Governments Trust. He explained that as part of the process the City Council needed to approve
656 a resolution authorizing the Mayor to serve on the board and receive compensation for said
657 service.

658

659 Ken Leetham added that this was a great opportunity for the City. He spoke on spending time
660 handling insurance issues with the Trust and the benefit to having someone on the Board
661 representing the City related to policy issues.

662

663 **Councilmember Jackson moved that the City Council approve Resolution 2026-18R: A**
664 **resolution authorizing the Mayor to receive compensation for service on the Board of**
665 **Directors for the Utah Local Governments Trust. Councilmember Knowlton seconded the**
666 **motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton,**
667 **Smoot, and Van Langeveld.**

668

669 7. COUNCIL REPORTS

670

671 Councilmember Clayton provided a special report on the America250 celebration. She spoke on
672 the opportunity for the City Council to participate in the July 25th parade.

673

674 Mayor Horrocks and Councilmember Van Langeveld were unable to attend. Councilmember
675 Clayton noted that the Youth City Council would participate and hand out candy.

676

677 The Council discussed riding decorated golf carts in the parade.

678

679 Councilmember Clayton shared that there would be an article featuring the Civic Events
680 Committee in the Davis County Journal. She reviewed the following additional America250
681 events and related items:

- 682
- | | |
|---|-----------------------|
| 683 National Anthem auditions to perform at Liberty Fest | May 8, 2026 |
| 684 2026 America250/North Salt Lake t-shirts | |
| 685 Liberty Fest & America250 pole banners | |
| 686 Let Freedom Fly Kite Festival (featuring colonial characters) | May 16, 2026 |
| 687 Walk250 Challenge (certificate and prizes) | |
| 688 Liberty Fest at Legacy Park (5K, pancakes, kids market) | June 27, 2026 |
| 689 Eaglewood Auto Fest | July 2, 2026 |
| 690 Fireworks at Eaglewood | July 3, 2026 |
| 691 Three by Three NSL Reads book contest | July 3, 2026 |
| 692 Patriotic Home and Business Contest | July 5, 2026 deadline |
| 693 America’s Potluck Celebration | July 5, 2026 |

694

695 Councilmember Knowlton suggested the addition of the City’s logo on the America250 t-shirt.

696

697 Councilmember Jackson added that there would also be an America250 themed food truck night
698 on Monday June 8th.

699

700 Councilmember Van Langeveld reported on the Utah League of Cities and Towns Conference
701 and mentioned the topic of homeless services in the State and importance of following this
702 closely. She spoke on the meeting with staff and Davis School District related to boundaries. She
703 highlighted on the physical divide for residents in the Foxboro area. She said the meeting
704 including planning and boundary topics and the lack of interest from the District in changing
705 school boundaries.

706

707 Councilmember Van Langeveld reported that the golf field trip for Adelaide and Foxboro
708 Elementary schools was scheduled for next Monday. She added that Bountiful and Woods Cross
709 High School had invited the City Council to attend their graduations. She noted that Woods
710 Cross had also requested volunteers at their Woodstock event on Monday May 18th to hand out
711 hot dogs.

712

713 Councilmember Knowlton clarified that staff had done their best with the Highway 89 plan. He
714 then mentioned a water conservation discussion and noted the rate structure as one measure that
715 had been done. He reviewed an action item request for a communication blitz for existing
716 resources to change their landscaping (Weber Basin, etc.).

717

718 Mayor Horrocks spoke on conservation and a friendly competition between the cities on who
719 could save the most water.

720
721 Ken Leetham shared the idea of a direct mailer to each resident at the cost of \$3,500 to \$4,000.

722
723 Councilmember Van Langeveld suggested that any communication also include information
724 about water usage at the golf course.

725
726 Councilmember Smoot reported on the Arts Committee and mural locations. She said potential
727 locations could include City buildings, Redwood Road locations. She added that the Arts
728 Committee had discussed artwork for the Veteran's Memorial Amphitheater at City Hall.

729
730 Councilmember Van Langeveld mentioned the Bountiful Veteran's Plaza and contributing to that
731 memorial rather than creating a new space at City Hall.

732
733 Councilmember Smoot reported that the Arts Committee would continue to apply for murals to
734 fund the grant program. She then said the Committee had discussed an art festival in the City that
735 could be held at Hatch Park. Councilmember Van Langeveld suggested that it could be held as
736 part of the vendor fair.

