CITY OF
NORTH SALT LAKE
UTAH

10 East Center Street
North Salt Lake, UT 84054
801.335.8700
www.nslcity.gov

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING
NOTICE & AGENDA
OCTOBER 6, 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 conducted in accordance with the City's Electronic Meetings Policy. The following items of business will be discussed; the order of business may change as time permits:

WORK SESSION – 6:00 p.m.

1. Public Comment On Proposed Address Changes Related to Properties within the City of North Salt Lake Boundaries
2. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer and Pledge of Allegiance ~ Councilmember Clayton
3. Citizen Comment – All citizen comment is welcome, but those wishing to speak should limit their comments to no more than three (3) minutes.
4. Presentation by the Davis County Health Department of Available Online Resources
5. Consideration of Resolution 2026-43R: A Resolution Approving Master Agreement Amendment 1 Related to Betterments at the City's I-15 Interchanges at 2600 South and US89
6. Consideration of Nights Out Events for 2027
7. Public Hearing and Consideration of Resolution 2026-42R: A Resolution Amending the Standards and Specifications Manuals for Streets, Water, Storm Water and Parks
8. Ratification of City Manager's Approval of Emergency Repairs on Eaglewood Drive
9. Consent Agenda Items:
    a. Consideration of Lease Agreement for Office Space for the North Salt Lake Police Department
    b. Consideration of Resolution 2026-44R: A Resolution Appointing Council Member Suzette Jackson to the South Davis Recreation District Administrative Control Board

c. Consideration of Resolution 2026-45R: A Resolution Appointing Mayor Brian J. Horrocks to the Wasatch Integrated Waste Management District Board

d. Consideration of Resolution 2026-46R: A Resolution Approving Surplus Vehicles in the Police Department

e. Consideration of Bid Award for the Removal and Replacement of the Roof on the Gary Way Pump Station Building to The Garland Company in the Amount of $49,480

f. Consideration of Resolution 2026-47R: A Resolution Creating a North Salt Lake Addressing Committee

g. Consideration of Resolution 2026-48R: A Resolution Approving an Interlocal Agreement with Davis County for Pacific Avenue Sidepath Project Utilizing the 4th Quarter County Option Sales and Use Tax for Highways or Public Transit Funding and Authorizing Matching Funds

h. Approval of City Council Minutes of September 15, 2026

10. Discussion of Action Items

11. Council Reports

12. City Attorney Report

13. Mayor's Report

14. City Manager Report

15. Adjourn

CLOSED SESSION

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

City Council meetings are open to the public. Written comments may be submitted to the City Recorder by 5 pm on the date of the meeting at wendyp@nslcity.gov. 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: October 5, 2026

Wendy Page, City Recorder

CITY OF NORTH SALT LAKE CORPORATE SEAL 1946 STATE OF UTAH

Summary Guide of City Council Agenda Items for October 6, 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.

6:00 p.m. – City Council Work Meeting

This meeting has been advertised as an opportunity for the public to provide input to the City Council on proposed addressing changes for areas of the City that are not currently in the City of North Salt Lake's addressing system.

7:00 p.m. – Regular City Council Meeting
Items 1-3: Introduction, Thought or Prayer, Pledge of Allegiance and Citizen Comment

Item 4: Presentation by the Davis County Health Department of Available Online Resources – No Council action required. The County Health Department would like to share with the City some of the resources available to residents at the County's website and other online locations.

Item 5: Consideration of Resolution 2026-43R: A resolution approving Master Agreement Amendment 1 related to betterments at the City's I-15 interchanges at 2600 South and US89 – Council action Required. The amendment establishes a baseline of landscaping and aesthetic materials to be used at the new south interchange.

Item 6: Consideration of 2027 Nights Out Events – Council action required. This item is a continuation of discussion related to approval of the five Nights Out Events in 2027. Those events are: Pride, Juneteenth, Back to School Night, A Bolder Way Forward and Latino Heritage.

Item 7: Consideration of Resolution 2026-42R: A resolution amending the City's Standards and Specification Manuals for certain public infrastructure – Council action required. The City's Streets, Water, Storm Water and Parks manuals are in need of adjustment and several additions are proposed.

Item 8: Council ratification of the City Manager's approval for emergency repairs to Eaglewood and Fairway Drives – Council action required. The City Manager authorized emergency repairs in order to expedite the project. It is estimated that these repairs could cost up to $325,000 and include a complete rebuild of Eaglewood Drive between Fairway and Springwood Drives.

Item 9: Consent Agenda: As a reminder, these items may be approved in one City Council motion.

a. Consideration of lease agreement for office space for the North Salt Lake Police Department.
b. Consideration of Resolution 2026-44R: A Resolution Appointing Council Member Suzette Jackson to the South Davis Recreation District Board.
c. Consideration of Resolution 2026-45R: A Resolution Appointing Mayor Brian J. Horrocks to the Wasatch Integrated Waste Management District Board.

d. Consideration of Resolution 2026-46R: A Resolution Approving Surplus Vehicles in the Police Department – this resolution provides for the declaring of surplus five (5) vehicles.
e. Consideration of Bid Award for the removal and replacement of the roof on the Gary Way Pump Station, The Garland Company, $49,480.
f. Consideration of Resolution 2026-47R: A resolution creating a North Salt Lake Addressing Committee.
g. Consideration of Resolution 2026-48R: A resolution approving an interlocal agreement with Davis County for Pacific Avenue Sidepath Project utilizing the 4th Quarter County Option Sales and Use Tax for Highways or Public Transit funding and authorizing matching funds.
   Total project cost: $575,000
   4th Quarter Transportation fund: $460,000
   Local match: $115,000
h. Approval of City Council Minutes of September 15, 2026.

CITY OF
NORTH SALT LAKE
UTAH

10 East Center Street
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MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: October 6, 2026

SUBJECT: Presentation by Davis County Health Department of Available Online Resources

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The Davis County Health Department has many online resources for the public and they have requested time in our Council meeting to make a presentation about those services. The DCHD has been a great partner with the City over the years and they participate in our events as appropriate also.

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NORTH SALT LAKE
UTAH

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MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: October 6, 2026

SUBJECT: Consideration of Resolution 2026-43R: A resolution approving Master Agreement Amendment 1 related to betterments at the City's I-15 interchange with I-215 and US89.

RECOMMENDATION

I recommend approval of Resolution 2026-43R: A resolution approving Master Agreement Amendment 1 related to betterments at the City's I-15 interchange with I-215 and US89.

BACKGROUND

As the Council knows, there will be a new interchange at I-215 and US89 at the south entrance to the City. We have been working with the I-15 team on the landscaping betterments for that interchange. The attached document contains an amendment to our existing master agreement that establishes a baseline amount of materials, sizes and unit amounts for the proposed landscaping. It represents approximately $100k of investment by the State, which is the amount that UDOT will expend on beautification for interchanges along the I-15 project.

Approving the amendment to the agreement now allows UDOT to include those landscaping materials in their bid award for the design-build contractor. The design-build team will then finalize the landscaping plans for our consideration and there will be a future opportunity for the City Council to decide if the landscaping for the interchange is acceptable to you or if you wish to add to the project with more landscaping or more formal treatment of the interchange. Additions to the project at that future point will be at the City's expense; that is, any treatment of the interchange the City wishes to make in excess of UDOT's $100k investment will be paid for 100% by the City.

I have asked Michael Romero, manager of the I-15 team we have been working with, to attend the meeting so that you may ask questions about the process and how implementation of the agreement will work.

PROPOSED MOTION

I move that the City Council approve Resolution 2026-43R: A resolution approving Master Agreement Amendment 1 related to betterments at the City's I-15 interchange with I-215 and US89.

RESOLUTION 2026-43R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE APPROVING AMENDMENT NUMBER 1 TO THE CITY OF NORTH SALT LAKE MASTER RELATED TO THE I-15 RECONSTRUCTION PROJECT

WHEREAS, the City of North Salt Lake and the Utah Department of Transportation (UDOT) previously entered into a master agreement which sets forth the terms and conditions under which work on the I-15 reconstruction project will be managed and approved; and,

WHEREAS, as a part of the I-15 reconstruction project, one existing interchange and one new interchange will be reconstructed within the City of North Salt Lake; and,

WHEREAS, the City and UDOT have been working together on landscaping and aesthetic improvements to be installed at the two impacted interchanges; and

WHEREAS, the City and UDOT find that it is necessary to adopt and amendment to the Master Agreement that establishes a baseline of landscaping and aesthetic materials that will be used in the improvement of the new interchange at I-215/I-15/US89.

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

Section 1.

1. Amendment No. 1 to City of North Salt Lake Master Agreement Finance Number 268407 is hereby approved; and

2. The City Mayor is hereby authorized to sign the attached Amendment No. 1 on behalf of the City.

Section 2. Effective Date. This resolution hereby adopted is effective immediately.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 6th day of October, 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 _____

AMENDMENT NO. 1 TO
CITY OF NORTH SALT LAKE
MASTER AGREEMENT
FINANCE NUMBER 268407

THIS AMENDMENT NO. 1 TO MASTER AGREEMENT 268407, by and between the **Utah Department of Transportation**, ("UDOT"), and **City of North Salt Lake**, a political subdivision of the State of Utah, ("City"). Each as party, ("Party") and together as parties, ("Parties").

RECITALS

WHEREAS, UDOT is preparing a design-build contract for the highway project identified as Project Number S-R199(343), I-15 Reconstruction; Farmington to Salt Lake City in Davis and Salt Lake Counties, Utah, ("Project"). UDOT's design-build contractor will complete the design and administer construction of the Project; and

WHEREAS, the Parties hereto entered into a Master Agreement, UDOT finance number 268407, dated January 8, 2026. All terms of the Master Agreement remain in full force and effect unless otherwise specified herein.

THIS AGREEMENT is made to set out the amended terms and conditions where under the Third-Party Work shall be performed.

NOW THEREFORE, it is agreed by and between the Parties hereto as follows:

AGREEMENT MODIFICATIONS:

1. Modify Paragraph 9 "BETTERMENT WORK" to add the following:

   The City has requested the following landscape betterment work at the I-215/US-89 (Beck Street) interchange be added to the Project (including all applicable irrigation):

Landscape Element	Units	Quantity
Plantings		
Trees (2-inch caliper or 6-feet - 7-feet)	each	30
Shrubs (5 gallon)	each	50
Perennials/grasses (1 gallon)	each	30
Hardscapes		
Landscape rock and gravel	sq. ft.	18,000
Concrete landscape edge	feet	1,200
Landscape boulders	each	16

2. All other terms of the Master Agreement shall remain in full force and effect. In the event of an inconsistency between the Master Agreement and this Amendment, the provisions of this Amendment shall supersede and control the provision of the agreement.

3. Each person signing this First Amendment warrants that the person has the full legal capacity, power and authority to execute this First Amendment for and on behalf of the respective Party and to bind such Party.

4. The Parties hereby agree to take any and all actions and execute, acknowledge, and deliver any and all documents reasonably necessary to effect the purposes of this First Amendment and each of the other related agreements.

5. This First Amendment may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures thereto and hereto were upon the same instrument.

****

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers.

ATTEST:

_____

Title: _____

Date: _____

(IMPRESS SEAL)

City of North Salt Lake

_____

Title: _____

Date: _____

Utah Department of Transportation

_____

Title: Project Director

Date: _____

Comptroller Office

_____

Title: Contract Administrator

Date: _____

RESOLUTION NO. 2025-53R

A RESOLUTION APPROVING THE CITY OF NORTH SALT LAKE MASTER AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION RELATED TO THE I-15 PROJECT

WHEREAS, the Utah Department of Transportation (UDOT) intends to widen I-15 between Salt Lake City and Farmington City beginning in 2027; and

WHEREAS, there are numerous local government agencies, including the City, whose public infrastructure is affected by the proposed project and for which the proposed agreement will be required; and

WHEREAS, the proposed agreement is required and necessary to establish terms, provisions, procedures and methods for ensuring that all public infrastructure, regardless of ownership or purpose, survives the physical construction of the I-15 widening; and

WHEREAS, the City Council finds that it is necessary to the citizens' collective health, safety and welfare to enter into this agreement.

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

Section 1. AGREEMENT APPROVED. The Master Agreement attached to this resolution shown as Exhibit A is hereby approved.

Section 2. EFFECTIVE DATE. This resolution shall take effect immediately upon passing.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 16th day of December, 2025.

CITY OF NORTH SALT LAKE
By:

BRIAN J. HORROCKS
Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	aye
Council Member Clayton	aye
Council Member Jackson	aye
Council Member Knowlton	aye
Council Member Van Langeveld	excused

268407

CITY OF NORTH SALT LAKE MASTER AGREEMENT UT29

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THIS MASTER AGREEMENT is made by and between the **Utah Department of Transportation**, ("UDOT"), and **City of North Salt Lake**, a political subdivision of the State of Utah, ("City"). Each as party, ("Party"), and together as parties, ("Parties").

RECITALS

WHEREAS, UDOT is preparing to request proposals for and award a design-build contract for the highway project identified as Project Number S-R199(343), I-15 Reconstruction; Farmington to Salt Lake City in Davis and Salt Lake Counties, Utah, ("Project"); and

WHEREAS, the design-build contractor will complete the design and administer construction of the Project ("Design-Builder"); and

WHEREAS, UDOT has identified City facilities ("Facility or Facilities") within the limits of the Project which may necessitate the relocation, protection, or adjustment of the Facilities, ("Third-Party Work"); and

WHEREAS, the City desires for UDOT to design and perform the Third-Party Work on the Facilities necessitated by the Project; and

WHEREAS, the City will perform the necessary design review and inspection to accommodate the Project; and

WHEREAS, for the purpose of expediting any required Third-Party Work and reimbursement, the Parties are entering into this Master Agreement with the understanding that future Supplemental Agreements to this Agreement will be entered into covering the specific Third-Party Work to be accomplished by UDOT for each specific impact location.

THIS AGREEMENT is made to set out the terms and conditions for the Third-Party Work that shall be performed.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing recitals, which by this reference are incorporated into this Agreement, and for the terms set forth below, the Parties agree as follows:

1. **PROJECT RESPONSIBLE FOR COST**

UDOT is responsible for 100% of the cost of the Third-Party Work if consistent with Utah Code § 72-6-116(3)(a) and Utah Administrative Code R930-8.

2. **CONTACT INFORMATION**

UDOT's Project Representative is John Bangle, Utility and Railroad Leader, telephone number (801) 867-6764, and e-mail jbangle@utah.gov, or their designated representative, as assigned.

UDOT's Resident Engineer is Trent Beck, telephone number (435) 327-1185, and e-mail tbeck@utah.gov, or their designated representative, as assigned.

UDOT's Field Representative is Brad Williams, telephone number (801) 232-6314, and e-mail brad.williams@hdrinc.com, or their designated representative, as assigned.

City's contact person is Karyn Baxter, telephone number (801) 335-8722, and e-mail karynb@nslcity.org.

After awarding the Project, UDOT will provide the City with the Design-Builder contact information, ("Design-Builder Project Representative").

3. **AUTHORIZATION FOR DESIGN WORK**

In order to facilitate coordination and obtain technical information about the Facilities and City requirements for inclusion in this Agreement and the Project Request for Proposals, UDOT gave the City authorization for preliminary design engineering on March 31, 2025.

4. **SUBSURFACE UTILITY ENGINEERING**

UDOT has performed Subsurface Utility Engineering (SUE) within the limits of the Project. Additional SUE work to determine the precise location of underground facilities at specific, critical locations on the Project will be reviewed with the City.

5. PROJECT COORDINATION

During the development of the Project design, the City and UDOT, along with its Design-Builder, shall consult as necessary in an effort to determine if conflicts with the Facilities can be avoided.

If Third-Party Work is required by the Project, UDOT will be responsible to identify the conflicts and to design and construct the Third-Party Work. The City will perform the necessary design reviews prior to the start of Third-Party Work. UDOT's Resident Engineer will be responsible for coordinating with other third-parties as it relates to Facilities.

6. CITY REQUIREMENTS

UDOT will comply with the following City requirements**:**

a. 2 weeks to provide comments on over the shoulder design/concept reviews

b. 2 weeks to provide comments on 60%, 90%, and 100% design milestone reviews

   i. 2 weeks to review updated design plans and close comments

c. 2 weeks to review and provide comments on agreements

d. 1 month for agreement approval and signature

   i. City Council meetings are typically held on the first and third Tuesdays of each month

   ii. Items for inclusion on the City Council agenda must be provided to the City at least 10 calendar days prior to the meeting

e. A minimum of 48-hour notification is required for impacts to City infrastructure; road closures and detours must be approved, in writing, by City at least 2 business days in advance

f. UDOT will supply as-constructed plans, in PDF, GIS shapefile, and CAD format, upon completion of any required Third-Party Work.

7. UDOT TO DESIGN AND CONSTRUCT THIRD-PARTY WORK

UDOT will schedule and meet with the City to review the design and scheduling of the Third-Party Work to ensure maximum lead time for advance order of materials and workforce scheduling.

a. UDOT will design the Third-Party Work in accordance with City's standards regularly followed by the City in its own work and not considered a betterment. In the event of a conflict between UDOT and City standards, the higher standard will be applied. The City standards in effect at the time of the signing of this Agreement shall be the standards required for this Project.

   i. Follow City standards: https://www.nslcity.org/182/Construction-Standards-Specifications

b. UDOT will secure permits required for Third-Party Work.

c. UDOT will notify the City at least **2 business days** in advance of beginning any Third-Party Work covered by any Supplemental Agreements, to allow the City time to schedule an inspector to be present during the Third-Party Work. Subsequent notification of when and where Third-Party Work will be performed will be given on a day-to-day basis.

8. RIGHT-OF-WAY

The City shall submit to UDOT all conveyances, vesting documents, or other evidence of title to real property related to the potential relocation of Facilities as early as possible.

Any easements or replacement right-of-way required in conjunction with the Third-Party Work will be acquired by UDOT in accordance with the requirements of Utah Administrative Code R930-8.

9. BETTERMENT WORK

If the City desires to include betterment work in the Project at any specific location, UDOT may agree to the betterment work provided the difference in costs between the functionally equivalent required Third-Party Work and the City's desired betterment work shall be at the sole cost of the City, and the betterment work can reasonably be accommodated without delaying the Project. UDOT has the sole discretion to determine whether the betterment work will be included in the Project. Betterment work, including details and costs for accommodating the betterment work, will be addressed by a separate local government betterment agreement between UDOT and the City.

The City has requested betterment work be added to the Project as described: Install black powder coated signal poles at the I-215/US-89 (Beck Street) interchange.

10. SUPPLEMENTAL AGREEMENTS

UDOT and the City shall enter into Supplemental Agreements to cover Third-Party Work at specific Project locations. UDOT will provide design plans and Third-Party Work schedules for review and approval by the City prior to start of the Third-Party Work. A copy of the format of the proposed Supplemental Agreement is marked Exhibit "A" that is incorporated by reference.

The City will review and provide comments within 2 weeks of receiving the agreement. Third-Party will process for signature, approved final Supplemental Agreement **within 4 weeks**.

In the event there are changes in the scope of the Third-Party Work, extra Third-Party Work, or changes in the planned Third-Party Work covered by a Supplemental Agreement, a modification to the Supplemental Agreement approved in writing by the Parties is required prior to the start of Third-Party Work on the changes or additions.

11. CITY TO NOTIFY UDOT

The City's personnel shall notify UDOT's Field Representative upon arriving and leaving the Project site for verification of inspecting Third-Party Work. The City's personnel will comply with all applicable OSHA and Project safety requirements while within the Project limits.

12. INSPECTION

The City shall provide on-call engineering support by the City engineer or appropriate representative for design review, schedule coordination, or to correct or clarify issues during Third-Party Work, and to perform the necessary inspection on the Facilities installed by UDOT.

a. The City engineer and/or inspector shall work with and through UDOT's Project and Field Representative and shall give no orders directly to UDOT's Design-Builder unless authorized in writing to do so. UDOT will accomplish the Third-Party Work on Facilities in accordance with the plans and specifications provided and/or approved by the City, including changes or additions to the plans and specifications, which are approved by the Parties hereto.

b. The City shall immediately notify UDOT's Project and Field Representative of any deficiencies in the Third-Party Work on the Facilities. The City shall follow up with written detail to UDOT's Project and Field Representative of its findings within 24-hours of making its initial notification.

c. UDOT will respond to City concerns within 24-hours of written notification.

d. The City, through its inspection of the Third-Party Work, will provide UDOT's Project and Field Representative with information covering any problems or concerns the City may have with acceptance of the facilities upon completion of the Third-Party Work.

e. Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the Third-Party Work does not relieve the City of its duty in the performance of the Third-Party Work or to ensure compliance with acceptable standards.

13. **DAILY RECORDKEEPING**

UDOT and the City will each keep daily records of onsite activities. The City's daily records will be completed on a form that has been preapproved by UDOT.'s Contracts, Compliance and Certification Manager. The daily records shall be signed by UDOT's Field Representative or their authorized representatives and by the City or its authorized representatives. Copies of the daily records shall be retained by the Parties to this Agreement.

14. **REIMBURSEMENT**

UDOT will not reimburse the City for costs incurred by City personnel for design review, observation, inspection, and operation of valves performed as part of their regularly assigned duties. Should it become necessary for the City to procure outside professional services to perform design review, observation, or inspection to accommodate the Third-Party Work and Project schedule, the City shall notify UDOT. Upon concurrence by UDOT, a Supplemental Agreement for the cost of the services will be executed at which time the City may procure outside services through appropriate procurement. The City shall determine any need for outside professional services prior to providing estimates and include these costs in the estimates. UDOT will not reimburse for any testing, as UDOT will perform the required testing.

15. **SUBMITTAL OF ITEMIZED BILLS**

The City shall submit itemized bills covering the actual costs incurred for outside services to perform design review, oversight, and inspection work covered by Supplemental Agreements to:

UDOT Contracts and Compliance Specialist
constructionpayments@utah.gov
or hard copy mailed to
4501 South 2700 West
Construction Office, Box 148220
Salt Lake City, Utah 84114-8220

Itemized bills shall bear the Project number, Supplemental Agreement number, supporting sheets, and a complete billing statement of all actual costs incurred, following the order of the items in the detailed estimates contained in the Supplemental Agreement and be submitted to UDOT within **6 months** following completion of outside services by the City on the Project. Otherwise, previous payments to the City may be considered final, except as agreed to between the Parties in advance.

UDOT will reimburse the City within **60 days** after receipt of the billings, but only for items complying fully with the provisions of Utah Administrative Code R930-8. Failure on the part of the City to submit final billings within **6 months** of the completion of outside services will result in UDOT's disallowance of that portion of outside services performed by the City.

16. **SALVAGED MATERIALS**

All materials from existing Facilities which are recovered by UDOT while performing the Third-Party Work and not reused on this Project shall become the property of the Design-Builder unless otherwise agreed to in advance by the Parties hereto.

17. **RIGHT TO AUDIT**

UDOT and the Federal Highway Administration shall have the right to audit all cost records and accounts of the City pertaining to this Project in accordance with the auditing procedure of the Federal Highway Administration and 23 C.F.R. § 645, subpart A. Should this audit disclose that the City has been underpaid, the City will be reimbursed by UDOT within **60 days** upon submission of additional billing to cover the underpayment. Should this audit disclose that the City has been overpaid, the City will reimburse UDOT within **60 days** of notification of audit findings in the amount of the overpayment. For purpose of audit the City is required to keep and maintain its records of outsides services covered herein for a minimum of 3 years after final payment is received by the City from UDOT.

18. **ACCEPTANCE AND MAINTENANCE**

UDOT will provide notification to the City for acceptance of the Third-Party Work upon completion of the final inspection. City will have **60 days** to respond in writing to UDOT with any additional comments in regards to the Third-Party Work. After 60 days the City accepts the Third-Party Work. Upon completion of the Third-Party Work of Facilities by UDOT, the City will accept, own, and maintain Facilities. The City shall be the sole owner of the Facilities upon completion of the Project unless otherwise agreed to by the Parties. To the extent it may lawfully do so, City further agrees to relieve UDOT from any responsibility or liability that may result from its new Facilities or the operation thereof.

19. **ACCESS FOR MAINTENANCE**

Access for maintenance and servicing of Facilities located on the right-of-way of the Project will be allowed only by permit issued by UDOT. The City will obtain the permit and abide by conditions thereof for policing and other controls in conformance with Utah Administrative Code R930-7. If access during the Project is needed, the City shall coordinate access with the UDOT Resident Engineer.

20. **INDEMNIFICATION**

UDOT and the City are both governmental entities subject to the Governmental Immunity Act. Each Party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, or employees in the performance of this Agreement, and from and against all claims, suits, and costs, including attorneys' fees for injury or damage of any kind.

Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

21. **MISCELLANEOUS**

a. Each Party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this Agreement at the request of the other Party.

b. This Agreement in no way creates any type of agency relationship, joint venture, or partnership between UDOT and City.

c. The failure of either Party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either Party to exercise any rights or remedies provided in this Agreement, or by law, will not release either Party from any obligations arising under this Agreement.

d. This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective Party and to bind such Party. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were made upon the same instrument. This Agreement may be delivered by facsimile or electronic mail.

e. If any provision or part of a provision of this Agreement is held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision. Each provision shall be deemed to be enforceable to the fullest extent under applicable law.

f. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were made upon the same instrument. This Agreement may be delivered by facsimile or electronic mail.

g. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by authorized representatives of each Party.

h. The date of this Agreement is the date this Agreement is signed by the last Party.

****

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers.

ATTEST:

Wendy Page

Title: City Recorder

Date: 12/16/25

City of North Salt Lake

Title: Mayor

Date: 12/16/25

(IMPRESS SEAL)

Recommended For Approval:

Title: Utility and Railroad Leader

Date: 01/07/2026

Utah Department of Transportation

Title: Project Director

Date: 01/07/2026

Comptroller Office

Kristi Barney

Title: Contract Administrator

Date: 01/08/2026

EXHIBIT A

CITY OF NORTH SALT LAKE
SUPPLEMENTAL AGREEMENT NO. UT29-XX

Supplement to UDOT Finance No. _____

THIS SUPPLEMENTAL AGREEMENT is made by and between the **Utah Department of Transportation**, ("UDOT"), and **City of North Salt Lake**, a political subdivision of the State of Utah, ("City"). Each as party, ("Party") and together as parties, ("Parties").

The Parties hereto entered into a Master Agreement (MA) dated _____, UDOT Finance No. _____. All the terms of the MA remain in full force and effect unless otherwise specified herein.

The Parties agree as follows:

1. UDOT will perform the following described Third-Party Work in accordance with the terms and conditions of the MA:

   a. Plan sheets depicting the Third-Party Work are shown in Exhibit "A" that is incorporated by reference and are described as:

   b. The City special provisions described in Paragraph 6 of the MA – City Requirements, are modified as follows:

   c. Third-Party Work will be completed between x and x. A schedule for the Third-Party Work is shown in Exhibit "B" that is incorporated by reference.

   d. As-builts to be provided in accordance with the MA.

   e. Total estimated cost of Third-Party Work is shown in Exhibit "C" that is incorporated by reference.

TOTAL ESTIMATED COST OF SUPPLEMENTAL AGREEMENT UT29-XX	**$0.00**
TOTAL ESTIMATED COST OF CITY BETTERMENT WORK	$0.00
TOTAL ESTIMATED AMOUNT OF CITY PARTICIPATION @ 100%	$0.00
TOTAL ESTIMATED AMOUNT OF UDOT PARTICIPATION @ 0%	$0.00

2. UDOT will notify the City's contact person, Karyn Baxter, telephone number (801) 335-8722, and e-mail karynb@nslcity.org at least **2 business days** in advance of beginning and completing its portion of the Third-Party Work covered herein.

3. City will notify UDOT's Field Representative, XXX XXX, telephone number (XXX) XXX-XXX, and e-mail XXX@utah.gov, or their designated representative, as assigned at least **2 business days** in advance of beginning and completing its portion of the Third-Party Work covered herein. The Design-Builder Project Representative is Name, telephone number (xxx) xxx-xxxx, and e-mail xxx@xx.com.

SAMPLE

4. The date of this Agreement is the date this Agreement is signed by the last Party.

SAMPLE

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers.

ATTEST:

_____

Title: _____

Date: _____

City of North Salt Lake

_____

Title: _____

Date: _____

(IMPRESS SEAL)

. . . . . .

Recommended For Approval:

_____

Title: Utility and Railroad Leader

Date: _____

Utah Department of Transportation

_____

Title: Project Director

Date: _____

Comptroller's Office

_____

Title: Contract Administrator

Date: _____

SAMPLE

CITY OF
NORTH SALT LAKE
UTAH

10 East Center Street
North Salt Lake, UT 84054
801.335.8700
www.nslcity.gov

ENGINEERING DEPARTMENT

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Karyn Baxter, City Engineer

DATE: October 6, 2026

SUBJECT: Consideration of Resolution 2026-42R amending the adopted Standards and Specifications Manuals for Public Infrastructure for Streets, Water, Storm Water and Parks

---

BACKGROUND

The City has adopted Standards and Specifications that provide technical requirements for public infrastructure. In 2020, the Engineering Standard Drawings were incorporated into the Public Works Standard Manuals to increase the ease of use by contractors, developers and the public. In addition to the Standard Drawings, the Manuals include information on manufacturer part numbers, clarification on specifications regarding placement locations of parts and fittings, requirements for trench compaction and asphalt patching, etc.

Current versions of the Standard Manuals that have previously been adopted include Streets (2025), Water (2025), Storm (2025), and Parks (2025).

Prior to taking action on the proposed resolution, the City Council is required to hold a public hearing on this item. The hearing has been properly advertised for the October 6 meeting.

REVIEW

The proposed Standard Manuals have been updated to include amendments that have been identified by Public Works and Engineering to meet the current specifications and standards for the construction of new City infrastructure, work done by utility companies or private parties within the City right-of-way, and connections to the water and storm drain systems.

Most of the changes are technical updates to current product model or part number, updated drawings for improved clarity, etc. These updates, as well as minor text changes or spelling corrections, are not listed in the attached list of amendments.

Other amendments which are changes to existing methods or construction requirements are listed in the following table:

A. Adoption of additional Irrigation Details (Parks pages 49-54)
B. Addition of separation fabric between gravel and trench backfill (Storm page 9)
C. Updates to street light standard drawings (Streets pages 21-24)
D. Inclusion of existing concrete specifications (Streets page 3)
E. Changes to HDPE specifications and standard details (Water pages 32-34)

PROPOSED MOTION

I move that the City Council approve Resolution 2026-42R, amending the adopted Standards and Specifications Manuals for Public Infrastructure for Streets, Water, Storm Water and Parks.

Attachments:
1) List of Amendments to Standards Manual
2) Resolution 2026-42R
3) Proposed Standard Manuals for Streets, Water, Storm Water and Parks dated October 2026

CITY OF
NORTH SALT LAKE
UTAH

10 East Center Street
North Salt Lake, UT 84054
801.335.8700
www.nslcity.gov

ENGINEERING DEPARTMENT

AMENDMENTS TO STANDARDS MANUALS

OCTOBER 2026

Note: minor text changes, updates on part numbers or manufacturer specifications, spelling error corrections, etc. are not included in the list of amendments.

Streets Standards Manual:

1. Added concrete mix parameters from existing City Specifications (page 3)
2. Clarification to drive approach notes (page 5)
3. Added note regarding truncated dome color (page 9)
4. Added note on street sign installation prior to construction of buildings (page 16)
5. Amended roadway lighting map (page 20)
6. Updated street light standard drawings and designations (pages 21-24)

Water Standards Manual:

1. Added note regarding fire hydrant color to be red (page 3)
2. Amended reference to Utah State Rule R309-550-7 (page 4)
3. Removed ball marker reference (page 5)
4. Correction to water shut down notification requirement (page 5)
5. Added note regarding sleeves not permitted (page 7)
6. Added detail for couplers for water lines (page 8)
7. Removed reference to connecting adjacent meter boxes for radio equipment (page 8)
8. Added note on spacing requirements between fittings, saddles, and bell joints (page 10)
9. Added note on spacing requirements between water line and other utilities (page 10)
10. Added note requiring all cookies or coupons to be collected (page 10)
11. Correction to meter box requirement on table to meet current adopted standard (page 13)
12. Added clarification on water meter location where a park strip area is not present (page 14)
13. Removed reference to turbine meters (page 15)
14. Added clarification on linkseal requirement for meter vaults (page 16)
15. Added note that secondary water meters must not have a check valve (page 17)
16. Updated manhole collar detail to current City Standard (page 19)
17. Added note on pressure testing where operating pressures exceed 130 psi (page 29)
18. Amended electrofusion saddle detail for HDPE pipe (page 32)
19. Corrections to fire hydrant details for HDPE pipe (page 34)

Storm Water Standards Manual:

1. Removed ball marker reference (page 3)
2. Updated inlet spacing to match adopted Storm Water Design Manual (page 4)

3. Addition of separation fabric between sewer rock and trench backfill (page 9)

Parks Standards Manual:

1. Addition of irrigation details (page 49-54)

RESOLUTION NO. 2026-42R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE AMENDING THE ADOPTED STANDARDS AND SPECIFICATION MANUALS FOR PUBLIC INFRASTRUCTURE FOR STREETS, WATER, STORM DRAIN AND PARKS

WHEREAS, in order create and protect public infrastructure, the City has adopted Standards and Specification Manuals for Streets, Water, Storm Drain and Parks; and

WHEREAS, technical revisions and corrections may be completed from time to time, as needed, to maintain consistency with industry standards; and

WHEREAS, certain improvements have been identified by the Public Works and Engineering Departments and have been incorporated into updated proposed versions of the existing Standard Manuals.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the City of North Salt Lake that:

Section 1. The Standards and Specification Manuals for Streets, Water, Storm Drain and Parks dated October 2026 and attached to this resolution are hereby adopted, and shall be used in the construction and maintenance of said public infrastructure.

This Resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 6th day of October, 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 _____

STREETS



NSL
STORM & STREETS

City of North Salt Lake

Streets Standards Manual

October 2026

NSL FLEET | NSL INSPECTIONS | NSL PARKS | NSL STORM & STREETS | NSL WATER



City of North Salt Lake
10 East Center Street
North Salt Lake City, Utah 84054
Phone 801.335.8700
www.nslcity.gov

City of North Salt Lake

Streets Department Specification Manual

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Standard Roadway Section 3
Concrete Details 3
- Cross Drain Section 3
- Standard Curb & Gutter 3
- Sidewalk Section 3

Survey Monument Section 3
Concrete Collar Section 4
Drive Approaches 5
- Flare Drive Approach Plan 5
- Open Drive Approach Plan 6

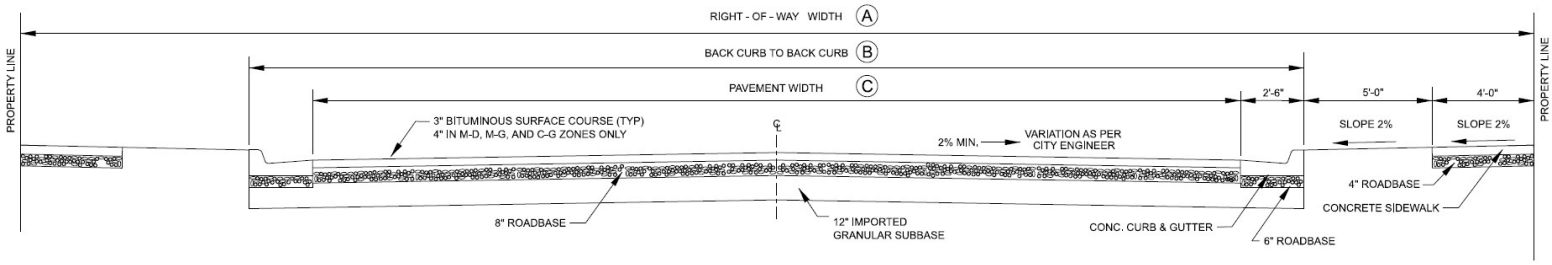
Typical Residential Intersection with Utilities 7
Typical Residential Cul-de-sac 8
Typical ADA Ramps 9
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Cast-in-place Storm Drain Inlet Boxes in Low Points 13
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Roadway Lighting 17
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- Residential Standard (RS) 21
- Town Center Standard (TC-20) 22
- Town Center Standard (TC-24) 23
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Design Requirements

Standard Roadway Section

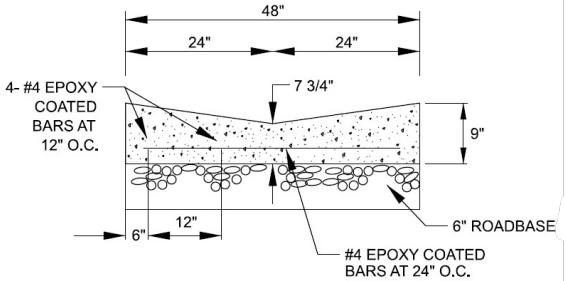


STREET DESIGNATION	(A)	(B)	(C)
MINOR	50'	32'	27'
MINOR COLLECTOR	60'	42'	37'
MAJOR COLLECTOR	66'	48'	43'
MINOR ARTERIAL	80'	62'	57'

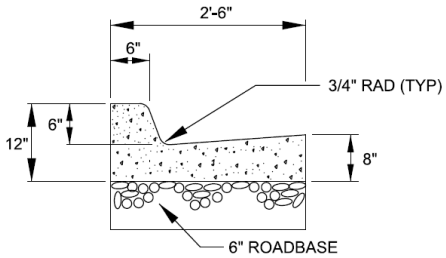
STANDARD ROADWAY SECTION
NTS

NOTE: THIS SECTION IS THE MINIMUM STRUCTURAL SECTION ALLOWED IN THE CITY UNLESS FIELD TESTS ARE MADE AND ANOTHER SECTION IS RECOMMENDED BY A QUALIFIED SOILS ENGINEER AND ACCEPTED BY THE CITY ENGINEER. SECTION MAY BE INCREASED DUE TO SOIL CONDITIONS OR TRAFFIC LOADS.

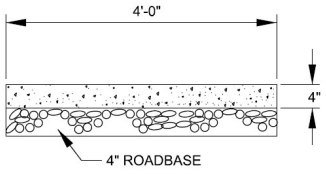
Concrete Details



CROSS DRAIN SECTION
(APWA STD.)

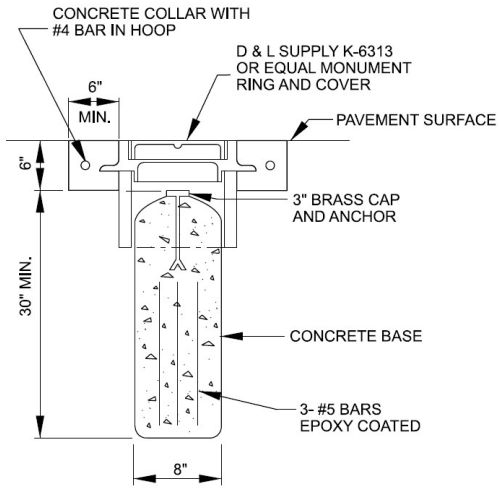


STANDARD CURB & GUTTER SECTION
(APWA TYPE 'A')



SIDEWALK SECTION

Survey Monument Section



SURVEY MONUMENT SECTION
NTS

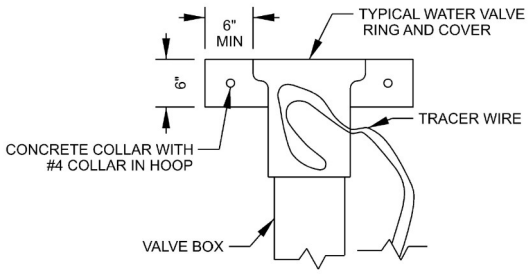
CONCRETE NOTES:

1. SIDEWALK CONCRETE AND ROADBASE TO EACH BE 6" THICK WHERE ADJACENT TO DRIVE APPROACH
2. MINIMUM SLOPE OF CURB & GUTTER, WATERWAYS, AND STREETS IS 0.3%
3. REBAR TO BE COVERED BY CONCRETE A MINIMUM OF 3"
4. EXPANSION JOINTS PLACEMENT:
   A. EVERY 50' FOR SIDEWALK
   B. EVERY 100' FOR FORMED CURB & GUTTER
   C. AS PER ENGINEER FOR SLIPPED CURB & GUTTER

CONCRETE SPECIFICATIONS:

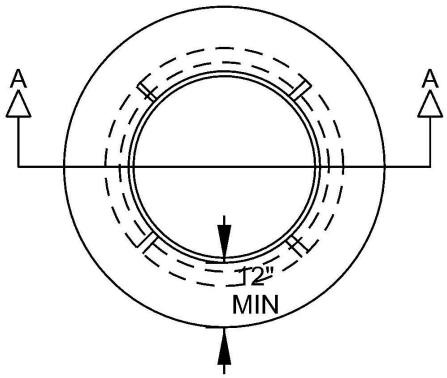
1. Slump: 4" max
2. Entrained Air: 6% +/- 1
3. Design Strength: 4,000 psi @ 28 days

Water Valve Collar Section



WATER VALVE COLLAR SECTION
NTS

Manhole Collar Section



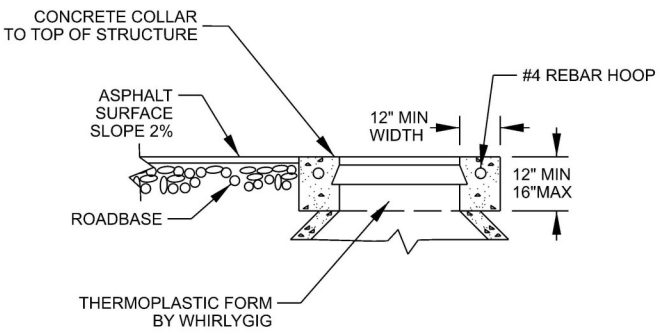
MANHOLE PLAN VIEW
NTS

NOTE:

CONCRETE COLLARS ARE REQUIRED ON ALL MANHOLES IN STREETS, ROADWAYS & OTHER PAVED AREAS. CONSTRUCT CAST-IN-PLACE RISER/COLLAR WITH THERMOPLASTIC FORM BY WHIRLYGIG.

THE TOP OF THE CONE (WHICH MAY BE ADJUSTED AS NECESSARY WITH 1, 6-INCH CONCRETE GRADE RING) SHOULD BE NO LESS THAN 12 INCHES BELOW FINISHED GRADE AND NO MORE THAN 16 INCHES BELOW FINISHED GRADE. MULTIPLE GRADE RINGS ARE NOT PERMITTED.

EXCEPTIONS TO THE DEPTH OF COVER FOR STORM DRAIN MANHOLES DUE TO EXISTING CONFLICTING UTILITIES MAY BE APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS INSPECTOR.



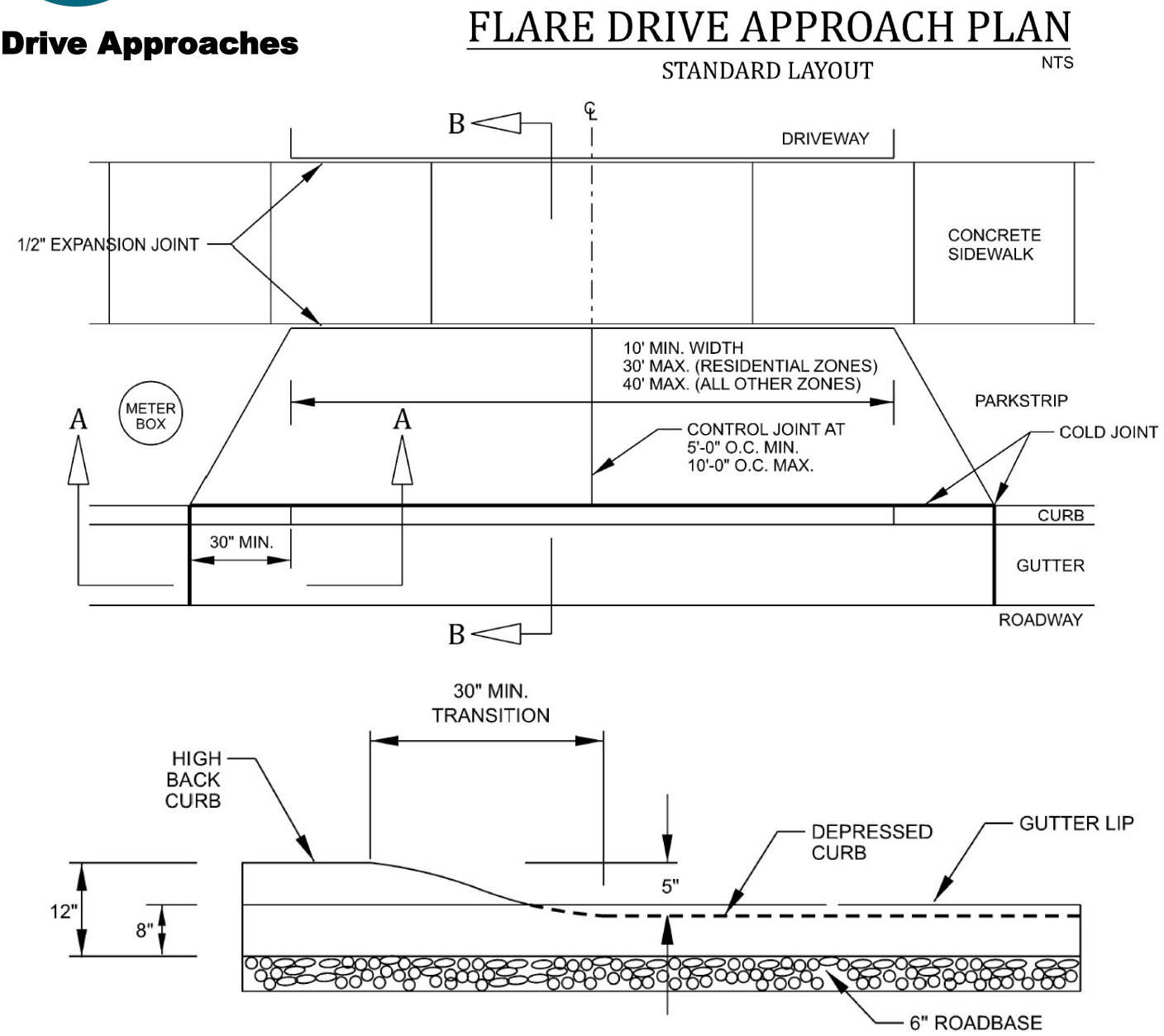
MANHOLE COLLAR SECTION A-A
NTS

SOUTH DAVIS SEWER DISTRICT
CONCRETE COLLAR DETAIL

NOTE:

CURRENT SOUTH DAVIS SEWER DISTRICT DETAIL SHOULD BE CONSULTED FOR ALL SEWER MANHOLES.

Drive Approaches



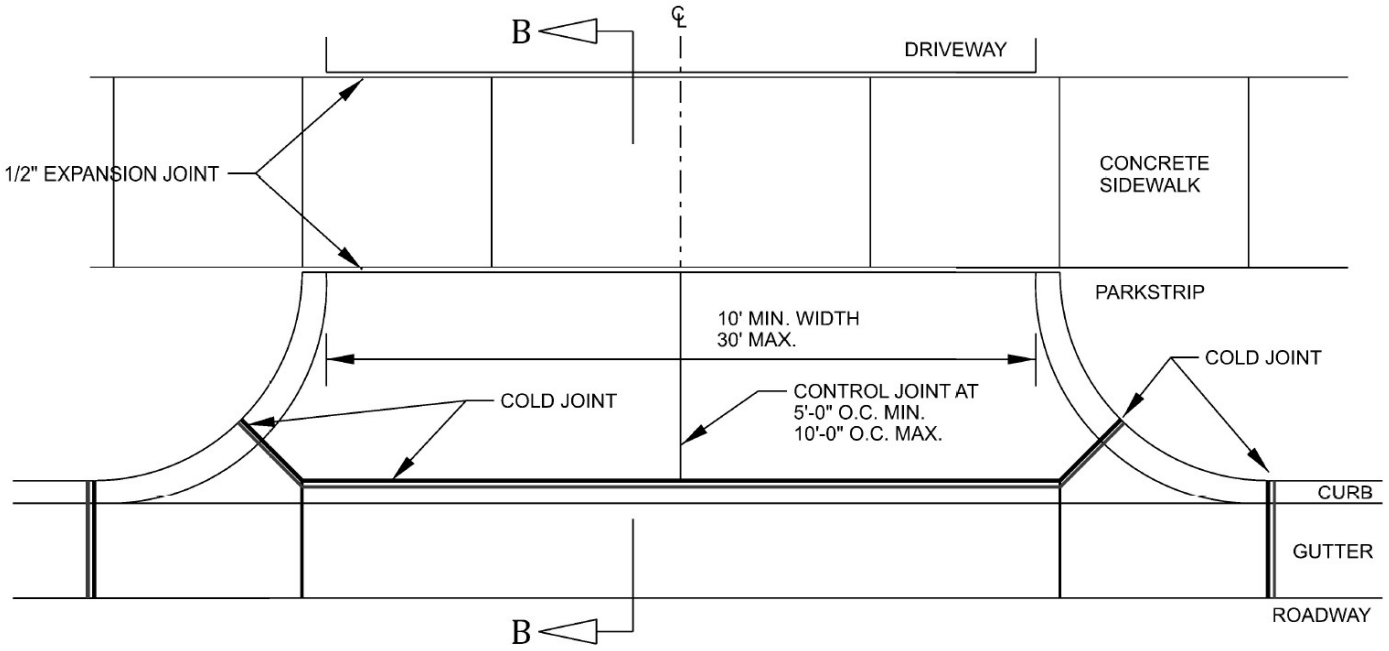
DRIVE APPROACH NOTES (APPLIES TO BOTH FLARED AND OPEN DRIVE APPROACH TYPES):

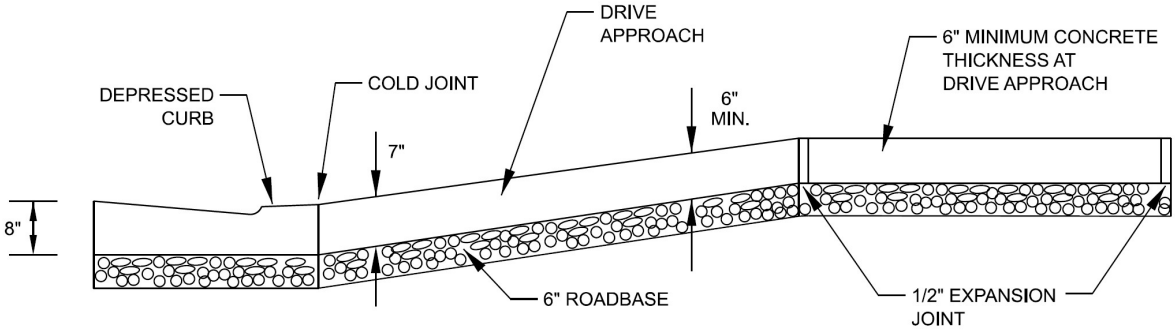
1. MINIMUM CONCRETE THICKNESS IS 6" IN APPROACH AND ADJACENT SIDEWALK FOR SINGLE FAMILY RESIDENTIAL
2. MINIMUM ROADBASE THICKNESS IS 6" IN APPROACH AND ADJACENT SIDEWALK FOR SINGLE FAMILY RESIDENTIAL
3. MINIMUM CONCRETE THICKNESS IS 8" IN ALL COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY ZONES
4. INSTALL EPOXY COATED #4 BARS AT 12" O.C. (BOTH WAYS) IN ALL APPROACHES IN COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY LOCATIONS
5. MAXIMUM APPROACH WIDTH TI BE DETERNUBED BY PLANNING DEPARTMENT
6. WATER METER BOXES SHALL NOT BE PLACED IN NEW CONCRETE APPROACH AND SHALL NOT REMAIN IN CONCRETE IF APPROACH IF REPLACED. RELOCATIONS AT PROPERTY OWNERS EXPENSE.
7. NO MONOLITHIC POURS ARE PERMITTED, AND MUST BE RECONSTRUCTED TO CITY STANDARD IF REPLACED.

OPEN DRIVE APPROACH PLAN

NTS

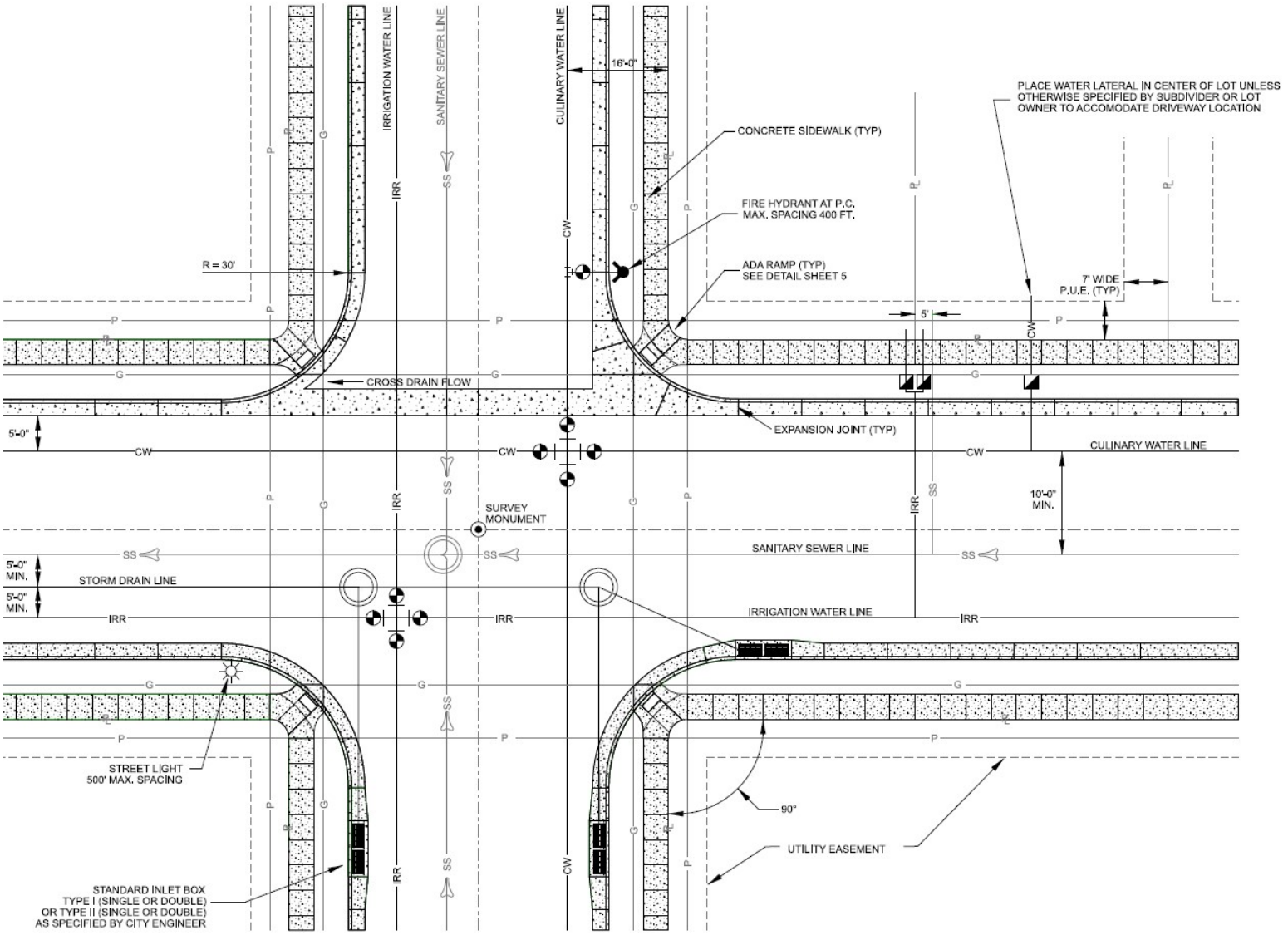
ALTERNATE LAYOUT FOR USE IN
COMMERCIAL AND INDUSTRIAL
ZONES WITH PRIOR APPROVAL



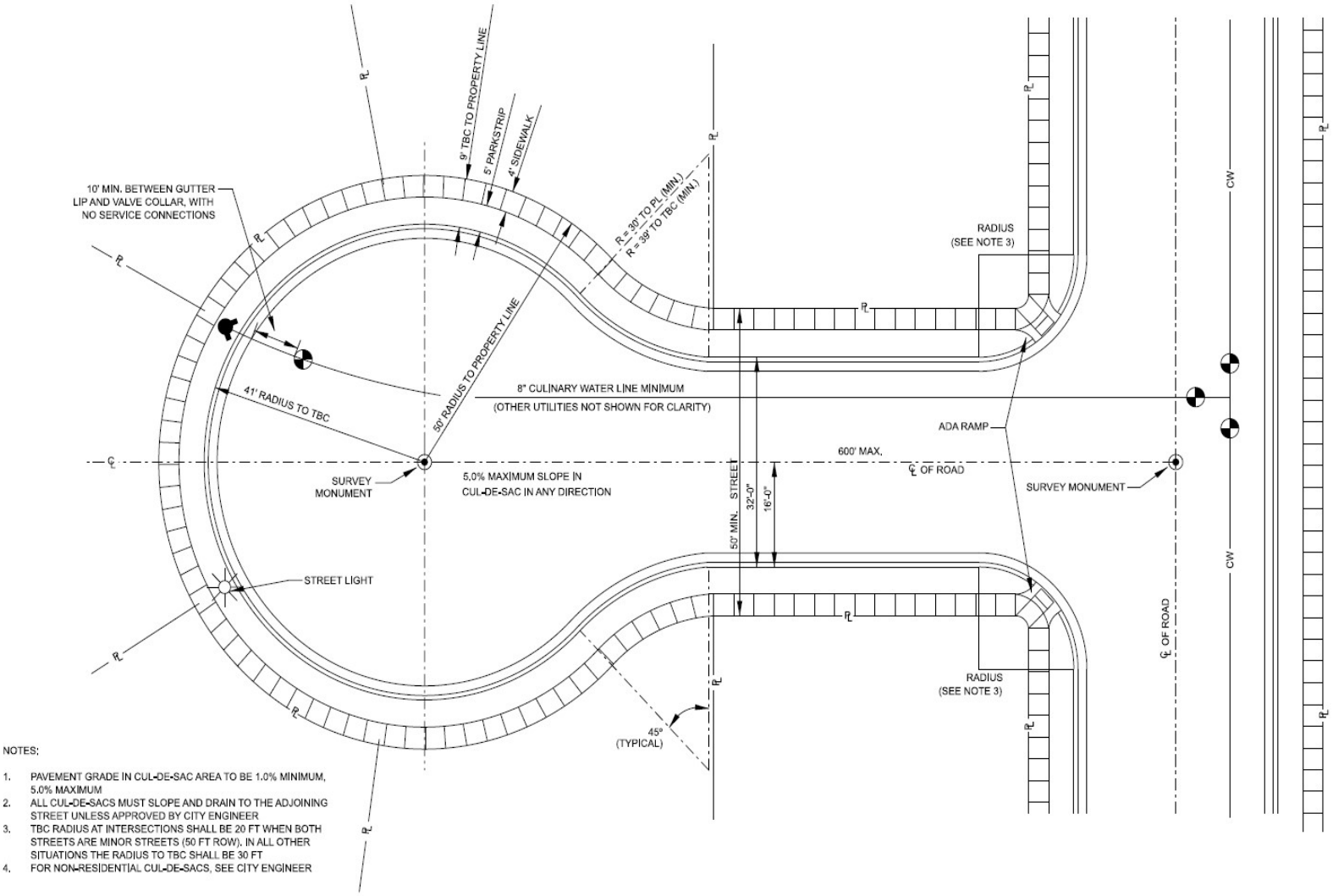


SECTION B-B

Typical Residential Intersection with Utility Locations



Typical Residential Cul-de-sac



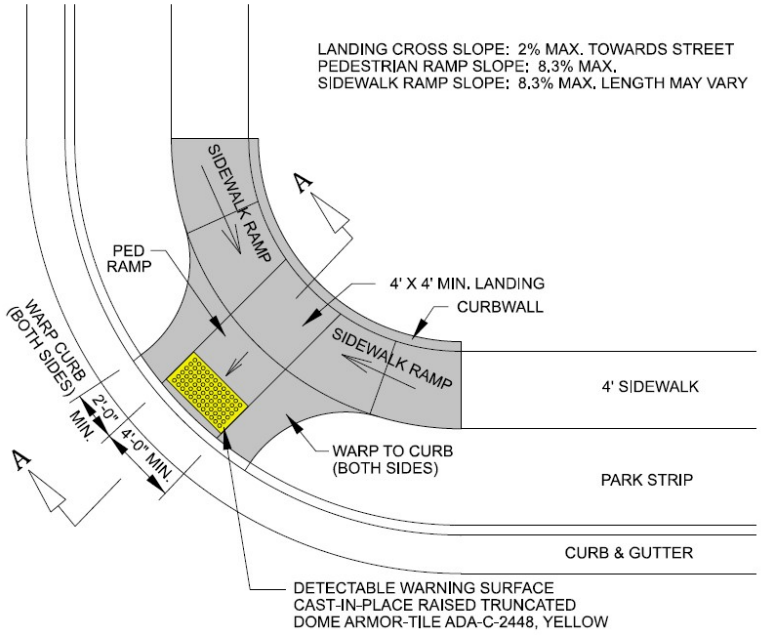
NOTES:

1. PAVEMENT GRADE IN CUL-DE-SAC AREA TO BE 1.0% MINIMUM, 5.0% MAXIMUM
2. ALL CUL-DE-SACS MUST SLOPE AND DRAIN TO THE ADJOINING STREET UNLESS APPROVED BY CITY ENGINEER
3. TBC RADIUS AT INTERSECTIONS SHALL BE 20 FT WHEN BOTH STREETS ARE MINOR STREETS (50 FT ROW). IN ALL OTHER SITUATIONS THE RADIUS TO TBC SHALL BE 30 FT
4. FOR NON-RESIDENTIAL CUL-DE-SACS, SEE CITY ENGINEER

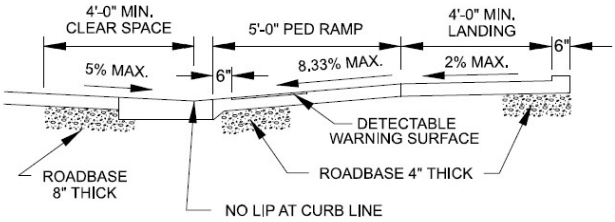
Typical ADA Ramps

NOTES:

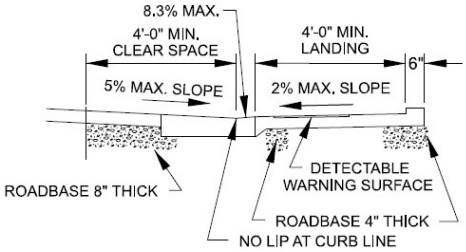
1. TRUNCATED DOMES TO BE YELLOW, OTHER COLORS MUST BE APPROVED BY CITY ENGINEER
2. WHERE ROAD SLOPE EXCEEDS ALLOWABLE CROSS SLOPE, FIELD ADJUSTMENTS MAY BE REQUIRED TO ADJACENT SIDEWALK AREAS.



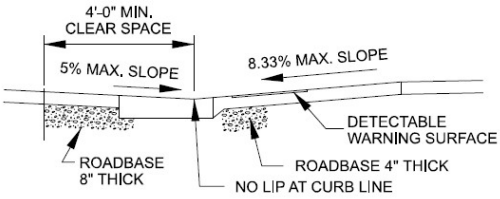
TYPE 1 PEDESTRIAN RAMP



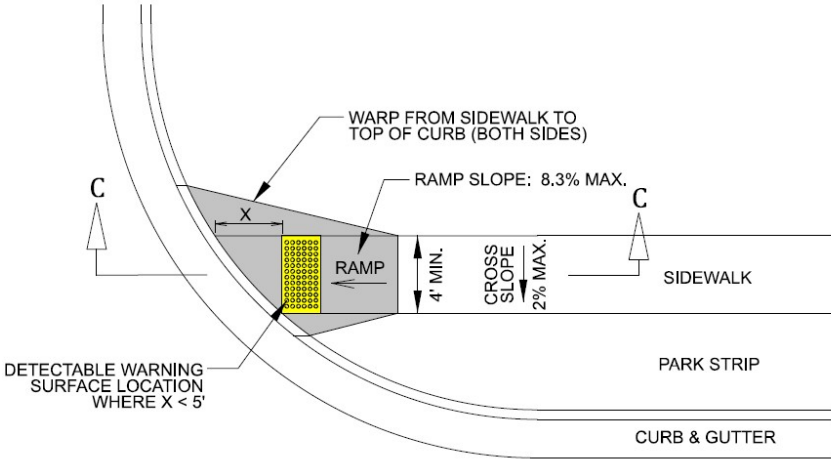
SECTION A-A



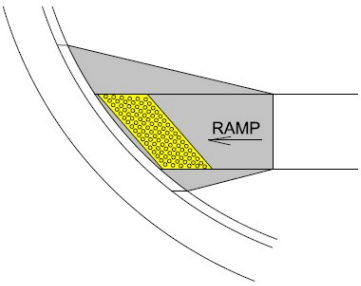
SECTION B-B



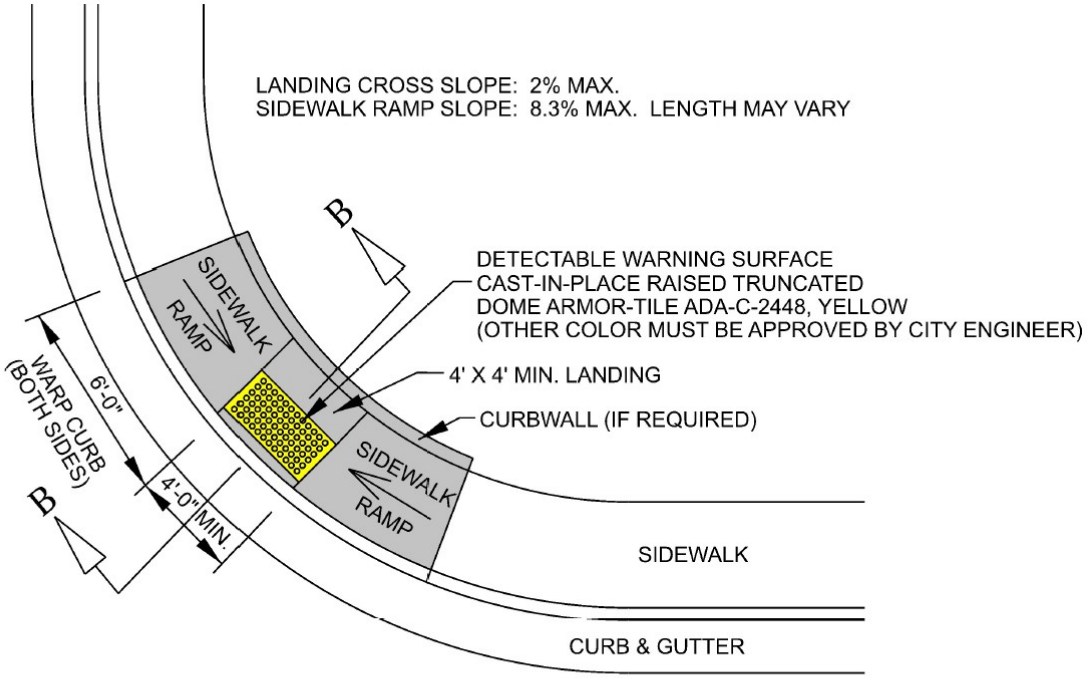
SECTION C-C



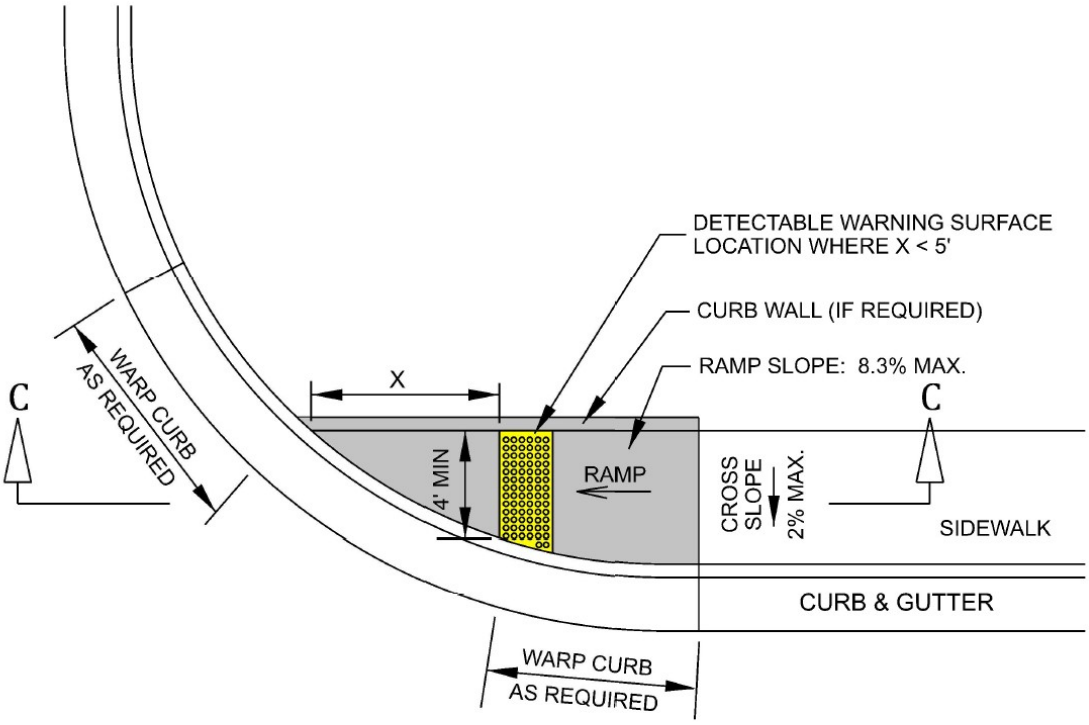
TYPE 2 PEDESTRIAN RAMP



REQUIRED DETECTABLE WARNING SURFACE LOCATION WHERE X > 5' FOR TYPE 2 & 2A

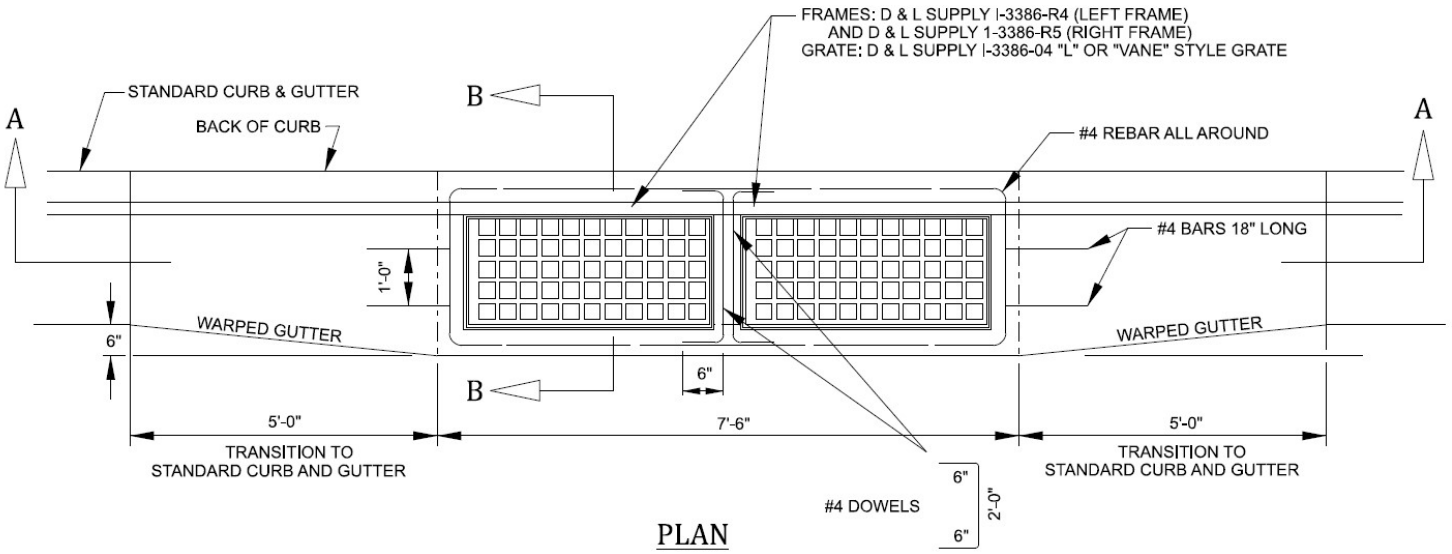


TYPE 1A PEDESTRIAN RAMP



TYPE 2A PEDESTRIAN RAMP

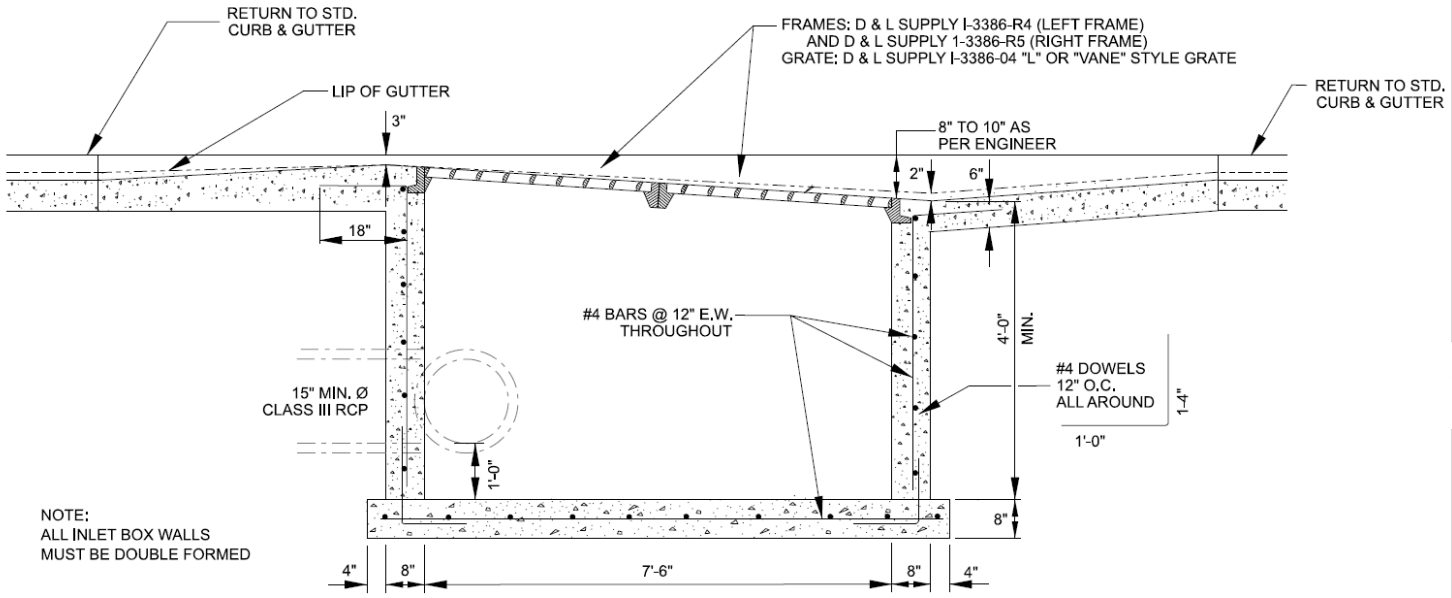
Cast-in-place Storm Drain Inlet Boxes in Sloped Street



PLAN

INLET BOX - TYPE I DOUBLE

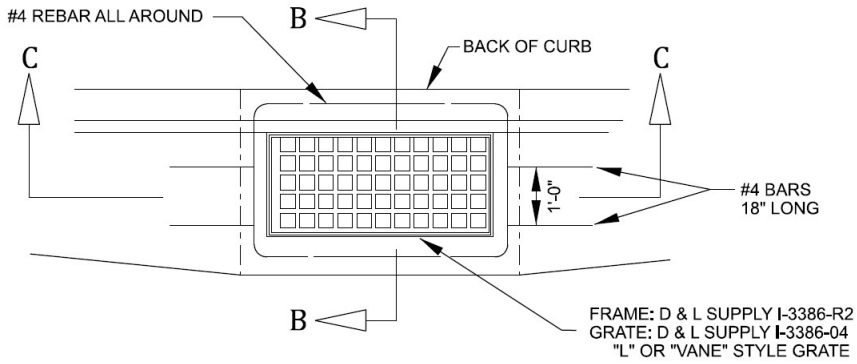
NTS



SECTION A-A

NOTE:

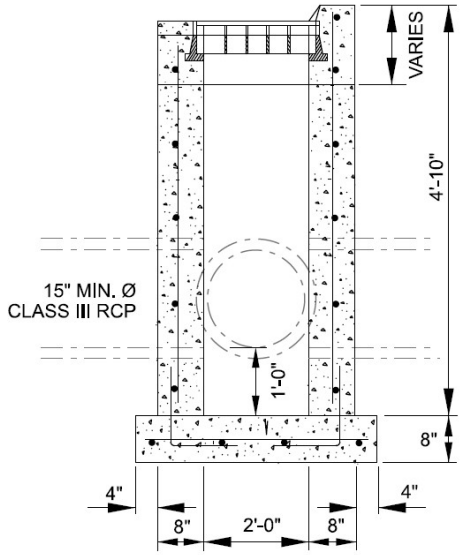
STANDARD PRECAST COMBINATION AND CLEANOUT BOXES ARE ACCEPTED, DETAILS PROVIDED ARE FOR REBAR REQUIREMENTS FOR CAST-IN-PLACE BOXES. ENSURE PROPOSED PRECAST BOXES WITH KNOCKOUTS ARE THE CORRECT SIE TO ACCOMMODATE STORM DRAIN PIPE DIMENSIONS.



