



CITY OF NORTH SALT LAKE

CITY COUNCIL - NOTICE & AGENDA

November 17, 2015

7:00 p.m.

Posted November 12, 2015

Notice is given that the North Salt Lake City Council will hold a regular meeting on **TUESDAY, NOVEMBER 17, 2015** at 7:00 p.m. A work session will be held at 6:00 p.m. in the Council Conference Room at City Hall, followed by the regular session at 7:00 p.m. in the Council Chambers. Some council members may participate electronically. The following items of business will be discussed; the order of business may be changed as time permits.

WORK SESSION - 6:00 p.m.

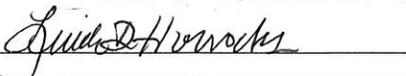
- 6:00 Welcome
- 6:05 Presentation of Audit Report – Wood Richards
- 6:20 Canvass of 2015 Municipal Election
- 6:25 Approve Minutes – October 20, 2015
- 6:30 Action Items
- 6:40 Council Reports
- 6:55 Adjourn

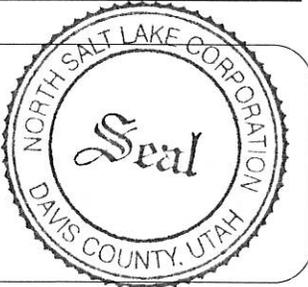
REGULAR SESSION - 7:00 p.m.

- 7:00 Introduction by Mayor Len Arave
- 7:02 Invocation and Pledge of Allegiance ~ Council Member Matt Jensen
- 7:05 Citizen Comment
- 7:15 Presentation of funds by the Marine Corps League (Bountiful) to the City's DARE program
- 7:20 Public hearing and consideration of Ordinance 2015-17 proposing the vacation of a portion of Franklin Parkway (900 North, east of 400 West).
- 7:25 Consideration of the Mayor's re-appointment of Ted Knowlton as a member of the Planning Commission through 10-09-18
- 7:30 Consideration Resolution 2015-31R Amending the NSL Employee Policies and Procedures manual
- 7:45 Consideration of Resolution 2015-28R approving the creation of a service area for fire protection, emergency medical response, paramedic, ambulance, emergency response services and related services to the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and unincorporated area of South Davis County and the transfer of the responsibilities and operations of the existing South Davis Metro Fire Agency
- 7:55 Consideration of a proposed Site Plan for Redbone Trucking a local freight trucking company located at 575 West 1100 North, Tom Stuart, Applicant
- 8:05 Consideration of a proposed Site Plan for six townhome apartment units and associated landscaping located at 168 Hwy 89. Aric Jenson, Knowlton General, applicant
- 8:15 Consideration of Ordinance 2015-18 amendments to the City's Land Use Ordinance, Chapter 24, Highway Commercial Zone (CH)
- 8:25 Consideration of Resolution 2015-32R establishing a Vehicle Replacement Policy for city-owned vehicles
- 8:30 Consideration of surplus of Police Department vehicles
- 8:35 Discussion of sidewalk repair policies pertaining to damage caused by trees
- 8:45 Consideration of Resolution 2015-30R granting approval of deed restriction on the Hatch Park detention basin area

- 8:50 Approval of site plan for boat take-out facility on the Jordan River in the City of North Salt Lake
- 9:00 Consideration and approval of Public Works Director job description and funding proposal
- 9:10 Mayor's Report
- 9:15 City Attorney's Report
- 9:20 City Manager's Report
- 9:25 Adjourn into closed session to discuss pending litigation
- 9:50 Adjourn

The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

Notice of Posting:
I, the duly appointed deputy recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 12 day of NOV, 2015.
Dated this 12 day of NOV, 2015.






CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8708 Voice
(801) 335-8719 Fax
www.nslcity.org

LEONARD K. ARAVE
Mayor

D. BARRY EDWARDS
City Manager

TO: Mayor Arave
City Council

FROM: Linda Horrocks
Deputy Recorder

DATE: November 17, 2015

REF: 2015 Election Canvass

Attached you will find the official results, provided by Davis County, of the General Municipal Election held November 3, 2015. Nine precincts submitted results which include votes cast early, absentee/by-mail, Election Day, and provisional ballots.

I believe these to be accurate and recommend the City Council accept the canvass of the voting.

Thank you.

Possible motion:

I move to accept the 2013 General Election Canvass as presented.

Davis County
Municipal General Election
Held November 3, 2015
Official Results

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Registered Voters 7310 - Cards Cast 2662 36.42%

Num. Report Precinct 9 - Num. Reporting 9 100.00%

North Salt Lake City Council

	Total	
Number of Precincts	9	
Precincts Reporting	9	100.0 %
Times Counted	2662/7310	36.4 %
Total Votes	5759	
Brian J. Horrocks	1844	32.02%
Stan Porter	1605	27.87%
James R Hood	909	15.78%
Tayler Clough	715	12.42%
Lew Jeppson	686	11.91%

Davis County
Municipal General Election
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	TURN OUT		
	Reg. Voters	Cards Cast	% Turnout
Jurisdiction Wide			
North Salt Lake 1			
Polling	820	19	2.32%
Early Voting	820	0	0.00%
By Mail	820	131	15.98%
Provisional-Paper	820	0	0.00%
Paper at Polls	820	0	0.00%
By Mail After	820	69	8.41%
Total	820	219	26.71%
North Salt Lake 2			
Polling	940	20	2.13%
Early Voting	940	0	0.00%
By Mail	940	249	26.49%
Provisional-Paper	940	0	0.00%
Paper at Polls	940	0	0.00%
By Mail After	940	72	7.66%
Total	940	341	36.28%
North Salt Lake 3			
Polling	840	23	2.74%
Early Voting	840	0	0.00%
By Mail	840	222	26.43%
Provisional-Paper	840	0	0.00%
Paper at Polls	840	0	0.00%
By Mail After	840	62	7.38%
Total	840	307	36.55%
North Salt Lake 4			
Polling	705	9	1.28%
Early Voting	705	0	0.00%
By Mail	705	134	19.01%
Provisional-Paper	705	0	0.00%
Paper at Polls	705	0	0.00%
By Mail After	705	52	7.38%
Total	705	195	27.66%
North Salt Lake 5			
Polling	1035	19	1.84%
Early Voting	1035	0	0.00%
By Mail	1035	290	28.02%
Provisional-Paper	1035	0	0.00%
Paper at Polls	1035	0	0.00%
By Mail After	1035	89	8.60%
Total	1035	398	38.45%
North Salt Lake 6			
Polling	882	17	1.93%
Early Voting	882	0	0.00%
By Mail	882	279	31.63%
Provisional-Paper	882	0	0.00%
Paper at Polls	882	0	0.00%
By Mail After	882	79	8.96%
Total	882	375	42.52%
North Salt Lake 8			
Polling	760	20	2.63%
Early Voting	760	0	0.00%
By Mail	760	250	32.89%
Provisional-Paper	760	0	0.00%
Paper at Polls	760	0	0.00%
By Mail After	760	82	10.79%
Total	760	352	46.32%
North Salt Lake 9			
Polling	664	8	1.20%
Early Voting	664	0	0.00%
By Mail	664	196	29.52%

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	TURN OUT		
	Reg. Voters	Cards Cast	% Turnout
Provisional-Paper	664	0	0.00%
Paper at Polls	664	0	0.00%
By Mail After	664	77	11.60%
Total	664	281	42.32%
North Salt Lake 10			
Polling	664	4	0.60%
Early Voting	664	0	0.00%
By Mail	664	127	19.13%
Provisional-Paper	664	0	0.00%
Paper at Polls	664	0	0.00%
By Mail After	664	63	9.49%
Total	664	194	29.22%
Total			
Polling	7310	139	1.90%
Early Voting	7310	0	0.00%
By Mail	7310	1878	25.69%
Provisional-Paper	7310	0	0.00%
Paper at Polls	7310	0	0.00%
By Mail After	7310	645	8.82%
Total	7310	2662	36.42%

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North Salt Lake City Council									
	Reg. Voters	Times Counted	Total Votes	Brian J. Horrocks		James R Hood		Lew Jeppson	
Jurisdiction Wide									
North Salt Lake 1									
Polling	820	19	43	7	16.28%	7	16.28%	10	23.26%
Early Voting	820	0	0	0	-	0	-	0	-
By Mail	820	131	275	87	31.64%	47	17.09%	34	12.36%
Provisional-Paper	820	0	0	0	-	0	-	0	-
Paper at Polls	820	0	0	0	-	0	-	0	-
By Mail After	820	69	156	43	27.56%	20	12.82%	26	16.67%
Total	820	219	474	137	28.90%	74	15.61%	70	14.77%
North Salt Lake 2									
Polling	940	20	48	14	29.17%	12	25.00%	6	12.50%
Early Voting	940	0	0	0	-	0	-	0	-
By Mail	940	249	569	166	29.17%	114	20.04%	65	11.42%
Provisional-Paper	940	0	0	0	-	0	-	0	-
Paper at Polls	940	0	0	0	-	0	-	0	-
By Mail After	940	72	169	46	27.22%	33	19.53%	27	15.98%
Total	940	341	786	226	28.75%	159	20.23%	98	12.47%
North Salt Lake 3									
Polling	840	23	51	15	29.41%	6	11.76%	4	7.84%
Early Voting	840	0	0	0	-	0	-	0	-
By Mail	840	222	523	148	28.30%	98	18.74%	72	13.77%
Provisional-Paper	840	0	0	0	-	0	-	0	-
Paper at Polls	840	0	0	0	-	0	-	0	-
By Mail After	840	62	141	36	25.53%	31	21.99%	20	14.18%
Total	840	307	715	199	27.83%	135	18.88%	96	13.43%
North Salt Lake 4									
Polling	705	9	21	5	23.81%	4	19.05%	1	4.76%
Early Voting	705	0	0	0	-	0	-	0	-
By Mail	705	134	295	83	28.14%	53	17.97%	44	14.92%
Provisional-Paper	705	0	0	0	-	0	-	0	-
Paper at Polls	705	0	0	0	-	0	-	0	-
By Mail After	705	52	129	37	28.68%	20	15.50%	14	10.85%
Total	705	195	445	125	28.09%	77	17.30%	59	13.26%
North Salt Lake 5									
Polling	1035	19	43	16	37.21%	6	13.95%	4	9.30%
Early Voting	1035	0	0	0	-	0	-	0	-
By Mail	1035	290	586	242	41.30%	72	12.29%	54	9.22%
Provisional-Paper	1035	0	0	0	-	0	-	0	-
Paper at Polls	1035	0	0	0	-	0	-	0	-
By Mail After	1035	89	197	72	36.55%	29	14.72%	15	7.61%
Total	1035	398	826	330	39.95%	107	12.95%	73	8.84%
North Salt Lake 6									
Polling	882	17	34	12	35.29%	5	14.71%	3	8.82%
Early Voting	882	0	0	0	-	0	-	0	-
By Mail	882	279	525	214	40.76%	52	9.90%	39	7.43%
Provisional-Paper	882	0	0	0	-	0	-	0	-
Paper at Polls	882	0	0	0	-	0	-	0	-
By Mail After	882	79	162	67	41.36%	18	11.11%	14	8.64%
Total	882	375	721	293	40.64%	75	10.40%	56	7.77%
North Salt Lake 8									
Polling	760	20	49	15	30.61%	8	16.33%	5	10.20%
Early Voting	760	0	0	0	-	0	-	0	-
By Mail	760	250	555	174	31.35%	112	20.18%	63	11.35%
Provisional-Paper	760	0	0	0	-	0	-	0	-
Paper at Polls	760	0	0	0	-	0	-	0	-
By Mail After	760	82	176	55	31.25%	29	16.48%	17	9.66%
Total	760	352	780	244	31.28%	149	19.10%	85	10.90%
North Salt Lake 9									
Polling	664	8	16	8	50.00%	0	0.00%	1	6.25%
Early Voting	664	0	0	0	-	0	-	0	-
By Mail	664	196	417	122	29.26%	55	13.19%	56	13.43%

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North Salt Lake City Council

	Reg. Voters	Times Counted	Total Votes	Brian J. Horrocks		James R Hood		Lew Jeppson	
Provisional-Paper	664	0	0	0	-	0	-	0	-
Paper at Polls	664	0	0	0	-	0	-	0	-
By Mail After	664	77	140	46	32.86%	18	12.86%	17	12.14%
Total	664	281	573	176	30.72%	73	12.74%	74	12.91%
North Salt Lake 10									
Polling	664	4	11	3	27.27%	2	18.18%	2	18.18%
Early Voting	664	0	0	0	-	0	-	0	-
By Mail	664	127	288	75	26.04%	38	13.19%	52	18.06%
Provisional-Paper	664	0	0	0	-	0	-	0	-
Paper at Polls	664	0	0	0	-	0	-	0	-
By Mail After	664	63	140	36	25.71%	20	14.29%	21	15.00%
Total	664	194	439	114	25.97%	60	13.67%	75	17.08%
Total									
Polling	7310	139	316	95	30.06%	50	15.82%	36	11.39%
Early Voting	7310	0	0	0	-	0	-	0	-
By Mail	7310	1878	4033	1311	32.51%	641	15.89%	479	11.88%
Provisional-Paper	7310	0	0	0	-	0	-	0	-
Paper at Polls	7310	0	0	0	-	0	-	0	-
By Mail After	7310	645	1410	438	31.06%	218	15.46%	171	12.13%
Total	7310	2662	5759	1844	32.02%	909	15.78%	686	11.91%

Davis County
Municipal General Election
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	North Salt Lake City Council			
	Stan Porter		Tayler Clough	
Jurisdiction Wide				
North Salt Lake 1				
Polling	7	16.28%	12	27.91%
Early Voting	0	-	0	-
By Mail	75	27.27%	32	11.64%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	40	25.64%	27	17.31%
Total	122	25.74%	71	14.98%
North Salt Lake 2				
Polling	13	27.08%	3	6.25%
Early Voting	0	-	0	-
By Mail	179	31.46%	45	7.91%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	46	27.22%	17	10.06%
Total	238	30.28%	65	8.27%
North Salt Lake 3				
Polling	16	31.37%	10	19.61%
Early Voting	0	-	0	-
By Mail	163	31.17%	42	8.03%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	39	27.66%	15	10.64%
Total	218	30.49%	67	9.37%
North Salt Lake 4				
Polling	6	28.57%	5	23.81%
Early Voting	0	-	0	-
By Mail	66	22.37%	49	16.61%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	35	27.13%	23	17.83%
Total	107	24.04%	77	17.30%
North Salt Lake 5				
Polling	10	23.26%	7	16.28%
Early Voting	0	-	0	-
By Mail	154	26.28%	64	10.92%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	49	24.87%	32	16.24%
Total	213	25.79%	103	12.47%
North Salt Lake 6				
Polling	10	29.41%	4	11.76%
Early Voting	0	-	0	-
By Mail	169	32.19%	51	9.71%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	44	27.16%	19	11.73%
Total	223	30.93%	74	10.26%
North Salt Lake 8				
Polling	14	28.57%	7	14.29%
Early Voting	0	-	0	-
By Mail	139	25.05%	67	12.07%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	46	26.14%	29	16.48%
Total	199	25.51%	103	13.21%
North Salt Lake 9				
Polling	7	43.75%	0	0.00%
Early Voting	0	-	0	-
By Mail	122	29.26%	62	14.87%

Davis County
Municipal General Election
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	North Salt Lake City Council			
	Stan Porter		Tayler Clough	
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	41	29.29%	18	12.86%
Total	170	29.67%	80	13.96%
North Salt Lake 10				
Polling	3	27.27%	1	9.09%
Early Voting	0	-	0	-
By Mail	80	27.78%	43	14.93%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	32	22.86%	31	22.14%
Total	115	26.20%	75	17.08%
Total				
Polling	86	27.22%	49	15.51%
Early Voting	0	-	0	-
By Mail	1147	28.44%	455	11.28%
Provisional-Paper	0	-	0	-
Paper at Polls	0	-	0	-
By Mail After	372	26.38%	211	14.96%
Total	1605	27.87%	715	12.42%

Official Results Davis county, Utah General Election Held on November 3, 2015		Reg Voters	Early Voting	By-Mail Ballots As of Election Night	Polling Location Votes	Vote Center Votes	Unflagged Provisionals	Total as of Election Night	By-Mail Ballots After Election Night	Total Provisionals	Paper at Polls	total Post Election Night	Final Total
North Salt Lake 1	820		131	17	1	0	149	69	1	0	70	219	
North Salt Lake 2	940		249	16	3	0	268	72	1	0	73	341	
North Salt Lake 3	840		222	16	5	0	243	62	2	0	64	307	
North Salt Lake 4	705		134	7	1	0	142	52	1	0	53	195	
North Salt Lake 5	1035		290	18	1	0	309	89	0	0	89	398	
North Salt Lake 6	882		279	16	1	0	296	79	0	0	79	375	
North Salt Lake 7	440		116		6	0	122	28	1	0	29	151	
North Salt Lake 8	760		250	18	2	1	270	82	0	0	82	352	
North Salt Lake 9	664		196	7	1	0	204	77	0	0	77	281	
North Salt Lake 10	664		127	3	1	0	131	63	0	0	63	194	
	7750	0	1994	118	22	1	2134	673	6	0	679	2813	