737
738 Councilmember Jackson reported on the City Recreation Day on June 25th at the South Davis
739 Recreation Center. She was in favor of advertising this through the City's social media. She
740 noted that she would be unable to attend the dog park grand opening due to the South Davis
741 Recreation District's meeting. She also shared an update on the Eagleridge beautification project.

742
743 Ken Leetham reported on the Eagleridge Drive roundabout and the intention to remove the
744 electronic sign.

745
746 Councilmember Jackson mentioned a potential art element in the roundabout along with
747 beautification. She was also in favor of removing the electronic signage.

748
749 8. CITY ATTORNEY'S REPORT

750
751 Todd Godfrey had nothing to report.

752
753 9. MAYOR'S REPORT

754
755 Mayor Horrocks reported on Wasatch Integrated Waste Management District and the decision to
756 no longer accept out of district waste. He said individuals who did not have a Davis County

757 driver license could no longer utilize the Layton facility. He noted that this would extend the life
758 of the landfill. He added that tipping fees dropped from \$64 to \$25 as the bonds had been paid
759 off. He continued that there was request to add that multifamily developments must provide a
760 recycling dumpster in the City Code.

761
762 Mayor Horrocks said Wasatch Integrated owned property adjacent to the Bountiful landfill for a
763 transfer facility. He explained this would mean that garbage from the City would go to Bountiful
764 rather than Layton. He noted that the annual Warriors over the Wasatch air show had been
765 cancelled due to conflict in the middle east.

766
767 Mayor Horrocks reported that Spectrum Academy was hosting a readathon on Thursday and that
768 he had been invited to read to the children.

769

770 10. CITY MANAGER'S REPORT

771

772 Ken Leetham reported on the ribbon cutting at the dog park on May 11th at 6 p.m. He noted that
773 staff was meeting with the library director related to a temporary satellite location while the
774 Bountiful library was remodeled. He spoke on water use and said staff published a clear
775 statement today that the City was not irrigating its property prior to May 15th with the exception
776 of the greens at the golf course. He noted that the City was using water from the ponds for
777 irrigation at the course.

778

779 Councilmember Jackson asked the percentage of the City that did not have secondary water. She
780 also asked if residents on culinary could water their lawns now. Ken Leetham replied that he
781 estimated it was approximately 40% of the City was not on secondary water. He said culinary or
782 secondary water users should not be watering their lawns and could receive a citation. He noted
783 that staff would follow up with the exact numbers and report back on City code related to
784 citations.

785

786 Ken Leetham spoke on methods the City was taking related to delayed watering including
787 leaving the grass long, using chemical agents to make the water last longer, and issuing citations
788 to residents who watered early.

789

790 11. ADJOURN INTO CLOSED SESSION

791

792 **At 9:27 p.m. Councilmember Knowlton moved that the City Council adjourn the regular**
793 **session in order to move into a closed session for the purpose of discussing the purchase,**
794 **exchange, sale, or lease of real property and to discuss the character professional**
795 **competence or physical or mental health of an individual. Councilmember Van Langeveld**

796 **seconded the motion. The motion was approved by Councilmembers Clayton, Jackson,**
797 **Knowlton, Smoot, and Van Langeveld.**

798

799 12. ADJOURN

800

801 The meetings were adjourned during the closed session at 10:05 p.m.

802

803 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday May*
804 *19, 2026 by unanimous vote of all members present.*

805

806

807

808 _____
Brian J. Horrocks, Mayor

_____ *Wendy Page, City Recorder*



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: May 19, 2026

SUBJECT: Consideration of Ordinance 2026-04: an ordinance amending City Code regarding State Code Citations

RECOMMENDATION

The Planning Commission recommends the City Council approve the proposed code amendments which update citations related to State Code.

BACKGROUND

In November of 2025 the Legislature recodified the Land Use Development Management Act (LUDMA) from State Code Title 10, Chapter 9A to Title 10, Chapter 20. This made many of the instances within City Code that provided reference to the state code incorrect. Changes made to any citation in Title 10 of the City Code requires a public hearing by the Planning Commission. The public hearing was held on May 12, 2026.

In addition to citations for City Code Title 10 and State Code Title 10, staff has reviewed the entire City Code for state code citations which are incorrect. The amendments outside of Title 10 do not require a recommendation from the Planning Commission, but were included with the Title 10 amendments for consideration. The redlined code sections are attached to this report.