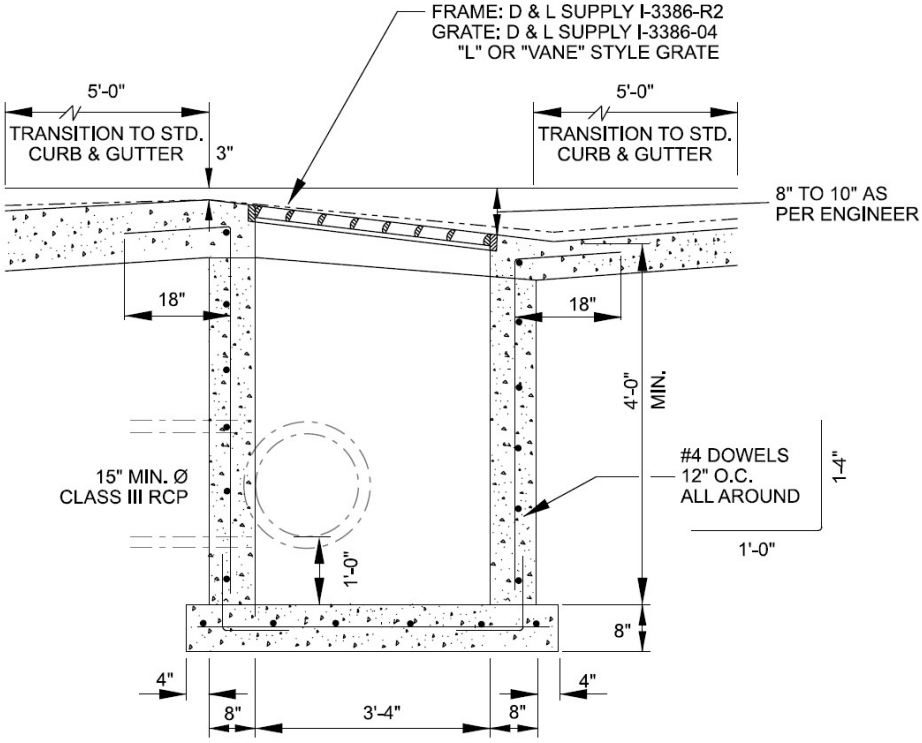
PLAN

INLET BOX - TYPE I SINGLE

NTS

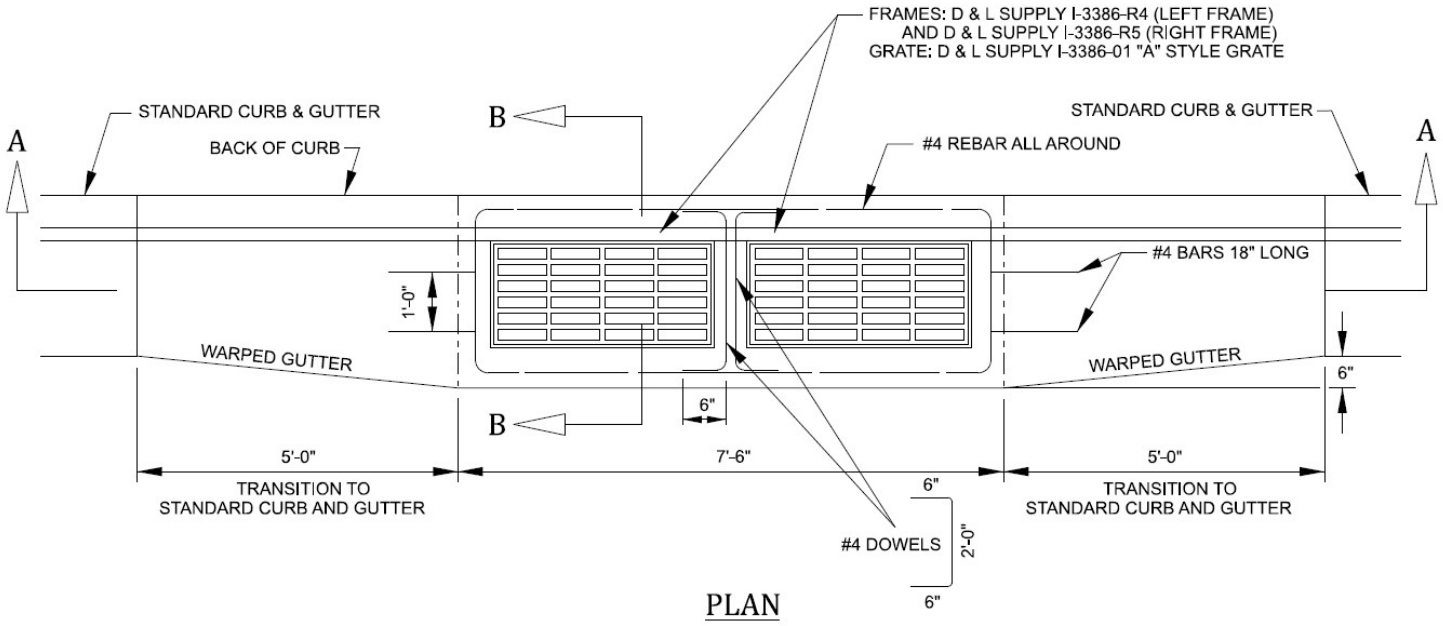


SECTION B-B



SECTION C-C

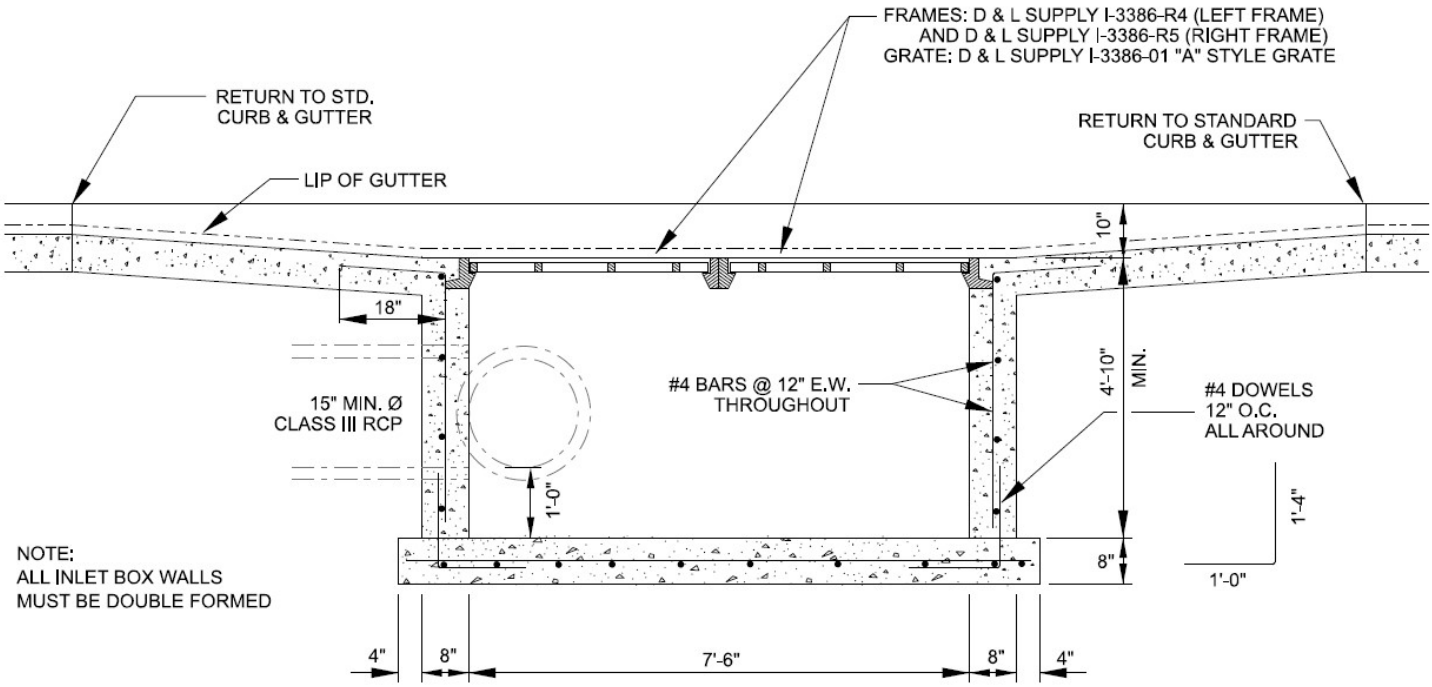
Cast-in-place Storm Drain Inlet Boxes in Low Points



PLAN

INLET BOX - TYPE II DOUBLE

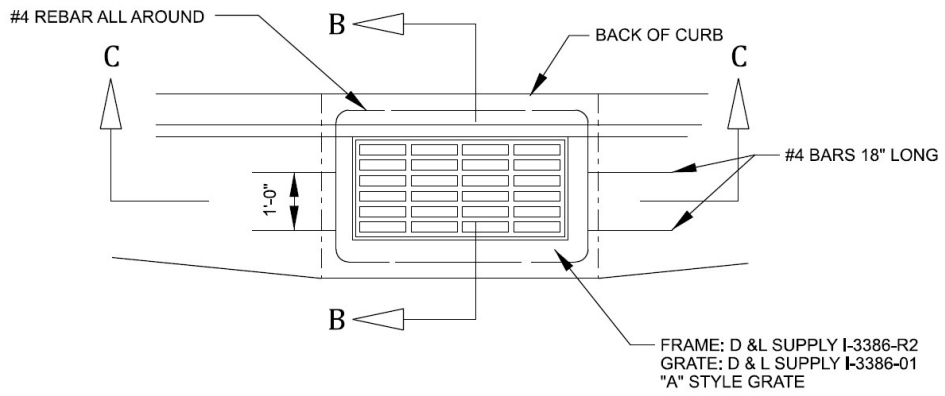
NTS



SECTION A-A

NOTE:

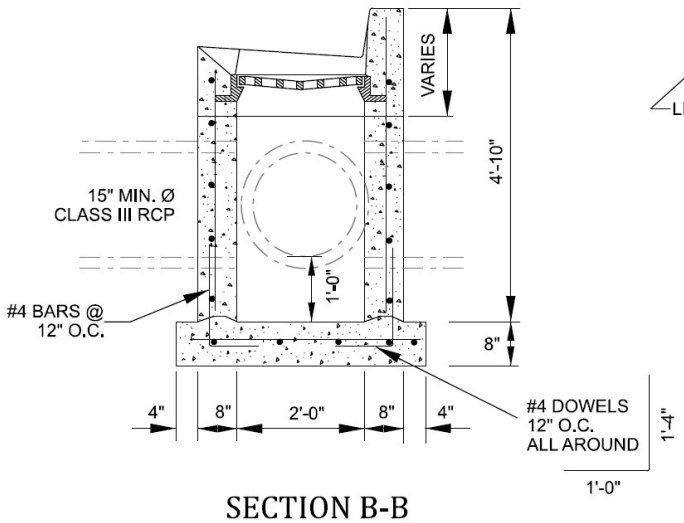
STANDARD PRECAST COMBINATION AND CLEANOUT BOXES ARE ACCEPTED, DETAILS PROVIDED ARE FOR REBAR REQUIREMENTS FOR CAST-IN-PLACE BOXES. ENSURE PROPOSED PRECAST BOXES WITH KNOCKOUTS ARE THE CORRECT SIE TO ACCOMMODATE STORM DRAIN PIPE DIMENSIONS.



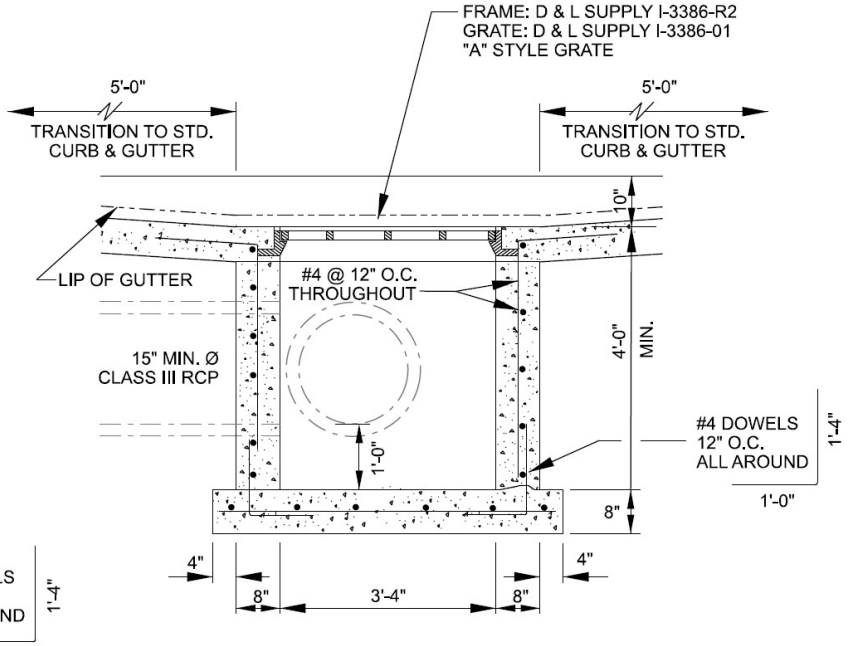
PLAN

INLET BOX - TYPE II SINGLE

NTS

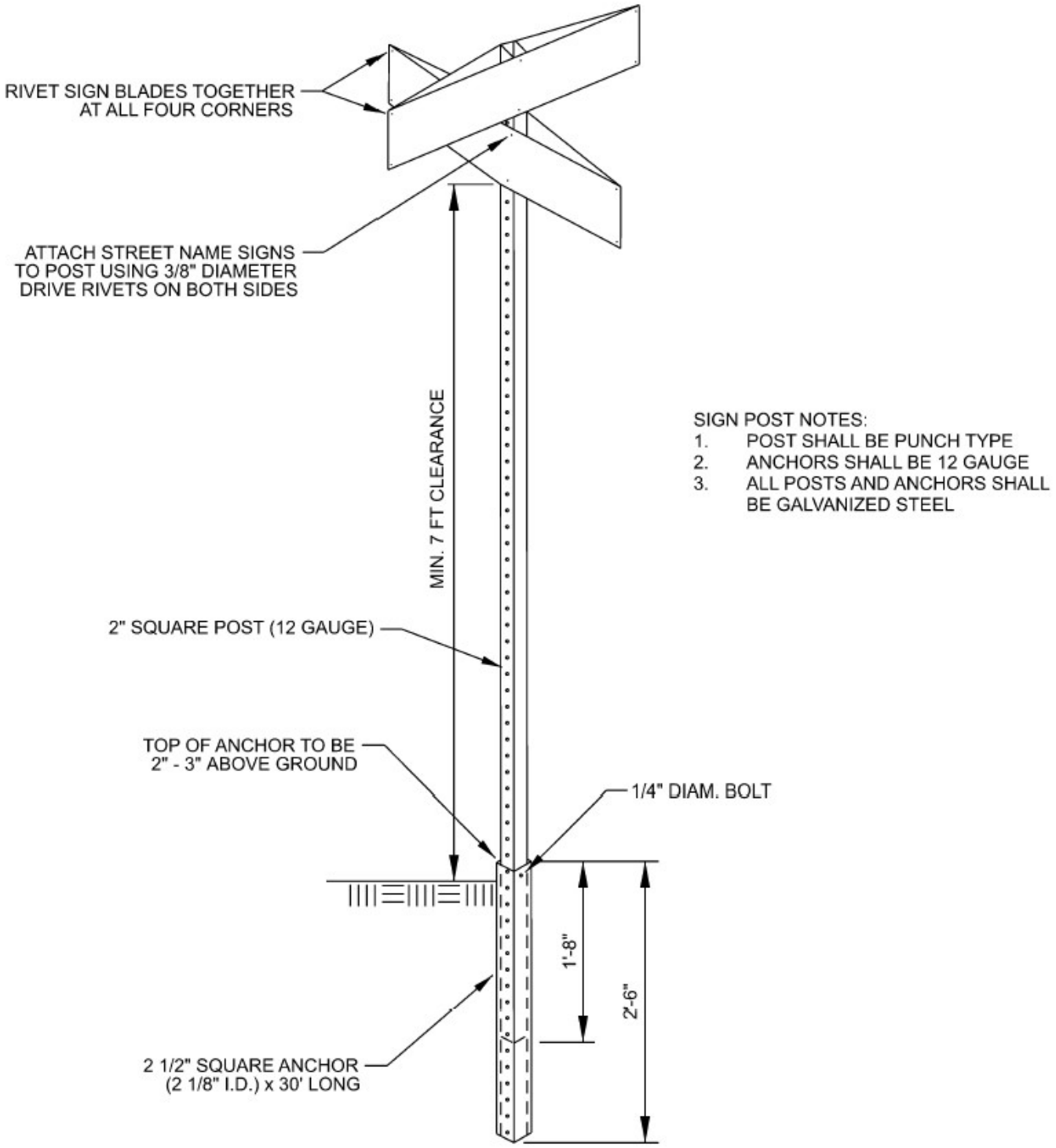


SECTION B-B



SECTION C-C

Street Signs



STREET SIGN POST

NTS



STANDARD STREET SIGN

NTS

STREET SIGN NOTES:

1. BACKGROUND SHALL BE GREEN (PUBLIC STREETS) OR BLUE (PRIVATE STREETS) HIGH INTENSITY PRISMATIC GRADE
2. LEGEND SHALL BE WHITE LETTERING HIGH INTENSITY PRISMATIC GRADE
3. STANDARD CITY STREET SIGNS SHALL HAVE INITIAL CAPITAL LETTERS 6" IN HEIGHT AND LOWERCASE LETTERS 4.5" IN HEIGHT
4. SIGNS PLACED ON REDWOOD ROAD OR HIGHWAY 89 SHALL HAVE INITIAL CAPITAL LETTERS 8" IN HEIGHT AND LOWERCASE LETTERS 6" IN HEIGHT
5. CITY LOGO SHALL BE FULL COLOR 7.25" x 7.25" HIGH INTENSITY PRISMATIC GRADE
6. SIGN BLANK SHALL BE 5052H38 HEAT TREATED HIGH TENSILE DEGREASED ALUMINUM WITH ALODINE 1200 FINISH. THICKNESS SHALL BE 0.080"
7. EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER AND MOUNTED AS REQUIRED
8. CONTACT CITY ENGINEER PRIOR TO ORDERING SIGNS TO VERIFY CORRECT STREET NAMES AND COORDINATES

NOTE: STREET SIGNS TO BE INSTALLED IN ALL NEW DEVELOPMENTS AND ON ALL NEW STREETS AS SOON AS POSSIBLE FOR PURPOSES OF EMERGENCY RESPONSE. NO BUILDINGS MAY BE "GO VERTICAL" PRIOR TO INSTALLATION OF STREET SIGNS.

Roadway Lighting

REQUIRED NOTES ON STREETLIGHT PLANS

1. All street lighting work will be performed in accordance with the City of North Salt Lake street lighting standards.
2. Electrical contractor will contact the Public Works Inspector prior to commencement of construction to review project before any work is performed.
3. Contractor shall be responsible to inspect poles and fixtures upon delivery to the job site and to protect the same from damage until installation is complete and lighting system is accepted by the City.
4. Contractor shall be responsible to coordinate construction of lighting system with Rocky Mountain Power and the City. It shall be the responsibility of the contractor to confirm final location of RMP transformers or secondary boxes before starting construction.
5. All light poles, fixtures, junction boxes, POD boxes transformers, secondary boxes, underground conduit and wiring shall be placed only within the public street right-of-way and/or designated public utility easement.
6. All underground work shall be completed and inspected prior to backfilling. Failure to call for inspection, the contractor will be responsible for potholing conduit in as many locations as the Public Works Inspector deems necessary to insure piping was installed to city standards.
7. All aspects of street lighting installation shall be inspected by the Public Works Inspector, call to schedule appointments at least 48 hours in advance. There will be a minimum of three (3) required inspection/meets.
    a. Pre-work meet to discuss layout and installation criteria.
    b. Underground inspection
    c. Final inspection after system is completely installed.
8. All work shall be performed by a licensed electrical contractor. City has the right to reject any contractor that fails to comply with these standards and/or has a history of poor performance of jobs completed in the city.

STREET LIGHT STANDARD SPECIFICATION

1. The developer shall show streetlight locations on all residential, commercial and industrial development plats. Streetlights shall be placed at lot line boundaries to avoid unnecessary obstruction along property frontage. City Public Works Department, Engineer or City Planner may require additional or fewer streetlights at their discretion. Additional streetlights may be required in locations that pose a safety hazard or special traffic need. Cost for additional streetlights shall be incurred by the developer.
2. The developer shall be responsible for the installation of all underground infrastructure and light pole foundations. The city's electrical contractor shall install all new or replacement street lights and the developer shall be responsible for payment to the city the per light contracted price established each contract year with the city contractor. Those cost shall include labor, material and equipment to provide and install a complete and functioning streetlight system as per approved plans and shown on development plats. It shall be the responsibility of the developer's contractor to install all underground conduit, junction/splice and point of disconnect boxes. The city will bill the developer for installation costs and materials to connect streetlight poles and luminaires by the city's electrical contractor which exceed the contracted price for variables particular to the development site.
3. Components of the street lighting system shall follow the standards, specifications and styles currently adopted by the City. Consult with Public Works Inspector, City Engineer or City Planner for streetlight styles required in area of development. **(Please see attached map on Page 20)**
4. City contractor shall install light poles and luminaries in accordance with manufactures written instructions and recommendations. Poles shall be plumb, and luminaires shall be level or as to meet best light distribution.
5. An operational demonstration shall be required for all newly installed street lights. Luminaires shall be continuously operated for a minimum of 48hrs
6. Developer shall warranty street lighting system for one (1) year starting from the date of final project approval.

STREET LIGHTS SPACING AND PLACEMENT

1. Streetlights abutting residential streets shall be placed on alternating sides of the road at a maximum of 300' centered in park strip and centered on property lines as close as possible. Light spacing adjacent to major collector roads or located in the town center or in industrial areas will be as approved as part of the Site Plan Approval.
2. Streetlights shall be installed at all road intersections, curves in the road and at the end of each cul-de-sac.

POLE INSTALLATION

1. Contractor shall contact blue stakes prior to any excavation. Contractor is responsible for any damage to underground utilities or structures.
2. Contractor is responsible for verification of streetlight location and restoration of environment compromised by installation.
3. All concrete shall be a 4000psi mix as per APWA 03 30 04. Pole placement shall meet city standards and be inspected prior to the pour. Base shall meet lighting manufactures size and requirements with a minimum of a 48 inch deep base from finished grade and 24 inch diameter. Concrete must be poured against undisturbed soil at a point 12 inches below grade. Base shall be 4 to 6 inches above final grade for pole protection from edging and mowers. Base shall include a minimum of five (5) #4 vertical bars and six (6) #4 rings placed every 12 inches. Anchor bolts shall be installed according to manufactures template. Digging a hole and placing a full length Sonotube type form will not be accepted unless conditions do not allow for a standard installation and change has been approved by the city.
4. Pole shall be plumb and secure.
5. All poles shall be centered in park strip and centered on property lines as close as possible. Poles shall be oriented at right angles to the survey line of roadway unless otherwise specified on plan sheet
6. Streetlights shall have a 5' minimum separation from any fire hydrant so it will not restrict the access for emergency personnel.
7. Orient all poles such that a technician facing the hand hole will face the roadway or oncoming traffic
8. Light poles may be located behind sidewalks in rare cases of conflicts. Location shall be approved by the Public Works Inspector, City Engineer or City Planner.
9. Pole shall be cleaned from dirt and debris after installation and before final inspection.
10. Direct buried poles shall be installed as per manufactures recommendations with a minimum of 48" depth for pole base to be set in ground from finished landscape. Backfilled with compactable material and compacted to, at least a 90% compaction. No rocks bigger than ¾" shall be next to or compacted around the pole base.
11. Each light pole and luminaire shall be grounded. All rebar will have a #6 bare copper wire tied to the bottom ring with an approved fitting for that application in each base. Grounding wire from base shall be tied to the ground lug on pole and into the ground wire for the streetlight system. All luminaire's will be grounded regardless of pole material type.

JUNCTION/SPLICE AND POD BOXES

1. Junction/splice and POD boxes shall be a traffic rated pre-cast polymer box 25"x16"x24" in all commercial and industrial developments and high traffic areas.
2. Junction/splice and POD boxes in residential and non-high traffic areas shall be Carson Brooks 1419 green boxes or equal. Two boxes will be required for each junction/splice location. Boxes at junction/splices shall be clam shelled together with 1 ¼ epoxy coated deck screws eight (8) total screws spaced equally around the boxes. Lids shall be installed on both sides. Drain holes shall be drilled in bottom lid as per city standard detail. Conduits shall enter bottom of box with long bend 90° fittings to maintain proper depth. Holes in box shall be cut as tight as possible.
3. All lids will shall be manufactured with "STREET LIGHTING" in the logo area with 1' lettering. Lid shall attach to base with stainless steel bolts and washers.
4. Place a 24"X24"X4" area of ¾" gravel under each box for drainage.
5. Box shall be level with final grading.
6. All Junction/splice and POD boxes shall have an 8'x5/8" ground rod installed inside and driven in 6" above bottom level of box. Street lighting grounding system shall be tied to ground rod, luminaire head, metal pole, concrete base ground ring and bonded to the neutral system as per NEC code 250.4. All luminaire heads shall be grounded regardless of pole material type.
7. POD boxes shall be installed no further than 10' from RMP feed location.
8. If a streetlight is located on the same property as the POD box and is within 100' of the POD box, no additional splice box will be needed. If streetlight is not on same property line or further than 100' from the POD box, then a splice box within 5' of street light shall be required. If more than one (1) streetlight is on feeder from a POD box a splice box will be required at each streetlight location.
9. Wire shall extend minimum of 24 inches above final grade of junction/splice and POD boxes.

Roadway Lighting

CONDUIT

1. 1 ½" gray schedule 40 PVC electrical conduit shall be installed at a minimum of 30" deep for all underground work. When direct buried streetlight poles are used, it shall be permissible to install 1" PVC conduit from the pole to the splice box located within 5' of the pole.
2. RMP feeder sizes will need to meet the requirements of their specs.
3. Conduits shall be installed in park strips or within the public utility easement behind sidewalk.
4. Conduits in an extreme case that need to cross roadway shall be 1 ½" schedule 80 PVC installed in 4" HDPE electrical piping or a gray 4" PVC sleeve pipe. NO EXCEPTIONS!
5. All conduits in each junction/splice and POD boxes shall be sealed with duct seal.
6. Bell end bushing shall be installed on all pipe ends located in junction/splice and POD boxes.
7. All underground conduit shall be bedded with sand, NO EXCEPTIONS! Trenches will be backfilled and compacted as per city standards.
8. 6'' red warning taped marked "DANGER UNDERGROUND ELECTRICAL" shall be placed in trench 12" below grade above street lighting underground conduits.

WIRING

1. The contractor shall provide 2 #6 RHH copper conductors or equivalent copper direct burial wires for the wiring of the streetlights to the RMP point of distribution. Wire jacket colors shall be black and white.
2. The contractor shall install 3 #6 RHH copper conductors for all streetlight locations. Wire jacket colors shall be white, black and green.
3. The contractor shall install 3 #10 RHH copper wires from pole base to luminaires. Wire jacket colors shall be white, black and green. #10 wire only will be allowed up light poles and must be tied off at top to support weight of wire and not put strain on connections.
4. Voltage suppling streetlights shall be permanently labeled in each junction/splice and POD box.

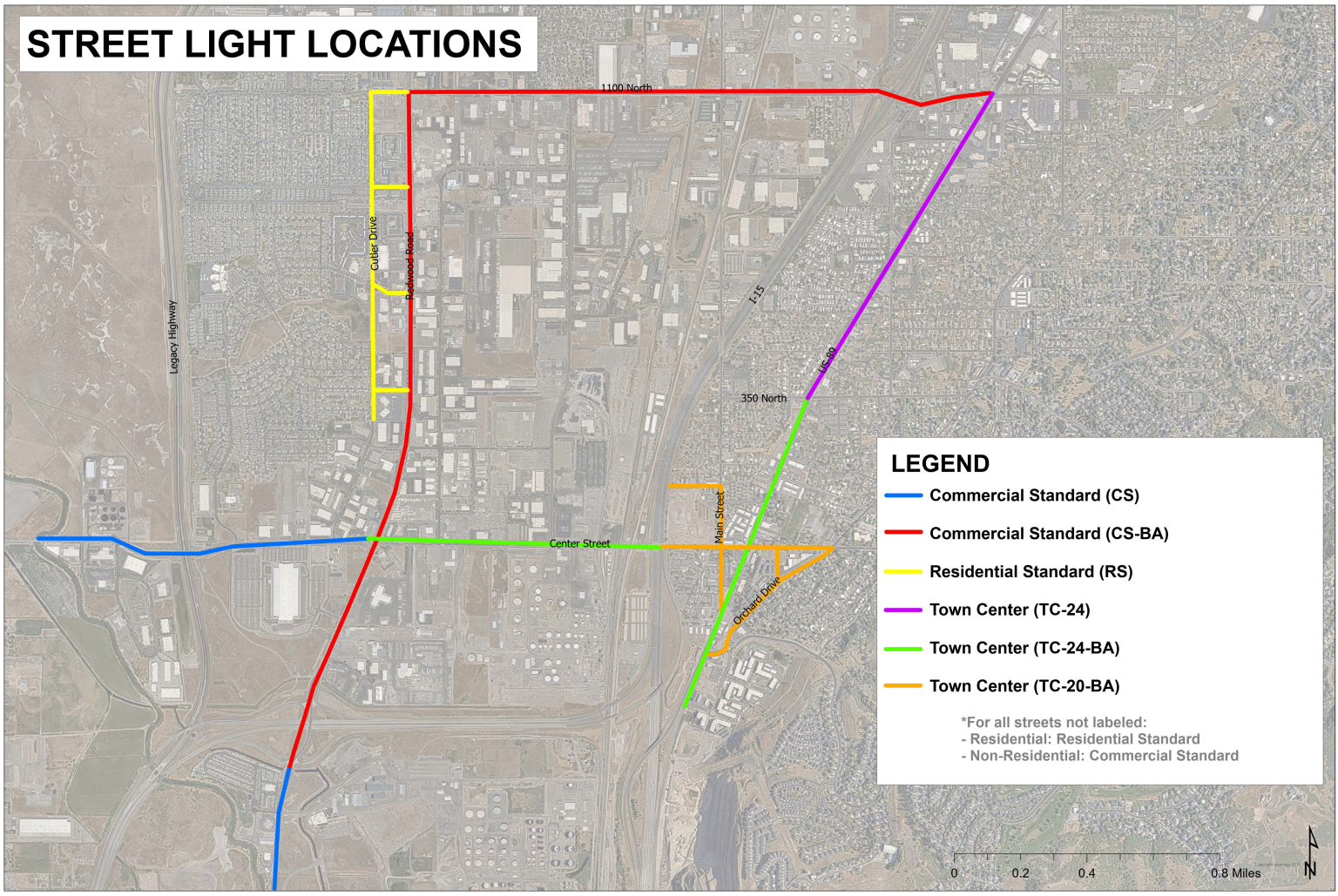
CONNECTIONS

1. Minimum accepted connection at luminaries shall be taped wire nut connections. This will be the only place wire nuts are allowed.
2. Wires shall be supported at top of poles to take strain off connection points from weight of wires.
3. Connections at base of poles shall be of the butt crimp type and sealed with an NSI Industries Easy-Splice GEL Stub 2 (part # GSS-2) connector or an NSI Industries Easy-Splice GEL 2/0 SL (part # ESSLK-2/0) connector for all #6 wire connections or approved equals. NO WIRE NUTS ALLOWED.
4. Connections in ground boxes shall be made with the NSI Easy Splice GEL 2/0 SL (part # ESSLK-2/0) connector for 3 wire connections or a NSI Easy Splice GEL TAP 2/0 (part # ESGTS-2/0) connector for 4 wire connections or approved equals such as Blackburn USB-S squids. WIRE NUTS ARE NOT ALLOWED!
5. Fuse assembly shall be Bussman HEB-JJ with Bussman 2A0660 boots, no substitutions, and fused with KTK-10-amp fuse. POD fuse will have a fuse size of 10 amp for 1 light and adding an additional 5 amp for every light added to feeder with a maximum of 30 amp. Each feeder that feeds more than one (1) streetlight shall have a fuse at the streetlight location and be fused with a KTK-5 fuse.

ROCKY MOUNTAIN POWER POINTS OF CONNECTION

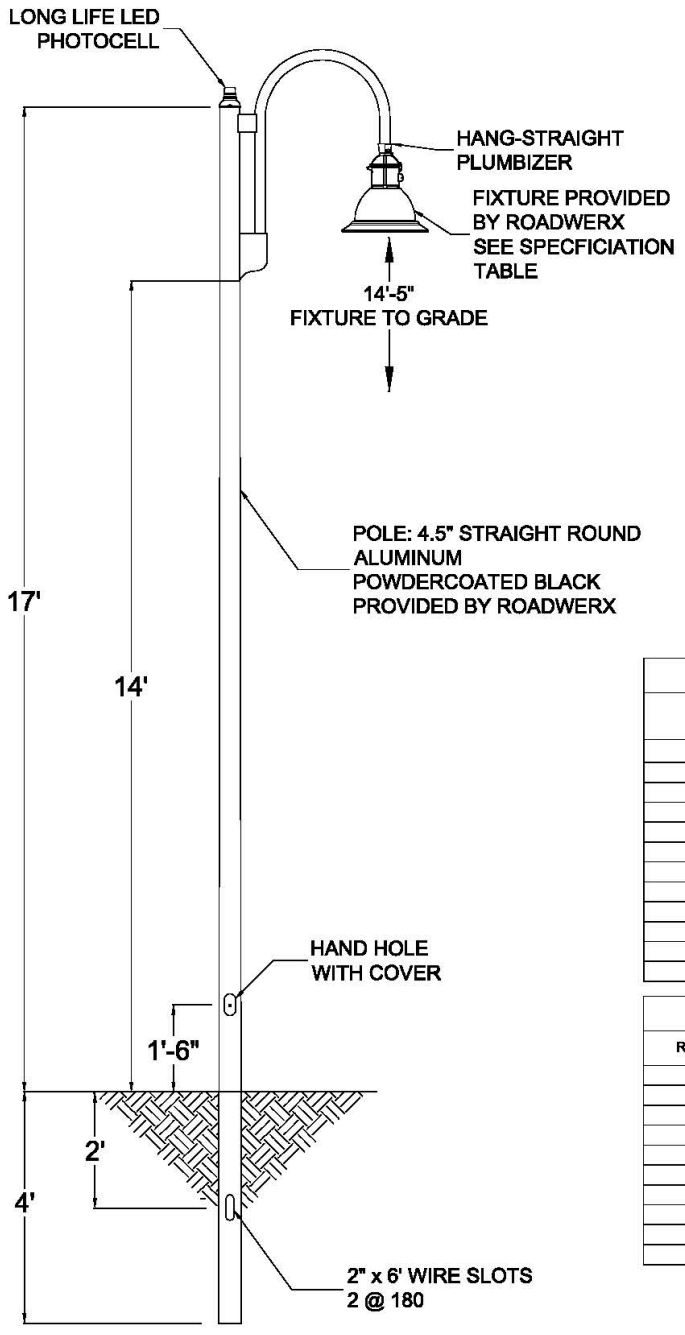
1. All points of connection to RMP facilities shall comply with the current RMP release of the electric service requirements published by RMP available on their web site.
2. Final hookup to RMP equipment will be by RMP crews. Five (5) additional feet of wire between RMP POD box and transformer or secondary box shall be provided for RMP crews to make connection into transformer or secondary box.
3. Locations where a master meter is used, the City Engineer will arrange for the meter account set up with Rocky Mountain Power. The city's electrical contractor will set meter base (Milbank CP3B1111FASS). The city will bill the developer for installation costs and materials.

Roadway Lighting Map



Design Requirements

NSL Residential Standard (RS)



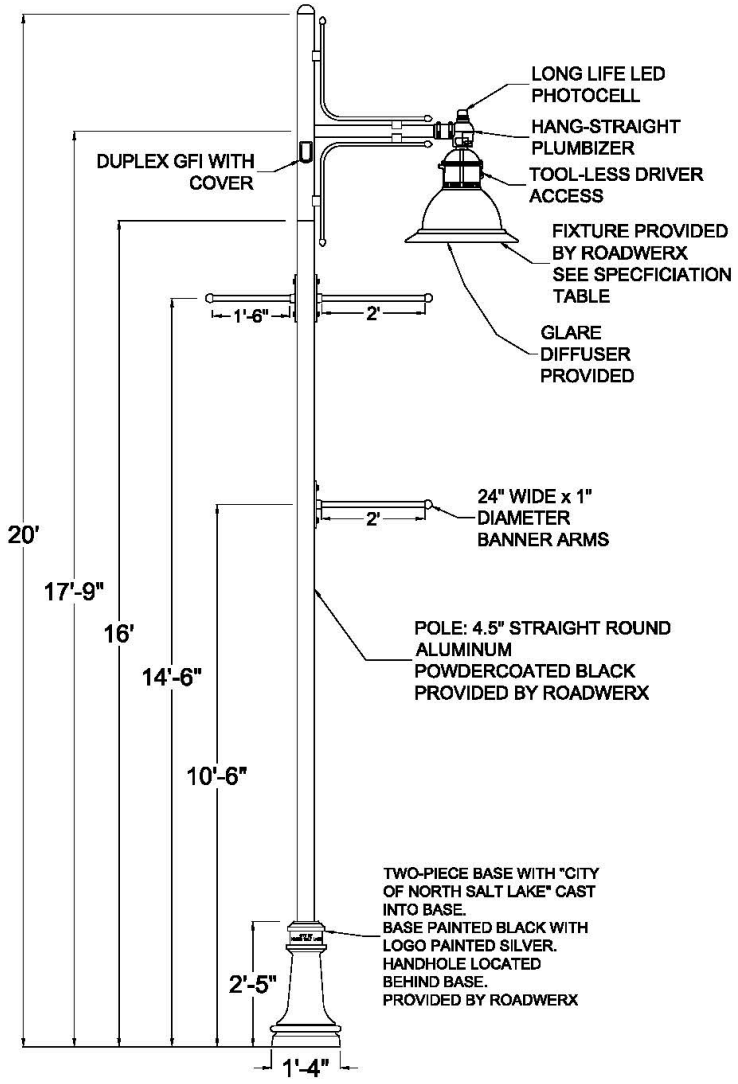
LUMINAIRE SPECIFICATIONS	
K729-P4FL-III-40(SSL)-120:277V-30K-WS-LGD-BK C/W RIGID R-STYLEADAPTOR-PE	
Diffuser Type	Frosted Glare Diffuser
Optical System	LED; Flat Array; Full Cutoff
Light Distribution	Type 3
Luminaire Housing	Cast Aluminum
Finish	Black
Wattage	40W
CCT	3000K
Voltage	120V-277V
Photocell	Long Life LED Photocell
Options	10 Step Wattage Switch
Fixture Weight	19lbs
Fixture EPA	0.83 sq. ft.

WATTAGE SWITCH SPECIFICATIONS		
Rotary Dial Position	Wattage Percentage	Dimming Percentage
A	100%	0%
9	90%	10%
8	80%	20%
7	70%	30%
6	60%	40%
5	50%	50%
4	40%	60%
3	30%	70%
2	20%	80%
1	10%	90%

SCALE:	DATE:	DRAWN BY:	DRAWING NUMBER:
NTS	10/6/2026	*XEM*	*NSL-RS*
APPROVAL:			CONTACT: 801-971-9643 XAVI@ROADWERX.NET

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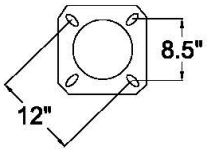
NSL Town Center (TC-20)



ASSEMBLY TYPE SELECTION (REQUIRED)	
TYPE	**OPTIONS**
TC-20	NO PLANT HOLDER INCLUDED, NO BANNER ARMS INCLUDED, NO PROVISIONS FOR BANNER ARMS OR PLANT HOLDERS INCLUDED
TC-20-PH	PLANT HOLDER INCLUDED
TC-20-BA	BANNER ARMS INCLUDED
TC-20-PH-BA	PLANT HOLDER & BANNER ARMS INCLUDED
SIGNATURE	

LUMINAIRE SPECIFICATIONS	
K829-P4FL-III-60(SSL)-120:277V-30K-WS-LGD-BK C/W RIGID R-STYLEADAPTOR-PE	
Diffuser Type	Frosted Glare Diffuser
Optical System	LED; Flat Array; Full Cutoff
Light Distribution	Type 3
Luminaire Housing	Cast Aluminum
Finish	Black
Wattage	60W
CCT	3000K
Voltage	120V-277V
Photocell	Long Life LED Photocell
Options	10 Step Wattage Switch
Fixture Weight	32lbs
Fixture EPA	1.61 sq. ft.

WATTAGE SWITCH SPECIFICATIONS		
Rotary Dial Position	Wattage Percentage	Dimming Percentage
A	100%	0%
9	90%	10%
8	80%	20%
7	70%	30%
6	60%	40%
5	50%	50%
4	40%	60%
3	30%	70%
2	20%	80%
1	10%	90%



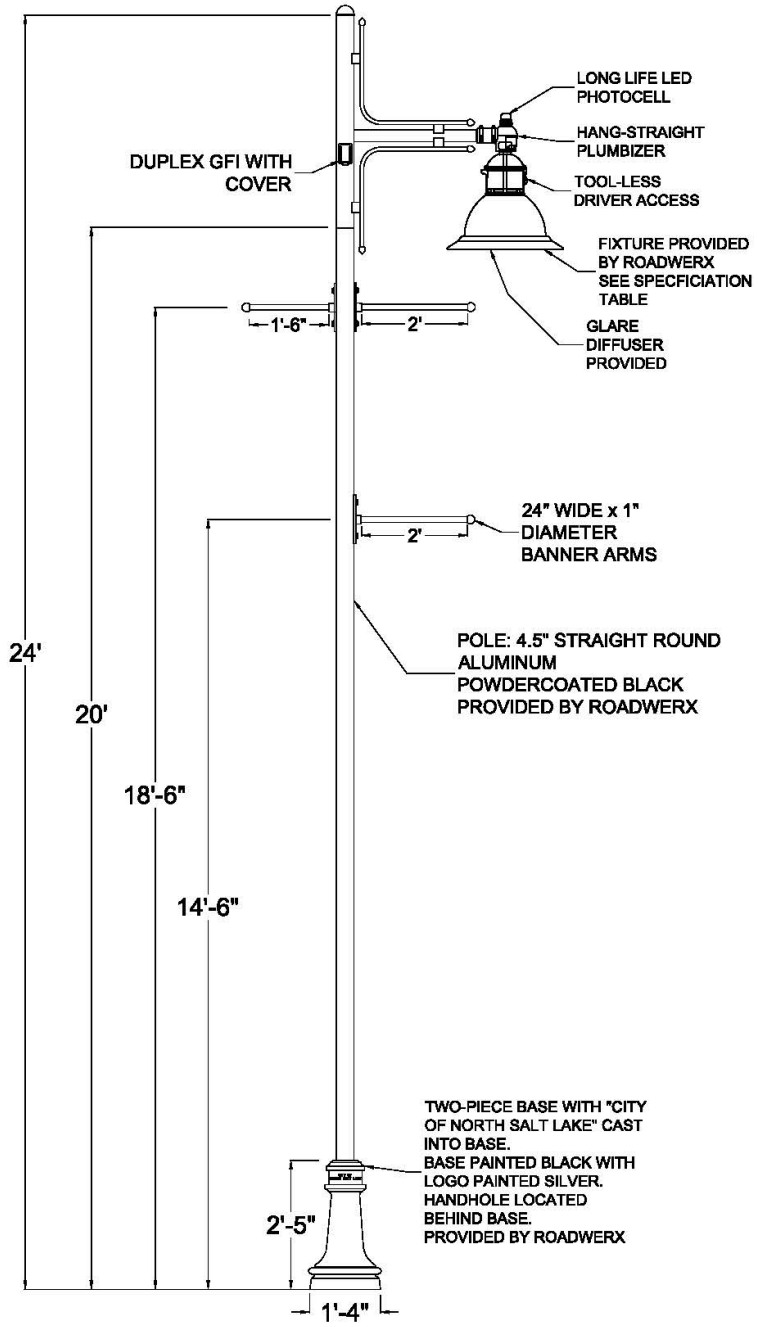
STREET SIDE (BANNER ARM, ARM)

12" BOLT CIRCLE
GALVANIZED ANCHOR BOLTS:
3/4" x 18" x 3"
3/4" THICK ANCHOR PLATE

SCALE:	DATE:	DRAWN BY:	DRAWING NUMBER:
NTS	10/6/2026	XEM	NSL-TC-20
APPROVAL:			CONTACT: 801-971-9643 XAVI@ROADWERX.NET

ROADWERX

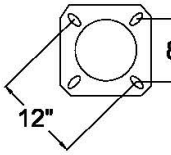
NSL Town Center (TC-24)



ASSEMBLY TYPE SELECTION (REQUIRED)	
TYPE	**OPTIONS**
TC-24	NO PLANT HOLDER INCLUDED, NO BANNER ARMS INCLUDED, NO PROVISIONS FOR BANNER ARMS OR PLANT HOLDERS INCLUDED
TC-24-PH	PLANT HOLDER INCLUDED
TC-24-BA	BANNER ARMS INCLUDED
TC-24-PH-BA	PLANT HOLDER & BANNER ARMS INCLUDED
SIGNATURE	

LUMINAIRE SPECIFICATIONS	
K829-P4FL-III-100(SSL)-120:277V-30K-WS-LGD-BK C/W RIGIDR-STYLEADAPTOR-PE	
Diffuser Type	Frosted Glare Diffuser
Optical System	LED; Flat Array; Full Cutoff
Light Distribution	Type 3
Luminaire Housing	Cast Aluminum
Finish	Black
Wattage	100W
CCT	3000K
Voltage	120V-277V
Photocell	Long Life LED Photocell
Options	10 Step Wattage Switch
Fixture Weight	32lbs
Fixture EPA	1.61 sq. ft.

WATTAGE SWITCH SPECIFICATIONS		
Rotary Dial Position	Wattage Percentage	Dimming Percentage
A	100%	0%
9	90%	10%
8	80%	20%
7	70%	30%
6	60%	40%
5	50%	50%
4	40%	60%
3	30%	70%
2	20%	80%
1	10%	90%



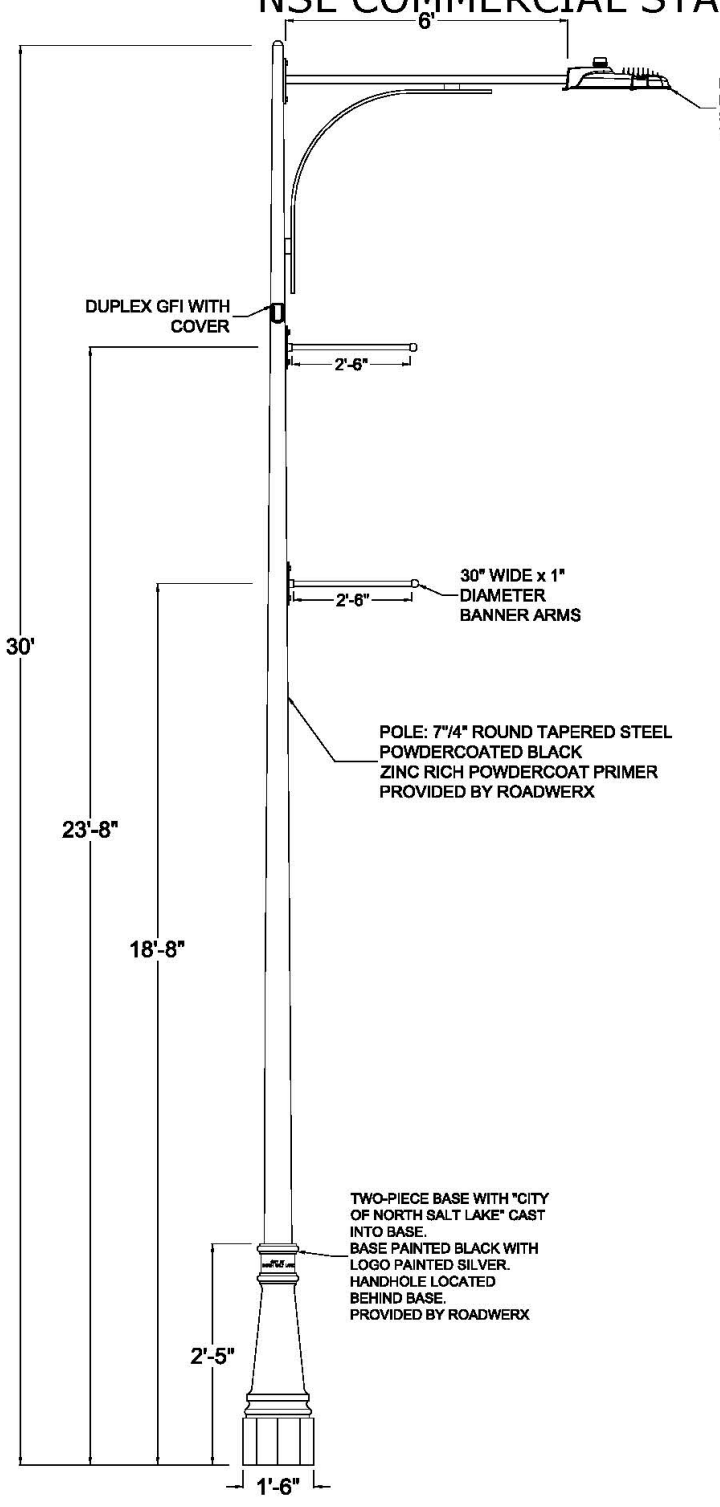
STREET SIDE (BANNER ARM, ARM)

12" BOLT CIRCLE
GALVANIZED ANCHOR BOLTS:
3/4" x 18" x 3"
3/4" THICK ANCHOR PLATE

SCALE:	DATE:	DRAWN BY:	DRAWING NUMBER:
NTS	10/6/2026	XEM	NSL-TC-24
APPROVAL:			CONTACT: 801-971-9643 XAVI@ROADWERX.NET

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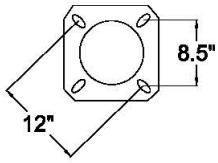
NSL COMMERCIAL STANDARD(CS)



TYPE	OPTIONS
CS	NO BANNER ARMS
CS-BA	BANNER ARMS INCLUDED

LUMINAIRE SPECIFICATIONS	
ERL2021C730EBLCKIV1	
Optical System	LED; Reflective Optics; Full Cutoff
Light Distribution	Type 3
Luminaire Housing	Cast Aluminum
Finish	Black
Wattage	150W
CCT	3000K
Voltage	120V-277V
Photocell	Long Life LED Photocell
Options	10 Step Wattage Switch
Fixture Weight	24lbs
Fixture EPA	0.57 sq. ft.

WATTAGE SWITCH SPECIFICATIONS	
Rotary Dial Position	Wattage Percentage
10	100%
9	100%
8	85%
7	71%
6	64%
5	58%
4	49%
3	47%
2	30%
1	30%



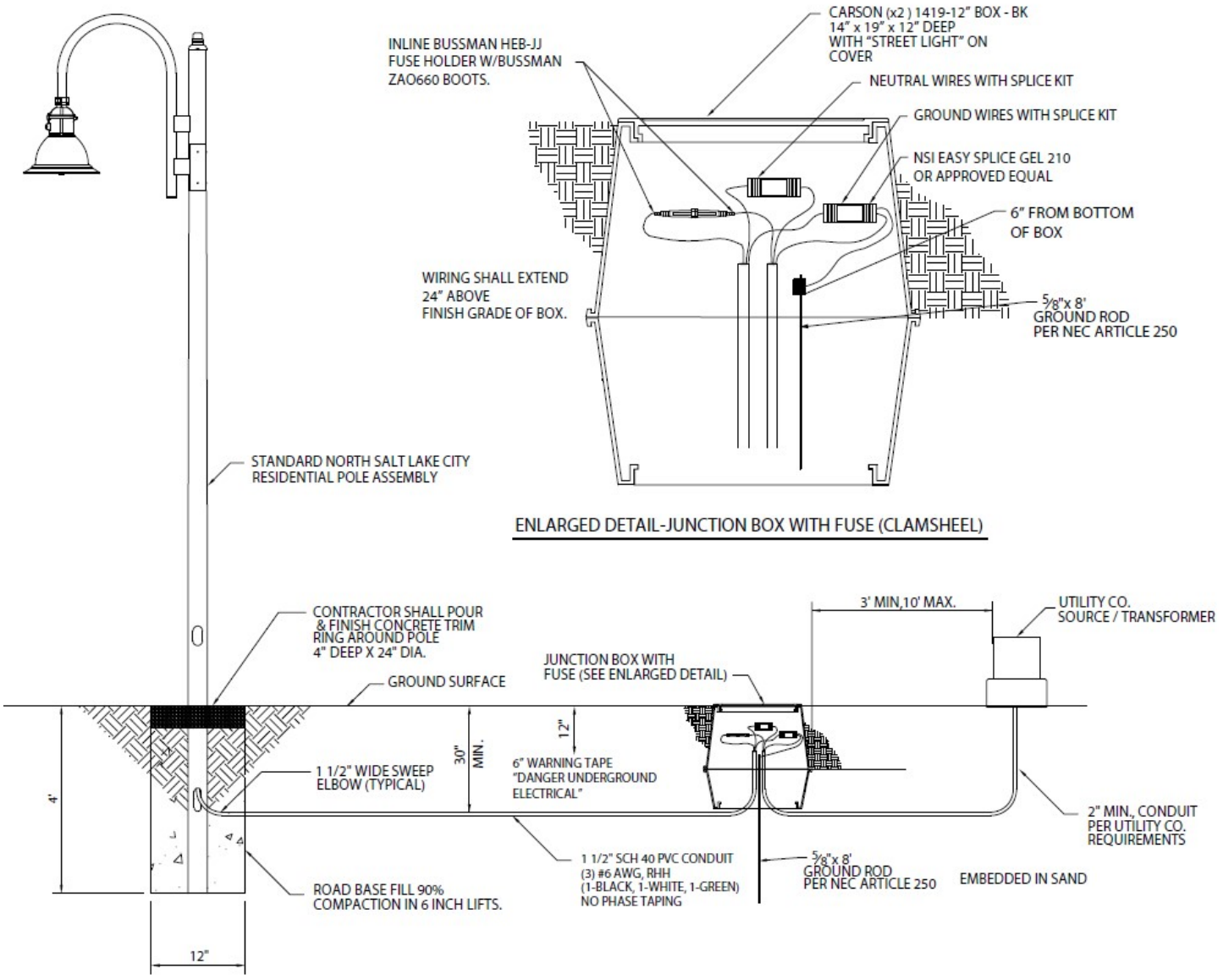
STREET SIDE (BANNER ARM, ARM)

12" BOLT CIRCLE
GALVANIZED ANCHOR BOLTS:
1" x 36" x 4"
1" THICK ANCHOR PLATE

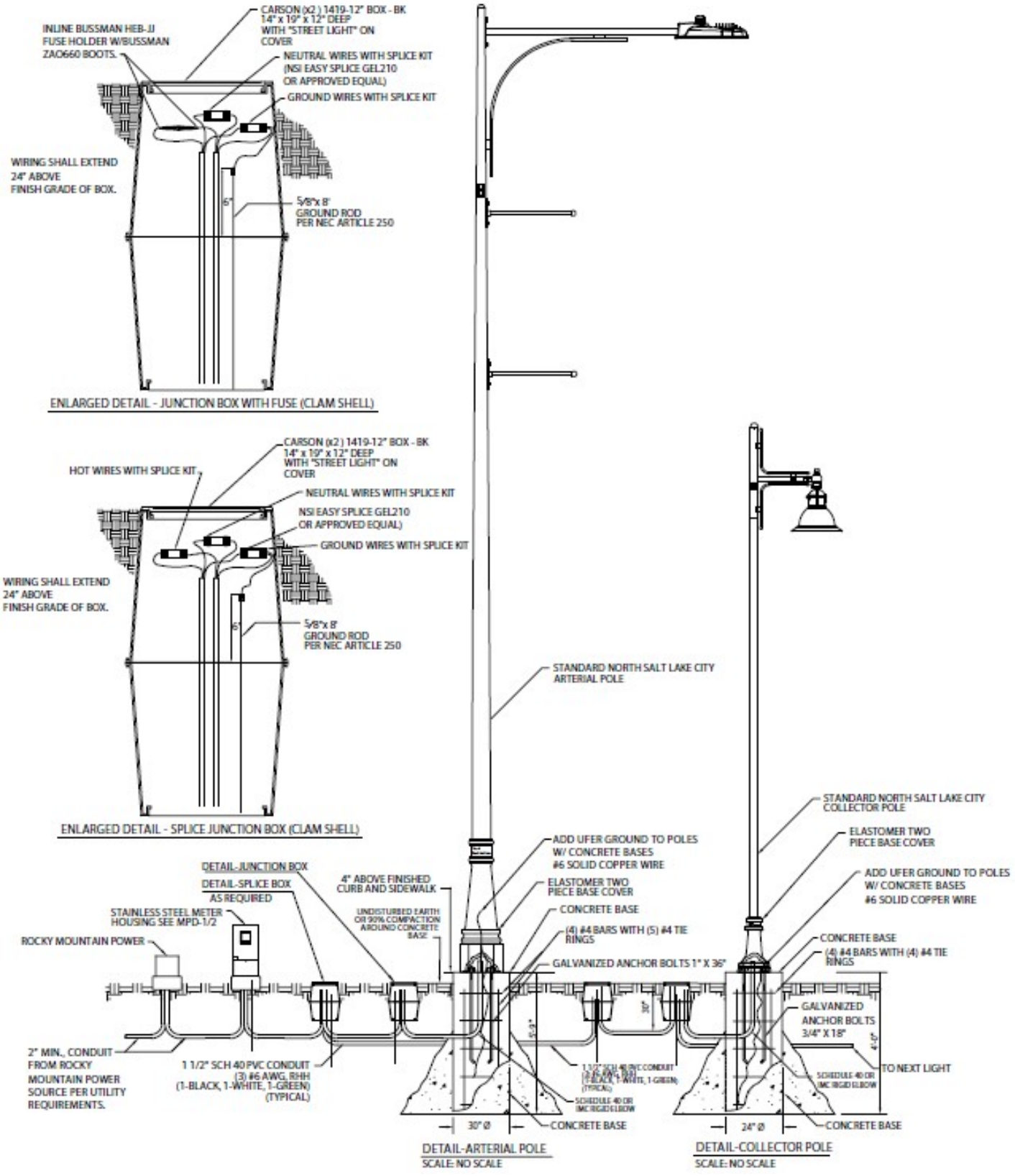
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NTS	10/6/2026	*XEM*	*NSL-CS*
APPROVAL:			CONTACT: 801-971-9643 XAVI@ROADWERX.NET

ROADWERX

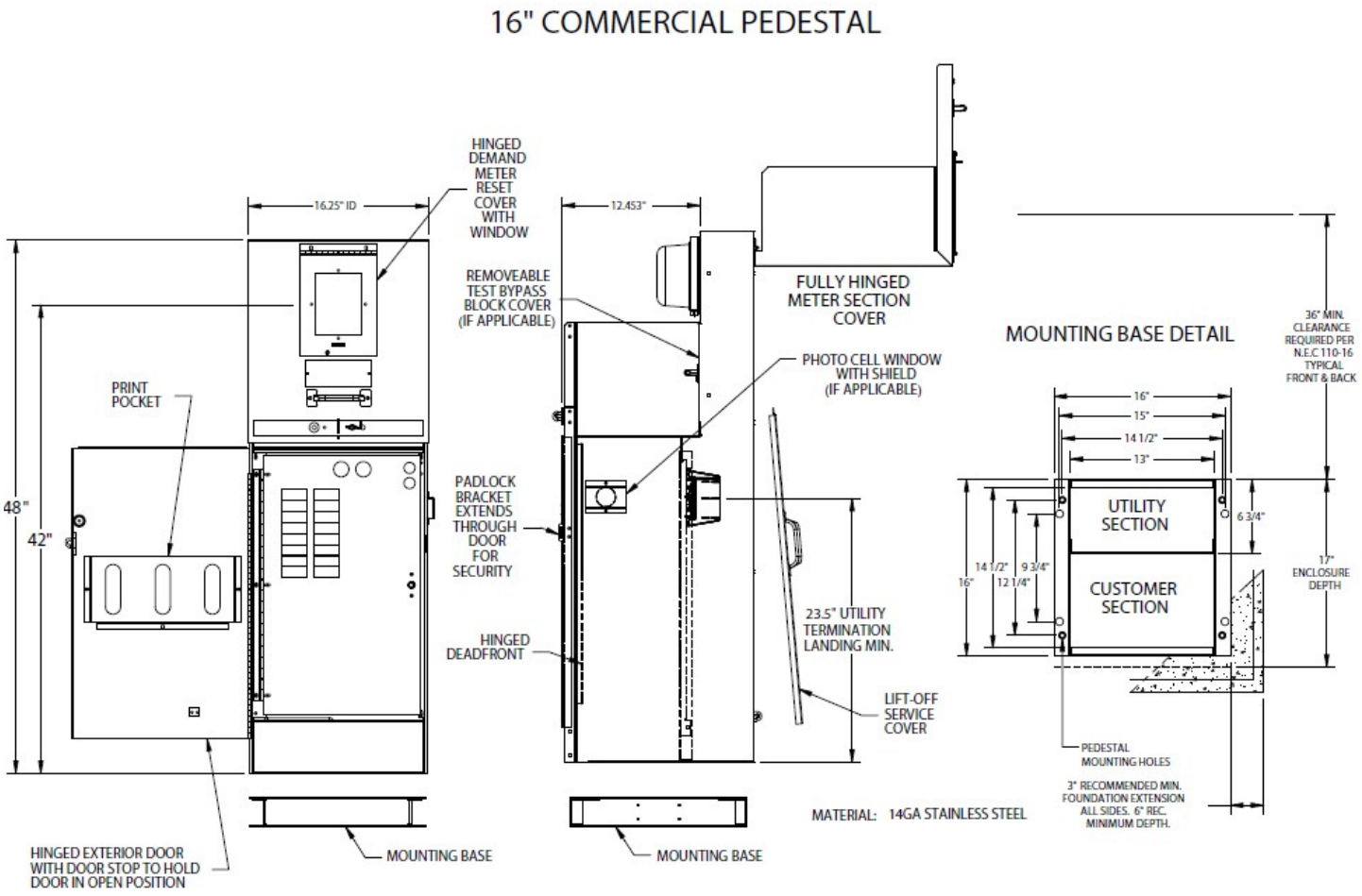
Residential Street Light Underground Connection



Collector/Arterial Street Light Underground Connection

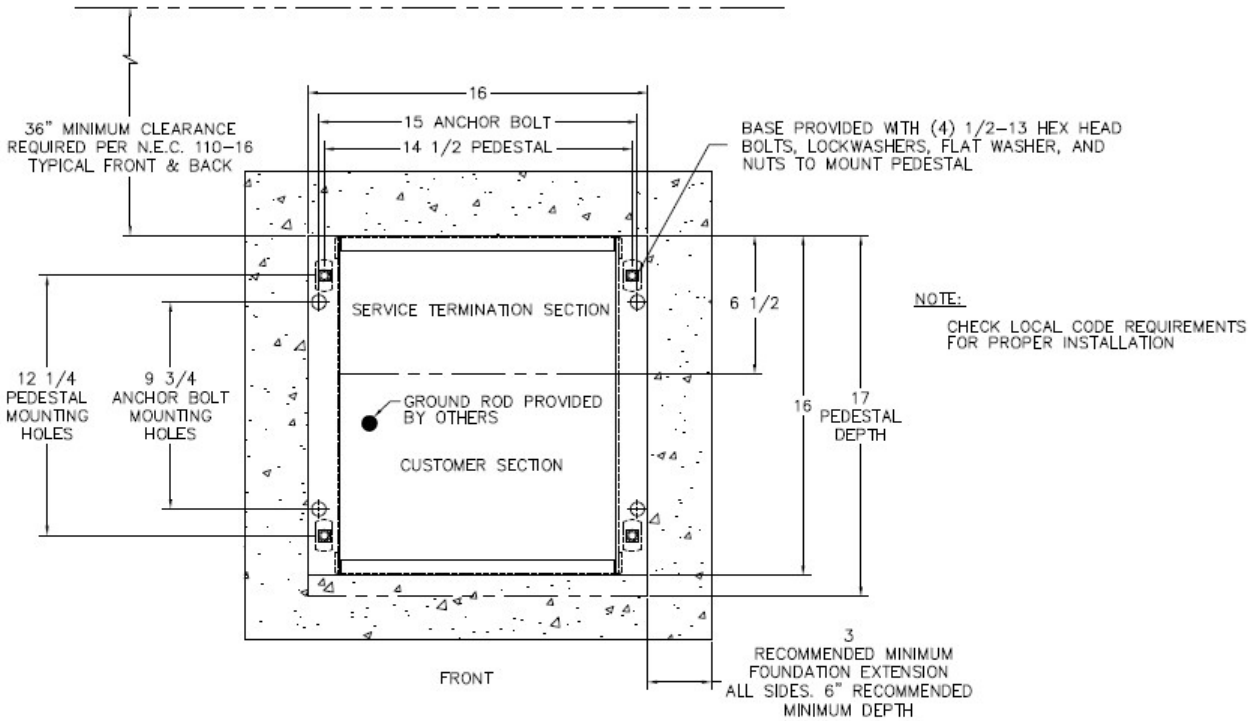


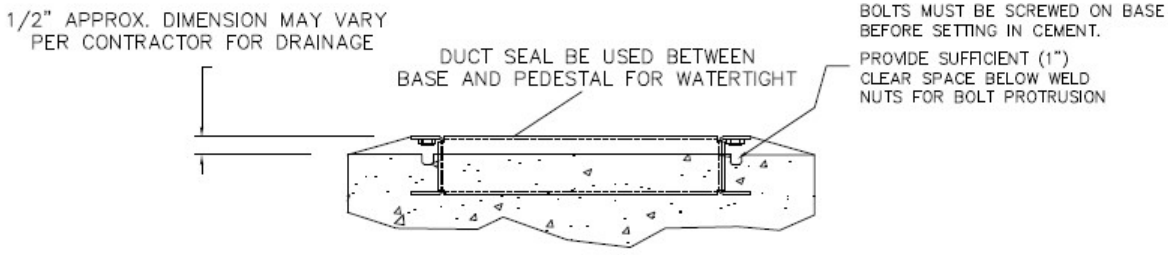
Meter Pedestal Detail



MILBANK # CP3B1111FASS

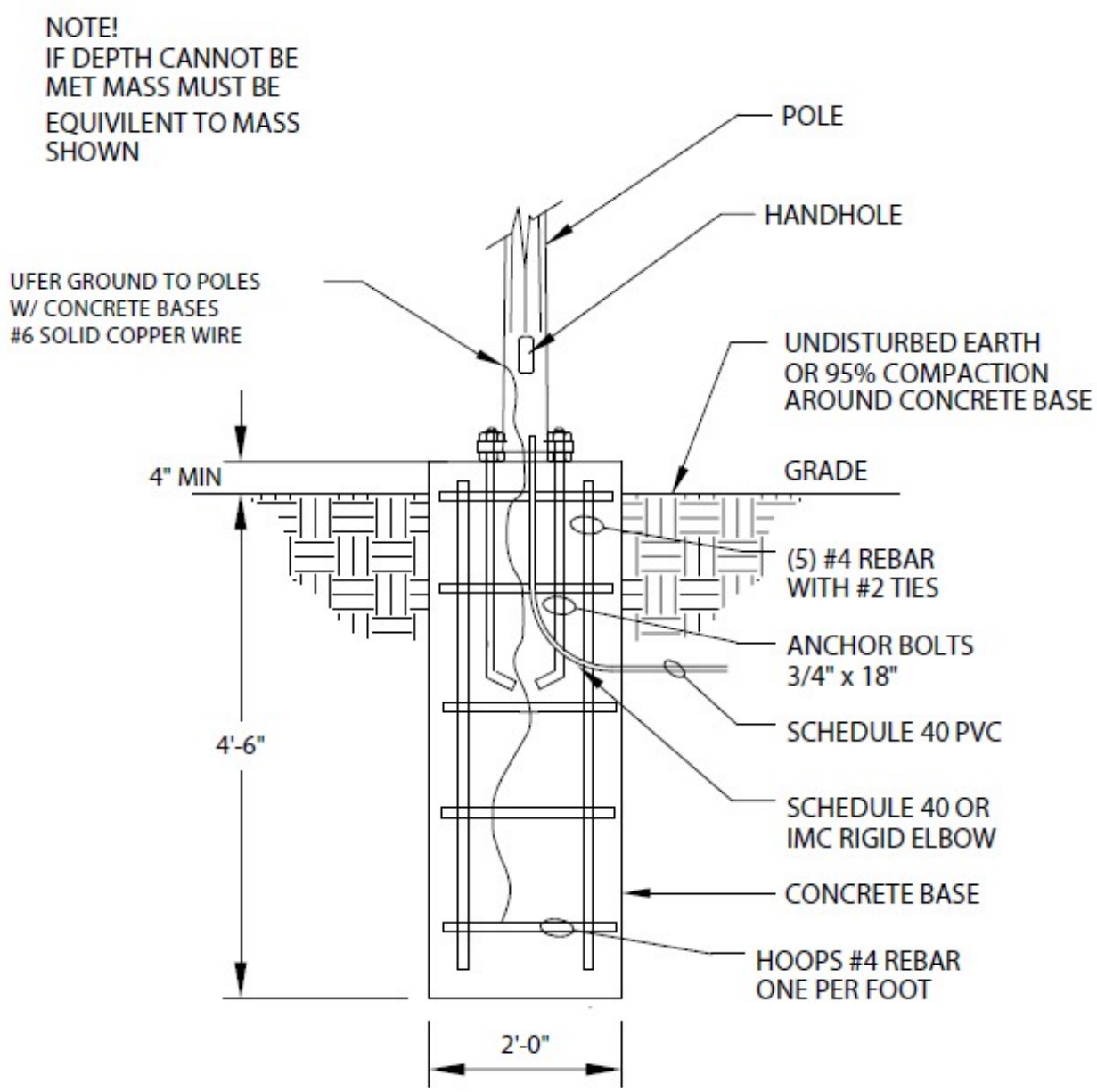
BASE ENCASED IN CONCRETE



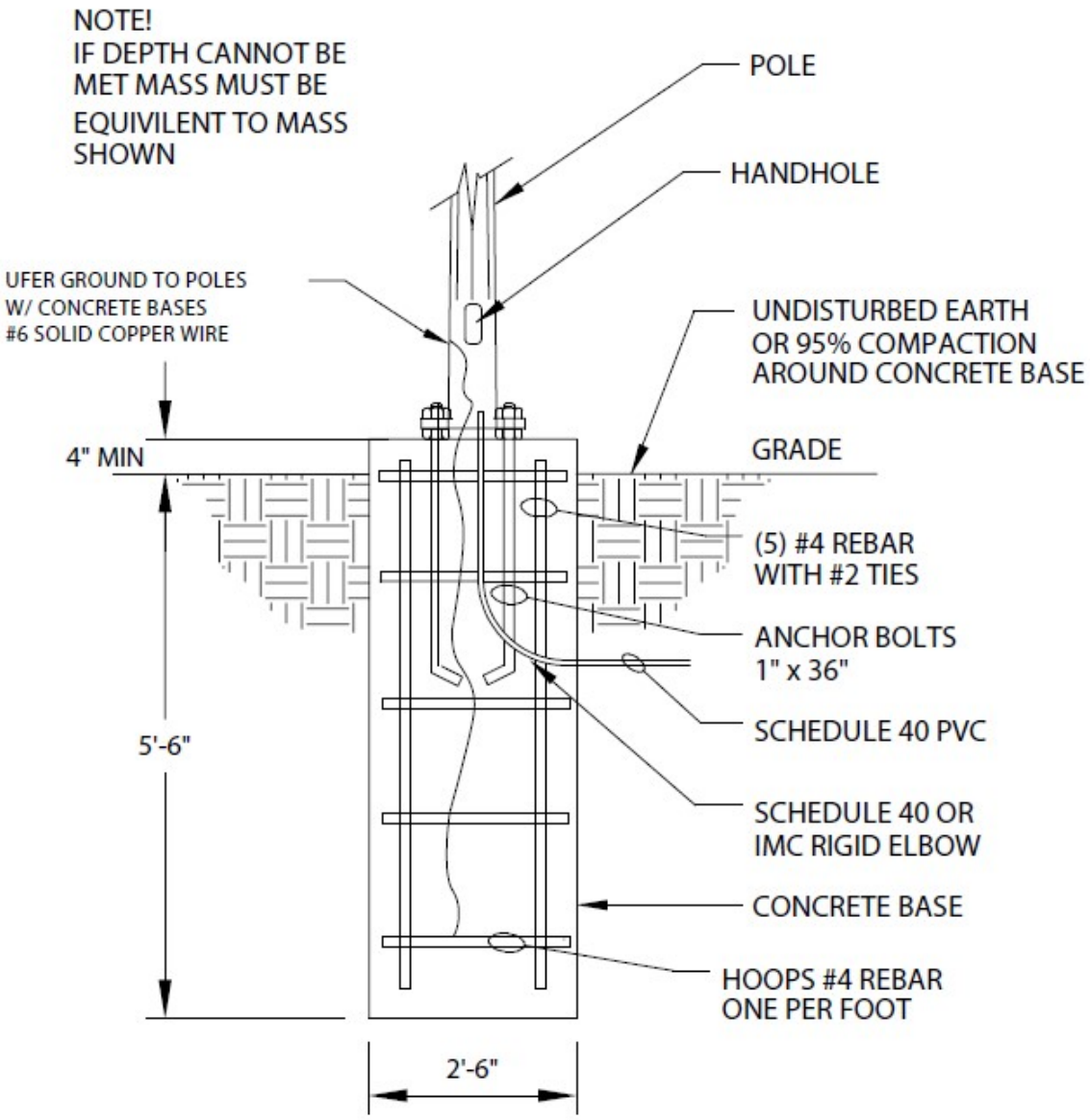


BASE ENCASED IN CONCRETE

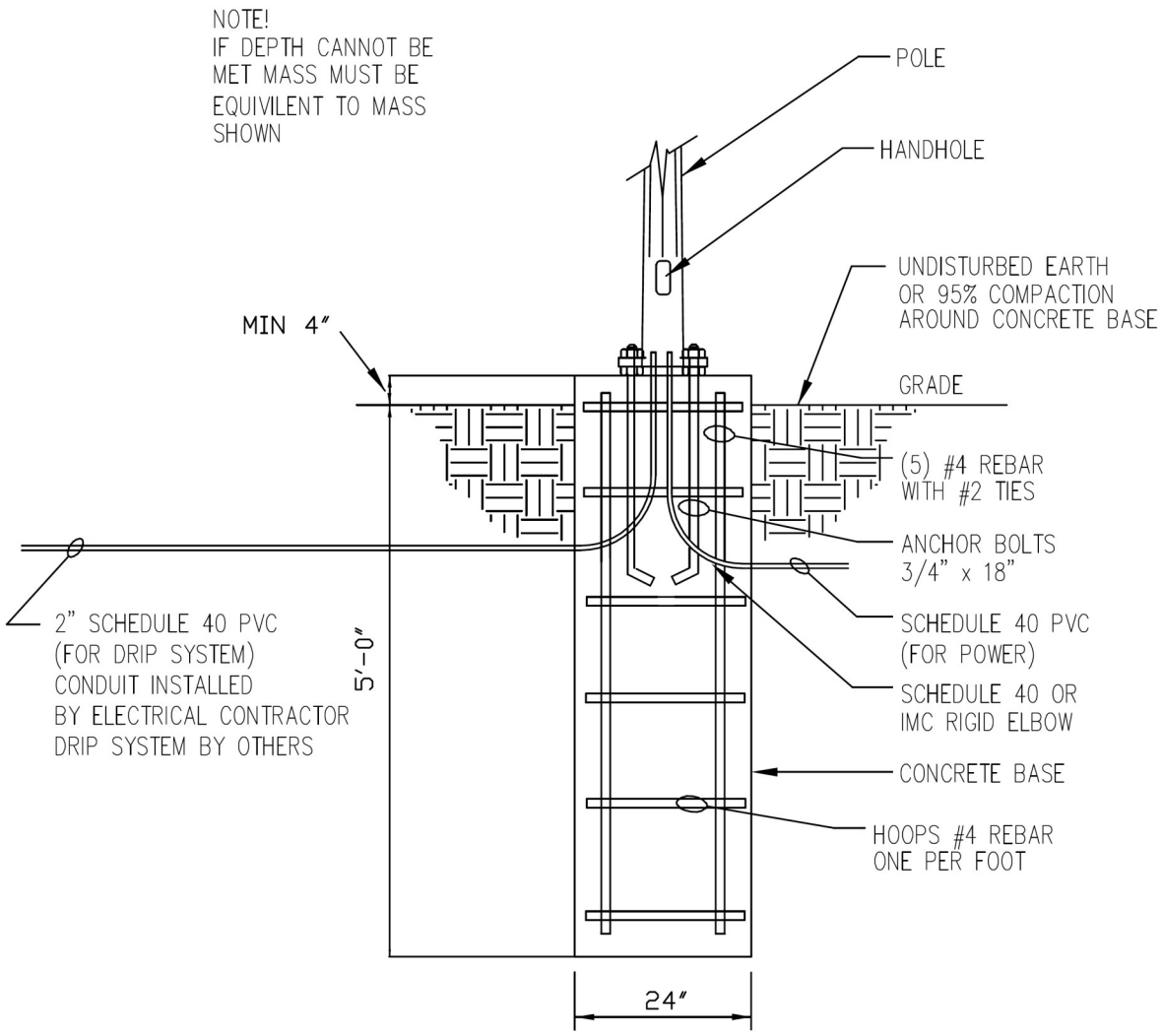
24” Concrete Base Detail



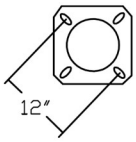
30” Concrete Base Detail



Concrete Base Detail



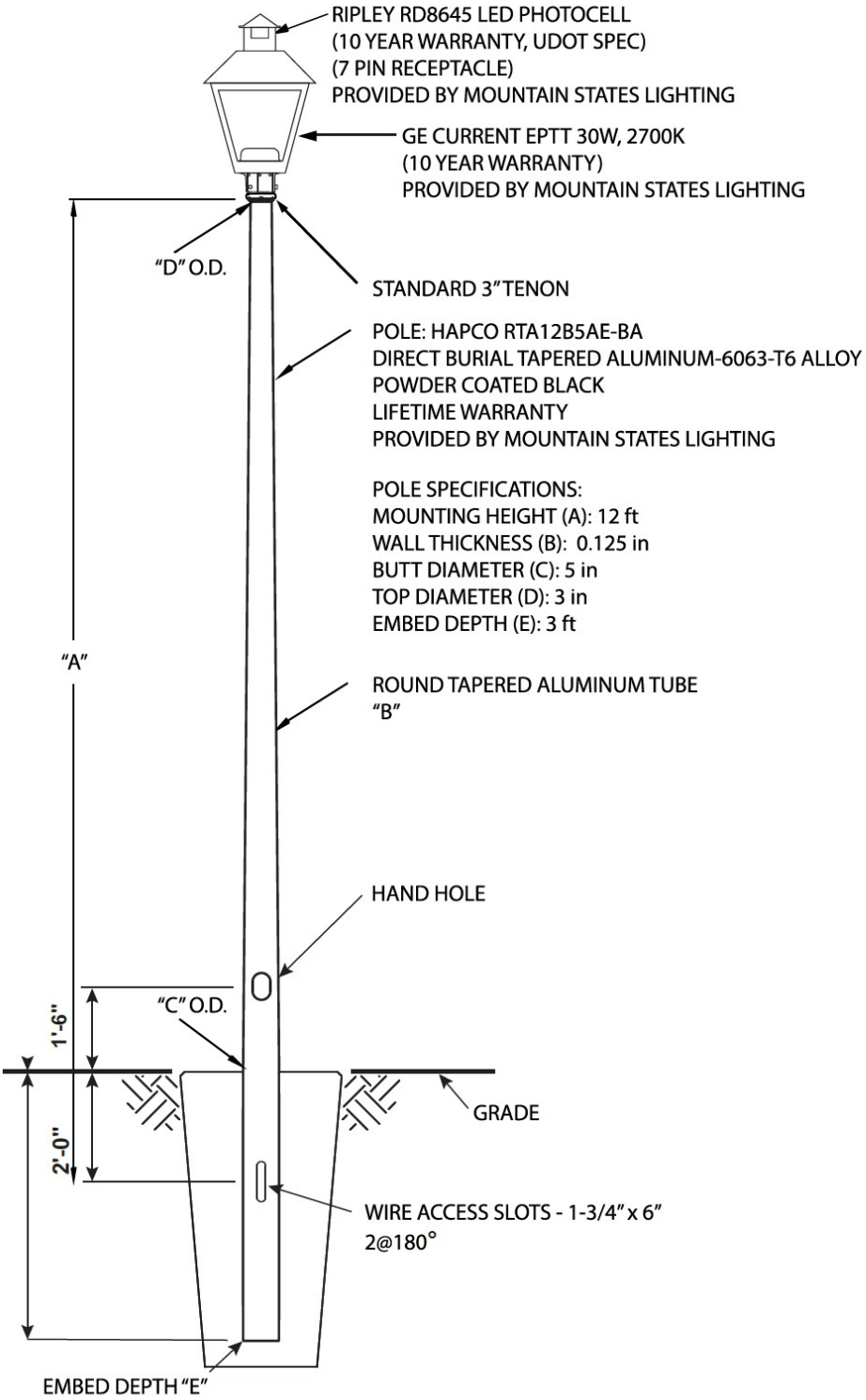
NSL – CONCRETE BASE DETAIL



ANCHOR BASE DETAIL
12" BOLT CIRCLE
ANCHOR BOLTS: 3/4" x 18"

Town and Country Style Lighting

Only for replacement installations

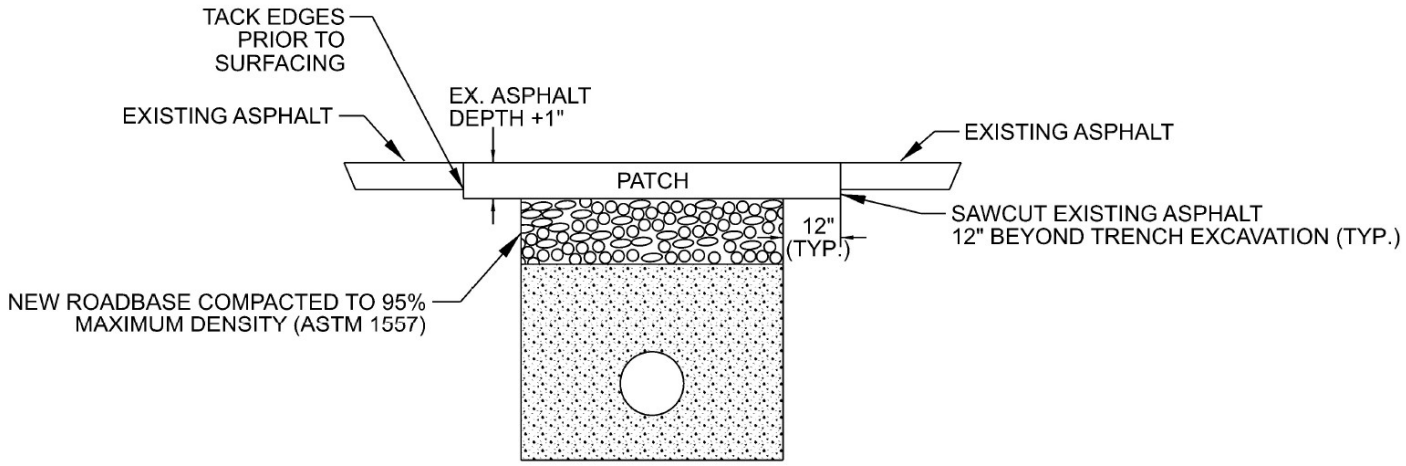


Design Requirements

Excavation/Road Cut Requirements

1. **Excavation Permit & Agreement.** The applicant must complete the Excavation Permit form, and be familiar with the City of North Salt Lake's Standards and Specifications.
2. **Access Agreements.** This Permit is only valid for work in City right-of-ways. The Applicant/Contractor must obtain easements and/or access agreements for all work outside of the City right-of-way.
3. **Bond.** The applicant, in conjunction with their surety company, shall provide a bond in the amount of $5,000 in paved areas and $2,000 in unpaved areas. The bond guarantees that the excavated street or public right-of-way is restored or repaired by the applicant in accordance with City specifications. The bond shall be conditioned that the applicant shall guarantee the materials and workmanship for a period of three years from completion of such work. Reasonable wear and tear excepted at the discretion of the City Engineer.
4. **Activation/Inspection.** Activation of permit must be scheduled with the inspector 24 hours prior to commencing work, 48 hours if work is scheduled on weekends or holidays.
5. **Noncompliance in work zone.** If permit holder fails to comply with City of North Salt Lake requirements, specifications or instructions pertinent to the permit, subsequent permits may not be issued.
6. **Traffic Control Plan.** If required, the applicant shall submit a formal traffic control plan which must meet the City's approval as a condition for the issuance of the permit. (Must meet MUTCD standards).
7. **Trench Backfill.** All trench backfill material shall meet City of North Salt Lake standards. Place material at a maximum lift thickness of 8" before compaction. Backfill material shall be compacted to 95% of the modified proctor density as determined by ASTM 1557. Compaction testing may be required and shall be conducted by a certified materials testing lab at the contractor's/permit holder's expense.
8. **Compaction Equipment.** Mechanical Compaction equipment required. No manual compaction equipment such as wheel rolling or compacting with a trackhoe bucket is allowed.
8. **Flowable Fill.** Use flowable fill in excavations that are too narrow or too small to receive compaction equipment. Provide 28 day 60 psi controlled low strength material as specified in Section 31 05 15 of APWA 2012 Standard Specifications.
9. **Asphalt Saw Cut.** All excavations in roadways shall be saw cut at least 1 foot beyond the excavation in all directions to form a "T" patch. Remove additional pavement to a painted lane stripe, an existing pavement patch, or an edge of pavement if such street feature is within 2' of the second cut.
10. **Asphalt Patchwork.** All asphalt patchwork shall be done by an approved asphalt paving company. Provide full tack coat coverage on all vertical surfaces. Asphalt patch material for all roadways shall be PG 58-28 ½". Patch thickness shall be existing thickness + 1" (4" min.). Compaction testing may be required and shall be conducted by a certified materials testing lab at the contractor's/permit holder's expense. Do not patch if surface is wet or weather is unsuitable (no frost in ground, 50 degrees F and rising). Asphalt placed between November 15th and March 15th will be considered temporary and will need to be replaced when weather conditions are suitable.
11. **Painted Traffic Lines and Markings.** Any Painted traffic lines and markings disturbed during the excavation shall be re-painted in the same location with materials meeting City standards.
12. **Storm Water Pollution Prevention.** Catch basins and storm drain inlets within 300 feet of the excavation location must be protected from dewatering, sediment, excavated materials, and general construction debris.
13. **Clean Up.** Upon completion of the excavation and patchwork the area shall be swept and returned to original condition.
14. **Concrete Panels.** Any and all damage to concrete panels, including cracking, coring, boring, breaking, etc. to concrete panels, shall require replacement of the full concrete panel, from joint to joint.