Municipal City General
November 3, 2015
Summary of By-Mail and
Provisional Ballots
Not Counted

	Total ballots not counted	Already Voted	No Proof of Identity	No Proof of Residency	Power of Attorney	Signed by someone other than voter	Deceased	Moved out of County	No Signature	Signature did not match	Empty Envelope	Not Timely
West Bountiful By-Mail	0								0	0		0
West Bountiful Provisional	3	2	1									
West Point By-Mail	0								0	0		0
West Point Provisional	1	1										
Woods Cross By-Mail	37								18	14		5
Woods Cross Provisional	0											
Benchland Water District By-Mail	71								25	25		21
Benchland Water District Provisional	2			2								
Central Davis Sewer By-Mail	203								73	77		53
Central Davis Provisional	3			3								
Total By-Mail Not Counted	614		11		6	10	2	4	236	213	1	131
Total Provisional Not Counted	28	5	2	21								
Total	642	5	13	21	6	10	2	4	236	213	1	131

1 NORTH SALT LAKE CITY
2 CITY COUNCIL MEETING-WORK SESSION
3 OCTOBER 20, 2015
4

5 **DRAFT**
6

7 Mayor Arave called the meeting to order at 6:02 p.m.
8

9 PRESENT: Mayor Len Arave
10 Council Member Brian Horrocks
11 Council Member Matt Jensen
12 Council Member Stan Porter
13 Council Member Conrad Jacobson
14 Council Member Ryan Mumford
15

16 STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and
17 Community and Economic Development Director; Paul Ottoson, Public Works Director and City
18 Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief
19 Craig Black, Police Chief; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy
20 Recorder; Andrea Bradford, Minutes Secretary.
21

22 OTHERS PRESENT: James Hood, Lynn Preece, residents.
23

24 1. DEPARTMENT REPORT-PUBLIC WORKS/ENGINEERING
25

26 Paul Ottoson provided an end of the season report on the City's construction project for 2015.
27 These projects included the annual street striping/marketing which had a budget of \$27,000.00 and
28 was completed for \$30,535.00, the flooding issues at the 13th hole of the golf course which had a
29 budget of \$30,000.00 and was completed for \$23,210.00, the Foxboro Park 11 (Stone Park)
30 project with a budget of \$150,000.00 which was completed for \$149,254.00, the Woodbriar
31 waterline and street reconstruction project with a budget of \$350,633.00 which was completed
32 for \$339,277.00, the 400 East waterline project with a budget of \$208,000.00, estimated to be
33 completed for \$192,802.00 and the North Towne Lane street reconstruction project, budgeted for
34 \$106,000.00 and estimated to be completed for \$64,955.00. Mr. Ottoson added that \$290,000.00
35 was budgeted for the street preservation project that will continue next spring as this amount has
36 not yet been reached. Many of the projects came in under or right on budget.
37

38 Paul Ottoson then explained that the asphalt above the landslide area would be done by
39 November 10th. Reseeding of the slope will possibly be done in two phases with one seeding
40 now and one in the spring. The drainage system still needs to be completed. He explained that

41 seeding depends on the weather, and that the drainage system would prevent water from
42 collecting in one spot.

43

44 Jon Rueckert reported that during the March budget retreat meeting he had presented an energy
45 savings plan for the pump stations. He said that a report from the last nine months shows the City
46 has saved 628,986 kilowatts hours, equaling approximately \$25,000.00, with usage down 28%.
47 The next phase of the plan will include installing small pumps that are less expensive to run to
48 support the larger pumps.

49

50 Jon Rueckert also reported that City staff fixed 550 feet of sidewalk on Odell Lane and were able
51 to resurface 45% of the sidewalk there. Staff also started the Hatch Park sand removal project
52 that day and would finish by next week.

53

54 2. ADJOURN INTO CLOSED SESSION TO DISCUSS POLICE DEPARTMENT
55 REPORT

56

57 **At 6:21 p.m. Council Member Jacobson moved to go into closed session to discuss**
58 **personnel issues in the police department. Council Member Porter seconded the motion.**
59 **The motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and**
60 **Mumford.**

61

62 3. RECONVENE INTO WORK SESSION

63

64 **At 6:34 p.m. Council Member Porter moved to go out of closed session. Council Member**
65 **Jensen seconded the motion. The motion was approved by Council Members Jacobson,**
66 **Horrocks, Porter, Jensen and Mumford.**

67

68 4. APPROVE MINUTES

69

70 The City Council minutes of October 6, 2015 were reviewed and amended.

71

72 **Council Member Porter moved to approve the minutes from October 6th Council meeting**
73 **and work session as amended. Council Member Mumford seconded the motion. The**
74 **motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and**
75 **Mumford.**

76

77 5. ACTION ITEMS

78

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

80 Council Member Mumford asked if the issue with the trees uprooting the sidewalk had been
81 resolved. Paul Ottoson replied that after speaking with the homeowner, the tree will be trimmed
82 so that it would not damage any homes and the tree roots will be cut where it grows under the
83 sidewalk. As there are currently no City ordinances regarding who is responsible in this situation,
84 staff will research and present possible recommendations to the City Council.

85

86 Other items included presenting the Wildrose trail survey appraisal to the City Council when it
87 becomes available and City staff surveying the golf course for possible encroachments.

88

89 6. CITY COUNCIL REPORTS

90

91 Council Member Jacobson had nothing to report.

92

93 Council Member Jensen reported that the Second Sunday Concert had lower attendance than
94 normal but that it was a nice presentation. He also reported that the Halloween 3K would be
95 Saturday October 24th at 9am and that the Utah State Health Department meeting to review the
96 City's toxicology report was well attended and very informative.

97

98 Council Member Porter had nothing to report.

99

100 Council Member Horrocks reported that the tall grass in the crosswalk on Center Street, near
101 Hatch Park, would make it difficult for drivers to see children crossing the street. Staff agreed to
102 look into this.

103

104 7. MAYOR'S REPORT

105

106 Mayor Arave reported that the South Davis Recreation Center would possibly be raising their
107 rates next year. He also said that the City's free day at the recreation center would be November
108 5th.

109

110 8. CITY ATTORNEY'S REPORT

111

112 David Church was excused.

113

114 9. CITY MANAGER'S REPORT

115 Barry Edwards reported that City staff met with Weber Basin Water to discuss future water use
116 and said that the rates will be raised to collect money for capital projects. He explained this
117 would not have a huge impact on the City as this is not the only water source which will be used.

118

119 10. ADJOURN

120

121 Mayor Arave adjourned the meeting at 6:54 p.m.

122

123

124

125

Mayor

Secretary

126 NORTH SALT LAKE CITY
127 CITY COUNCIL MEETING-REGULAR SESSION
128 OCTOBER 20, 2015
129

130 **DRAFT**
131

132 Mayor Arave called the meeting to order at 7:02 p.m. Council Member Brian Horrocks offered
133 the invocation and led those present in the Pledge of Allegiance.
134

135 PRESENT: Mayor Len Arave
136 Council Member Brian Horrocks
137 Council Member Matt Jensen
138 Council Member Stan Porter
139 Council Member Conrad Jacobson
140 Council Member Ryan Mumford
141

142 STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and
143 Community and Economic Development Director; Paul Ottoson, Public Works Director and City
144 Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief
145 Craig Black, Police Chief; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy
146 Recorder; Andrea Bradford, Minutes Secretary.
147

148 OTHERS PRESENT: James Hood, John McKinnon, Lisa Baskin, residents; Mariah Noble, *Salt*
149 *Lake Tribune*; Wilford Cannon, Eaglewood Development.
150

151 1. CITIZEN COMMENT
152

153 John McKinnon, resident, commented that numerous homes in his neighborhood have multiple
154 vehicles which they park on the streets. He said that this is an issue during the winter when snow
155 plows are running and asked that the City consider prohibiting street parking for a twelve hour
156 window while the plows are operating. It was also suggested that the plows could have cameras
157 to aid in ticketing those cars that violate the parking restrictions and also that a pre-recorded
158 phone message could be sent to residents reminding them not to park on the streets.
159

160 2. CONSIDERATION OF ORDINANCE NO. 2015-16 ADOPTING CERTAIN
161 AMENDMENTS TO THE NSL LAND USE ORDINANCE RELATED TO
162 DEVELOPMENT ACTIVITIES ON LANDS IDENTIFIED AS SENSITIVE AREAS
163 OR GEOLOGIC HAZARDS

164 Ken Leetham reported that Ordinance 2015-16 was ready for adoption by the City Council. The
165 Planning Commission has held three meetings to review the proposed ordinance and are
166 recommending approval to the City Council. The proposed ordinance has been reviewed by the
167 Planning Commission, the Utah Geologic Survey (UGS), developers, the City attorney and the
168 geotechnical engineering firm, Geostrata.

169
170 The proposed changes include the removal of paragraph 10-12-030 (C) on page 12-6 per David
171 Church, change “Soils Engineer” to “Geotechnical Engineer” throughout the ordinance,
172 changing the second line on 10-12-040 (B) on page 12-7 to read “compliance with this chapter,
173 its appendices, and the latest guidelines adopted by the Utah Geologic Survey”, changing page
174 12-7; 10-12-050 (B) and page 12-6: 10-12-060 (B) to “at least five (5) full years of experience..”,
175

176 Council Member Jensen commented that requiring the engineers to have five years of experience
177 or more would limit which firms could work on projects in the City. Paul Ottoson said that the
178 Geotechnical Engineers signing off on plans and stamping the reports would need to have those
179 qualifications but that engineers with less experience could help on a project as well.

180
181 Other changes include changing “concept” plan back to “design level” plan on page 12-19: 10-
182 12-250 (A), Add to paragraph 2.0 “in addition to these standards, all fault investigations, reports
183 and recommendations shall follow the latest adopted guidelines published by the Utah Geologic
184 Survey” on page 12-24: Appendix A, remove “Batatian and Nelson (1999) and” from page 12-
185 27: First paragraph in 2.4, changes to page 12-29: 2.6.1 (d) (2), add new paragraph “An
186 inspection of the foundation excavation shall be performed to confirm the lack of faulting at the
187 building site.” on page 12-30:2.6.1 (f)(4), add “in addition to these standards, all slope stability
188 analyses, reports and recommendations shall follow the latest adopted guidelines published by
189 the Utah Geologic Survey.” to page 12-35: Appendix B on the fourth line of paragraph 2.0, the
190 removal of the second paragraph of 7.2 on page 12-30, replacement of the word “or” with “and”
191 on page 12-49: paragraph 1.2, and the addition of “in addition to these standards, all liquefaction
192 analyses, reports and recommendations shall follow the latest adopted guidelines published by
193 the Utah Geologic Survey.” on paragraph 2.0 page 12-50: Appendix C.

194
195 Mayor Arave asked if the plan at the Design Level should be defined. Ken Leetham replied that
196 currently it was not defined but that this could be further identified.

197
198 Ken Leetham explained that the applicant would need to present a master grading plan during
199 preliminary plan approval. The Planning Commission will then review the preliminary plan and
200 recommend approval to the City Council.

201 Mayor Arave asked if the City could require earth movement and subsidence insurance coverage
202 from the developer. City staff will research whether Geotechnical Engineers and/or developers
203 could be required to obtain this type of insurance.

204
205 Council Member Mumford expressed concern with creating easement on properties with 30% or
206 more slopes in the event that property owners would change their property and cause issues. Ken
207 Leetham replied that this ordinance requires the creation of the easement and notions to be
208 placed on a plat. It would also require the notice to be recorded on each lot as well. The City
209 would have to be diligent in educating the public on the subdivision requirements and possible
210 issues.

211
212 Wilford Cannon, Eaglewood, commented that there had been good cooperation with City staff
213 and the developers and that this ordinance would help to promote safety in future developments.

214
215 Lisa Watts Baskin commented that she had been involved in reviewing the proposed ordinance
216 and that some of her changes, mostly grammatical, had not yet been made. She said that the
217 ordinance could be approved and the changes could then be made. Mrs. Baskin also said that the
218 City Engineer could make suggestions at his sole discretion and that this should be done in
219 writing to protect the City and residents.

220
221 **Council Member Jacobson moved to approve Ordinance No. 2015-16 adopting certain**
222 **amendments to the NSL Land Use Ordinance related to development activities on lands**
223 **identified as sensitive areas or geologic hazards as have been amended in the discussion**
224 **with the understanding that additional non-substantive grammar changes may yet be made**
225 **to the document. Council Member Porter seconded the motion. The motion was approved**
226 **by Council Members Jacobson, Horrocks, Porter, Jensen and Mumford.**

227
228 Mayor Arave clarified that the changes to be made to the ordinance include the list of changes
229 from UGS, on item #5 removing “concept” and “design level”, changing “should” to “shall”
230 throughout the ordinance, and that any changes made by the City Engineer must be in writing.
231 All changes from UGS and David Church explained in the meeting would also be made.

232
233 3. ADJOURN

234
235 Mayor Arave adjourned the meeting at 8:10 p.m.

236
237

238

239 _____
Mayor

Secretary

Action Items (for November 17, 2015)

Item	Chair	Committee	Description
NEW			
1	Jon		Staff to provide recommendations on possibly adding a 12-hour period of “no street parking” when snow plows are operating. <i>Safety Committee Meeting was held – staff working on resolutions to bring to council.</i>
OLD			
1	Jon		Staff to address buckling sidewalk at 164 South Eaglewood Drive. <i>This has been fixed.</i>
2	Paul	Jon	Replace any current sandboxes where contaminated sand was found. <i>Sand has been replaced.</i>
3	Paul		Mayor or staff to follow up with Lynn Preece who lives at 441 N 75 East and is concerned about tree roots/torn up sidewalk near his home. <i>Trees have been trimmed- sidewalk will be replaced and other sections of sidewalk in neighborhood will be fixed.</i>
4	CC		Councilmembers to review NSL Live appointments and suggest possible changes before the end of the year. <i>Council: (Hal LaBelle, Tayler Clough, Natalie Gordon terms expire 3-4-16.)</i>
5	Janice		Fleet Fund 10-year replacement vehicle schedule to be presented to the City Council. <i>Gathering info from dept. heads – will present Nov. 17</i>
6	Paul	Jon	Issues from resident Pamela Parkin - Removal of Salt Lake Gun Club sign <i>Ken’s staff is working to have sign removed.</i>
7	Ken		Review current ordinances regarding landscaping. Look at possibly including landscaping restrictions or incentives for xeriscaping. Also look at holding developers responsible for poor landscaping. <i>Ken to put report together for Council review.</i>
8	Paul	Jon	Survey property near Wild Rose Trail behind Country Court to establish property lines to resolve encroachment issues. <i>Appraisal is done on the property – make recommendations to council (include 40-ft setback from trail).</i>
9	Ken		Look for possible sponsors for July 3 rd fireworks celebration. Consideration of donations/naming rights and advertising. <i>Ken is looking into this for 2016.</i>



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: November 17, 2015

SUBJECT: Consideration of Ordinance No. 2015-17: An ordinance vacating a portion of Franklin Parkway.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed vacation of Franklin Parkway.

BACKGROUND

The applicant in this case is Allen Land Company, Inc. which owns some properties where FedEx is located in North Salt Lake. Since FedEx has pursued an expansion plan of their facility, they have re-directed their access to Franklin Parkway on the east side of their complex at approximately 200 West. This change means that the extension of 900 North west of 400 West (also known as Franklin Parkway) is no longer needed as an access point and all of the parties desire to incorporate this street into the FedEx land holdings.