PROPOSED MOTION

I move that the City Council approve Ordinance 2026-04, an ordinance amending City Code to correct State Code citations with no conditions and the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments:

- A) Ordinance 2026-04
- B) Exhibit-Redline Code Amendments

ORDINANCE 2026-04

**AN ORDINANCE OF THE CITY OF NORTH SALT LAKE
AMENDING TITLES 4, 8, 9, 10, AND 13 OF THE CITY CODE FOR
THE PURPOSE OF UPDATING CITATION NUMBERS FOR
CERTAIN REFERENCES TO UTAH CODE**

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

WHEREAS, the City Code has citations to State Code that are not correct due to codification of State Code.

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 10-20-502, Titles 4, 8, 9, 10 & 13 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 19th day of May 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 2026-04 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.

[Seal]

Recorded this _____ day of _____, 2026.

Wendy Page, City Recorder

7-8-1: DEFINITIONS:

HISTORIC DISTRICT:

B. In a historic district or area created under State Code section ~~10-9a-503~~[10-20-503](#).

8-2-1: TITLE, APPLICABILITY, AUTHORITY:

C. Authority: The city has authority to adopt this chapter in order to facilitate compliance with the drinking water source protection regulations promulgated pursuant to Utah administrative code section R309-113, and pursuant to authority set forth in the municipal land use, development and management act, Utah Code Annotated section ~~10-9a-102~~[10-20-101](#), as amended, and other applicable statutory and common laws of the United States. (Ord. 99-16, 12-7-1999; amd. 2012 Code)

9-8-5: RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS:

A. Residential Automatic Fire Sprinkler Ordinance: As described in Utah Code Title 15A-5-203, the city adopts by ordinance the requirements of an automatic residential fire sprinkler system if any of the following conditions exist:

1. The structure:

a. is located in an urban-wildland interface area as provided in the Utah Wildland Urban Interface Code adopted as a construction code under the State Construction Code; and

b. does not meet the requirements described in Utah Code, Subsection ~~65A-8-203(4)(af)~~ and Utah Administrative Code, R652-122-1300, Minimum Standards for County Wildfire Fire Ordinance;

2. the structure is in an area where a public water distribution system with fire hydrants does not exist as required in Utah Administrative Code, R309-550-5, Water Main Design;

3. the only fire apparatus access road has a grade greater than 10% for more than 500 continual feet;

4. the total floor area of all floor levels within the exterior walls of the dwelling unit exceeds 10,000 square feet; or

5. the total floor area of all floor levels within the exterior walls of the dwelling unit is double the average of the total floor area of all floor levels of unsprinkled homes in the subdivision that are no larger than 10,000 square feet.

6. Exception: A single family dwelling does not require a fire sprinkler system if the dwelling:

a. is located outside the wildland urban interface;

b. is built in a one-lot subdivision; and

c. has 50 feet of defensible space on all sides that limits the propensity of fire spreading from the dwelling to another property. (Ord. 2020-07, 2-4-2020)

10-1-5: CONFLICT:

A. This code shall not nullify the more restrictive provisions of covenants, agreements or other ordinances or laws, but shall prevail notwithstanding such provisions which are less restrictive.

B. Whenever other restrictions or provisions are adopted under state law, the most restrictive requirement shall govern. However, the city may not impose stricter requirements than are required in Utah Code Annotated sections ~~10-9a-305~~[10-20-304](#), ~~10-9a-514~~[10-21-302](#), ~~10-9a-516~~[10-20-610](#) and ~~10-9a-520~~ ([incorporated with 10-20-610](#)). (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-1-39: DEFINITIONS:

***RESIDENTIAL FACILITY FOR ELDERLY PERSONS:**

A. A single-family or multiple-family dwelling unit that meets the requirements of chapter 8 of this title and any ordinance adopted under authority of chapter 8 of this title, and Utah Code Annotated sections ~~10-9a-516~~[10-20-610](#), ~~10-9a-517~~, ~~10-9a-518~~ and ~~10-9a-519~~.