Typical T Patch

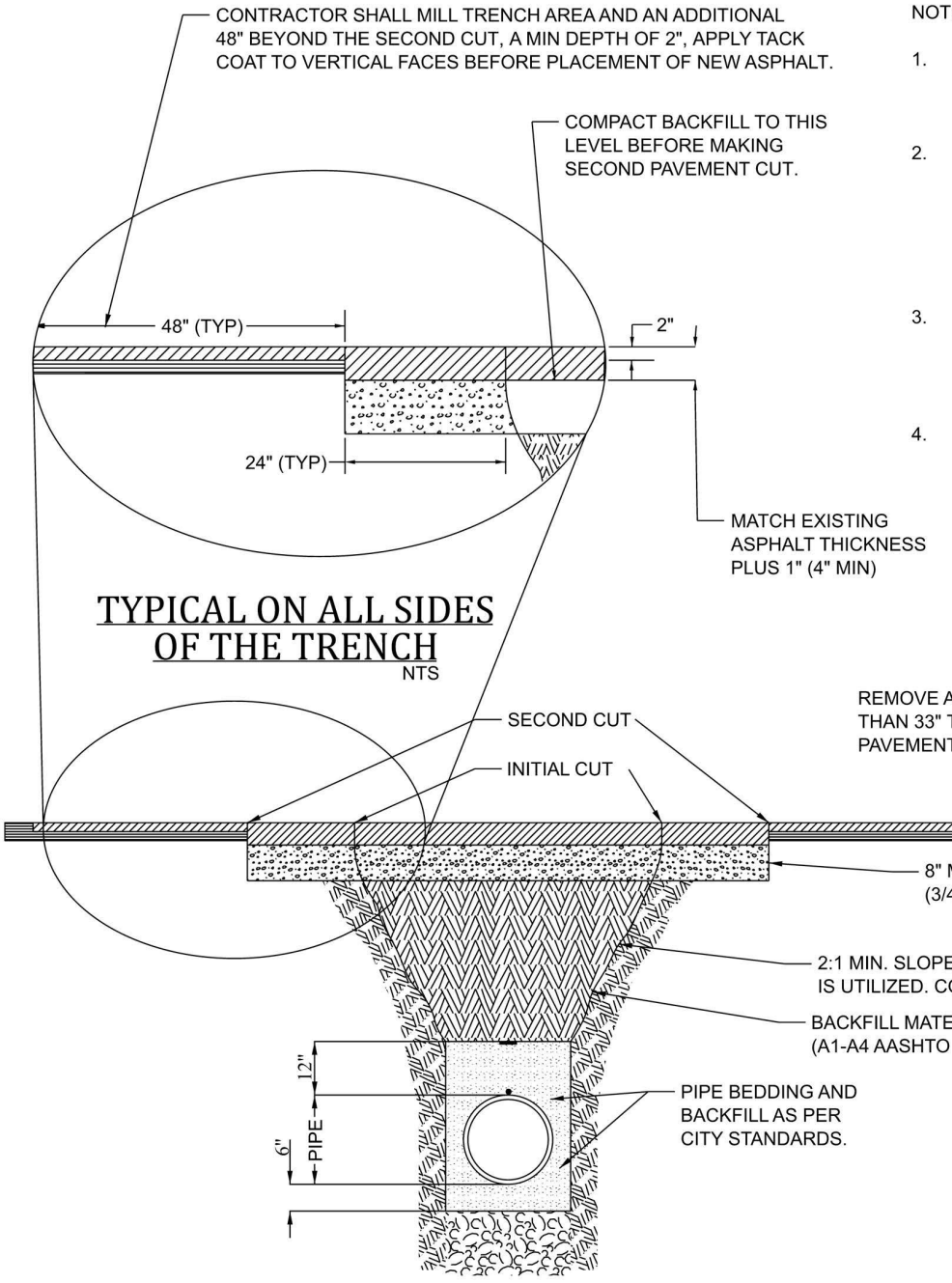


TYPICAL T PATCH
NTS

Trench and Roadway Compaction Requirements

1. **Compaction Requirements.** All trenches within the right-of-way or under paved surfaces must be back-filled with approved granular fill, compacted to 95% of the modified proctor. Sand bedding must be used for bedding on all water lines with no rocks or sharp particles within 12-inches of the pipe.
2. **Compaction Equipment**: All compaction of trenches, roadways, beneath curb and gutter or sidewalks, and all other paved or structural areas must be done with mechanical equipment designed specifically for compaction. Wheel rolling, utilizing a track hoe bucket, or flooding of trenches as a compaction method are not permitted.
3. **Additional requirements:** Any areas which cannot be adequately reached by mechanical compaction equipment (adjacent to manholes, inlet boxes, or other obstructions) must be compacted in lifts using a jumping jack, skid plate, or other small equipment. Such equipment must be used on lifts that are 6” or less.
4. **Compaction & Deflection Testing:** All trenches and roadways will have compaction testing by a certified testing company completed during construction, with passing tests obtained prior to additional fill being placed. All areas are also required to pass a deflection test using a fully-loaded water truck prior to installation of curb and gutter, asphalt, or concrete pavement.

Asphalt Patching Req's For New Roads Less Than 5 Years and Resurfaced Roads Less than 3 Years



NOTES:

1. NO LONGITUDINAL SAW CUTS MAY BE LOCATED IN THE WHEEL PATH, WIDEN AS PER CITY ENGINEER.
2. AFTER THE SECOND CUT, PATCH TRENCH UP TO THE EXISTING ROAD SURFACE THEN MILL THE TRENCH AREA AND AN ADDITIONAL 48" BEYOND THE SECOND CUT OR AS DIRECTED BY THE CITY ENGINEER ACCORDING TO CITY STANDARDS.
3. PIPE ZONE BEDDING AND BACK FILL SHALL BE CONPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM 1557 MODIFIED PROCTOR.
4. ALL EXISTING SURFACE SEAL TREATMENTS SHALL BR REPLACED TO 12" BEYOND ALL EDGES OF PATCH UPON COMPLETION.

City of North Salt Lake
10 East Center Street
North Salt Lake City, Utah 84054
Phone 801.335.8700
www.nslcity.gov

PUBLIC WORKS

NSL FLEET | NSL INSPECTIONS | NSL PARKS | NSL STORM & STREETS | NSL WATER

WATER

City of North Salt Lake
Water Standards Manual

October 2026



City of North Salt Lake
10 East Center Street
North Salt Lake, Utah 84054
Phone 801.335.8700
www.nslcity.gov

City of North Salt Lake
Water Department Specification Manual

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Design Requirements

Water System Design

Minimum Water Main Size

- North Salt Lake City requires that all new culinary water main lines be a minimum of eight inches in diameter. Larger diameter main lines may be required based on flow demands and pressure requirements in accordance with the North Salt Lake City Water Master Plan or City Engineer requirements.
- Fire hydrant laterals shall be six inches in diameter

Fire Protection

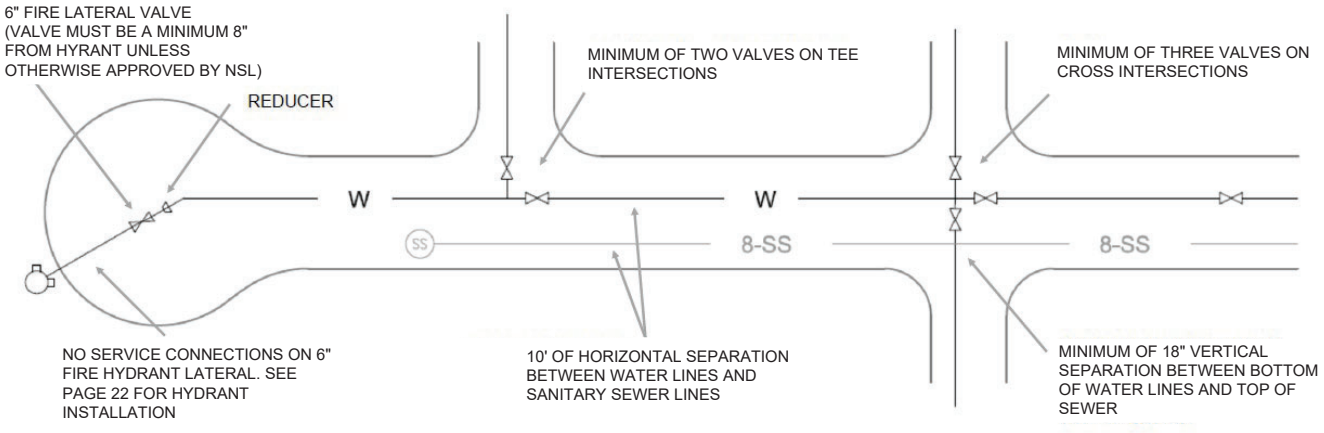
- Fire hydrants shall be installed at locations determined by the North Salt Lake City Engineering, Water Department and South Davis Metro Fire. All fire hydrants to be "fire hydrant red", no other color permitted.
- Hydrant spacing shall meet the requirements of Appendix C of the International Fire Code (IFC).
- No dwelling unit shall be located farther than 250’ from a fire hydrant, measured along the curb.

Dead Ends

- All dead-end water mains shall be equipped with a fire hydrant.
- Blow-offs or other considerations must be approved by North Salt Lake City Water Department.

Valve Installation

- A sufficient number of isolation valves shall be provided on mains to minimize inconvenience, sanitary hazards and loss of service during repairs. No more than four valves should be needed to isolate a section of main line.
- One valve shall be placed at each branch off of a main. A minimum of two valves shall be installed at every tee-intersection and a minimum of three valves at every cross-intersection.
- Valves shall be located at not more than 500 foot intervals in commercial districts and not more than 800 foot intervals in other districts.
- More valves may be required at North Salt Lake City’s discretion.



Separation of Water & Sewer Lines

- Water lines and sewer lines must have a horizontal separation of at least 10 feet, this distance shall be measured edge to edge.
- Where local conditions prevent 10 feet of separation, or when water and sewer lines must cross, the bottom of the water line shall be at least 18 inches above the top of the sewer line.
- If the separation requirements above cannot be met, the following construction standards shall be used:
    1. Sewer lines passing over or under water lines shall be constructed with a solid length of new ductile iron pipe or PVC pipe, extending at least 10 feet in both directions of the water line;
    2. Approved stainless-steel shear band couplings;
    3. Adequate structural support for sewer line to prevent deflection of joints and settling on water line (concrete cradle may be required); and
    4. Separation of at least 6 inches must be maintained between all utilities;
    5. If a sewer line must go over a lateral water line, it must have a 10 foot minimum sleeve (C900 or C905)
- Anything deviating from these requirements must be approved by North Salt Lake City Public Works and the City Engineer. All installations must meet the Utah Administrative Code Rule R309-550-7, or have a formal exception through Utah Division of Drinking Water.

Pressure Reducing Valve Stations

- Any water line construction involving pressure reducing stations or more than one pressure zone must have an engineered plan taking into consideration the Water System's hydraulic grade line.

Surface Water Crossings

- All surface water crossings must have engineered plans, approved by the City of North Salt Lake that meet the Utah Administrative Code Rule R309-550-8 (8) dealing with transmission and distribution pipelines and the installation of water mains.

Sampling Station Requirements

- The City of North Salt Lake may require the installation of sampling stations locations and the quantity will be determined at Plan Review.

Pre Construction

Pre Construction

- Prior to installation, all extensions or connections to water mains must be approved in advance by the City Engineer or designated Professional Engineer (P.E.) in accordance with North Salt Lake City Code.
- Water connection impact fees must be paid prior to new development which includes remodeling, building enlargement, or any other construction or improvement which will place an increased burden on the city water system in accordance with North Salt Lake City Code.
- Obtain all street excavation permits and any other permits applicable to the work being preformed.
- On mainline pipe jobs a pre construction meeting must be set up by the City and attended by the developer. The meeting should include the developer, contractors and North Salt Lake City personnel who will be involved in the project. This meeting is generally beneficial for all parties involved.

Construction

- North Salt Lake City must be given a minimum 48 hours advance notification of when work is to begin.
- It is unlawful for any person, without authority, to open any valve or other fixture attached to the city waterworks system in accordance with North Salt Lake City Code.
- North Salt Lake City personnel will inspect all work being performed and nothing shall be buried until approved by an authorized inspector. North Salt Lake maps all new construction with a global positioning system (GPS) and if water features are buried before they are documented or inspected they must be exposed for inspection.
- All testing shall be overseen by North Salt Lake personnel. No waterline will be accepted into the existing system until all tests have been completed. A complete disinfection and testing requirements checklist is available upon request.
- Water shut down date and time frame must be approved by North Salt Lake personnel prior to public notification and shut downs can only be performed by North Salt Lake personnel.
- Any time water will be shut off, it is the contractors job to give a minimum of 48 hours advanced notification to all those who will be affected. This notification shall include: Contractors name and telephone number, the date the water will be shut off, and an approximate time that the water will be shut off and turned back on.

Hydrant Meter Rentals & Construction Water

- The City of North Salt offers hydrant meter rentals during construction.
- Home construction water is only available after the lateral has passed inspection and the meter has been set. North Salt Lake does not allow jumpers in place of the meter.
- To sign up contact North Salt Lake City at 801.335.8726 or at www.nslcity.gov.

Contact Information

Name	Title	Phone	Email
City Hall	General Information	801.335.8700	
Randy Simmons	Public Works Operations Manager	801.335.3218	randys@nslcity.gov
Josh Taylor	Public Works Inspector	801.335.0530	josht@nslcity.gov
John Lovato	Water Superintendent	801.335.8685	johnl@nslcity.gov

Material Specifications

For PVC & DI PIPE

For HDPE pipe material specifications please see page 32



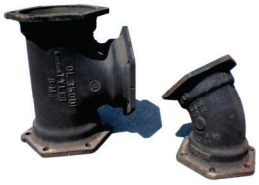
Pipe

C900 and C905, Pipe size will be approved by the North Salt Lake Water Department
Ductile pipe may be required by NSL based on engineering requirements



Pipe Wrap

Polyethylene Encasement
All fittings, hydrants and valves must be wrapped with AWWA approved polyethylene



Fittings

Ductile Iron
Cement Lining and Asphaltic seal coat
Sleeves not permitted



Grip Rings

Romac Grip Rings with Blue Bolts up to 12” Megalugs should be used on installation 14” and above



Valves

Gate: Mueller resilient seat valve or Clow as the approved alternate



Valve Boxes

Sliding adjustable type, cast iron, with the word “WATER” or appropriate word cast into it.
Valve Box Adaptor II required on valve box installations.



Tracer Wire

DBR Connector Required

Min. 12” Gauge rated for Direct Burial (Details on Page 19)



Grease

FM Food Quality Grease
Applied to all nuts and bolts

2” minimum width 20 Mill Tape
No other tape will be allowed



Tapping Sleeves

Ford or Romac stainless steel sleeves. Should be greased and wrapped in accordance with these specs



Fire Hydrants

Mueller Super Centurion 250 or Clow Medallian as the approved alternate



Service Line

CTS Polyethylene Pipe
Minimum service new installations will be 3/4”
North Salt Lake City may require larger lines to meet minimum flow requirements



Service Fittings

Ford or Mueller with insert in accordance with AWWA Standards



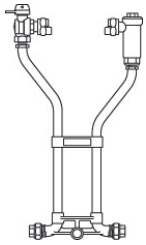
Corporation Stops

All corporation stops to be ball valve
Compression fittings either Ford or Mueller for all connections



Saddles

Double strap brass saddles
Ford or Mueller



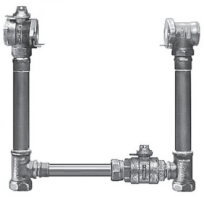
CULINARY WATER 3/4" or 1" Meter Setter

18" copper setter with a ball valve, check valve, cross bar and unions.
Ford or Mueller
Ford # VBHC72-18W-11-33NL-3/4"
Ford # VBHC72-18W-11-44-NL-1"



SECONDARY WATER 3/4" or 1" Meter Setter

18" copper setter with a ball valve, cross bar & unions (No check valve)
Ford or Mueller
Ford # VB73-18W-11-33-NL-3/4"
Ford # VB74-18WT-11-44-NL-1"



1 1/2" & 2" Meter Setters

1 1/2" and 2" meter setters must be an 18" copper setter. Double valve, inlet and outlet with lockable bypass and check valve.
Ford or Mueller



3/4" & 1" Meter Box

ADS 21" Wide 36" Tall



Couplings

Romac Alpha or Romac Macro up to 12"
Use Hymax for fittings size 14" and up



1 1/2" & 2" Meter Box

4X4 Dura-Crete removable top box without a floor, or pre-approved suitable equivalent
Contractor to provide drawings which must be approved by North Salt Lake City



Meter Rings & Lids

Cast iron that fit the appropriate box with 2" recessed holes for the AMR systems. 21" Diameter.
Marked "WATER" or "IRRIGATION"
Available at DL Supply L-2242 & L-2240-10



Larger Meter Lids

Cast iron that fit the appropriate box with 2" recessed holes for the AMR systems. 30" Diameter.
Marked "WATER" or "IRRIGATION"
Available at DL Supply



Water Meters

North Salt Lake provides all water meters based on planned flow (Sensus Meters)
All meters above 2" the contractor is required to supplies as per this specification.



Sampling Stations

Kupferle Eclipse #88-SS



Bolts & Nuts

Flanged fittings: 316 Stainless Steel nuts & bolts

Megalug/Grip ring fittings: blue nuts & bolts

Pipe & Pipe Fittings

1. The contractor shall have on the job site with each pipe laying crew, all the proper tools to install the pipe.
2. All pipe and fittings shall be thoroughly cleaned before being laid and shall be kept clean until installed.
3. All materials that come in contact with drinking water shall meet ANSI/NSF Standard 61, Drinking Water System Components-Health Effects.
4. Pre-used materials must be approved by North Salt Lake personnel and have only been previously used for drinking water. Used materials should meet all standards, be cleaned and restored to their original condition.
5. Pipe should be laid in the dry trench conditions. At no time should water in the trench be allowed to flow into the pipe. At any time that work is not in progress, or the trench is unattended, the end of the pipe shall be suitably closed to prevent the entry of animals, earth, water, etc. using a water tight expandable plug. The expandable plug will always be kept at a close proximity to the end of the pipe incase of an emergency.
6. Lay pipe and fittings in accordance with the requirements of AWWA C600, except when noted otherwise herein.
7. North Salt Lake City has a minimum depth requirement of 42 inches to top of pipe for culinary and 36 inches for irrigation water lines. Once the excavation has been completed to the proper depth the pipe bed should be prepared as follows.
    - Pipe that is to be laid on undisturbed sub grade should be manually excavated around the pipe bells assuring a uniform surface along the pipe barrel.
    - North Salt Lake City requires that pipe be laid on an imported bedding material unless the native soil meets the sand specification requirements and is approved by North Salt Lake.
8. Jointing shall conform to manufacturer's instructions and appropriate AWWA standards. Apply lubricant to the exposed surface of the gasket and plain end of the pipe in accordance with the pipe manufacturer's recommendations. Lubricant is furnished in sterile containers, and every effort should be made to protect against contamination.
9. North Salt Lake City requires the use of Grip Rings with Blue Bolts up to 12" and Megalugs should be used on 14" and above (Megalug or the use of a suitable equivalent with the approval of the North Salt Lake City Water Department prior to construction).
10. North Salt Lake requires the use of 316 Stainless Steel Bolts and Nuts on all flange fittings. Blue bolts and nuts are required on all Megalug fittings.
11. All fitting installations should conform to the manufacturer's instructions.
12. All fittings should be greased on nuts and bolts and then wrapped with polyethylene encasement and secured with 2" wide 20 mill tape. All small rips, tears and other damaged should be repaired with 2" wide 20 mill tape.
13. Install concrete thrust blocks at all fittings and other locations as directed by North Salt Lake City Water Department. Class 3000 (6 1/2 Bags) the minimum requirement for all concrete (See page 11 for minimum size of thrust blocks). On site concrete mix for thrust blocks is permitted only with advance approval by City Engineer.
14. All fire lines, main lines, or any other water lines removed from service shall be removed at the main line connection point. Valves shall be removed from tees and replaced with a flanged cap or MJ plug. No length of pipe beyond the tee may remain. If a cap or plug cannot be properly installed, the tee must be removed entirely.
15. Service laterals removed from service shall be completely removed at the main line, including removal of saddle and corp stop. Main water line shall be repaired with an approved full circle repair clamp or other means with approval by City Engineer or Public Works Inspector. No saddles or other connections may be abandoned in place if the main water line will remain in service.

WATER SYSTEM NOTES

1. ALL WATER SYSTEM COMPONENTS AND INSTALLATION TECHNIQUES SHALL COMPLY WITH THE UTAH ADMINISTRATIVE CODE RULE R309-550 "FACILITY DESIGN AND OPERATION: TRANSMISSION AND DISTRIBUTION PIPELINES" OF THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER.

2. ALL WATER MAINS, SERVICES, METER BOXES AND APPURTENANT MATERIALS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF NORTH SALT LAKE. NOTIFY NORTH SALT LAKE ENGINEERING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORK TO ALLOW THEM TO INSPECT ALL PHASES OF THE WORK.

3. ALL WATER MAINS SHALL BE MANUFACTURED OF POLYVINYL CHLORIDE (PVC) AND SHALL MEET THE REQUIREMENTS OF AWWA C-900/905. ALL CULINARY WATER MAINS SHALL BE BLUE IN COLOR. ALL SECONDARY WATER MAINS SHALL BE PURPLE IN COLOR. THE DIMENSION RATIO (DR) OF THE PIPE SHALL BE 18. DEFLECT JOINTS NO MORE THAN THE DEFLECTION RECOMMENDED BY THE PIPE AND JOINT MANUFACTURER. MINIMUM PIPE SIZE SHALL BE 8" (CUL-DE-SACS SERVING FOUR OR FEWER HOME LOTS MAY USE 6" PIPE). A 14 GA. TRACER WIRE RATED FOR DIRECT BURIAL SHALL BE INSTALLED ALONG ALL WATER MAINS AND INDIVIDUAL LATERALS. THE TRACER WIRE SHALL BE CONNECTED AND BROUGHT TO 2' ABOVE THE SURFACE AT EACH VALVE AND METER BOX. WIRE SHALL BE RUN UP OUTSIDE OF VALVE BOX AND TAPPED IN AT A POINT 6" FROM THE TOP OF BOX.

4. ALL VALVES SHALL BE GATE STYLE VALVES MEETING THE REQUIREMENTS OF AWWA C-509 (MUELLER RESILIENT WEDGE GATE VALVES). BUTTERFLY VALVES MEETING THE REQUIREMENTS OF WWA C-504 MAY BE USED ONLY WITH PRIOR APPROVAL FROM CITY ENGINEER. ALL VALVES SHALL BE DESIGNED FOR DIRECT BURY APPLICATIONS, SHALL HAVE A 2" SQUARE OPERATING NUT, VALVE BOX ADAPTER II AND SHALL BE FURNISHED WITH A TWO-PIECE, CAST IRON, SLIP-TYPE VALVE BOX (D&L FOUNDRY MODEL M-8042), WITH THE LID MARKED "WATER" OR "IRRIGATION" AS REQUIRED. ALL VALVES SHALL BE WRAPPED IN 8-MIL POLYETHYLENE PLASTIC, AND ALL CONNECTING BOLTS SHALL BE COATED WITH FM GREASE.

5. ALL WATER MAINLINE FITTINGS SHALL BE CAST IRON FITTINGS MEETING THE REQUIREMENTS OF AWWA C-110 AND C-111, AND SHALL BE EITHER FLANGED OR MECHANICAL JOINT COUPLED. INSTALL ALL FITTINGS AS RECOMMENDED BY MANUFACTURER. COAT ALL BOLTS WITH FM GREASE, AND WRAP ALL FITTINGS TO BE THRUST-BLOCKED WITH 8-MIL POLYETHYLENE.

6. CONCRETE THRUST BLOCKS AND NSL-APPROVED MECHANICAL RESTRAINT DEVICES SHALL BE USED AT ALL VALVES, FITTINGS, AND CHANGES IN PIPE DIRECTION. THRUST BLOCKS SHALL BE SIZED TO ACCOMMODATE THE ANTICIPATED THRUST, AND TO DISTRIBUTE THE THRUST TO THE SOIL AT A PRESSURE ACCEPTABLE TO THE SOIL PARAMETERS. SEE THE THRUST BLOCK DETAILS ON PAGE 11.

7. ALL CULINARY WATER MAINS SHALL BE BURIED WITH A MINIMUM COVER OF 42". ALL SECONDARY WATER MAINS SHALL BE BURIED WITH A MINIMUM COVER OF 36".

8. ALL PVC AND DI WATER MAINS, SERVICE LATERALS, TAPPING SADDLES, CORPORATION STOPS, AND FIRE HYDRANTS SHALL BE PRESSURE TESTED TO 200 PSI MAINTAINED FOR A MINIMUM OF 2 HOURS. ALL PRESSURE TESTING SHALL BE IN ACCORDANCE WITH NORTH SALT LAKE PROCEDURES. SCHEDULE ALL TESTING A MINIMUM OF 24 HOURS IN ADVANCE WITH NORTH SALT LAKE PERSONNEL SO TESTING CAN BE WITNESSED AND VERIFIED. SEE PAGE 30 FOR TESTING REQUIREMENTS FOR HDPE PIPE.

9. ALL SERVICE TAPS SHALL BE MADE USING AN ALL BRONZE, DOUBLE-STRAP SERVICE SADDLE (FORD 202BS OR APPROVED EQUAL) AND FORD F1100 CORPORATION STOP. CONNECT TRACER WIRE FROM MAIN LINE TO METER BOX WITH DIRECT BURIAL CONNECTOR (PROVIDE COIL TO EXTEND 2' ABOVE TOP OF BOX) PER NORTH SALT LAKE STANDARDS. SERVICE LATERALS SHALL BE INSTALLED WITHOUT JOINTS EXCEPT AT THE FITTINGS REQUIRED AT THE MAIN LINE AND AT THE METER SETTER OR DOWNSTREAM CONTROL VALVE.

10. ALL WATER SERVICE LATERAL FITTINGS SHALL BE LEAD-FREE BRASS, AND SHALL BE INSTALLED USING TEFLON TAPE OR OTHER LUBRICATING MATERIAL.

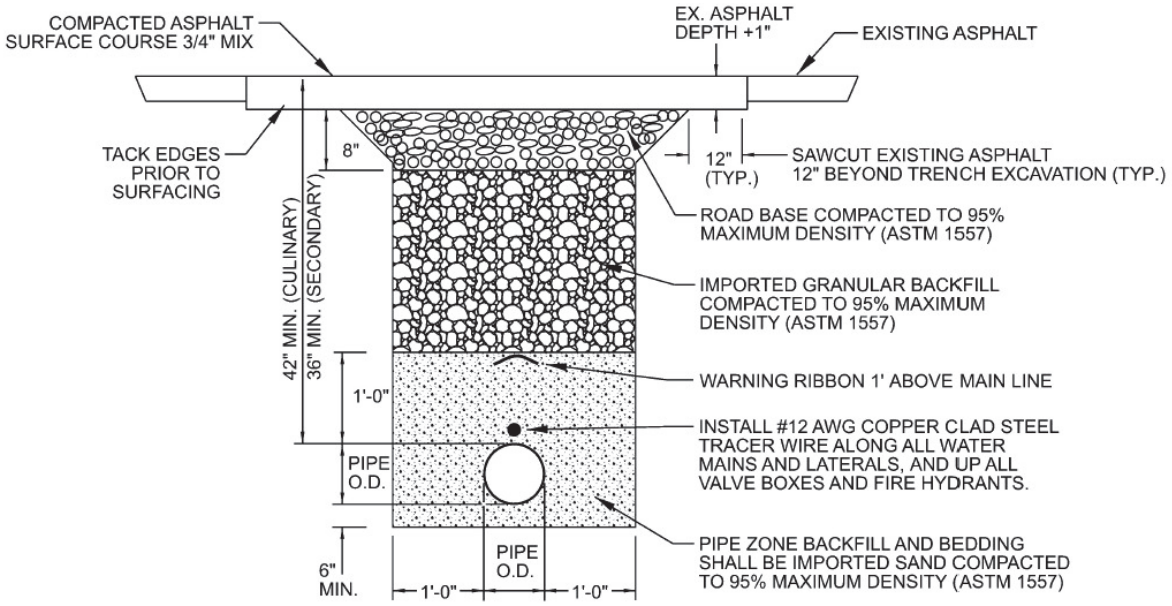
11. ALL HDPE TUBING USED SHALL BE BLUE IN COLOR FOR CULINARY WATER, PURPLE IN COLOR FOR SECONDARY WATER, AND SHALL BE COPPER TUBE SIZE (CTS).

12. THE HORIZONTAL DISTANCE BETWEEN WATER LINES AND SANITARY SEWER LINES SHALL BE AT LEAST 10'. WHERE A WATER LINE AND SANITARY SEWER LINE MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18" ABOVE THE SANITARY SEWER LINE, MEASURED EDGE-TO-EDGE. WATER MAINS AND SANITARY SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.

13. ALL FITTINGS AND SADDLES MUST BE A MINIMUM 5 FT FROM ANY BELL JOINT.

14. ALL ADJACENT UTILITIES MUST HAVE A MINIMUM SEPARATION OF 5 FT.

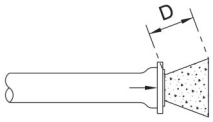
15. ALL COOKIES OR COUPONS TO BE COLLECTED AND GIVEN TO NSL WATER DEPARTMENT.



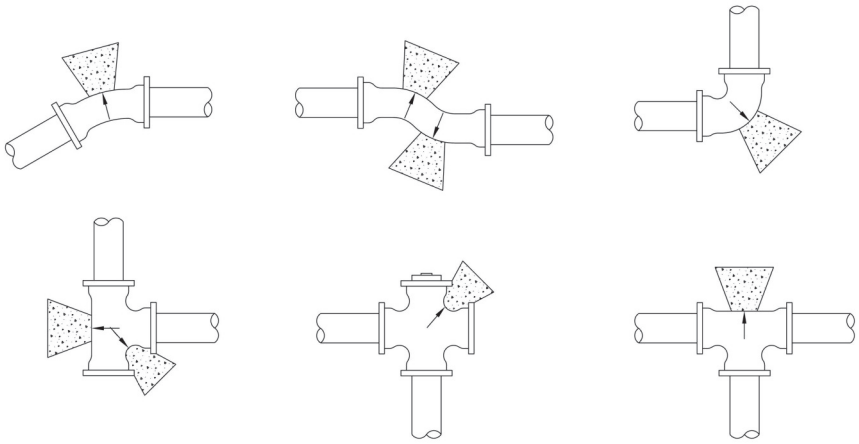
TYPICAL WATER MAIN TRENCH WITHIN CITY RIGHT-OF-WAY

NTS

Pipe & Pipe Fittings (Continued)



NOTE: DEPTH OF THRUST BLOCK (D) SHALL BE 3 TIMES PIPE DIAMETER



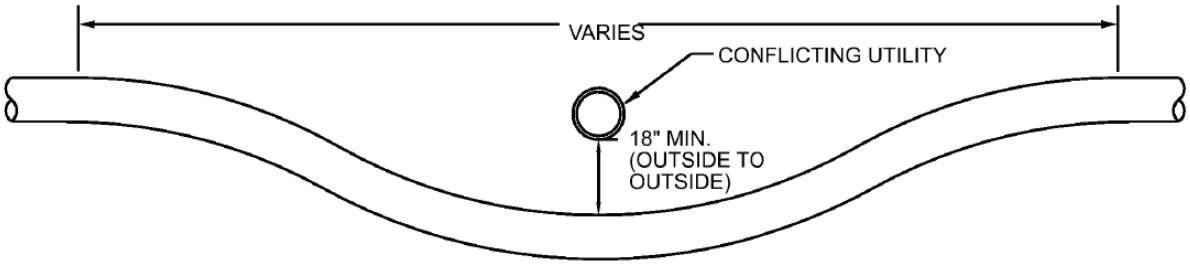
WATER MAIN LINE THRUST BLOCKS

NTS

SIZE OF PIPE	MINIMUM THRUST BLOCK BEARING AREA IN SQ. FT.				
	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22.5° BENDS	11.25° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
10"	10	15	8	4	2.25
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

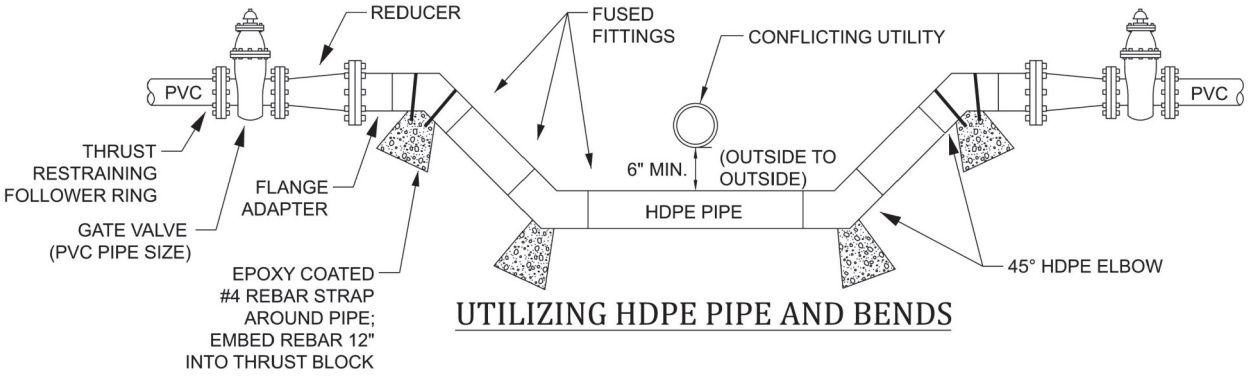
THRUST BLOCK NOTES:

1. NORTH SALT LAKE REQUIRES BOTH CONCRETE THRUST BLOCKS AND THRUST RESTRAINING FOLLOWER RINGS (NSL-APPROVED).
2. THRUST BLOCKS ARE REQUIRED AT ALL BENDS AND TEES.
3. CONCRETE USED FOR THRUST BLOCKS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND SHALL BE CAST AGAINST UNDISTURBED SOILS.
4. CONCRETE SHALL NOT BE PLACED AROUND BOLTS, AND FITTINGS SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE TO KEEP CONCRETE FROM DIRECT CONTACT WITH FITTINGS.
5. THRUST BLOCKS SHALL BE ALLOWED TO CURE FOR 5 DAYS PRIOR TO PRESSURE TESTING THE PIPE.
6. ALL THRUST BLOCKS SHALL BE VISUALLY INSPECTED AND ACCEPTED BY THE NORTH SALT LAKE ENGINEERING DEPARTMENT BEFORE BACKFILLING.
7. BEARING AREAS FOR THRUST BLOCKS SHALL BE AS SHOWN IN THE TABLE, SIZED FOR THE LARGEST PIPE INVOLVED. GENERAL BLOCK SHAPE SHALL BE TRAPEZOIDAL AS SHOWN IN DETAILS BELOW. CONFIGURATIONS NOT SHOWN SHALL REQUIRE SPECIAL DESIGN AND ACCEPTANCE BY CITY PERSONNEL.
8. THE CITY MAY REQUIRE THRUST BLOCK SIZES INCREASED DEPENDING ON THE SOIL BEARING CAPACITY.



WATER LOOP UNDER CONFLICTING UTILITY

NSL STANDARD (no bends)

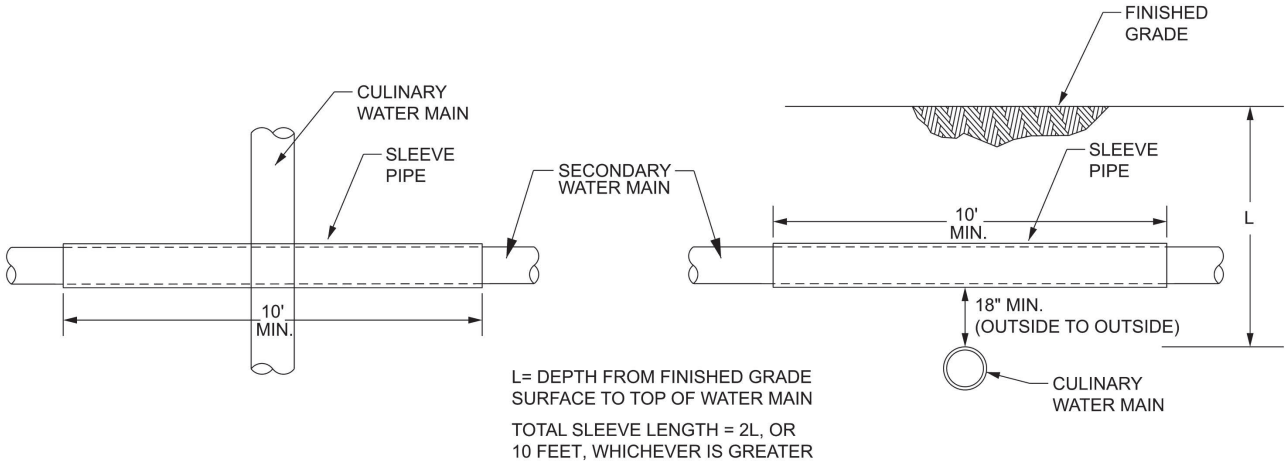


UTILIZING HDPE PIPE AND BENDS

WATER LOOP UNDER CONFLICTING UTILITY

ALTERNATE MUST HAVE APPROVAL

NTS



PLAN VIEW

PROFILE VIEW

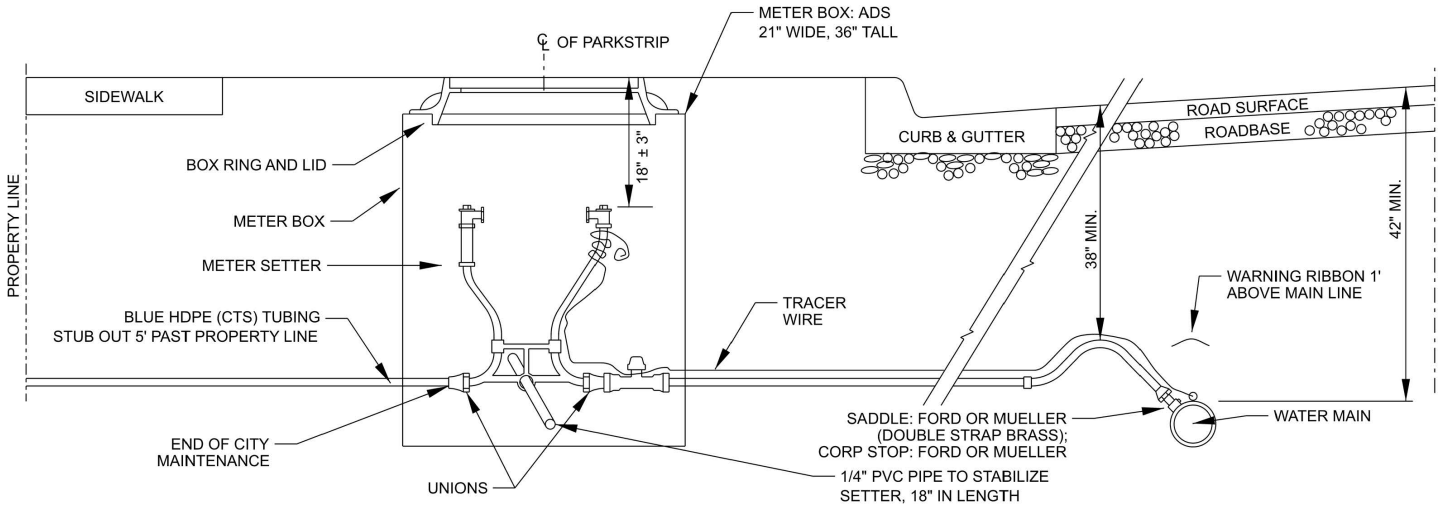
SECONDARY WATER MAIN CROSSING OVER CULINARY MAIN

ALTERNATE MUST HAVE APPROVAL

NTS

Water Service Installation

1. All corporation stops should be rotated so that the valve actuator runs parallel with the pipe or in other words the valve actuator is not on the top or bottom but placed on the side (see photo below).
2. Do not Install corporation stops in the new water main at the time of pipe installation. They shall be installed later when the service connections are constructed. Service connections shall not be installed until after the mainline has been disinfected with Bac-T test done as well as the pressure test.
3. Corporation stops shall be tightened only sufficiently to be watertight.
4. Install blue HDPE (CTS) tubing with tracer wire from the corporation stop to the water meter, or to the existing service if performing a changeover.
5. Care should be exercised in the placing and laying of HDPE (CTS) tubing to be sure that the pipe does not have any kinks and is not installed near any sharp stones that may cause damage to the HDPE.
6. Blue HDPE (CTS) tubing must also be installed from the water main to the (Point of Use) building or residence
7. All saddles (service connections) must have minimum 5 ft separation from any fitting or bell joint. All exceptions must be approved in advance by NSL Water Department.



METER SIZE	SETTER TYPE	METER BOX - 36" DEEP	METER RING AND LID
3/4"	FORD VBHC72-18W-11-33-NL	21" DIAM ADS PIPE	D&L SUPPLY L-2242 RING AND L-2240-10 LID W/ 2" HOLE, MARKED "WATER"
1"	FORD VBHC74-18W-11-44-NL	21" DIAM ADS PIPE	D&L SUPPLY L-2242 RING AND L-2240-10 LID W/ 2" HOLE, MARKED "WATER"
1 1/2"	FORD VBHH76-21BHC-11-66-NL	4x4 CONCRETE VAULT	D&L SUPPLY A-1181 (LID WITH 2" HOLE, MARKED "WATER")
2"	FORD VBHH77-21BHC-11-77-NL	4x4 CONCRETE VAULT	D&L SUPPLY A-1181 (LID WITH 2" HOLE, MARKED "WATER")
4" OR MORE	SEE CITY ENGINEER	SEE CITY ENGINEER	SEE CITY ENGINEER

CULINARY WATER SERVICE

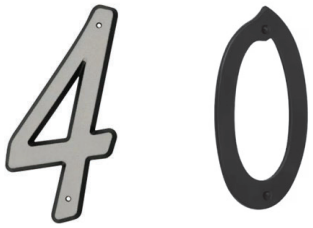
NTS

CULINARY WATER SYSTEM NOTES:

1. CULINARY WATER MAIN LINES SHALL BE BLUE PVC C900/905 (CLASS 150 - DR18). DUCTILE IRON PIPE MAY BE USED IF APPROVED BY CITY ENGINEER
2. CULINARY WATER MAIN LINES SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42"
3. ALL MECHANICAL JOINT FITTINGS SHALL BE TORQUED AS RECOMMENDED BY MANUFACTURER
4. ALL BEVELED EDGES SHALL BE CUT OFF BEFORE BEING CONNECTED TO A MECHANICAL JOINT FITTING
5. ALL CULINARY METER BOX LIDS SHALL HAVE A 2" DIAMETER HOLE IN THEM
6. ALL POLYETHYLENE LATERALS MUST HAVE A STAINLESS STEEL INSERT STIFFENER AT ALL CONNECTIONS
7. TRACER WIRE TO BE INSTALLED FOR ALL WATER LINES CONNECTED TO THE SYSTEM OR IN CITY R.O.W.
8. ALL SPLICES ON TRACER WIRE TO BE CONNECTED WITH 3M DBR (DIRECT BURIAL) CONNECTOR OR EQUIVALENT
9. CULINARY METER BOXES SHALL NOT BE INSTALLED IN DRIVEWAY APPROACH
10. CULINARY WATER METERS TO BE SUPPLIED AND INSTALLED BY NSL CITY
11. METALLIC WARNING TAPE SHALL BE INSTALLED 1' ABOVE MAIN LINE
12. ALL METER SETTERS SHALL HAVE THE CORRECT SIZE PIPE INSTALLED IN BOTTOM OF EYELET TO PREVENT SETTER FROM TIPPING OR RESTING AGAINST METER BOX

Meter Box Installation

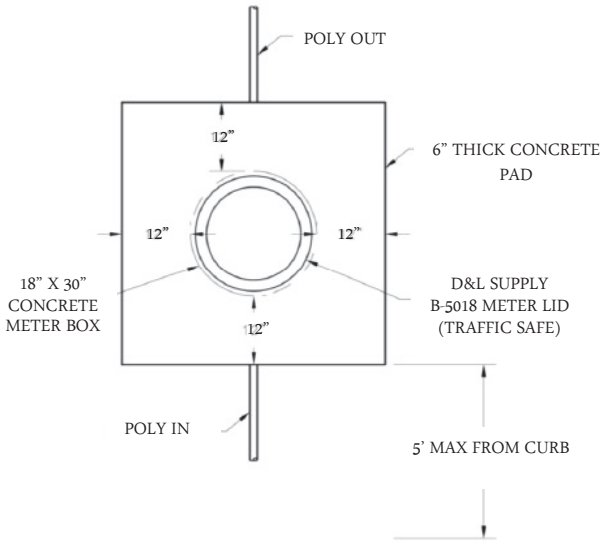
1. All meters are to be installed in the park strip within 5 feet of the property line (if sidewalk is present), or directly behind sidewalk where sidewalk is adjacent to road.
2. Do not install meter boxes under driveway approaches, sidewalks, in parking lots, or under curb and gutter. Box shall be placed in a landscaped area.
3. The box shall be set so that the grade of the frame and the cover matches the grade of the surrounding surface.
4. Concrete meter boxes with larger, traffic safe lids may be deemed necessary by North Salt Lake City personnel in a situation where the meter must by placed in an asphalt, concrete or other high traffic area (See drawing below).
5. All meter relocations must be approved by North Salt Lake City personnel and all costs will be the responsibility of the property owner.
6. Water meter boxes in townhouses or other locations with multiple meters, or in a grouping, must have house/ unit number mounted inside each meter box. Numbers (plastic or metal) must be 4” tall and mounted 12” below the top of meter box with screw or rivets.



Meter Box in Concrete Installation

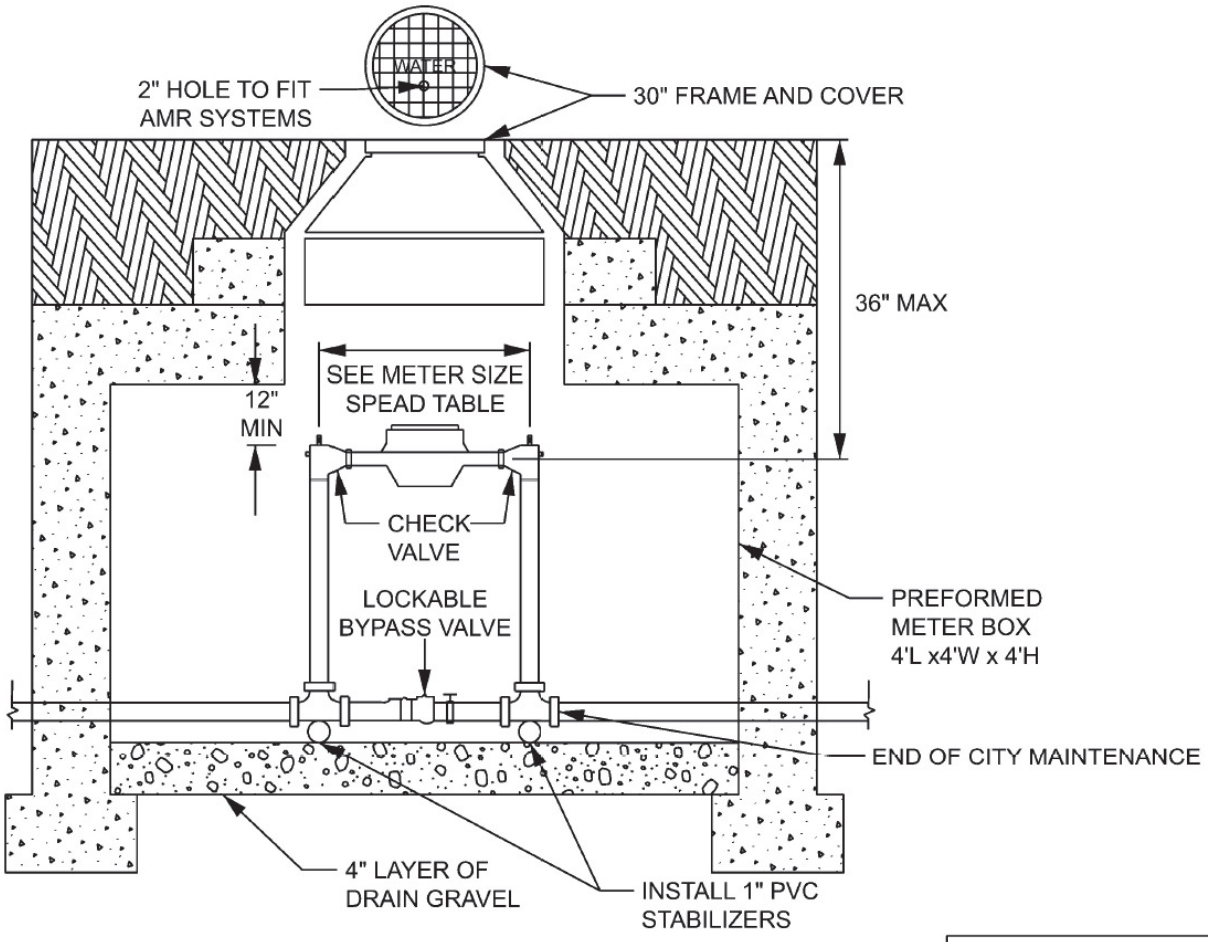
(When approved for an asphalt, concrete or other high traffic area)

1. Concrete meter boxes with larger lids may be deemed necessary by North Salt Lake City personnel in a situation where the meter must be placed in an asphalt, concrete or other high traffic area.
2. All work must be inspected by North Salt Lake personnel.
3. Concrete shall be 6” thick, 3000 psi.
4. Expansion board all around
5. Control joints from lid to edge of pad
6. Box shall be set so that the grade of the frame and the cover matches the grade of the surrounding surface.



Installation

1 1/2” & 2” Meters



1 1/2"& 2" METER DETAIL

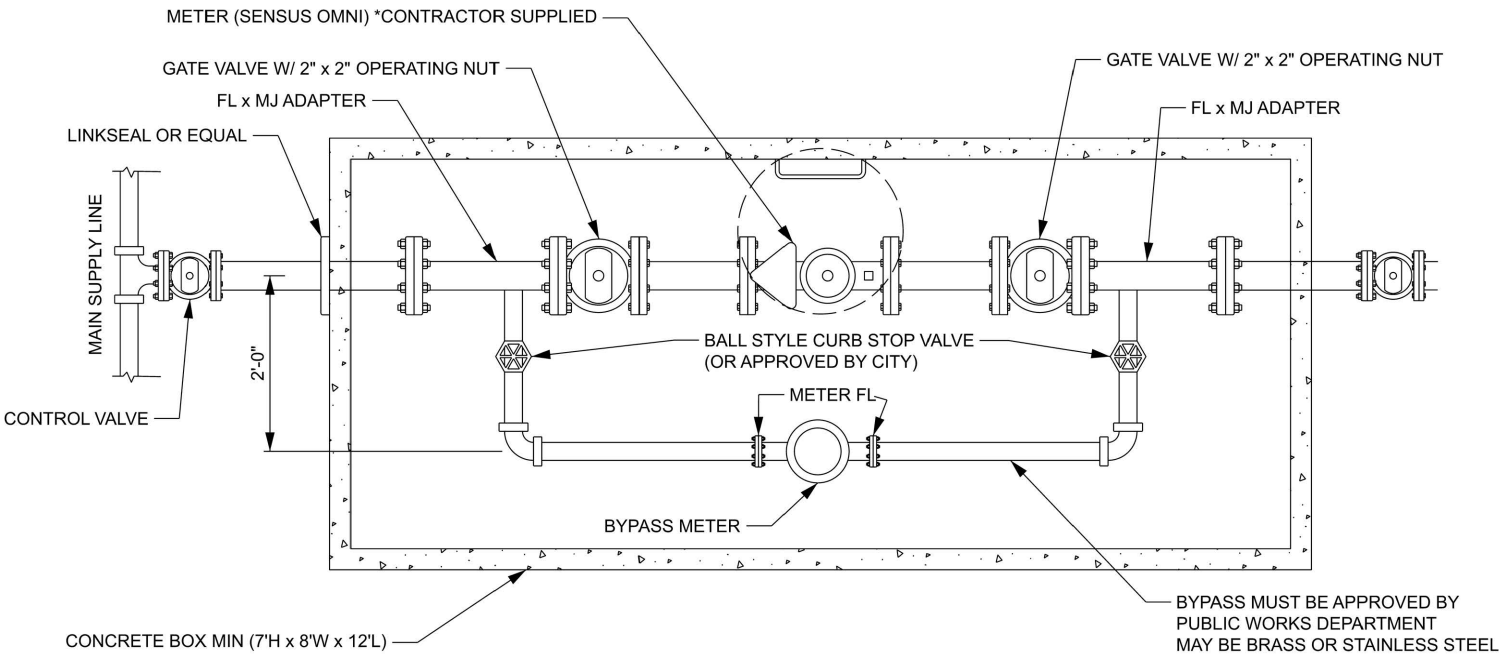
NTS

METER SIZE SPREAD TABLE	
METER SIZE	SPREAD
1 1/2"	13"
2"	17"

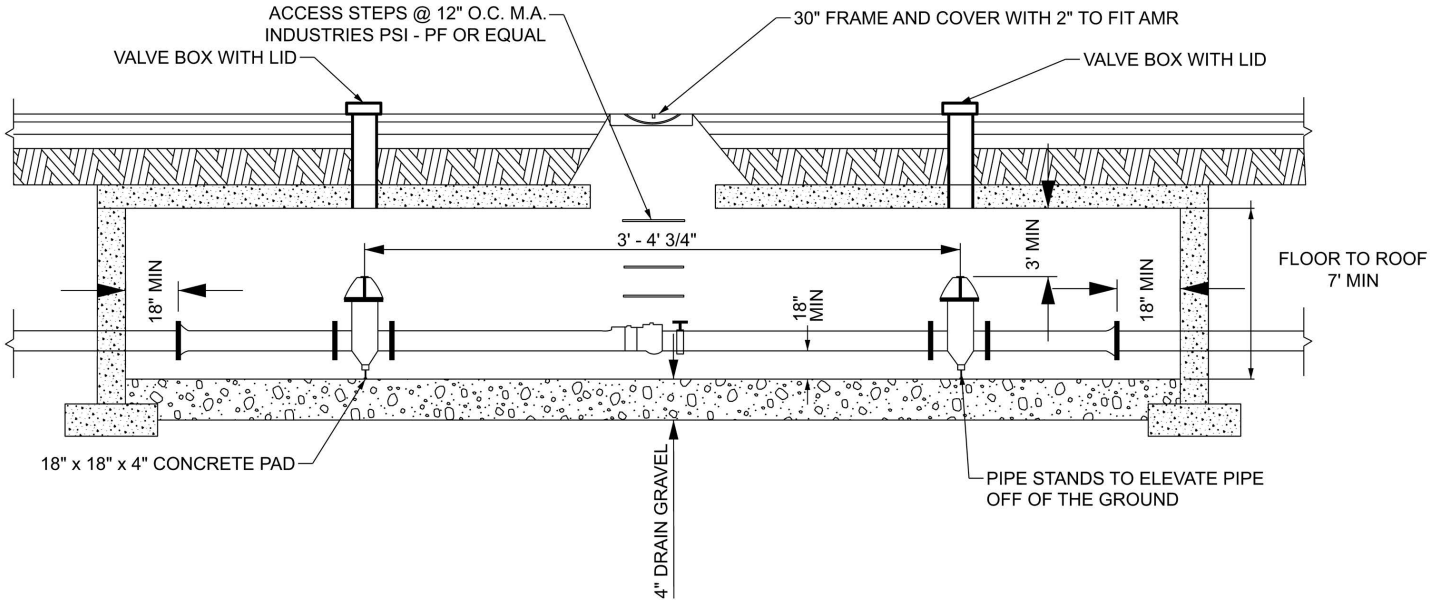
NOTES:

1. ALL WORK MUST BE INSPECTED BY NORTH SALT LAKE PERSONNEL PRIOR TO BACKFILL
2. CENTER MANHOLE OVER METER
3. 6" GRADE RING REQUIRED
4. NORTH SALT LAKE CITY TO SUPPLY WATER METER
5. MINIMUM DEPTH FOR WATER SERVICE TO BE 42 INCHES EXCEPT WHERE DESIGNATED BY THE CITY ENGINEER

Meters Between 4” to 6”

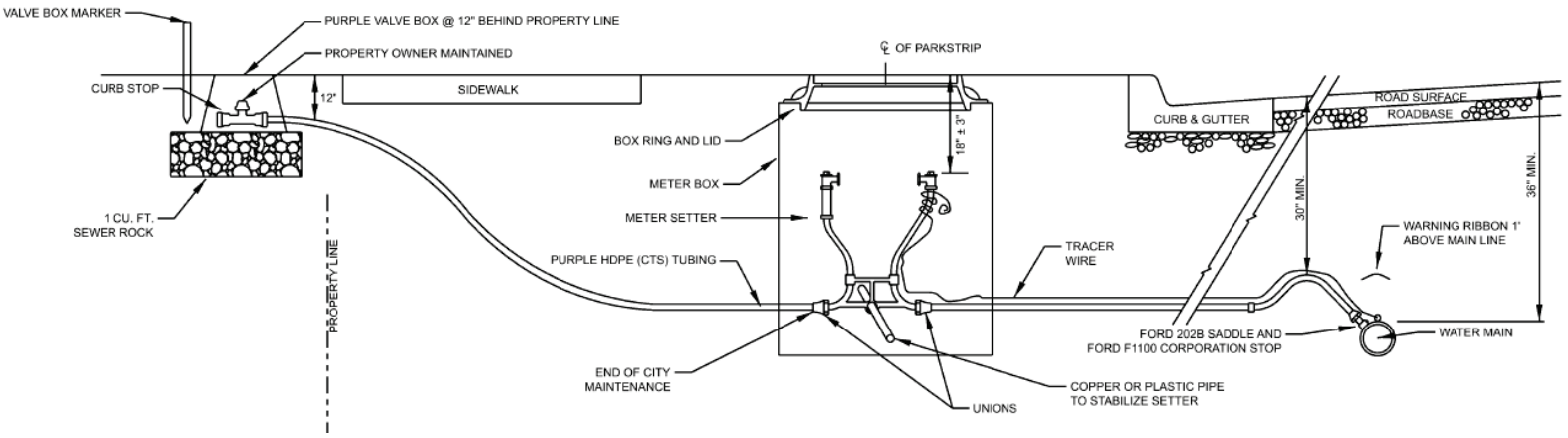


4-6" METER PLAN VIEW
NTS



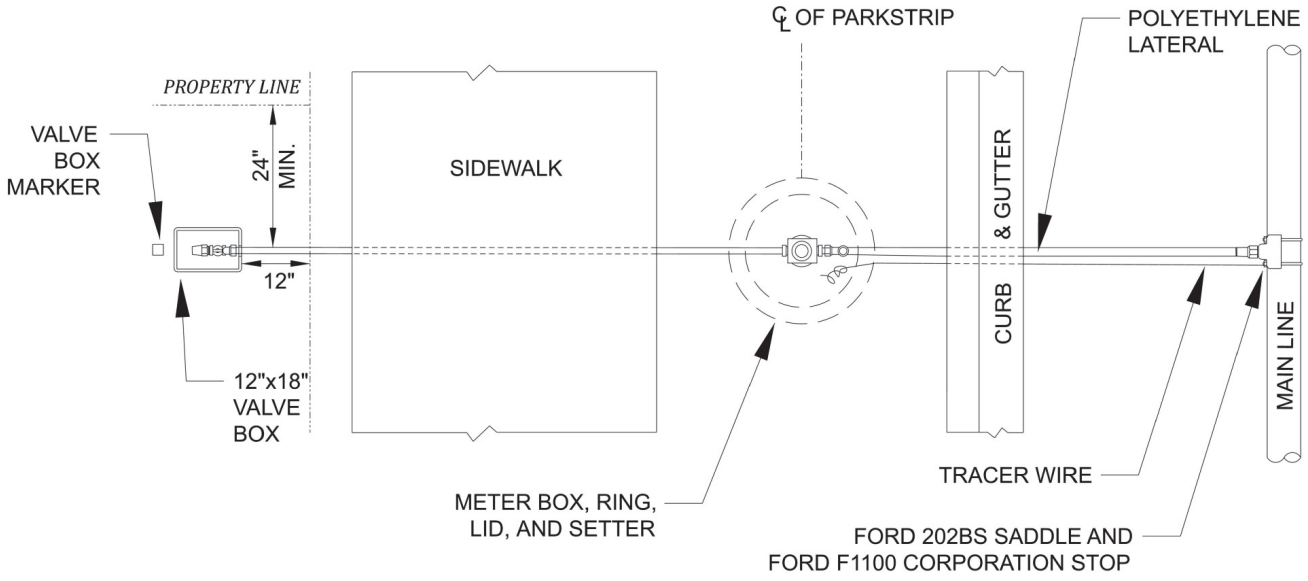
4-6" METER SIDE VIEW
NTS

Irrigation Water Service Installation



SECONDARY WATER SERVICE

NTS

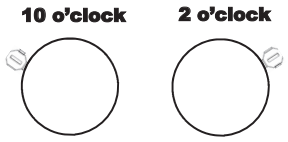


PLAN - SINGLE SERVICE

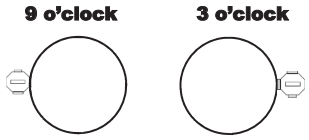
SECONDARY WATER SYSTEM NOTES:

1. SECONDARY WATER MAIN LINES SHALL BE PURPLE PVC C900/905 (CLASS 150 - DR18). DUCTILE IRON PIPE MAY BE USED IF APPROVED BY CITY ENGINEER AND IF COVERED IN PURPLE POLYETHYLENE WRAP
2. SECONDARY WATER MAIN LINES SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 36"
3. ALL MECHANICAL JOINT FITTINGS SHALL BE TORQUED AS RECOMMENDED BY MANUFACTURER
4. ALL BEVELED EDGES SHALL BE CUT OFF BEFORE BEING CONNECTED TO A MECHANICAL JOINT FITTING
5. ALL SINGLE SECONDARY METER BOX LIDS SHALL HAVE A 2" DIAMETER HOLE IN THEM. WHEN INSTALLED IN PAIRS, ONE LID SHALL HAVE A 2" DIAMETER HOLE AND THE BOXES SHALL BE CONNECTED BY A 2" CONDUIT, AS SHOWN ON THE DETAIL THIS SHEET
6. ALL POLYETHYLENE LATERALS MUST HAVE A STAINLESS STEEL INSERT STIFFENER AT ALL CONNECTIONS
7. TRACER WIRE TO BE INSTALLED FOR ALL WATER LINES CONNECTED TO THE SYSTEM OR IN CITY R.O.W.
8. ALL SPLICES ON TRACER WIRE TO BE CONNECTED WITH 3M DBR (DIRECT BURIAL) CONNECTOR OR EQUIVALENT
9. SECONDARY METER BOXES SHALL NOT BE INSTALLED IN DRIVEWAY APPROACH
10. SECONDARY METER SETTERS MUST NOT HAVE A CHECK VALVE
11. SECONDARY WATER METERS TO BE SUPPLIED AND INSTALLED BY NSL CITY
12. METALLIC WARNING TAPE SHALL BE INSTALLED 1' ABOVE MAIN LINE
13. ALL METER SETTERS SHALL HAVE THE CORRECT SIZEPIPE INSTALLED IN BOTTOM OF EYELET TO PREVENT SETTER FROM TIPPING OR RESTING AGAINST METER BOX.

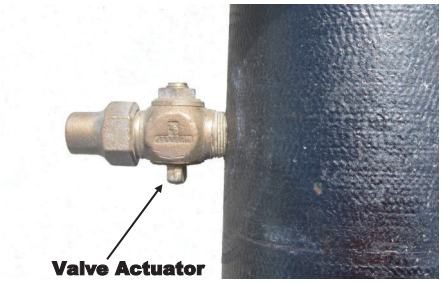
3/4" & 1" Corporation Stop



1 1/2" & 2" Corporation Stop

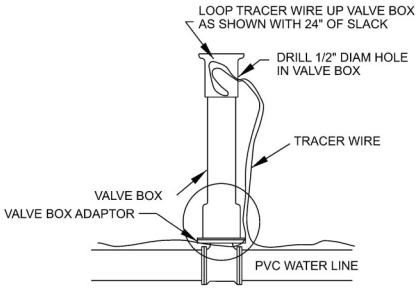


Plan View of
Corporation Stop Installation

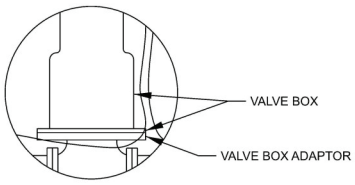


Valve Installation

1. All valves shall be set perpendicular to the road surface.
2. All nuts and bolts shall be given a heavy coat of FM food quality grease.
3. Valves should be wrapped with polyethylene with only the operating nut exposed. The valve should be taped using 2” wide 20 mill tape in a way to not infringe on the operation of the valve.
4. North Salt Lake City may request that a concrete block be placed underneath each valve and wedged tightly to support the weight and prevent slippage.
5. Valve boxes of the sliding adjustable type must be centered over the nut or the valve so that a valve key can access the nut and open and close it smoothly. Valve Box Adaptor II is required for all valves. The contractor is also responsible to make sure all valve boxes are clear of dirt and debris, open and ready for operation.
6. All valves are required to have a concrete collar with minimum 24” diameter collar with 6” deep concrete with #4 bar in hoop (See drawing below).



VALVE BOX & TRACER WIRE, INSTALLATION
NTS



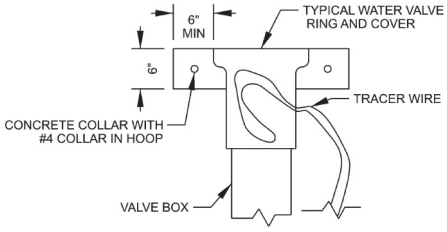
DETAIL OF VALVE BOX ADAPTOR
NTS

NOTES
1. VALVE BOX ADPATOR SHOULD BE PLACED BETWEEN THE VALVE BOX AND VALVE
2. VALVE BOX ADAPTOR II OR EQUAL.