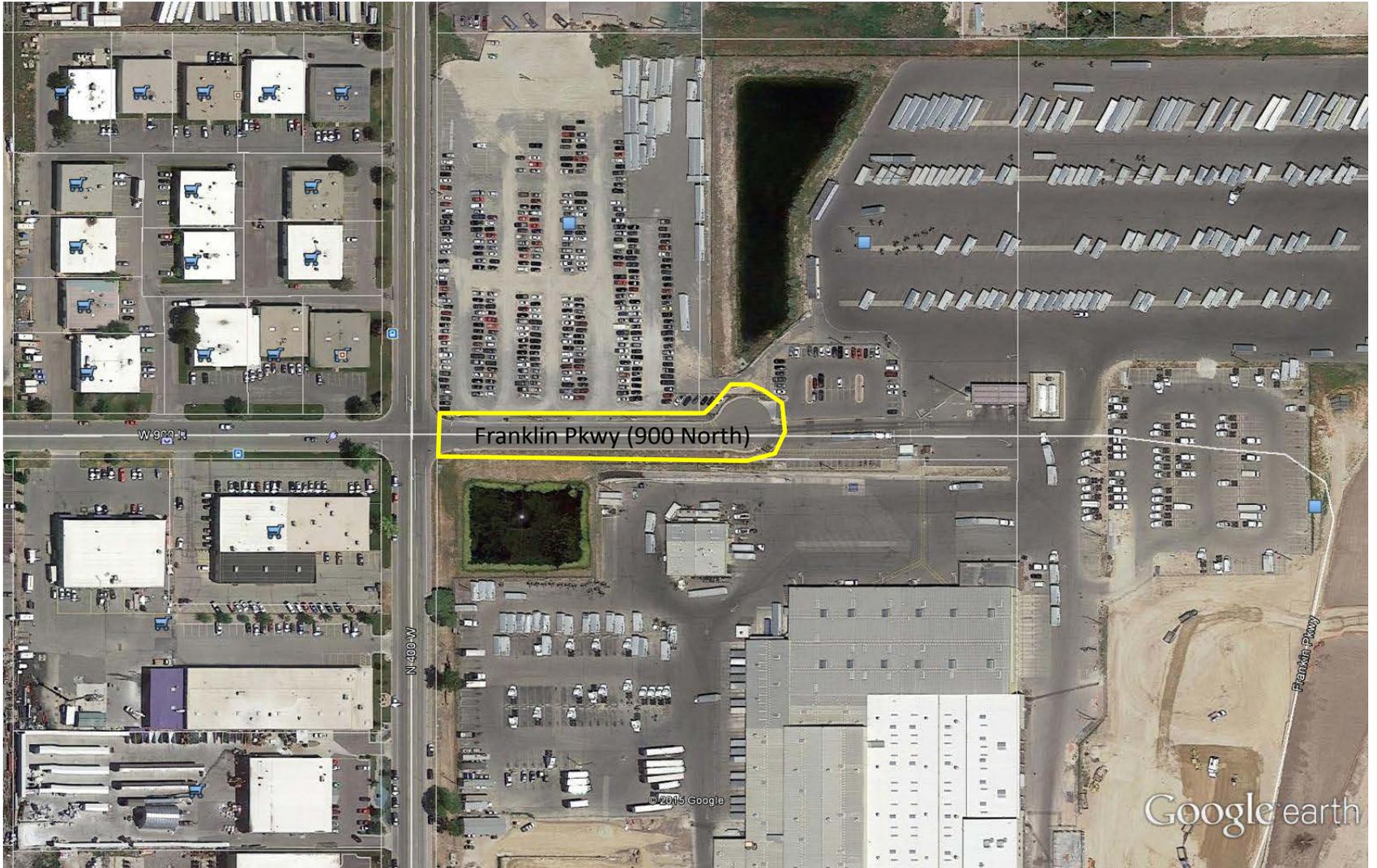
Allen Land Company, Inc. was the original owner of the property where the subject street is located. They dedicated the street as a public street and made the improvements to the street as a part of the FedEx development. That street only serves FedEx and there are no other users of the street.

City staff has received a complete application and petition to vacate. This matter requires a public hearing prior to Council action on the ordinance to vacate.

Attachments

- 1) Aerial photo of the street to be vacated
- 2) Ordinance 2015-17
- 3) Copy of petition to vacate (3 pages)

Petition to Vacate a Public Right of Way



ORDINANCE NO. 2015-17

**AN ORDINANCE VACATING A PORTION OF FRANKLIN
PARKWAY AT 900 NORTH AND EAST OF 400 WEST IN
THE CITY OF NORTH SALT LAKE, UTAH AND
ESTABLISHING AN EFFECTIVE DATE**

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

WHEREAS, the City desires to reduce the liability and maintenance associated with a right-of-way that accesses only one property and allow a private entrance to the sole property owner; and the property owner shall become responsible for all maintenance of the improvements; and

WHEREAS, the city shall retain an easement for all public utilities within the right-of-way; and

WHEREAS, lawful notice of a public meeting has been given pursuant to 10-9a-208 of the Utah Code and North Salt Lake City Code; and

WHEREAS, the North Salt Lake City Council has conducted a public hearing on this matter and determined that there is good cause for vacating the subject parkway and that it is in the best interest of the City of North Salt Lake and its citizens to take such action.

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

Section 1. Vacation of a portion of Franklin Parkway.

(A) The property described in Exhibit A and making up a portion of Franklin Parkway at 900 North, east of 400 West located in the City of North Salt Lake is hereby vacated.

Section 2. Severability.

If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date.

Effective Date. This Ordinance shall become effective upon passing.

Passed by the Governing Body this 17th day of November, 2015.

CITY OF NORTH SALT LAKE

By:

LEONARD K. ARAVE
Mayor

Attest:

By:

D. BARRY EDWARDS
City Recorder

City Council Vote as Recorded:

Council Member Horrocks _____
Council Member Jacobson _____
Council Member Jensen _____
Council Member Mumford _____
Council Member Porter _____

CUL-DE-SAC FOR
FRANKLIN PARKWAY VACATION

EXHIBIT A

BOUNDARY DESCRIPTION

A parcel of land situate in the SW 1/4 SE 1/4 of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the north boundary line of Lot 37, Plat "D", North Salt Lake Industrial Park, according to the official plat thereof on file in the office of the Davis County Recorder, which point is 385.11 feet East along said north boundary line from the northwest corner of said Lot 37 (Note: said northwest corner is 17.71 feet S. 87°05'47"W. along the section line and 547.50 feet North from the South Quarter Corner of said Section 35; and running thence North 66.00 feet; thence Northeasterly 27.60 feet along the arc of a 25.00-foot radius curve to the left (Note: Chord to said curve bears N. 58°22'29"E. for a distance of 26.22 feet) to a point of reverse curvature with a 55.00 foot radius curve to the right; thence Easterly, Southerly, and Westerly 233.51 feet along the arc of said curve (Note: Chord to said curve bears S. 31°37'31"E. for a distance of 93.66 feet) to a point of tangency; thence West 71.43 feet to the point of beginning. The above described parcel of land contains 0.259 acres or 11,290 square feet.

FRANKLIN PARKWAY VACATION

BOUNDARY DESCRIPTION

A parcel of land situate in the SE 1/4 SW 1/4 and the SW 1/4 SE 1/4 of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of Lot 37, Plat "D", North Salt Lake Industrial Park, according to the official plat thereof on file in the office of the Davis County Recorder, which point is 17.71 feet S. 87°05'47" W. along the section line and 547.50 feet North from the South Quarter Corner of said Section 35; and running thence North 66.00 feet; thence East 385.10 feet; thence South 3.00 feet; thence East 534.80 feet to a point of curvature with a 330.00 foot radius curve to the right; thence Easterly 44.11 feet along the arc of said curve (Note: Chord to said curve bears S. 86°10'15" E. for a distance of 44.08 feet); thence S. 07°39'31" W. 60.00 feet; thence Westerly 36.09 feet along the arc of a 270.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 86°10'15" W. for a distance of 36.06 feet) to a point of tangency; thence West 69.90 feet; thence South 3.00 feet; thence West 850.00 feet to the point of beginning. The above described parcel of land contains 1.407 acres.

**PETITION TO VACATE
FRANKLIN PARKWAY
CUL DE SAC**

TO: North Salt Lake City, Utah, a Municipal Corporation (the "City")

FROM: Allen Land Company, Inc.

SUBJECT: Petition to Vacate Cul De Sac and Road Area Known as Franklin Parkway, East from the Eastern Line of 400 West Street, North Salt Lake City, Utah (the "Subject Street") – See Enclosed Map and Legal Description (Exhibit 'A')

This petition is filed pursuant to the provisions of Section 10-9a-609.5 of the Ordinance of North Salt Lake City, Utah by Allen Land Company (hereinafter "Allen Land" or "Petitioner").

Pursuant to 10-9a-609.5(1)(a), the names and contact/ mailing addresses of each owner of land that is adjacent to or accessed exclusively by or within 300 feet of the Subject Street are as follows (each an "Owner" and, collectively, the "Owners"):

Owners Adjacent to the Subject Street:

1. FedEx Ground Package System, Inc., FedEx Ground Package System, Inc.
1000 FedEx Drive, Moon Township, PA 15108
2. Allen Land Company, Inc., c/o Elliott Christensen of Water and Land Advisors
7145 S. Union Park Ave., Midvale UT 84047

Owners (with Tax Parcel Numbers) Holding Properties Accessed within 300 Feet of the Subject Street:

06-091-0001
Eric N. and Tanya G. Beard
555 Lofty Lane
North Salt Lake, UT 84054

06-091-0002&003
Draper Leasing, LLC
%Kurt Draper
900 North 400 West #3
North Salt Lake, UT 84054

06-091-0009
David J. and Pamela J. Peterson
900 North 400 West #9
North Salt Lake, UT 84054

06-091-0010

Robert F. and Sylvis W. Dausilio
1924 Maple Grove Way
Bountiful, UT 84010

01-131-0054

East Investments LLC
%Loren G. and Debi A. East
2911 So. Maple Cove Dr.
Bountiful, UT 84010

01-131-0036

NSL Office Warehouse Complex LC
%Kent Whitehead
845 North 400 West
North Salt Lake, UT 84054

Also pursuant to 10-9a-609.5(1)(a), the signatures the Petitioner is affixed to this Petition below.

In support of this petition and pursuant to 10-9a-609.5(1)(a), the Petitioner hereby avers and states that the following facts and circumstances are (i) good and sufficient reasons for and constitute good cause for the City to approve this petition and proceed with actions necessary to vacate the Subject Street and (ii) adequately demonstrate that neither the public interest nor any specific person will be materially injured by the vacation:

1. The land on which the Subject Street is located, was originally contributed by dedication of the same by Allen Land Company, Inc., the Petitioner named in this Petition. In addition the improvements, including existing asphalt, curb and gutter and utilities were also paid for by Allen Land Company, Inc.
2. The sole users of the Subject Street are the Petitioner and FedEx Ground Package System, Inc. ("FedEx"). At present the surrounding property of both FedEx and Allen Land are part of the Salt Lake City hub for the operations of FedEx, which is a project that is under current further expansion and improvement for the growing operations of FedEx out of and connected with the said SLC Hub activities. FedEx owns part of the SLC Hub property and leases a large portion from Allen Land and has given notice of the exercise of an option to purchase from Allen Land the property currently leased from Allen Land.
3. The site plan and current SLC Hub expansion plans of FedEx have been disclosed to and approved by the City, in connection with the securing of necessary municipal approvals for the expansion and improvement construction work. The said site plan does not anticipate the utilization of the Subject Street as an access point or for ingress or egress from the SLC Hub site and Petitioner has previously confirmed with FedEx that FedEx is supportive of this petition and will provide a written letter of consent to the same.

4. No other members of the public, to include owners of real estate that is within 300 foot radius of the location of the Subject Street ever use or have any occasion to need to use the Subject Street. Additionally, Petitioner has been in contact with these other Owners who have signed written consents to the action requested in this petition. Petitioner is submitting these written consents to the City with this petition.

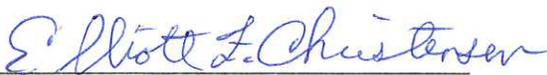
5. Because the Subject Street has no present or future role in the transportation plans, access or ingress or egress needs of the general public or the surrounding land owners, we believe that it is in the best interests of the public from all perspectives, including both health and safety issues, as well as economic development issues to proceed with the abandonment of the Subject Street.

6. Accordingly, the Petitioner does hereby respectfully request that the City proceed with the necessary abandonment approval processes and, in connection with the same, approve any necessary plat modifications or amendments to evidence said abandonment on the public real estate records of Davis County, Utah, and proceed with the holding of the requisite public hearing before the City Council at the earliest possible date.

Respectfully submitted Tuesday, November 3, 2015.

PETITIONER:

Allend Land Company, Inc.

By 
Name: Elliott F. Christensen
Title: Vice President

See Enclosures

Cc: David L. Church, Esq. City Attorney



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700 Voice
(801) 335-8719 Fax
www.nslcity.org

LEONARD K. ARAVE
Mayor

D. BARRY EDWARDS
City Manager

To: Mayor and City Council
From: Barry Edwards
Date: November 12, 2015
RE: Revisions to the Personnel Policies and Procedures Manual

It has come to our attention that there is some ambiguity in the Personnel Policies and Procedures Manual relating to holidays and benefits granted to part-time employees.

1. The current Manual was never fully changed when the city moved to the 4-10 work schedule. The most notable change that should have been made was to alter the Holiday schedule to reflect 10 hour days versus 8 hours days. Without a lot of management corporate memory, we are trying to string together the decision making scenario. It appears that the final decision was that the employees would give up Columbus Day and the day after Thanksgiving to balance out the extra two hours of holiday pay. Unfortunately, a change was never made to the Manual. With the recent way financial audits are being conducted, the City is being held accountable for what is in the written Manual and not what might have been understood. This change will remove Columbus Day from the holiday schedule and state accruals in hours rather than days.
2. The next set of changes deal with classification of employees by work hours and what benefits they would accrue. There has been some confusion on how many hours a part-time employee accrues as far as sick and vacation are concerned. This will clarify that only employees that work 20 hours or more are entitled to benefits. It specifies that eligible employees earn leave benefits based on the average annual hours worked per week. This eliminates the possibility of an employee getting more holiday pay than what they normally work. It also establishes employee categories and ties specific benefits to those categories.
3. It makes clarification to functions that the city manager is now and has been doing.
4. The manual needs to conform to the Affordable Care Act (ACA). The changes contained herein in reference to the ACA make an affirmative statement that the City provides health insurance as dictated by the ACA.
5. This change would also eliminate the 3% bonus in reference to employees who are the top of the range.

In summary, except for clarifying the language on holidays and uniformly applying the holiday schedule, this will not increase any benefits and will limit the city's exposure on benefits to part-time employees.

RESOLUTION NO. 2015-31R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH APPROVING CERTAIN AMENDMENTS TO THE CITY'S PERSONNEL POLICIES AND PROCEDURES MANUAL AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of North Salt Lake has adopted a document entitled Personnel Policies and Procedures Manual for North Salt Lake City (the Manual); and

WHEREAS, the City has a need to clarify many existing practices and policies so that the City can limit its own liability and so that employees may also have a clear understanding of certain policies; and

WHEREAS, changes in the City's work week schedule and the adoption of the federal Affordable Care Act also require changes and clarifications to be made to the Manual.

NOW, THEREFORE, be it resolved by the City Council of the City of North Salt Lake that the proposed changes to the Personnel Policies of Procedures Manual of North Salt Lake attached to this resolution are hereby approved and shall be included hereafter in the Manual.

This resolution shall take effect immediately upon passage.

Passed by the City Council of the City of North Salt Lake, this 17th day of November, 2015.

CITY OF NORTH SALT LAKE

ATTEST:

By _____
Leonard K. Arave, Mayor

By _____
Barry Edward, City Recorder

SECTION 13: EMPLOYMENT CLASSIFICATION/COMPENSATION

2. EMPLOYMENT CLASSIFICATIONS. There are ~~five~~^{four} classifications of employees within The City of North Salt Lake:

- ~~A. Full-time. An employee hired for an indefinite period in a position for which the normal work schedule is forty (40) hours per week. Full-time employees may or may not qualify for specific City of North Salt Lake benefits.~~
- ~~B. Part-time. An employee hired for an indefinite period in a position for which the normal work schedule is less than forty (40) hours per week. Part-time employees may or may not qualify for specific City of North Salt Lake benefits.~~
- ~~C. Temporary. An employee hired for a position which is required for only a specific, known duration, usually less than six (6) months. Temporary employees do not qualify for City of North Salt Lake benefits.~~
- ~~D. Seasonal. An employee hired for a position which is required only for the summer or winter months. Summer or winter only employees do not qualify for City of North Salt Lake benefits.~~
- A. Full-Time. Employees scheduled to work 40 hours per week on a regular basis and are expected to be employees for at least one year.
- B. Three-Quarter Time. Employees scheduled to work at least 30 hours per week but less than 40 hours per week on a regular basis and are expected to be employees for at least one year.
- C. Part-Time (1/2-Time). Employees scheduled to work at least 20 hours per week but less than 30 hours per week on a regular basis and are expected to be employees for at least one year.
- D. Part-Time Non-Benefited. Employees scheduled to work less than 20 hours per week on a regular basis and are expected to be employees for at least one year or more.
- E. Temporary/Seasonal. Employees may work up to 40 hours per week, but are not expected to work more than 1,040 hours during a calendar year and are expected to be employees for less than nine months of each year. Employees rehired over multiple years shall still be considered temporary/seasonal.