B. "Residential facility for elderly persons" does not include a healthcare facility.

***RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY: A residence:**

A. In which more than one person with a disability resides; and

B. 1. Is licensed or certified by the Department of Human Services under Utah Code Annotated title ~~62A~~[26B](#), chapter 2, licensure of programs and facilities; or

2. Is licensed or certified by the Department of Health under Utah Code Annotated title ~~26~~[26B](#), chapter ~~212~~, Healthcare Facility Licensing and Inspection Act.

VARIANCE: An official permit to use property in a manner that departs from the way in which other property in the same locality can be used; as regulated by Utah State Code section ~~10-9a-702~~[10-20-1102](#).

10-2-2: HEARING OFFICER:

A. Created And Appointment:

1. Pursuant to Utah Code ~~10-9a-701~~[10-20-1101](#) the City hereby establishes an Appeal Authority consisting of a Hearing Officer to:

a. Hear and decide requests for variances from the terms of the land use ordinance;

b. Hear and decide appeals from decisions applying the land use ordinance;

c. Hear and decide appeals from a fee charged in accordance with State Code section ~~10-9a-510~~[10-20-904](#).

2. The Hearing Officer shall be appointed or removed by the Mayor with the advice and consent of the City Council.

10-3-1: AUTHORITY OF THE CITY COUNCIL:

In accordance with Utah Code Annotated, [Title 10, Chapter 9a20, Part 5](#), as amended, the City Council may amend any provisions of this Title or the Official Zoning Map of the City in accordance with the procedures set forth herein, including amendments to the number, shape, boundaries, or area of any zoning district; any land use regulation of or within a zoning district; or any other provision of this title. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code; Ord. 2024-01, 1-16-2024)

10-3-2: PROCEDURES FOR PROPOSED AMENDMENTS AND REZONINGS:

D. Notice; Public Hearings And Public Meetings:

1. Public Hearings: The City shall prepare and give notice at least 10 calendar days before a public hearing to consider such amendment by mail to affected entities and for the area directly affected by the proposed land use regulation or zoning map amendment as a class B notice as provided by Utah Code Annotated sections [10-9a-20510-20-205](#), [10-9a-50210-20-502](#), and 63G-30-102, as amended.

2. Public Meetings: The City shall provide notice of public meetings as a class A notice, as provided by Utah Code Annotated sections [10-9a-20510-20-205](#), [10-9a-50210-20-502](#), and 63G-30-102, as amended.

10-13-3: STEP 1 - GENERAL DEVELOPMENT PLAN AND P-DISTRICT APPLICATION:

A. An application for General Development Plan (GDP) and P-District rezone review shall be submitted by the property owner or an authorized representative. All plans shall be prepared by a licensed/certified professional, such as an architect, landscape architect, planner, engineer, surveyor, etc. The requirements for a complete site plan review application are:

1. Conceptual Site Plan, including a current survey and legal description, vehicular and pedestrian circulation, proposed building placement, setbacks, streetscape, parking, fire protection, fencing, and signage locations, plus any other information required for conceptual site plan review;

2. Conceptual Landscape Plan, including open space, recreation equipment, and other proposed community amenities; and

3. Conceptual Building Plan(s), including elevations, height, materials, and proposed colors.

B. Upon receipt of a complete application to the Community Development Department, the application shall be reviewed by the Development Review Committee (DRC). The DRC shall provide written comments to the applicant regarding the proposed General Development Plan within fourteen (14) days of receipt. The applicant may request a meeting with the DRC or staff to discuss the comments. Upon receipt of a written response to the comments and any revised submittal, the DRC shall review the resubmittal and make a recommendation on the application to the Planning Commission. Once a recommendation has been made by the DRC, the Community Development Department shall schedule a public hearing before the Planning Commission and provide written notice to property owners within three hundred feet (300') of the boundary of the proposed project, as required by Utah State Code [10-9a-50210-20-502](#).

10-19-17: RESIDENTIAL:

A. Accessory Dwelling Units:

15. Building Code: All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah state code section ~~10-9a-511~~510-20-606, changes to dwellings - egress windows.

10-21-3: PUBLIC HEARING:

A. Once the application is complete it shall be noticed and scheduled for a public hearing before the City Planning Commission at its next regularly scheduled meeting. The Planning Commission shall process that application as it would a request to amend the City zoning map. The City Planning Commission shall make a recommendation to the City Council as to whether or not the City Council should apply the overlay zone to the property pursuant to the submitted application.