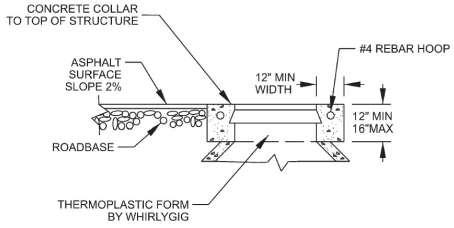
TRACER WIRE NOTES:

1. ALL TRACER WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR-CODED PER APWA STANDARDS FOR SPECIFIC UTILITY BEING MARKED
2. OPEN TRENCH TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL, HIGH STRENGTH WITH MINIMUM BREAK LOAD OF 450 LB WITH MINIMUM 30 MIL HDPE INSULATION THICKNESS
3. DIRECTIONAL DRILLING / BORING TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL, EXTRA HIGH STRENGTH WITH MINIMUM 1,150 LB BREAK LOAD WITH MINIMUM 30 MIL HDPE INSULATION THICKNESS
4. PIPE BURSTING / SLIP LINING TRACER WIRE SHALL BE 7x7 STRANDED COPPER CLAD STEEL, EXTREME STRENGTH WITH 4,700 LB BREAK LOAD, WITH A MINIMUM 50 MIL HDPE INSULATION THICKNESS
5. ALL MAINLINE TRACER WIRES MUST BE INTERCONNECTED IN INTERSECTIONS, AT MAINLINE TEES, AND MAINLINE CROSSES.
   A. AT TEES, THE THREE WIRES SHALL BE JOINED USING A SINGLE 3-WAY LOCKABLE CONNECTOR
   B. AT CROSSES, THE FOUR WIRES SHALL BE JOINED USING A 4-WAY CONNECTOR. USE OF TWO 3-WAY CONNECTORS WITH A SHORT JUMPER WIRE BETWEEN THEM IS AN ACCEPTABLE ALTERNATIVE
6. DIRECT BURY WIRE CONNECTORS SHALL INCLUDE 3-WAY LOCKABLE CONNECTORS AND MAINLINE-TO-LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATION. CONNECTORS SHALL BE DIELECTRIC SILICON FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE
7. NON-LOCKING FRICTION FIT, TWIST ON, OR TAPED CONNECTORS ARE PROHIBITED

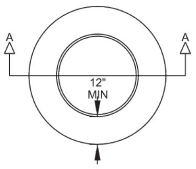
Collar Installation



WATER VALVE COLLAR SECTION
NTS



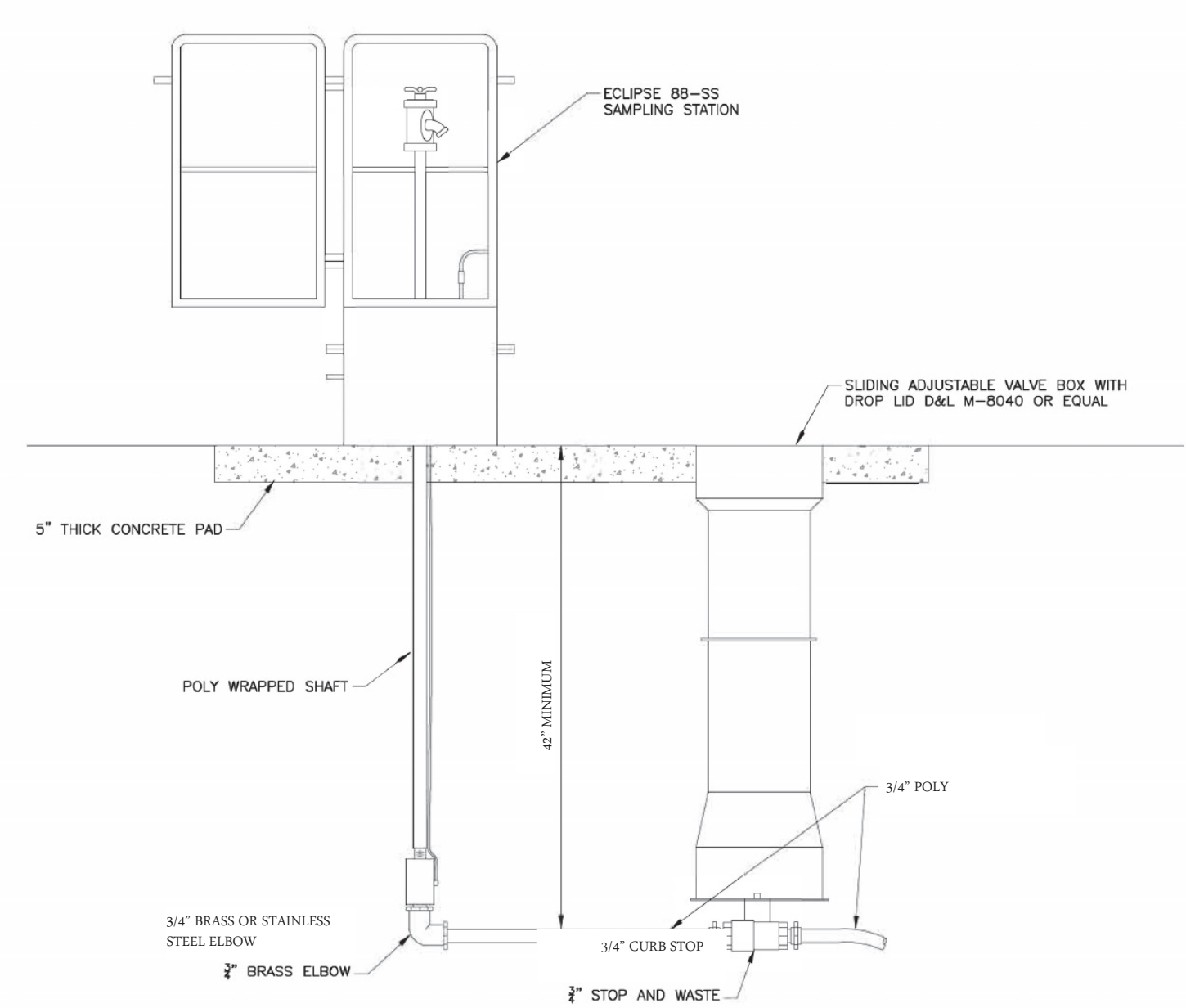
MANHOLE COLLAR SECTION A-A
NTS



MANHOLE PLAN VIEW

Sampling Station Installation

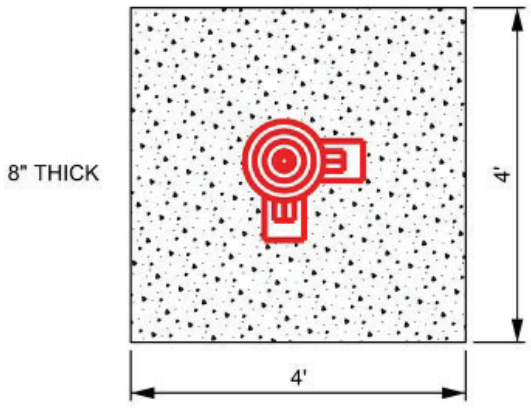
1. 3/4” tap shall be installed using the same methods as a typical water service.
2. Blue HDPE (CTS) tubing must be installed from the water main to the sampling station.
3. All connections shall be lead free brass or stainless steel.
4. All work must be inspected by North Salt Lake City personnel prior to being backfilled.
5. Bottom of sampling station enclosure needs to be wrapped in 20 mill tape and set in concrete pad for support using the same criteria as a fire hydrant concrete pad.



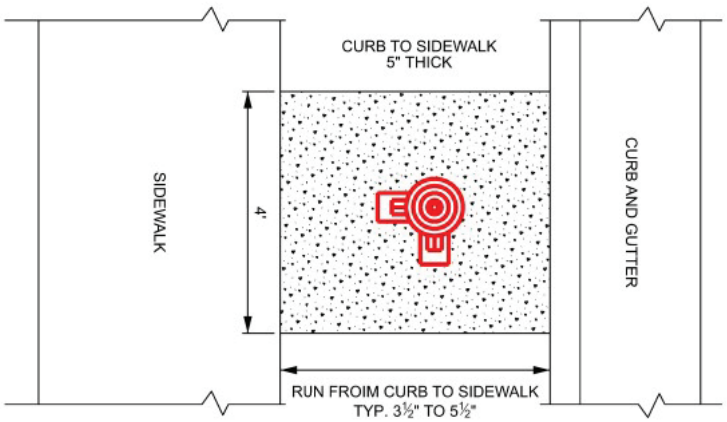
Hydrant Installation

1. Hydrants shall be set at the location shown and bedded on a firm foundation. Each hydrant shall be set in true vertical alignment. All nuts and bolts below the finished grade shall be given a heavy coat of FM food quality grease. Every thing below the finished grade shall be wrapped completely with polyethylene and tapping appropriately. Polyethylene shall be cut at the bottom to allow drainage from the drain ports.
2. Hydrants shall be set a minimum of 1 foot from the back of the curb.
3. Concrete thrust blocks shall be placed between the rear of the hydrant inlet and undisturbed soil at the end of the trench. Special care shall be taken so that concrete does not plug the drain port. 6 1/2 Bag Class 3000 is the minimum requirement for concrete.
4. When there is a bell between an auxiliary valve and a hydrant there must be a locking gasket and blocking installed. The bell shall be located near the auxiliary valve. Anytime the distance between the auxiliary valve and hydrant is under 17’ a solid length of pipe must be installed.
5. During backfill gravel should be placed around the rear of the hydrant to a point 12 inches above the drain port.
6. No hydrant shall be backfilled until directed by a North Salt Lake City inspector.
7. All hydrant bonnets must be painted by the contractor to coincide with the size of the water main serving the hydrant, specifically the larger main in the street not the 6” auxiliary line between the main and the hydrant (See color code on page 22). Must be painted with Sherwin Williams B-54Z Industrial Enamel or equal.
8. Concrete pads must be installed around the completed hydrant, in an open area they are to be 4’ X 4’ and in a park strip area it should be 4’ wide and run from curb to sidewalk (See drawing below). The concrete should be 6 1/2 Bag Class 3000, concrete will be 5” thick on a curb to sidewalk application and 8” thick in a open area installation. If the bolts on the hydrant are touching or are in the concrete a hydrant riser must be installed. Curb to sidewalk installation will have four rebar #4 dowels connected to the curb and/or sidewalk.
9. Concrete finish grade shall be to bury line depth.

Hydrant Concrete Pads



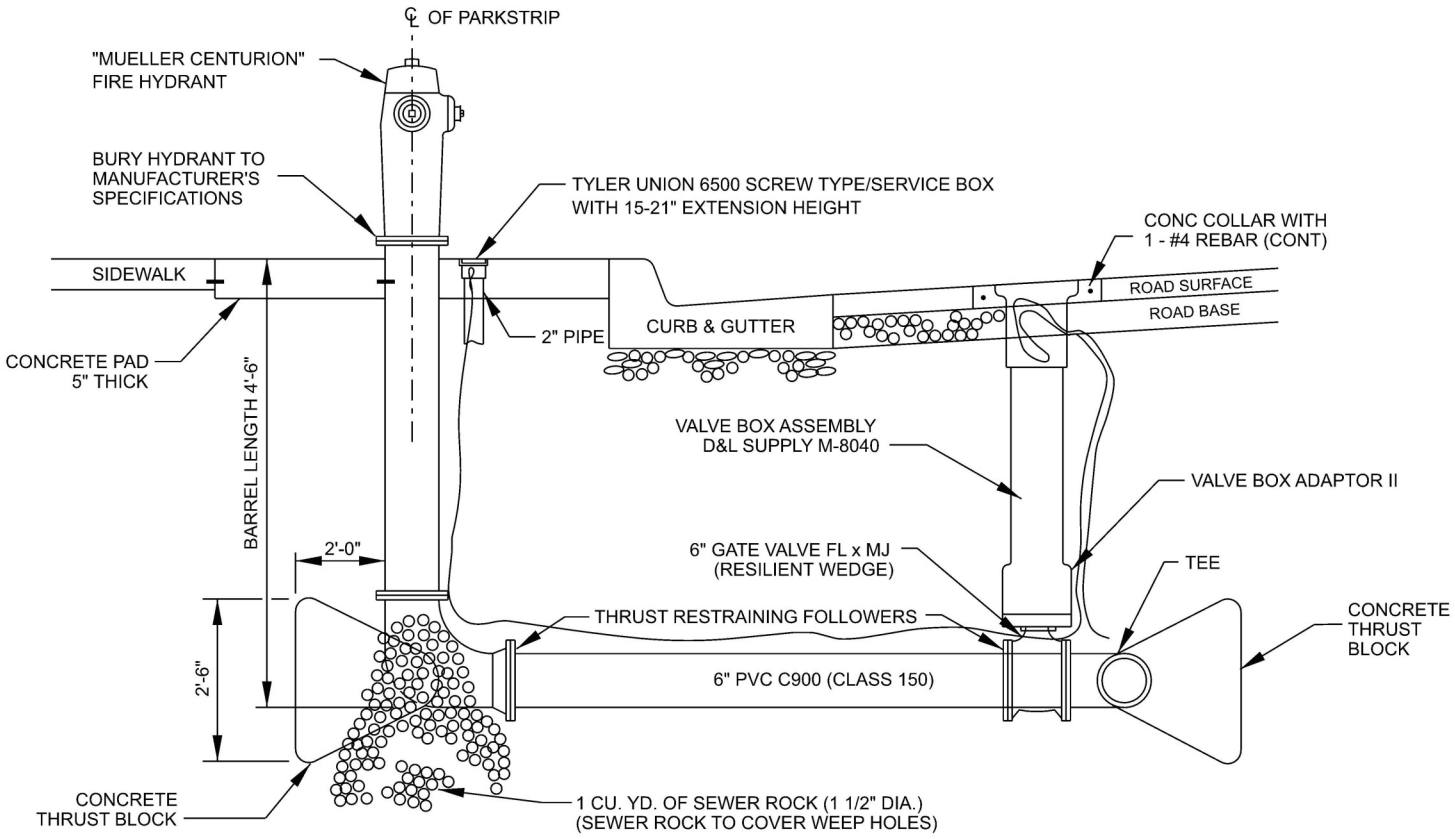
OPEN AREA DETAIL



CURB TO SIDEWALK DETAIL

Hydrant Section

NOTE: All fire hydrant valves shall be FL x MJ, located at the tee on the main line. (connected to flanged tee).

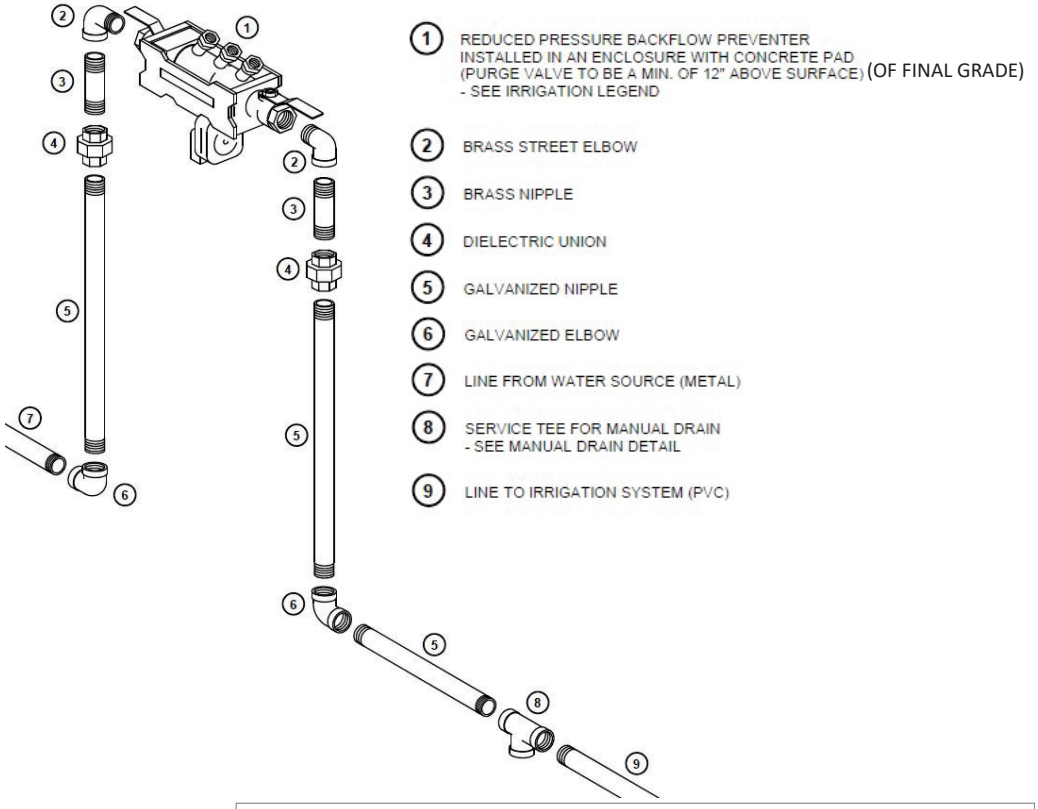


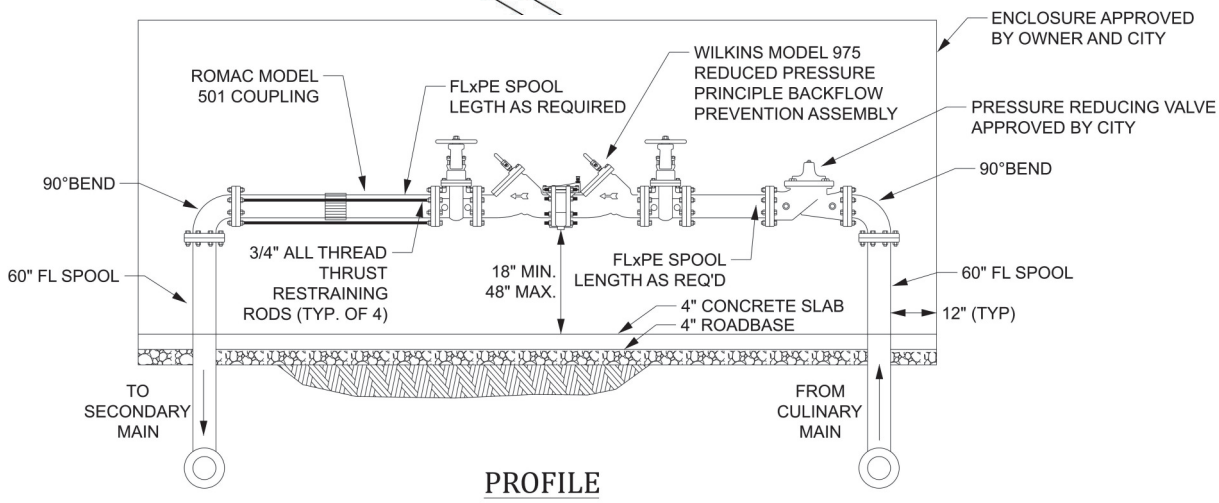
FIRE HYDRANT CONNECTION

NTS

Backflow Prevention Requirements

- Whenever North Salt Lake Public Works Department deems a service connection's water usage contributes a sufficient hazard to the water supply, an approved backflow prevention assembly shall be installed on the service line of the identified consumer's water system, at or near the property line, or immediately inside the building being served; but, in all cases, before the first branch line leading off the service line.
- Backflow device must be tested within ten days of being placed in service.
- Device must be tested annually by a Certified Backflow Tester with results sent to "Backflow" through standard mail, email or fax referencing "Backflow" in the subject line.
- All assemblies shall be installed as required by International Plumbing Code, Utah State amendments and City Code
- Must be minimum of 12" above final grade

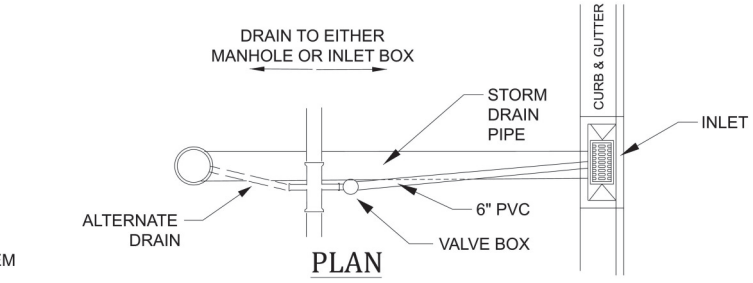




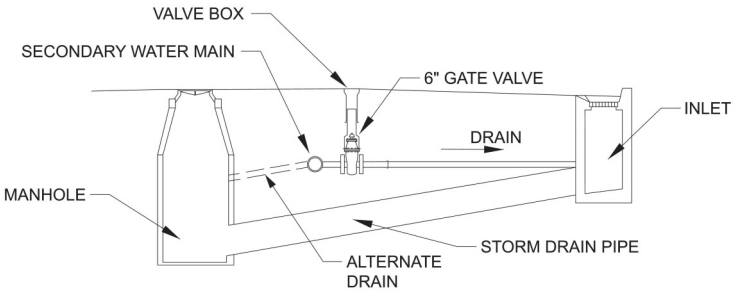
Secondary Water Drain

SECONDARY DRAIN NOTES:

1. DRAIN POINTS ON THE SECONDARY WATER MAIN SHALL BE INSTALLED AT LOW POINTS AND SHALL BE PIPED TO EITHER THE STORM WATER COLLECTION SYSTEM OR SEWER MANHOLE (WHERE SPECIFICALLY APPROVED BY SOUTH DAVIS SEWER DISTRICT).
2. DRAIN VALVE BOX LIDS SHALL BE MARKED "DRAIN"



PLAN



PROFILE

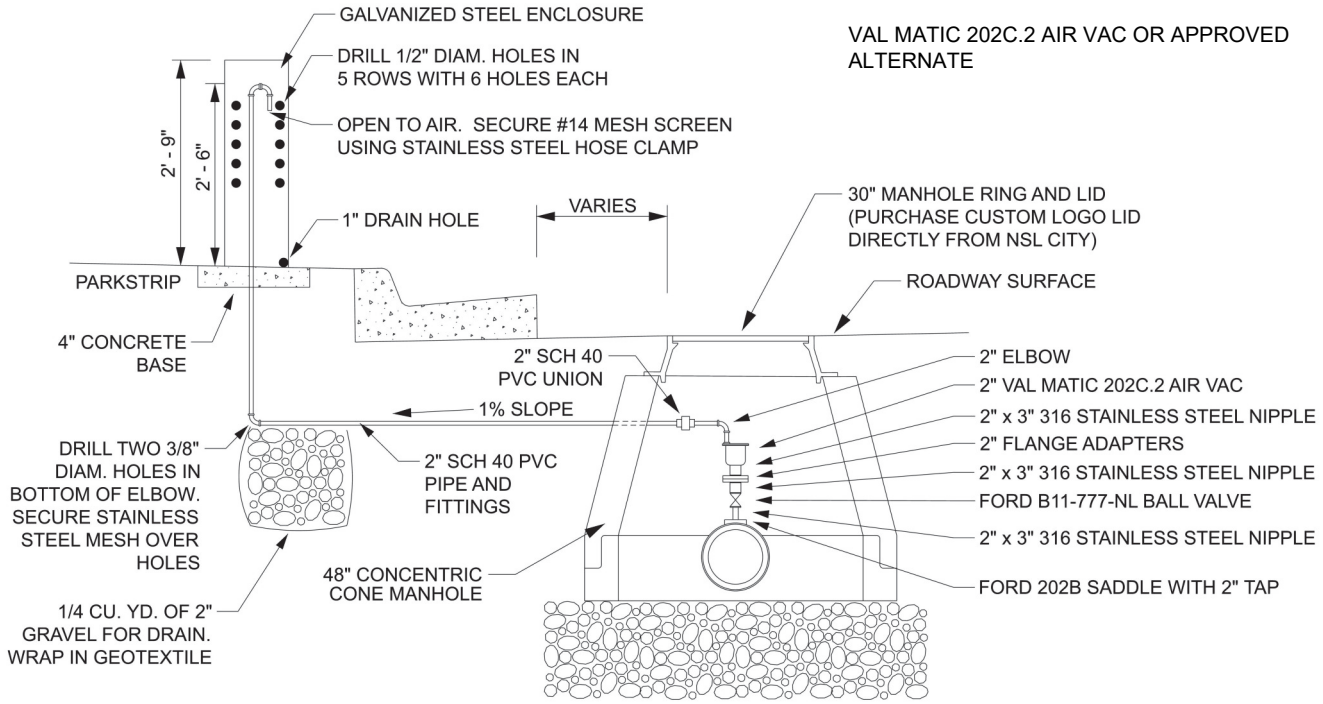
SECONDARY WATER MAIN DRAIN

NTS

Air Vac Requirements

PREFAB ENCLOSURES ARE ALSO PERMITTED

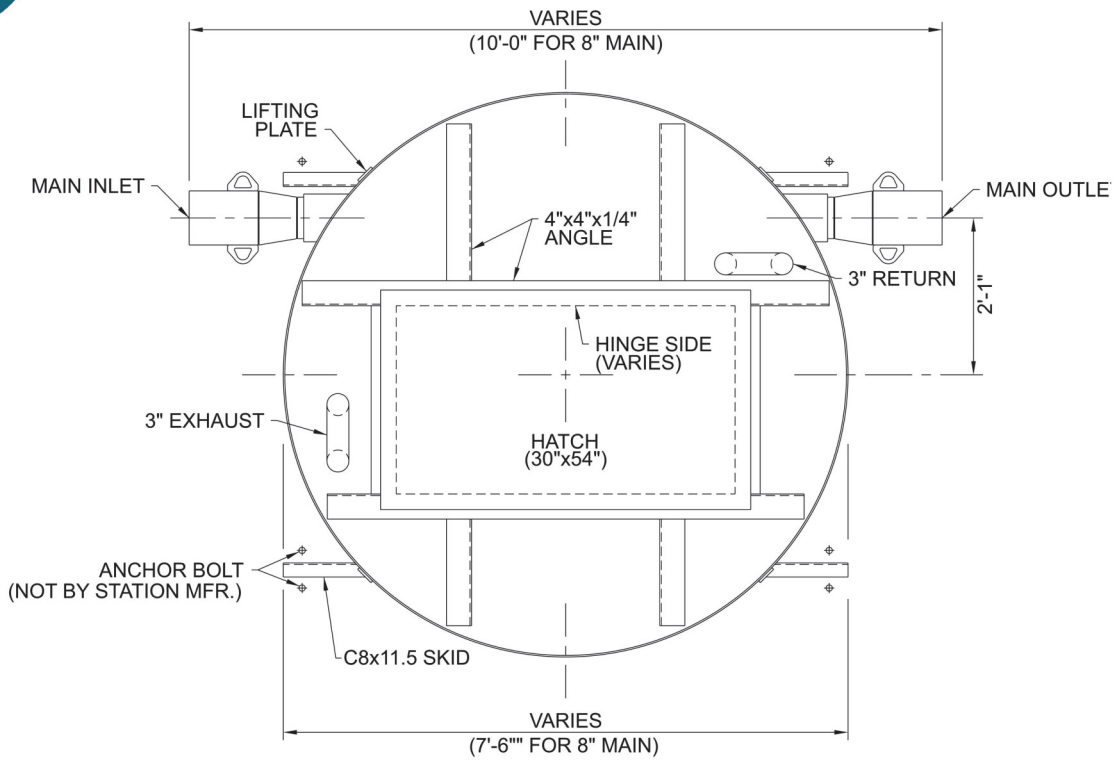
VAL MATIC 202C.2 AIR VAC OR APPROVED ALTERNATE



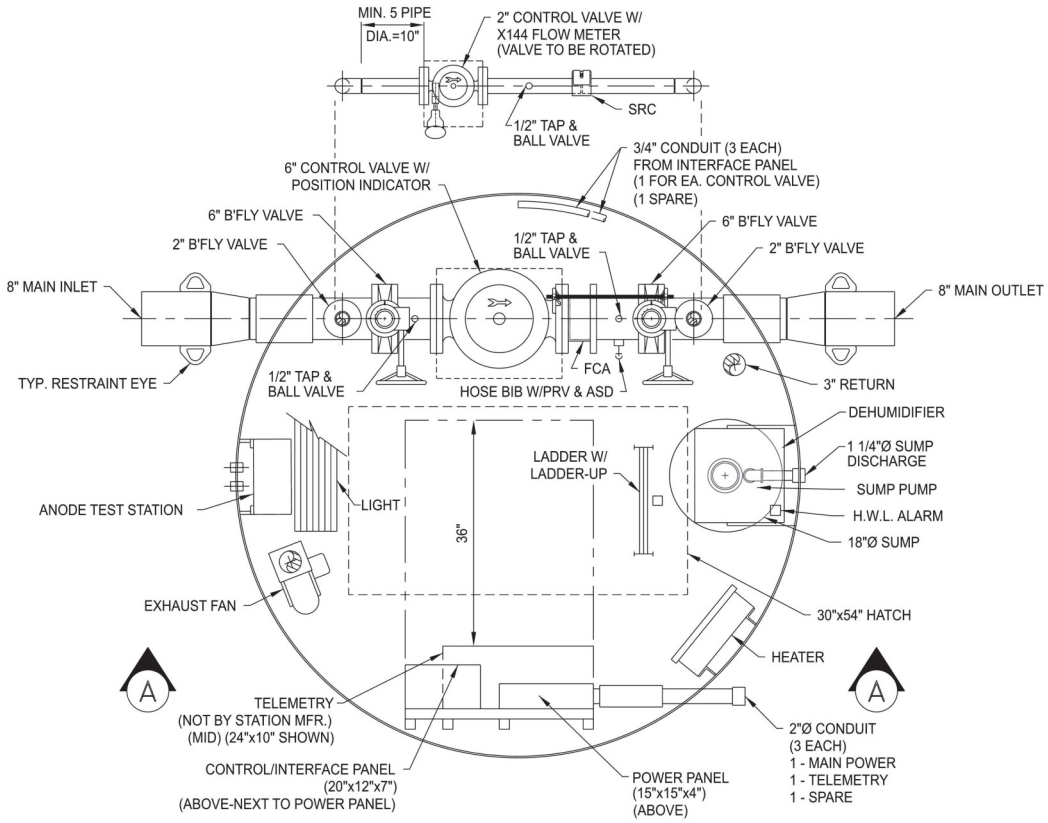
AIR VAC

NTS

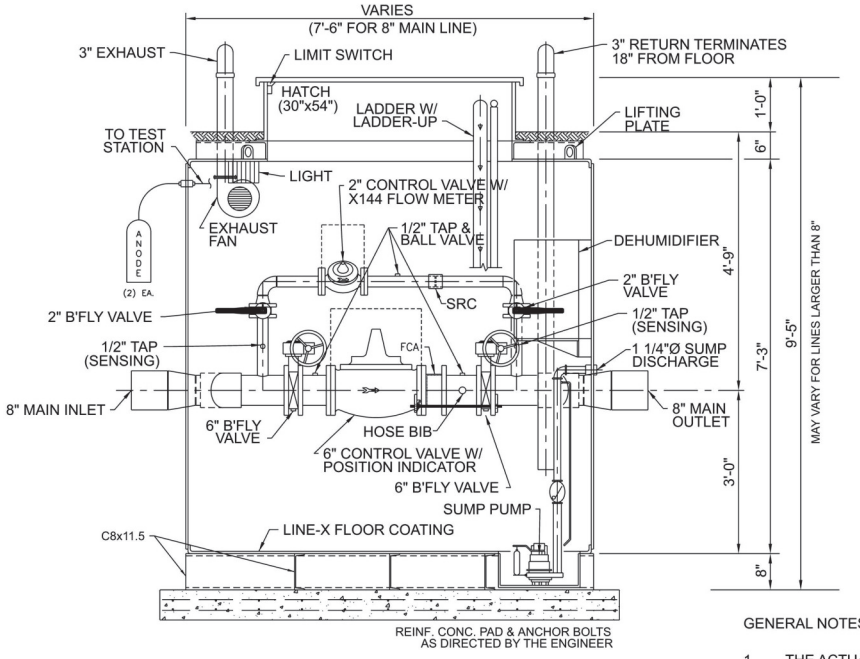
PRV Station Requirements



EXTERIOR PLAN

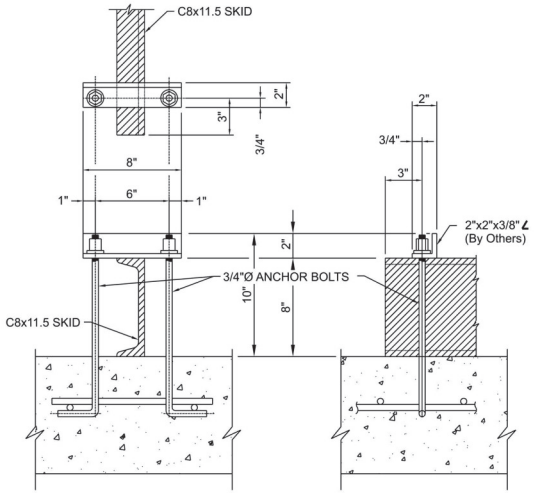


INTERIOR PLAN



SECTION A–A

INTERIOR PIPING SIZES ARE PROVIDED FOR 8" MAIN LINE



TYPICAL ANCHOR DETAIL

NOTE: ANCHOR CLIPS, ANCHOR BOLTS & NUTS BY INSTALLER

CONTRACTOR NOTES:

1. CONTRACTOR SHALL PROVIDE FULL METER ENCLOSURE (STRONGBOX NEMA TYPE 3R MPE-SERIES STAINLESS STEEL) FOR METER BASE. CONTRACTOR SHALL RUN POWER TO METER BASE. PRV STATION SHALL BE A FULLY FUNCTIONING STATION.
2. INSTALL PRV STATION SLOPING TO THE SUMP (LOCATION MAY VARY FROM PLAN VIEW AS PER SITE CONDITIONS). STATION MUST BE ORDERED WITH CORRECT SUMP LOCATION.
3. SUMP PUMP AND DEHUMIDIFIER MUST BE POWERED UP AND TURNED ON IMMEDIATELY AFTER THE STATION IS SET IN PLACE.
4. DO NOT SHIM STATION. IT IS INTENDED THAT THE MAIN FLOOR MEMBERS BE IN CONTINUOUS CONTACT WITH THE CONCRETE PAD. MUST HAVE MINIMUM 2" GRADE.
5. WATERLINE SHALL BE INSTALLED TO PREVENT THE NEED FOR AN AIR VAC WHEREVER FEASIBLE. THIS SHALL REQUIRE THE WATERLINE TO BE GRADUALLY DEEPENED ON THE DOWNHILL SIDE OF THE PRV STATION FOR WHATEVER DISTANCE IS NECESSARY TO REACH THE REQUIRED DEPTH OF THE INFLOW/OUTFLOW LINES.
6. SUMP DISCHARGE LINE SHALL BE CONNECTED TO NEAREST STORM DRAIN MANHOLE. IN THE EVENT THAT THERE IS NO STORM DRAIN IN THE STREET, CITY ENGINEER SHALL PROVIDE ALTERNATE DISCHARGE PLAN.

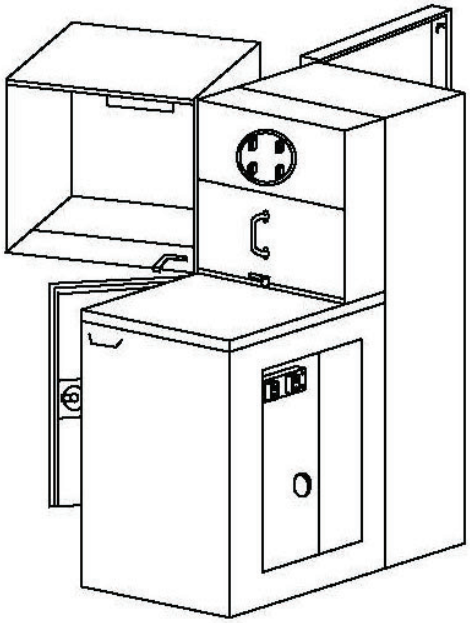
ALL SPECIFIC PIPE SIZES PROVIDED ARE FOR AN 8" MAIN LINE PIPE. FOR OTHER WATERLINE SIZES, DIMENSIONS AND INTERIOR PIPE SIZES WILL VARY.

GENERAL NOTES:

1. THE ACTUAL SIZE OF THE CONTROL VALVES, PIPES, AND BUTTERFLY VALVES WILL VARY DEPENDING ON FLOW REQUIREMENTS OF THE STATION.
2. THE MAIN PRV WILL BE 2" SMALLER THAN THE WATERLINE, THE DRAWING IS BASED ON AN 8" MAIN LINE, BUT ALL PRV'S SHALL BE DESIGNED AND APPROVED BASED ON ACTUAL LINE SIZES.
3. THE BYPASS LINE SHALL BE 2" UNLESS THE MAIN LINE IS 14" DIAMETER OR MORE, IN WHICH CASE THE BYPASS LINE AND ITS CORRESPONDING FITTINGS, VALVES, ETC. SHALL BE UP-SIZED TO 4" DIAMETER.
2. FITTINGS, VALVES, SPOOLS, REDUCERS, ETC. ARE REPEATED ON THE DOWNSTREAM SIDE OF THE PRESSURE REDUCING VALVES.
3. ALL FLANGED CONNECTIONS SHALL BE MADE USING 316 STAINLESS STEEL BOLTS.
4. ALL PIPING AND EQUIPMENT SHALL BE ADEQUATELY SUPPORTED AND BRACED.
5. CAPSULE AND STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.
6. SCHEDULE 40 STEEL PIPE.
7. MANUFACTURER REQUIRES A 3-4 MONTH LEAD TIME PRIOR TO DELIVERY OF PRV.
8. PLATE AND STRUCTURAL STEEL: ASTM AQ-36.
9. ALL PILOTING SHALL BE STAINLESS STEEL COMPRESSION FITTINGS, NO FLARED FITTINGS.
10. ALL VENT AND INTAKE PIPES SHALL REQUIRE ENCLOSURE AS PER DETAIL ON SHEET 15 (SHOWN FOR AIR VAC).
11. ALL PRV'S SHALL BE EPOXY COATED INSIDE AND OUT, INCLUDING ALL INTERNAL PARTS.
12. TWO ANODES WITH TEST METER ARE REQUIRED.
13. THE PRV STATION SHALL HAVE ALL TUBING AND EQUIPMENT NECESSARY TO ACCEPT INSTALLATION OF TELEMETRY WIRING AND PLC, INCLUDING PRESSURE TRANSMITTERS AND CLA-VAL FLOW MEASURING SYSTEM X133. ALL TELEMETRY SHALL BE DONE BY OTHERS.
14. HATCH SHALL BE INSTALLED IN PARK STRIP, WITH HINGE TOWARDS CURB (OPENING TOWARDS THE SIDEWALK). IN THE EVENT OF A REPLACEMENT PRV WHERE IT IS NOT FEASIBLE TO INSTALL PRV STATION BENEATH CURB AND PARK STRIP AREA, THE PRV STATION SHALL BE ORDERED FROM MANUFACTURER WITH A HINGED, WATER-TIGHT, TRAFFIC RATED ROUND HATCH (ONLY IF APPROVED BY CITY ENGINEER IN ADVANCE).

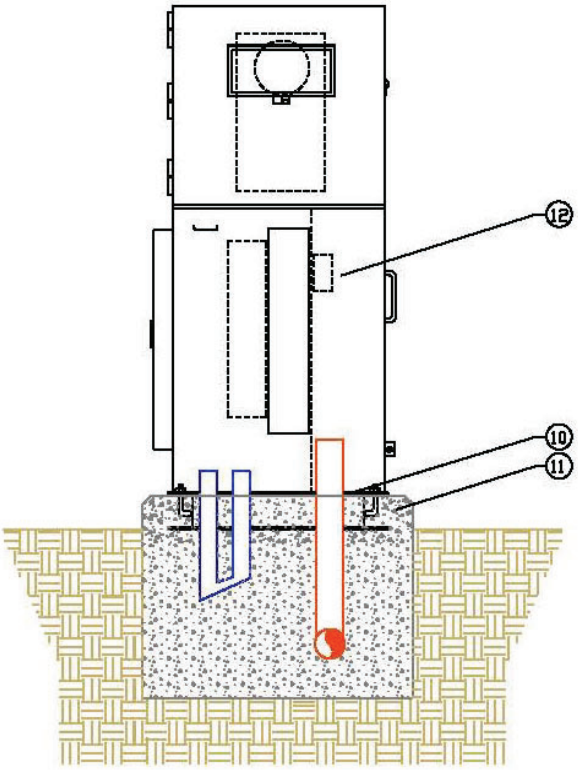
PRESSURE REDUCING STATION MANUFACTURED BY: ENGINEERED FLUID, INC.
P.O. DRAWER 723 • CENTRALIA, ILLINOIS 62801 • 618-533-1351

Service Pedestal for PRV



CONCRETE FRAME FOR
INGROUND APPLICATIONS

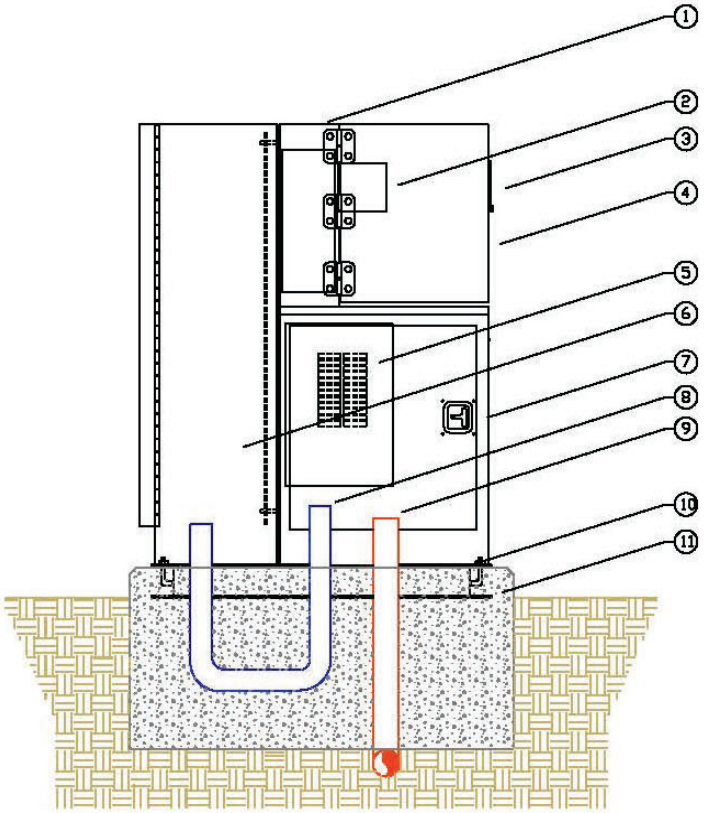
MPE–SERIES WITH ENCLOSURE
INSTALLED ON CONCRETE PAD



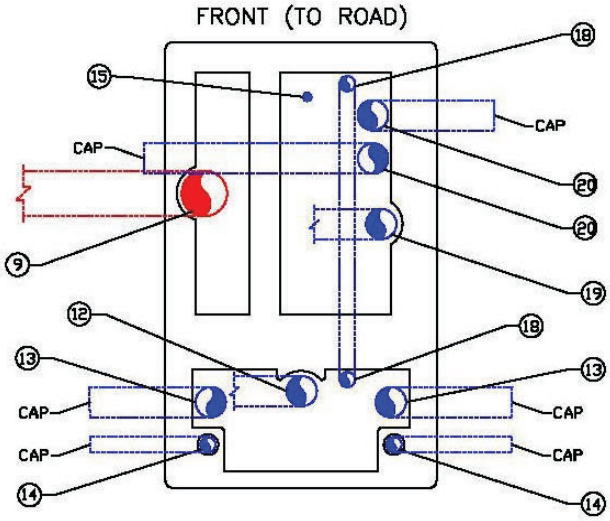
LEGEND

1. STRONGBOX METER ENCLOSURE STAINLESS STEEL NEMA TYPE 3R MPE-SERIES 0-200AMP SERVICE
2. COMMERCIAL METER SOCKET 100A OR 200A WITH TEST BLOCKS
3. SERVICE METER VIEWING WINDOW
4. SIDE HINGED REMOVABLE FRONT LID
5. LOAD CENTER WITH MAIN BREAKER
6. STRONGBOX CONTROL ENCLOSURE FULL LENGTH FRONT DOOR, PADLOCKABLE, PART NO. SB-1852SS 18" x 52" x 12".
7. LOAD CENTER COMPARTMENT, GASKETED DOOR WITH T-HANDLE, PADLOCKABLE.
8. LOAD CONDUIT FROM LOAD CENTER SECTION INTO CUSTOMER ENCLOSURE SB-1852SS.
9. SERVICE LINE CONDUIT FROM UTILITY. CONDUIT SHALL BE 3" IN DIAMETER AND INSTALLED AS PER ROCKY MOUNTAIN POWER SPECIFICATIONS. IF REQ'D TO SUPPLY WIRE BY POWER UTILITY, SIZE WIRE PER NEC STANDARDS FOR AMPERAGE LOAD.
10. STAINLESS ANCHOR BASE INSTALLED DURING CONCRETE POUR AND CONDUIT PLACEMENT
11. POURED CONCRETE BASE - 18" MIN. THICKNESS - EXTEND CONCRETE 3" BEYOND OUTSIDE DIMENSION OF ENCLOSURE WITH 3/4" CHAMFERED EDGE. FINISH TOP OF BASE TO BE 4" ABOVE FINAL GRADE.
12. SCADA CONDUIT 2" FROM PRV VAULT CONNECT TO CONDUIT LABLED SCADA ON VAULT.
13. CONECT TO CONDUIT LABLED SPARE ON VAULT UNUSED 2" CONDUIT FOR FUTURE USE CAP BOTH OPEN ENDS WITH RUBBER PIPE CAP.

MPE–SERIES WITH ENCLOSURE
INSTALLED ON CONCRETE PAD



CONCRETE FRAME FOR
INGROUND APPLICATION



ORIENT CONDUIT TO PRV
VAULT LOCATION AS REQ'D

14. CONDUIT, 1", EXTEND 12" BEYOND EDGE OF PEDESTAL AND CAP WITH A PVC GLUED CAP. ORIENT PARALLEL TO CURB.

15. 5/8" X 96" GROUND ROD AT LEAST 3" ABOVE CONCRETE

16. PVC BELL END BUSHING ON EVERY CONDUIT REQUIRED. ALL CONDUIT SHALL BE 3" ABOVE TOP OF CONCRETE. NO GLUE ON PVC BELL END BUSHINGS.

17. CITY WILL CALL ROCKY MOUNTAIN POWER TO START THE WORK ORDER PROCESS AS THIS METER WILL BE BILLED CITY ACCOUNT.

18. 1" POWER CONDUIT FOR SCADA ENCLOSURE.

19. 2" POWER CONDUIT FOR PRV VAULT. CONNECT TO CONDUIT LABLED "POWER" ON VAULT.

20. SPARE 2" POWER CONDUIT - ORIENT PARALLEL TO CURB.

Disinfection & Hydrostatic Testing Requirements

PVC & Ductile Iron Pipe

The City of North Salt Lake recognizes the American Water Works Association (AWWA) standard C651-92 is widely accepted and recognized within the water industry as the guide to use for main water line disinfection. However, North Salt Lake City has found additional safety measures must be observed to protect the water quality within newly constructed water mains.

For the purpose of main water line disinfection, we recommend using one of the methods described in the AWWA standard C651-92. For ease and safety purposes we recommend using a granular type of hypochlorite. However, any of the disinfection methods given would be adequate.

Once a section of pipe has been completed and is ready to be filled the testing process can begin. At this point the following steps should be taken.

1. North Salt Lake City personnel will slowly fill the section of pipe that is to be tested. Contractors are not to operate valves at any time.
2. Once the line has been filled, North Salt Lake City personnel will take a chlorine residual sample at two different locations. There must be a free chlorine residual greater that 100mg/L to proceed to step 3. If the chlorine residual is less than 100mg/L then steps must be taken to chlorinate the line again before testing can proceed.
3. The line must remain static for a minimum of 24 hours to allow the disinfection process to take place.
4. After the minimum 24 hour period North Salt Lake City personnel will again take two chlorine residual samples to verify that the free chlorine residual is greater than 100mg/L. If the residual is still greater than 100mg/L then testing can proceed and the main can be flushed. While disposing of chlorinated water care must be taken not to pollute the environment in any way and in compliance with UPDES regulations.
5. After flushing has been completed North Salt Lake City personnel will take a chlorine residual test to make sure the waterline is free from chlorine. If chlorine is present more flushing will be needed. Once the line is chlorine free testing can proceed.
6. North Salt Lake City personnel will take the first bacteriological samples. One sample is required for every 800 feet of being put into service. Sample results take a minimum of 24 hours to receive and sometimes longer based on when the sample is received by the lab. If the sample results are negative you may proceed to step 8, if the sample results are positive then additional flushing will be required along with repeat samples, all repeat samples will be at the expense of the contractor.
7. Hydrostatic testing shall comply with AWWA Standard C600-10. However, North Salt Lake City requires that a pressure of 200 psi be maintained for two hours. Special care must be taken during the pressure test not to contaminate the water in the main. All components of the pressure test must be supplied by the contractor.
8. If operating pressures exceed 150 psi, alternative pressure testing requirements will be provided.
9. A second set of bacteriological samples will now be taken from the previous sample points used in step 7. If the sample results return negative the water main will be accepted and put into service. Positive results will result in further testing at the contractors' expense as well as a charges for the water used. Also the contractor will be required to pump in chlorine bleach (T-Chlor, Sodium Hypochlorite) to disinfect the line also at their expense.

Disinfection & Hydrostatic Testing Requirements

HDPE Pipe

Disinfection Tests

1. All water pipe and fittings shall be thoroughly disinfected prior to being placed in service. Disinfection shall follow the applicable provisions of the procedure established for the disinfection of water mains as set forth in AWWA C651. Bacteriological testing on the water main shall be scheduled, completed and sent for water analysis (lab testing.) The results of the lab testing shall be sent to the Owner. No pipeline shall be placed into service until it is properly disinfected and water analysis proves it is disinfected.
2. Temporary blow-offs shall be installed for the purpose of cleaning the water main. Temporary blow-offs shall be removed and plugged after the main is cleared. The main shall be flushed prior to disinfection.
3. The new water main shall be connected to the existing water main at one point only for flushing purposes. The new main MUST have a blow off on the end as required. After the new main is thoroughly flushed, the open end shall be sealed and restrained and the main shall be thoroughly disinfected.

Pressure and Leakage tests

1. Conduct hydrostatic pressure testing of installed polyethylene pipe in accordance with ASTM F2164.
2. For HDPE mains, fill the main slowly ensuring fill rate does not exceed capacity of air release devices. Once air has been expelled from the system, gradually raise the pressure to 160 psi. Add makeup water as necessary to maintain this pressure as necessary for 4 hours. After the 4 hour period, reduce main pressure to the 150 psi test pressure and monitor for 1 hour. Do not increase pressure or add makeup water during this one hour period. The test is passed and considered acceptable if the main pressure does not drop more than 5% (7.5 psi) during the one hour period.
3. If any defects or leaks are revealed, they should be corrected and the pipeline retested after a minimum 24 hour recuperation period between tests. Total testing conducted on a section of pipeline shall not exceed 8 hours within a 24 hour period.

Disposal of Surplus Fluids

1 . All drill fluid excess shall be contained in entry and/or exit pits and pumped as needed into additional on-site storage tanks, tanker trucks, vacuum trucks, etc. Dispose of excess drill fluid offsite as allowed by local rules and regulations.

2. Dispose of all material not needed or not suitable for backfilling over or around the entry and receiving pits. The disposal shall be subject to local codes and regulations.

Additional Notes:

1. Blue or purple line is required on all HDPE pipe. Pipe shall be installed such that line is visible on top of pipe.
2. Fittings must be HDPE fused fittings for all HDPE pipe. Ductile iron fittings are not permitted within main-lines runs. Connections for dissimilar pipe materials must be done via flanged fittings.

Fire Flow Testing

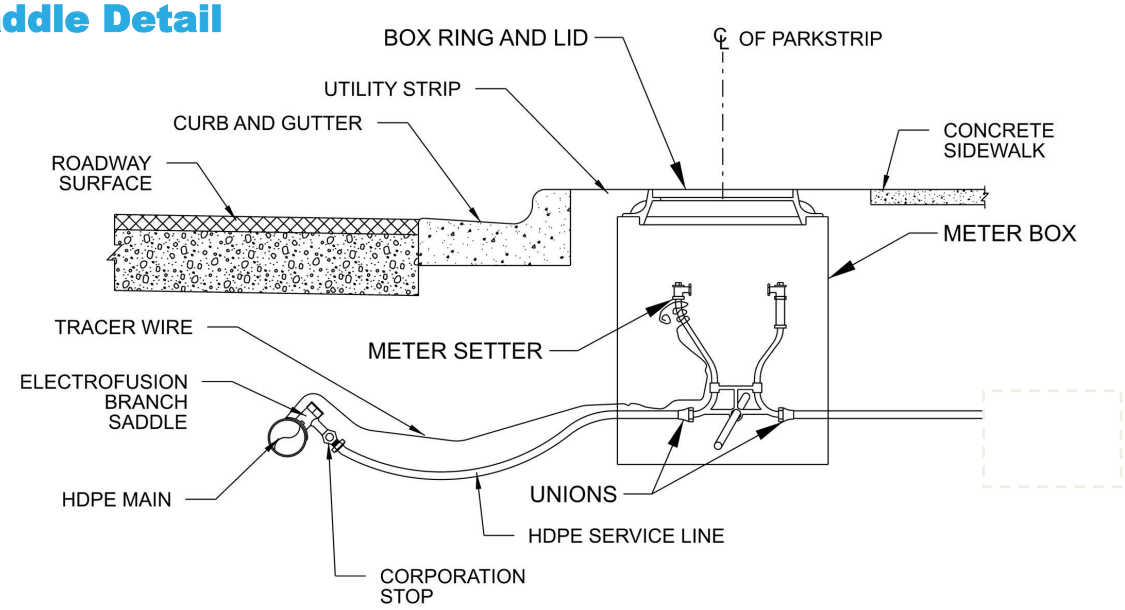
Fire flow testing is the determination of actual flow conditions within a water system. North Salt Lake City does not perform the actual fire flow test but requires North Salt Lake City and South Davis Metro Fire personnel be present during the testing and requires that all results be submitted to North Salt Lake City.

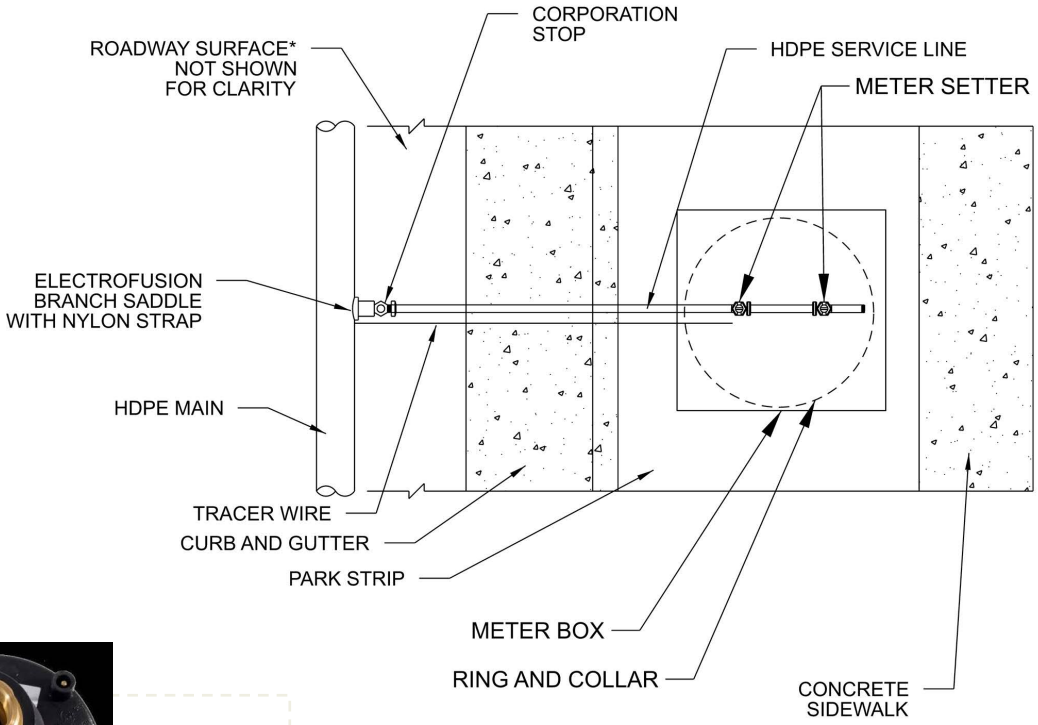
- Fire flow test should be arranged in advance with North Salt Lake City personnel.
- Hydrant fire flow shall be performed by a certified contractor and paid for by the developer.
- North Salt Lake City personnel will open and close all hydrants slowly and fully to prevent a pressure surge. It is unlawful for anyone besides North Salt Lake City personnel to operate a fire hydrant.
- Special care should be taken to make sure that water from the flow test does not impact traffic or do damage to property. North Salt Lake City reserves the right to stop the testing process at anytime if personnel believes the test is creating a negative environment in any way.
- All results of the fire flow test must be submitted to North Salt Lake City Water Department and South Davis Metro Fire through standard mail, email or fax.
- South Davis Metro Fire requires a hydrostatic test at 200 psi for 2 hours, inspection of all thrust blocks for fire hydrants and fire lines. Please contact Fire Marshall to coordinate and schedule.

North Salt Lake Water	
Mail	c/o John Lovato 642 North 400 West North Salt Lake, Utah 84054
Email	johnl@nslcity.gov
Fax	801.335.8727

South Davis Metro Fire	
Mail	c/o Cole Fessler 255 South 100 West P.O. Box 1547 Bountiful, Utah 84011
Email	cfessler@sdmetrofire.gov
Fax	801.677.0166

HDPE Saddle Detail



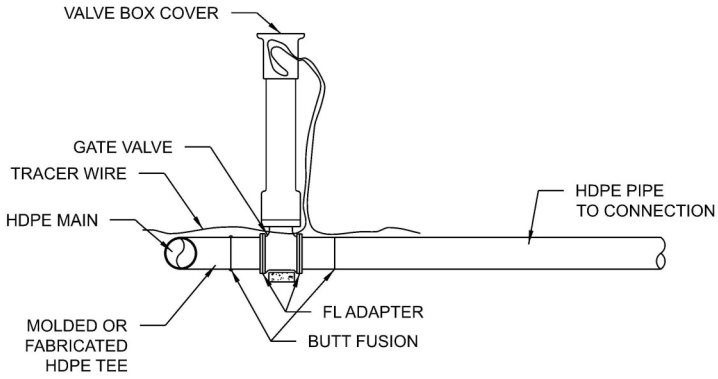


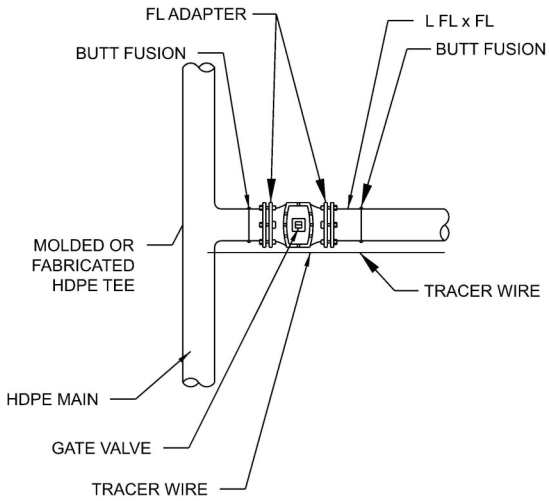


ELECTROFUSION SADDLE

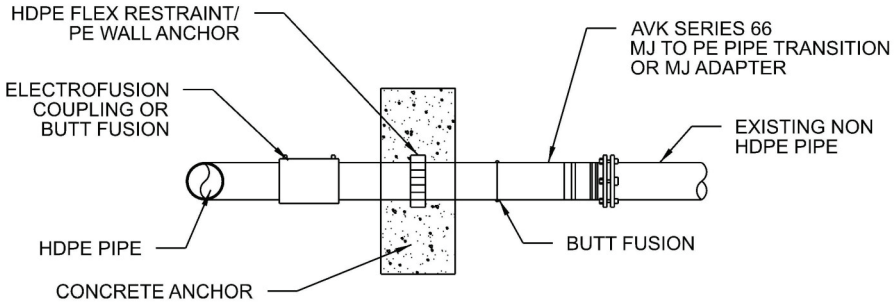
NTS

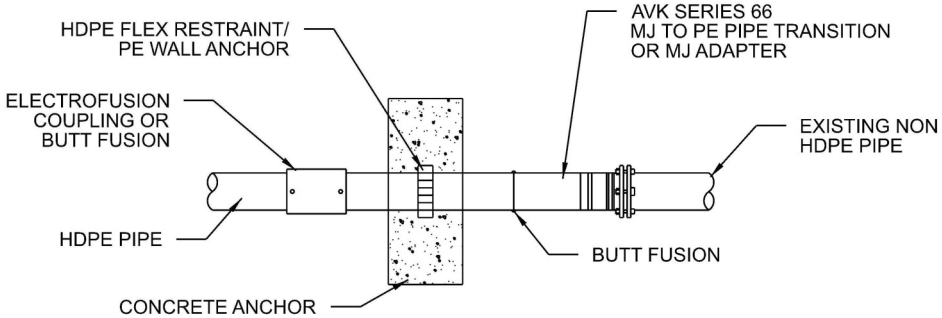
HDPE Details





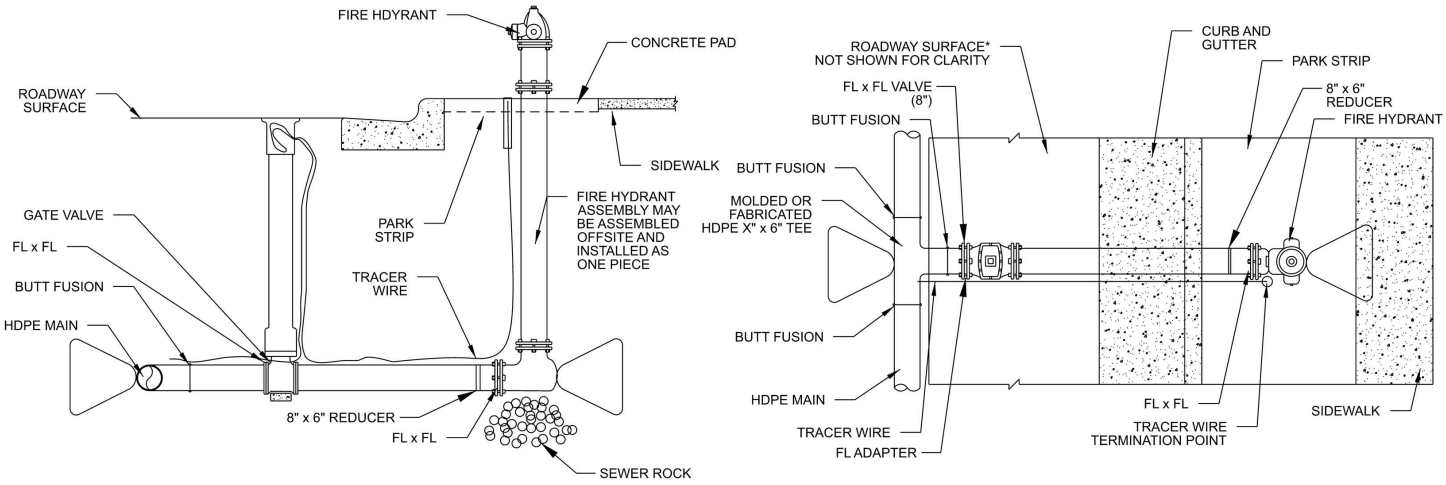
FLANGED CONNECTION TO
GATE VALVE
NTS





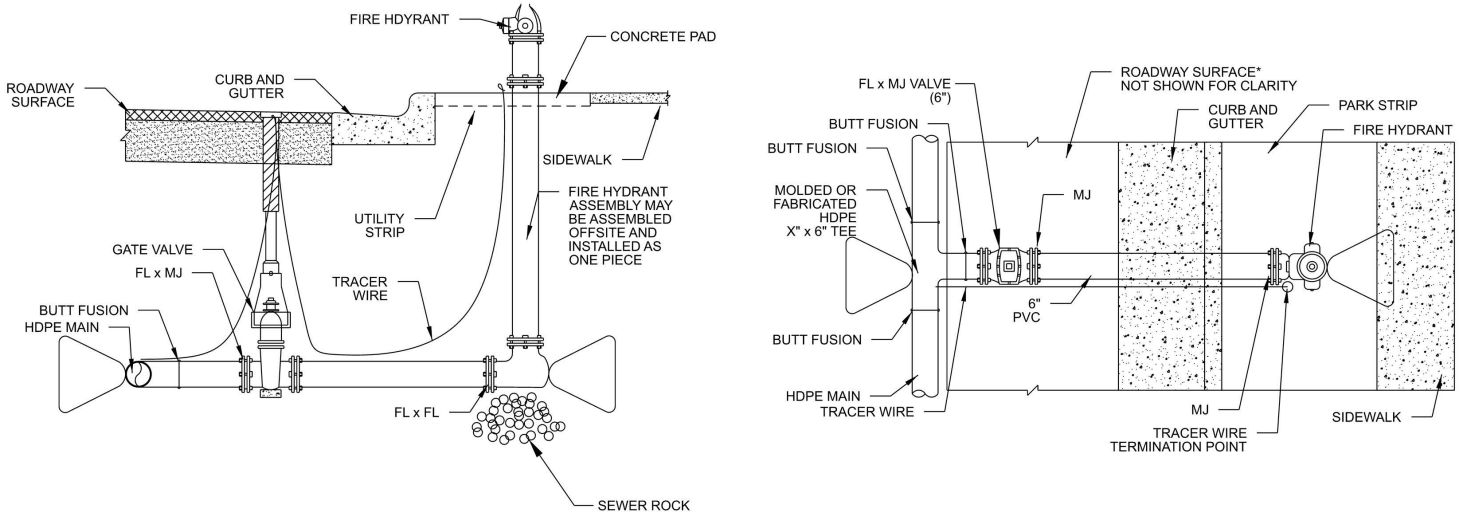
HDPE CONNECTION TO
ALTERNATE PIPE MATERIAL
NTS

HDPE Mainline Fire Hydrants



FIRE HYDRANT ASSEMBLY WITH HDPE PIPE

NTS



FIRE HYDRANT ASSEMBLY WITH PVC PIPE

NTS

City of North Salt Lake
10 East Center Street
North Salt Lake, Utah 84054
Phone 801.335.8700
www.nslcity.gov



PUBLIC WORKS



STORM



NSL
STORM & STREETS

City of North Salt Lake
Storm Water Standards Manual

October 2026

NSL FLEET | NSL INSPECTIONS | NSL PARKS | NSL STORM & STREETS | NSL WATER



City of North Salt Lake
10 East Center Street
North Salt Lake City, Utah 84054
Phone 801.335.8700
www.nslcity.gov

City of North Salt Lake
Storm Water Department Specification Manual

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Construction Information

Pre Construction

- All connections, extensions or alterations to a storm drain system owned by North Salt Lake City must be approved in advance by the City Engineer or designee in accordance with North Salt Lake City Code.
- Before working within North Salt Lake City street right-of-way, the contractor must get an approved excavation permit.
- A preconstruction meeting must be held before construction can begin. The meeting will be scheduled by North Salt Lake and shall include appropriate North Salt Lake City personnel, developer, developer's contractor(s) supplier(s), and anyone else deemed necessary.
- A signed copy of the Storm Water Pollution Prevention Plan (SWPPP) is required on all construction sites that will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land; or a projects discharges have been designated by the City of North Salt Lake as needing a Storm Water Pollution Prevention Plan (SWPPP).

  The city must receive and review:

  - A signed copy of the NOI (Notice of Intent)
  - A Signed copy of the SWPPP (Storm Water Pollution Prevention Plan)

These items must be submitted and reviewed by the City prior to any type of (building, excavating, grubbing/ grading, etc.) permits are given.

- Guidelines on how to file the NOI, and how to prepare a SWPPP can be found at the link below

https://deq.utah.gov/water-quality/general-construction-storm-water-updes-permits

All other SWPPP related materials can be found on the North Salt Lake City website

- LID Manual
- BMP Manual
- SWPPP Preparation Checklist

- A storm water maintenance agreement must be completed and submitted to City of North Salt Lake before construction can begin.

Construction

- City of North Salt Lake must be given 48 hour advance notification of when work is to begin.
- North Salt Lake City personnel will inspect all work being performed and nothing shall be buried until approved by an authorized inspector. North Salt Lake City maps all new construction with a global positioning system (GPS) and any storm water infrastructure buried before inspection and documentation will be uncovered by the contractor.
- When installing rigid storm drain pipe contractors will be required to install a manhole at every change of direction and change of grade of the pipe. When changing type or size of pipe contractor will also be required to install a manhole

- SWPPP inspections will be conducted by North Salt Lake personnel at a minimum of once a month unless conditions require more inspections
- North Salt Lake City personnel must be made aware of any construction site de-watering or pumping activities that will impact NSL storm drain system.
- Television inspection of all new and modified storm drain pipes and structures is required to be performed at the expense of the contractor. A video log of the new pipe must be submitted to the City.
- Maximum distance between inlets is 500 feet. Refer to adopted Storm Water Design Manual.
- Maximum distance between manholes is 400 feet.

Hydrant Meter Rentals for Construction Water

- The City of North Salt Lake offers hydrant meter rentals. Please call 801.335.8700 or fill out the application on nslcity.org.

Post Construction

- North Salt Lake City, Davis County Health Department and South Davis Metro Fire must give final approval before a Certificate of Occupancy can be issued.
- As built drawings must be submitted to North Salt Lake before a Certificate of Occupancy can be issued.
- Notice of Termination (NOT) must be filed upon completion of project prior to final SWPPP inspection and all BMP's must be removed.
- A final video inspection must be submitted to the Public Works Department before the release of any performance securities can occur.

Contact Information

Name	Title	Phone	Email
Josh Taylor	Public Works Inspector	801.335.0530	josht@nslcity.gov
Jason Boulton	Streets & Storm Water Superintendent	801.335.8682	jasonb@nslcity.gov

Material Specifications



RCP

Required under all City right of way. With a minimum of 15” pipe. All RCP should be Class III or greater.



PVC

ASTM D 3034 (SDR 26)
Only allow between 4” and 10” diameter.



Manhole Covers

City Logo version must be purchased through EJ Co.



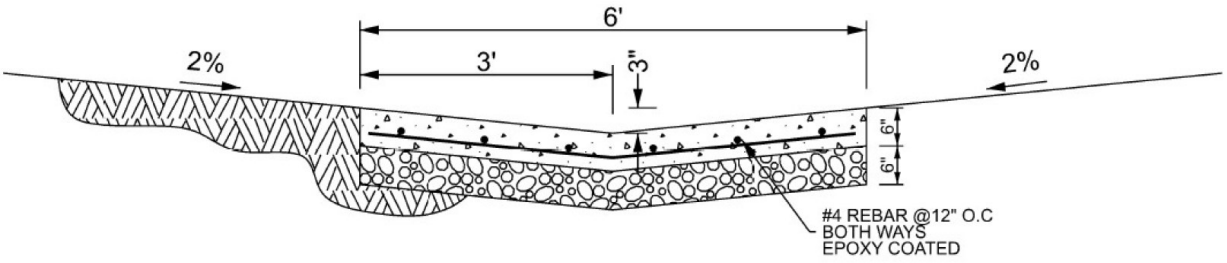
HDPE

ASTM F 2306 (DR 21)
Required in certain installations with City approval.

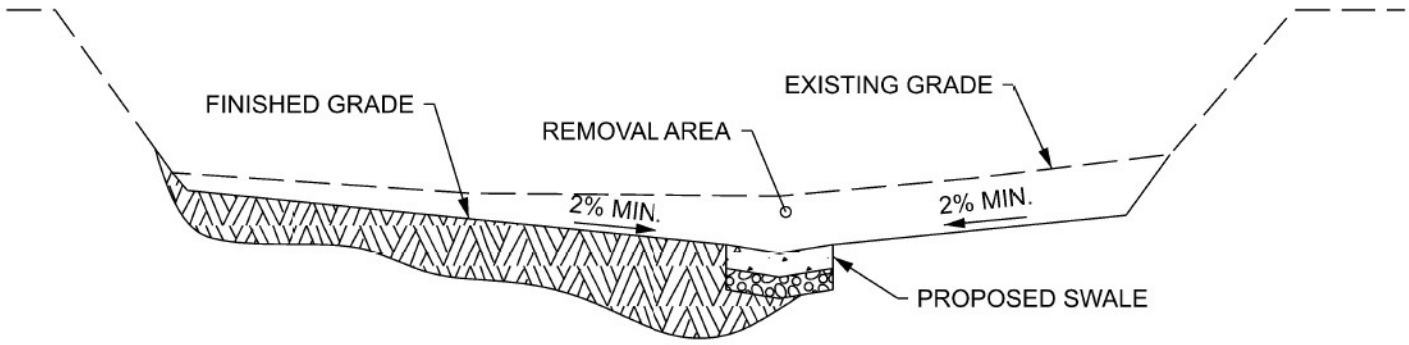
NOTE:

CURB OPENING FRAME AND GRATE ARE NOT PERMITTED IN THE NORTH SALT LAKE RIGHT-OF-WAY OR FOR ANY CONNECTION TO A PUBLIC STORM DRAIN PIPE.

Detention Basin Low Flow Swale Detail



SWALE CROSS-SECTION (TYPICAL)
NTS

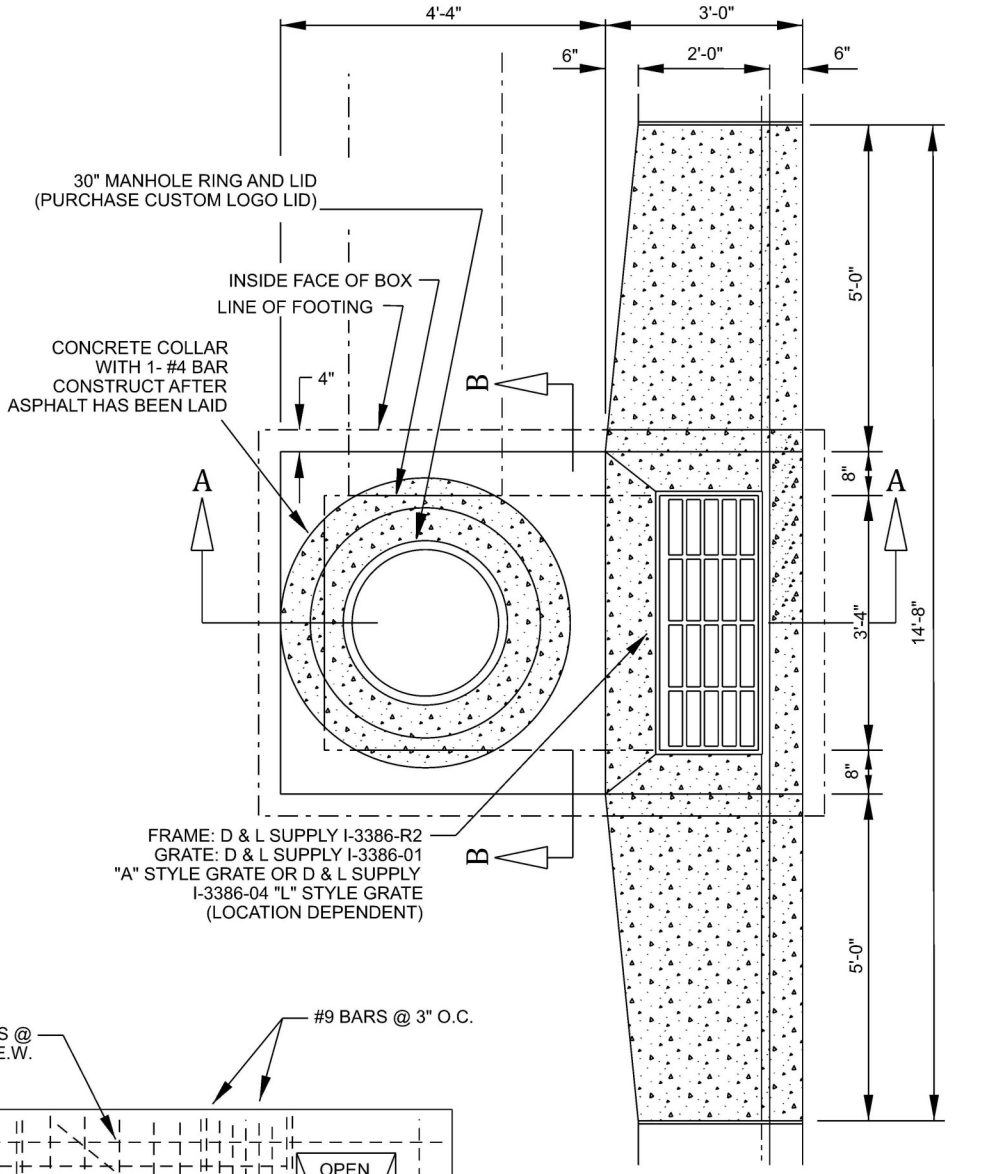


DETENTION BASIN CROSS-SECTION B-B
NTS

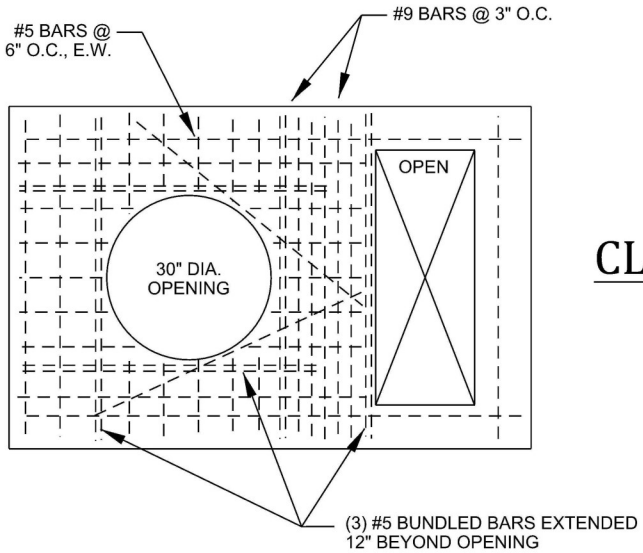
CONSTRUCTION NOTES:

1. ALL CONSTRUCTON SHALL BE IN ACCORDANCE WITH NORTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UTILITY LOCATIONS ARE NOT SHOWN. THIS DOES NOT IMPLY THE ABSENCE OF ANY UTILITIES. CONTACT BLUE STAKES PRIOR TO EXACAVATION.
3. THE CONTRACTOR IS REQUIRED TO CONTACT THE ENGINEER AT LEAST 24 HOURS PRIOR TO STARTING ANY PHASE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET FREE AND CLEAN OF ALL CONSTRUCTION DEBRISE AND DIRT TRACKED FROM SITE.
5. THE CONTRACTOR SHALL ENSURE THAT EXISTING FACILTES AND IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY AND ON PRIVATE PROPERTY ARE PROTECTED FORM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO ADJACENT SURFACE IMPROVEMENTS DURIING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE REPONSIBLE FOR ALL PROJECT SAFETY.
7. ALL MATERALS TO BE REMOVED (I.E. ASPHALT, CONCRETE, ETC.) SHALL BE HAULED AWAY AND DISPOSED OF IN A SAFE AND LEGAL MANNER BY THE CONTRACTOR

Cast-In-Place Storm Drain Cleanout and Combination Boxes



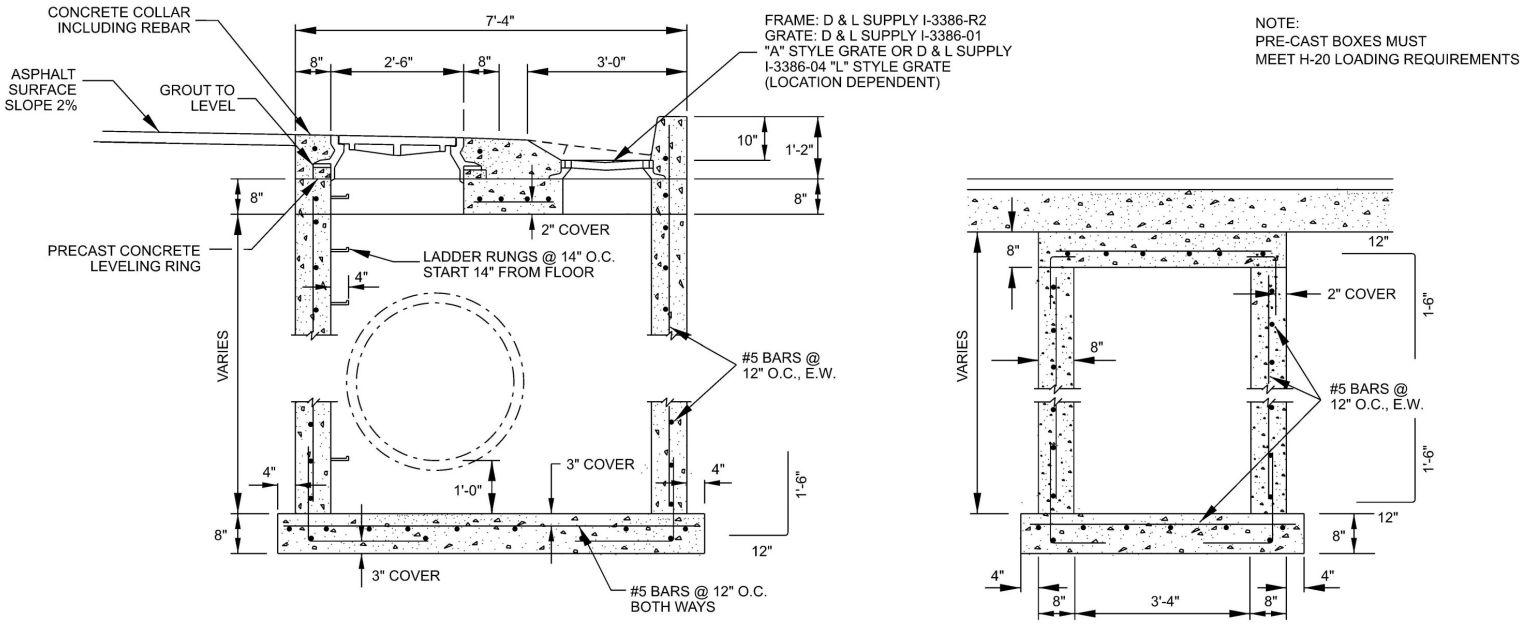
COMBINATION
CLEANOUT-INLET BOX
NTS



TOP SLAB REINFORCEMENT
NTS

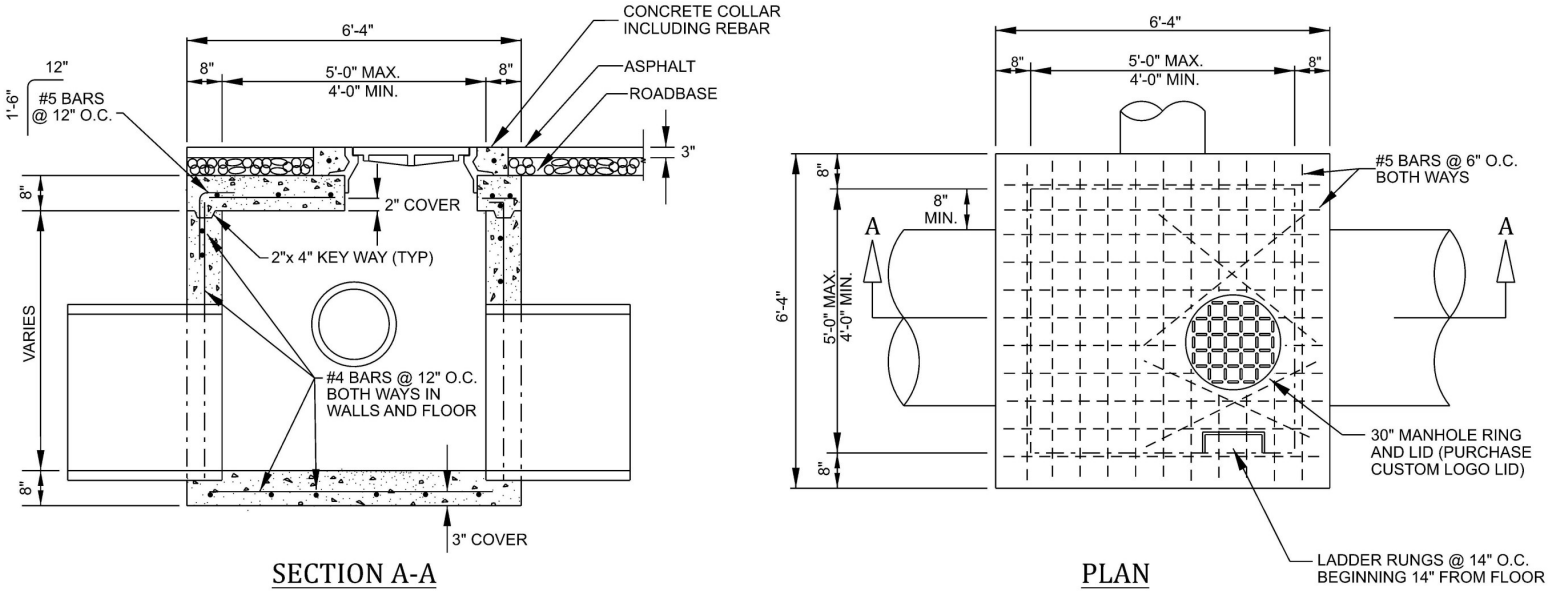
NOTE:

STANDARD PRECAST COMBINATION AND CLEANOUT BOXES ARE ACCEPTED, DETAILS PROVIDED ARE FOR REBAR REQUIREMENTS FOR CAST-IN-PLACE BOXES.