SECTION 14: SALARY PLANNING

1. GENERAL POLICY. The ~~Mayor~~City Manager, ~~in conjunction with~~with approval from the City Council, shall be responsible for the development and maintenance of a uniform and equitable pay plan for the City of North Salt Lake which shall consist of minimum and maximum rates of pay for each position and such intermediate steps as deemed necessary and equitable. Salaries shall be linked directly to the position classification plan and may take into consideration the following factors:
 - A. Ranges of pay for other positions.
 - B. Prevailing rates of pay for similar employment in both public and private organizations.
 - C. Cost of living factors.
 - D. Other benefits received by employees.
 - E. The financial policy and economic conditions of North Salt Lake City.
2. PAY PLAN DEVELOPMENT AND ALLOCATION.
 - A. The Mayor, City Manager, or designee shall conduct a study of salary levels and shall make adjustment recommendations to the City Council at least every three years. Implementation of adjustments is subject to the availability of funds.
 - B. The Mayor or City Manager shall assign each position level to a pay range bases upon the levels' relationship to other levels as defined in the position level plan and by market data.
4. MERIT INCREASE.
 - A. The City Council shall approve and adopt a salary schedule including merit increase guidelines effective July 1 of each year subject to funding in the approved budget.
 - B. ~~Permanent~~ Full-time, three-quarter time, and part-time employees are eligible to receive a merit increase.
 - C. Employees at or above the pay range maximum and employees whose performance is rated less than successful, shall not be eligible to receive a merit increase.
 - ~~D. A part-time employee is eligible to receive a merit increase in the same amount of elapsed calendar time on the job as a full-time employee.~~
 - DE. A merit increase shall not exceed the range of maximum assigned to a position level.
5. SELECTIVE SALARY ADJUSTMENT.
 - A. The Mayor or City Manager may recommend a selective salary adjustment in order to mitigate an inequity caused by a merit increase freeze or other similar circumstances.
 - B. The Mayor or City Manager shall submit a written rationale supporting the recommendation to the City Council.

- C. A selective adjustment is subject to the availability of funds and guidelines established by the City Council.

6. ~~MERIT AWARD PAY.~~

- A. ~~The City Council may grant a lump-sum merit award pay not to exceed 3.0% of the annual base salary to a career service employee who has been paid at or above the range maximum for at least one (1) year, provided the employee has received a successful or outstanding performance rating and has been employed by the City of North Salt Lake for at least ten (10) years.~~

7. PROMOTION.

- A. At the discretion of the City Council, a minimum ~~(Amount)~~ 5% and a maximum ~~(Amount)~~ 10% salary increase shall be granted to an employee receiving a promotion. If the new salary is below the minimum of the new range, it shall be increased to the new minimum.
- B. The Mayor/City Manager, with the concurrence of the City Council, may approve an increase up to the midpoint of the new range when a promotion results from a competitive recruitment to a new position level. Such an adjustment shall be based on exceptional qualification and subject to the availability of funds.

10. RECLASSIFICATION.

- A. If the Mayor/City Manager reclassifies a position to a higher level, the Mayor/City Manager shall adjust the incumbent's salary to at least the minimum of the new range.
- B. A reclassification increase is subject to the availability of funds.
- C. If the Mayor/City Manager reclassifies a position to a lower level, ~~in an~~ incumbent's salary shall remain the same. If the incumbent's salary exceeds the maximum of the new range, the employee is ~~only not~~ ineligible to receive cost-of-living increases until the salary range increases beyond the employee's salary.
- D. An employee transferred to a position falling in a different category of employment shall receive benefits as stated for the new position.

11. DEMOTION. If an employee is demoted, either voluntarily or involuntarily, the Mayor/City Manager may treat the employee's salary according to paragraph 10.C. above or reduce the salary to the applicable pay range.

12. BENEFITS.

- A. Suspended Employee.

- (1) An employee suspended for disciplinary reasons shall continue to be eligible to receive the City of North Salt Lake retirement, health, dental, disability and life insurance

programs subject to the conditions set forth in paragraph ~~13.A-12.A~~ (2) below.

B. Non-Benefited Employee Part Time Employee.

~~i. An employee working at least fifty percent (50%) of full time per pay period shall be eligible for benefits in proportion to the number of hours worked.~~

~~i. An employee hired or transferred to a position of less than fifty percent (50%) of full time per pay period shall not be eligible for benefits.~~

(1) Part-Time Non-benefited and Temporary/Seasonal and summer employees do not qualify for benefits regardless of the number of hours worked.

SECTION 17: BENEFITS

3. INSURANCE.

A. ~~Medical and Dental Health Insurance. It is the policy of t~~The City of North Salt Lake ~~to pay the cost of the~~ provides health insurance in accordance with the Affordable Care Act for:

(1) ~~Each individual F~~full-time and three-quarter time employees, working 30+ hrs/wk, and their eligible family members.

Employee health insurance benefits are determined annually and adopted by the City Council as part of the budget appropriation process.

(2) ~~Or, each individual full-time employee, working 30+ hrs/wk, and a part of their family's.~~

(3) ~~Or, each individual full-time employee, working 30+ hrs/wk, and all of their family's.~~

B. ~~Life Insurance. A basic life insurance and AD&D policy is provided free of charge for each full-time and three--quarter time employee, at the City of North Salt Lake's expense. This is included in the package with the health insurance.~~

C. Long Term Care Insurance. A basic long term care policy is provided for each full-time and three-quarter time employee.

6. ~~RETIREMENT SYSTEM. The city participates in the Utah Retirement System (URS). Membership and contribution rates are determined by URS. Additional information is available from the City Manager or, designee. Additional details are available from the Mayor, City Manager, or designee.~~

~~A. All full-time North Salt Lake City employees are covered by the Utah State Retirement Systems, unless otherwise authorized by the City Council according to State Law. (This is in addition to their Social Security coverage). A regular employee is one employed in a position requiring at least twenty (20) hours of service per week for a minimum of nine (9) consecutive months, or one employed in a position requiring at least thirty (30) hours of service per week for a minimum of four (4) consecutive months. Each eligible employee is required to enroll in their program by the beginning of their fifth (5th) month of employment.~~

~~B. The cost of this program is paid for by the City of North Salt Lake and the employee in the percentages set by action of the City Council.~~

SECTION 19: LEAVES OF ABSENCE

2. ANNUAL VACATION LEAVE

Each permanent, full-time employee shall receive annual vacation leave at the following rate:

A. Full-time, three-quarter time, and part-time employees are eligible to receive vacation benefits. Vacation time is earned at the following rate based on a 40 hour work week.

- ~~1. For one (1) month to two (2) years of service, ten (10) work days of annual vacation leave shall accrue at the rate of five-sixths (5/6) day per month for each month worked.~~
- ~~2. From two (2) years to five (5) years of service, twelve (12) work days of annual vacation leave shall accrue at the rate of one (1) day per month for each month worked.~~
- ~~3. From five (5) years to ten (10) years of service, fifteen (15) work days of annual vacation leave shall accrue at the rate of one-and-one-quarter (1-1/4) day per month for each month worked.~~
- ~~4. From ten (10) years to fifteen (15) years of service, eighteen (18) work days of annual vacation leave shall accrue at the rate of one and one-half (1-1/2) days per month for each month worked.~~
- ~~5. From fifteen (15) years to twenty (20) years of service, twenty (20) work days of annual vacation leave shall accrue at the rate of one and two-thirds (1-2/3) days per month for each month worked.~~
- ~~6. For over twenty (20) years of service, twenty-two (22) work days of annual vacation leave shall accrue at the rate of one and five-sixths (1-5/6) days per month for each month worked.~~

<u>LENGTH OF SERVICE</u>	<u>FULL-TIME VACATION HOURS ACCRUED</u>
Start date to 2 years	3.07 hours per pay period or 80 hours per year
2 plus - 5 years	3.7 hours per pay period or 96 hours per year
5 plus - 10 years	4.62 hours per pay period or 120 hours per year
10 plus - 15 years	5.54 hours per pay period or 144 hours per year
15 plus - 20 years	6.15 hours per pay period or 160 hours per year
20 plus	6.77 hours per pay period or 176 hours per year

B. Three-quarter time and part-time employees' vacation leave will be prorated based on the on the employee's regular schedule. Vacation hours accrued for three-quarter time and part-time employees with varying schedules will be based on the prior calendar year's average hours worked.

C. New employees shall accrue annual vacation leave from the date of hire, but they shall not be eligible to use accrued leave until satisfactorily completing the probationary period and have been promoted to permanent status, unless specifically approved by the Mayor and Council.

~~A. Each permanent, part-time employees working at least twenty (20) but not more than twenty-nine (29) hours per week shall accrue annual vacation leave at the rate of six (6) hours per month, up to a maximum accrual of nine (9) days per year.~~

~~A. Persons hired on an emergency, part-time, seasonal, temporary or contract basis shall not accrue annual vacation leave.~~

3. HOLIDAY LEAVE.

~~A. Holidays which apply to full time employees are:~~

A. Full-time, three-quarter time, and part-time employees are eligible to receive holiday leave. Full-time employees will receive 10 hours of holiday leave for each holiday listed below. Three-quarter time and part-time employees' holiday leave will be prorated based on the on the employee's regular schedule. Holiday hours accrued for three-quarter time and part-time employees with varying schedules will be based on the prior calendar year's average hours worked.

- (1) New Year's Day January 1st
- (2) Human Rights Day 3rd Monday in January
- (3) President's Birthday 3rd Monday in February
- (4) Memorial Day Last Monday in May
- (5) Independence Day July 4th
- (6) Pioneer Day July 24th
- (7) Labor Day 1st Monday in September
- (8) Columbus Day 2nd Monday in October
- (9)(8) Veteran's Day November 11th
- (10)(9) Thanksgiving Day 4th Thursday in November
- (11)(10) Christmas Day December 25th

B. Any day designated by the Governor as a State Holiday will be observed. Any day designated by the City Manager ~~Mayor~~ with the advice and consent of the City Council as a Holiday will be observed. If any of the above holidays fall on a Saturday, then the ~~preceding Friday shall be the holiday.~~ City Manager shall designate which day shall be the holiday, including designating it as a "floating holiday". If any of the above holidays fall on a Sunday, then the following Monday shall be the holiday.

~~B. — Holidays which will apply to part time employees are:~~

- ~~(1) New Year's Day January 1st~~
- ~~(2) Independence Day July 4th~~
- ~~(3) Labor Day 1st Monday in September~~
- ~~(4) Thanksgiving Day 4th Thursday in November~~
- ~~(5) Christmas Day December 25th~~

4. SICK LEAVE

- A. Purpose. Sick leave shall not be considered as a privilege which an employee may use at their discretion, but shall be allowed only in case of necessity and actual sickness or disability of the employee or immediate family of the employee.
- B. Use of sick leave. Sick leave may be used at any time with approval of the ~~Mayor or~~ City Manager, for any of the following reasons:
- (1) When the employee is unable to perform their regular duties or other temporary work to which they may be assigned.
 - (2) Visits to hospitals, clinics, doctor's and dentist's offices for diagnosis or treatment of an injury or examination. The minimum time that may be taken by non-exempt employees is one (1) hour.
 - (3) Quarantine because of contagious disease. A certificate of quarantine from the attending physician must be presented to qualify under this provision.
- C. Eligibility. Sick leave shall be available to ~~all permanent employees, including part time, and probationary full-time, three-quarter time, and part-time employees. Seasonal, temporary, provisional, and emergency employees are not eligible for sick leave. Sick leave will not be granted to employees during their first ninety (90) calendar days of employment, except for emergency circumstances.~~
- D. Accrual. The employee will begin to accrue sick leave immediately upon being hired by the City of North Salt Lake. Sick leave shall not accrue if an employee is in a leave-without-pay status. For all eligible employees, sick leave shall accrue to a maximum of one hundred forty-four (144) days, or one thousand four hundred forty (1,440) hours. Records will be kept by the City Manager, or designee.
- (1) Each permanent, full-time employee shall accrue sick leave at the rate of one (1) day per month or twelve (12) days per year. 3.7 hours per bi-weekly pay-period for every two weeks worked. The employee will begin to accrue sick leave immediately upon being hired by the City of North Salt Lake. Sick leave shall not accrue if an employee is in a leave-without-pay status. For all eligible employees, sick leave shall accrue to a maximum of one hundred eighty (180) days, or one thousand four hundred forty (1,440) hours. Records will be kept by the Mayor, City Manager, or designee, or their designated representative.
 - (21) Each permanent, part Three-quarter time employees working at least thirty (30) but not more than thirty-nine (39) hours per week shall accrue annual sick leave at the rate of six (6) hours per month, up to a maximum accrual of seventy-two (72) hours per year 2.77 hours per bi-weekly pay period for every two weeks worked.
 - (32) Each permanent, Part-time employees working at least twenty (20) but not more than

twenty-nine (29) hours per week shall accrue annual sick leave at the rate of four (4) hours per month, up to a maximum accrual of forty-eight (48) hours per year 1.85 hours per bi-weekly pay period for every two weeks worked.

RESOLUTION NO. 2015-28R

A RESOLUTION OF THE NORTH SALT LAKE CITY COUNCIL, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, APPROVING THE CREATION OF A SERVICE AREA FOR THE PROVISION OF FIRE PROTECTION, EMERGENCY MEDICAL RESPONSE, PARAMEDIC, EMERGENCY RESPONSE SERVICES, AMBULANCE SERVICES AND RELATED SERVICES TO THE CITIES OF BOUNTIFUL, CENTERVILLE, NORTH SALT LAKE, WEST BOUNTIFUL, WOODS CROSS AND THE UNINCORPORATED AREA OF SOUTH DAVIS COUNTY AND THE TRANSFER OF THE RESPONSIBILITIES AND OPERATIONS OF THE EXISTING SOUTH DAVIS METRO FIRE AGENCY TO THE SERVICE AREA CREATED HEREBY.

WHEREAS, on August 4, 2015, the City of North Salt Lake adopted a Resolution proposing the creation of a Service Area for the provision of fire protection, emergency medical response, paramedic, emergency response services, ambulance services and related services. The Service Area proposed by that Resolution, the creation of which is approved by this Resolution, included the area within the corporate limits of the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and all property in the unincorporated area of Davis County located south of an east/west extension of the northern corporate limits of Centerville City, north of the Salt Lake County Line, west of U.S. Forest Service line, and east of the Great Salt Lake as more shown on the map which is attached hereto as Attachment A. In the event that not all of the enumerated governmental entities approve the creation of the Service Area, the boundaries of the Service Area shall be reduced by the exclusion of the non-approving entity and the map shall be adjusted accordingly prior to its submission to the County Surveyor and Lieutenant Governor for approval. The proposed Service Area shall be known as the South Davis Metro Fire Service Area;

WHEREAS, the proposed Service Area shall be funded through revenues that may include member assessments, a property tax levy, revenues generated by its operations and such other revenues that are authorized by law. Assessments will be made in accordance with the provisions of a new interlocal agreement entered into among the member entities and the Service Area;

WHEREAS, a Public Hearing on the creation of the proposed Service Area was held the 15th day of September, 2015, at the North Salt Lake City Hall, 10 E. Center Street, North Salt Lake, UT at 7:00 pm. In accordance with UCA Sec. 17B-1-211, the City Recorder in conjunction with the County Clerk and the City Recorders of the participating cities published notice of the Public Hearing in the Davis County Clipper, a newspaper of general circulation, and on the Utah Public Notice Website in accordance;

WHEREAS, the statutorily mandated protest period began of September 15, 2015, and ended on November 16, 2015;

WHEREAS, North Salt Lake City received zero protests constituting zero percent of the number of votes cast in the city for the office of President of the United States at the most

recent presidential election prior to the date of the adoption of the resolution and ____% of the value of all of the private land area in the city. The City Council determines and finds the protest levels are less than the levels required by UCA Sec. 17B-1-213 for terminating the creation of the Service Area; and

WHEREAS, the City Council is authorized to proceed with the creation of the Service Area and having considered all written or verbal input provided the City Council during the public hearing and thereafter believes that it is in the public interest to approve the creation of the Service Area for the provision of fire protection, emergency medical response, paramedic, emergency response services, ambulance services and related services with the boundaries as described.

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

Section 1. Fire Service Area Approved. The City Council, in accordance with UCA Sec. 17B-1-213 and UCA Sec. 17B-2a-901 et seq., hereby approves the creation of a Service Area for the provision of fire protection, emergency medical response, paramedic, emergency response services, ambulance services and related services. The Service Area shall be known as the South Davis Metro Fire Service Area.

Section 2. Service Area Boundaries. The boundaries of the Service Area shall include the area within the corporate limits of the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and all property in the unincorporated area of Davis County located south of an east/west extension of the northern corporate limits of Centerville City, north of the Salt Lake County Line, west of U.S. Forest Service line, and east of the Great Salt Lake as more shown on the map which is attached hereto as Attachment A. The City Council determines that it would be in the best interests of its citizens to create the Service Area even if all proposed entities do not approve its creation and directs that, in the event that not all of the enumerated governmental entities approve the creation of the Service Area, the boundaries of the Service Area shall be reduced by the exclusion of the non-approving entity and the map shall be adjusted accordingly prior to its submission to the County Surveyor and Lieutenant Governor for approval.

Section 3. Service Area Funding. The proposed Service Area shall be funded through revenues that may include member assessments, a property tax levy, revenues generated by its operations and such other revenues that are authorized by law. Assessments will be made in accordance with the provisions of a new interlocal agreement entered into among the member entities and the Service Area. The initial Service Area tax levy will be used for payment of debt service on existing fire station bonds and will likely increase in future years to fund future needs.

Section 4. Service Area Governance.