B. The City Planning Commission shall recommend positively that the City Council grant the application for the overlay zone designation on the property if it appears from the application that the described existing use of the property is a legal nonconforming use as defined in Utah Code ~~10-9a-103(32)~~10-20-102 and section ~~10-1-4710-1-39~~ of this title. (Ord. 2012-09, 6-19-2012)

10-21-4: CITY COUNCIL CONSIDERATION:

Upon a recommendation from the City Planning Commission, the City Council shall, at its next regularly scheduled meeting, if practical, consider the application of the overlay zone to the property applied for as it would any application for a zone change within the City. The City Council shall approve the application for the overlay zone designation on the property if it appears from the application that the described use of the property is a legal nonconforming use as defined in Utah Code ~~10-9a-103(32)~~10-20-102 and section ~~10-1-4710-1-39~~ of this title, unless findings to the contrary deem such a zone change, in the opinion of the City Council, contrary to the best interest of the City. (Ord. 2012-09, 6-19-2012)

13-2-2: REQUIRED PLAT APPROVAL:

A. Content: If any land is laid out and platted, the owner of the land shall cause an accurate plat to be made of them that sets forth and describes:

1. Any parcel of ground laid out and platted, by boundaries, course and extent, and if they are intended for streets or other public uses, together with any area that is reserved for public purposes; and

2. Any block or lot intended for sale or otherwise reserved for private purposes and all parcels offered for dedication for any purpose, with all dimensions, boundaries, and courses clearly shown and defined.

B. Acknowledgment Required:

1. The owner of the land shall acknowledge the plat and owner's dedication before an officer authorized by law to take acknowledgment of conveyances of real estate.

2. The surveyor of the plat shall certify that the surveyor:

- a. Holds a license in accordance with Utah, Code Annotated, Title 58, Chapter 22 (as amended), Professional Engineers and Professional Land Surveyors Licensing Act;
- b. Has completed a survey of the property described on the plat in accordance with Utah Code section ~~17-23-17~~[17-73-54](#) (as amended) and has verified all measurements; and
- c. Has placed monuments as represented on the plat.

13-2-4: TRANSFER OF LAND; VOIDABLE:

No person shall offer to sell, contract to sell, sell, deed or convey any property contrary to the provisions of this title. A subdivision plat recorded without the signatures required by Utah Code Annotated, section ~~10-9a-604~~[10-20-804](#) (as amended) is void. A transfer of land pursuant to a void plat is voidable by the land use authority. (Ord. 2024-01, 1-16-2024)

13-2-6: BUILDING PERMITS:

A. Requirements:

1. No building permit shall be issued for any structure within a subdivision until the subdivision plat is recorded in the County Recorder's Office, a bond is provided acceptable to the City ensuring the adequate installation of required essential infrastructure improvements and utilities, and the required improvements and utilities have been installed and are operable as provided herein and as deemed essential infrastructure (defined by Utah Code Annotated ~~10-9a-802~~[10-20-1001](#), as amended) which is necessary to meet the requirements of the building code and fire code.

13-5-9: FINAL PLAT; PURPOSE:

The purpose of the final plat is to require final review and approval of all documents before a subdivision plat is recorded. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this title. The final plat and improvement plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat approval. Pursuant to Utah Code Annotated section ~~10-9a-604~~[10-20-805](#), as amended, the Community Development Director is designated as the Administrative Land Use Authority for final plat approval with the advice and consent of the City Engineer and City Attorney. (Ord. 2024-01, 1-16-2024)

13-5-13: ADMINISTRATIVE LAND USE AUTHORITY ACTION; FINAL PLAT:

A. The Community Development Director, acting as the Administrative Land Use Authority shall review the final plat application for conformance to City Ordinance and any conditions of preliminary plat approval and shall verify the approvals from the City Engineer, City Attorney, applicable development review staff and affected entities. Upon verification of final plat approvals, the director shall send notice of approval to the applicant in writing and authorize the final plat mylar to be printed. The City shall provide the applicant a signed and dated copy of the approved Subdivision Improvement Plans.