SECTION A-A

SECTION B-B



SECTION A-A

PLAN

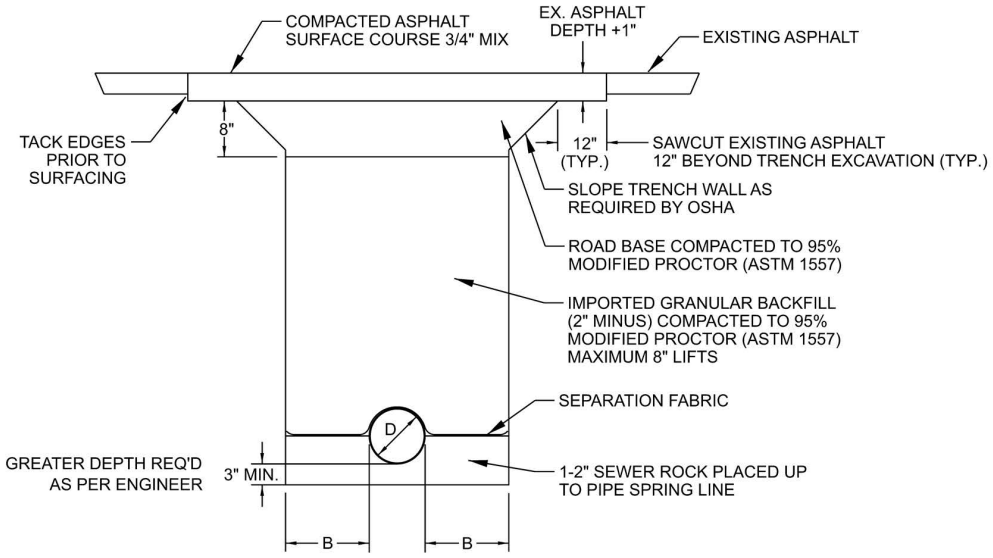
CLEANOUT BOX

NTS

Trench Sections & Junction Box

TRENCH - PIPE CLEARANCE

D	B
18" OR SMALLER	9"
21" TO 27"	10"
30" TO 48"	12"
54" OR LARGER	15"

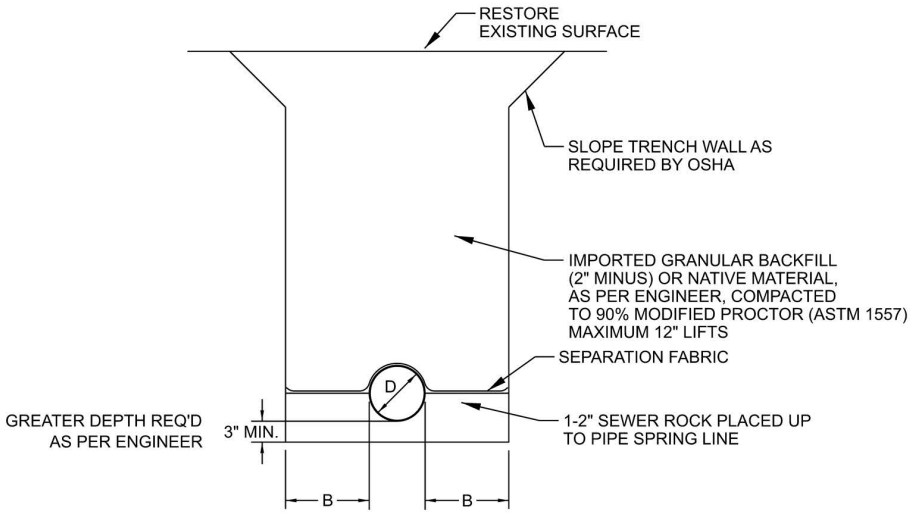


STORM DRAIN TRENCH
WITHIN CITY STREET RIGHT-OF-WAY

NTS

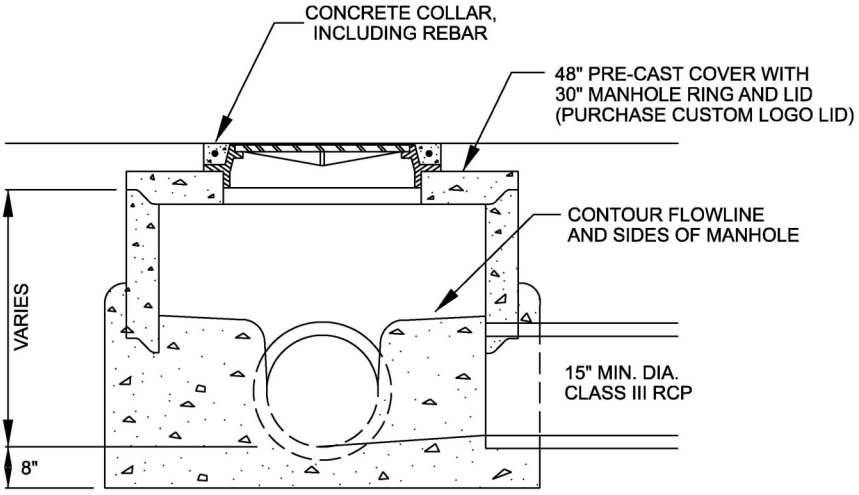
TRENCH - PIPE CLEARANCE

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18" OR SMALLER	9"
21" TO 27"	10"
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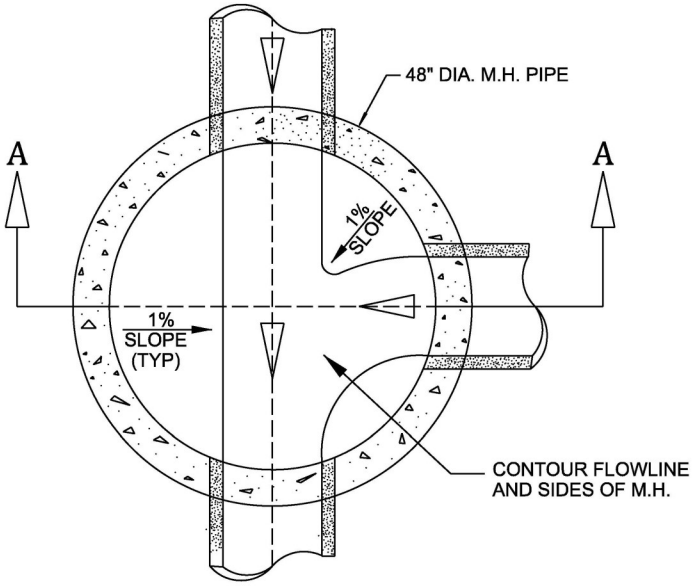


STORM DRAIN TRENCH
OUTSIDE CITY STREET RIGHT-OF-WAY

NTS



SECTION A-A

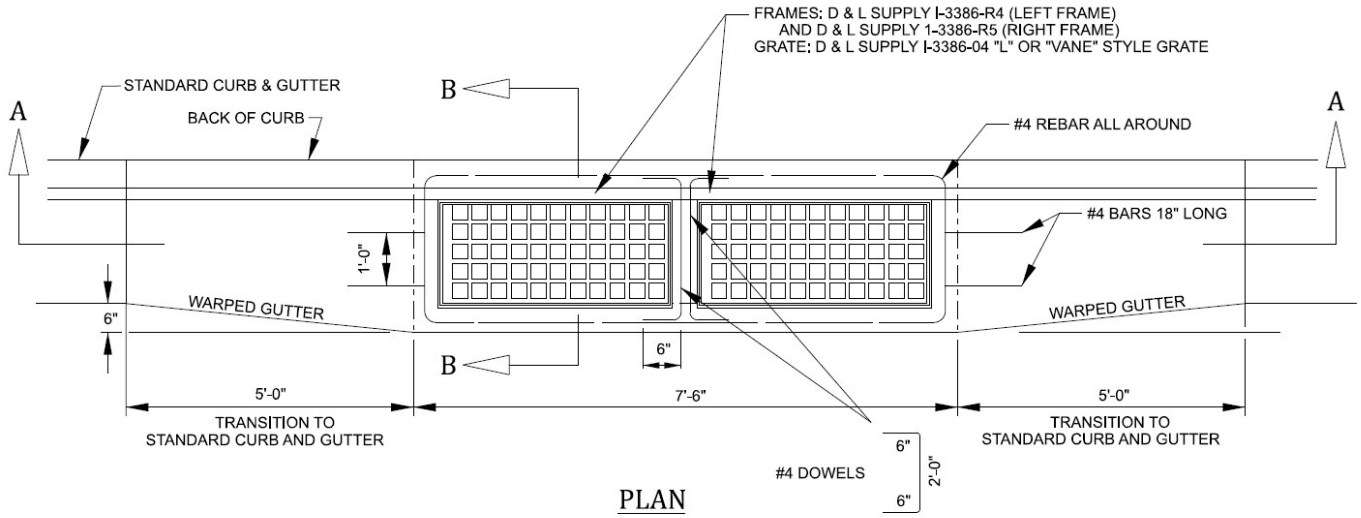


PLAN

MANHOLE BASE

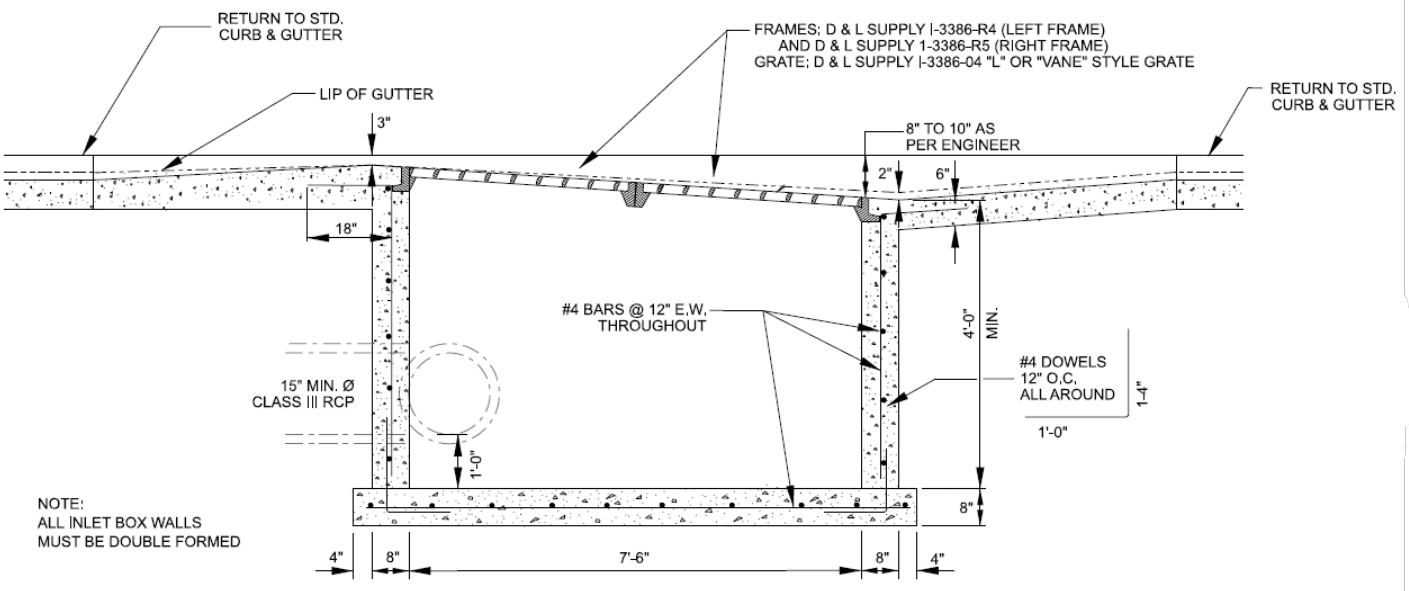
NTS

Cast-in-place Inlet Box in Sloped Street



INLET BOX - TYPE I DOUBLE

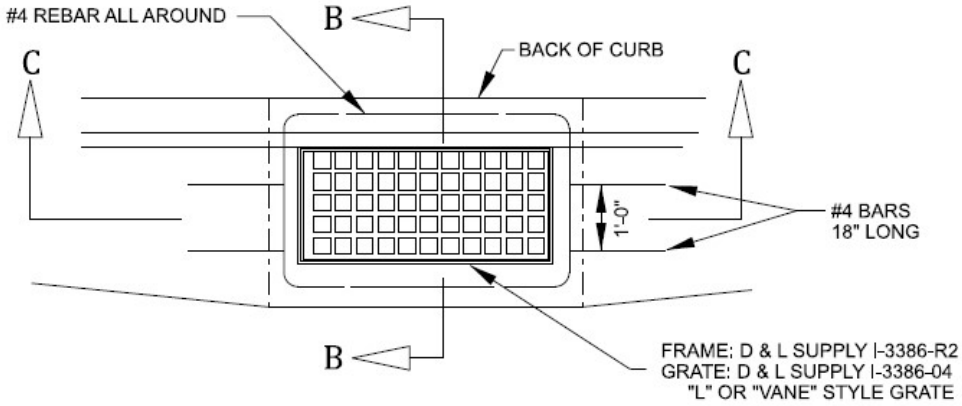
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SECTION A-A

NOTE:

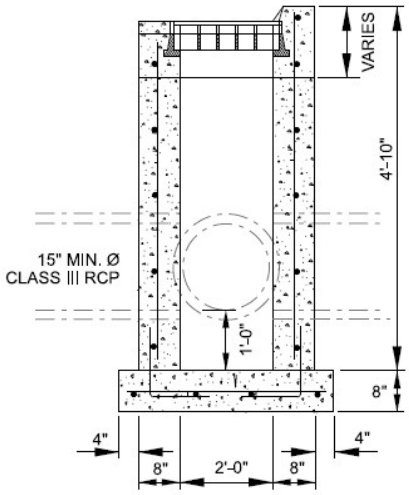
STANDARD PRECAST COMBINATION AND CLEANOUT BOXES ARE ACCEPTED, DETAILS PROVIDED ARE FOR REBAR REQUIREMENTS FOR CAST-IN-PLACE BOXES. ENSURE PROPOSED PRECAST BOXES WITH KNOCKOUTS ARE THE CORRECT SIZE TO ACCOMMODATE STORM DRAIN PIPE DIMENSIONS.



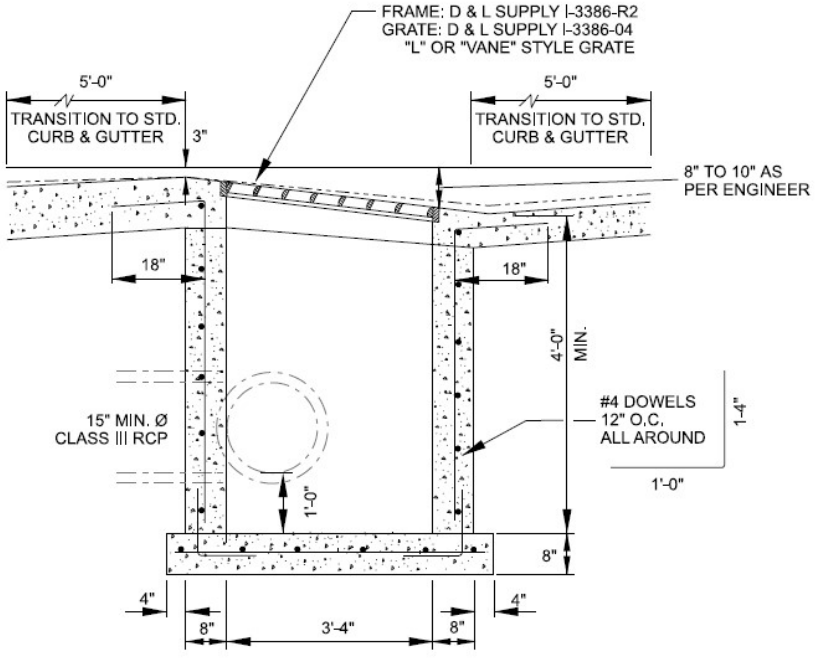
PLAN

INLET BOX - TYPE I SINGLE

NTS

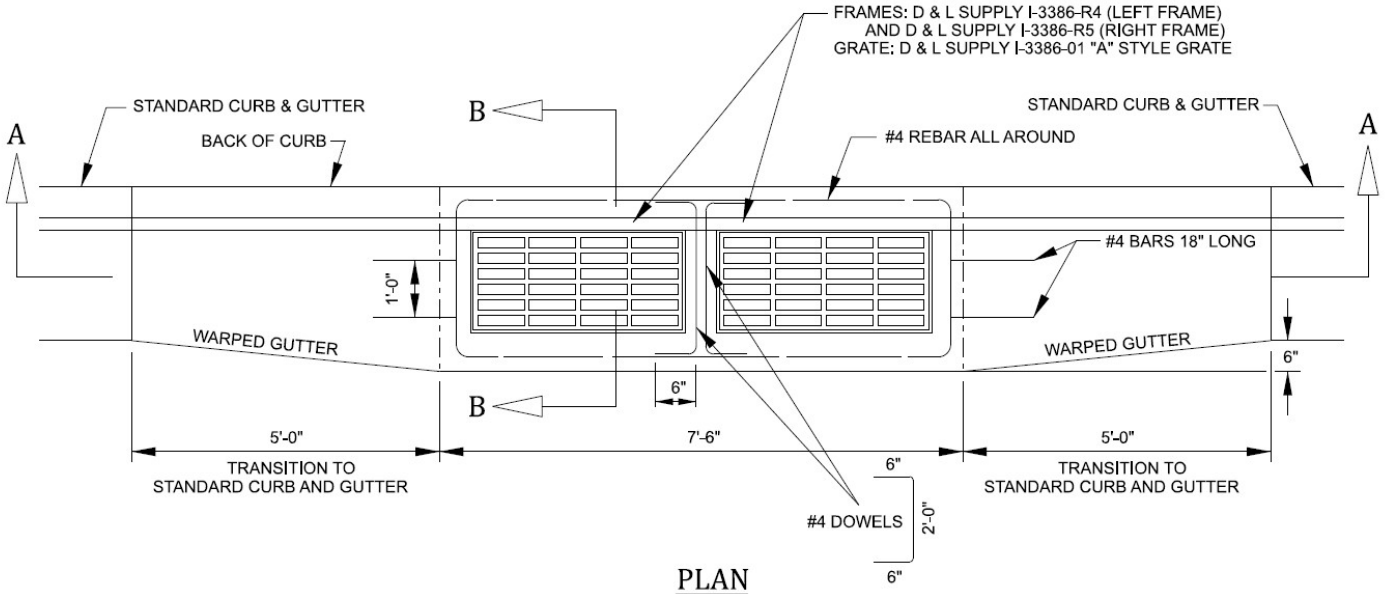


SECTION B-B



SECTION C-C

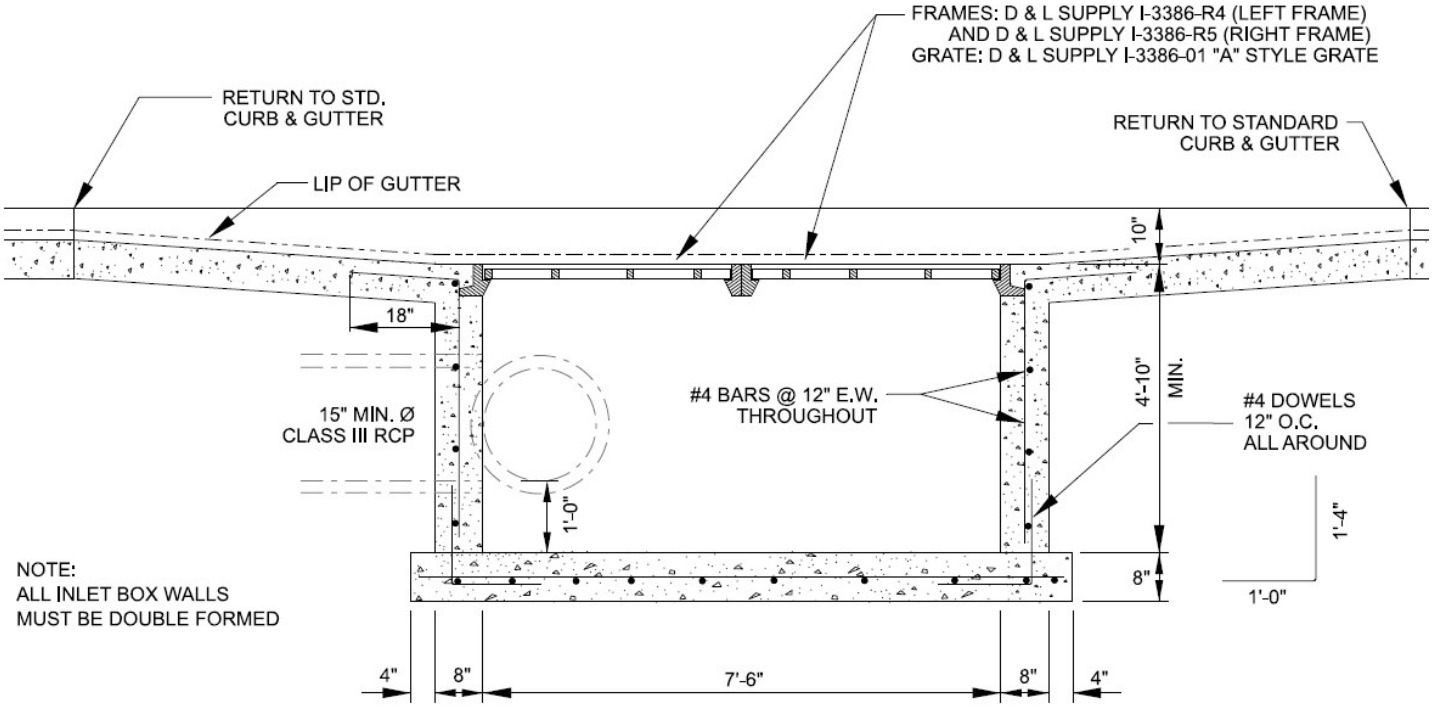
Cast-in-place Inlet Boxes in Low Point



PLAN

INLET BOX - TYPE II DOUBLE

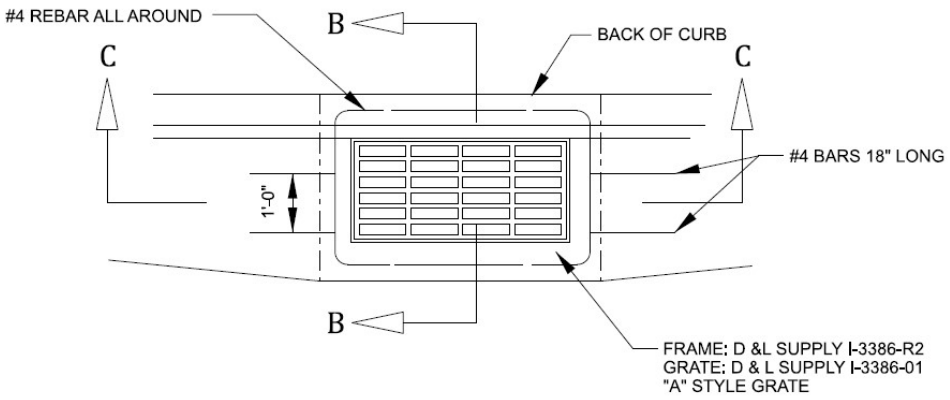
NTS



SECTION A-A

NOTE:

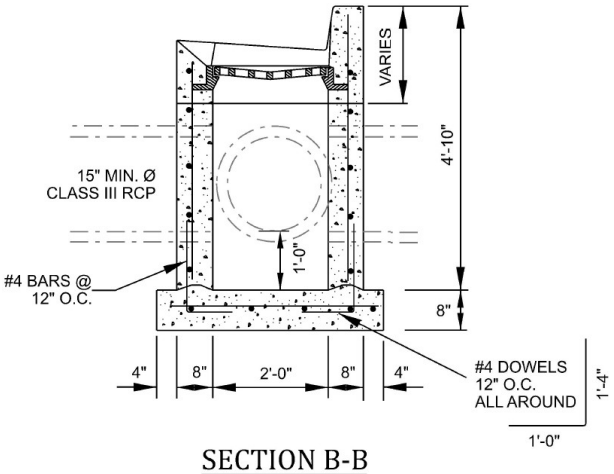
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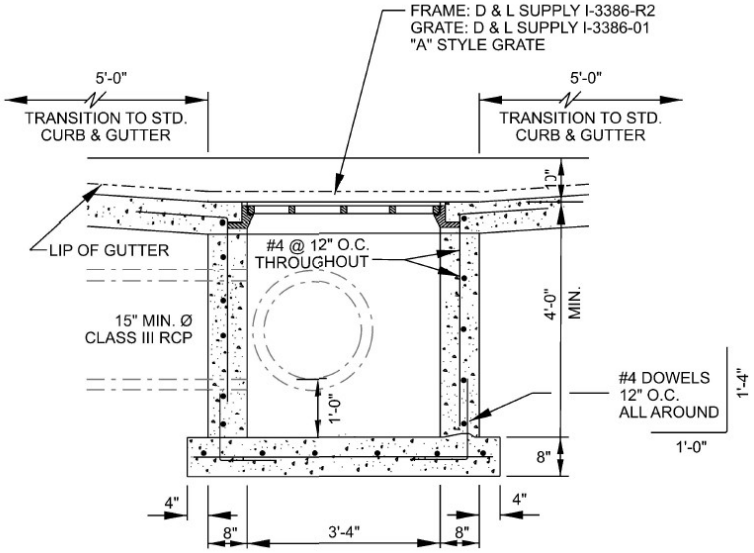
PLAN

INLET BOX - TYPE II SINGLE

NTS

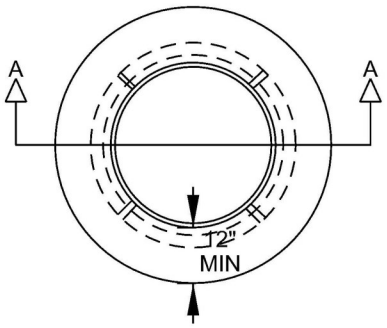


SECTION B-B



SECTION C-C

Manhole Collar Section



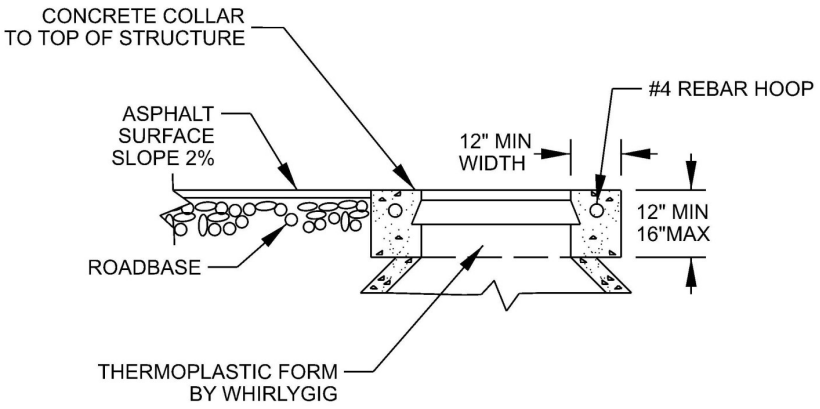
MANHOLE PLAN VIEW
NTS

NOTE:

CONCRETE COLLARS ARE REQUIRED ON ALL MANHOLES IN STREETS, ROADWAYS & OTHER PAVED AREAS. CONSTRUCT CAST-IN-PLACE RISER/COLLAR WITH THERMOPLASTIC FORM BY WHIRLYGIG.

THE TOP OF THE CONE (WHICH MAY BE ADJUSTED AS NECESSARY WITH 1, 6-INCH CONCRET GRADE RING) SHOULD BE NO LESS THAN 12 INCHES BELOW FINISHED GRADE AND NO MORE THAN 16 INCHES BELOW FINISHED GRADE. MULTIPLE GRADE RINGS ARE NOT PERMITTED.

EXCEPTIONS TO THE DEPTH OF COVER FOR STORM DRAIN MANHOLES DUE TO EXISTING CONFLICTING UTILITIES MAY BE APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS INSPECTOR.



MANHOLE COLLAR SECTION A-A
NTS

NOTE: FOR SEWER MANHOLES

CURRENT SOUTH DAVIS SEWER DISTRICT DETAIL SHOULD BE CONSULTED FOR ALL SEWER MANHOLES.

SOUTH DAVIS SEWER DISTRICT
CONCRETE COLLAR DETAIL

City of North Salt Lake
10 East Center Street
North Salt Lake City, Utah 84054
Phone 801.335.8700
www.nslcity.gov

PUBLIC WORKS

NSL FLEET | NSL INSPECTIONS | NSL PARKS | NSL STORM & STREETS | NSL WATER

PARKS



NSL
PARKS

City of North Salt Lake
Parks Standards Manual

October 2026

NSL FLEET | NSL INSPECTIONS | NSL PARKS | NSL STORM & STREETS | NSL WATER



City of North Salt Lake
10 East Center Street
North Salt Lake City, Utah 84054
Phone 801.335.8700
www.nslcity.gov

City of North Salt Lake
Public Works Specification Manual

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Pre Construction

Pre Construction

- Prior to installation, all extensions or connections to water mains must be approved in advance in accordance with North Salt Lake City Code.
- Obtain all street cut permits and any other permits applicable to the work being performed. Excavation /Encroachment permit application can be found at ExcavationEncroachment-Permit (nslcity.gov) or by scanning the following QR code.
- On mainline pipe jobs a pre construction meeting is required. The meeting should include the contractors, developer, and North Salt Lake City personnel who will be involved in the project. This meeting is generally beneficial for all parties involved.

Construction

- Advance notification is required at least 24 hours prior to the start of any work.
- It is unlawful for any person, without authority, to open any valve or other fixture attached to the City water system in accordance with North Salt Lake City Code 7-4.1.
- North Salt Lake City personnel will inspect all work being performed and nothing shall be buried until approved by an authorized inspector. North Salt Lake maps all new construction with a global positioning system (GPS) and if water features are buried before they are documented or inspected you will be asked to uncover them.
- North Salt Lake personnel may also require extended range ball markers be installed to help with future locating. These ball markers will be provided by North Salt Lake City.

Hydrant Meter Rentals & Construction Water

- The City of North Salt requires hydrant meter during construction.
- To sign up, contact us at 801.335.8700 or visit Hydrant-Meter-Agreement (nslcity.gov)

Disclaimer: The most current version of the Standards Manual must be followed, please verify current version prior to beginning work.

Contact Information

Name	Title	Phone	Email
City Hall	General Information	801.335.8700	
TJ Riley	Parks Superintendent	801.335.8683	tjriley@nslcity.gov

List of Detail Drawings

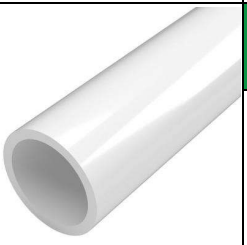
FIG #	TITLE	PAGE
1	Hydrometer (Master Valve)	11
2	Gate Valve (2 1/2” & Smaller)	12
3	Gate Valve (3” and Larger)	13
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6	Manual Drain Valve	16
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Material Specifications

	**Master Valve** Netafim Hydrometer (Arad)
	**Isolation Valve** Mainline Valves Apollo (Full Port)
	**Remote Control Valve** Rain Bird PESB
	**Quick Coupling Valve** Rain Bird 44LRC
	**Manual Drain Valve** Mueller with Minneapolis Threaded Top
	**Valve Boxes** Carson

	**Backflow Preventer** Wilkins 375 XLT (Reduced Pressure Only)
	**Filters** Amiad
	**Controller** WeatherTRAK Pro 3 WeatherTRAK Optiflow XR
	**PVC Pipe Fittings** Lasco, Spears, Dura
	**Ductile Iron Fittings** Harco, Tyler Mechanical Joint
	**Unions** Action

	**Spray Sprinkler** Rain Bird
	**Rotor Sprinkler** Rain Bird
	**Drip Irrigation Emitters, Inline Drippers** Rain Bird
	**Rigid Swing Joint** Lasco, Spears, Excalibur, Rain Bird
	**Swing Pipe** Rain Bird, Hardie, Lasco
	**Wire Splice** 3M, DBR/DBY, Lasco

	**PVC Primer** Weldon P70
	**PVC Glue** Weldon 711
	**PRV Pipe** Schedule 40

Part 1– General

1.01 SUMMARY

A. Section includes:
   1. Underground irrigation systems complete with heads, valves, controls, and accessories.

B. Related sections:
   1. Section 02910 Planting

1.02 REFERENCE STANDARDS

A. NFPA 70: National Electric Code.

B. ASTM: American Society for Testing and Materials

C. IA: The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

D. ASIC: American Society of Irrigation Consultants: ASIC Grounding Guideline

E. North Salt Lake City: City Code/Ordinance relating to Landscape and Irrigation

1.03 DEFINITIONS

A. Water Supply: Culinary and/or secondary pumping, piping, and components provided and installed by others to provide irrigation water to this project. Includes but is not limited to: storage ponds, pump stations, saddles, nipples, spools, shut-off valves, corporation stop valves, water meters, pressure regulation valves, and piping or components upstream of (or prior to) the Point-of-Connection.

B. Point-of-Connection: Location where the Contractor shall tie into the water supply for landscape irrigation needs and use. Tie to existing piping.

C. Main Line Piping: Pressurized piping downstream of the point-of-connection to provide water to remote control valves and quick coupling valves. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of the remote control valves to provide water to sprinkler heads, drip system, or bubblers. Normally under pressure only when control valve is in operation.

1.04 PERFORMANCE REQUIREMENTS

A. The work to be performed under this Section shall consist of furnishing all labor and materials necessary to construct a complete working and tested underground sprinkler irrigation system per all drawings and specifications, providing one hundred (100) percent head-to-head coverage on all lawn and planting areas on the site without overspray onto hardscape, buildings, or other site features. Included also will be system maintenance and warranties.

B. The efficiency of the completed irrigation system shall meet the following minimum efficiency standards:
   1. Circuits using spray sprinklers shall perform at a minimum 60% efficiency.
   2. Circuits using rotor sprinklers shall perform at a minimum 70% efficiency.
   3. Efficiency shall be determined by an independent water audit performed by a certified irrigation auditor selected by the City. The Contractor shall include in his bid price the cost of this audit. The audit shall be conducted after substantial completion and before final acceptance of the irrigation system.

C. The Contractor shall perform, but not be limited to, all of the following functions: paying all connection fees, deposits, and all other charges related to the connection to the water source; obtain all permits; complete all excavation and backfill; provide backflow device, tapping saddle, yoke, stop and waste, corp. cock, concrete vaults and miscellaneous pipe fittings; make necessary road repairs; provide safety barrier; make connection to water source; install all electric valves, valve control devices, meter base, conduit, junction boxes, and all necessary wiring. All work shall be in compliance to applicable codes and requirements of the utility companies involved.

D. If any or all of the above mentioned fees or charges are not listed on the bidding schedule or on plan, they shall be included in the bid lump sum price of the irrigation sprinkling system item.

E. Contractor shall verify with the appropriate water district the location of the water service main line and water pressure, and complete all requirements necessary to bring water service to the site. Total cost to be included in the irrigation sprinkling system bid item.

F. The above specification statement supersedes the graphic representation location of the contract limit line. This pertains to the water line location on either side of the street adjacent to the project site.

G. All work shall be done in accordance with the drawings and specifications, as well as all applicable water and electrical codes.

H. The Contractor shall operate, maintain until acceptance, and guarantee the new system until all lawn and plants installed on this project have become established and have been approved by the City Project Manager.

1.05 SUBMITTALS

A. Product Data: Complete set of manufacturer's technical data and installation instructions for all equipment to be installed on the project. Submittal shall be made prior to commencement of any irrigation work.

B. Main line and lateral line pressure test results: Submitted at the time of occurrence.

C. Operation and Maintenance (O&M) Manual:

1. O&M manual shall contain the following information:

a. Manufacturer cut sheets and current printed specifications for each element or component of the irrigation system.

b. Parts list for each operating element of the system.

c. Manufacturer's printed literature on operation and maintenance of operating elements of the system.

d. Section listing instructions for overall system operation and maintenance. Include directions for spring start-up and winterization.

2. Manual shall be submitted at least thirty (30) days prior to final inspection and acceptance of the project.

D. Complete As-Built Drawings:

1. Drawings shall conform to the following criteria:

a. One (1) 24" x 36" and one (1) 11" x 17" drawing shall be submitted.

b. All submitted drawings shall be made of Mylar.

c. Show detail and dimension changes made during installation.

d. Include field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupling valves.

e. Dimensions shall be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

2. As-Built drawings shall be submitted prior to final inspection and acceptance.

E. Controller Map: Each controller shall be equipped with a color-coded copy of the area that the controller services. Include valve zone number, type of plant material irrigated, and zone location on the project. Laminate map with heat shrink clear plastic and mount inside controller.

1.06 QUALITY ASSURANCE

A. Acceptance: Do not install work of this section prior to acceptance of the area by the City Project Manager as being properly prepared to receive said work (i.e. at proper grade, properly compacted, permanent fixtures in place, etc.).

B. Adequate Water Supply: Contractor shall verify that proper connection is available to supply lines, and is of adequate size and volume. Perform static water pressure test prior to commencement of work. Notify City project manager of problems encountered prior to proceeding.

C. Workmanship: It is the intent of this specification that all materials herein specified and shown on the construction documents shall be of the highest quality available and meet the requirements specified. All work shall be performed in accordance with the best standards of practice relating to the trade.

D. The Contractor shall provide to the City a document or resume which includes the following information:

1. The Contractor has been installing sprinkler systems on commercial projects for at least ten (10) previous consecutive years.
2. The Contractor is currently licensed to perform landscape construction in the State of Utah.
3. The Contractor is bondable and insurable for the work to be performed.
4. References of at least five (5) projects of similar size and scope completed within the last ten (10) years. Three (3) of the projects listed must be located in the Wasatch Front area.
5. List of suppliers from whom materials will be obtained for use on this project.
6. Project site Foreman or Supervisor has at least five (5) consecutive years of experience in commercial irrigation installation. This person shall be a current Certified Irrigation Contractor (CIC) in good standing as set forth by The Irrigation Association. This person shall be on the project site at least seventy-five (75) percent of each working day.
7. Evidence that the Contractor currently employs a sufficient quantity of workers to complete the project within the time limits established by this project contract.
8. List of employees to be assigned to this project and their individual irrigation installation experience. All general laborers or workers on the project shall be previously trained and familiar with sprinkler installation, and supervised by a foreman with at least one (1) year of supervisory experience.
9. All workers engaged in handling, assembling, and gluing of PVC solvent weld pipe shall carry on the project site a certificate of training from the IPS factory representative authorizing said worker to prime and glue PVC pipe.
10. All workers engaged in the handling and installation of buried power wire, remote control valve wire, wire connectors, controllers, and grounding equipment shall carry on the project site a certificate of training from a Paige Wire factory representative authorizing said worker to install wire, wire connectors, and grounding equipment.
11. All workers engaged in the handling and installation of low volume tubing, emission devices, and other low volume components shall carry on the project site a certificate authorizing said worker to install low volume irrigation equipment.
12. Documents verifying CIC, PVC pipe certification, and electrical component certification shall be provided at least 60 days in advance of any irrigation installation on the project site.

1.07 PROJECT CONDITIONS

A. Any discrepancies between existing site conditions and those indicated on the plans shall be called to the attention of the Inspector and/or Landscape Architect, prior to continuance of the project.

B. The Contractor shall use only the equipment and products specified in the construction drawings. No substitution of materials will be allowed on the irrigation system without prior authorization from the Landscape Architect and the Owner.

C. During delivery, installation, and storage of materials for the project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at the project site shall be neatly organized in a compact arrangement and storage shall not disrupt the project Owner or other trades on the project site. All material to be installed shall be handled by the Contractor with care to avoid breakage or damage. Materials damaged by the Contractor shall not be used, but shall be replaced with new materials at the Contractor's expense.

D. The Contractor shall familiarize himself and his workmen with all hazards and existing utilities prior to commencing work.

Part 2– Products

2.01 GENERAL

A. All materials shall be manufactured by United States companies.

B. The Contractor shall provide all materials to be used on this project. The Contractor shall not remove any material purchased for this project from the project site, nor mix these project materials with other contractor-owned materials. The Owner retains the right to purchase and provide project materials.

C. Handling and unloading of all equipment, pipe, and fittings shall be in such a manner as to insure delivery at the job site in a sound, undamaged condition. Any equipment or pipe found to be damaged or defective in workmanship or materials shall be rejected or removed and replaced if found installed.

D. 2.02 PIPE

A. All PVC pipe used on this project for the irrigation system shall conform to the requirements of ASTM - 1685. It shall be free from cracks, holes, foreign material, blisters, inside bubbles, wrinkles, and dents.

B. All pipe, 3 inches inside diameter and smaller (including all fittings), shall be Schedule 40 PVC solvent weld bell end unless otherwise specified.

C. All pipe, 3 inches inside diameter and larger (including all fittings), shall be PVC (except as required for conversion to metal fittings), Class 200 gasketed bell end.

D. Maximum flows allowed through main line and lateral line pipe shall be determined by water speed in the pipe. The maximum water speed allowed in both main lines and lateral lines is five (5) feet per second. The resulting maximum gallons per minute (gpm) allowed to flow through PVC pipes are as follows:

Pipe Size	GPM
3/4"	8
1"	12
1 1/4"	22
1 1/2"	30
2"	50
2 1/2"	75
3"	110
4"	190
6"	425

For sizes larger than 3", consult manufacturer's recommendations.

E. No bends in pipe shall be permitted. The Contractor shall use elbow fittings of ninety (90), forty-five (45), twenty-two and one half (22-1/2), and eleven and one quarter (11-1/4) degrees as individual situations demand.

2.03 FITTINGS

A. All PVC fittings used on this project for the irrigation system shall conform to the requirements of ASTM D-2466.

B. Main Line Fittings:

1. All main line fittings larger than three (3) inches inside diameter shall be push-on, gasketed, and constructed of ductile iron material.
2. All ductile iron fittings having a change of direction shall have proper concrete thrust blocks installed. The size and type of thrust block depends on pressure, pipe size, kind of soil, and type of fitting. As a general rule, one (1) cubic foot minimum of class AA (AE) Type II concrete is required for each thrust block. Follow ductile iron fitting manufacturer's recommendations for thrust block size.
3. All main line fittings three (3) inches and smaller inside diameter shall be solvent weld Schedule 80 PVC.
4. Epoxy coated double strap saddles, M.J. tees, Schedule 80 tees with SxT Schedule 80 bushings, or Harco ductile iron service tees are approved on PVC main lines for automatic control valve installation. M.J. fittings shall be greased and wrapped.

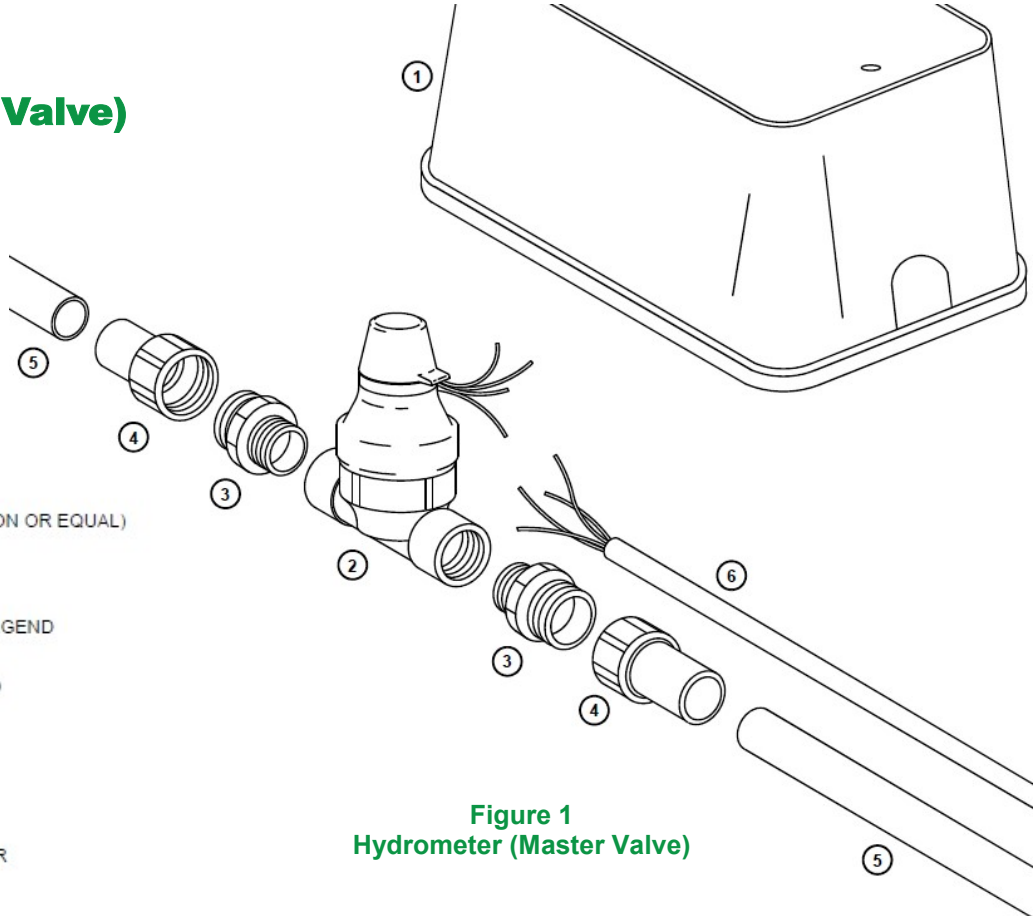
C. Lateral Line Fittings:

1. All lateral line fittings shall be solvent weld Schedule 40 PVC.
2. All risers and exposed fittings shall be solvent weld Schedule 80 PVC, including conversions to metal pipe and fixtures, unless otherwise noted on the plans.

2.04 VALVES

A. Master Valve: All master valves shall be Netafin (Arad) hydrometer. Master valve assembly shall be installed according to detail in drawings.

Hydrometer (Master Valve)



1. GREEN PLASTIC VALVE BOX (CARSON OR EQUAL) SIZE = JUMBO 1220 - SEE VALVE BOX DETAIL
2. HYDROMETER - SEE IRRIGATION LEGEND
3. ACTION TRANSITION NIPPLE (18011)
4. ACTION SLIP ADAPTER (18012)
5. PVC MAINLINE
6. SYSTEM WIRES FROM CONTROLLER INSTALLED IN PVC CONDUIT

Figure 1
Hydrometer (Master Valve)

B. Isolation Valve:

1. Isolation valves shall only be used on the main line.
2. Isolation valves three (3) inches and larger shall conform to AWWA specification C 509. They shall be of Class 200 cast iron body, resilient-seat, and have a non-rising stem with rubber "0" rings. Stems shall be of cold rolled, solid bronze, high tensile strength. Valves shall be hydrostatically pressure tested for 400 P.S.I. and shall be designated for a working pressure of 200 P.S.I. Each valve shall contain a resilient wedge urethane rubber seat. Unless otherwise shown or specified, valves shall have flanged end connections.
3. Valves two and one half (2 ½) inches and smaller shall be Apollo ball valves and installed in a valve box of large enough size to accommodate easy access and maintenance. Valves shall have threaded end connections and installed with Schedule 80 PVC toe nipples on both sides of the valve. Each valve shall be placed so that the shut off handle is on the side rather than the top of the valve. The handle shall be vertical and pointing toward the top of the valve box in the off position, and turned on by moving the handle down and parallel with the main line.
4. Buried valves shall have two (2) inch square operating nuts. No handles or wheels will be permitted. Valves inside structures (vaults or valve boxes) shall have lever handles.
5. Action unions shall be installed on each side of all valves except flanged valves.
6. The Contractor shall provide adequate material for the connection of valves to the system, i.e., adapters, flanges, nuts, bolts, gaskets, etc.
7. All buried main line isolation valves shall be fitted with a four (4) inch minimum diameter pipe sleeve place over the top of the valve vertically and extended to grade. Cover with a ten (10) inch round "Carson" valve box with bolt down lid and set at finished grade.

Gate Valve (2 1/2” and Smaller)

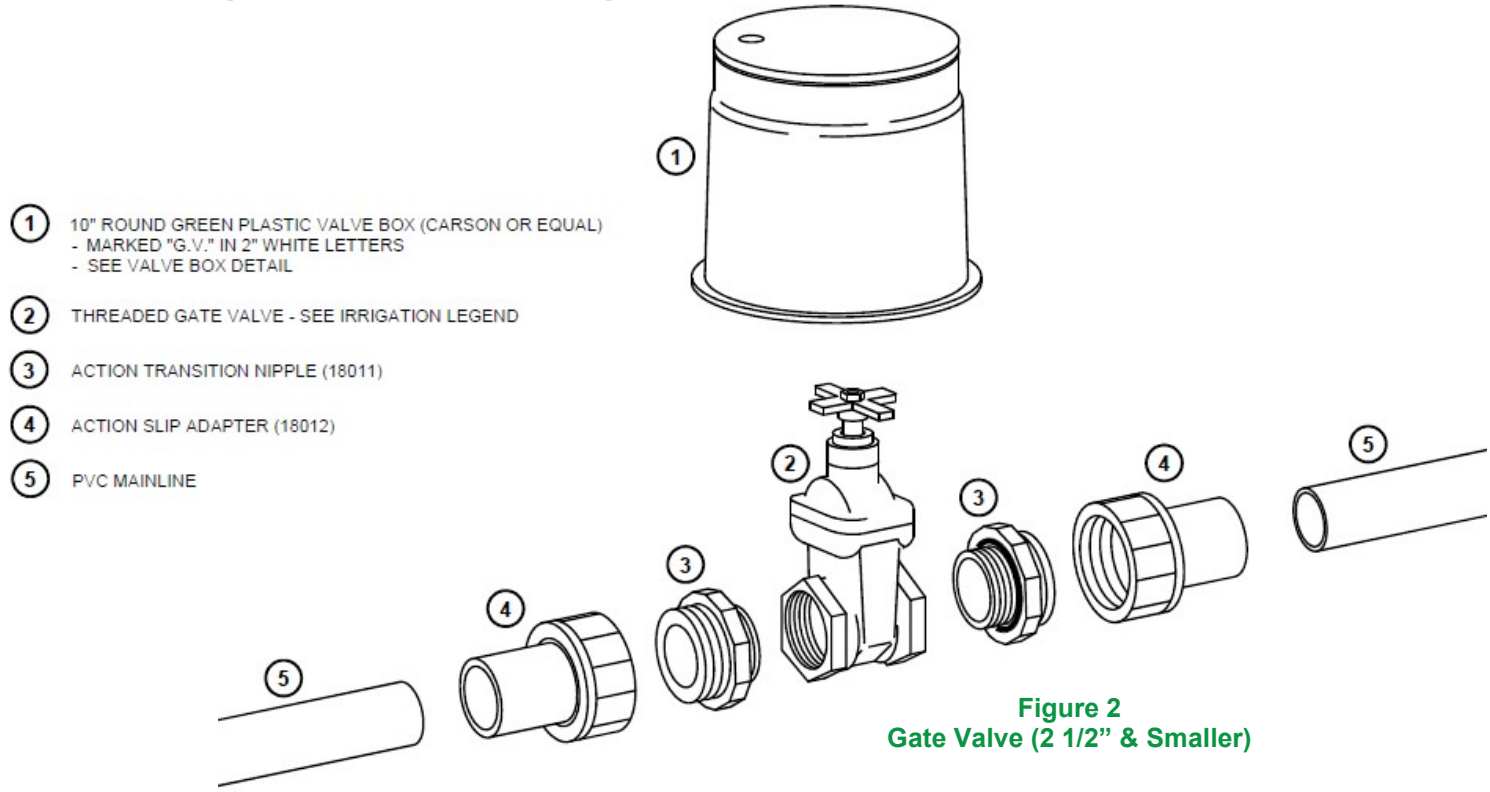


Figure 2
Gate Valve (2 1/2” & Smaller)

Gate Valve (3” and Larger)

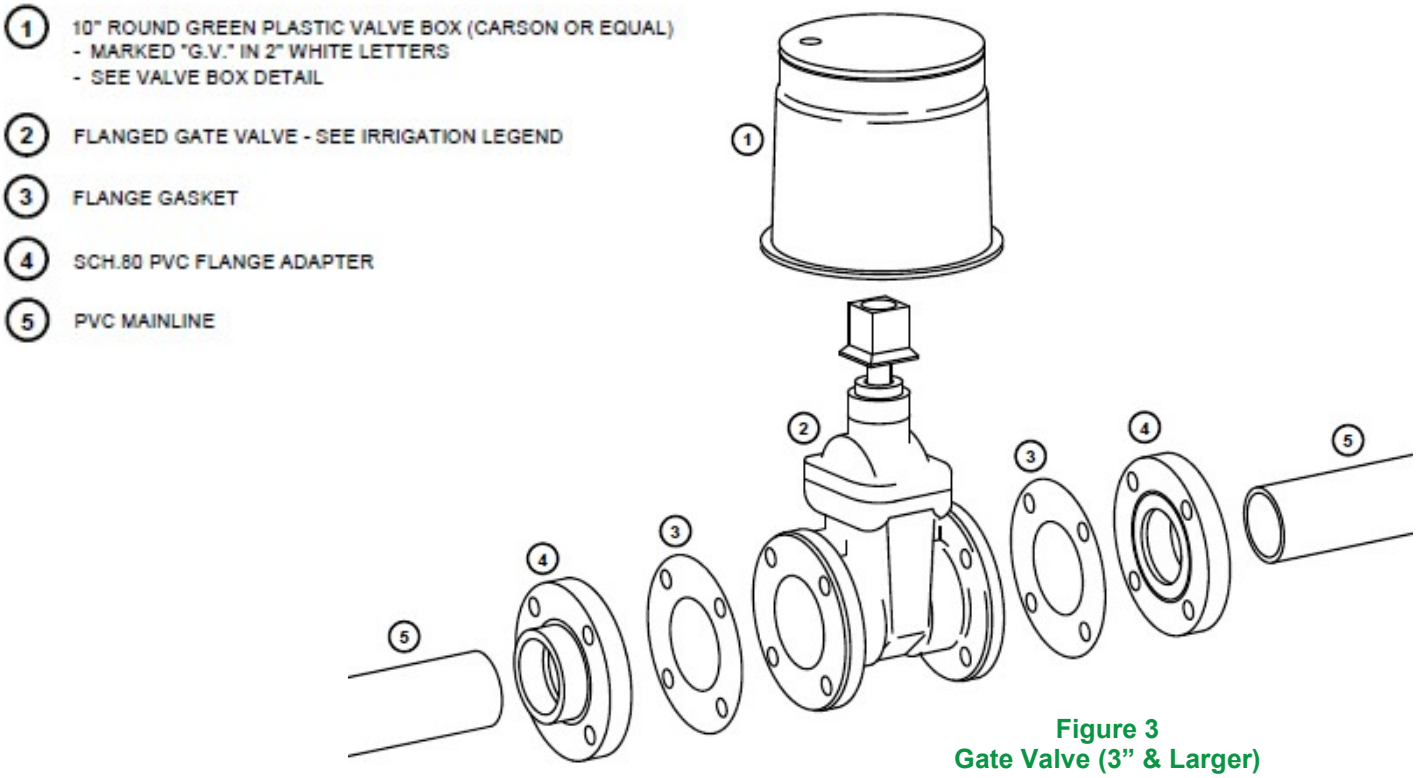


Figure 3
Gate Valve (3” & Larger)

C. Remote Control Valve Assembly:

1. Remote control valves shall be Rain Bird PESB scrubber valves only.
2. Remote control valves shall be globe configuration, electrically activated, normally closed, forward flow design.
3. All pipe on the control valve assembly shall be Schedule 80 PVC pipe. See detailed drawings.
4. Action unions shall be installed on each side of the control valve assembly, allowing valve to be removed from the box for maintenance without cutting pipe.
5. Each control valve shall have an Apollo ball valve installed immediately upstream of the valve and located within the same valve box.
6. Flows through each remote control valve shall not exceed the following limits:

Valve Size	GPM
1”	1-30
1 1/2”	31-75
2”	76-150

7. Each drip remote control valve assembly shall contain the following components:
   a. PVC ball valve.
   b. Inline disc or screen filter with 100 micron/150 mesh filter element.
   c. Remote control valve capable of operating at very low flow levels.
   d. Inline pressure regulator.

All components shall be installed according to manufacturer's recommendations, and located within a single valve box, one valve per box (no multi-valve assemblies permitted)

Control Valve Assembly (Remote Control Valve)

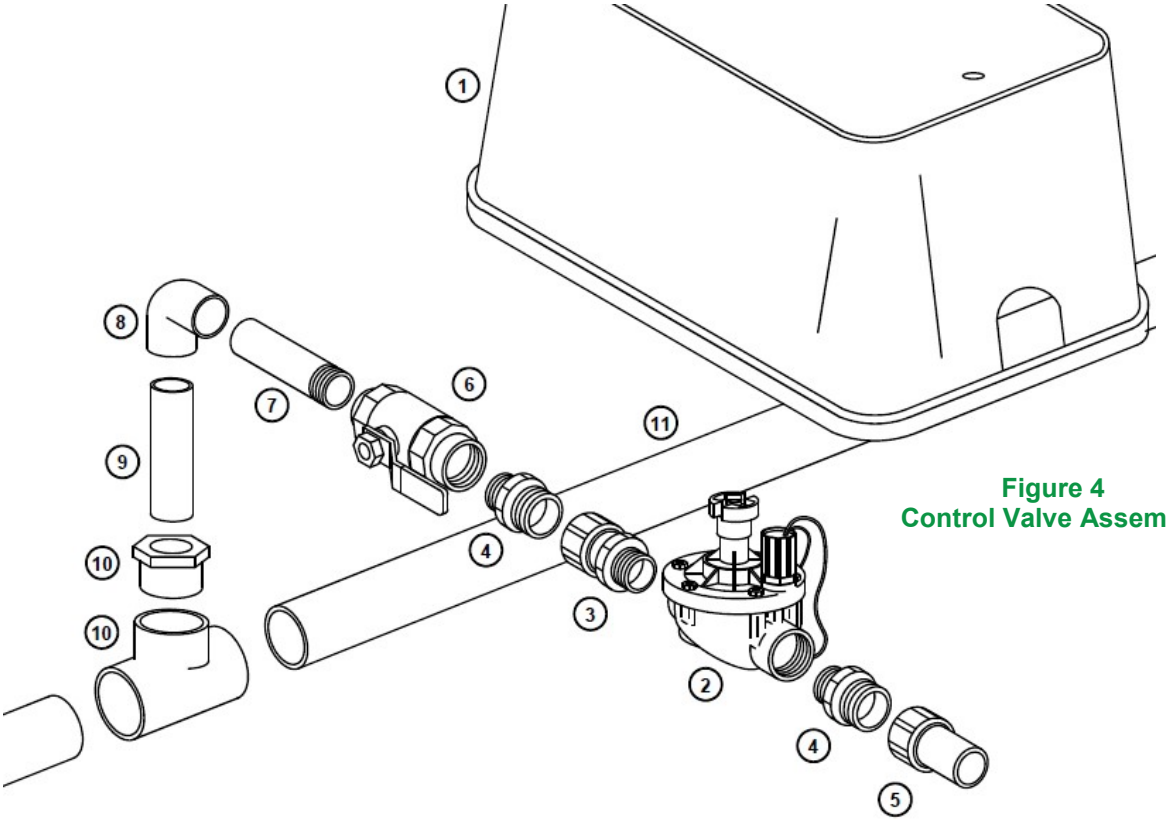


Figure 4
Control Valve Assembly

1. GREEN PLASTIC VALVE BOX (CARSON OR EQUAL) SIZE VALVE BOX PER CONTROL VALVE SIZE: 1" = STANDARD 1419 or 1-1/2" and 2" = JUMBO 1220 - SEE VALVE BOX DETAIL
2. CONTROL VALVE - SEE IRRIGATION LEGEND
3. ACTION MALE ADAPTER (18010)
4. ACTION TRANSITION NIPPLE (18011)
5. ACTION SLIP ADAPTER (18012)
6. FULL PORT BRASS BALL VALVE SAME SIZE AS CONTROL VALVE
7. PVC T.O.E. NIPPLE
8. SCH.80 SLIP PVC ELBOW
9. SCH.80 PVC PIPE
10. SCH.80 SLIP PVC TEE and if needed SCH.80 SLIP x SLIP PVC REDUCER BUSHING
11. PVC MAINLINE

D. Quick Coupling Valve Assembly:

1. Quick coupling valves shall be Rain Bird 44LRC only.
2. Quick coupling valves shall be heavy duty brass, two-piece, single lug locking cap.
3. The Contractor shall provide to the Landscape Architect at least 1 cap lock key and 1 quick coupling key with a swivel hose bib attached. These keys shall be delivered prior to final acceptance of the project.

Quick Coupler Valve

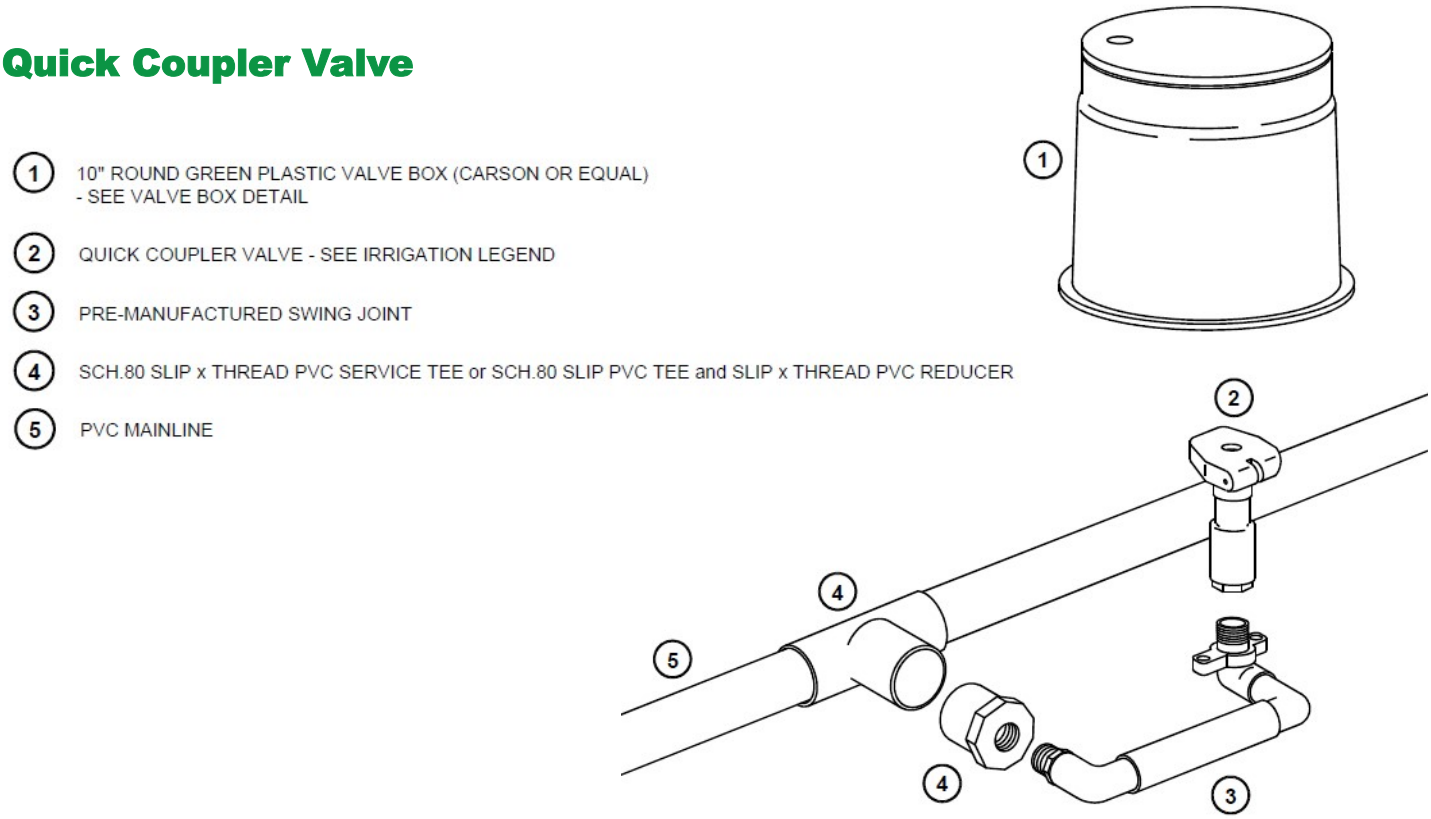


Figure 5
Quick Coupler Valve

E. Manual Drain Valve Assembly:

1. All manual drains shall be three quarter (3/4) inch Mueller with a Minneapolis threaded top Drain Valve (weld top) heavy duty brass ball valve.
2. Manual drain valves shall be required at all low points in the main lines. See plans, notes, and details.
3. The location of each manual drain shall be shown on the "as built" drawing with dimensions from the nearest permanent fixture, such as a building corner, etc.
4. Each manual drain valve will be accessed by a vertical two (2) inch PVC Schedule 40 pipe sleeve, capped by a locking valve cap with a key, enclosed within a ten (10) inch round valve box with bolt down lid. The top of the drain sleeve shall be three to six (3 - 6) inches below the lid of the valve box.
5. Each manual drain shall empty into a gravel sump, a minimum of eighteen (18) inches by eighteen (18) inches by twelve (12) inches deep. The gravel shall be washed three quarter (3/4) inch rock.

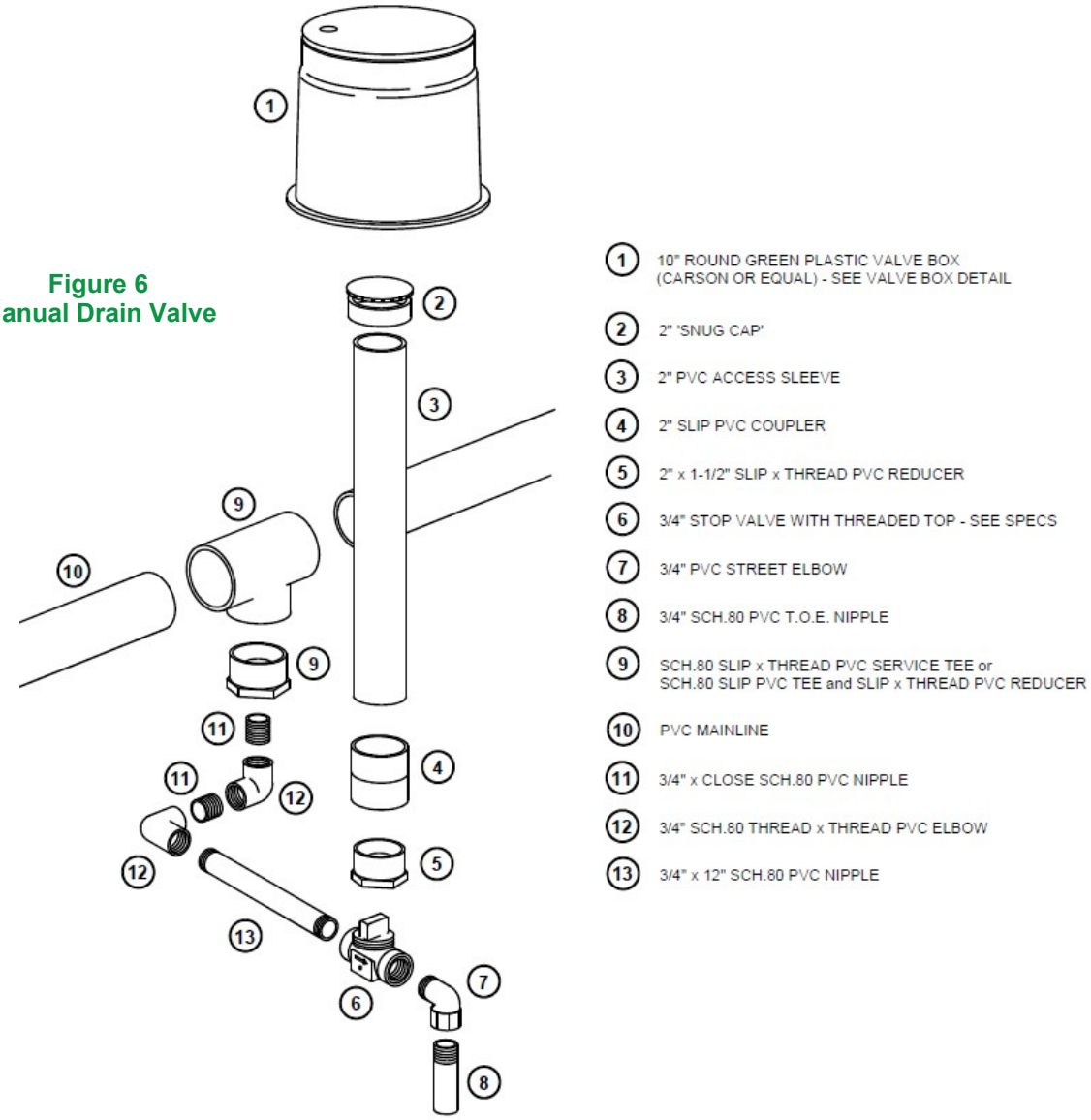


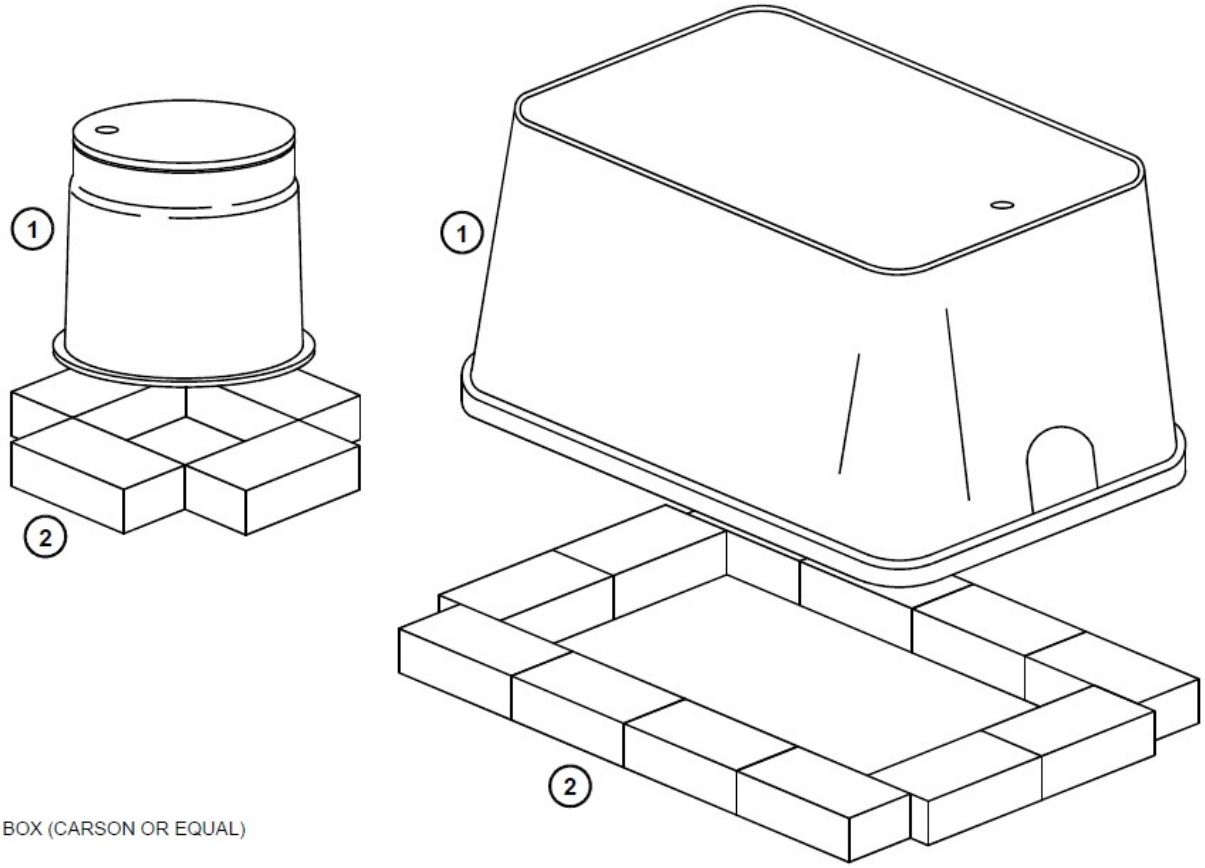
Figure 6
Manual Drain Valve

F. Automatic Drain Valves: Automatic drain valves shall not be used.

2.05 VALVE BOXES

A. All valve boxes shall be Carson series with locking lid.

B. Valve box size shall be listed in the installation details for each irrigation system component.



1. PLASTIC VALVE BOX (CARSON OR EQUAL)
2. BRICK PAVER
   - STACK AROUND THE ENTIRE PERIMETER OF THE VALVE BOX BASE

Figure 7
Valve Boxes

2.06 BACKFLOW PREVENTION ASSEMBLY

A. Backflow prevention devices shall be a reduced pressure principle backflow preventer consisting of a pressure differential relief valve located between two independently operated spring-loaded “Y” type center guided check valves. Assembly shall also have two full port resilient seated ball valves for shut-off and four resilient seated ball valve test cocks and bronze body construction. Larger sizes (2 ½" and up) may have two non-rising stem resilient wedge gate valves in lieu of ball valves.