- a. The Service Area shall be governed by a Board of Trustees composed of one elected official appointed by each participating entity in accordance with UCA Sec. 17B-2a-905. The Fire Chief shall serve as the Chief Executive and

Administrative Officer of the Service Area. Upon approval and issuance of a Certificate of Incorporation by the Lieutenant Governor in accordance with UCA Sec. 67-1a-6.5, the legislative body of each participating entity shall appoint one elected official to serve as a Trustee of the Service Area.

- b. There shall be an Administrative Committee advisory to the Board of Trustees on matters relating to the budget of the Service Area, the compensation of the Service Area's officers and employees and such other matters as are assigned to it by the Board of Trustees. The Administrative Committee shall be composed of the city manager of each participating city, or in the event that any participating city does not employ a city manager, a representative appointed by the governing authority of the city, and a designee appointed by the County Commission of Davis County to represent the county if the county is an entity participating in the creation of the Service Area. The Fire Chief shall be responsible for the preparation of a proposed budget for submission to the Administrative Committee and the preparation of tentative and final budgets approved by the Committee and Board. The Chair of the Administrative Committee shall be elected by the members thereof and shall serve as Budget Officer for the Service Area with duties as assigned by the Board including filing and presenting the tentative operating and capital budget with the Board of Trustees. The Fire Chief shall be responsible to ensure that Service Area expenditures within each fund conform to the fund budget and any other budget guidelines approved by the Board. The Fire Chief shall serve as an ex officio, non-voting member of the Administrative Committee. Subject to approval of the Board of Trustees, the Administrative Committee shall adopt bylaws for its operation and governance.
- c. A majority of the Board members, with a quorum present, shall be required for all actions taken by the Board of Trustees except that actions taken to adopt or amend the bylaws of the service area or actions taken to change the assessment formulas by which member charges are determined shall require a two-thirds vote of the entire Board. Votes shall not be weighted unless a weighted vote is formally requested by a Board member. Weighting of votes shall be in accordance with each member's most recent annual assessment.

Section 5. Fiscal Year. The fiscal year of the Service Area shall be from July 1 of each year through the following June 30th,

Section 6. Effective Date of Incorporation and Commencement of Operations. The incorporation of the Service Area shall be the date of issuance of the Certificate of Incorporation by the Lieutenant Governor in accordance with UCA Sec. 67-1a-6.5. The Service Area shall commence operation of the enumerated and authorized services on July 1, 2016.

Section 7. Cooperation of City Staff. City staff are hereby directed to take and cooperate in all actions necessary to complete the incorporation of the Service Area. The City

Recorder shall cooperate in transmitting to the Lieutenant Governor a Notice of Impending Boundary Action and a copy of the approved local entity plat within ten (10) days of the date of the adoption of this Resolution.

Section 8. Termination of Interlocal Agreement Creating the South Davis Metro Fire Agency. Effective July 1, 2016, the interlocal agreement establishing the South Davis Metro Fire Agency dated October 1, 2004 and any amendment thereto shall be terminated and dissolved and all functions, obligations, buildings and other assets of all types of the Agency shall be transferred to and assumed by the South Davis Metro Fire Service Area. Obligations of the Agency to any Member for existing debt of the Agency shall be assumed by the Service Area. Capital contribution requirements or limits contained in the existing interlocal agreement creating the South Davis Metro Fire Agency, including specifically paragraph 5.01(h), and any amendment thereto shall continue in full force and effect until satisfied. Specifically, in consideration of the transfer by Bountiful City of \$1,192,000.00 and the \$3,100,000.00 capital contribution credit due Bountiful City as set forth in paragraph 5.01(h) of the interlocal agreement, Bountiful City and its citizens shall not be obligated to pay any portion of the Ambulance Fee Revenue Bond Series 2006, or any refinancing of those bonds except as such revenues are derived from ambulance service payments for services provided to Bountiful City residents. Capital contributions for future capital improvements approved by the South Davis Metro Fire Service Area Board shall be paid proportionately by each member as determined by the Board.

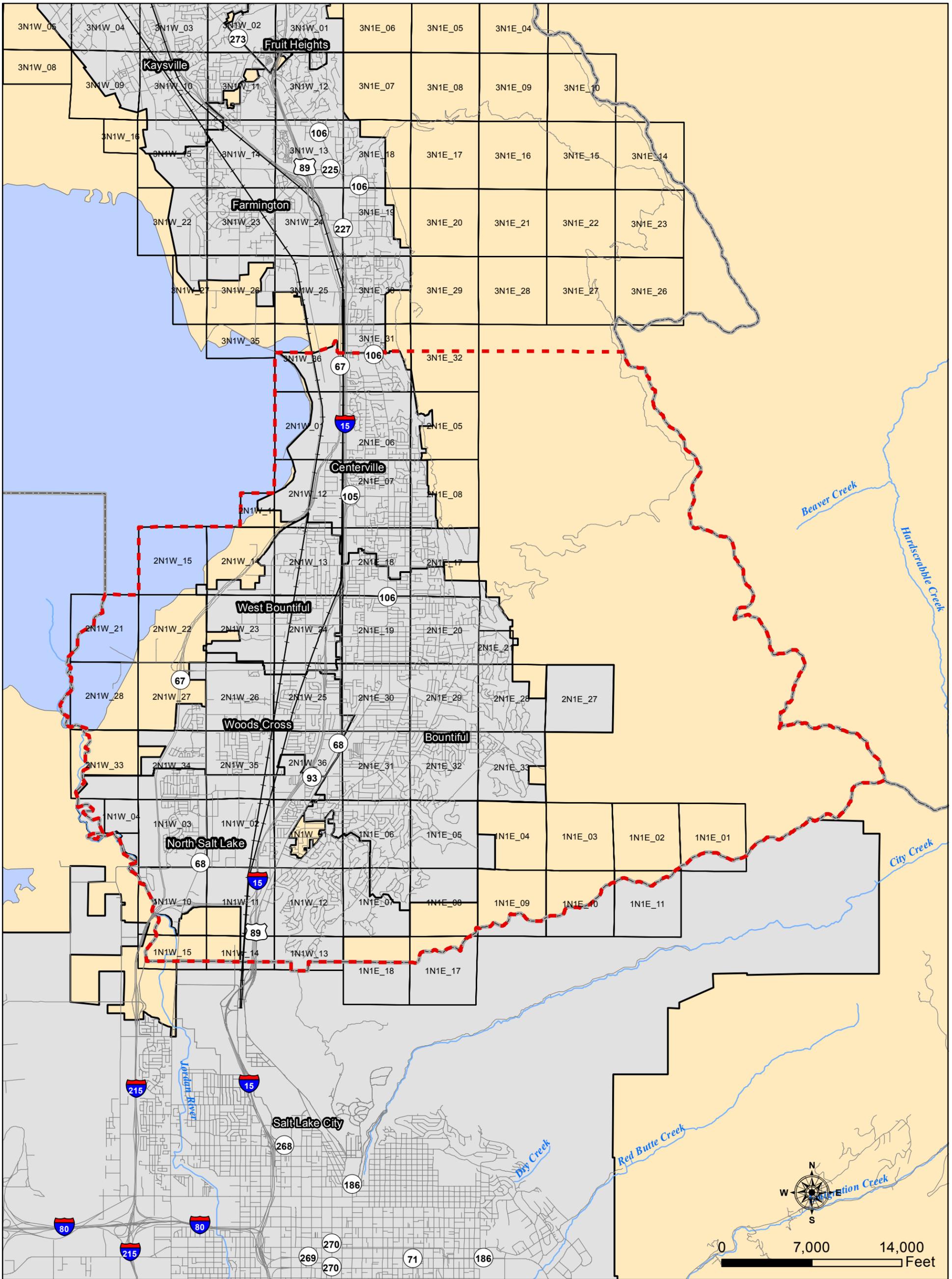
Section 9. Effective Date. This Resolution shall take effect immediately.

Adopted by the North Salt Lake City Council this 17th day of November, 2015.

Leonard K. Arave, Mayor

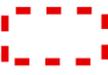
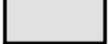
ATTEST:

D. Barry Edwards, City Recorder



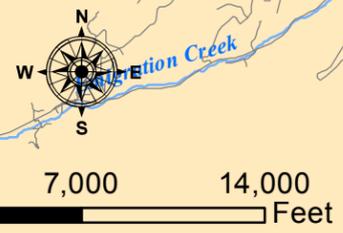
SOUTH DAVIS METRO FIRE SERVICE AREA

Legend

-  South Davis Metro Fire Service Area
-  County Boundaries
-  City Boundaries



OTHER J-U-B COMPANIES





NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: November 17, 2015

SUBJECT: Site Plan for Redbone Trucking at 575 West 1100 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for Redbone Trucking at 575 West 1100 North with the following findings and subject to following condition:

Findings:

1. The proposed use of local freight trucking is a permitted use in the MD Zone;
2. Sufficient parking is being provided for proposed use; and
3. The proposed use meets all requirements of the development code.

Conditions:

1. Provide a lighting plan demonstrating security and that lighting is contained on the site.

On November 10, 2015 the Planning Commission recommended approval of this application to the City Council subject to the above findings and condition.

BACKGROUND

Redbone Trucking is an existing business in North Salt Lake located at 709 North 400 West. They have outgrown their present location and are constructing a new building. The business is a local freight trucking company with 25 trucks and trailers in their fleet. The building will house trucking coordination, dispatch and other managerial duties. The shop area will provide maintenance, repair, and detailing of the fleet. They expect van deliveries/shipments twice per week. The maximum number of employees is 20.

Landscaping: The total site is 5.13 acres, only 2.75 acres is being developed at this time. The required 10% landscaping has been met for the entire 5.13 acres with 22,829 sq. ft. of landscaping or 10.22% of the lot. The remainder of the property on the south will remain in natural vegetation. The property will be fenced with 6' chain link and 3 strands of barbed wire.

Architectural Review: The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height-*max height 30 feet (meets standard)*
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)*

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated-*tilt up concrete wall construction (meets standard)*
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)-*metal cap over warehouse portion, decorative steel awnings (meets standard)*
- Metal roofs & doors permitted *(meets standard)*

The City Council issues final approval of the site plan on this application because the site is greater than five (5) acres.

POSSIBLE MOTION

I move that the City Council approve the site plan for Redbone Trucking at 575 West 1100 North, with the following findings and subject to the attached condition:

Findings:

1. The proposed use of local freight trucking is a permitted use in the MD Zone;
2. Sufficient parking is being provided for proposed use; and
3. The proposed use meets all requirements of the development code.

Conditions:

1. Provide a lighting plan demonstrating security and that lighting is contained on the site;

Attachments

- 1) Detailed review of applicable codes and requirements
- 2) Aerial Map
- 3) Zoning Map
- 4) Proposed Site & Landscape Plan
- 5) Proposed Building Elevations
- 6) Site Photos

APPLICABLE ORDINANCES AND REQUIREMENTS

10-6: OFF STREET PARKING REQUIREMENTS:

General office	1 stall per 250 square feet for the first 20,000 square feet, 1 per 300 square feet thereafter, plus 1 stall per company owned vehicle
Warehouse with freight movement	1 stalls per 1,000 square feet of gross floor or 1 stall per employee on highest shift, whichever is greater.
Auto repair, body shop and parts	3 stalls per service bay...3 stalls per service bay

10-1-32: FENCES MAY BE REQUIRED:

When approved by the city council, the planning commission may require the erection of fences as a prerequisite to approval of any project or to the granting of any building permit where, in the opinion of the planning commission, this is necessary to protect life and property, or to prevent conflict of uses. Such fences shall be of a type and size necessary, in the opinion of the planning commission, to accomplish the above stated purpose. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-33: FENCE STANDARDS:

No person shall construct, erect, install, place, or replace any fence in the city not in compliance with the terms and conditions of this title and the international residential code.

B. All Other Developments: With the exception of a single-family or two-family dwelling on an individual lot, the following shall apply to any lot or parcel:

1. A wall or fence shall be a maximum of six feet (6') in height, with the exception that any wall or solid fence located within twenty feet (20') of a public street shall be a maximum of three feet (3') in height, and any chainlink fence or fence seventy five percent (75%) or more open, located within twenty feet (20') of a public street, shall be a maximum of four feet (4') in height.
2. Any outdoor storage area shall be screened from view by a minimum six foot (6') high wall constructed of or finished with materials to match or complement the main building material on site. (Ord. 07-13, 6-5-2007)

C. Barbed Wire And Electrical Fence Restrictions:

1. Barbed Wire. In any commercial or manufacturing zone, barbed wire may be attached to the top of a fence or similar structure at a height not less than six feet (6') above the ground in height. In such cases, no more than three (3) strands of barbed wire, strung tightly and not coiled, shall be allowed and not be included in the overall height requirement of the fence. Razor wire is strictly prohibited in any application. (Ord. 07-13, 6-5-2007)

PARKING, CIRCULATION, & TRAFFIC

The total minimum parking required and provided is as follows:

	Required	Provided	Including ADA	Required ADA
Office (6647 sq. ft.)	27			
Shop (3 service bays-9650 sq. ft.)	9			
Parts Warehouse (6051 sq. ft.)	6			
Total	42	56	3	3
Additional Parking Provided				
Truck/Trailer 12'x40'		10		
Truck/Trailer 12'x60'		5		