B. The applicant shall submit an executed final plat mylar complete with the surveyor's certification and signed owner's dedication accompanied by the following:

1. Final title report updated within the previous thirty (30) days;

2. Any executed documents required for recordation with the plat, such as easements, owner's association incorporation bylaws or protective covenants;
3. Stormwater Management Agreement;
4. Subdivision Improvement Agreement;
5. Acceptable assurance document in accordance with section [13-5-15](#) for the installation of essential improvements:
 - a. The developer may elect to install any required public landscaping improvements or infrastructure improvement prior to recordation of the plat in accordance with Utah State Code [10-9a-604.5](#)[10-20-807](#), as amended; or

13-6-1: PLANNED UNIT DEVELOPMENTS; SPECIAL REQUIREMENTS:

E. Deviation From Design And Improvement Standards: Requests for design deviations, other than those outlined in this section or as approved by development agreement in conjunction with a P-District rezone, may only be approved as a legislative decision by the City Council. Where, in the opinion of the City Council, the literal enforcement of the design and improvement standards in this Title would result in an unreasonable utilization of land and water or undue hardship due to unique circumstances compliance with one or more of the design and improvement standards may be waived, according to the following procedure:

1. Application: Application for a modification of design standards shall be made on a form provided by the City and shall include:
 - a. A description of the land to be developed;
 - b. An identification of the title provision from which the modification is requested;
 - c. A description of the peculiar physical conditions pertaining to the land in question and which do not pertain to other lands in the general area;
 - d. A description of the hardships which will accrue to the detriment of the property owner if the requested modification is not granted;
 - e. A nonrefundable modification review fee, where established and payable to the City, in accordance with the Comprehensive Fee Schedule as adopted by resolution of the City Council.
2. Public Hearing; Notice: The Planning Commission shall hold a public hearing before making a recommendation on the requested modification. Notice of said public hearing shall be given in accordance with [USC 10-9a-205](#)[10-20-205](#) as a class B notice.

13-7-1: PLAT AMENDMENTS:

- B. Review Process:
1. Applicability:

a. Residential, commercial, industrial or agricultural subdivision amendments that cannot be processed as routine and uncontested lot line adjustments, shall be processed pursuant to this subsection.

b. Plat amendments that create one (1) or more additional lots to the subdivision, shall not be processed as a plat amendment, but shall be processed as new subdivision.

2. City Internal Review:

a. The Community Development Department shall obtain comments regarding the amendment petition from all the development review staff.

b. If the development review staff determines that the proposed amendment petition may have an adverse material impact on traffic, it may require the applicant to submit a professionally prepared traffic impact study.

c. The development review staff comments shall be transmitted to the applicant for revisions as applicable.

3. Planning Commission Review:

a. Plat amendments which vacate or amend a public right of way, public trail, or public utility easement shall be noticed for public hearing before the City Council as a class A notice in accordance with ~~USC 10-9a-208~~[10-20-208](#), as amended.

13-7-2: EXEMPTION FROM PLAT REQUIREMENT:

A subdivision plat amendment is not required for a lot line or boundary adjustment as defined in Utah Code Section ~~10-9a-523~~[10-20-906](#), as amended, but shall be processed as outlined in the following section. (Ord. 2024-01, 1-16-2024)

City Council Action Items for May 19, 2026

Item	Staff	Description	Staff Responses
<u>New</u>			
26-04		(5-5-26 CM Knowlton) Request to increase the City's public outreach efforts regarding water conservation by launching a focused communications campaign to inform residents about existing landscaping conversion incentives and other water conservation strategies. Promote these resources across multiple communication channels for several months. All supported the idea to make the outreach effort a formal action item and mailer suggested by Ken Leetham. Ted would like City staff to also track households that make significant improvements such as trading out landscaping for xeriscape or drought tolerant materials.	
<u>Current</u>			
26-03		(4-7-26 CM Jackson) Find out the current terms for the national fitness campaign and funding availability for an outdoor Fitness Court.	
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>

Item	Staff	Description	Staff Responses
			<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>
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>(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.</i></p>

Item	Staff	Description	Staff Responses
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>(4-2-26) one property owner indicated willingness to sell property to City.</i></p>
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.	
25-25	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	Combined Action Items: (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.	<p><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></p> <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</i></p>

Item	Staff	Description	Staff Responses
			<p><i>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>
Completed			
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.	<p><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.</i></p> <p><i>(2-19-26) A meeting was scheduled for March with the School District, City planning staff, and Councilmember Van Langeveld.</i></p> <p><i>(4-1-26) A third request was sent to set up the meeting, waiting for response from school district.</i></p>

Item	Staff	Description	Staff Responses
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>