B. Backflow preventer shall be manufactured by Wilkins.

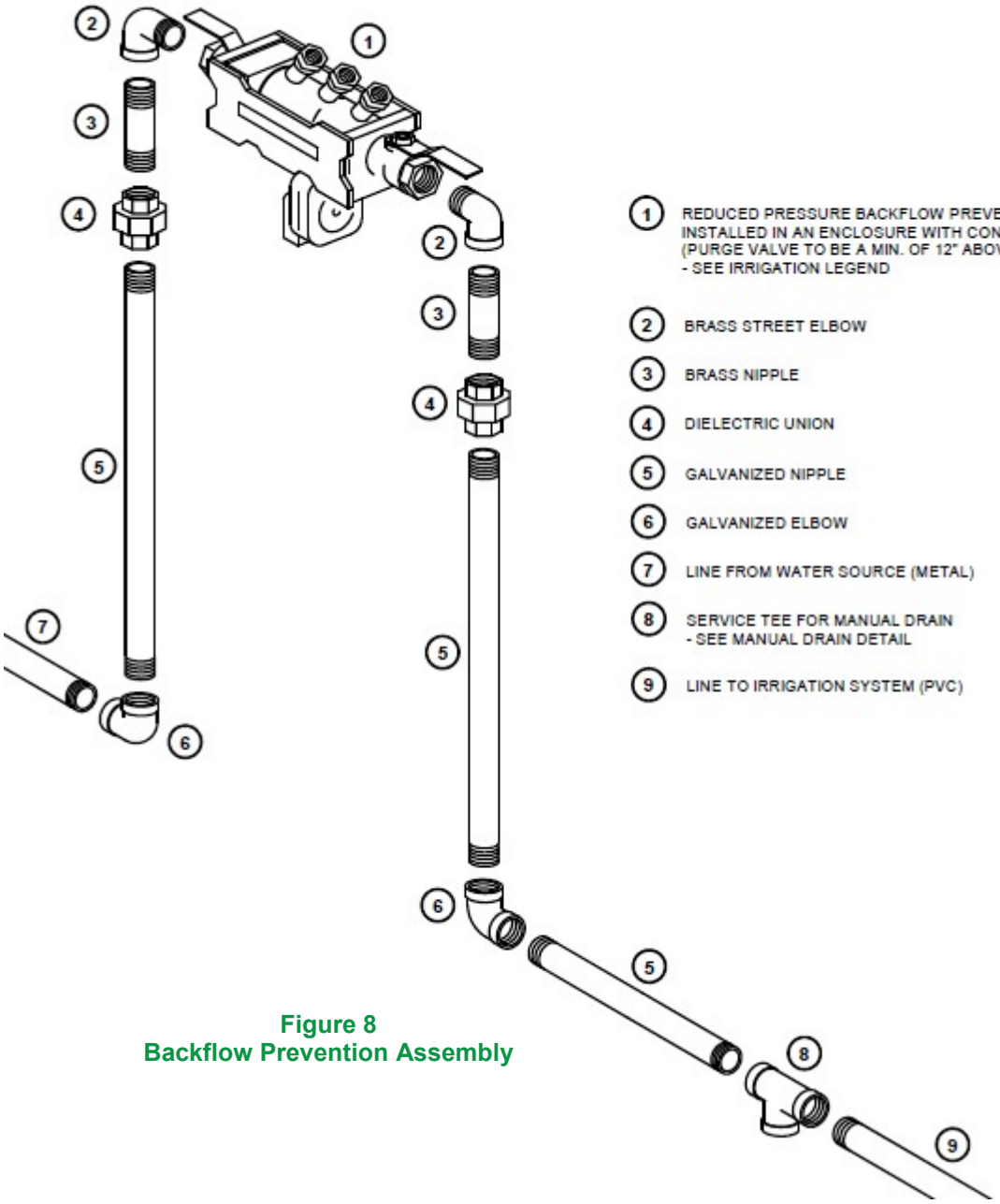


Figure 8
Backflow Prevention Assembly

2.07 FILTER AND ENCLOSURE

A. Filters and their enclosures shall be required on all systems using secondary water. Systems using reclaimed water (from a wastewater treatment plant) shall not require a filter.

B. Filters shall be manufactured by Amiad Filtration Systems. Filters may be either plastic or steel construction, with screen (perforated or weave wire stainless steel) or plastic disc filter elements.

C. Filter enclosures shall be either commercially or custom fabricated. They shall be constructed of solid sheet marine grade aluminum, with one hundred (100) percent stainless steel hardware, and locking mechanism. They shall exhibit vandal- and weather-resistance and offer easy access.

D. Enclosures shall be mounted on either a pre-manufactured mounting pad with support base or minimum six (6) inch concrete pad. See detail.

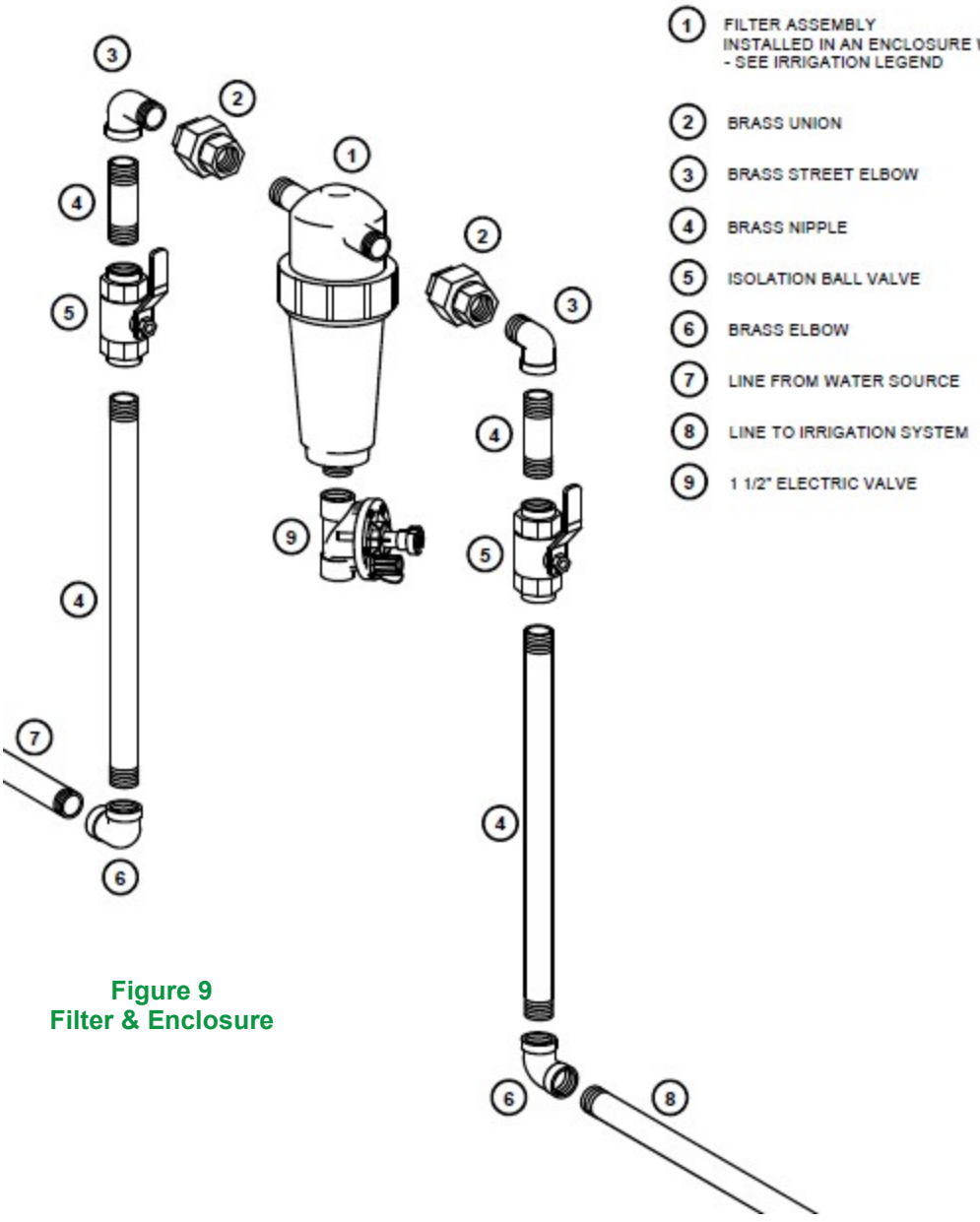


Figure 9
Filter & Enclosure

2.08 AUTOMATIC CONTROL SYSTEM

A. Furnish a low voltage automatic control system manufactured expressly for the operation of automatic control valves used in an underground irrigation system.

B. Automatic controller devices shall be WeatherTRAK Pro3 or WeatherTRAK Optiflow XR. No substitutions shall be allowed. Coordinate with parks manager for Pro3 or Optiflow XR decision. Size/type as required (6 station thru 96 station, (Conventional Wire).

   b. Install in Strong Box Stainless Steel Enclosure Model PE-A16-10K, which combines a commercial meter socket with the enclosure.

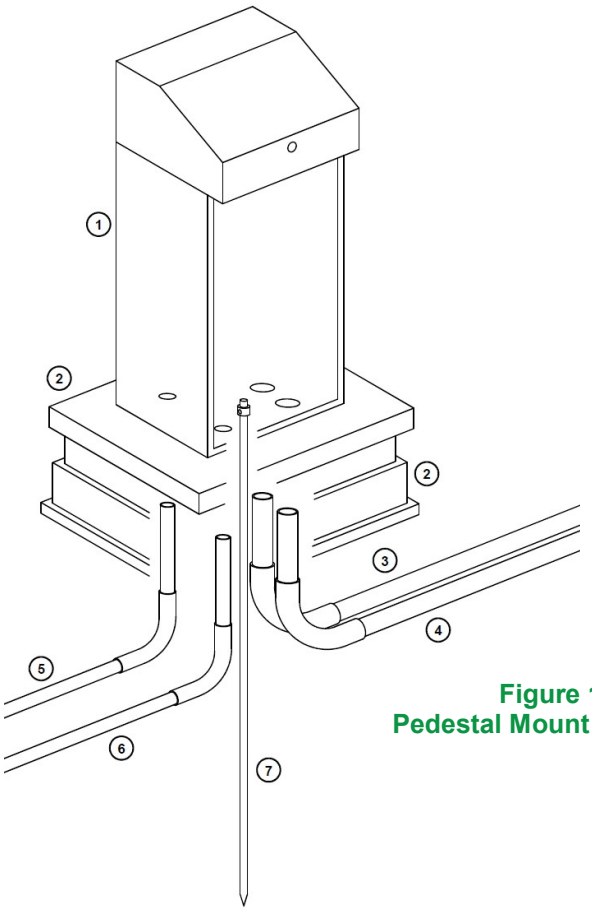
   c. Provide the following with the above equipment:

      1. 9 Year additional WeatherTRAK service (WT-CIM-9YA)
      2. Site consult provide by local irrigation distribution (WT-SITECONSULT)
      3. If the controller web signal of is less than 10, provide external antenna (WT-ANT-OMNT)
      4. Install WeatherTRAK Flow3 (or FlowHD with Netafim master valve) at the point of connection as the master valve and flow sensor. Size as needed and install as per manufacturer recommendations, The irrigation designer and/or contractor shall pay special attention to the high and low flow capabilities of the Flow3/HD that is selected so that all of the sites flow can be accommodated.
      5. Provide dedicated wiring for the master valve and flow sensor. Utilize PE

   5. Whenever a single site has 2 or more controllers, the 2nd and subsequent controllers may be mounted in a Strong Box Quick pad mount.

C. Provide adequate capacity to accommodate each valve on the system separately. Do not double valves to circuits.

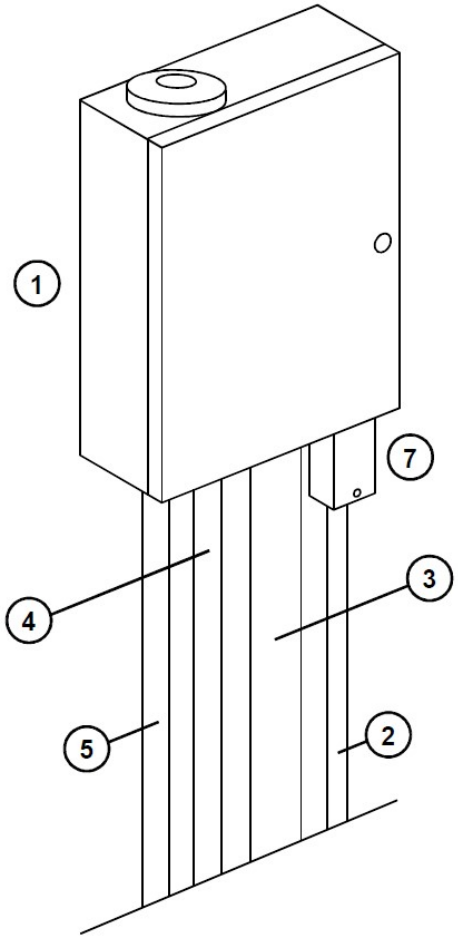
D. The landscape contractor shall provide 120-volt electrical service to the controller. Install meter inside meter socket of the enclosure. Coordinate this work with the City and other trades involved in the project.



1. CONTROLLER AND CONTROLLER ENCLOSURE - SEE IRRIGATION LEGEND
2. QUICKPAD 3/16" ALUMINUM POWDER COATED PREFORMED PAD and SUPPORT BASE - FILL SUPPORT BASE WITH PEA GRAVEL
3. PVC CONDUIT and SWEEP ELBOW (CONTAINS CONTROL WIRES FOR STATIONS 1-24)
4. PVC CONDUIT and SWEEP ELBOW (CONTAINS CONTROL WIRES FOR STATIONS 25-48 IF APPLICABLE)
5. 110-VOLT SERVICE IN APPROPRIATE CONDUIT
6. 1" PVC CONDUIT and SWEEP ELBOW (CONTAINS EV-CAB-COM CABLE IF APPLICABLE)
7. 5/8" x 8' COPPER GROUND ROD AND CLAMP - SEE GROUNDING ROD DETAIL

Figure 10
Pedestal Mount Controller

Wall Mount Controller



1. CONTROLLER AND CONTROLLER ENCLOSURE - SEE IRRIGATION LEGEND
2. 110-VOLT SERVICE IN GALVANIZED IMC CONDUIT
3. LOW VOLTAGE CONTROL WIRING TO MAINLINE IN GALVANIZED IMC CONDUIT
4. EV-CAB-COM CABLE TO HYDROMETER IN GALVANIZED IMC CONDUIT
5. #6 COPPER GROUND WIRE TO GROUND ROD or PLATE IN GALVANIZED IMC CONDUIT
7. POWER JUNCTION BOX

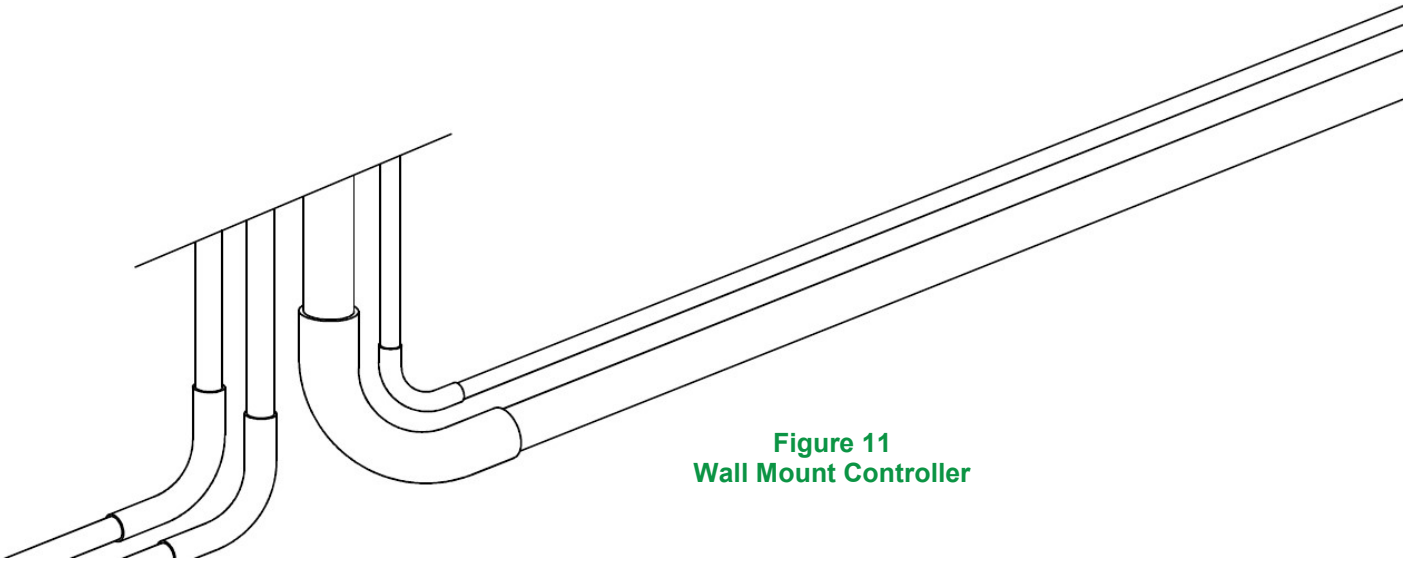


Figure 11
Wall Mount Controller

2.09 CONTROL VALVE WIRE

A. All irrigation control wire shall bear approval as U.L. listed type of underground feeder (direct burial) and each conductor shall be of electrical conductivity grade solid copper in accordance with ASTM 30.

B. No aluminum wire shall be used on this project.

C. Wire size shall be #14 gauge.

D. Two spare wires shall be run from each controller to the farthest valve under its control in all directions and any valve which is on a dead-end line.

E. All wire crossing water, attached to bridges, going under paving, or where conditions require protection, shall be housed in conduit or sleeves. All out-of-ground conduits shall be rigid metal. All buried conduit may be PVC.

F. All splices shall be water-tight. All connections made inside the box to connect wires to the valve shall be made using a dry-splice connector. Each connector shall be completely sealed and water-proof.

G. All other splices in control wire shall be housed in a separate valve box.

H. The pigment or color of the wires shall be integrated into the covering, rather than painted on. All common or ground wires shall be white in color. Where more than one controller is required, a different colored hot wire shall be used for each controller. A separate color shall be used for all spare wires.

2.10 SPRINKLER HEADS

A. General:

1. All heads used on this project shall be as specified in the Irrigation Equipment Schedule shown on the plans.
2. All sprinkler heads and nozzles shall be manufactured by Rain Bird.

B. Spray Sprinklers:

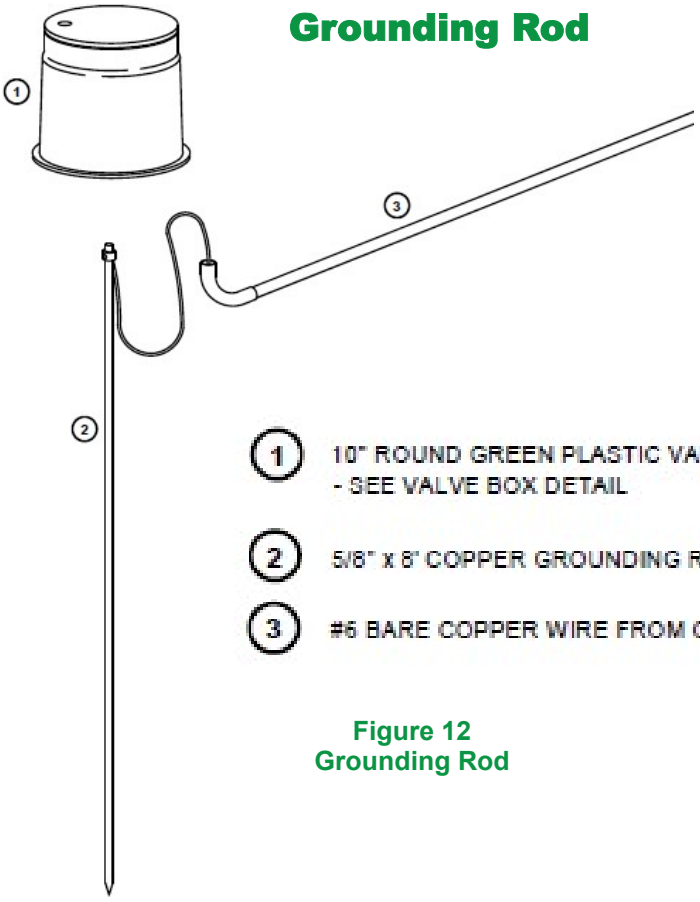
1. Spray sprinklers shall be model 1800-SAM series, with four (4), six (6), or twelve (12) inch pop-up height and built-in check valve. In areas where water pressures are high or fluctuating, model 1800-SAM-PRS series sprinklers shall be used.
2. Spray sprinkler nozzles shall be plastic MPR nozzles. VAN variable arc nozzles may be used to meet irregular-shaped areas.
3. Attachment options shall be as specified in the installation details.

C. Rotor Sprinklers:

1. Rotor sprinklers shall be equipped with stainless steel rotor sleeve and check valve.
2. Rotor sprinkler nozzles shall be as manufactured for each individual model.
3. Small rotor sprinklers (½" bottom inlet) may be installed using swing pipe per installation details. Medium (3/4" bottom inlet) and large (1" or greater bottom inlet) rotor sprinklers shall be installed using swing joints as shown in the installation details.

D. Bubblers, Tree Well, and Root Watering Systems: Manufactured by Rain Bird and installed per manufacturer's recommendations. Use only where and when specified.

Grounding Rod



1. 10" ROUND GREEN PLASTIC VALVE BOX (CARSON OR EQUAL) - SEE VALVE BOX DETAIL
2. 5/8" x 8' COPPER GROUNDING ROD AND CLAMP
3. #6 BARE COPPER WIRE FROM CONTROLLER IN PVC CONDUIT

Figure 12
Grounding Rod

Pop-Up Rotor

1. POP-UP ROTOR - SEE IRRIGATION LEGEND - HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPES
2. PRE-MANUFACTURED SWING JOINT
3. SLIP x THREAD PVC TEE or ELBOW
4. PVC LATERAL LINE - SEE SPECS

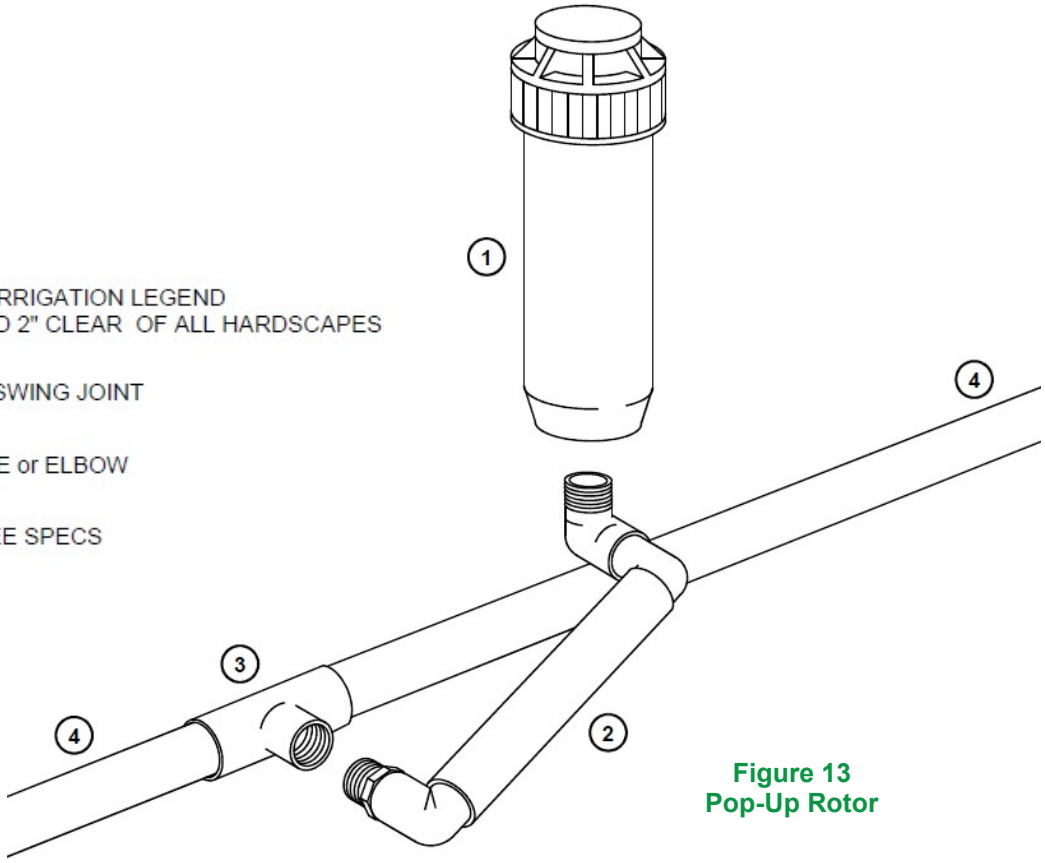


Figure 13
Pop-Up Rotor

4” Spray/Rotary Sprinkler

1. POP-UP SPRAY HEAD - SEE IRRIGATION LEGEND
   - HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPES
2. SWING PIPE (12" MIN LENGTH)
3. MARLEX STREET ELBOW
4. 1/2" SPIRAL BARBED ELBOW
5. PVC SLIP X THREAD TEE OR ELBOW
6. PVC LATERAL LINE

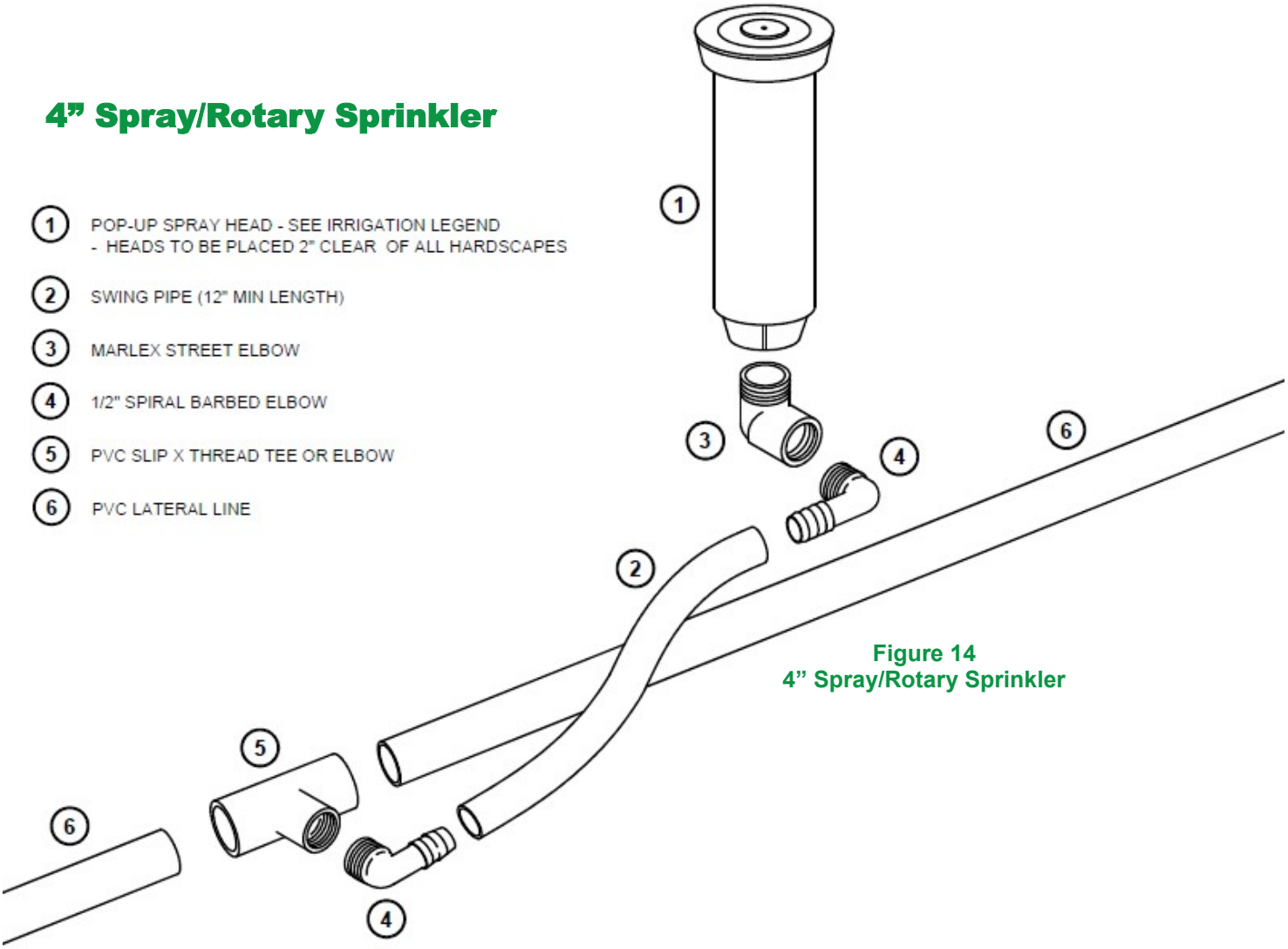


Figure 14
4” Spray/Rotary Sprinkler

2.11 DRIP IRRIGATION

A. Drip irrigation materials shall be manufactured by Rain Bird.

B. All drip emitters shall be Rain Bird XBT or PCT 1/2" threaded emitter on 1/2" spiral barbed male adapter and swing pipe.

C. Dripline tubing shall be constructed of high quality linear, low density, UV-resistant, polyethylene resin materials with internal, integral emitters at specified intervals.

D. All insert barbed fittings shall be constructed of molded, UV-resistant plastic. Each fitting shall have a minimum of two (2) ridges or barbs per outlet. All fittings shall be from the manufacturer and shall be available in one of the following end configurations:

1. Barbed insert fittings.
2. Male pipe threads (MPT) with barbed insert fittings
3. Female pipe threads (FPT) with barbed insert fittings.

GPH Emitter	Assignment
2.0	1 Assigned to each 1 gallon plant
4.0	8 Assigned to each 15 gallon plant
4.0	8 Assigned to each 2" caliper
2.0	2 Assigned to each 5 gallon plant

E. Each drip remote control valve assembly shall contain the following components (in required sequence):

1. PVC ball valve.
2. Inline disc or screen filter with 100 micron/150 mesh filter element.
3. Remote control valve.
4. Inline pressure regulator.

F. Provide the following equipment to each drip valve circuit, located and installed per manufacturer's recommendations:

1. Line flushing valve(s) - minimum of one (1) on each exhaust header and one (1) for every fifteen (15) gpm in the circuit.
2. Air/Vacuum relief valve(s) at all high points in the system.

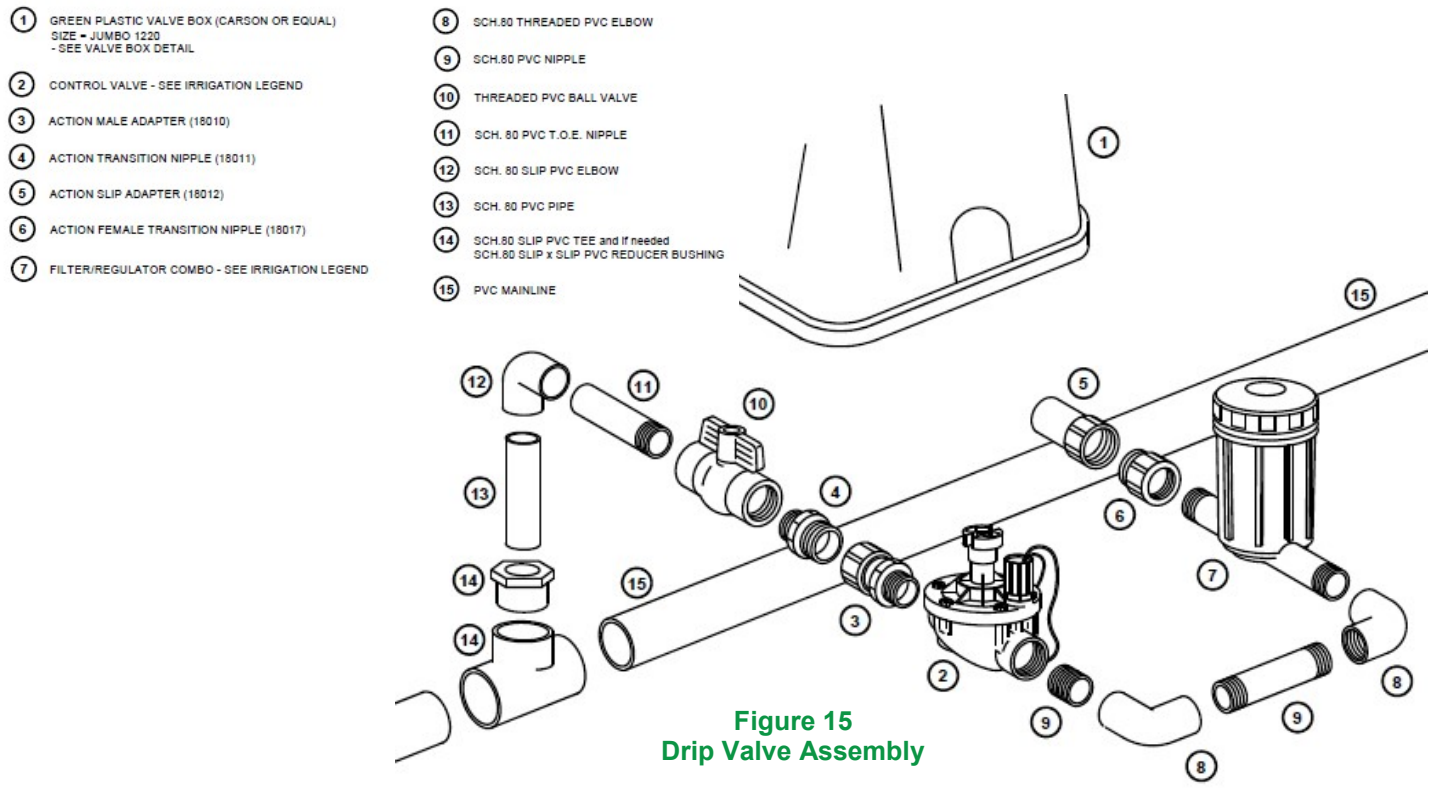


Figure 15
Drip Valve Assembly

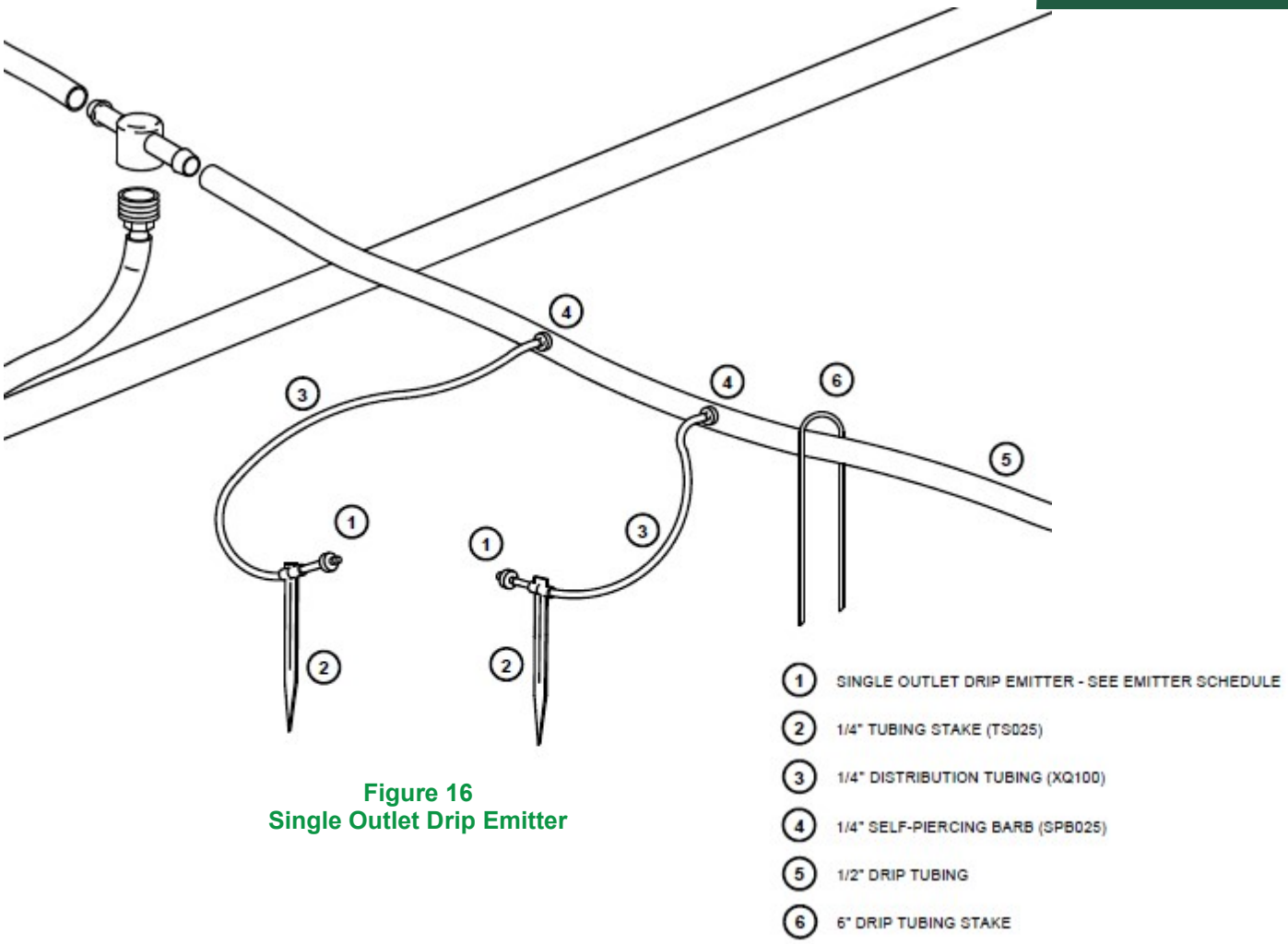


Figure 16
Single Outlet Drip Emitter

2.12 FLOW SENSING EQUIPMENT

A. Each controller shall be installed with its own corresponding flow sensor on a single point of connection to the water source.

B. Size the flow sensor so that it is able to read the high and low flows of the valves used on that particular controller. Install per manufacturer's specifications.

Part 3– Execution

3.01 GENERAL

A. The irrigation plan is diagrammatic in nature, and some drafting liberties have been taken to maintain the graphic clarity of the drawings. All irrigation equipment shall be located in planting areas only, unless noted otherwise. The Contractor shall install piping to minimize changes in direction, avoid placement under large trees or large shrubs, and avoid placement under hardscape features. Refer to the irrigation legend, details, and specifications for equipment and proper installation.

B. Site Visit: The Contractor shall visit and inspect the project site. He shall take into consideration known and reasonably inferable conditions affecting the proposed work. Failure to visit the site shall not relieve the Contractor of furnishing materials and performing the work required. Any discrepancies between existing site conditions and those indicated on the plans shall be called to the attention of the City Project Manager prior to continuance of the project.

C. The Contractor shall keep the premises clean and free of excess equipment, materials, and rubbish incidental to work of this project. Work areas shall be swept clean and trash and debris picked up daily. Open trenches or hazards shall be protected with yellow caution tape. The Contractor is responsible for removal and legal disposal (offsite) of trash and debris generated by his work on this project.

D. Existing Landscapes:

1. Where existing landscape areas are a part of the project, the Contractor shall repair or replace work damaged by his irrigation system installation at his own expense. If the damaged work is new, the Contractor or the original installer of that work shall perform repairs. The existing landscape shall remain in place, protected and undisturbed.
2. The Contractor shall protect and work around all existing plant materials designated to remain.
3. Coordination of trench and valve locations shall be laid out prior to any excavation work. Plant material deemed damaged by the City Project Manager shall be replaced with new plant material at the Contractor's expense. The Contractor shall not cut existing tree roots larger than two (2) inches in diameter. Route pipe, wire, and irrigation components around tree canopy drip lines where possible to minimize damage to tree roots.
4. The Contractor shall leave no part of the existing landscape without water for more than forty-eight (48) hours at a time.

E. Pre-Construction Meeting: A pre-construction shall be held prior to beginning any work on a City project. The City Project Manager, the project designer, the Owner, and the Contractor and his sub-contractors shall all be in attendance.

1. The purpose of this meeting is to review project goals and expectations, the project schedule, and all procedures relative to inspections, permits, and changes that may arise.
2. In the pre-construction meeting, it shall be made clear that the construction documents (plans, details, specifications, and contract) shall be binding upon the Contractor and upon all of his work. Any work not in accordance with the plans and specifications shall be rejected, and the Contractor shall bring the project into compliance at his own expense.

3.02 CONSTRUCTION STAKING

A. The Contractor shall provide the necessary staking to obtain the layout shown on the plans. The points of reference shall be as indicated in the drawings, and shall include such features as the existing walks, buildings, curbs, etc. The staking shall be approved by the City Project Manager prior to commencing installation operations. Any changes in the system which appear necessary due to field conditions must be called to the attention of the City Project Manager and approved at the time they are discovered and prior to making any changes.

3.03 EXCAVATION AND BACKFILLING

A. Excavation:

1. Excavation work shall be as deep and as wide as will be required to safely perform the work, such as making mainline connections or forming vaults.
2. Trenches shall be deep and wide enough to provide working space for placing two (2) inches of bedding underneath all new mainline pipe and fittings where the soil is rocky or gravelly. Place eighteen (18) to thirty (30) inches of cover over the top of all pipe and fittings on main lines. All trench bottoms shall be sloped so that the pipe will gravity drain back to the main connection point or the nearest manual drain. If the existing main line is deeper than thirty (30) inches, the Contractor shall install a riser to a depth of eighteen (18) to thirty (30) inches and then install the new line at the required depth. At no time will the mainline be installed less than eighteen (18) inches or deeper than thirty (30) inches unless prior approval is given by the City Project Manager.
3. Trenches shall be deep enough to maintain eight (8) to fourteen (14) inches of cover over the top of all lateral line pipe and fittings. They shall be deep enough to guarantee that all swing joints drain back to the lateral lines. Trenches shall be a minimum of twelve (12) inches away from any walks and/or curbs, buildings, or other hardscape improvements. They shall be of sufficient width to accommodate tees and other fittings that come out sideways (horizontally) from the lateral lines. Lateral lines may be pulled by a mechanical puller provided all other applicable specifications are met.
4. Any rocks or other debris over one (1) inch in diameter uncovered during excavation or trenching shall be removed from the area.
5. If more than one (1) pipe line is required in a single trench, that trench shall be deep and wide enough to allow for at least six (6) inches of horizontal separation (if both are lateral lines), or six (6) inches of both horizontal and vertical separation (if one line is a main line) between pipes.
6. Any existing utility lines damaged during excavating or trenching shall be reported immediately to the utility owner and the City Project Manager. After proper notification to utility owner and City, repairs to the damaged utility shall be made immediately. Repair materials and methods shall meet industry standards and the owner's satisfaction. Should utility lines be encountered which are not indicated on the plans, the City Project Manager shall be notified. The repair of any damage shall be done as soon as possible by the Contractor or the utility owner, and proper compensation will be negotiated by the City. Such utility locations shall be noted on the "As-Built" drawings required before final payment of the irrigation system contract.
7. Where trenching is done in established lawn, care shall be taken to keep the trenches only as wide as is necessary to accomplish the work. The trenches shall be backfilled as specified and then twelve (12) inches of topsoil (unless otherwise approved by the City Project Manager) placed to bring the trench up to existing grade so that sod can be laid. Only new sod shall be used as trench cover. It shall be established new sod of standard width and shall be laid along the trenches so as to match the existing sod. No small pieces of sod shall be used and only standard lengths shall be accepted. No sod from the construction site shall be used unless otherwise specified. In the event of any backfill settlement, the Contractor shall perform the required repairs at his own expense.

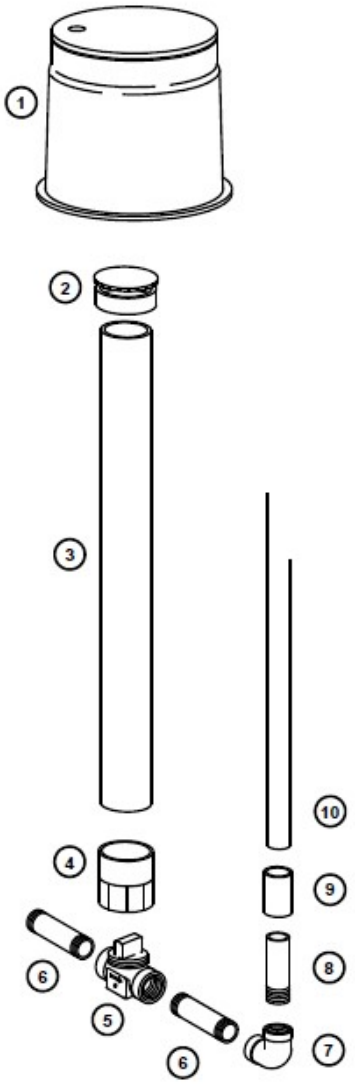
B. Backfilling:

1. No backfilling of trenches shall be done until the system has been inspected and approved by the City Project Manager for proper trench depths, installation of equipment, control wire, and location of heads.
2. Before trenches are backfilled, the Contractor must show the City Project Manager the redlined "As-Built" drawing he has been keeping on the site, indicating that changes and corresponding dimensions have been recorded where such changes have been made.
3. Prior to backfilling, the system shall be tested under pressure for leaks and general operation of the equipment. The main line shall be tested for a period of four (4) hours at a pressure of 120 PSI. Lateral lines shall be tested for one (1) hour at design pressure. Design pressure shall be considered to be the highest operating PSI listed on the irrigation equipment schedule. Any failures detected during the testing period shall be repaired by the Contractor and the testing shall be repeated. The City Project Manager shall certify the testing to insure that it has been completed and that the system has met all testing requirements. All defects discovered by the pressurization and operation test shall be corrected by the Contractor before proceeding with further work.

4. Trench bedding and backfill material shall be existing site soil free of rocks larger than one (1) inch in diameter and any other debris. Wasted pipe and other excess project materials or rubbish (tape, wire, trash, wrappers, boxes, bottles, etc.) shall not be backfilled into the trenches. All trenches shall be backfilled, then watered sufficiently to insure no settling of the surface. In the event of any backfill settlement prior to the end of the guarantee period, the Contractor shall perform all required repairs at his own expense.
5. Backfill under and around the lines to the center line of the pipe shall be placed in maximum layers of six (6) inches and thoroughly compacted. Compaction shall be ninety-five (95) percent relative density (modified proctor) under walks and roads, and eighty-five (85) percent in planting areas.
6. Special care shall be taken to assure complete compaction under the haunches of the pipe. Backfill compaction under the haunches of the pipe shall be compacted to the original density. Compaction requirements above the pipe shall be the same as for surrounding areas.

3.04 POINT-OF-CONNECTION

A. The Contractor shall verify the location of the irrigation point-of-connection (POC) and the static water pressure at that location prior to beginning any irrigation work. If the location or water pressure is different than that expressed by the irrigation designer, or if the pressure appears to be unusually high or low, the contractor shall notify the City Project Manager immediately.



1. 10" ROUND GREEN PLASTIC VALVE BOX (CARSON OR EQUAL) - SEE VALVE BOX DETAIL
2. 'SNUG CAP'
3. PVC ACCESS SLEEVE
4. PVC FEMALE ADAPTER
5. STOP & WASTE VALVE WITH THREADED TOP - SEE SPECS
6. BRASS NIPPLE
7. BRASS ELBOW
8. PVC T.O.E. NIPPLE
9. PVC SLIP COUPLER
10. PVC MAINLINE

Figure 17
Stop & Waste Valve

3.05 ELECTRICAL POWER SUPPLY

A. If 110-120-volt ac electrical service is not already in place, the Contractor shall be required to make all necessary arrangements with the appropriate power company, including but not limited to: paying fees, making power connections, providing poles, weather head and meter, etc., as specified on the plans or as required by the power company and the City. The exact location of the automatic controller which shall receive the power shall be determined by the irrigation designer and the City Project Manager.

3.06 PIPE AND FITTINGS

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer. Where the main line will be allowed to sit uncovered for any length of time in the trench prior to testing, shade the main line with a thin covering of backfill soil to minimize weather-related expansion or contraction of pipe. Do not cover up valves or other installed equipment prior to inspection and acceptance.

B. The ends of all pipe shall be cut squarely, and reamed free of all inside scale or burrs. Spigot ends of pipes three (3) inches and larger shall be beveled. Threads shall be cut clean and sharp, and to a length equal to one and one eighth (1 1/8) times the length of the female thread receiving the pipe. The threaded pipe shall be screwed into a full length of the female thread.

C. All threaded pipe joints shall be properly sealed using Teflon tape and pipe dope properly applied to the areas to be joined.

D. Solvent weld joints shall not be glued unless ambient temperatures are at least fifty (50) degrees F. Pipe shall not be glued in rainy conditions unless properly tented. Use only the brand and type of primer and glue specified. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of twenty-four (24) hours prior to being energized. Lateral lines shall cure a minimum of two (2) hours prior to being energized and shall not remain under constant pressure unless cured for twenty-four (24) hours.

E. Every care shall be taken during installation to prevent dirt and debris (especially rocks) from getting into the pipes.

F. All tees coming out of main lines for valves and other fixtures shall be vertical and constructed with Sch. 80 PVC pipe.

G. All tees coming out of the lateral lines for heads and other fixtures shall be horizontal so that no direct weight or pressure may be exerted through the head to the top or bottom of the lateral line pipe. Tees on lateral lines shall also be SxSxT to the head swing joints.

3.07 THRUST BLOCKS

A. Thrust blocks are needed wherever the main pipe line:

1. Changes any direction at tees, angles, and crosses vertical and horizontal.
2. Changes size at reducers.
3. Stops at a dead-end.
4. Valves at which thrust develops when closed.

The size and type of thrust block depends on pressure, pipe size, kind of soil, and type of fitting. As a general rule, one cubic foot (minimum) of class AA(AE) Type II concrete is required for each thrust block. Follow the ductile iron fitting manufacturer's recommendations for the minimum thrust block size.

B. Thrust blocks shall rest against undisturbed original earth in the direction of thrust.

C. Where a fitting is used to make a vertical bend, use a bar to anchor the fitting to a thrust block braced against undisturbed soil. The thrust block should have enough resistance to withstand upward and outward thrusts at the fitting.

3.08 PIPE SLEEVES

A. Pipe sleeves shall be required for all piping under all new concrete or other new paving. The size of the sleeve shall be at least twice the size of the pipe or wires to be sleeved. Wires shall be sleeved separately within their own sleeve. All pipe sleeves four (4) inches and smaller in diameter shall be PVC Schedule 40 pipe; sleeves greater than four (4) inches in diameter shall be Class 200 PVC.

3.09 VALVES

A. General:
   1. Isolation valves, remote control valves, and quick coupling valves shall be installed according to manufacturer's recommendations and these drawings and specifications.
   2. Valve boxes shall be set over valves so that all parts of the respective valve assembly can be reached for service. Valve box and lid shall be set to be flush with the proposed finished grade.
   3. No valve box shall rest directly upon the valve or any fixture associated with it, including main line and lateral lines. Each valve box shall be centered on the valve assembly it covers. Each valve box shall have five (5) inches of three quarter (3/4) inch rock placed in the bottom underneath the valve and lines to reduce the potential of mud and standing water therein.

B. Remote Control Valve:
   1. Each control valve shall have its own ball valve, and only one (1) control valve and ball valve per valve box. No valve manifolds shall be allowed.
   2. The bottom of the remote control valve shall be a minimum of five (5) inches above the gravel.
   3. Quick coupling valves shall be installed within a ten (10) inch round Carson valve box unless next to concrete pad. In the latter case, install at finished grade.
   4. All control valve assemblies shall be placed within planting areas and in the approximate location as shown on the plans. No grouping of valves in any one spot shall be allowed.
   5. Control valve assemblies shall be installed no closer to one another then five (5) feet.
   6. No control valve shall be installed more than twelve (12) inches below finished grade.
   7. Tag each control valve with a permanent and non-smearing label indicating its proper controller and valve number as shown on the irrigation plans.

3.10 VALVE BOX

A. Where indicated in the installation details, valve boxes shall rest on brick pavers, thus eliminating any weight or pressure from being exerted on the main line or valve inside the valve box. There shall be a minimum of three to six (3 to 6) inches of clear space between the valve box lid and the topmost part of the valve (including solenoid).

B. Valve box extensions shall be used where necessary to prevent soil around the valve from collapsing into the space inside the valve box.

3.11 BACKFLOW PREVENTION ASSEMBLY

A. The Contractor shall install backflow prevention equipment behind (downstream from) the point-of-connection to the supplying main and lateral lines. Installation shall comply with local, state, and national codes and regulations, and per manufacturer's recommendations (whichever is most restrictive). See plans and details for more information. Install a quick coupling valve just downstream of the backflow prevention assembly for blowout purposes.

B. The Contractor shall have the backflow prevention assembly's operation tested within ten (10) days of the time of installation by a certified backflow preventer assembly tester. Testing shall be conducted per state requirements to insure proper and safe operation. Subsequent annual testing at spring start-up shall be the responsibility of the City.

3.12 FILTER & ENCLOSURE

A. The Contractor shall install the filter and its enclosure just downstream from the point-of-connection and backflow prevention assembly (if present).

B. The filter shall be equipped with a ten (10) foot length of hose that can be attached to the exhaust port of the filter to direct water and debris away from the enclosure during flushing operations. Auto-flush filter models shall be provided with a permanent method of capturing and directing exhaust water away from the filter assembly without creating puddles, ponding, or any other nuisance drainage problems.

3.13 WIRE & CABLES

A. Multiple wires in the same trenches shall be banded together at ten (10) foot intervals for protection. Where wires pass under paved areas, Schedule 40 PVC sleeves shall be installed prior to installation of the paving, if possible, and prior to installation of the wires. Sleeves for fourteen (14) gauge wires shall be sized as follows:

# of Wires	Sleeve Size
1—10	1”
11—18	1 1/4”
19—25	1 1/2”
26—40	2”
41—56	2 1/2”
57—88	3”
89—150	4”

B. All control wires shall be bundled and taped together every ten (10) feet and installed in the pipe trench directly under the pipe. See detailed drawing showing the wire located in those positions. Control wires not placed in the trenches under the pipes shall be placed in conduit and buried eighteen (18) inches or deeper and marked on the "as built" drawings.

C. Two (2) spare wires shall be run from each controller to the farthest valve under its control in all directions and to any valve which is on a dead-end line. The spare wires shall be a different color from the regular wires and shall be labeled at both ends. Each spare wire shall be brought up to the surface in each valve box it passes through and coiled with twenty-four (24) inches for use in future connections. Each spare wire shall be tested for continuity prior to final acceptance of the project and guaranteed by the Contractor to be functional. Should the maintenance personnel discover a defect within one (1) year afterwards, the Contractor shall locate the problem and cause it to be repaired at his own cost. Install extra wires as needed for moisture sensors.

D. Run a single 14-gauge wire along the top of the main line to be used for tracking the location of the main line. The color of the tracing wire shall be different than any other wire color used.

E. Isolation valves, quick coupling valves, and wire splices not specifically associated with the control valve shall be located in separate valve boxes.

3.14 SPRINKLERS

A. General:

1. All sprinkler heads shall be installed above grade so as to minimize washing of the topsoil and seed during the landscaping establishment period, except those which border paving or flat work of any kind. These heads shall be installed at the finished grade of the adjacent paving or flat work. Prior to final acceptance of the project, all heads shall be raised or lowered to final lawn or planting grade.
2. All sprinkler heads shall be installed using the bottom inlet. No side outlets shall be used.
3. Rotor heads located on hillsides shall be adjusted to the downhill side to avoid cutting into the hill by the stream of water and causing erosion.
4. Heads installed in existing sod shall be set at the grade of the soil.
5. All rotary pop-up heads shall be installed at final grade on double swing joints. All swing joints must drain by gravity back to the supply lines.
6. All pop-up, shrub spray, lawn spray, bubbler and strip spray heads shall be installed as shown in the details.
7. All pipes, lines, and risers shall be flushed thoroughly with water before installation of any heads. All debris and rocks found at that time shall be removed from the area as soon as possible.
8. All spray sprinklers shall be flushed thoroughly with water a second time before installation of nozzles.
9. The Contractor shall adjust all heads to provide a uniform coverage and to keep spray off buildings, walkways, walls, parking areas, and drives.
10. Check valves shall be used where indicated and where necessary to prevent water flow from lower elevation heads when system is turned off. Install per manufacturer's recommendations.

B. Inline Drippers

1. Inline drip tubing shall be spaced at a distance equal to or less than the inline emitter spacing. For slope applications, place drip tubing laterals parallel to the slope contour. When slopes exceed thirty (30) percent, increase the recommended lateral spacing by twenty-five (25) percent on the lower one third (1/3) of the slope.
2. Inline dripper tubing shall be installed at finished grade with soil staples and covered with three (3) inches of specified mulch. Supply and exhaust headers shall be installed at normal lateral line depths.
3. All drip tubing shall be held in place by soil staples and shall conform to the following:
    a. Sandy Soil - One staple per every three (3) feet and two (2) staples on each change of direction (tee, elbow, or cross)
    b. Loam Soil - One staple every four (4) feet and two (2) staples on each change of direction (tee, elbow, or cross)
    c. Clay Soil - One staple every five (5) feet and two (2) staples on each change of direction (tee, elbow, or cross)
4. Installation of inline drip circuits shall generally conform to the following steps:
    a. Assemble and install ball valve, filter, remote control valve and pressure regulating valve assembly in accordance with installation details.
    b. Assemble and install supply header(s) in accordance with installation details. Tape or plug all open connections to prevent debris contamination.
    c. Install lateral drip lines in accordance with details and relevant specifications and manufacturer's recommendations. Tape or plug all open ends while installing to prevent debris contamination.
    d. Assemble and install exhaust header(s) in accordance with installation details. Tape or plug all open connections to prevent debris contamination.
    e. Install air/vacuum relief valve(s) at the zone's highest point(s) in accordance with installation details.
    f. Thoroughly flush supply header(s) and connect drip lateral lines while flushing.
    g. Thoroughly flush drip lateral lines and connect to exhaust header(s) and any interconnecting lateral lines while flushing.
    h. Thoroughly flush exhaust header(s) and install line flushing valves in accordance with details.

3.15 AS-BUILT DOCUMENTS

A. The Contractor shall keep a current and accurate record of exact dimensioned locations, grades, elevations, and the size of all exterior and interior underground piping, valves, and drains. Dimensions shall indicate distances from columns, buildings, curbs, and similar permanent features on the site. This information shall be recorded on a print as the work progresses, but shall be permanently recorded on a reproducible two (2) mil Mylar original which shall be given to the City Project Manager before the project is accepted. The Mylar shall be a copy of the original plans for the project produced by a local printer at the Contractor's expense.

B. Final payment for the contract will not be processed until "As-Built" drawings or plans are received by the City Project Manager.

3.16 OPERATIONAL TEST AND MAJOR INSPECTIONS

A. Substantial Completion:

1. At substantial completion of the irrigation system, the Contractor shall call for an operational and coverage test. Substantial completion shall be defined as the complete installation of all irrigation equipment, and completion of all backfilling and grading operations in their entirety. Substantial completion shall not be given for designated portions of the project.
2. Notice by the Contractor shall be given, in writing, at least three (3) days in advance to the City Project Manager so that proper scheduling can be made for those who are to attend.
3. At the appointed time, an inspection of all irrigation equipment, including control valve assemblies, controllers, isolation valves, quick coupling valves, drain valves, and sprinklers shall be made. The entire system will be tested for operation, coverage, and head adjustment. Please note that the pressure testing of the main lines and lateral lines shall already have been completed prior to this time.
4. A list of uncompleted items or repairs (punch list) shall be generated by the City Project Manager and distributed to the Contractor and other involved parties within three (3) days of the operational testing. Each item on the punch list shall be corrected before the system will be approved and accepted by the City Project Manager. The Contractor will be back charged for time spent by the City and any consultants who have been brought to the site for a final inspection when the project is not ready for said inspection.

B. Maintenance/Establishment Period:

1. The maintenance period shall begin one (1) day after the substantial completion inspection. The Contractor shall complete all punch list items during the maintenance period, as well as maintain and operate the entire irrigation system.
2. The irrigation Contractor (if different than the landscaping Contractor) shall coordinate with the landscaping Contractor during the entire plant and lawn establishment period on the use, scheduling, and maintenance of the sprinkler system.

C. Final Acceptance:

1. A second inspection shall be held at the end of the maintenance period to insure that all punch list items have been completed and the entire system is ready for acceptance by the City.
2. Upon satisfaction that the Contractor has completed all punch list items, the irrigation system is fully and completely functional, and the required As-Built drawings, molars and maintenance manuals have been submitted, the City shall accept the project,
3. An official letter of final acceptance shall be prepared and issued to the Contractor, designer, and the City Project Manager. Upon acceptance of the system by the City Project Manager, the City shall assume full responsibility for the system, and the guarantee period shall begin.

3.17 GUARANTEE AND MAINTENANCE

A. Guarantee:

1. Upon final acceptance of the sprinkler irrigation system as being operational and properly installed, the Contractor shall guarantee the workmanship, materials, fixtures, and equipment to be free from defects for a period of one (1) year after that date.
2. The Contractor shall insure and guarantee complete drainage of the system. In working with or connecting to an existing system, the Contractor shall guarantee compatibility in operation and drainage between the two systems.

B. Maintenance Required During Guarantee Period:

1. In the fall of the year during the installation and guarantee period, the Contractor shall meet with the City's maintenance personnel on the site. The Contractor shall winterize the system by draining all of the water and doing everything necessary to insure protection of the system until spring. Blowing out the lines by compressor shall be permitted during the one (1) year guarantee. Maximum compressor pressure shall be 30 psi on spray, 50 psi on rotor circuits, and 20 psi on all drip circuits. The individuals involved from both parties shall exchange all information necessary for the eventual take-over of the system by the City.
2. The Contractor, with the City's maintenance personnel and City Project Manager in attendance, shall energize the sprinkler irrigation system again the following spring and shall repair all defects found as a result of winter damage, improper installation, improper maintenance, defective materials or inadequate sprinkler drainage.
3. At the end of the guarantee period, when the lawn and landscaping have been approved, the Contractor shall call for a final inspection of the sprinkler irrigation system. There shall be at least five (5) days prior notice given in writing to the City Project Manager so that the appropriate people have opportunity to attend.
4. Prior to that time, the City shall adjust all heads to their proper pattern, radii, and height. The system shall have been flushed out, checked for operation, and any defects not covered by the guarantee corrected shall be repaired. The entire system shall be inspected and checked to determine if everything is in working order. A final list of warranty items found in need of correction (if any) shall be made and the Contractor shall correct them. The Contractor shall notify the City Project Manager when he has verified that every item is corrected.
5. After all warranty items have been corrected, the City shall, in writing, officially release the Contractor from all warranty claims pertaining to the irrigation system and assume full and complete responsibility for said system.

Part 1– General

1.01 SUMMARY

A. Section includes:
   1. Trees, shrubs, perennials, vines, and groundcover requirements.
   2. Bedding, topsoil, and temporary support.

B. The work to be performed under this section shall consist of furnishing all materials, labor, and plants necessary for the proper planting or all trees, shrubs, perennials, vines, and groundcovers of the kind and sizes specified at the prescribed locations, and otherwise in accordance with the drawings and specifications or as directed by the Landscape Architect.

C. Related sections:
   1. Section 02810 Underground Irrigation Systems

1.02 REFERENCES

A. ANN: American Associations of Nurserymen, Inc.
B. ANSI Z60.1: American Standard for Nursery Stock.
C. FS O-F-241: Fertilizers, Mixed Commercial.

1.03 QUALITY ASSURANCE

A. Perform work in conformity with applicable requirements of AAN.
B. Obtain nursery stock and other plant materials form approved sources prior to order and delivery.
C. Provide plants that are declared free of disease and insect pests.

1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Exercise care in digging, transporting, handling, and packing of all plants.
B. Handle plants so roots are protected at all times. If delivery is in open vehicles, cover entire load without causing over heating.
C. Deliver plant material immediately prior to placement. Keep plant material moist.
D. Protect root balls from sun and wind by covering with soil or other suitable material if not planted immediately on delivery.
E. Store fertilizer in a weatherproof location such that its effectiveness will not be impaired.

1.05 ACCEPTANCE

A. Plants shall be accepted if the ball of earth surrounding roots (rootball) has not been cracked or broken.
B. Plants shall be accepted if burlap, staves, and ropes required in connection with transplanting are installed and still intact upon delivery.
C. Heeled in stock from cold storage shall not be accepted.

1.06 SAMPLES

A. Samples of the materials listed below shall be submitted to the City Project Manager for inspection and approval prior to the beginning of work under this contract.

B. Delivery of materials may begin only after samples have been approved. All materials furnished for the work shall conform in every respect to the approved samples. Any non-conforming materials will be rejected.

Part 2– Products

2.01 GENERAL

A. The planting plan is diagrammatic, and all plant locations are approximate. Plant symbols take precedence over plant quantities shown on the plans and in the plant material schedule. The Contractor shall verify all plant quantities and notify the City Project Manager of any discrepancies between the quantities and the symbols shown.

B. Provide plants of normal growth and uniform height, according to species, with straight canes and well developed leaders, roots, and tops.

C. Provide plants of sizes indicated. The size stated in each case shall be interpreted to mean dimensions of plant as it stands in its mature position in the nursery without straightening of any branches or leaders.

D. Provide legible labels attached to all plants, specimens, bundles, boxes, bales, or other containers indicating botanical genus, species, and size of each.

E. Plants cut back from larger sizes to meet specifications shall be rejected.

F. Balled and burlapped deciduous shrubs may be acceptable in lieu of container growth deciduous shrubs only if there is a significant shortage of container grown stock.

2.02 PLANTS

A. All plants shall comply with federal and state laws requiring inspection for plant disease and infestations.

B. Any inspection certificates required by law shall accompany each delivery of plants and such certificate shall be filed with the City Project Manager. All plants shall be subject to inspection and approval at the place of growth or upon delivery to the site for their quality, size, species, and variety. Such approval shall not impair the right of inspection and rejection at the site or during progress of work for size and condition of the plants, latent defects, or injuries. Any and all rejected plants shall be removed immediately from the premises by the Contractor. The Contractor shall make all replacements at his expense should he fail to comply in full with any of the specifications. Necessary replacements will be made as soon as weather conditions permit and all such plants replaced shall conform to all specifications herein.

C. Names and Grades:

1. Plant names shall conform to the nomenclature of “Standard Plant Names” or “Bailey’s Encyclopedia of Horticulture.” When a name is not found in either reference, consult the accepted name used in the nursery trade. All plants shall be tagged by the nursery with the proper identification labels to insure the correct varieties of plants.
2. Size and grading standards shall conform to those of the American Association of Nurserymen, Inc., as published in “American Standard for Nursery Stock”, 1959 Edition, with all current revisions unless otherwise specified.
3. The caliper of trees shall be measured six (6) inches above the surface of the ground.
4. Measurements on all trees and shrubs shall be taken with the branches in a normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch or root tip to tip. No trees which have had their leaders cut or so damaged that cutting is necessary, will be accepted.

D. No substitution of size, grade, variety or any species shall be permitted except by written permission of the City Project Manager.

E. Plant Size:

1. All plants shall conform to the size, age, and condition as specified in the plant list shown on the drawings. Undersized plant material shall not be approved.
2. No additional compensation shall be due the Contractor if larger than specified plant material is provided.
3. Due to the large size of the trees and evergreens being specified, only balled and burlapped or container stock shall be accepted. No bare root stock shall be accepted.

F. Plant List:
    1. Plants lists indicate minimum size requirements only. Plant materials shall be equal to or greater in size than those specified.
    2. Any discrepancies between plant lists and plans shall be immediately brought to the attention of the City Project Manager.
    3. In all cases the Contractor shall be held responsible for all plant materials indicated on the plans unless otherwise directed in writing by the City Project Manager.
    4. Each bidder shall investigate sources of supply and satisfy himself that he can supply all of the plants mentioned in the planting lists in size, variety, and quantity noted and specified before submitted his bid. Failure to take this precaution will not relieve the successful bidder from his responsibility as Contractor to furnish and install all plant material in strict accordance with the contract requirements without additional expense to the owner.
    5. All plants shall be fresh and vigorous, of normal habit and growth, and free of disease, insects and insect eggs and insect larvae, weeds and weed seed. No heeled-in plants from cold storage shall be accepted except on approval by the City Project Manager prior to installation.

2.04 TOPSOIL

A. All planting areas shall receive either a minimum of twelve (12) inches of stockpiled or imported topsoil in turf areas and twelve (12) inches in planting beds unless otherwise approved by the City Project Manager.
B. All topsoil used on this project (stockpiled or import) shall meet the following criteria:
    1. pH: 5.5 - 8.0
    2. EC (electrical conductivity): <2.0 mmhos per centimeter
    3. SAR (sodium absorption ratio): <3.0
    4. % OM (percent organic matter): ³2%
    5. Texture (particle size per USDA classification):
        a. Sand: <70%
        b. Clay: <30%
        c. Silt: Balance
    6. Stone Fragments (gravels or any soil particle greater than two (2) mm is size): <5% (by volume)
C. In addition, the topsoil shall be fertile, friable, natural loam and shall be capable of sustaining vigorous plant growth. It shall be free of stones, lumps, clods of hard earth, plants or their roots, sticks, and other extraneous matter. The topsoil shall contain no noxious weeds nor their seeds. It shall not be used for planting operations while in a frozen or muddy condition.

2.05 MULCH

A. Shredded bark mulch shall be used as a top dressing for all planting beds unless specified otherwise.
B. Shredded bark mulch shall conform to the following criteria:
    1. Bark pieces shall not exceed two (2) inches when passed through a screen of that size.
    2. Large chunks of bark or wood shall not be mixed in with the mulch.
    3. The bark mulch shall be primarily from coniferous trees.
C. Where used, the shredded bark mulch shall be place to a depth of three (3) inches on top of the topsoil.
D. Other mulches may be used only as specified on the drawings or in the planting notes and details.

2.06 FERTILIZER

A. Commercial fertilizer shall be uniform in composition, dry, and free flowing. Deliver fertilizer mixed as specified in bulk or bag, showing weight analysis, formula, and manufacturer's name.

B. A 16-16-16 balanced fertilizer shall be used. Any exceptions to this formula shall be based on horticultural recommendations resulting from a site-specific soils test, and must be approved prior to application by the City Project Manager.

2.07 MOWSTRIP

A. Where turf areas are separated from planting beds, a concrete mowstrip shall be used. No other edging materials may be used unless specifically noted on the plans and approved by the City Project Manager.

B. The mowstrip shall constructed using concrete having a compressive strength rating of four thousand pounds per square inch (4,000 psi) or greater, and a maximum slump of four (4) inches.

C. A three eighth (3/8) inch diameter rebar (#3) shall be placed continuously in the center of the mowstrip to provide support and help prevent differential settling of the mowstrip after cracking. Overlap joints a minimum of twelve (12) inches.

Part 3– Execution

3.01 GENERAL

A. Site Visit: The Contractor shall visit and inspect the site. He shall take into consideration known and reasonably inferable conditions affecting work. Failure to visit the site will not relieve the Contractor of furnishing materials and performing the work required.

B. Prior to any planting operations, the irrigation system shall be fully operational and all planting areas shall be thoroughly moistened.

C. Where weeds or other undesirable vegetation are present in planting areas, the Contractor shall apply a contact herbicide a minimum of ten (10) days prior to commencement of any planting or irrigation work. Apply herbicide per manufacturer's recommendations. The poisoned vegetation shall be allowed to completely die back, including the roots, before proceeding with the work. Dead vegetation shall then be removed from the site and disposed of in a legal manner.

D. The Contractor shall conform to the following requirements with regard to existing vegetation:

1. The Contractor shall be fully responsible for any damage to existing trees or shrubs. He shall use all reasonable means to protect and preserve plants on the project not designated for demolition.
2. No pruning, thinning, or cutting of existing vegetation shall be allowed unless written permission is given by the City Project Manager.
3. The Contractor shall replace any trees or existing shrubs damaged by him or his sub-contractors with like kind and size.

3.02 PLANTING SEASONS

A. All new plant installation shall be completed between April 15 and October 1. If planting must be done after October 1 or before April 15, the Contractor shall obtain specific approval to do so from the City Project Manager prior to beginning any planting operations.

B. No planting shall be done in frozen soil or during unfavorable weather conditions, subject to the approval of the City Project Manager.

C. The following procedure shall be followed in placing all topsoil:
    1. All areas to receive topsoil which have a slope of less than ten (10) percent shall be cross-ripped to a depth of four (4) to six (6) inches.
    2. The subgrade material shall be rough graded to plus or minus one tenth (±0.1) foot of the final rough grade, which will allow the Contractor to achieve final finished grade through the placement of the topsoil.
    3. The surface of the subgrade shall be scarified to a depth of two (2) inches to provide a transition zone between the subgrade and the topsoil. Place the topsoil on the subgrade and fine grade to the final finished grade and topsoil depths as indicated on the drawings and in these specifications.
    4. Any required soil amendments (i.e. mulch, organic matter, etc.) shall be placed directly on the topsoil at the required rates and spread evenly over the planting area. The amendments shall then be thoroughly blended into the topsoil to a depth of four (4) inches. Where only a dry, granular fertilizer is to be added, it may be applied to the surface and raked in during the fine grading procedures.
D. The Contractor shall maintain a minimum of two (2) percent drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.
E. All finished grades shall be a minimum of two (2) percent unless otherwise approved by the City Project Manager prior to installation of any plant materials.

3.04 PLANT CONDITION

A. All precautions customary in commercial landscape installation practice shall be taken in preparing plants for planting. Workmanship that fails to meet these minimum standards shall be rejected. All balled and burlapped plants shall have firm and natural balls of earth around their roots. No plant shall be planted if the rootball is cracked or broken, either before or during the process of planting. Loose, broken or manufactured rootballs shall be rejected.
B. All plants materials in five (5) gallon containers or larger shall have been established in that container for a period of not less than six (6) months and not more than two (2) years. Plant material shall not be root bound. They shall exhibit sound, healthy, and vigorous growth and be free from diseases and pests.
C. The contractor shall have the City Project Manager approve plant material size and quality prior to installation. Any plants which are not true to form, appear stressed or unhealthy, are infested with pests, infected with disease, or are undersized for their containers shall be rejected.
D. All plant material shall be planted as soon upon arrival on the premises as possible. If planting cannot be done immediately, the roots shall be protected from the sun and kept in a moist condition until the time of planting. Such protection may be provided by laying the plants on the north side of the building and covering the roots with wet straw.
E. If it is anticipated that planting will not be done for more than twenty-four (24) hours after the arrival of plants upon the premises, the bare root and ball and burlap stock shall be heeled-in on the north side of a building and all roots completely covered with dirt which shall be wetted down frequently. Care will be taken in the handling of all ball and burlap materials so that the earth around the roots is disturbed as little as possible.

3.05 PLACEMENT OF PLANTS

A. Plants shall be generally located as indicated by the drawing. The Contractor shall stake out the location of all plants and planting areas with identified plant stakes, and no excavation shall commence until such locations have been approved by the City Project Manager.
B. In the event that underground construction work or obstructions are encountered during excavation of the plant holes, alternate locations will be assigned and approved by the City Project Manager.
C. Except for turf and groundcovers, plants shall not be placed within twelve (12) inches of sprinkler heads.
D. The Contractor must locate and stake any sprinkling head or valve box within 10' feet of proposed tree location, and must establish the direction of the lateral or main irrigation line that serves the staked sprinkler head or valve box. This procedure will help eliminate hitting underground irrigation pipes.

3.06 PLANT INSTALLATION

A. All concrete work, sprinkling systems, and finished grading shall be completed and approved by the City Project Manager before any planting of the specified plant materials is begun.

B. No tree planting shall be initiated until sprinkling system is complete and tested. However, tree planting shall precede lawn planting.

C. Each plant will be placed in an individual plant pit. The sharing of pits shall not be allowed.

D. All trees and shrubs shall be planted in pits as detailed in the planting details contained herein or as noted on the drawings. Tree and shrub pits shall be circular in outline, with a diameter at least three (3) times the diameter of the rootball of each plant to be installed. They shall be one to two and one half (1 - 2 ½) inches shallower than the rootball depth. When the plant is properly placed in the plant pit, the root collar shall be approximately one (1) inch above finished grade. All trees shall be planted with the root collar two (2) to three (3) inches above finished grade. The sides of the plant pit shall be roughened, and not smooth or sculpted.

E. Plant backfill mix shall be one hundred (100) percent native site soil.

F. For container grown plants, remove the container and place the plant vertically in the plant pit, directly on undisturbed soil. The root crown or collar shall be at or just above the finished grade.

G. For balled and burlapped plants, place the plant vertically in the center of the pit, with the rootball resting on undisturbed soil. Cut and remove the wire basket and burlap or other wrapping material from the rootball. This may be done with the rootball in the pit. Any burlap or wire pieces underneath the rootball may be left in place if they cannot be removed. Do not fold the burlap over, but cut away as much as possible without disturbing the rootball. No burlap shall be pulled from under the rootball. Backfill the bottom one third (1/3) of the pit as the wire and burlap are removed. In all cases, maintain the integrity of the rootball.

H. Specified backfill material shall be carefully and firmly worked and tamped under and around the rootball to fill all voids. When backfilled and compacted to two thirds (2/3) the depth of the pit, thoroughly water with a hose to completely soak the roots and remove any air pockets.

I. The plant pit shall then be completely backfilled with the specified backfill mix and tamped well. A shallow watering basin or rain cup shall be formed around each plant. This basin will be equal in diameter to that of the original planting pit.