Site Plan Approval

Redbone Trucking- 575 West 1100 North

Aerial

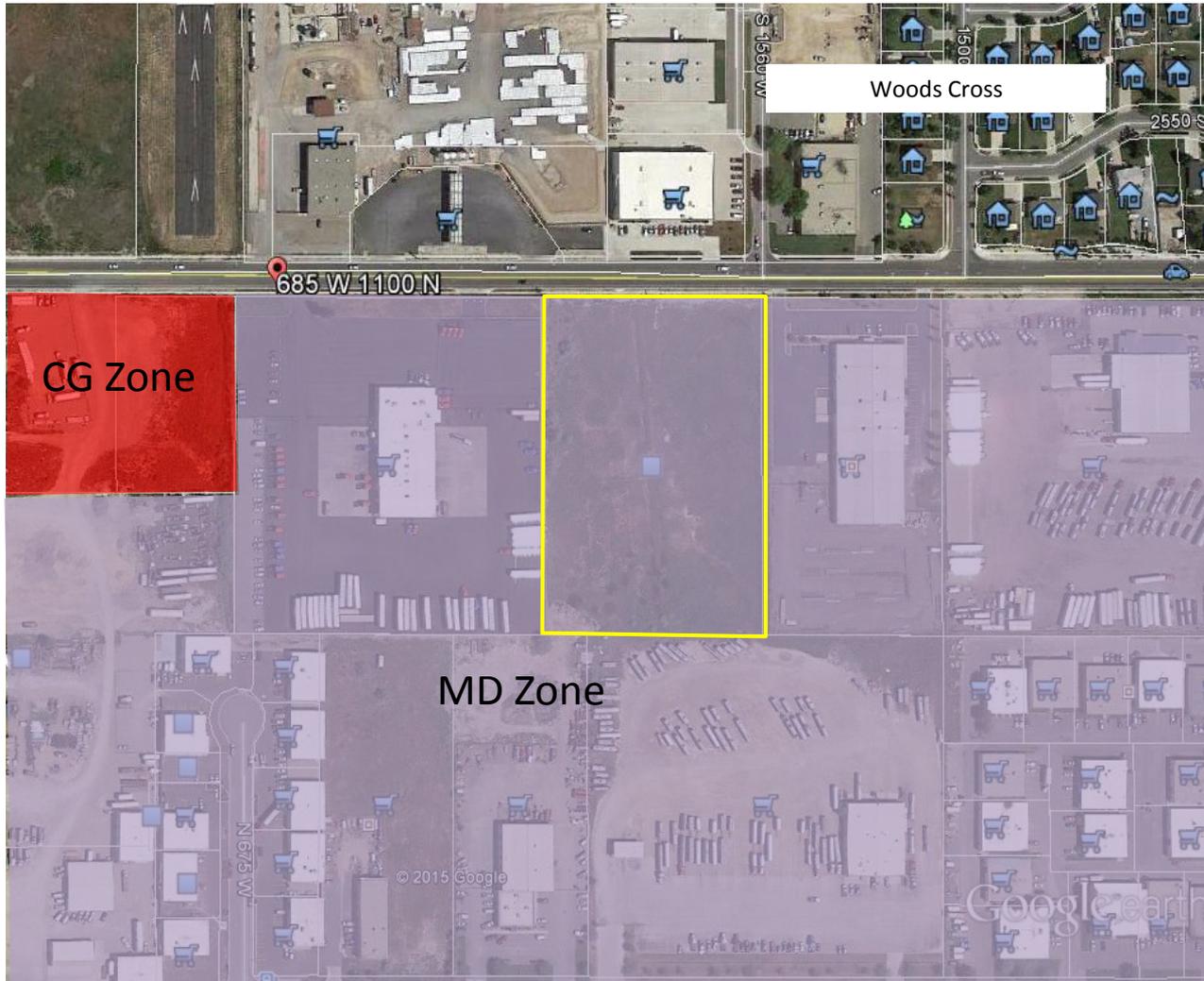




Site Plan Approval

Redbone Trucking– 575 West 1100 North

Zoning



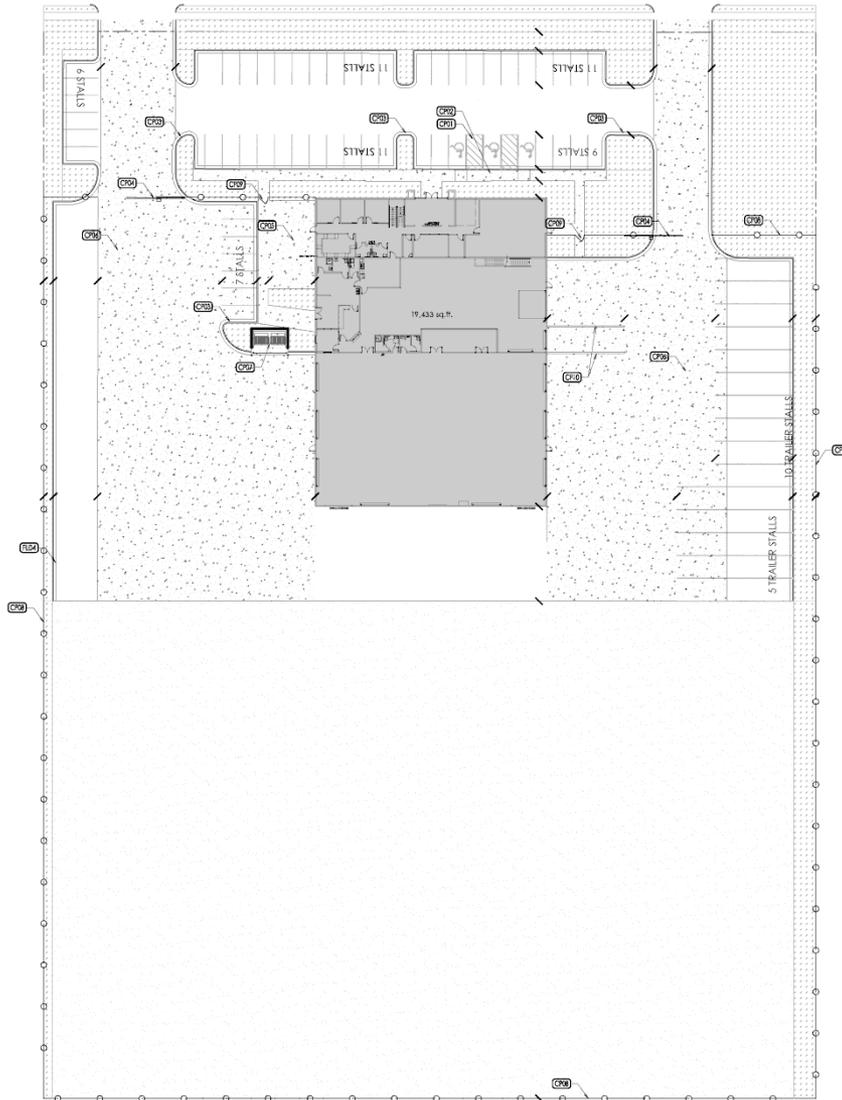
- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)



Site Plan Approval

Redbone Trucking– 575 West 1100 North

Site Plan



BUILDING AREAS:

BUILDING SQ. FT.	
MAIN FLOOR	(19,433 SQ. FT.)
OFFICE	3,732 sq. ft.
SHOP	9,650 sq. ft.
STORAGE	6,051 sq. ft.
UPPER FLOOR	(2,915 SQ. FT.)
OFFICE	2,915 sq. ft.
TOTAL	22,349 SQ. FT.

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT AREAS:

	SQ. FT. / ACRES
LOT	223,461 SQ. FT. / 5.13 ACRES
BUILDING FOOTPRINT	19,433 SQ. FT. (8.70%)
LANDSCAPING	22,829 SQ. FT. (10.22%)
ASPHALT	30,310 SQ. FT. (13.56%)
ROAD BASE	100,040 SQ. FT. (44.77%)
CONCRETE	50,848 SQ. FT. (22.75%)

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS:

	SQ. FT.	CITY REQMT
OFFICE		
MAIN	3,732 sq. ft.	14.93 (1/250)
UPPER	2,915 sq. ft.	11.66 (1/250)
SHOP	9,650 sq. ft. (3)	9 (3/SERVICE BAY)
PARTS WAREHOUSE	6,051 sq. ft.	6.05 (1/1000)
TOTAL REQUIRED:		42(41.64)
TOTAL PROVIDED:		56
ACCESSIBLE SPACES		3 (3 REQ'D - 51 to 75)

NOTES:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

KEYNOTES:

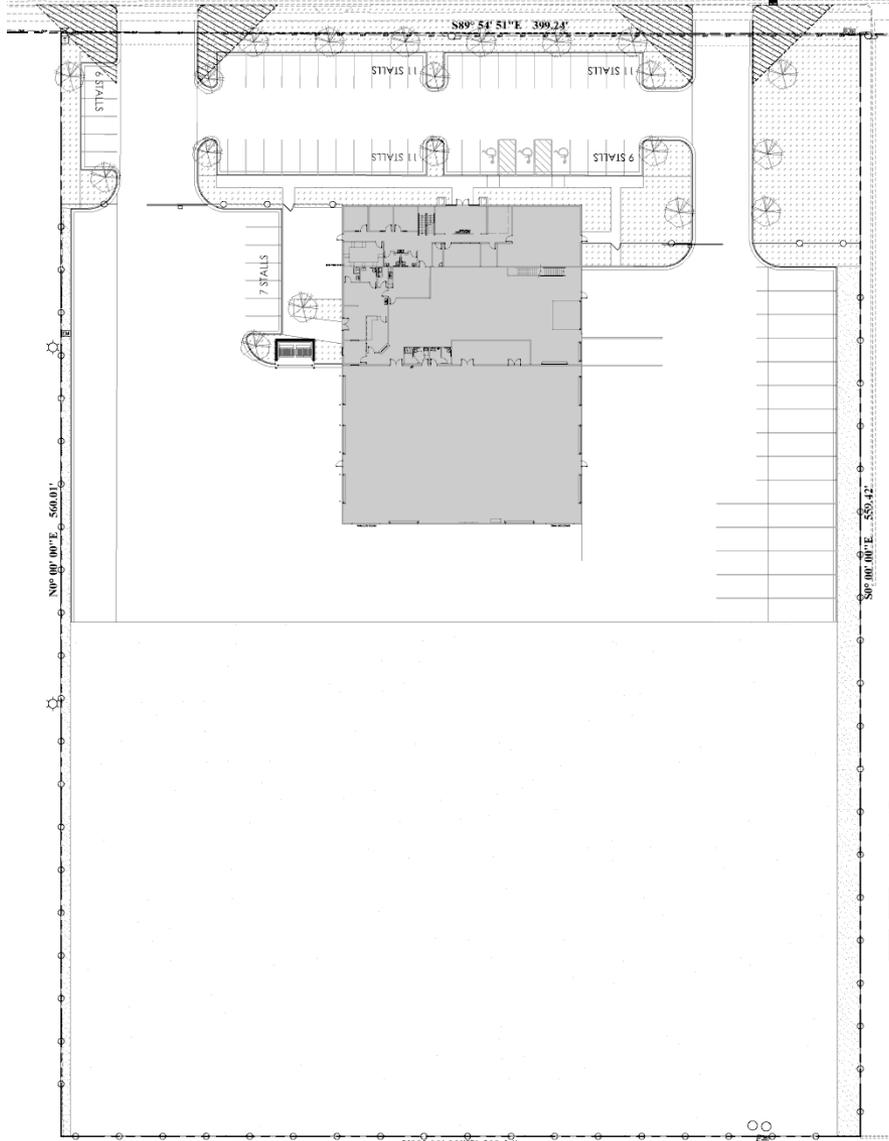
- CP01 ACCESSIBLE STALL, SEE DETAIL 1/A.1.2
- CP02 ACCESSIBLE RAMP, SEE DETAIL 4/A.1.2
- CP03 CURB AND GUTTER, SEE CIVIL
- CP04 30' MANUAL ROLL GATE, DEPRESS CURB AT GATE
- CP05 CONCRETE PATIO
- CP06 ROCKY-MOUNTAIN-DOUBLE TURNING RADIUS
- CP07 DUMPSTER LOCATION, SEE DETAIL 12/A.1.2
- CP08 6' TALL CHAINLINK FENCE WITH (3) STRANDS BARBED WIRE
- CP09 4' WIDE MAN GATE w/ LATCH
- CP10 RETAINING WALL



Site Plan Approval

Redbone Trucking– 575 West 1100 North

Landscaping Plan



GENERAL NOTES:

1. IRRIGATION TO BE DESIGN/BUILD BY OTHERS - ALL
2. IRRIGATION DESIGN TO MEET LOCAL CODES AND REGULATIONS
3. COORDINATE WATER SERVICE WITH CIVIL
4. INSTALL BACK-FLOW PREVENTOR AS PER IBC 2012
5. TURF LOCATED EVERYWHERE EXCEPT AS NOTED BELOW
6. BARK MULCH BEDS TO BE LOCATED UNDER SHRUBS AND AROUND BASE MIN OF 3' RADIUS, AND UNDER TREES AROUND BASE MIN OF 4' RADIUS.

LEGEND

=FULL HEAD

=3/4 HEAD

=1/2 HEAD

=1/4 HEAD

=DRIP LINE PROVIDE 1/4" DISTRIBUTION TUBING TO INDIVIDUAL PLANTS

=VALVE

=METER

=IRRIGATION SLEEVE

=IRRIGATION LINE

=MAIN SUPPLY LINE

=TREE - 2" caliper Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry

=SHRUB, SELECTED BY OWNER



=TURF



=DECORATIVE ROCK



= 40' TRIANGLE CLEAR AREA



Site Plan Approval Redbone Trucking– 575 West 1100 North Elevations





Site Plan Approval Redbone Trucking– 575 West 1100 North Elevations





Site Plan Approval Redbone Trucking– 575 West 1100 North Elevations





1 NORTH ELEVATION
A301 1/8" = 1'-0"



2 SOUTH ELEVATION
A301 1/8" = 1'-0"

ae urbia
architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: aeurbia.com

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RED BONE TRUCKING

TOM STUART
STREET ADDRESS, CITY, STATE

MARK	DATE	DESCRIPTION

AE2015.135

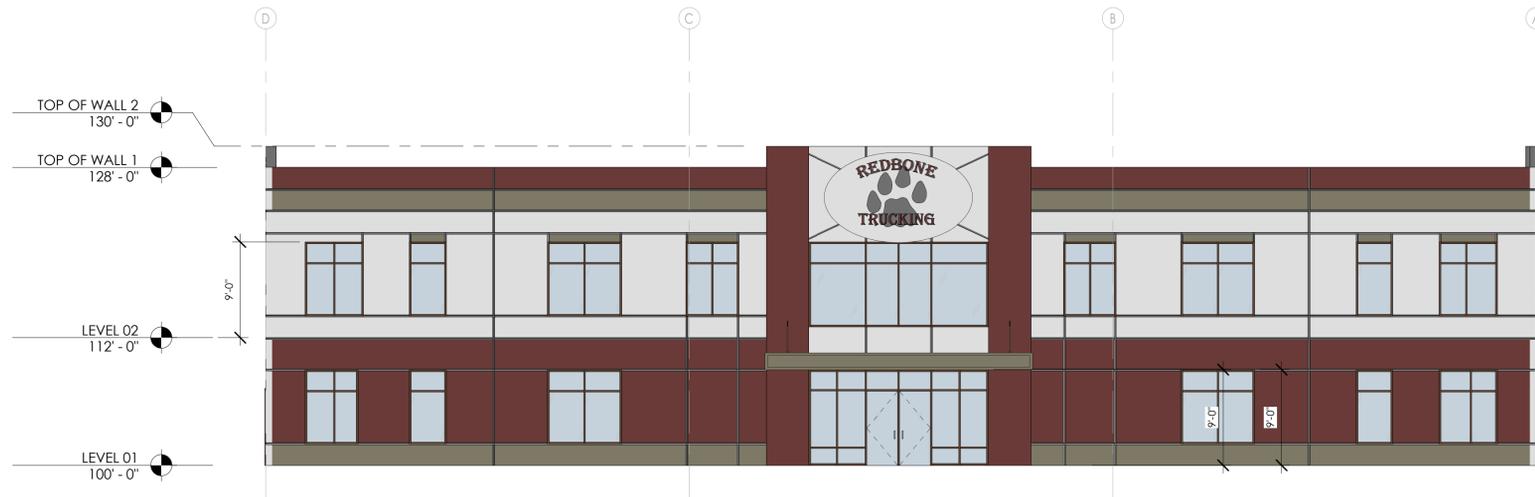
NORTH AND SOUTH ELEVATION

DATE: SEPT. 18, 2015

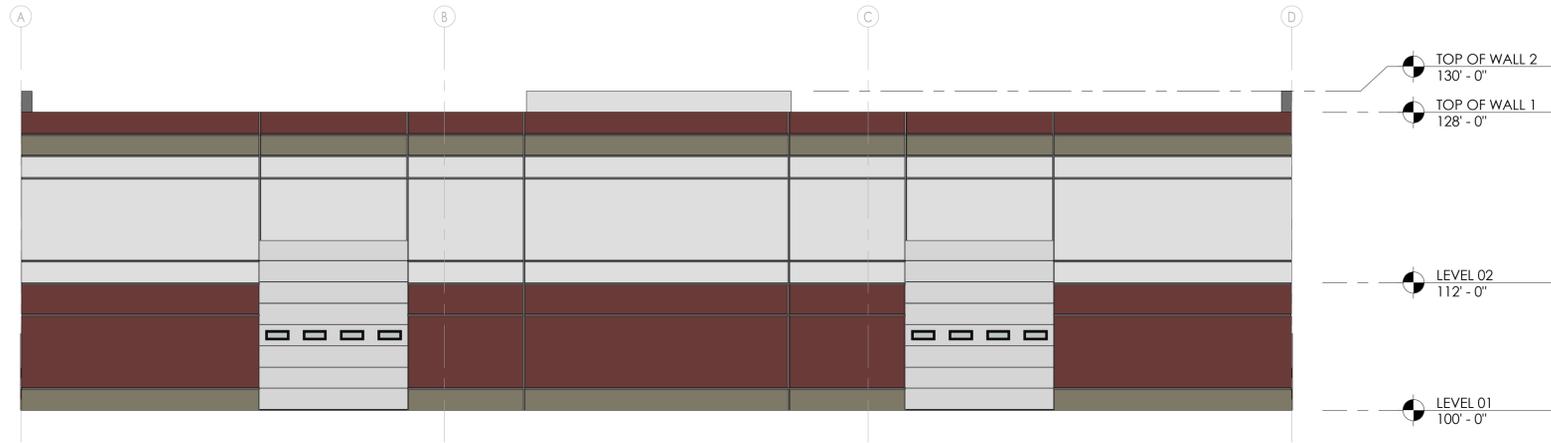
SHEET #:

A301

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AE URBIA, LLC.



1 WEST ELEVATION
 A302 1/8" = 1'-0"



2 EAST ELEVATION
 A302 1/8" = 1'-0"

ae urbia
 architects and engineers
 2875 south decker lake drive, suite 275
 salt lake city, utah 84119
 phone: 801.746.0456 - fax: 801.575.6456
 webpage: aeurbia.com

11/5/2015 4:17:44 PM

RED BONE TRUCKING

TOM STUART
STREET ADDRESS, CITY, STATE

MARK	DATE	DESCRIPTION

AE2015.135
EAST AND WEST ELEVATION

DATE: **SEPT. 18, 2015**

SHEET #:

A302

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NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: November 17, 2015

SUBJECT: Consideration of a site plan for a six unit addition located at 168 South Highway 89

RECOMMENDATION

The Development Review Committee recommends approval to the City Council of the Site Plan for a six dwelling unit addition at 168 South Highway 89, with the following findings and subject to the following conditions:

Findings:

1. The proposed use for multi-family housing is a permitted use in the CH Zone;
2. The proposed architectural and landscaping improvements reflect the intent to improve and revitalize the town center area;
3. Sufficient parking is being provided for proposed use and non-conformities corrected; and
4. The proposed use meets all requirements of the development code.

Conditions:

1. Proof of easement agreement with Green Briar HOA for installation of new water line;
2. Proof of easement for existing storm drain line;
3. The existing building will be remodeled using materials, architectural features, and the same colors as the new construction and must be completed prior to the final occupancy on the project.

On November 10, 2015, the Planning Commission granted approval of a conditional use permit related to minimum lot size for this project. They also recommended approval of the site plan application to the City Council with the above findings and subject to the above conditions.

BACKGROUND

The property consists of a single lot (0.62 Acres) at 168 South Highway 89. The lot currently contains a single structure with eight (8) apartment units built in 1975. The lot has an access via

the Green Briar Condominium property. The majority of the open portion of the property has never been improved and the current parking and drive areas are in disrepair. The new owners of the property have recently completed an interior remodel of all existing units, painted the exterior, and planted some landscaping.

On September 8, 2015 the Planning Commission held a public hearing to obtain public comment regarding the proposed expansion on a non-conforming lot. Two people spoke regarding the application. The first person represented the Green Briar Condo HOA and commented that she would like to have the new owners of the apartments meet with them to discuss share maintenance of the driveway. Mr. Jensen has meet with the HOA and is negotiating an easement for the new 8" water line and maintenance of the driveway. Proof of that easement will need to be submitted prior to issuance of a building permit or construction of the new water line. The second person was the neighbor to the south who currently utilizes the dumpster on this property via a gate in the fence. Mr. Jensen met with the property owner and made arrangements for him to obtain his own dumpster service on his property.

Since the September 8th meeting the applicant has made several changes to the plan to improve the access, fire turn around, and detention. Currently the site has a retaining wall on the north side of the drive. In order to access the existing parking for the building, a sharp right handed U-turn must be made at the end of the retaining wall. The applicant is proposing to eliminate the retaining wall on the drive, by installing a new engineered wall closer to the existing building and bringing in fill for a new sloped parking area on the east side of the existing apartment building. This will provide a "T" turnaround for fire or other vehicles. Because the site change will require significant expense in additional storm drain collection and construction, the applicant has proposed adding a third building to the site with an additional 2 dwelling units, for a total of 6 new dwelling units.

POSSIBLE MOTION

I move that the City Council approve the site plan for a 6 dwelling unit addition at 168 South Highway 89, with the following findings and subject to the following conditions:

Findings:

1. The proposed use for multi-family housing is a permitted use in the CH Zone;
2. The proposed architectural and landscaping improvements reflect the intent to improve and revitalize the town center area;
3. Sufficient parking is being provided for proposed use and non-conformities corrected; and
4. The proposed use meets all requirements of the development code.

Conditions

1. Proof of easement agreement with Green Briar HOA for installation of new water line;
2. Proof of easement for existing storm drain line;
3. The existing building will be remodeled using materials, architectural features, and the same colors as the new construction and must be completed prior to the final occupancy on the project.

Attachments

- 1) Detailed review of applicable ordinances and requirements
- 2) Location/Aerial/Zoning Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Proposed Elevations
- 6) Site Photo

APPLICABLE ORDINANCES AND ANALYSIS

The application meets the minimum standard for site plan approval. The following items are key provisions of the review:

1. NSL Code 10-11-4(3): Developments in the CH zone shall include the highest quality architectural features.
 - a. The proposed building is a modern townhome construction, utilizing stone, hardy board and stucco in gray, brown, and blue.
 - b. Staff has been working with the applicant on an exterior remodel design that will ensure the two buildings have similar architectural features and treatments. The current proposal is to modify the roofline with exposed timber framed dormers and to modify the colors and other materials to match the proposed structure. Namely, staff suggests the removal of the green and yellow colors, which are dated and not modern, nor in accord with the proposed characteristics for the Town Center. Staff proposes the applicant use the same color pallet of grey, brown, and blue to be used on the new structure.

***Update:** The applicant proposes that in the spring they will remove a portion of the mansard roof to determine how the exterior remodel can be accomplished (determine if the roof is part of the support structure and the location of the electrical wiring). The intent is to remove as much of the roof as possible and match the architecture and colors of the proposed new buildings.*

2. NSL Code 10-6, Parking:

- a. Minimum Parking

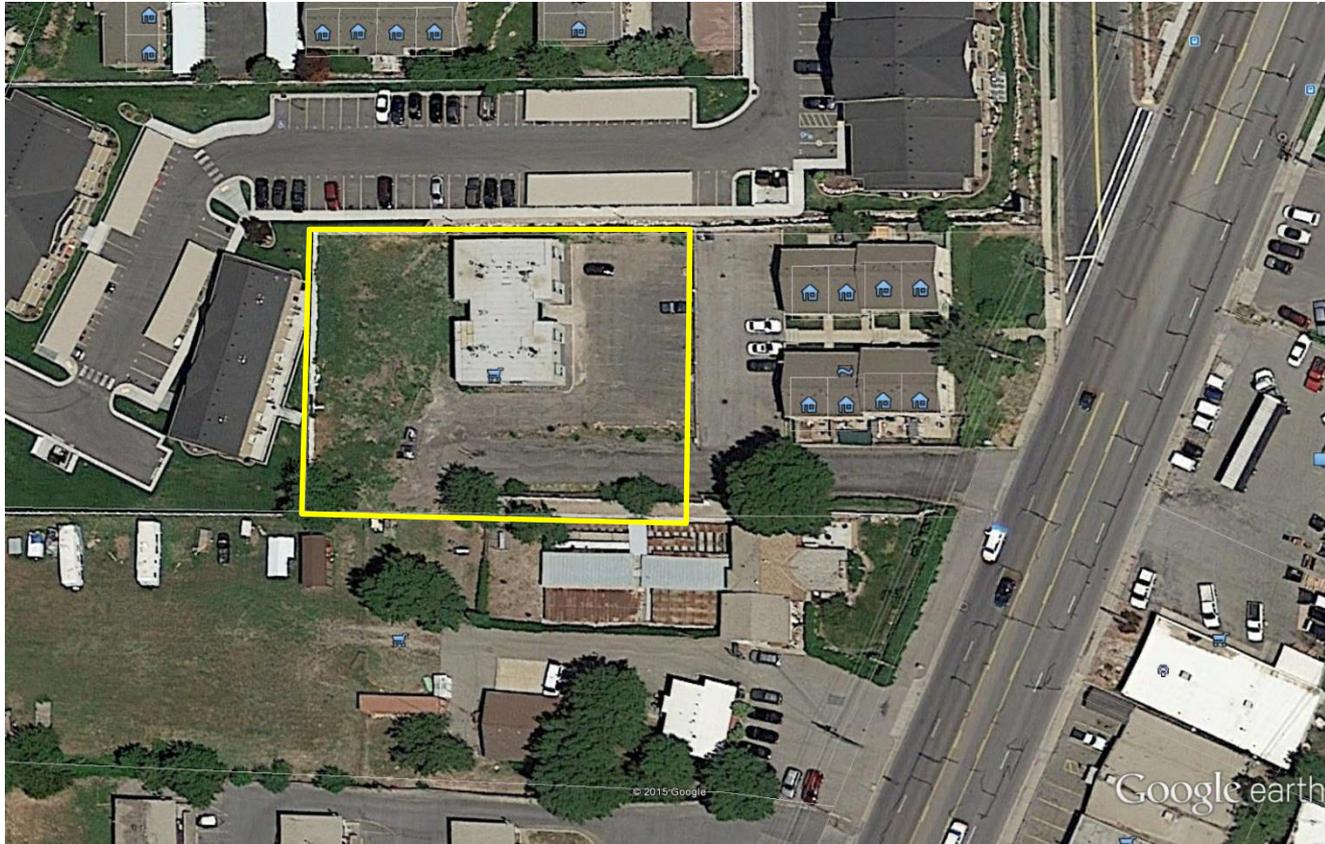
2 stalls per unit	14 units	28 stalls
1 covered stall per unit	14 units	14 covered stalls
0.25 stalls per unit guest parking	14 units	4 stalls
	Total Required	32 stalls
ADA stalls 1 per 25 stalls		2 stalls
	Total provided	32 stalls

- b. The applicant will provide 1 covered space for each dwelling unit, including the existing 8 units.
- c. Grading: Detention has been relocated to the landscaped area between the old building and new structure as well as the parking lot.
- d. Landscaping has been proposed on the south border of the new parking area in conformance with code.
- e. Lighting plan has been received.
- f. The existing parking surfaces will be removed and replaced or otherwise overlaid.
- g. The fencing along the south boundary will be a solid white vinyl fence to match the east and north property lines.

3. NSL Code 10-11-3 Landscaping:
 - a. Proposed landscaping consists of grass, shrubs, and trees for a total of 6,112 sq. ft. which is 23% of the site.
4. Fire Protection-*New 8' water line and hydrant will be constructed as part of the project.*



Conditional Use Permit & Site Plan North Salt Lake 14 Apartments– 168 S Hwy 89 Aerial





Conditional Use Permit & Site Plan North Salt Lake 14 Apartments– 168 S Hwy 89 Zoning



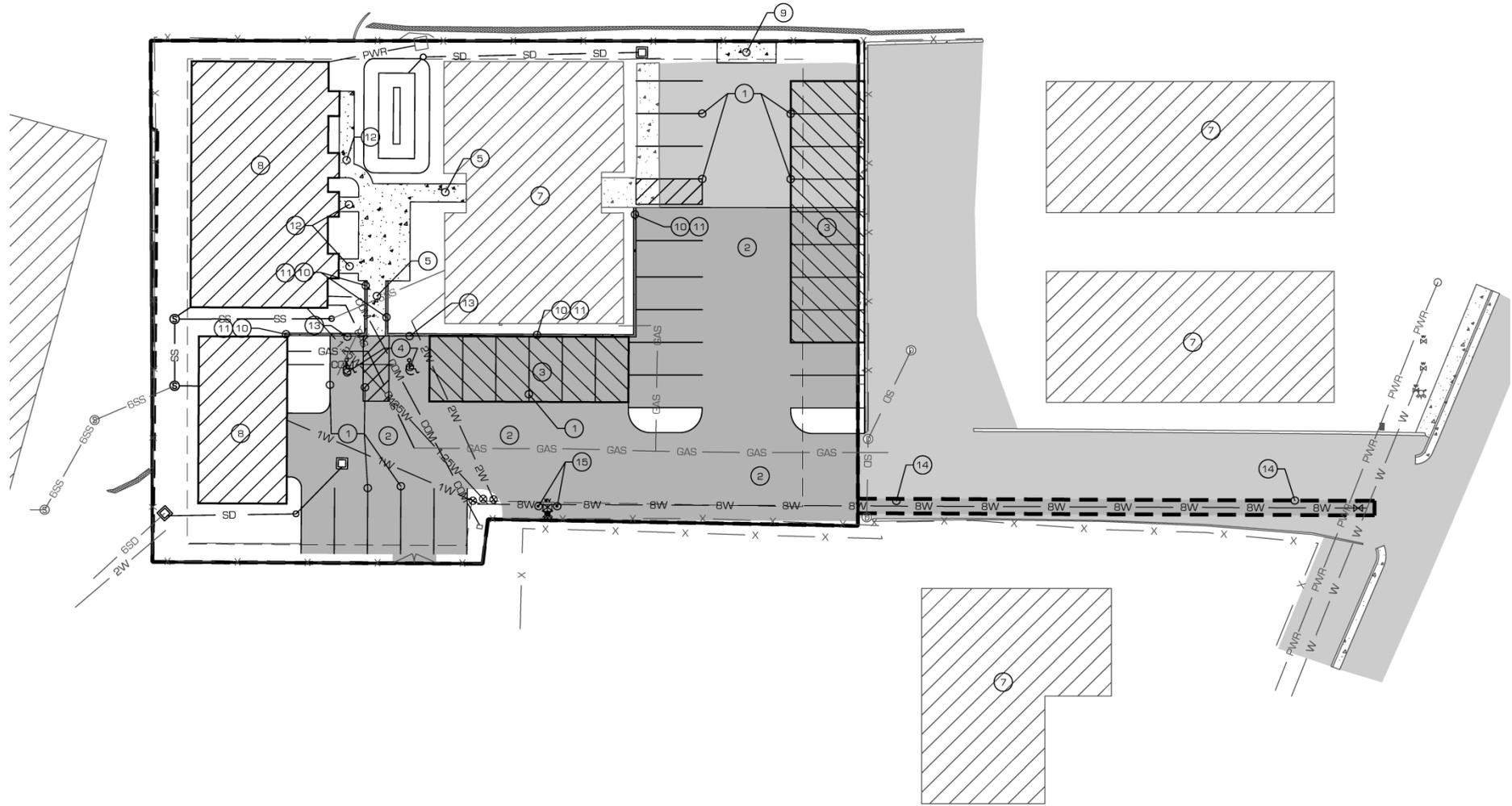
-  Special Use Restricted (SR)
-  Residential (RM-7)
-  Residential (RM-20)
-  Residential (R1-7)
-  Residential (R1-12)
-  Residential (R1-10)
-  Natural Open Space (NOS)
-  General Industrial (MG)
-  Manufacturing-Distribution (MD)
-  Existing Uses Overlay (EUO)
-  Commercial Shopping (CS)
-  Highway Commercial (CH)
-  General Commercial (CG)
-  Planned District (P)



Conditional Use Permit & Site Plan

North Salt Lake 14 Apartments– 168 S Hwy 89

Site Plan





Conditional Use Permit & Site Plan

North Salt Lake 14 Apartments– 168 S Hwy 89

Landscape Plan

TREES



Columnar Tulip Tree / *Lindodendron tulipifera fastigiatum*



Capital Gallery Pear / *Pyrus calleryana 'Capital'*



Mancana Ash / *Fraxinus mandshurica 'Mancana'*

SHRUBS



Blue Mist Shrub / *Caryoptens x clandonensis 'Dark Knight'*



Kelsey Dogwood / *Cornus seneca 'Kelsey'*



Compact Burning Bush / *Euonymus alatus 'Compactus'*



Compact Oregon Grape / *Mahonia aquifolium 'Compacta'*



Tiger Eyes Sumac / *Rhus typhina 'Tiger Eyes'*



Chinese Astilbe / *Astilbe chinensis 'Visions in Pink'*



Blue Clips Bellflower / *Campanula carpatica 'Blue Clips'*



Blanketflower / *Gaillardia x grandiflora 'Arizona Sun'*



Stella de Oro Daylily / *Hemerocallis x 'Stella de Oro'*



Stella de Oro Daylily / *Hemerocallis x 'Stella de Oro'*



May Night Sage / *Salvia nemorosa 'May Night'*

GRASSES



Feather Reed Grass / *Calamagrostis x acutiflora 'Karl Fo'*



Maiden Grass / *Miscanthus sinensis 'Herkules'*

PLANT SCHEDULE

SEEDS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONF.	COL.
	LT2	2	Ancuta Tulip Poplar / <i>Lindodendron tulipifera 'Ancuta'</i>	20 gal	
	PCS	10	Capital Gallery Pear / <i>Pyrus calleryana 'Capital'</i>	20 gal	
	ZELMAIS	1	Sweet Zella / <i>Zelkova serrata 'Mossline'</i>	8' x 8'	2"Cr
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONF.	
	CD	13	Blue Mist Shrub / <i>Caryopteris x clandonensis 'Dark Knight'</i>	3 gal	
	OK	13	Kelsey Dogwood / <i>Cornus seneca 'Kelsey'</i>	3 gal	
	EA	15	Compact Burning Bush / <i>Euonymus alatus 'Compactus'</i>	3 gal	
	MA	10	Compact Oregon Grape / <i>Mahonia aquifolium 'Compacta'</i>	3 gal	
	RHE	4	Tiger Eyes Sumac / <i>Rhus typhina 'Tiger Eyes'</i>	3 gal	
	SP2	3	Mass Kan Lark / <i>Syringa patula 'Mass Kan'</i>	3 gal	
ANNUALS/PERENNIALS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONF.	
	AC5	14	Chinese Astilbe / <i>Astilbe chinensis 'Visions in Pink'</i>	1 gal	
	CC3	6	Blue Clips Bellflower / <i>Campanula carpatica 'Blue Clips'</i>	1 gal	
	OK	6	Blanketflower / <i>Gaillardia x grandiflora 'Arizona Sun'</i>	1 gal	
	HW7	12	Stella de Oro Daylily / <i>Hemerocallis x 'Stella de Oro'</i>	1 gal	
	SH3	22	May Night Sage / <i>Salvia nemorosa 'May Night'</i>	1 gal	
GRASSES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONF.	
	CK2	25	Feather Reed Grass / <i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 gal	
	MS	5	Maiden Grass / <i>Miscanthus sinensis 'Herkules'</i>	1 gal	
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONF.	
	PPB	954 sf	Kentucky Bluegrass / <i>Poa pratensis</i>	soil	
	PLANTER BED - 3" DYED BROWN MULCH WITH WEED FABRIC			1,449 sf	100%
	3" OF GRAVEL/LOCK WITH WEED FABRIC			3,709 sf	100%
ISLANDS	DESCRIPTION				
	3" GRAVEL OVER WEED FABRIC				
	TREE RING WITH 4" BLACK METAL EDGING AND 4" DARK BROWN MULCH OVER WEED FABRIC				
	PLANTER BED WITH 4" DARK BROWN MULCH OVER WEED FABRIC				
	4" BLACK METAL EDGING				