J. Monitor all plants to insure that no settling occurs. Pits which settle shall be immediately filled with additional soil mixture at no additional expense to the City.

K. After planting, the following operations shall be performed:
    1. Stake and mulch all trees per installation details.
    2. Remove all nursery stakes ties, and tags from all plants. Prune and remove any dead, damaged, or broken branches. Maintain side growth on all trees.

3.07 STAKING

A. All trees, including evergreen trees, shall be staked.

B. Staking shall be performed as follows:
    1. Two (2) 2"x 2" wood stakes, eight (8) feet in length, shall be used to support each tree planted under this contract unless otherwise indicated.
    2. Tree ties shall conform to the staking detail shown on the planting detail sheet.
    3. Each stake will be located adjacent to the rootball, on opposing sides, to provide maximum support to the trunk. Do not penetrate the rootball with the stake.
    4. The stakes will be driven into the pit bottom after the tree has been placed in the pit, but before backfilling begins so as to avoid damage to the roots.

C. Stakes and ties shall be removed after one (1) full growing season from the time the tree was installed.

3.08 WATERING

A. All plants shall be thoroughly watered immediately after planting. This shall mean full and thorough saturation of all backfill in the pits and beds during the same day of planting. Water shall be applied only by open end hose at very low pressure to avoid air pockets, injury to the plant, or washing away of backfill. When installed, watered, and fully settled, the plants shall be vertical.

B. Subsequent watering shall be provided by the site's irrigation system. The Contractor shall insure that all plants, especially trees, receive sufficient water to maintain healthy growth and vigor. Overwatering shall be avoided, and prolonged saturation of the soil around the trees shall be eliminated by appropriately controlling the irrigation circuit which provides water to that area.

3.09 MULCHING

A. Shredded bark mulch shall be placed to a depth of three (3) inches on top of the topsoil in all planting beds and over tree planting pits.

B. The finished grade of the bark mulch shall be as follows:
    1. Two (2) inches below the surface or finished grade of any paving, mowstrips, or walks adjacent to the planting area.
    2. At adjacent finished grade of the turf surrounding tree planting pits.

C. In tree pits, the bark shall be kept six (6) inches away from the base of the tree.

D. Just prior to placement of the mulch, the Contractor shall treat the mulched areas with a pre-emergent herbicide according to the manufacturer's recommendations.

3.10 SOD INSTALLATION

A. All turf shall be sod unless otherwise approved in writing by the City Project Manager prior to installation.

B. Sod shall be obtained only from approved sources. The sod shall have been mowed regularly and carefully maintained from planting to harvest.

C. The sod shall be free of grassy and broad-leaf weeds, contain no bare or burned spots, and be clean and strongly rooted. It shall be of the varieties noted on the plans and notes.

D. The sod shall be cut using approved methods and equipment. It shall be cut in pieces not exceeding one (1) square yard, with a minimum of one (1) inch and maximum one and one half (1 ½) inch thickness

E. The Contractor shall notify the City Project Manager of the source of the sod prior to placement. The sod shall be stripped and delivered to the site not more than twenty four (24) hours prior to laying. The sod shall be maintained in a moist and healthy condition to encourage immediate growth.

F. The following procedure shall be followed when installing the sod:
    1. Lay the sod on smooth, moist topsoil, working off planks if required.
    2. Rake the topsoil to loosen and level prior to placing each course of sod.
    3. Lay strips perpendicular to the direction of the slope. Strips shall be parallel to each other, with their end seams staggered. The sod shall be neither stretched nor overlapped, and all joints shall be butted tightly together.
    4. Roll the sod immediately after placing and thoroughly water with a fine spray to a depth sufficient that the underside of the new sod and the soil immediately below the sod are thoroughly wet.
    5. On slopes two (2) horizontal to one (1) vertical or steeper, lay the sod perpendicular to the slope and secure every row with wooden pegs at two (2) feet maximum on center. Drive the pegs flush with the soil portion of the sod.

3.11 HYDROSEEDING

A. General:

1. Wood fiber mulch shall be virgin wood fiber, free fo growth or germination inhibiting substances. The mulch shall be air dried with not more than fifteen (15) percent moisture by weight. The total organic weight shall be a minimum of ninety eight (98) percent. Inorganic ash content shall be 0.7±0.2 percent. Water holding capacity shall be 1000G/100G (oven dried weight). The pH range shall be 4.0 - 6.0. The fiber length shall meet the following:
   a. Fifty (50) percent shall be at least 0.15 inches in length or longer.
   b. Fifty (50) percent shall be retained on the twenty eight (28) mesh screen.

   It shall be echofiber or Conwed or equal.
2. The seed mix shall be as specified on the plans. Provide written certification that the seed conforms to Utah seed law and is in compliance with Utah State Department of Agriculture regulations.
3. The tackifier shall be M-Binder or Plantego or equal.
4. Application rates shall be as follows:
   a. Wood fiber mulch…….. 50 pounds (min.)/1,000 SF
   b. Seed mix…….. See plans (7 pounds/1,000 SF typ.)
   c. Tackifier…….. 100 pounds/Acre
   d. Fertilizer…….. 7 - 8 pounds/1,000 SF
   e. Water…….. 92 gallons/1,000 SF

B. One-step preparation and application of hydroseed mulch shall be as follows:

1. The wood fiber mulch, seed, tackifier, fertilizer, and water shall be mixed together in a hydroseeding machine having a capacity of at least two thousand (2,000) gallons to allow for a homogeneous slurry which is thoroughly mixed and can be applied easily without clogging. The machine shall be mounted on a traveling unit which is either self-propelled or drawn by a separate unit. Equipment used in the hydroseeding process shall be thoroughly cleaned of all seed and other materials used in any previous hydroseeding process, prior to hydroseeding on this project.
2. The equipment shall have a built in agitation system and operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry containing not less than fifty (50) pounds of organic mulching amendment plus chemical additives and solids for each one hundred (100) gallons of water.
3. The slurry shall be prepared at the site and its components shall be mixed to supply the rates of application as specified. The slurry preparation shall begin by adding water to the tank when the engine is at one half (½) throttle. The engine throttle shall be open to full speed when the tank is one half (½) filled with water. All organic amendments, fiber, and chemicals shall then be added by the time the tank is two thirds (2/3) to three fourths (3/4) full. At this time and not before, the seed mix shall also be added. Spraying shall commence immediately when the tank is full and the slurry is mixed.
4. Apply the hydroseed to form even appearing cover over the required areas. The slurry shall be applied in a downward drilling motion via a fan stream nozzle. It is important to ensure that all of the components enter and mix with the soil. Use only qualified and trained personnel to insure uniformity of the hydroseed applications.
5. The hydroseeding slurry components shall not be left in the hydroseed machine for more than two (2) hours in order to avoid seed deterioration.

C. A two-step hydroseeding procedure may be used in lieu of the one-step method. The two-step procedure shall consist of first sowing the seed mix by broadcasting, and second, applying the hydromulch. Specifically, this procedure shall conform to the following:

1. The seed shall be broadcast over the planting bed at the rates noted in the plant schedule. The seed shall be sown in two (2) perpendicular directions with a cyclone seeder or other similar mechanical seeder. Lightly rake the seed into the soil.
2. Apply a fine spray watering immediately after each area has been sown.
3. Prepare and apply hydromulch slurry (minus the seed mix) according to the procedure outlined in 3.11 B, steps 1 through 5 above.

3.12 CLEAN UP

A. Throughout the course of planting, excess and waste materials as well as excavated subsoil shall be continuously and promptly removed. All areas shall be kept clear and all reasonable precautions taken to avoid damage to existing structures, plants, and grass.
B. When planting has been completed in an area, it shall be thoroughly cleaned of all debris, rubbish, subsoil, and waste materials. These shall be removed from the property and disposed of legally. All planting tools shall also be put away.
C. The ground surface shall be left in a condition satisfactory to the City Project Manager.

3.13 AS-BUILT DOCUMENTS

A. The Contractor shall keep a record of all departures from the working drawings that occur during construction. These changes shall be shown on a clean set of prints, and the prints kept on the job site at all times for review.
B. As a part of his observation work, the City Project Manager shall review the as-built drawings regularly to verify that changes are being recorded. At the conclusion of the work, the Contractor shall present the drawings to the City Project Manager and they shall become part of the permanent record of the project.

3.14 MAINTENANCE

A. Substantial Completion:
    1. At substantial completion of all planting work outlined in these plans, the Contractor shall contact the City to arrange for a walk through to verify that all aspects of the work have been completed. Work must be fully completed (except for final clean-up) according to all plans, notes, and specifications and exhibit professional workmanship. Substantial completion shall be defined as the complete installation of all plant materials, staking, mulching, and other work on the project in its entirety. Substantial completion shall not be given on designated portions of a project.
    2. Notice by the Contractor shall be given, in writing, at least three (3) days in advance to the City Project Manager so that proper scheduling can be made for those who are to attend.
    3. At the appointed time, an inspection of all plant materials, including staking and mulching, shall be made.
    4. A list of uncompleted items (punch list) shall be generated by the City Project Manager and distributed to the Contractor and other involved parties within three (3) days of the substantial completion inspection. Each item on the punch list shall be corrected before the project will be approved and accepted by the City Project Manager. The Contractor will be back charged for time spent by the City and any consultants who have been brought to the site for a final inspection when the project is not ready for said inspection.
B. Maintenance/Establishment Period:
    1. The maintenance/establishment period shall begin one (1) day after the substantial completion inspection. The Contractor shall complete all punch list items during this period, as well as maintain and operate the entire irrigation system.
    2. The Contractor shall maintain all plantings until the turf is fully established. The turf shall be considered fully established when grass stands come in uniform and thick, with no bare or thin spots, and roots have begun to spread and knit together. No weeds shall be allowed in the grass. This shall be a minimum period of sixty (60) days. The maintenance work required shall include but not be limited to the following:
        a. Appropriate watering of all plant materials.
        b. Weeding and removal of all weeds from groundcover and planting areas.
        c. Replacement of any dead, dying, or damaged trees, shrubs, perennials, or groundcover.
        d. Filling and replanting of any low areas which may cause standing water.
        e. Adjusting or sprinkler head heights and watering patterns.
        f. Filling and recompaction of eroded areas, along with any required reseeding and/or replanting.
        g. The grass shall be mowed when the blades reach three (3) inches tall and maintained to a minimum height of two (2) inches. No more than one third (1/3) of the blade shall be removed per cutting. The cutting frequency shall be once every five (5) to seven (7) days depending upon grass height and growth rate.
        h. feet until the grass is established.

i. At thirty (30) days after planting, a balanced fertilizer (16-16-16) shall be applied to the grass areas at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet.
j. At intervals of thirty (30) days after the first application of fertilizer to the grass, apply a balanced fertilizer (16-16-16) at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet until the grass is established.

C. Final Acceptance:
1. A final inspection shall be held prior to the end of the maintenance period to insure that all punch list items have been completed and the entire project is ready for acceptance by the City.
2. Upon satisfaction that the Contractor has completed all punch list items, the irrigation system is fully and completely functional, and the required As-Built drawings, mylars and maintenance manuals have been submitted, the City shall accept the project.
3. An official letter of final acceptance shall be prepared and issued to the Contractor, designer, and the City Project Manager. Upon final acceptance of the project by the City Project Manager, the City shall assume full responsibility for the project, and the guarantee period shall begin.

3.15 GUARANTEE

A. Upon final acceptance of the project as being properly installed, the Contractor shall guarantee the plant materials as follows:
1. All shrubs and groundcovers shall be guaranteed by the Contractor as to growth and health for a period of sixty (60) days after completion of the maintenance period and final acceptance.
2. All trees shall be guaranteed by the contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the maintenance period and final acceptance.

B. The Contractor shall, within fifteen (15) days after receiving written notification by the City Project Manager, remove and replace all guaranteed plant materials which die or become unhealthy or appear to be in a badly impaired condition at any time during the guarantee period. Any plants that settle below or rise above the desired finished grade shall also be reset to the proper grade.

C. All replacements shall be plants of the same kind, size, and quality as originally specified in the "plant list" and they shall be furnished, planted, staked, and maintained as specified herein at no additional cost.

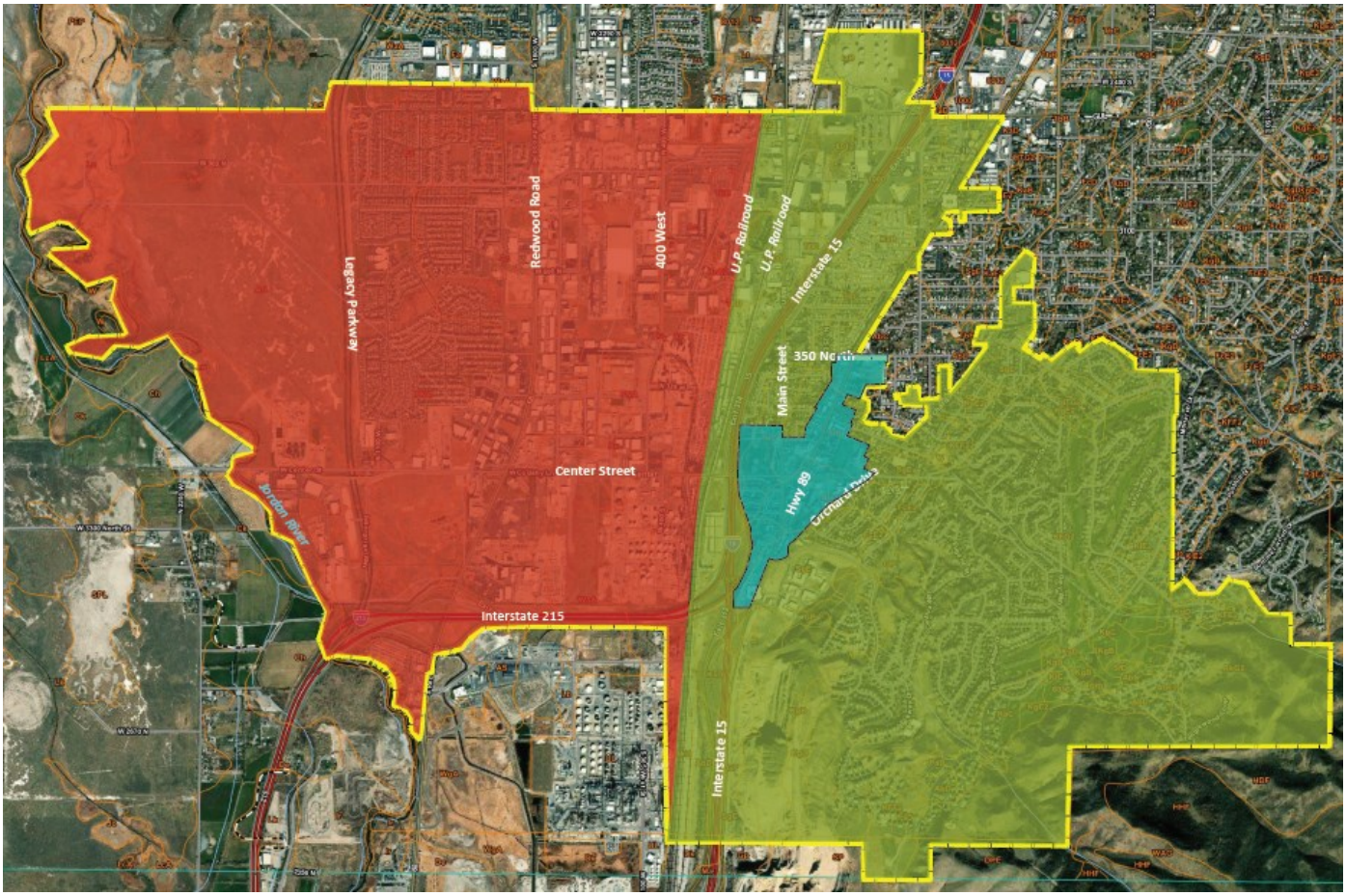
D. The Contractor will not be responsible for plants destroyed or lost due to occupancy of the project, vandalism on the part of others, or improper maintenance or lack thereof.

E. At the conclusion of the guarantee period and prior to final inspection of the plant materials by the City Project Manager, the Contractor shall remove all tree stakes. This period of time shall be approximately 1 year after initial planting.
1. Stakes shall be removed by first cutting the ties securing the tree to stakes and secondly pulling stakes or guys out of the ground.
2. Stakes shall not be broken off above, at, or below ground levels but removed completely.

F. At the conclusion of the guarantee period a final inspection of all planting included in this contract shall be made by the City Project Manager. At that time any plant found to be unhealthy, broken, damaged, or otherwise in an impaired condition shall be noted. Plants so noted shall be removed immediately from the site by the Contractor and replaced by him, as specified under this section, with plants of like kind and size in the manner previously specified for the original planting without extra compensation.

Tree Selection

The City of North Salt Lake's adopted Community Forestry ordinance maps dictates three distinct tree areas based on soil planting conditions. While the ordinance refers to trees planted within the City Right-of-Way the accompanying map and list of acceptable trees should be used for any trees that are planted on City owned property. A larger map and full tree list is available upon request.



Tree Area A

Most Suitable for Good to Moderate Soil Conditions - Areas dominated by soils with good drainage and no salinity issues

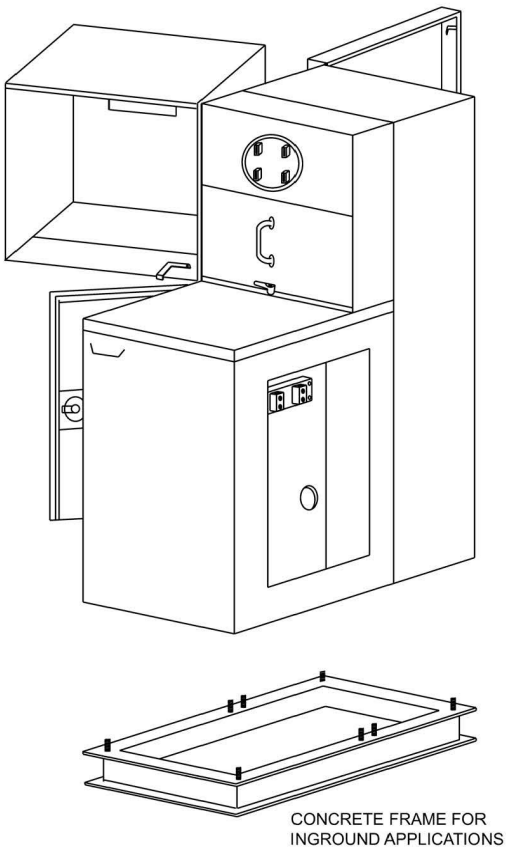
Tree Area B

Most Suitable for Challenging Soil Conditions - Areas dominated by clay soils with salinity and drainage issues

Tree Area C

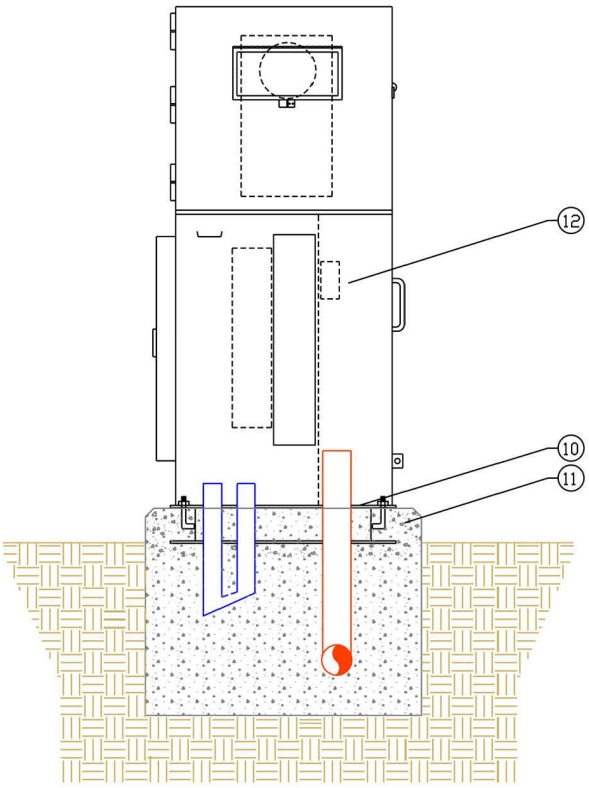
Most Suitable for Downtown/ Urban Planting Conditions - Areas requiring planting in tree grates, compacted soils and other particularly challenging urban planting/growth conditions

MPE-Series Service Pedestal



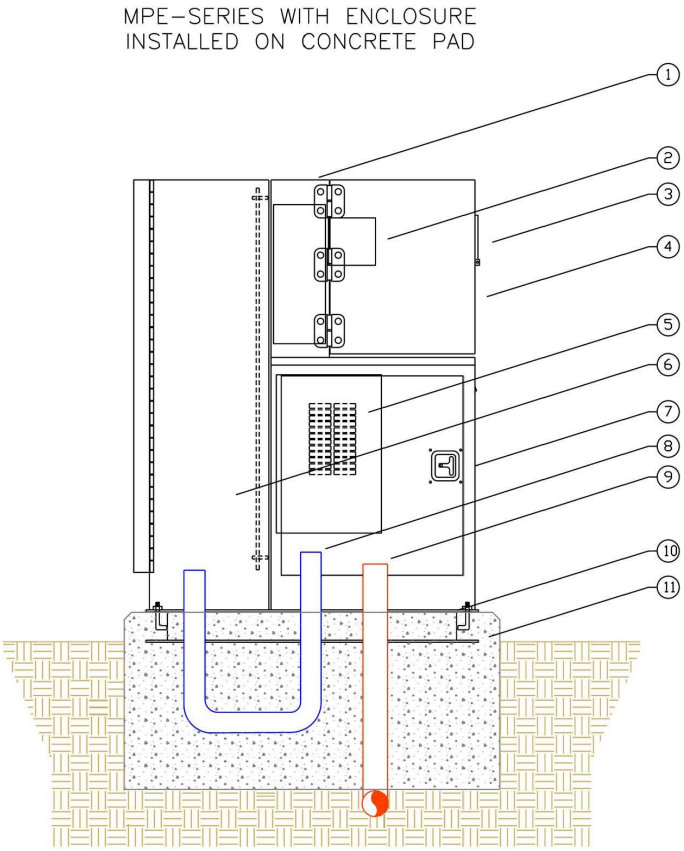
CONCRETE FRAME FOR
INGROUND APPLICATIONS

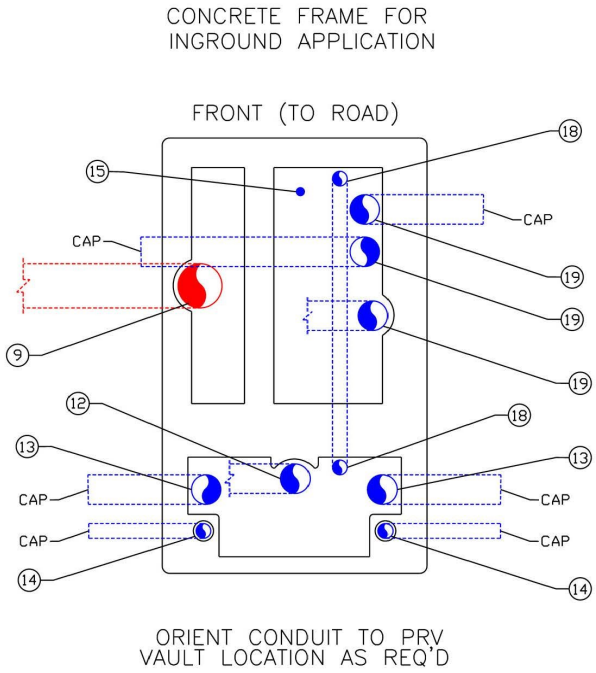
MPE–SERIES WITH ENCLOSURE
INSTALLED ON CONCRETE PAD



LEGEND

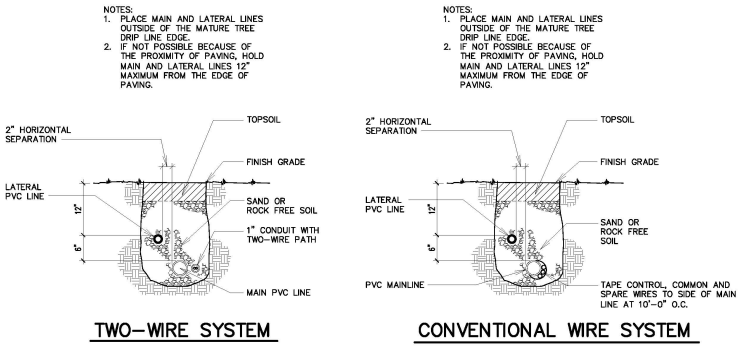
1. Strongbox meter enclosure stainless steel NEMA Type 3R MPE-series 0-200 amp service.
2. Commercial meter socket 100A or 200A with test blocks.
3. Service meter viewing window.
4. Side hinged removal front lid.
5. Load center with main breaker.
6. Strongbox control enclosure full length front door, padlockable, part no. SB-1852SS 18” x 52” x 12”.
7. Load center compartment, gasketed door with T-handle, padlockable.
8. Load conduit from load center section into customer enclosure SB-1852SS.
9. Service line conduit from utility, conduit shall be 3” in diameter and installed as per Rocky Mountain Power specifications. If required to supply wire by power utility, size wire per NEC standards for amperage load.
10. Stainless anchor base installed during concrete pour and conduit placement.
11. Poured concrete base—18” minimum thickness—extend concrete 3” beyond outside dimension of enclosure with 3/4” chamfered edge. Finish top of base to be 4” above final grade.
12. 2” conduit for control wires.



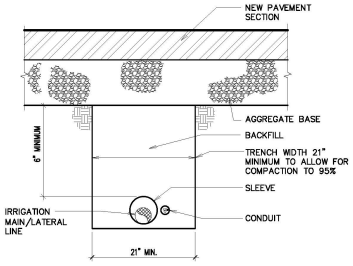


13. 2” conduit for flow sensor cable and master valve (if applicable).
14. Conduit, 1”, extend 12” beyond edge of pedestal and cap with a PVC glued cap, orient parallel to curb
15. 5/8” x 96” ground rod at least 3” above concrete.
16. PVC bell end bushing on every conduit required. All conduit shall be 3” above top of concrete. No glue on PBC bell end bushings.
17. City will call Rocky Mountain Power to start the work order process as this meter will be billed to City account.
18. 1” Power conduit for controller enclosure.
19. Spare 2” power conduit—orient parallel to curb.

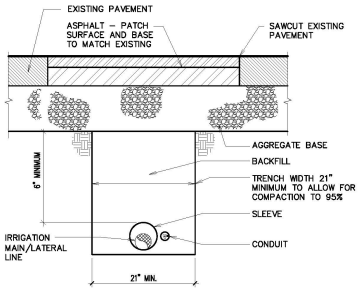
Irrigation Details



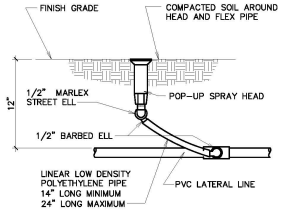
A TRENCH SECTION
NO SCALE



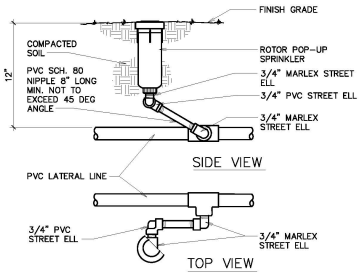
B MISC. PIPE TRENCH DETAIL NEW PAVEMENT AREAS
NO SCALE



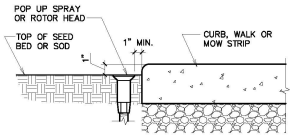
C MISC. PIPE TRENCH DETAIL EXIST. PAVEMENT AREAS
NO SCALE



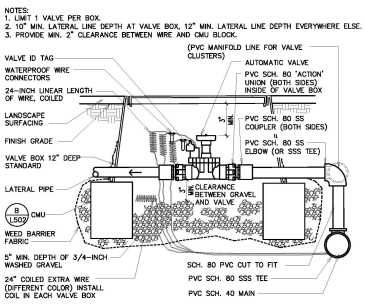
D SPRAY AND ROTARY HEAD ASSEMBLY
NO SCALE



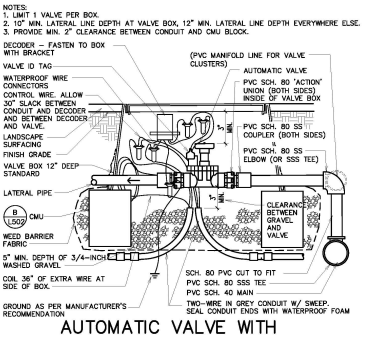
E ROTOR POP-UP HEAD
NO SCALE



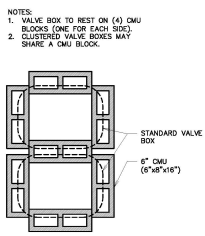
F SPRAY HEAD OR ROTOR NEXT TO CURB OR WALK
NO SCALE



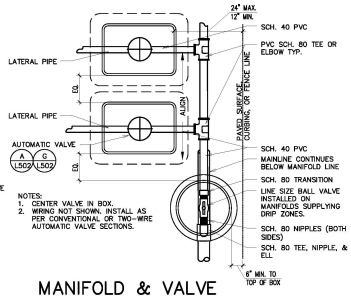
AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM
A NO SCALE



AUTOMATIC VALVE WITH TWO-WIRE SYSTEM
A NO SCALE

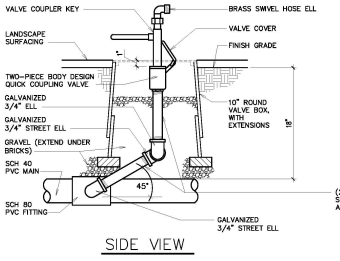


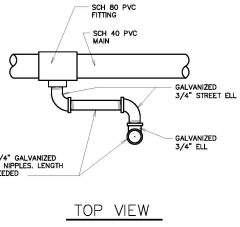
CMU PLACEMENT
B NO SCALE



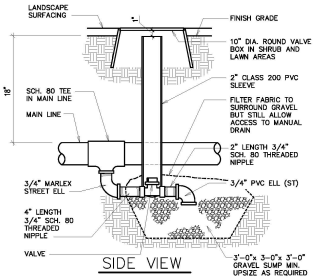
MANIFOLD & VALVE ASSEMBLY
C NO SCALE

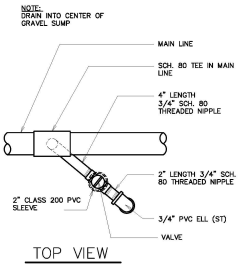
USE AT VALVE CLUSTERS





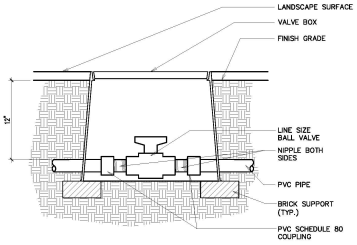
QUICK COUPLING VALVE
D NO SCALE



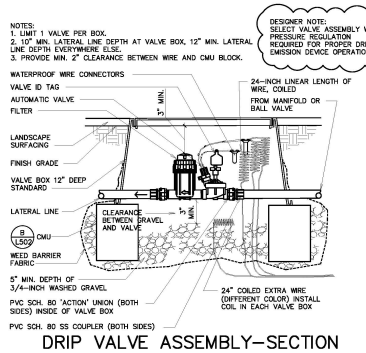


MAIN LINE MANUAL DRAIN VALVE
E NO SCALE

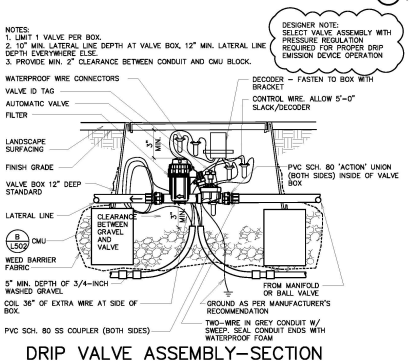
USE ON MAINLINE AS DESCRIBED IN SPECIFICATIONS



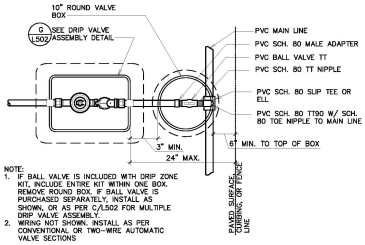
ISOLATION VALVE
F NO SCALE



DRIP VALVE ASSEMBLY-SECTION CONVENTIONAL WIRE SYSTEM
G NO SCALE

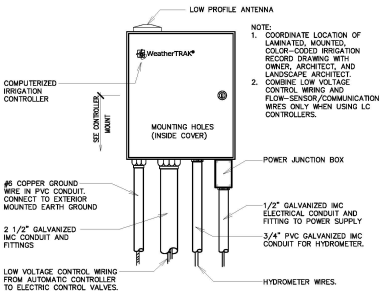


DRIP VALVE ASSEMBLY-SECTION TWO WIRE SYSTEM
G NO SCALE

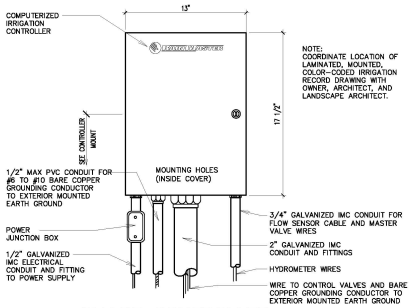


DRIP VALVE ASSEMBLY
H NO SCALE

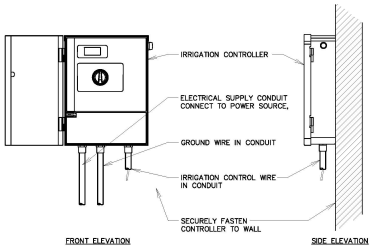
Irrigation Details



A SMART CONTROLLER
NO SCALE
Option A

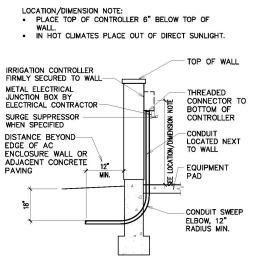


A SMART CONTROLLER
NO SCALE
Option B

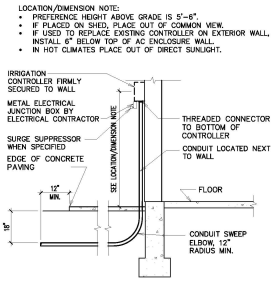


NOTES:
- SEE CONTROLLER MOUNT DETAIL.
- HARD-WIRE TO 110 VAC POWER SOURCE. GROUND PER MANUFACTURER'S RECOMMENDATIONS AND PER ASIC STANDARDS.
- COORDINATE LOCATION OF LAMINATED, MOUNTED, COLOR-CODED IRRIGATION RECORD DRAWING WITH OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.

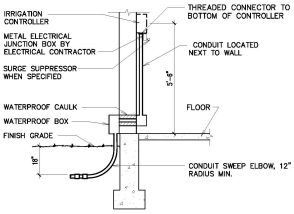
A STAND ALONE CONTROLLER
NO SCALE



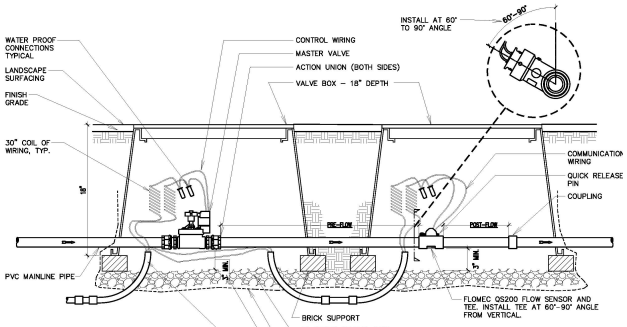
B CONTROLLER MOUNT
NO SCALE
(AC ENCLOSURE)



B CONTROLLER MOUNT
NO SCALE
(NEW SHED/EXTERIOR REPLACEMENT)



B CONTROLLER MOUNT
NO SCALE
(INTERIOR REPLACEMENT ONLY)

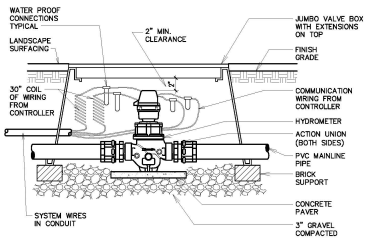


NOTES:
1. REFER TO SCHEDULE FOR MINIMUM PRE-FLOW AND POST-FLOW PIPE DISTANCES MATCHING FLOW SENSOR SIZE AND FREE FROM FITTINGS.
5. MASTER VALVE AND FLOW SENSOR TO BE THE SAME SIZE.
6. PLACE FITTINGS WITHIN VALVE BOX CLEAR OF SUPPORT BRICKS.
7. MAIN LINE DEPTH MAY BE 18" AT VALVE BOX TO FACILITATE BOX INSTALLATION.
8. WHEN APPLICABLE, INSTALL TWO-WIRE DECODER PER AUTOMATIC VALVE DETAIL.
9. INSTALL ALL WIRING AND COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.

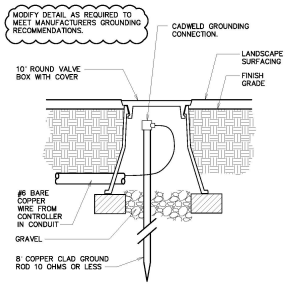
FLOMEC NO FITTING MINIMUM DISTANCE SCHEDULE

PIPE SIZE	PRE-FLOW	POST-FLOW
1"	10"	5"
1-1/2"	15"	8"
2"	20"	10"

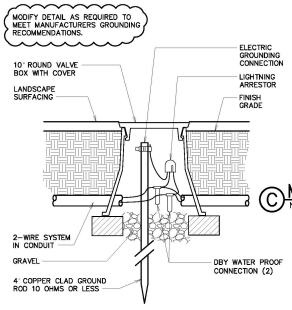
C MASTER VALVE / FLOW SENSOR ASSEMBLY (WEATHERTRAK)
NO SCALE



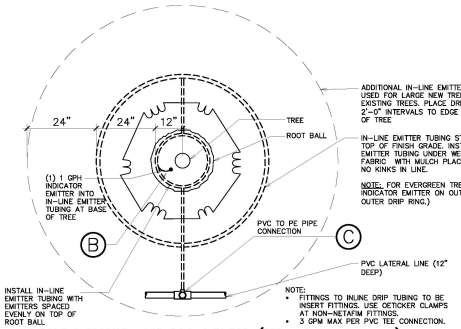
C HYDROMETER (RAIN MASTER)
NO SCALE



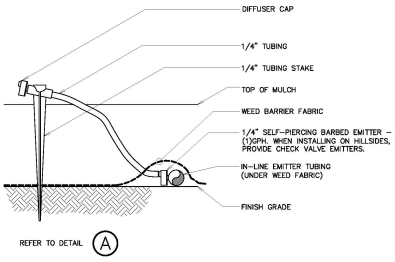
D LIGHTNING GROUNDING ROD
NO SCALE



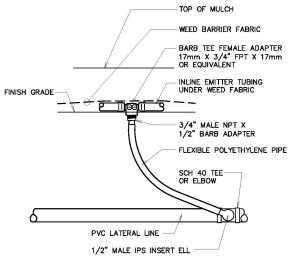
E LIGHTNING ARRESTOR
NO SCALE (TWO-WIRE SYSTEM)



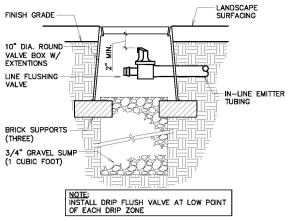
A TREE DRIP-PLAN VIEW (Planter Areas)
NO SCALE



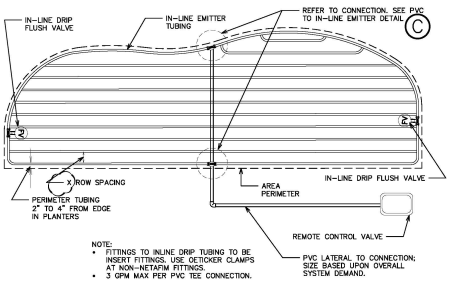
B INDICATOR EMITTER
NO SCALE



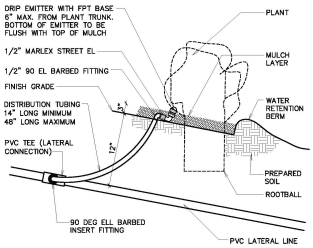
C PVC TO IN-LINE EMITTER
NO SCALE



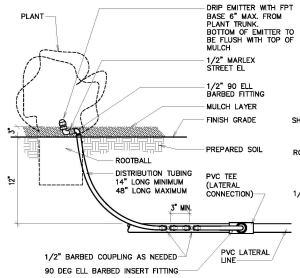
D IN-LINE DRIP FLUSH VALVE
NO SCALE



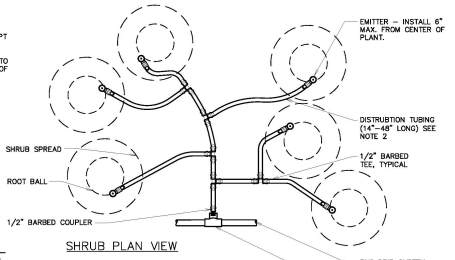
E IN-LINE LAYOUT PLANTER
NO SCALE



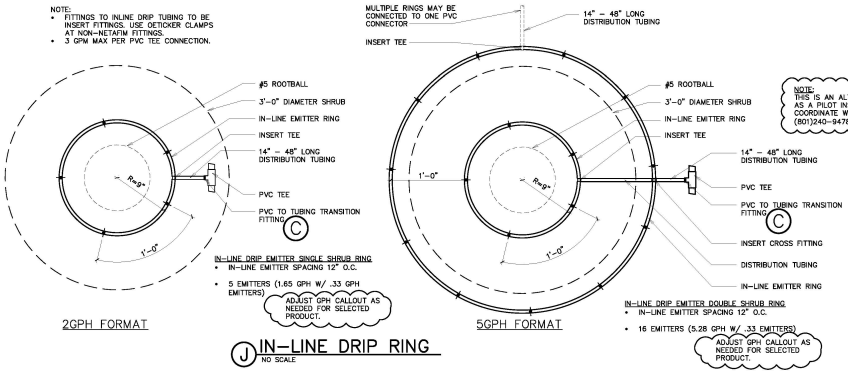
F DRIP EMITTER
NO SCALE



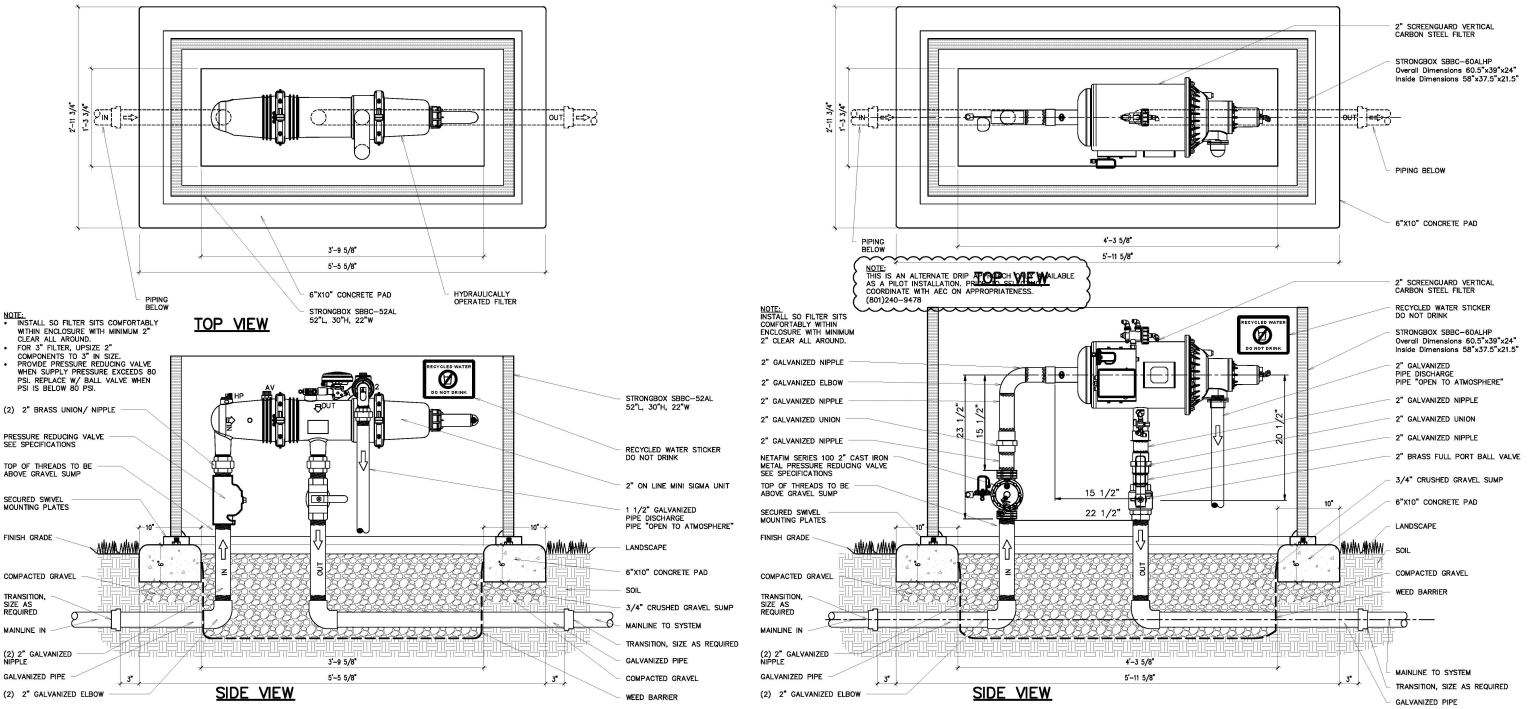
G DRIP EMITTER
1 1/2" = 1'-0"



H TYPICAL DRIP EMITTER PLAN
1 1/2" = 1'-0"

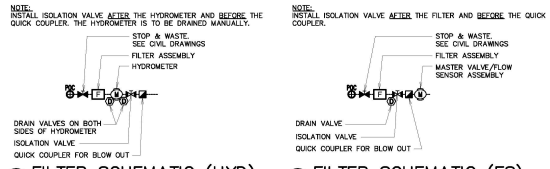


J IN-LINE DRIP RING
NO SCALE



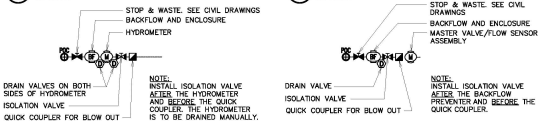
Ⓑ HYDRAULICALLY OPERATED FILTER ASSEMBLY
NO SCALE

Ⓑ HYDRAULICALLY OPERATED FILTER ASSEMBLY
NO SCALE



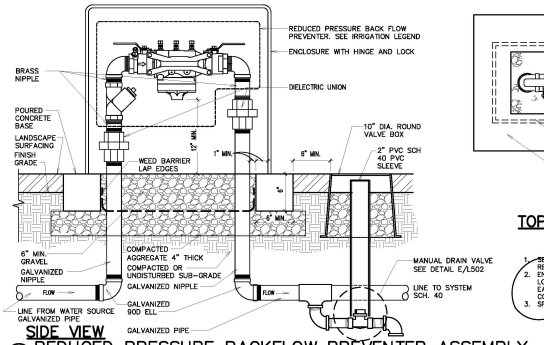
Ⓐ FILTER SCHEMATIC (HYD)
NO SCALE

Ⓐ FILTER SCHEMATIC (FS)
NO SCALE



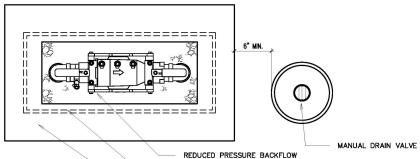
BACKFLOW PREVENTER SCHEMATIC (HYD)
NO SCALE

BACKFLOW PREVENTER SCHEMATIC (FS)
NO SCALE



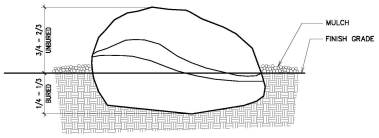
SIDE VIEW

Ⓑ REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
NO SCALE

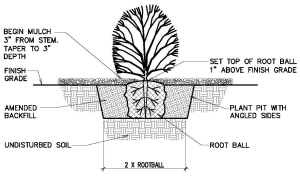


TOP VIEW

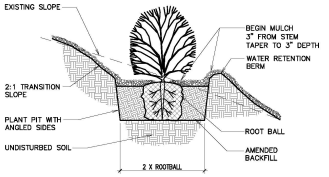
1. SELECT POC SCHEME AND FILTER OPTION APPROPRIATE TO LOCAL CONDITIONS, CODES, AND RESTRICTIONS. SKID OPTION IS FOUND IN MODEL SPACE.
2. ENCLOSURE MODELS TO BE FABRICATED OF ALUMINUM UNLESS OTHERWISE REQUIRED BY LOCAL CONDITIONS. LA TO SELECT ENCLOSURE THAT WILL SECURE THE DEVICE AND ALLOW EASE OF ACCESS AND CLEARANCE OF ALL COMPONENTS PER DETAILS. LESS VISIBILITY CONTRIBUTES TO BETTER SECURITY. SEE SPECIFICATION NOTES.
3. SPECIFY INSULATION IN FREEZE SUSCEPTIBLE AREAS.



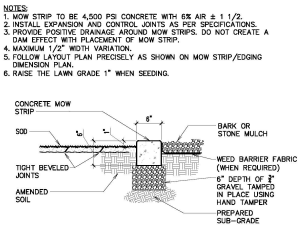
BOULDER PLACEMENT DETAIL
A NOT TO SCALE



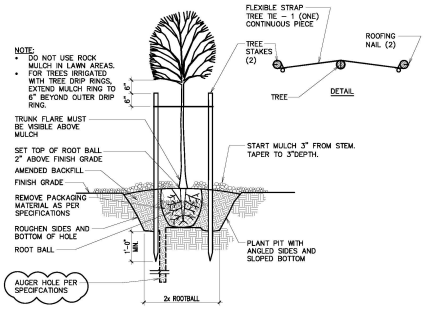
SHRUB PLANTING DETAIL
B NOT TO SCALE



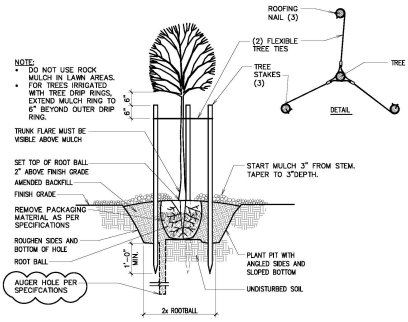
SLOPE PLANTING
C NOT TO SCALE



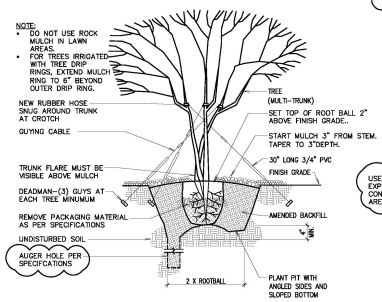
CONCRETE MOW STRIP
D NOT TO SCALE



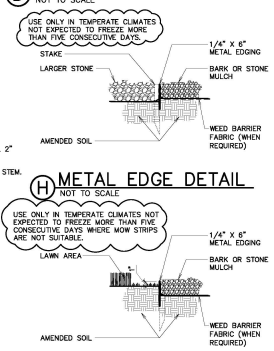
TREE PLANTING AND STAKING
E NOT TO SCALE



TREE PLANTING AND STAKING
(FOR WINDY AREAS ONLY)
F NOT TO SCALE

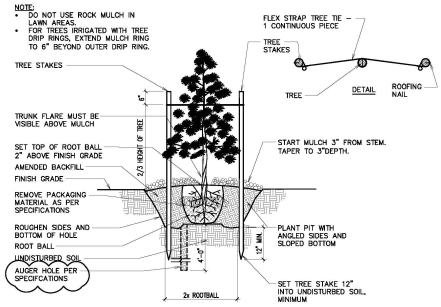


TREE GUYING
(MULTI-TRUNK TREE)
G NOT TO SCALE

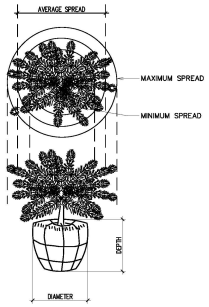


METAL EDGE DETAIL
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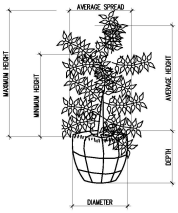
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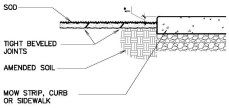
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K NO SCALE



TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS
L NOT TO SCALE



TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE
M NOT TO SCALE



SOD INSTALLATION
N NOT TO SCALE

City of North Salt Lake
10 East Center Street
North Salt Lake City, Utah 84054
Phone 801.335.8700
www.nslcity.gov

PUBLIC WORKS

NSL FLEET | NSL INSPECTIONS | NSL PARKS | NSL STORM & STREETS | NSL WATER

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MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: October 6, 2026

SUBJECT: Ratification of City Manager's Approval of Emergency Repairs on Eaglewood and Fairway Drives.

RECOMMENDATION

I recommend that the City Council ratify the City Manager's approval of emergency repairs on Eaglewood and Fairway Drives.

BACKGROUND

Late Friday or early Saturday, September 25 and 26, the City experienced a large water line break on the lower end of Fairway Drive just north of the intersection with Eaglewood Drive. Crews responded to the leak and it was repaired, but the leak caused a significant amount of damage underneath the road surfaces of both Eaglewood and Fairway Drives. The extent of the damage was not known until Saturday when pavement in both locations began to deform and fail as vehicles traversed the area.

Obviously, repairs had to be started as quickly as possible and so Karyn Baxter, City Engineer, and I identified a contractor, Black Forest Paving, who was available and obtained a competitive price for the repair. I authorized the repair to begin and now am requesting the Council's ratification of my approval.

We estimate the repair to cover between 42,300 to 50,900 square feet of repair work on both of these roadways. The repair will be extensive and will be similar to a road reconstruction project. We believe these are the activities that will need to be completed:

1. Removal of existing asphalt (full width of road)
2. Removal of existing base material to a total depth of 12"
3. Furnish & install 8" of new roadbase, including compaction
4. Install new asphalt
5. Raise and collar manholes and water valves
6. Restripe to match existing

The City has worked extensively on road projects with Black Forest Paving. We contacted a few contractors and Black Forest is the only one that said they have time and crews to help make these

repairs immediately . They have bid the project with unit pricing (see attached bid). According to Karyn Baxter, these prices are 95% of the average pricing of our most recent street reconstruction project. These prices slightly increased 102% from a previous bid for other projects by Black Forest, but that is understandable as prices increase with time. Our conclusion was that we were not being overcharged for this work and that the pricing was good for this project.

You will notice the bid estimate is $261,528 and is based upon a repair of approximately 42,271 square feet. We believe the repair will be larger than that and Karyn has estimated some additional costs based on not knowing yet the full extent of damage. She estimates the total project cost of approximately $325,000.

Heidi Voordeckers is reviewing the City's budgets in various funds. Our preference is to pay for this repair using the water fund. We will have more information on that during the meeting, but this item will also require a future budget amendment.

PROPOSED MOTION

I move that the City Council ratify the City Manager's approval of emergency repairs on Eaglewood and Fairway Drives.

Black Forest Paving, LLC
6153 Broken Rock Circle
South Jordan, UT 84009
www.blackforestpaving.com

To:	North Salt Lake City	**Contact:**	Karen Baxter
Address:	10 East Center Street	**Phone:**	
	North Salt Lake, UT	**Fax:**	
Project Name:	NSL Eaglewood Drive Repairs	**Bid Number:**	2286
Project Location:	Eaglewood Dr At Fairway Dr, North Salt Lake, UT	**Bid Date:**	9/28/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mill Out And Dispose Of Existing Asphalt Based On A 39,000 SY Area Needing Repaired. Actual Footage To Be Measured And Billed Upon Completion .	42,271.00	SF	$0.50	$21,135.50
2	Remove And Dispose Of Existing Road Base. Actual Footage To Be Measured And Billed Upon Completion. .	1,043.00	CY	$49.00	$51,107.00
3	Install And Compact 8" Road Base Actual Tonnage To Be Billed Upon Completion .	1,930.00	TON	$42.00	$81,060.00
4	Install 3" Of 1/2" Asphalt With PG 58-28 Oil 15% RAP Based On A 39,000 SY Area Needing Repaired Actual Footage To Be Measured And Billed Upon Completion .	42,271.00	SF	$2.20	$92,996.20
5	Traffic Control Per Day Estimated 5 Days To Complete. .	1.00	LS	$2,500.00	$2,500.00
6	Adjust Utilities .	9.00	EACH	$1,095.00	$9,855.00
7	Striping Back To Original Layout. .	1.00	LS	$2,875.00	$2,875.00

Total Bid Price: $261,528.70

Notes:

- *Bid Excludes: Herbicide, prime coat, surveying, compaction testing, material testing, utility adjustments or collaring, saw cutting, slurry seals, fog seals, seal coats, traffic control, signage, striping, glass beads for striping, soft subgrade repair, profilographing and asphalt grinding, permits, fees, licenses, and bonds.*
- The following work includes ONE mobilization per crew. Each additional mobilization will be charged at $1300.00 per crew. The price is also based on using PG58-28 oil that is locally used.
- Description of Work: Black Forest Paving (from here forward will be known as Contractor), will furnish the required material, labor, and equipment to complete the project in whole as listed in the details of the bid schedule and of this proposal. To the extent the above described work is detailed in plans and specifications, these plans and specifications need to be provided to Contractor before the contract can be negotiated. Any changes to the original plans and specifications used to prepare this proposal or contract may cause a need to produce a change in the contract price, and the Buyer or Owner agrees to execute all necessary change orders describing the changed work and prices as submitted by the Contractor. Subgrade done by others and left at +/-0.1'.

- Project is to be completed in 2026. Any work that pushes into the following year or Contractor's inability to purchase the materials required at the estimated prices due to changes beyond Contracotrs control, may be subject to a price increase.
- Buy or Owner to provide and pay for any and all items as pertaining to but not limited to natural gas, power, telephone, fiber optic and Contractor will be entitled to those documents if deemed necessary.
- Contract Pricing: To the extent the proposal is bid as unit price, it is agreed that the number of units indicated is an approximation, and *actual units or square footage will be measured and billed accordingly at the end of the project*.
- Claims and Defects: Written notice or any alleged claim or defect must be given to Contractor at its address Shown above no later than (10) days after the completion of the work under this contract with contractor. Failure to give written notice as herein provided shall be and constitute a waiver of any such alleged defects or claims. Contractor's sole and exclusive liability shall be to repair the work using indusrty standards and common practices or give a credit to the Buyer for defective material. If repair is made, Contractor shall have a reasonable time to make such repairs. In no event shall Contractor be liable for special, incidental, consequential damages, or damages caused by other trades on the site or any other individuals or Owners activities for any breach hereof, including but not limited to, loss of good will, loss of profits or loss of use.
- (A) Buyer specifically represents and warrants that either the Buy is the Owner of the Premises where the work is to be performed, or in the alternative, Buy has written authorization from the Owner of the premisis authorizing the work to be performed on the said premises.
- Personal Guarantee: I/We unconditionally and individually guarantee the performance of the Buyer under the terms and conditions of the above contract, including all payments and any charges specified therein, including interest, attorney's fees and costs. This gaurantee will continue unchanged by any bankruptcy, reorganization, or insolvency of the Buyer. This guarantee may not be withdrawn unless agreed to in writing by Contractor.
- Payment Terms: Terms of Payment. Buyer shall pay Contractor in full at Contractor's address set forth above within twenty (20) days following the date of Contractor's invoices, without retention held regardless of the final completion date of the work. In the event that payment is not made to Contractor as provided herein, Contractor shall be entitled to all of its costs, including attorney's fees and lien fees, in connection with the enforcement of its rights under this contract, whether or not legal proceedings are instituted. In addition, Contractor shall be entitled to interest on all past due accounts under this contract, which interest shall accrue at the rate of 18% per annum (1.5% per month) from the date payment is due until payment is received by Contractor, whether before or after judgment.

ACCEPTED:	**CONFIRMED:**
The above prices, specifications and conditions are satisfactory and are hereby accepted.	**Black Forest Paving**
Buyer: _____	
Signature: _____	**Authorized Signature:** _____
Date of Acceptance: _____	**Estimator:** Scott Mabey 801-652-3579 scott@blackforestpaving.com

CITY OF NORTH SALT LAKE

Police Department

10 East Center Street, North Salt Lake, Utah 84054 • (801)335-8650 Fax: (801)335-8679

BRIAN J. HORROCKS
Mayor

KEN LEETHAM
City Manager

CRAIG BLACK
Chief of Police

To: Honorable Mayor and City Council of North Salt Lake
From: Craig Black, Chief of Police
Date: October 6, 2026
Re: LEASE OF OFFICE SPACE IN NORTH SALT LAKE FOR DETECTIVES

Recommendation

The North Salt Lake City Council approve the police department to enter into a lease agreement for office space for two to four detectives.

Background

The work of police detectives produces sensitive and confidential information that needs to be safeguarded not only from public access, but even from other law enforcement officers that do not need to know details of investigations. Having secure office space is critical to that role. Police office space in City Hall only has space for three (3) detectives and we are staffed currently with five (5). For about seven years two detectives have occupied a "Mobile Mini" space located at the city shop property. Mobile Mini offices are useful for short-term office projects but are not good long-term solutions. They don't have bathroom facilities, they are subject to environmental conditions a regular building is better designed to handle such as long-term weather proofing, moldy smells and carpets, drafty work area, and HVAC issues that are difficult to control and make for unworkable conditions. This last summer they were subjected to a broken air-cooling system that often had temperatures approaching 100°. Portable cooling solutions created other problems of temperature and humidity control. This solution has never been intended to be permanent, but the department has tried to make it work until a longer-term solution, such as office space added to a new or existing city building, could be arranged.

The work and environmental conditions at the Mobile Mini office have become intolerable and the department began looking for solutions around July of this year. Most office space is too large, and thus too expensive to warrant leasing for two to three individuals, but after some searching and community contacts, some space has been identified in the CG zone on Cutler Dr. that is available at a very reasonable rate for the space needed. The detectives will be able to have regular office space with bathrooms, reliable electrical and IT (phones and internet), and HVAC conditions that offices demand. It will also provide a secure area for sensitive investigations and interviews. It will continue to allow the presence of our police department to be staffed west of the railroad and freeway, another key benefit for a critical response when our two access points are blocked.

The lease cost of the Mobile Mini has been $942/month. This new space will be around $3,200/month, but clearly a more realistic and long-term office solution. Except for initial setup costs-estimated to be about $5-$7,000, the annual cost for this lease should be less than $40,000/year. Ending the lease with Mobile Mini will free up roughly $11,304/year, resulting in a net cost increase of $27,096/year. Final negotiations are still

needed to finalize the lease, but, excluding utilities, they will not exceed these costs. Estimated utility costs are $3,800/year.

Possible Motion

I move the city council approve and authorize the North Salt Lake Police Department to enter a lease for office space for detectives not to exceed $40,000 per year.





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www.nslcity.gov

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: October 6, 2026

SUBJECT: Consideration of Resolution 2026-44R: A resolution appointing Council member Suzette Jackson to the South Davis Recreation District Board.

RECOMMENDATION

I recommend approval of Resolution 2026-44R: A resolution appointing Council member Suzette Jackson to the South Davis Recreation District Board.

BACKGROUND

Council member Suzette Jackson has been the City's appointee to the South Davis Recreation District while she has been on the City Council. The City needs to formalize that appointment with a resolution of the Council and that is the purpose of this item.

PROPOSED MOTION

I move that the City Council approve Resolution 2026-44R: A resolution appointing Council member Suzette Jackson to the South Davis Recreation District Board.

RESOLUTION 2026-44R

A RESOLUTION APPOINTING A CITY OF NORTH SALT LAKE REPRESENTATIVE TO THE ADMINISTRATIVE CONTROL BOARD FOR THE SOUTH DAVIS RECREATION DISTRICT

WHEREAS, the City of North Salt Lake is a member of the South Davis Recreation District; and

WHEREAS, each member municipality of the South Davis Recreation District has the power to appoint one member to the Administrative Control Board of the district; and

WHEREAS, the appointment procedures required by law for appointed members are currently set forth in Section 17B-1-304 of the *Utah Code Annotated* as amended; and

WHEREAS, pursuant to Davis County Resolution 2004-115, each member appointed to the Administrative Control Board serves a four-year term; and

WHEREAS, the term for the City's previous representative on said Board expired on December 31, 2023; and

WHEREAS, the City Council now desires to affirm its appointment of Suzette Jackson as a representative to the Administrative Control Board for the South Davis Recreation District.

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

Section 1. MEMBER APPOINTED. City Council member Suzette Jackson is hereby appointed to serve as the City of North Salt Lake representative to the Administrative Control Board of the South Davis Recreation District, which term shall be deemed and ratified to have commenced on January 2, 2024 and shall expire on or before December 31, 2027, or when her term as an elected official concludes.

Section 2. COPY OF RESOLUTION TO BE PROVIDED TO DISTRICT. A copy of this resolution, once adopted, shall be provided to the South Davis Recreation District.

Section 3. EFFECTIVE DATE. This resolution shall take effect immediately upon passage.

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	_____

CITY OF
NORTH SALT LAKE
UTAH

10 East Center Street
North Salt Lake, UT 84054
801.335.8700
www.nslcity.gov

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: October 6, 2026

SUBJECT: Consideration of Resolution 2026-45R: A resolution appointing Mayor Horrocks to the Wasatch Integrated Waste Management District Board.

RECOMMENDATION

I recommend approval of Resolution 2026-45R: A resolution appointing Mayor Horrocks to the Wasatch Integrated Waste Management District Board.

BACKGROUND

Mayor Horrocks has been functioning as the City's representative on the Wasatch Integrated Waste Management District Board. At this time, the District requires a resolution from the City Council approving a formal appointment to the District Board.

PROPOSED MOTION

I move that the City Council approve Resolution 2026-45R: A resolution appointing Mayor Horrocks to the Wasatch Integrated Waste Management District Board.

RESOLUTION 2026-45R

A RESOLUTION APPOINTING A CITY OF NORTH SALT LAKE REPRESENTATIVE TO THE ADMINISTRATIVE CONTROL BOARD FOR THE WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT

WHEREAS, the City of North Salt Lake is a member of the Wasatch Integrated Waste Management District; and

WHEREAS, each member municipality of the Wasatch Integrated Waste Management District has the power to appoint one member to the Administrative Control Board of the district; and

WHEREAS, the municipal appointees to the Administrative Control Board do not need to be qualified electors of the district pursuant to *Utah Code Annotated 17A-2-1326(1)(b)(iii) as amended;* and

WHEREAS, pursuant to Davis County Resolution 84-226, each member appointed to the Administrative Control Board serves a four year term; and

WHEREAS, the City Council now desires to appoint a representative to the Administrative Control Board for the Wasatch Integrated Waste Management District; and

NOW THEREFORE, be it resolved by the City Council of the City of North Salt Lake, Utah as follows:

Section 1. MEMBER APPOINTED. Mayor Brian J. Horrocks is hereby appointed to serve as the City of North Salt Lake representative to the Administrative Control Board of the Wasatch Integrated Waste Management District, which term shall be deemed and ratified to have commenced on January 6, 2026 and shall expire on December 31, 2029.

Section 2. COPY OF RESOLUTION TO BE PROVIDED TO DISTRICT. A copy of this resolution, once adopted, shall be provided to the Davis County Solid Waste Management and Energy Recovery Special Service District.

Section 3. EFFECTIVE DATE. This resolution shall take effect immediately upon passage.

APPROVED AND ADOPTED by the City Council of the City of North Salt Lake this 6th day of October, 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	_____

CITY OF NORTH SALT LAKE

Police Department

10 East Center Street, North Salt Lake, Utah 84054 • (801)335-8650 Fax: (801)335-8679

BRIAN HORROCKS
Mayor
KEN LEETHAM
City Manager

CRAIG BLACK
Chief of Police

To: Honorable Mayor and City Council of North Salt Lake
From: Craig Black, Chief of Police
Date: October 6, 2026
Re: AUTHORIZATION OF THE POLICE DEPARTMENT TO SURPLUS FIVE VEHICLES

Recommendation:

The city council will authorize the police department to surplus five (5) vehicles the police department no longer assigns for primary duty use.

Background:

The police department has been authorized by the North Salt Lake City Council to purchase four (4) vehicles to be used by the Patrol Division. Those vehicles have been purchased and are being upfitted for use. With those vehicles being assigned as primary vehicles to specific employees, the older vehicles will be utilized in the best interest of the department as spare vehicles (in the event a primary assigned vehicle is temporarily out of service), training vehicle, or other utility. If it is of no use to the police department, or any other city department, or needs maintenance or repairs more than the useful value of the car, it will be disposed of through public auction or other means of most value to the City of North Salt Lake.

Proposed Motion:

I move the city council to authorize the following police vehicles to be declared surplus and if absent another useful city purpose, disposed through JJ Kane Auction or any other method that provides for the best financial benefit of the city.

Vehicle Number	Year	Make	Model	VIN	Mileage
179-10	2010	Ford	Explorer	1FMEU7DE2AUA53281	86,878
217-19	2019	Ford	Explorer	1FM5K8AR2KGB54503	64,972
221-21	2021	Ford	Explorer	1FM5K8AW8MNA20888	84,142
222-21	2021	Ford	Explorer	1FM5K8AW4MNA20788	69,800
223-21	2021	Ford	Explorer	1FM5K8AW1MNA20912	73,301

RESOLUTION 2026-46R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE DECLARING CERTAIN POLICE DEPARTMENT VEHICLES AS SURPLUS PROPERTY AND AUTHORIZING ITS PROPER DISPOSAL

WHEREAS, the City of North Salt Lake police department no longer has a need or use for certain vehicles or property due to age, cost of maintenance, and/or being obsolete; and

WHEREAS, in accordance with State regulations, the City Council has determined to declare the property listed in Exhibit A as surplus and desires to dispose of it in the method as prescribed by current law.

NOW THEREFORE, BE IT RESOLVED, the Governing Body of the City of North Salt Lake does hereby approve the vehicles listed in Exhibit A as surplus and that said vehicles shall be disposed of according to State statutes, including disposal, sale, or trade-in on new vehicles.

BE IT FURTHER RESOLVED, by the City Council of the City of North Salt Lake that the Police Chief is authorized to undertake any and all actions to effect such sale, disposal, donation, or trade-in of the vehicles listed in Exhibit A.

This Resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 6th day of October 2026.

CITY OF NORTH SALT LAKE
By:

_____
BRIAN J. HORROCKS
Mayor

ATTEST:

_____
WENDY PAGE
City Recorder

City Council Vote as Recorded:

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

Exhibit A

The following vehicles are proposed to be declared as surplus property:

Vehicle Number	Year	Make	Model	VIN	Mileage
179-10	2010	Ford	Explorer	1FMEU7DE2AUA53281	86,878
217-19	2019	Ford	Explorer	1FM5K8AR2KGB54503	64,972
221-21	2021	Ford	Explorer	1FM5K8AW8MNA20888	84,142
222-21	2021	Ford	Explorer	1FM5K8AW4MNA20788	69,800
223-21	2021	Ford	Explorer	1FM5K8AW1MNA20912	73,301

CITY OF
NORTH SALT LAKE
UTAH

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PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Jonathan Rueckert, Public Works Director

DATE: October 6, 2026

SUBJECT: Pump Station Roof Replacement

RECOMMENDATION

Staff recommends awarding the bid for removal and replacement of the roof at the Gary Way Pump Station to The Garland Company, Inc for $49,480.

BACKGROUND

Last year, staff utilized The Garland Company, Inc. to perform a RAMP (Roof Asset Management Program) assessment of the roofing systems at well buildings, pump stations, and other City facilities. The assessment included a comprehensive inspection of each roofing system, during which the various components of each roof were evaluated. The RAMP assessment report scored each asset based on risk to help prioritize urgent repairs and long-term deferred maintenance.

The assessment identified the roof structure at the Gary Way Pump Station as failed. The roof is over 30 years old and has exceeded its intended service life. The roof is currently experiencing water infiltration, which has caused interior drywall damage in several areas. Soft areas in the roof decking were also identified during the assessment.

The Garland Company is a full-service engineering, design, and manufacturing firm specializing in high-performance roofing and building envelope systems. Garland competitively bids projects among qualified roofing contractors based on the specified roofing system. Following contract award, Garland manages the project and assumes responsibility for the project from start to finish.

Staff and Garland personnel met with three qualified roofing contractors on-site to discuss the existing roof conditions and available replacement options. Based on the assessment and site evaluations, it was recommended that the roof be replaced with a tapered insulation and two-ply bitumen roofing system. All three contractors were given the opportunity to submit a bid for the recommended roofing system. American Roofing Company was the only contractor to submit a bid by the original deadline.

To provide additional opportunity for the other contractors to submit proposals, staff extended the bid deadline; however, no additional bids were received. Staff and Garland made a reasonable effort to obtain competitive pricing by engaging three qualified roofing contractors, conducting on-site reviews of the project, and extending the bid deadline. Staff has reviewed the proposal submitted by American Roofing Company and finds that the proposed roofing system addresses the deficiencies identified through the RAMP assessment.

The project will be funded through the Water Capital Project Fund, account 52-3126-52600.

PROPOSED MOTION

I move that the City Council approve the proposal from The Garland Company, Inc. for the Gary Way Pump Station Roof Replacement Project in the amount of $49,480, with the roofing work to be performed by American Roofing Company as Garland's subcontractor.

CITY OF
NORTH SALT LAKE
UTAH

10 East Center Street
North Salt Lake, UT 84054
801.335.8700
www.nslcity.gov

COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: October 6, 2026

SUBJECT: Consideration of Resolution 2026-47R: A Resolution creating the North Salt Lake Re-Addressing Committee with a limited scope of duties and timeframe

---

RECOMMENDATION

City Staff recommends the approval of Resolution 2026-47R creating the North Salt Lake Re-Addressing Committee.

BACKGROUND

On November 15, 2022 the City Council approved Ordinance 2022-09 annexing the Val Verde area. The motion to approve the annexation include a stipulation the City Council would not implement address changes in the area before the year 2024 and that the City Council would create a committee to make recommendations regarding the implementation of re-addressing the affected properties.

The attached Resolution, created at the direction of the City Council, outlines the formation of a Re-Addressing Committee. The proposed Committee will include nine (9) members to include a City Council Member to act as Chair of the Committee, representatives from three (3) City Departments (Community Development, Police, and Public Works), a representative from the South Davis Metro Fire Agency, and four (4) community member including business owners and residents.

The City Council requested a public comment meeting with the property owners, residents, and business owners affected by the proposed re-addressing be scheduled for October 6, 2026. Staff identified 498 individual addresses of property owners, tenants, and business owners within the area and mailed a postcard invitation to attend the meeting and submit applications for the appointment to the committee. As of September 30th, the City has received six (6) applications for the committee. Staff is recommending the City Council establish an application deadline of October 13, 2026, so that the Mayor may review the applications and recommend appointments at the October 20, 2026 meeting.

Once the Committee appointments have been approved by the Council the expected timeline for the Committee is as follows:

- Approximately six to eight bi-weekly meetings beginning in November and concluding in January 2027
- Public Open House in February 2027
- Final Committee Meeting in February 2027
- Recommendation to the City Council March 2027

Committee meetings agendas will include:

- Review of the proposed addresses, street names and coordinates
- Meetings with stakeholder representatives (USPS, Davis County, Other City Staff)
- Assessment of implementation costs to property owners and businesses
- Discussion of a proposed timeline for implementation
- Management of public feedback and open house
- Final recommendations to the City Council

Upon conclusion of the Committee Meetings the City Council will consider approval of a Resolution implementing the re-addressing plan, timeline, and possible reimbursement for related expenses.

PROPOSED MOTION

I move that the City Council approve Resolution 2026-47R: A Resolution creating the North Salt Lake Re-Addressing Committee with a limited scope of duties and timeframe.

Attachments:

1) Resolution 2026-47R
2) Map of affected properties

RESOLUTION NO. 2026-47R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE CREATING LIMITED CHARTER RE-ADDRESSING COMMITTEE FOR THE PURPOSE OF ADVISING THE CITY COUNCIL RELATED TO THE IMPACTS OF RE-ADDRESSING PROPERTIES

WHEREAS, the City of North Salt Lake has annexed certain properties and geographic areas into its corporate municipal limits; and

WHEREAS, the City Council desires a uniform and synchronized grid system throughout the City to address issues related to emergency services, package and postal delivery, and utility services; and,

WHEREAS, the certain historical addresses within the annexed areas currently utilized address grids belong to the adjacent municipality of Bountiful or outdated Davis County grid systems; and

WHEREAS, the City Ordinance 2022-09 was approved by the City Council on November 15, 2022 annexing the Val Verde area with a condition that re-addressing of the area would not be implemented prior to January 1, 2024 and until a group of representatives from the City and the annexed area, with input from other affected local agencies, made a recommendation to the City Council; and

WHEREAS, the City Council desires to form a limited scope advisory committee to identify issues related to the transition of re-addressing these properties, mitigate confusion, and recommend possible street names.

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the City of North Salt Lake, the following:

SECTION 1. Establishment and Composition. There is hereby created and established the "North Salt Lake Re-Addressing Committee." The Committee shall consist of nine (9) members, as follows:

- City Council Member, who shall act as the Committee Chair
- City Staff Representatives from the following departments:
    - Police
    - Public Works
    - Community Development
- South Davis Metro Fire Authority
- Community Representatives from the affected area:
    - Two (2) Business Owners
    - Two (2) Residents

SECTION 2. Scope and Duties. The Committee shall be tasked with the limited scope of review as follows:

- Estimate of probable costs for:
    - Physical change to building numbers

    - City expenditures-street signs
    - Identification of other potential expenses by residents and businesses
- Receive input regarding processes and impacts of re-addressing including but not limited to the following:
    - USPS Bountiful Postmaster
    - Davis County Officials
    - Other City Officials
- Develop a Proposal for a Public Communications Plan to outline the following:
    - The identification of potential impacts
    - Creation of property owner transition packets (list of contacts and methods for updating: voter registration, driver's license, DMV, bank accounts, deeds, etc.)
- Make recommendations to City Council regarding:
    - Naming or Numbering Streets
    - Reimbursement of associated expenses for residents and businesses
    - Timeline for implementation

SECTION 3. Timeline and Reporting. The Committee shall convene periodic public meetings which shall be subject to the Utah Open and Public Meetings Act and shall prepare a final report with findings and recommendations as described herein prior to March 31, 2027, unless extended by the City Council. The Committee shall be dissolved upon acceptance of the final report by the City Council.

SECTION 4. Effective Date. This Resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 6th day of October, 2026.

CITY OF NORTH SALT LAKE
By:

_____
BRIAN J. HORROCKS
Mayor

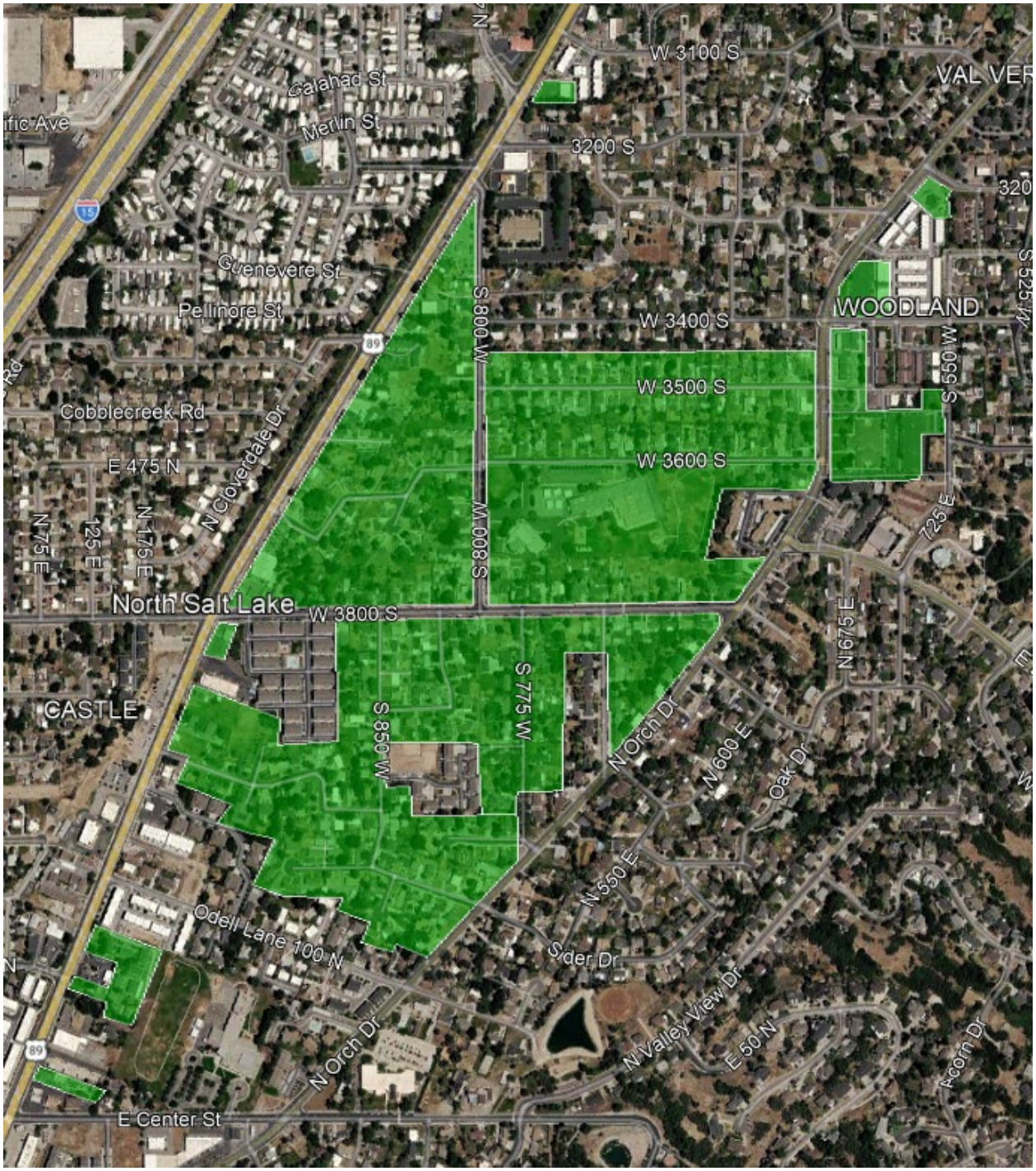
ATTEST:

_____
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 _____

Properties Affected by Proposed Re-Addressing



CITY OF
NORTH SALT LAKE
UTAH

10 East Center Street
North Salt Lake, UT 84054
801.335.8700
www.nslcity.gov

COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ali Avery, Long Range Planner

DATE: October 6, 2026

SUBJECT: Consideration of Resolution 2026-48R: A Resolution Approving an Interlocal Agreement with Davis County for the Pacific Avenue Sidepath Project Utilizing the 4th Quarter County Option Sales and Use Tax for Highways or Public Transit Funding and Authorizing Matching Funds

---

RECOMMENDATION

Staff recommends approval of the resolution approving an Interlocal Agreement with Davis County for the Pacific Avenue Sidepath project utilizing the 4th Quarter County Option Sales and Use Tax for Highways or Public Transit Funding and authorizing matching funds.

BACKGROUND

In July 2025, Staff applied for funding through the Davis County 3rd Quarter Transportation fund for the construction of a sidepath on Pacific Avenue from Main Street to where the road turns into Overland Rd. In February 2026, the City was awarded funds for the project through the 4th Quarter Transportation fund and now needs to enter into a contract with Davis County. The contract period is for 5 years from the effective date of the agreement, which is May 1, 2026.

The project includes the construction of an 8’ wide sidepath behind the curb on the south side of Pacific Avenue, within the existing right-of-way. This path will be connected to a sidepath on Overland Rd to be constructed by UDOT with the I-15 expansion. Essentially, once the I-15 expansion project is completed, an off-street bike path will be constructed to connect from Main Street in North Salt Lake to 800 West in Woods Cross, creating a safer route from the Town Center to the FrontRunner station in Woods Cross. During the design and planning for the Main Street Reconstruction project, Union Pacific required that the City discourage pedestrians and cyclists from using the Main Street railroad crossing, so this creates an attractive alternative to that route, as well. This project also implements the City’s Active Transportation Plan, which shows a sidepath on this street. The project is already under construction, and the matching funds were already included in the FY27 budget as part of the road construction in the Capital Facilities Plan.

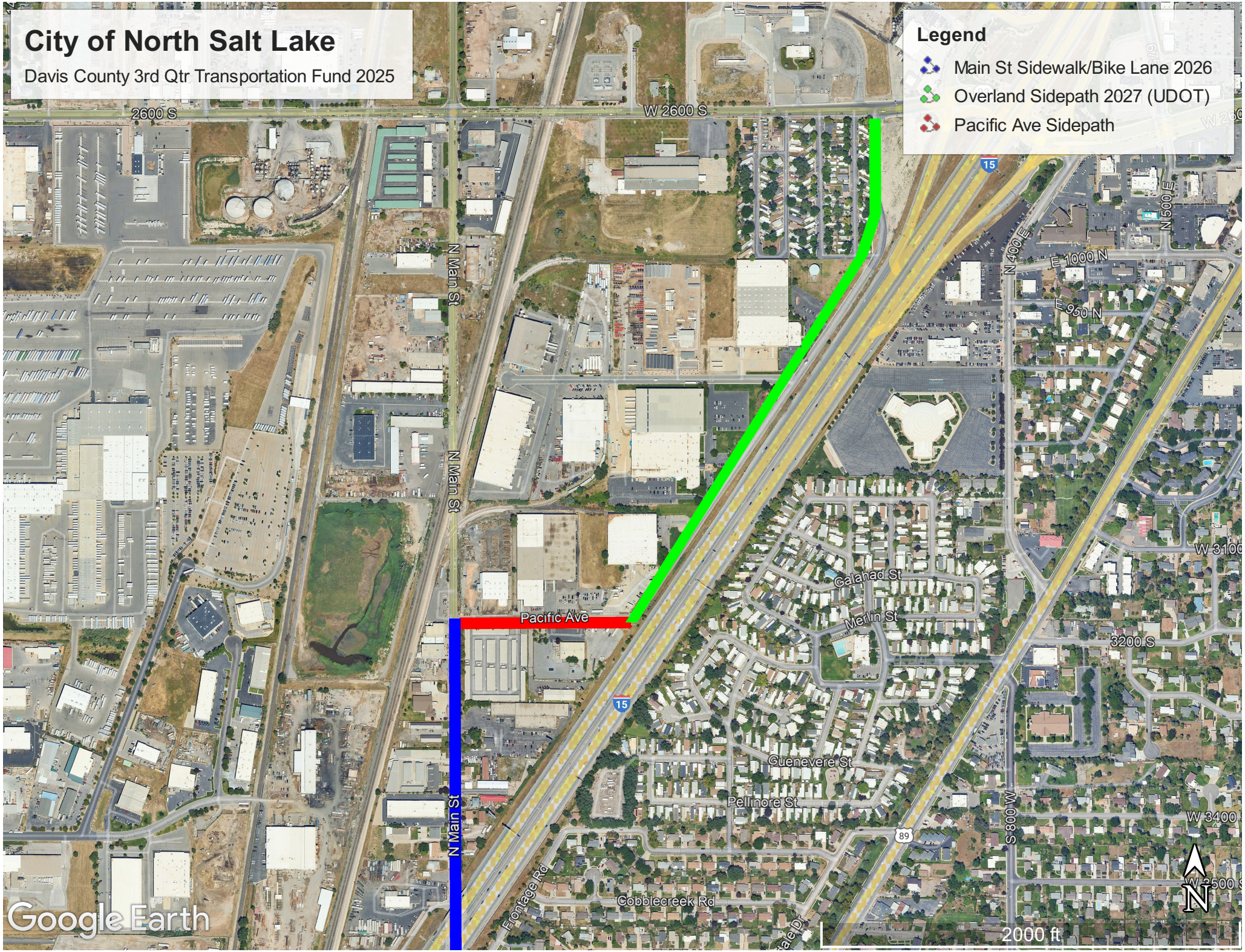
Total project cost: $575,000
4th Quarter Transportation fund: $460,000
Local match: $115,000

PROPOSED MOTION

I move that the City Council approve Resolution 2026-48R approving an Interlocal Agreement with Davis County for the Pacific Avenue Sidepath project utilizing the 4th Quarter County Option Sales and Use Tax for Highways or Public Transit funding and authorizing matching funds.

Attachments

1) Location Map
2) Resolution 2026-48R
3) Interlocal Agreement


City of North Salt Lake
Davis County 3rd Qtr Transportation Fund 2025
Legend
Main St Sidewalk/Bike Lane 2026
Overland Sidepath 2027 (UDOT)
Pacific Ave Sidepath
2600 S
W 2600 S
N Main St
N 400 E
N 500 E
E 1000 N
E 950 N
15
Pacific Ave
Galahad St
Merlin St
3200 S
W 3100
Guenevere St
Pellinore St
S 800 W
W 3400
89
Frontage Rd
Cobblecreek Rd
W 3500 S
N
2000 ft
Google Earth

RESOLUTION 2026-48R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE APPROVING AN INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR THE PACIFIC AVENUE SIDEPATH PROJECT UTILIZING THE 4TH QUARTER COUNTY OPTION SALES AND USE TAX FOR HIGHWAYS OR PUBLIC TRANSIT FUNDING AND AUTHORIZING MATCHING FUNDS

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

WHEREAS, Davis County administers the 4th Quarter County Option Sales and Use Tax for Highways or Public Transit funding program; and,

WHEREAS, the City applied for and was awarded funding for the Pacific Avenue Sidepath project; and

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to increase the safety and comfort of active transportation facilities.

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

Section 1.

1. City staff is hereby directed to set aside $115,000 from the General Fund for matching funds; and

2. The City Mayor is hereby authorized to sign the interlocal agreement on behalf of the City.

Section 2. Effective Date. This resolution hereby adopted is effective immediately.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 6th day of October, 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 _____

INTERLOCAL COOPERATION AGREEMENT FOR HIGHWAYS OR PUBLIC TRANSIT PROJECT REIMBURSEMENT
(Fourth .25% County Option Sales and Use Tax for Highways or Public Transit)

This Interlocal Cooperation Agreement for Highways or Public Transit Project Reimbursement (this "Agreement") is between Davis County, a body corporate and politic and a legal subdivision of the State of Utah (the "County"), and City of North Salt Lake, a municipal corporation of the State of Utah (the "City"). The County and the City may be collectively referred to as the "Parties" in this Agreement or may be solely referred to as a "Party" in this Agreement.

WHEREAS, the Parties are authorized to enter into in this Agreement, pursuant to Utah's Interlocal Cooperation Act, which is codified at Title 11, Chapter 13 of the Utah Code (the "Act"); and

WHEREAS, Utah Code Section 59-12-2219 ("Section 59-12-2219") provides the legislative body of Davis County, Utah an opportunity to expend revenue generated from local option sales and use tax for the purposes set forth in Utah Code Section 59-12-2212.2 ("Section 59-12-2212.2"); and

WHEREAS, the City desires to commence and complete a project that satisfies the provisions of Section 59-12-2212.2 and the provisions of this Agreement, including, but not limited to, the Highways or Public Transit Proposal attached to this Agreement as Attachment 1 and incorporated into this Agreement by this reference (the "Project") and the Project Cost Estimate attached to this Agreement as Attachment 2 and incorporated into this Agreement by this reference; and

WHEREAS, the City desires to be reimbursed, in part, by the County for expenses incurred to complete the Project pursuant to the provisions of this Agreement; and

WHEREAS, the County desires to partially reimburse the City for the permitted or authorized costs and expenses incurred by the City in connection with the Project pursuant to the provisions of this Agreement.

The Parties therefore agree as follows:

1. **Purpose**. The purpose of this Agreement is to memorialize an agreement between the Parties for the commencement and completion of the Project, which satisfies the provisions of Section 59-12-2212.2 as well as the provisions of this Agreement.

2. **The City's Duties, Obligations, or Responsibilities**.

   2.1. The City shall commence and complete all material aspects of the Project on or before December 31, 2029.
   2.2. The City shall be fully and solely responsible for all costs, expenses, or otherwise related to the Project.
   2.3. The City shall be solely responsible for operating and maintaining the Project, including, but not limited to, all costs, expenses, or otherwise related to the operation or maintenance of the Project.
   2.4. The City shall ensure that the Project complies with the American Public Works Association ("APWA") standards and all other federal, state, or local laws, regulations, rules, requirements, codes or otherwise that are applicable to the Project.

3. **The County's Duties, Obligations, or Responsibilities**. The County shall reimburse the City in an amount up to 80% of the total permitted or authorized costs or expenses of the Project not to exceed $460,000.00, only upon all of the following being satisfied by the City:

   3.1. The City commences and completes all material aspects of the Project on or before December 31, 2029; and

3.2. The City notifies the County of its completion of the Project and provides the County with a detailed breakdown of all expenses, costs, or other approved match payments paid by the City in connection with the Project.

4. **Progress Payments Authorized**. The City may provide reimbursement requests to the County, no more frequently then quarterly, for authorized costs paid by the City for the Project. After confirming that the costs provided in a reimbursement request are authorized for reimbursement, the County shall reimburse the City in an amount equal to 90% of the authorized costs sought through a reimbursement request. The tender or receipt of progress payments under this section shall not relieve the City of its obligations under this Agreement. The County shall reimburse the City for the remaining 10% of the authorized costs sought through the City's reimbursement requests in an amount up to 80% of the total authorized costs of the Project, not to exceed $460,000.00, only if the City timely and completely satisfies its obligations under Sections 2 and 3 of this Agreement.

5. **Effective Date of this Agreement**. The Effective Date of this Agreement is May 1, 2026 (the "Effective Date").

6. **Term of Agreement**. The term of this Agreement shall begin upon the Effective Date of this Agreement and shall terminate five years from the Effective Date of this Agreement (the "Term"), subject to the termination and other provisions set forth in this Agreement.

7. **Termination of Agreement**. This Agreement may be terminated prior to the completion of the Term by any of the following actions:

7.1. The mutual written agreement of the Parties;

7.2. By either Party:

7.2.1. After any material breach of this Agreement, subject to Subsection 7.2.2. of this Agreement; and

7.2.2. Thirty calendar days after the non-breaching Party sends a demand to the breaching Party to cure such material breach, and the breaching Party fails to timely cure such material breach; provided however, the cure period shall be extended as may be required beyond the thirty calendar days, if the nature of the cure is such that it reasonably requires more than thirty calendar days to cure the breach, and the breaching Party commences the cure within the thirty calendar day period and thereafter continuously and diligently pursues the cure to completion; and

7.3. As otherwise set forth in this Agreement or as permitted by law, ordinance, rule, or regulation.

8. **Indemnification; Hold Harmless**. The City shall indemnify and hold harmless the County, and the County's officials, employees, agents, and other representatives (collectively, the "Indemnified Party"), against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, that are incurred by the Indemnified Party (collectively, "Losses"), and any cost or expense incurred by the Indemnified Party in defending a matter relating to one or more Losses (e.g. court filing fees, court costs, dispute resolutions costs, witness fees, professional fees and attorney fees) (collectively, "Resolution Expenses") (Losses and Resolution Expenses together mean "Indemnifiable Losses") relating to a material breach of this Agreement by the City or the negligent, reckless, or willful acts or omissions of the City or the City's officers, directors, employees, agents, or other representatives, except to the extent that the Indemnified Party caused those Indemnifiable Losses. The rights and obligations of the Parties set forth in this section will survive the termination of this Agreement.

9. **Notices**. All notices under this Agreement must be in writing and must be delivered personally, by a nationally recognized overnight courier, or by United States mail, postage prepaid, and addressed to the Parties at their

respective addresses set forth below (or to such other address(es) as may be designated by a Party in accordance with this section), and the same shall be effective upon receipt, if delivered personally, on the next business day, if sent by overnight courier, or three business days after deposit in the United States mail, if mailed. The initial addresses of the Parties shall be:

To the City:	To the County:	With a Copy to:
City of North Salt Lake Attn: Long Range Planner 10 East Center Street North Salt Lake, UT 84054	Davis County Attn: CED Director P.O. Box 618 Farmington, UT 84025	Davis County Attn: Attorney's Office, Civil Division P.O. Box 618 Farmington, UT 84025

10. **Damages**. The Parties acknowledge, understand, and agree that, during the Term of this Agreement, the Parties are fully and solely responsible for their own actions, activities, or business sponsored or conducted.

11. **Governmental Immunity**. The Parties recognize and acknowledge that each Party is covered by the Governmental Immunity Act of Utah, codified at Title 63G, Chapter 7 of the Utah Code (the "Immunity Act"), and nothing in this Agreement is intended to waive or modify any and all rights, defenses or provisions provided in the Immunity Act. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside of the territorial limits of such Party and shall be deemed officers and employees of such Party under the provisions of the Immunity Act.

12. **Approval.** This Agreement shall be submitted to the authorized attorney for each Party for review as to proper form and compliance with applicable law pursuant to Section 11-13-202.5 of the Act. This Agreement shall be approved by the legislative body of each Party pursuant to Section 11-13-202.5 of the Act. This Agreement shall be filed with the keeper of records of each Party pursuant to Section 11-13-209 of the Act.

13. **Interlocal Agreement Provisions**. This Agreement does not create an interlocal entity. There is no separate legal entity created by this Agreement to carry out its provisions, and, to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the Parties acting as a joint board. There shall be no real or personal property acquired jointly by the Parties as a result of this Agreement. This Agreement does not relieve any Party of obligations or responsibilities imposed upon that Party by law.

14. **Assignment Restricted**. This Agreement may only be assigned by a written instrument that is signed by authorized representatives of the Parties. Any purported assignment of this Agreement that is in violation of this section is void.

15. **Waiver**. A right, remedy, power, privilege or otherwise under this Agreement is not waived by a Party unless such waiver is in writing and signed by an authorized representative of the Party granting the waiver.

16. **Entire Agreement**. This Agreement, including all attachments, if any, and any other documents referenced in this Agreement or incorporated into this Agreement by this reference, constitutes the entire understanding between, and agreement of, the Parties with respect to the subject matter in this Agreement. Unless otherwise set forth in this Agreement, this Agreement supersedes all prior and contemporaneous understandings and agreements, whether written or oral, between the Parties with respect to the subject matter in this Agreement.

17. **Inconsistencies**. The following order of precedence governs and controls any inconsistencies between this Agreement, any attachments to this Agreement, and any other documents referenced in this Agreement or incorporated into this Agreement by reference: 1) this Agreement; 2) any attachments to this Agreement; and 3) any other documents referenced in this Agreement or incorporated into this Agreement by reference.

18. **Amendment**. This Agreement may only be amended by a written instrument that is signed by authorized representatives of the Parties. Any purported amendment of this Agreement that is in violation of this section is void.

19. **Governing Law; Exclusive Jurisdiction**. This Agreement is governed by and construed in accordance with the laws of the State of Utah without giving effect to any choice or conflict of law provision that would require or permit the application of the laws of any jurisdiction other than those of the State of Utah. Each Party irrevocably and unconditionally agrees that it may only commence an action, litigation, or proceeding of any kind against any other Party, which arises from or relates in any way to this Agreement, in the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah. Each Party irrevocably and unconditionally submits to the exclusive jurisdiction of such court.

20. **Severability**. If the Second Judicial District Court in and for the State of Utah located in Farmington City, Utah finds that one or more sections, subsections, sentences, or parts of a sentence of this Agreement is prohibited or unenforceable, then that or those specific section(s), subsection(s), sentence(s) or part(s) of a sentence is void. All sections, subsections, sentences, or parts of a sentence of this Agreement that are not found by such court to be prohibited or unenforceable, shall remain in full force and effect.

21. **Counterparts**. This Agreement may be signed in any number of counterparts, and, if such is the case, each counterpart that is signed and delivered, will be deemed an original and all such counterparts together will constitute one agreement.

The Parties have signed this Agreement on the dates set forth below.

DAVIS COUNTY	CITY OF NORTH SALT LAKE
_____ Bob J Stevenson Chair, Davis County Board of Commissioners Dated: _____	_____ Print Name: _____ Print Title: _____ Dated: _____
ATTEST:	ATTEST:
_____ Brian McKenzie Davis County Clerk Dated: _____	_____ Print Name: _____ Title: _____ Dated: _____
REVIEWED AS TO PROPER FORM AND COMPLIANCE WITH APPLICABLE LAW:	REVIEWED AS TO PROPER FORM AND COMPLIANCE WITH APPLICABLE LAW:
_____ Authorized Attorney for Davis County	_____ Authorized Attorney for City of North Salt Lake

Attachment 1

(Highways or Public Transit Proposal, 3 Pages)

Highways or Public Transit Proposal

Submitted by: Ali Avery, City of North Salt Lake

alia@nslcity.org 801-671-6285

Project Title: Pacific Ave Sidepath

Project Location: City of North Salt Lake, Main & Pacific

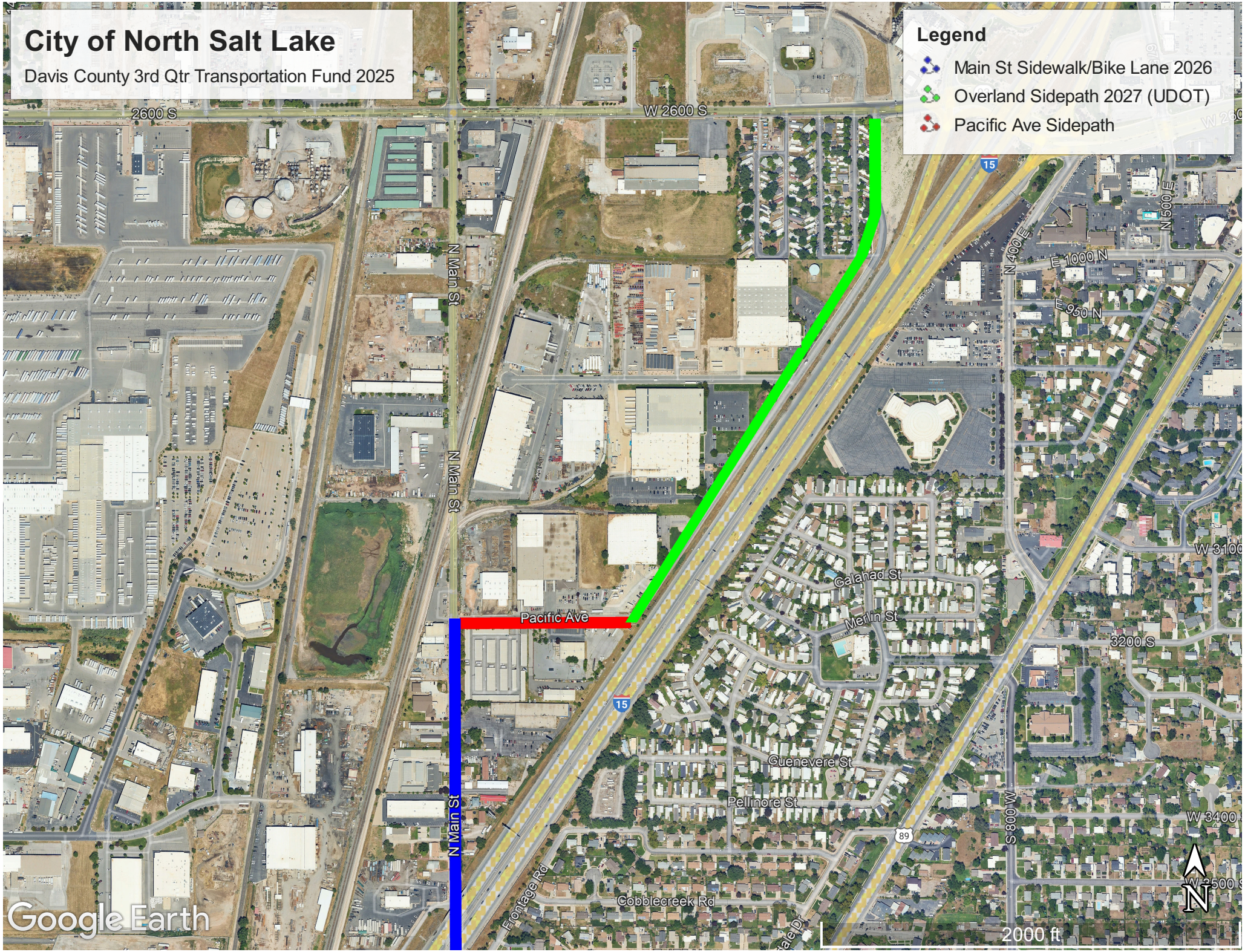
Facility Length: .16 mi

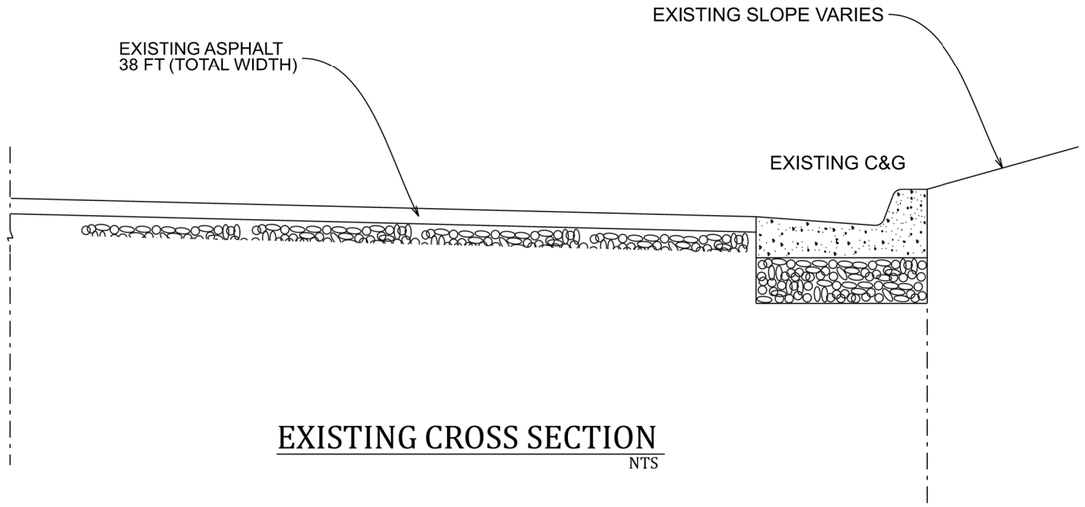
Jurisdiction: ☐ State Owned ☑ Locally Owned ☐ Multiple *(please list)*

Project Description: *(attach plans, maps, illustrations and/or other supporting documents)*

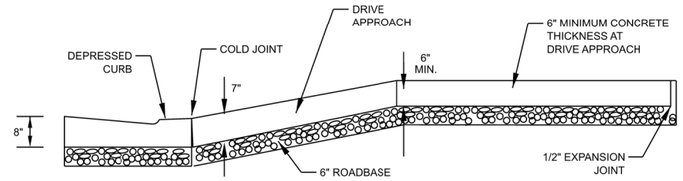
This project involves the installation of an 8-foot wide paved side path along Pacific Avenue in North Salt Lake. The path will be constructed on the south side of the road and will require the narrowing of the road and installing new curb and gutter. It will connect to the Overland side path being built by UDOT with the I-15 expansion. All sections of the side path will be behind the relocated curb.

Total Estimated Project Cost: *(attach detailed estimate)*	$ 575,000
Local Funds Committed:	$ 115,000
3rd Party Funds Committed:	$
In Kind Donations: *(dollar value)*	$
Other Contributions:	$
Davis County Funding Request:	$ 460,000

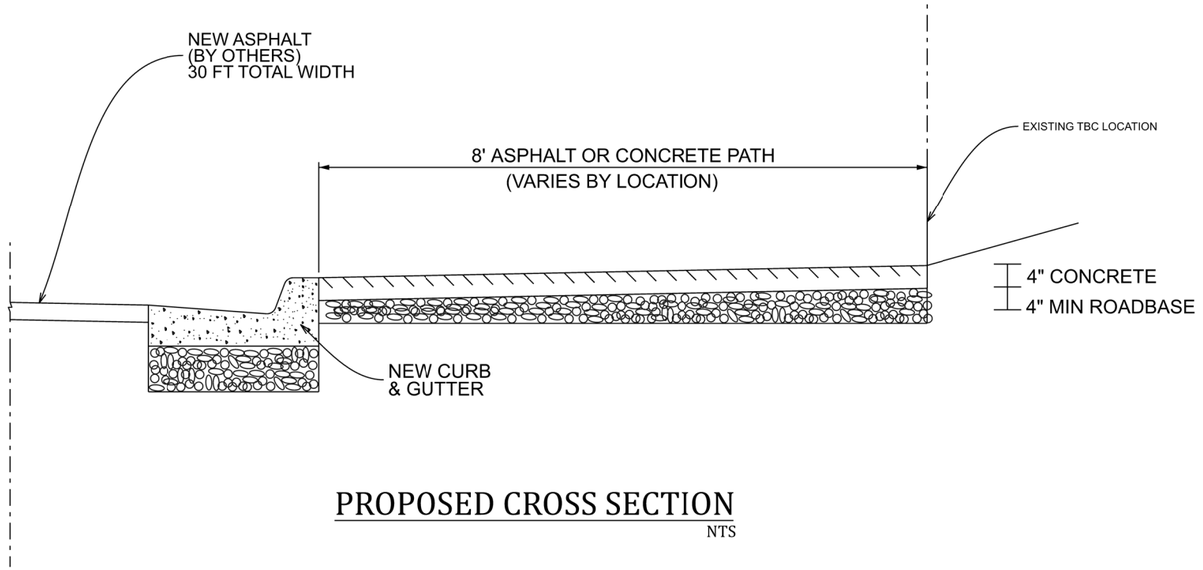

City of North Salt Lake
Davis County 3rd Qtr Transportation Fund 2025
Legend
Main St Sidewalk/Bike Lane 2026
Overland Sidepath 2027 (UDOT)
Pacific Ave Sidepath
2600 S
W 2600 S
N Main St
N 400 E
N 500 E
E 1000 N
E 950 N
15
Pacific Ave
Galahad St
Merlin St
3200 S
W 3100
Guenevere St
Pellinore St
S 800 W
W 3400
89
Frontage Rd
Cobblecreek Rd
W 3500 S
N
2000 ft
Google Earth



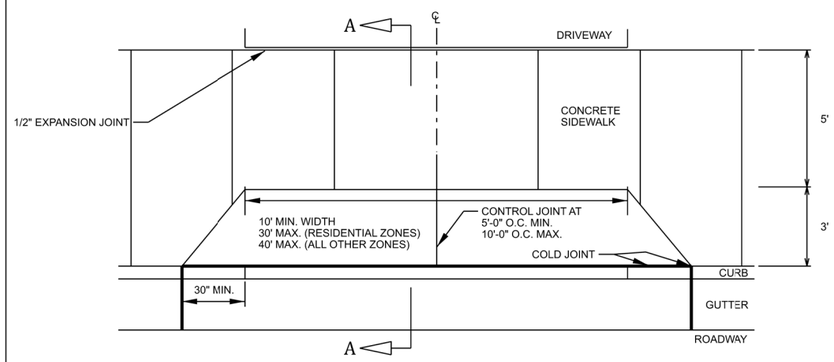
EXISTING CROSS SECTION
NTS



SECTION A - A
NTS



PROPOSED CROSS SECTION
NTS



ADJACENT DRIVE APPROACH PLAN
STANDARD LAYOUT
NTS

REVISION	DATE	BY	DESCRIPTION

DESIGN KDB
DRAWN CLM & JSW
CHECKED KDB
DATE JULY 2025
F.B. NO.
P.G. NO.

PROJECT DETAILS

OVERLAND SIDEPATH

CITY OF
NORTH SALT LAKE
10 East Center Street
North Salt Lake, UT 84054
(801) 335-8700
BRIAN HORROCKS
Mayor
KEN LEETHAM
City Manager

SHEET 1
OF 1
PROJECT NO.

Attachment 2

(Project Cost Estimate, 1 Page)

City of North Salt Lake
Pacific Sidepath

Cost Estimate

Prepared by: JSW
Checked by: KDB
Date: July 17, 2025

Item No.	Description	Amount	Units	Unit Price	Total
1	Mobilization	1	LS	$ 25,000.00	$ 25,000.00
2	Traffic control	1	LS	$ 15,000.00	$ 15,000.00
3	SWPPP	1	LS	$ 5,000.00	$ 5,000.00
4	Paint/bike lane transition	1	LS	$ 15,000.00	$ 15,000.00
5	Remove and Replace Curb & Gutter	791	LF	$ 56.00	$ 44,296.00
6	Install new drive approach, 8" thick	1,030	SF	$ 25.00	$ 25,750.00
7	Imported granular material under path	430	TN	$ 70.00	$ 30,100.00
8	6" untreated roadbase	291	TN	$ 50.00	$ 14,550.00
9	8' wide concrete path 4" thick	5,300	SF	$ 40.00	$ 212,000.00
10	Wayfinding sign	2	EA	$ 1,500.00	$ 3,000.00
11	Lighting conduit 2" dia.	900	LF	$ 15.00	$ 13,500.00
12	Remove Existing Asphalt in path location	705	SY	$ 5.00	$ 3,525.00
13	Driveway repairs (tie-ins)	4	EA	$ 1,000.00	$ 4,000.00
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
	SUBTOTAL				$ 410,721.00
	Contingency		20%		$ 82,144.20
	Engineering (Design & Construction)		20%		$ 82,144.20
	PROJECT TOTAL				**$ 575,009.40**

USE **$ 575,000.00**

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
FOXBORO CLUB HOUSE-1080 N AMBERLY DRIVE, NORTH SALT LAKE
SEPTEMBER 15, 2026

DRAFT

Mayor Horrocks welcomed those present at 6:00 p.m. Foxboro Elementary Student Council (Payton, Harvey, Zachary, and Gavin) led those present in the Pledge of Allegiance.

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

EXCUSED: Councilmember Ted Knowlton

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community Development Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder; Ali Avery, Long Range Planner.

OTHERS PRESENT: Barry Bryson, Dee Lalliss, Carol Nielson, Brian Meid, Dennis Allen, Tresa Kosec, Ben Kirato, Conrad Jacobson, Carolyn Jacobson, Camille Thorpe, Janine Divia, Clint Thompson, Lisa Thompson, Becky Edwards, John Edwards, Tiffany Read, Dustin McQuay, Gavin McQuay, Grace McCuay, Pansy Winterburn, Terri Bell, Blair Read, Ryan Holbrook, Gentry Holbrook; Lucas Davis, State of Utah/DFCM; Justin Hasino, Anne Williams, Joshua McMillin, HDR, Marcus Bennett, UTA; Braden Andersen, Corey Sargent, UDOT.

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

An open house was held from 6:00 p.m. to 6:45 p.m. City staff provided displays of various items and handouts related to the City's code enforcement program and other general information about the City. The Mayor, City Councilmembers, and staff were available for residents to ask questions and voice any concerns.

2. PRESENTATION ON FRONTRUNNER 2X (DOUBLE TRACKING) BY THE UTA (UTAH TRANSIT AUTHORITY) AND UDOT (UTAH DEPARTMENT OF TRANSPORTATION) PROJECT TEAM

Braden Anderson, UDOT, Deputy Project Director explained that the project team was comprised of UTA and UDOT. He introduced the team for the project including Marcus Bennett-UTA project manager, Corey Sergeant-construction manager, Josh McMillan-program management, Lucas Davis-Department of Facilities and Construction Management (DFCM), Ann Williams-public relations and communications manager with HDR, and Justin Hasino with HDR. He explained that UDOT would be facilitating the design and construction of this project in collaboration with UTA and the contractor FrontRunner Forward (Witbeck and Wadsworth). He shared a video explaining the purpose and benefits of strategic double tracking and the intent of increasing the frequency of the FrontRunner train service from 30 minutes to 15 minutes, creating additional capacity (53%), and reducing congestion on roads.

Mr. Anderson reviewed the FrontRunner improvements including 11 double track sections, one new station, one track realignment, ten new trains, and a new maintenance facility. He shared the project map detailing the locations of the proposed improvements. He noted the project timeline with substantial completion and start of operation estimated for 2030. He spoke on the Beck Yard section design overview with 1.8 miles of the north point at the I-215 overpass in the City extending to 1800 North in Salt Lake.

Braden Anderson presented renderings and the location of the Beck Yard maintenance facility which would be located just west of I-15 adjacent to the City. He spoke on how this project would coordinate with the I-15 Farmington to Salt Lake project. He noted that southbound Beck Street would be vacated following the I-15 project construction and utilized for the future maintenance facility.

Councilmember Van Langeveld spoke on the consultant who had updated the City's general plan and identified Center Street as a potential FrontRunner stop. She asked if there had been any continued discussion. Marcus Bennett, UTA, replied that currently there were no plans for a location stop within the City. He said there were no new stations on the regional transportation plans other than the proposed Bluffdale location. He explained that additional stations slowed down the travel time and that bus routes would be utilized to provide access to the FrontRunner/Trax system.

Councilmember Van Langeveld asked about the timeframe for the UTA regional general plan. Marcus Bennett replied that the Wasatch Front Regional Council (WFRC) regional transportation

plan extended out for 30 years. He confirmed that within the next 30 years there was no plan to consider a stop in the City.

Councilmember Van Langeveld spoke on how the City was a transportation desert with the solitary bus in the Foxboro area that runs north to the Woods Cross FrontRunner and runs south to North Temple. She noted specifically that there is not a transit option for the west side of the City that goes into downtown Salt Lake. She explained how it took longer to use public transportation to go to Salt Lake than driving in a car. She asked that consideration be given to cities outside of the metro area and lack of incentivization to use public transportation.

Mayor Horrocks mentioned the UTA on Demand service and noted that the service areas do not allow On Demand to take individuals into downtown during the week. Marcus Bennett replied that funding would be the primary constraint for expanding traditional bus routes and On Demand services.

3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:09 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
FOXBORO CLUBHOUSE-1080 N AMBERLY DRIVE, NORTH SALT LAKE
SEPTEMBER 15, 2026

DRAFT

Mayor Horrocks welcomed those present at 7:10 p.m. Alisa Van Langeveld provided a thought.

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

EXCUSED: Councilmember Ted Knowlton

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community Development Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder; Ali Avery, Long Range Planner.

OTHERS PRESENT: Barry Bryson, Dee Lalliss, Carol Nielson, Brian Meid, Dennis Allen, Tresa Kosec, Ben Kirato, Conrad Jacobson, Carolyn Jacobson, Camille Thorpe, Janine Divia, Clint Thompson, Lisa Thompson, Becky Edwards, John Edwards, Tiffany Read, Dustin McQuay, Gavin McQuay, Grace McCuay, Pansy Winterburn, Terri Bell, Blair Read, Ryan Holbrook, Gentry Holbrook; Mark Morris, VODA.

1. CITIZEN COMMENT

John Edwards, resident, spoke on the potential cancelation of the Nights Out events sponsored by the Events Committee. He said these events were a wonderful way to say to residents that they were welcome in this community. He noted that this was the genesis for how the State was created and said he was unsure why the words unity and inclusion had become politically charged. He worried that if these events were removed now that it would say to the Hispanic, Black, and LGBTQ communities that they did not matter to the City. He urged the Council to vote on the principle of inclusion and welcome as opposed to a message of unwelcome.

Carolyn Jacobson, resident, commented that the City was neglected once again in regards to transportation. She asked if UTA was doing their due diligence in realizing how many individuals resided in the City. She noted that she no longer went downtown due to the inconvenience in parking and lack of transportation services.

Gentry Holbrook, resident, commented that she was disappointed in the Events Committee holding a vote to discontinue the Nights Out without a full committee present. She said the Nights Out Events were citizen run with citizen engagement. She continued that a vote against these events was a vote against what numerous citizens wanted to be involved in and a vote against engagement and community. She noted that last year she had challenged the City Council to attend these events and was disappointed with the lack of representation by the Council. Ms. Holbrook noted the community involvement and praise of these events even on a limited budget. She encouraged the City Council to continue to support all Night Out events and encourage citizens to propose more events they were passionate about.

Camille Thorpe, resident, echoed the sentiments shared by Mr. Edwards and Ms. Holbrook and said she was disappointed the Events Committee voted to cancel this event which was resident driven. She urged the Council to consider the principles of the Dignity Index including identity, inclusion, and recognition before canceling events that had been well attended.

Jordan, resident, addressed Flock safety and noted that he had utilized this technology in his career with loss prevention. He said while he understood the use of Flock from a private resident or retail business standpoint but was not in favor of Flock cameras on public roads. He noted that he did not appreciate the constant surveillance while commuting in contrast to surveillance at businesses where he had the choice to patronize or not.

Ryan Holbrook, resident, spoke on the community events and said they meant a lot to those who attended. He shared that he had attended almost every event and noted how well attended they were. He said these events were important and that he was frustrated that there had been a discussion and votes to discontinue them.

Pansy Winterburn, resident, commented that it felt like a personal violation to have the Flock cameras in public areas. She noted that an individual had the choice to walk into a store or similar that had surveillance but said residents had a right to feel safe and secure in residential areas and felt those cameras should be removed.

Becky Edwards, resident, noted that for ten years she had represented this area in the State legislature and how the hometown and welcoming feeling the City had was the core of the community. She chalked this up to a multitude of amazing events and community involvement in

the City. She noted how community members supported those who felt unseen or underrepresented and encouraged the City to support an abundance of these events.

Carol Nielsen, resident, shared a personal experience related to attending a Night Out at a Foxboro park. She spoke on attending this event right after moving in and the impact it had on welcoming her into the City.

Lisa Thompson, resident, commented on the UTA presentation and expressed disappointment in the current level of service and vacation of Beck Street which provided easy access downtown. She spoke on some concerns related to safety with the highway expansion and the vote for a wall. She added that she was also against the Flock cameras and felt this was an invasion of privacy.

2. FINANCIAL REPORT FOR FOURTH QUARTER OF FISCAL YEAR 2026

Heidi Voordeckers provided the 4th quarter financial report for fiscal year 2026 which ended on June 30, 2026. She explained the governmental accounting framework with governmental activities funded by taxes and business type activities funded by user fees. She continued that governmental activities included the General Fund, Special Revenue Fund, Debt Service Fund, and Capital Projects Funds. She noted that the business type activities included the Water Fund, Storm Water Fund, Golf Course Enterprise Fund, and the Internal Service Fund.

Ms. Voordeckers shared that there were different types of restrictions on funds which were assigned by the State legislature. She noted that restricted funds were limited by statute, committed funds were set aside by the Council, assigned funds were for an intended purpose, and unassigned funds were available for general use. She explained the last two types (assigned and unassigned) were used for projects and noted that all these funds were not interchangeable.

Heidi Voordeckers shared that there was a balance of $30 million in the public treasurers investment fund at the end of the fiscal year. She added that these funds earned about $95,000 in interest a month. She explained that some funds might have a negative cash balance at times due to property tax collections (twice yearly) and personal property tax collection. She reviewed the cash balance of $31 million and the estimated share of that cash balance per fund (General, RDA, Housing, etc.). Ms. Voordeckers then reviewed the General Fund including sources of revenue, a breakdown of revenue and expenditure amounts, the year end budget, and the fund outlook. She presented a chart showing the General Fund revenues of $14.28 million and a graph with the timeline for fiscal year 2026.

Heidi Voordeckers reviewed Capital Funds and associated funds (public safety, parks development, etc.) and revenues and expenditures. She then reviewed the Parks Development Fund including revenues and expenditures and the outlook. She explained that there was no ongoing funding source for this fund and noted that this fund funded future projects as well as the maintenance of current parks. She added that this fund was supported by RAP tax and had to be voted on every ten years including in 2027. Ms. Voordeckers continued that all current park projects and certain debts depended on this being renewed.

Councilmember Smoot asked for further information on the associated debts. Heidi Voordeckers replied that the RAP tax renewed every ten years (next in 2027) and noted that several parks had associated debt including Foxboro, Tunnel Springs, and Wild Rose which would end in 2031.

Councilmember Smoot asked what would happen if the RAP tax was not renewed in 2027. Heidi Voordeckers responded that staff would review the Capital reserves (Fund 40) and the General Fund (Fund 10) and determine if there were funds available or potential the City would have to raise taxes.

Heidi Voordeckers then reviewed Fund 44 Roadway Development including revenues and expenditures, funding sources (impact fees, fuel tax, etc.), associated projects, and the outlook of this fund. She mentioned several areas of concern including worsening road conditions in the industrial zones and aging sidewalk infrastructure.

Councilmember Jackson commented on previous discussions related to RDA funds including sidewalks on road projects. She asked if RDA funds could be used on streets. Heidi Voordeckers replied that RDA funds could potentially be used for street projects and noted the discussion related to using those funds for medians but said these projects were very costly.

Ken Leetham commented that the challenge in spending RDA funds was the need for a connection to benefit the project area where those funds had been collected. He said most of the areas in need of road repair were not connected to the RDA project areas in the same way as missing sidewalks or other infrastructure. He noted there needed to be a clear connection to the purpose of the RDA and infrastructure.

Heidi Voordeckers reported on the Water Capital Projects (Fund 52) including revenues and expenditures, spoke on a water preservation plan and a waterline maintenance plan tied to water rates for infrastructure replacement, and debts. She explained that operating funds (maintenance, repairs) remained in one fund while any leftover balance was programmed for capital projects. She noted that the outlook for the Water Fund included a plan for proactive replacement

including replacement of cast iron and PVC pipes. She concluded with a review of the Storm Water Fund (Fund 53) including revenues and expenditures.

Councilmember Van Langeveld commented on the RDA Funds which were funds set aside for a specific area of the City. She noted the RDA in Foxboro which was used to incentivize Lee's Marketplace and funds earmarked for improvements in the area. She spoke on potential improvements including lights, center medians, and trees on Redwood Road or potential pavilions or lighting in the Wetlands area. She mentioned obtaining feedback on what improvements residents would like to see.

3. CONSIDERATION OF A CITY DONATION TO THE BOUNTIFUL DAVIS ARTS CENTER

Councilmember Smoot spoke on the presentation and donation request from the Bountiful Davis Arts Center (BDAC). She continued that the BDAC was located in Bountiful and served all of South Davis County. She explained that it was a community art center which provided free youth art classes and reduced rate family nights. She mentioned that the BDAC was also hosting a South Davis High School art competition, provided mentors for young artists, and hosted art festivals.

Mayor Horrocks asked if there was a specific budget item already allocated to the BDAC. Heidi Voordeckers replied that the City Council had a contribution line item budget of $10,000 which was utilized for multiple items throughout the year.

Councilmember Smoot commented that the City donated $2,500 last year, which was the lowest donation in South Davis County, and proposed a donation of $3,500 this year.

Councilmember Clayton asked what other entities or organizations the City would or planned to donate the $10,000 that had been budgeted. She asked where the funds went if they were not used for donations. Heidi Voordeckers replied that the City regularly donated to the BDAC and had previously donated to the Boys and Girls Club. She said any unused funds earmarked for donations would be savings realized as unspent budget funds.

Councilmember Jackson commented that Bountiful City provided a large donation as the BDAC was located in Bountiful. She asked about the other cities that donated and if the BDAC provided any city specific activities (such as NSL Day), and any data on patronage. Councilmember Smoot replied that she did not have statistics based on city usage. She mentioned one benefit was subsidized use for piano teachers to host recitals at the BDAC.

Councilmember Clayton asked if the City could provide a partial donation now and the remainder at a later date. Councilmember Smoot replied that the BDAC would accept funds at any time and said the City provided $2,500 last year. She said the BDAC was the only cultural arts venue in South Davis County and spoke on supporting this need.

Councilmember Jackson asked about previous donations from the City to the BDAC and suggested donating $3,000 this year.

Councilmember Smoot proposed to provide $3,000 to the Bountiful Davis Arts Center for fiscal year 2026-2027. Councilmember Clayton seconded the motion.

Councilmember Van Langeveld mentioned the next agenda related to consideration of the Civic Events Committee recommendation for Night Out Events in 2027. She clarified that this proposal to donate $3,000 to the BDAC showed that the City Council valued funding community programs. She said these decisions should be made uniformly when viewing other programs.

Councilmember Jackson commented that the donation to the BDAC came from the $10,000 budgeted item. She asked what budget funded City events. Heidi Voordeckers replied that City events had their own area of the budget.

The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused and not present for the vote.

4. CONSIDERATION OF THE CIVIC EVENTS COMMITTEE RECOMMENDATION FOR NIGHTS OUT EVENTS IN THE 2027 CALENDAR YEAR

Ken Leetham provided cost data including labor costs and supplies on the 2026 Nights Out events for Pride, America 250, Juneteenth, Back to School, Bolder Way Forward, and Latino Heritage. He clarified that the America 250 supply line for $4,422 included all America 250 items but did not deduct a $2,700 grant or the revenues from selling shirts.

Councilmember Van Langeveld commented that while the line items might show different funds that it was all part of the City's account. She explained that it was all taxpayer money whether it was the Storm Water Fund or the General Fund.

Heidi Voordeckers explained that the America 250 line item included all of the America 250 related items and events including shirts, frisbees, etc. She said while there was a specific America 250 Night Out that this total included all associated activities and supplies related to the America 250 celebration.

Ken Leetham then reviewed attendance data for the Legacy Park Monday night events comparing 2025 and 2026. He noted that a food truck night averaged 500 people while a Night Out event averaged around 1,000.

Sherrie Pace noted that Placer AI, used for attendance data, took a count of the cell phones in the area and then input that data into their model which made assumptions to include a certain number of children per cell phone user.

Ken Leetham then reviewed cost data for Liberty Fest in 2025 and 2026 including the fun fair, car show, and fireworks including expenses, labor costs, and donations.

Councilmember Van Langeveld asked if the labor cost included planning prior to the event. Ken Leetham replied that there was not a good way to capture the planning time spent on the events.

Mayor Horrocks asked if the costs included public safety employees and security hired. Ken Leetham replied that the costs included public safety and outside security.

Ken Leetham presented the cost data including expenses and labor for other City events including the senior lunch bunch, the Youth City Council, Easter Egg Dash, photo contest, NSL Reads, Kite Festival, Spooktacular, Winter Lights Fest, and Get to the River.

Councilmember Smoot spoke on the budgets for each event and what happened when an event went over budget. She said the NSL Reads budget was not $1,150 shown in the presentation.

Gentry Holbrook commented that the budget for NSL Reads was $1,000 but the Committee went slightly over in 2026 and the City covered the overage. She explained that the $1,000 was less than the budget for previous years.

Councilmember Clayton spoke on the August 25th Events Committee meeting where it was determined to discuss the 2027 Nights Out Events at the City Council level. She noted she had attended all but one of the Nights Out events and noted that they were very well planned. She said the citizen chairs put a lot of time and effort into these events. She mentioned the attendance numbers presented showed that these events were well attended and that they mattered to residents.

Councilmember Clayton suggested that maybe these events could be reviewed and rearranged so that there was less of a burden on staff. She continued that after attending these events and hearing from residents that it would be a disservice to residents to stop providing the Nights Out events.

Councilmember Smoot mentioned the discussion and vote during the Events Committee meeting. She asked how many members were on the Committee and the number that voted. Councilmember Clayton replied that there were five members and only three were in attendance and voted that it should just be a food truck night and no longer combined with the Nights Out.

Councilmember Van Langeveld clarified that one of the members was passionate about no longer providing the Nights Out portion, one was in agreement, and the third was on the fence.

Councilmember Jackson asked about what was discussed and the reasoning. Councilmember Clayton responded that the discussion included more representation for a variety of events or rotating events.

Councilmember Jackson spoke on previous discussions and the determination that these would be rotating events and highlighting different subsets each year. She said there were several community members that had events they wanted to chair and were not given the opportunity.

Councilmember Van Langeveld commented that there were zero events that were requested and been denied where a chair came forward. She gave the example of the America 250/Why I Love America event, which was new this year, and the invitation she had made for them to come back next year.

Councilmember Van Langeveld added that individuals who wanted to chair or volunteer for new events needed to show up and do the work. She said the issue was that the Council was being asked to cancel those events where individuals were already doing the work.

Councilmember Jackson mentioned the America 250 event and said that was specifically to celebrate the Semiquincentennial in 2026 which was why the group would have been hesitant to commit to future events.

Councilmember Jackson mentioned that she had been told by Event Committee members that there were individuals who wanted to host other events and were not able to. Councilmember Clayton replied that she did not think the Committee had denied anybody or any event thus far. She said the Committee had not discussed events for 2027 other than individuals who wanted to continue events from previous years. She noted that Juneteenth, Pride, and Back to School would be events that someone would be willing to chair again.

Councilmember Van Langeveld asked if when people had expressed interest in other events if that was residents or members of the Events Committee. Councilmember Clayton replied that it

was other citizens in the City and that they had not come to the Events Committee meeting and expressed this.

Councilmember Van Langeveld clarified that the Events Committee members had mentioned that there were individuals who wanted to host events but had not come to a Committee meeting to officially volunteer. Councilmember Smoot cautioned against attacking anyone and said it sounded like accusations that the Committee was making things up.

Councilmember Van Langeveld pointed out that there was no data or evidence for those claims. She said it was not right to cancel events that had citizens here today or those willing to chair events in favor of those people or events that had not officially come forward. Councilmember Smoot replied that everyone had their perspective and she did not want to discount that.

Councilmember Van Langeveld and Smoot were in agreement with providing an opportunity for any community volunteer to show up and present their idea for an event.

Mayor Horrocks commented on the count data for the events and said that the counts included vendors so that data may need to be adjusted. He spoke on how other cities handled large events and gave the example of Peach Days in Hurricane and the Greek Festival in Salt Lake. He noted how these events were handled by volunteers and not city staff. He mentioned the hope that these events would become more self-sustaining with volunteers and less on City staff.

Councilmember Van Langeveld said this was a fair concept and reflected the goals for the Nights Out events. She said this was why they had citizen chairs and committees. She mentioned the labor and supply costs shown and said this seemed like minimal investment in these events. She felt $10,000 for these events was a valuable resource.

Councilmember Jackson spoke on the Mayor’s point that individuals could host events in cities and the City should focus on basic fundamental events while allowing any organization the opportunity to host an event. She said those organizations should chair, set, and pay for those events. Councilmember Clayton confirmed that the Events Committee had discussed that certain events could be more like the Greek Festival in Salt Lake which is not paid for by the city.

Councilmember Van Langeveld commented that the Greek Festival in Salt Lake did receive funding from Salt Lake County through their RAP tax.

Mayor Horrocks asked if this was a Salt Lake City sponsored event. Councilmember Jackson clarified that the Greek Festival was sponsored by the Greek Orthodox Church.

Councilmember Clayton commented that if those events were not City sponsored events, many would not continue. These events may not continue without City sponsorship.

Councilmember Van Langeveld asked why the current structure had to change. She asked what problem was being solved by canceling these events.

Councilmember Smoot asked if the Events Committee had advertised for potential community events or volunteers. She spoke on the benefits of community events and mentioned attending the meeting last year when this was discussed and the Councilmembers recommended rotating events. She also mentioned how emotionally charged comments from residents were on this item during a previous meeting in 2025. She said there were supporters in attendance at this meeting and said she had also asked individuals if they wanted to attend and express their opinion as well. Those residents did not speak at that meeting because they felt like those present were too emotionally charged. She feels like the City cannot make a decision without some people feeling hurt.

Councilmember Smoot noted that people were invested in this and either decision would result in somebody getting hurt. Councilmember Clayton said this had weighed on her because she could see both sides. She spoke on how some of these events could be controversial, such as Pride, and how residents expressed how they felt welcome after attending said events. She said she supported the City having events that helped residents feel welcomed in the City. She stated she attended the Nights Out events and witnessed residents attending that were happy and appreciative to be at these events. She noted that residents have expressed to the Council that they have felt welcomed. She felt it was worth evaluating and keeping these events. She expressed her opinion that for six nights in the summer the City should have these events.

Councilmember Jackson said per previous discussions that the question arose if every food truck night should have a theme or highlight a subset in the community. She asked if every group should be allowed to have their night and if the City should provide the labor, stage, etc. She continued that it was then discussed that this was too excessive and then the request was could small groups rotate events so that all small groups could be highlighted to ensure that everyone felt seen. She noted that some people may be scared to say anything for fear of being attacked. She said further that there are small groups who do feel strongly about their events, but not others and so some feel like they don’t feel seen or feel welcomed. She added these people do not feel included or feel they were not given a chance by the City to be seen and do not know how to step up or step in because there has never been a call out or an invitation extended. She requested that if the Council was in agreement that all groups are important, and she thought the Council did agree with that, can the events be rotated so every group gets an opportunity to have an event.

Councilmember Van Langeveld was not in favor of this suggestion and explained there was only speculation that there were groups of people who wanted different events but no requests had been made. She did not want to change what was in place because of the potential for something else. She said those who were interested were more than welcome to meet with the Events Committee and share their ideas.

Councilmember Van Langeveld added during a previous discussion there was a request that staff advertise on social media if residents had additional ideas for events. She continued that this conversation had already occurred multiple times and requested that each argument/concern and counterargument be addressed. She listed the arguments she has heard in opposition to the Nights Out events; first, events were very small and use City resources for small events. Councilmember Van Langeveld further stated 700 attendees was not a small event, that these events were meant to be small to encourage socializing. Second, she stated the argument of using taxpayer funds for these events. She noted that $10,000 for all of these events was a small amount compared to Liberty Fest, or the senior lunch bunch which cost more than all of the Nights Out events and served fewer residents than the majority of these events but was still a valuable event to the community. She explained that many events are geared towards certain groups (example: seniors/senior lunch bunch) to ensure they felt included. She continued the third point was that not every group is highlighted, if someone volunteered for an event that it would be considered. She felt like she would not make a decision on the idea that other people with ideas for events might come forward if they haven't yet come forward. She felt it was not the City's job to reach out to every community member or solicit ideas, but that those who were interested could come forward. She said there were six community members who have chaired these events in the past and how disrespectful it would be not to allow them to continue and to be dismissive of the time and energy they had already spent. She mentioned the fourth argument she hears about is that these events were divisive. She stated that not all City events were for every person and used the Senior Lunch, Kite Festival, Spooktacular as examples of events that not everyone has a desire to attend. She explained it was never the goal of the City that each event would be of interest to each resident of the City. She finally stated that it would be disrespectful to the volunteers who have given years of their time to work on the events if the City cancels them.

Councilmember Van Langeveld concluded that it felt like this conversation kept occurring because of an ideology being pushed that was not justifiable when presented with the facts. She expressed embarrassment that the Events Committee voted to cancel the events and apologized to the volunteers and hoped that they would continue to be involved with these events.

Councilmember Jackson said that even though Councilmember Van Langeveld may not be aware of residents that were interested in hosting events that this did not mean they had not come to the Events Committee. Councilmember Clayton commented that the Events Committee would meet

again on September 22nd and encouraged those who were interested in a new event to attend the meeting.

Councilmember Jackson was in favor of having an open mind to rotating subsets so that any individuals interested in a new event would have the opportunity to share that with the Events Committee. Councilmember Van Langeveld asked how to balance being open to rotating events without being disrespectful to the volunteers who had already hosted these events.

Councilmember Jackson asked if it was disrespectful not to open up the opportunity to other people. She asked if each food truck night should have a theme or if the events should be rotated to accommodate everyone. Councilmember Van Langeveld replied that she was in favor of opening up the opportunity to other people. She said this was based on the idea that there would be too many requests for events when in reality there had not been multiple requests.

Councilmember Jackson said residents had come to her with requests. Councilmember Van Langeveld suggested tabling this discussion until those individuals had discussed their ideas with the Events Committee and more information was available for the Council to make a decision.

Councilmember Jackson said the policy question was whether the City was willing to open up the opportunity to other subsets that wanted to be seen. She noted that the Council agreed that community was important and that citizens wanted to gather and be seen.

Councilmember Clayton clarified that the Events Committee would review the event requests which would then be presented to the Council for approval. She suggested four to six events to ensure that it was not a burden to staff.

Ken Leetham commented that a citizen had submitted an email with written comments on this subject which he forwarded to the City Council.

Councilmember Smoot spoke on representing constituents and said different subsets reached out to different councilmembers. She asked how to mesh all of the comments from residents and represent a collective group of citizens while coming to a decision. Councilmember Van Langeveld was in disagreement and said each councilmember was elected to represent the entire City and was required to listen and value the comments of each resident.

Councilmember Smoot clarified that the people who wanted to cancel these events had contacted her directly. She also made the point that different citizens reach out to different Council members and that has happened to her. Councilmember Van Langeveld noted that there had been overwhelming support for these events including those who had made comments in this meeting.

She continued that there was a false equivalency that there was the same number of people both in favor and opposed to the Night Out events.

Mayor Horrocks proposed to table this item until there was a full Council as it seemed like the item was deadlocked.

Councilmember Van Langeveld moved to table consideration of the Civic Events Committee recommendation for Nights Out Events in the 2027 calendar year until there was a full quorum in the City Council. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused and not present for the vote.

5. CONSENT AGENDA ITEMS:
    a. BID AWARD FOR DEICING MATERIALS FOR USE ON CITY ROADWAYS FOR THE 2026-2027 WINTER SEASON

A bid award to Broken Arrow for deicing materials for use on City roadways for the 2026-2027 winter season was approved.

    b. PURCHASE OF POLICE VEHICLES IN THE AMOUNT OF $163,704

The purchase of four (4) police vehicles for use in the patrol division in the amount of $163,704 from Young Automotive Group was approved.

    c. APPROVAL OF MINUTES

The City Council minutes of September 1, 2026 were reviewed and approved.

Councilmember Van Langeveld moved that the City Council approve the consent agenda as presented. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused and not present for the vote.

6. CONSIDERATION OF ORDINANCE 2026-08: AN ORDINANCE AMENDING THE CITY'S ZONING MAP AND CITY CODE TO INCLUDE TOWN CENTER URBAN DESIGN STANDARDS

Sherrie Pace reported that the City Council had received a copy of the draft Town Center Urban Design Standards to review. She introduced the consultant Mark Morris with VODA Planning and Design.

Mark Morris, VODA, commented that this draft was the culmination of ten years of planning. He spoke on the collaboration between VODA, staff, and the Planning Commission to ensure that the code reflected the long term plans for the town center area. He said the General Plan and the Town Center Master Plan included information related to the goals and vision for the area. He reviewed what the standards would and would not do, standards for height, façade articulation, setbacks, the proposed area the standards would apply to, the reasoning for the standards, cities with similar code, benefits to current and future property owners, town center boundary determinations, and parking regulations.

Councilmember Smoot mentioned the proposal for six and seven story buildings in the CO and BD districts. She commented that this height made sense in certain areas but expressed concern about how that height would affect residents in other areas. Mark Morris replied that the code had specific setback requirements and minimum and maximums. He said the size and shape of these parcels would control whether that height could be achieved on that property.

Mayor Horrocks asked if there was a reason to restrict certain heights on Main Street or something similar.

Councilmember Clayton spoke on development along St. George's main street and said that it seemed like they had limited the building height there to four feet. She noted that they could have allowed taller buildings in that area. She mentioned the proposed code limited the height due to the requirement for a certain size lot and to accommodate parking.

Councilmember Jackson asked which areas would accommodate seven story buildings. Sherrie Pace replied that the maximum number of stories was in the CO zone but only if it was not adjacent to single family homes. She explained the requirements including parking, minimum landscaping, etc. She said this was a range of possibilities but not necessarily what could be achieved on every lot.

Mayor Horrocks reiterated his question and asked if there was any logic to having a maximum height of seven stories, if it should be capped at five, or if it should be unlimited. Sherrie Pace

replied that it was originally proposed as six stories and the Planning Commission recommended seven stories in that district. She said this was to open up the possibilities and confirmed that not every property would be seven stories but to open the potential for where it made sense.

Councilmember Van Langeveld commented that the Planning Commission had also discussed that development experts indicated it had to be worth it for a developer to tear down an existing property and build new buildings and that the seven story allowance incentivized that. Sherrie Pace gave the example of the single family homes across from City Hall and how new development occurred as they were able to build taller buildings.

Mark Morris explained that this was setting a maximum height in the town center and if it was set too low it would not be feasible for developers to redevelop. Sherrie Pace added that podium parking was expensive and how the first two stories of a seven story building would probably be parking. She also noted several parcels in which the property owners had requested a change from the Core (CO) subdistrict to the neighborhood transition (NT) subdistrict as they could not meet the requirement for ground floor retail.

Councilmember Jackson asked if there were any reasons to limit the height. She spoke on the plan of intentionally building a City that residents wanted to live in. She noted that there was sentiment that residents did not want a seven story building that would block their views.

Sherrie Pace replied that the Town Center Master Plan specified that this was the area for density and building up instead of out and explained how building multifamily housing would attract more commercial. She said this was a method to foster economic development by increasing the number of rooftops to bring restaurants and businesses.

Councilmember Jackson asked if there was information on how many rooftops were needed for obtaining certain development type. She commented that the City could allow seven story buildings and still not obtain retail. Sherrie Pace said every business was different and did not generally share their proforma.

Mark Morris noted that the intention was to not limit possibilities and gave the example of implementing a town center in Millcreek. He said Millcreek's city hall was six stories tall and surrounded by residential buildings as well as office, restaurants, and public space. He spoke on the need for rooftops to attract retail development. He also mentioned the cost of parking and that limiting the height of the building could result in ineffective use of the land. He added that in order to accomplish goals such as walkability and restaurants that seven stories might be necessary. Mr. Morris continued that this was the reasoning behind the subdistricts as what was appropriate in the Core subdistrict may not be appropriate along Orchard Drive.

Councilmember Smoot said parking and traffic were two big concerns and asked if studies had been done related to parking and traffic flow. Ali Avery replied that a town center market study was performed in 2022 and including assumptions about density similar to what was being proposed. She noted those studies showed that only a certain amount of retail could be supported with the proposed density and if no density was added it would not support retail in the town center. She clarified that height and housing had to be added to rejuvenate the area, add rooftops, and make a vibrant town center.

Ali Avery continued that while they did not have an exact number that they did have density assumptions from the market study. She said that a town center traffic circulation study was also performed in 2024 which also used increased density assumptions. She added that the City had also performed several parking studies over the last ten years including at peak times for both residential and commercial. She explained that these studies had also shown that the City's current parking requirements were too high for town center use.

Sherrie Pace shared that these numbers were similar to the numbers that were negotiated in development agreements. She added that this code would not be stagnant once it was adopted and parking and other requirements could be adjusted.

Councilmember Jackson asked if there was a tipping point related to height and the cost benefit. Mark Morris replied that the method of construction changed and the cost increased significantly after seven stories. He continued that for the value of the land that there were height minimum and maximums and that this would ensure a one story building was not replaced with the same. He said the magic medium changed with economics on an annual basis so this was the best range to achieve that. He mentioned overparking and how this could affect the cost of the buildings as well.

Mark Morris spoke of the goal in letting the market determine use or range of height and achieving the goals of economic development (retail, restaurants). He said this was a complex process but noted the code could be adjusted every few years.

Councilmember Van Langeveld asked about parking examples similar to what was being proposed. She noted that a two bedroom unit required 1.5 to 1.75 spaces per the proposed code. Sherrie Pace replied that Mirella at Foxboro was similar and was part of a Planned (P) District and was also adjacent to commercial. She continued that the parking requirements there were based on bedroom count with a two bedroom requiring 1.75 spaces. She explained how the parking demand was driven by the number of bedrooms.

Councilmember Van Langeveld was in favor of overparking and requiring a developer to request fewer spaces. She commented that she did not want to make any changes to the proposed code at this meeting and preferred to hear feedback from Councilmember Knowlton as he had more expertise in this area. Mark Morris replied that these were minimums and a developer may choose to add more parking.

Councilmember Smoot commented on the ability to make changes to this living document and potential unseen consequences. She mentioned the permitted uses on the main floor including bar establishments in CO, BD, and SB subdistricts. She asked if code allowed bars near private residences. Sherrie Pace replied that they would still be required to meet statutory requirements of State code including distances from community locations (schools, churches). She explained that this would allow a hotel to have a restaurant with a bar in the SB subdistrict for example.

Councilmember Smoot asked regarding restricting charitable food pantries in the PN subdistrict by Hatch Park. Sherrie Pace explained the reasoning which was that the PN subdistrict was park neighborhood which had less commercial. She gave examples of property owners who were waiting for the code to be adopted to implement certain uses. She said property owners could also request code amendments to be included for uses that were not currently permitted.

Councilmember Jackson asked about legal recourse for developers when the code was changed. She gave the example of a developer who implemented the required parking even though it was a hardship and then lowering the required parking for the next developer. Sherrie Pace responded that not all properties were created equally including economics, building methods, etc. She spoke on doing the best to allow development that was beneficial to the developer and the City.

Todd Godfrey said it would be a rare circumstance where a situation like that would create liability and there would have to be some type of intention on the City’s side to cause harm.

Ali Avery commented that a good developer would come to staff before making an application. She noted they could also analyze whether their proposal would meet the requirements of the code. She said if an applicant came to staff and felt that the parking requirement was too high for their development to work that the code could then be brought before the City Council for review. Sherrie Pace added that they would also need to provide evidence or a reason for why the parking should be changed.

Ali Avery added that it was unlikely there would be three bedroom residential units in the town center area. She said it would be a different type of residential product with walkability and access to transit on Highway 89.

Mark Morris said they had consulted with other cities and had calibrated the parking as closely as possible. He continued that parking demand changed yearly and noted that these requirements in the code could be amended.

Councilmember Van Langeveld mentioned sidewalk widths including Main Street and the variable for five to nine feet. Mark Morris replied that this was due to the variability on Main Street including the wider width at Hatch Park or five feet in front of homes. He added that the default sidewalk was four feet wide.

Councilmember Van Langeveld then mentioned the US-89 park strip with a width of eight feet but the potential for a zero foot setback. Mark Morris clarified that there would also be a park strip buffer.

The Council discussed whether to approve the proposed Town Center Urban Design Standards or whether more time was needed for further review and revisions.

Councilmember Clayton moved that the City Council approve Ordinance 2026-08, an ordinance amending the City Code, Title 10, Chapter 23 (Town Center Urban Design Standards), Chapter 19 (Specific Use Standards), Chapter 1, Section 39 (definitions) and the adoption of Town Center Zone Map with the following findings:

1) **The proposed amendments are in accord with the comprehensive general plan, goals, and policies of the City.**
2) **The proposed amendments are in accord with the North Salt Lake Town Center Master Plan.**
3) **Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.**

Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused and not present for the vote.

7. DISCUSSION OF ACTION ITEMS

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

8. COUNCIL REPORTS

Councilmember Van Langeveld reported on the ribbon cutting at the CTE Building in Bountiful. She also reviewed the Bolder Way Forward Night Out including performances by resident Ella McQuay and the Bountiful High women's chorus. She noted the Latino Heritage Night on September 21st.

Councilmember Van Langeveld asked if the event chair and any associated committees held meetings if they were beholden to City ordinances or noticing requirements. Todd Godfrey replied that this was something that would need to be reviewed.

Ken Leetham commented that it would depend on the City's involvement in these committees. He said if an event was planned by citizens, but still under a City committee, then at least the Committee meetings would be subject to the Open and Public Meetings Act. Councilmember Van Langeveld replied that she would love to see volunteers build out committees for these events and then report back to the Events Committee.

Councilmember Clayton requested that any individuals interested in chairing an event to attend the Events Committee meeting on September 22nd at 6 p.m. She reported that the Latino Heritage event was the last Nights Out event of the year.

9. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

10. MAYOR'S REPORT

Mayor Horrocks reported on CHARM or Collection of Hard to Recycle Materials. He noted that they presented at COG and would like to operate in Davis County. He explained that they charged cities $2,500 and residents brought items to be recycled. He then spoke on mosquito abatement and said there were five cases of West Nile in Davis County and 31 cases in Utah. He shared that today was the last day for irrigation water and asked how much the City had paid in water they did not receive. Ken Leetham replied that staff would prepare a water report.

Councilmember Van Langeveld asked about the canals and if that was the City's responsibility to clear those canals. She also mentioned mosquito abatement of the canals.

Mayor Horrocks reported on the Get to the River event on Saturday September 12th. He noted it was a fun event and suggested charging for canoe reservations in the future. He also mentioned tabling the bond refinance and said the rates became less attractive.

11. CITY MANAGER'S REPORT

Ken Leetham reported about the staff and Mayor decision to not move forward with a refunding of the Hatch Park bonds. He said that conditions worsened dramatically in the market and significant money would have been expended to receive a bond rating with no guarantee of a favorable window in the next 90 days. He said the prep had been done if the market changed within the next year or two and became more favorable.

12. ADJOURN

Mayor Horrocks adjourned the meeting at 10:34 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday October 6, 2026 by unanimous vote of all members present.

_____ _____

Brian J. Horrocks, Mayor *Wendy Page, City Recorder*

City Council Action Items for October 6, 2026

Item	Staff	Description	Staff Responses
New			
Current			
26-05	Sherrie	(5-19-26 CM Smoot) Request staff pursue contacting owner (Big West Oil) of large round structure to see if there is interest for a mural.	*(6-10-26) Sherrie called and emailed Pam Metzger with Big West Oil on 5/21/26 regarding the proposed mural location and has not received any response. Follow up email sent again on 6/10/2026.*
26-04	Ken/Linda	(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.	*(6-11-26) City staff is working on a set of publications to inform the public about their options to replace high water use landscaping. These will include social media posts and a formal newsletter or direct mail approach to educate the public.* *(7-28-26) Staff has been working on water conservation strategies and a plan to perform consistent and timely outreach to the public regarding water conservation. We will present the draft strategies to the Council in a September work meeting.* *(10-1-26) Staff has scheduled a report on this item for the November 17, 2026 Council meeting when we will have data related to the 2026 irrigation season.*
26-03	Ken	(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.	*(6-10-26) Waiting on UDOT for the signed agreement (2026-01A), then staff will pursue the property transfer for the Greenway.* *(8-13-26) The fully executed agreement has been received by the City. The City has made a written request for instructions about how to effectuate the transfer of property and complete this issue.*
25-30	Ken/Sherrie	(10-21-25 CM Van Langeveld) Investigate possible ordinance amendments for entrances of City area.	

Item	Staff	Description	Staff Responses
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.	*(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.* *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.* *(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.* *(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.*
25-11	Ken	(5-21-24 CM Knowlton) Prepare talking points for the 2600 South / 1100 North bridge challenges.	*(1-2-25) Ken is preparing talking points and will then update City website for public awareness.* *(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.*
25-08	Sherrie	(2-18-25 All) Project to evaluate readdressing all County addresses to City addresses.	*(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.* *(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.*

Item	Staff	Description	Staff Responses
			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. *(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.* *(6-10-26) The proposed address changes have been drafted. A proposal related to the committee will be presented in the 7-21-26 work session.* *(10-1-26) There is a public information meeting on October 6 for residents to ask questions and provide input. At that same time, the Council will consider a resolution forming an addressing committee to complete this assignment.*
25-02	Ken/David	(5-20-25 CM Knowlton) Explore options to property purchase for expanding the Public Works facilities.	*(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.* *(7-28-26) Ken Leetham made a proposal to the City Council on July 21 to perform a needs analysis for public works facilities expansion. Use of Redwood Road CDA funds was proposed to hire professional consulting services in order to complete the analysis.*
Future Agenda Item Discussion Requests			
25-35	Ken	(12-2-25 CM Knowlton & Van Langeveld) Request for analysis / discussion at future meeting regarding solar panels on any City properties.	
25-22	Sherrie	(10-3-23 CM Knowlton) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)	*(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.*

Item	Staff	Description	Staff Responses
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.	*(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.* *This item also includes a policy question for the City Council related to what level of investment should the City be making each year for tree planting. The current General Plan and City budgets identify tree planting as a priority in the City and this project should articulate the City's specific action plan to increase tree plantings on City property. Deadline for this project is November 11, 2025.* *(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.*
25-19	Ken / David	(4-2-24 All) Staff will make future proposal on trees/sidewalk damage policies.	*(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.* *(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.* *Deadline for Part 1: October 21, 2025* *Deadline for Part 2: January 20, 2026* *(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.*
Completed			