Conditional Use Permit & Site Plan

North Salt Lake 14 Apartments– 168 S Hwy 89

Elevation Plan-New 4 Plex



Vertical Hardie Board
SW 6230 Rainstorm



Stucco Field 1
SW7020 Black Fox



Stucco Field 2
SW6170 Techno Gray



Trim
SW7044



Flashing/Gutters
Aluminum



Masonry
Honed or SF CMU



Windows
Solid Color Vinyl

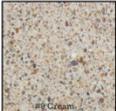


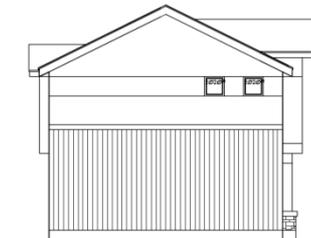
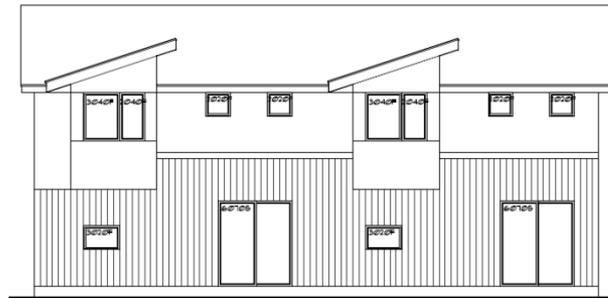


Conditional Use Permit & Site Plan

North Salt Lake 14 Apartments– 168 S Hwy 89

Elevation Plan-New duplex

-  Horizontal Siding 1
SW 6230 Rainstorm
-  Stucco Field 1
SW7020 Black Fox
-  Stucco Field 2
SW6170 Techno Gray
-  Trim
SW7044
-  Flashing/Gutters
Aluminum
-  Masonry
Honed or SF CMU
-  Windows
Solid Color Vinyl





Conditional Use Permit & Site Plan

North Salt Lake 14 Apartments– 168 S Hwy 89

Elevation Plan

Staff Recommendation



Applicant Proposal



-  Horizontal Siding 1
SW 6230 Rainstorr
-  Stucco Field 1
SW7020 Black Fox
-  Horizontal Siding 2
Existing
-  Trim
SW7044
-  Flashing/Gutters
Aluminum
-  Masonry
Honed or SF CMU
-  Windows
Solid Color Vinyl



Conditional Use Permit & Site Plan
North Salt Lake 14 Apartments– 168 S Hwy 89
Existing

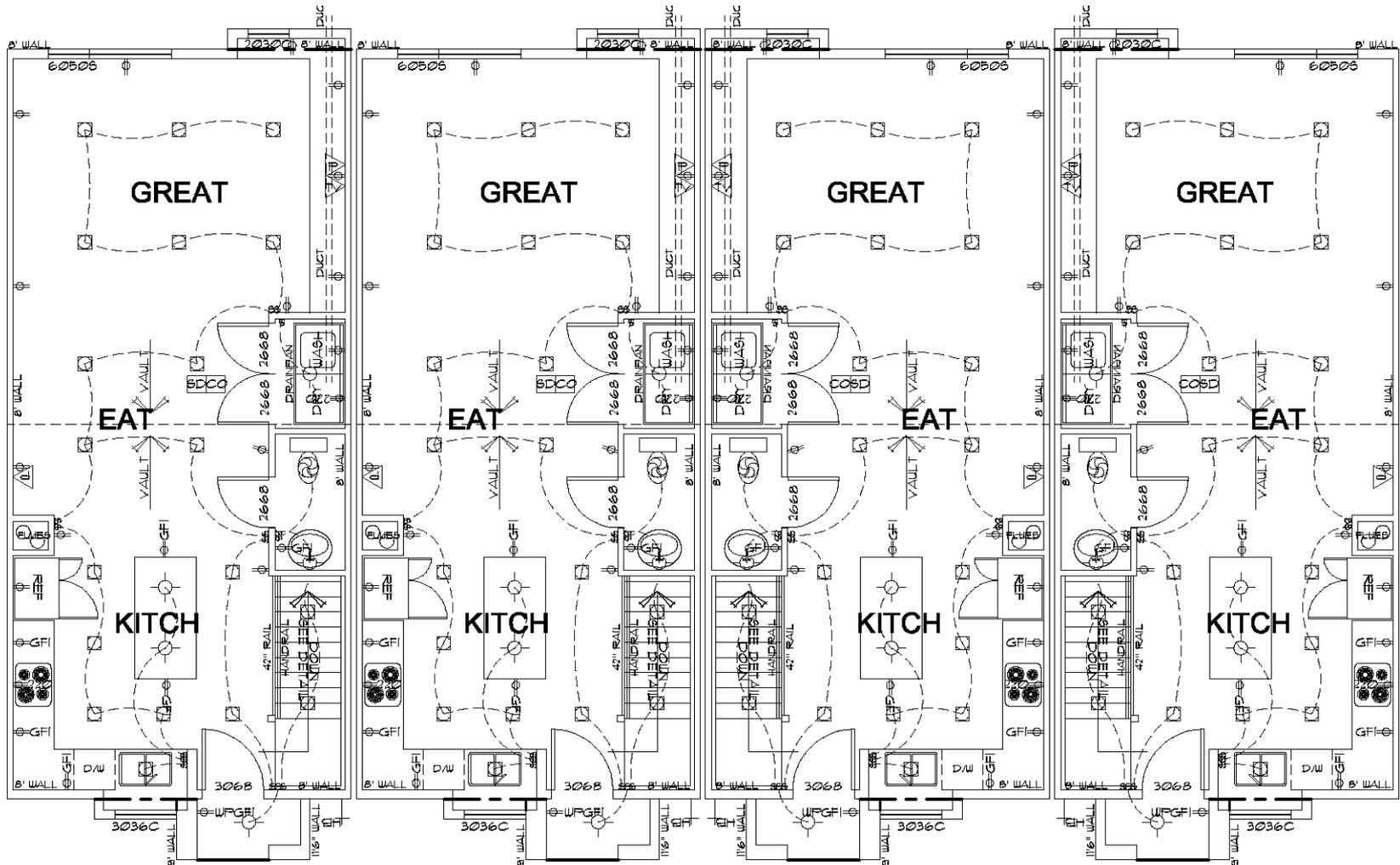




Conditional Use Permit & Site Plan

North Salt Lake 14 Apartments– 168 S Hwy 89

Floor Plans-4plex (ground level)

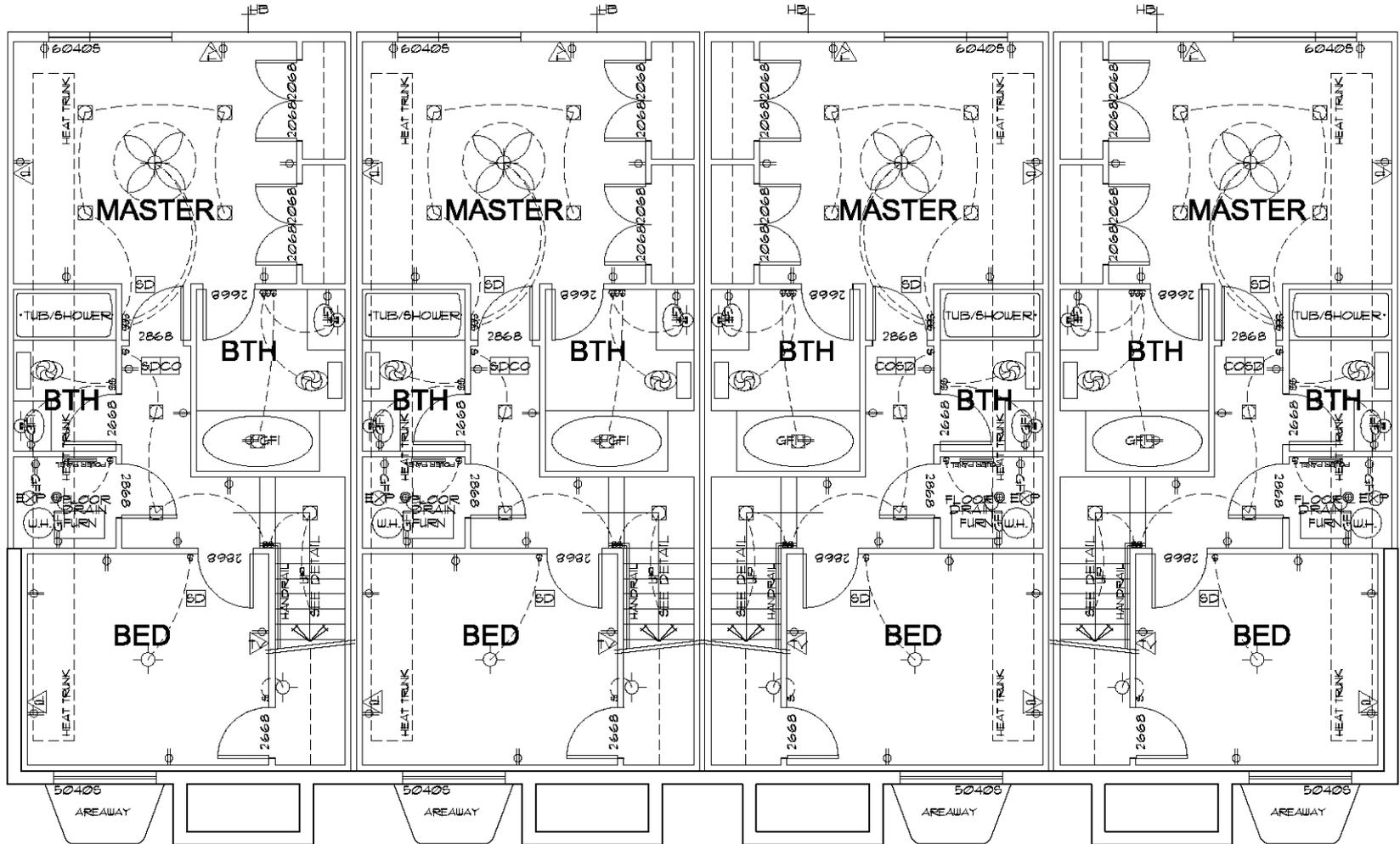




Conditional Use Permit & Site Plan

North Salt Lake 14 Apartments– 168 S Hwy 89

Floor Plans-4plex (basement)





NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: November 17, 2015

SUBJECT: Consideration of Ordinance No. 2015-18: An ordinance amending the Land Use Ordinance related to the Commercial Highway (C-H) zoning district.

RECOMMENDATION

The Development Review Committee recommends approval of the proposed revisions to the Land Use Ordinance related to the Commercial Highway (C-H) zoning district.

On November 10, 2015 the Planning Commission held a required public hearing on the proposed revisions and recommended approval of the attached changes to the Land Use Ordinance.

BACKGROUND

As you know, the City has been working on a revision to its General Plan related to the Town Center and US89 corridor. During the course of this project, the City also placed a development moratorium on development applications in the Commercial Highway (C-H) zone. That moratorium is scheduled to expire on November 19, 2015.

The proposed amendments accomplish several City goals. First, the provisions allow for maximum flexibility in land use and urban design planning by removing several barriers to development within the corridor. For significant mixed use and residential projects, the proposed code requires a master development plan and agreement. We believe that this is the best tool to provide flexibility, creativity and superior urban design and architecture. Further, the proposed code specifically allows for flexible site development standards on setbacks, parking and building heights. Also, the land uses are both far more broad in their categories and include a specific list of prohibited land uses which are undesirable in the Town Center.

Second, the ordinance clearly establishes the right of way requirements for highway 89 and a desired cross section for that roadway. It provides for a setback of ten (10') feet with some variability for pedestrian spaces when that it provided.

Finally, the new regulations eliminate the existing C-H zone and replace it with these flexible ordinances and standards. We believe that it achieves the purposes of the existing General Plan and that it will be very close to the final set of provisions that the new Town Center Plan will establish when it is adopted in the future.

The attached document is divided into two main segments. The first part of the document, pages 1-10, will constitute the new Highway Commercial zoning district. Some strike thru's and underlines have been included in this section so that you may know what changes are being made to this zone. However, most of the first section is new code. The second section, pages 11-32 are existing code and contain strike-thru's and underlines which represent deletion and additions, respectively.

POSSIBLE MOTION

I move that the City Council adopt Ordinance No. 2015-18: An ordinance amending the City's Land Use Ordinance related to the Commercial Highway (C-H) Zone with the following findings:

Findings:

1. The proposed regulations are consistent with the goals of the City's adopted General Plan;
2. The proposed regulations achieve the City's goals to enhance the urban design in the Town Center and along the US89 corridor.

Attachments

- 1) Proposed Ordinance No. 2015-18
- 2) Proposed US89 cross-section

ORDINANCE NO. 2015-18

AN ORDINANCE ADOPTING CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE LAND USE ORDINANCE RELATED TO THE HIGHWAY COMMERCIAL (C-H) ZONING DISTRICT AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of North Salt Lake City has determined that certain amendments to the Land Use Ordinance related to development activities within the Highway Commercial zoning district; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on November 10, 2015 and made a recommendation to the City Council on the proposed amendments; and,

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake City Code be amended at this time in order to meet the City’s objectives of establishing and clarifying certain land use and zoning provisions related to development within the City’s Town Center and along the US89 corridor.

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

- 1) Section 10-24, HIGHWAY COMMERCIAL ZONING DISTRICT is hereby adopted as shown in Exhibit “A”.
- 2) Section 10-7-7K and Chapter 11 are also hereby amended as shown in Exhibit “A”
- 3) This ordinance shall take effect immediately upon posting as required by Utah Code.

Passed by the Governing Body this 17th day of November, 2015.

CITY OF NORTH SALT LAKE

By:

LEONARD K. ARAVE
Mayor

ATTEST:

City Council Vote as Recorded:

_____ City Recorder	<table border="0"> <thead> <tr> <th style="text-align: left;"><u>Name</u></th> <th style="text-align: left;"><u>Vote</u></th> </tr> </thead> <tbody> <tr> <td>Council Member Horrocks</td> <td>_____</td> </tr> <tr> <td>Council Member Jacobson</td> <td>_____</td> </tr> <tr> <td>Council Member Jensen</td> <td>_____</td> </tr> <tr> <td>Council Member Mumford</td> <td>_____</td> </tr> <tr> <td>Council Member Porter</td> <td>_____</td> </tr> </tbody> </table>	<u>Name</u>	<u>Vote</u>	Council Member Horrocks	_____	Council Member Jacobson	_____	Council Member Jensen	_____	Council Member Mumford	_____	Council Member Porter	_____	
<u>Name</u>	<u>Vote</u>													
Council Member Horrocks	_____													
Council Member Jacobson	_____													
Council Member Jensen	_____													
Council Member Mumford	_____													
Council Member Porter	_____													

EXHIBIT “A”

EXHIBIT “A”

Chapter 24 HIGHWAY COMMERCIAL (C-H) ZONING DISTRICT

10-11-1: PURPOSE:

10-11-2: CODES AND SYMBOLS:

10-11-3: USE REGULATIONS:

10-11-4: STANDARDS FOR RESIDENTIAL DEVELOPMENTS IN THE C-H DISTRICT:

10-11-5: DEVELOPMENTS ON REDWOOD ROAD AND HIGHWAY 89:

10-24-1: PURPOSE

10-24-2: USE REGULATIONS

10-24-3: SITE REGULATIONS

10-24-4: BUILDING DESIGN STANDARDS

10-24-5: US89 RIGHT OF WAY AND IMPROVEMENT REQUIREMENTS

10-24-5: US89 RIGHT OF WAY AND IMPROVEMENT REQUIREMENTS

10-24-1: PURPOSE:

The purpose of the Highway Commercial (C-H) Zoning District is to encourage a mixture of uses supporting all modes of transportation utilizing Highway 89, including but not limited to pedestrians, cyclists, public transit, and vehicular traffic. The design standards and use restrictions intend to unify the corridor with the Town Center to create a distinct identity for the area, improve the appearance, and enhance the safety of the Highway 89 corridor.

10-24-2: USE REGULATIONS:

- A. No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Highway Commercial (CH) zoning district except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district.
- B. Permitted Uses: The following uses of land shall be permitted in the Highway Commercial (CH) zoning district:

General office

General retail and personal services, except for those that are prohibited in this zone.

Sales of automobiles, recreational vehicles and motorsports vehicles.

Restaurants

Multi-family dwellings (projects containing five or more total dwelling units)

Furniture and home furnishings stores

Electronics and appliance stores

Paint and wallpaper stores

Hardware stores (10,000 square feet or less)

Convenience stores

Fruit and vegetable markets, bakeries, and all other specialty food stores

Pharmacies and drugstores, cosmetics, and health supplement stores

Optical goods stores

Clothing and clothing accessory stores

Luggage and leather goods stores

Sporting goods, hobby, book and music stores

News dealers and newsstands

All other general merchandise stores

Florists

Office supplies and stationery stores

Gift, novelty and souvenir stores

Pet and pet supplies stores

Art dealers

Postal service

Software publishers

Motion picture theaters, except drive-ins

Telecommunications resellers

Information services and data processing services

Banks and credit unions

Credit intermediation and related activities

Securities, commodity contracts and other intermediation

Insurance carriers and related activities

Funds, trusts and other financial vehicles (U.S. only)

Real estate services

Passenger car rental and leasing

Consumer electronics and appliances rental

Entertainment and entertainment products rental

Recreational goods rental

Office machinery and equipment rental and leasing

Photography studios

General office

Employment placement agencies

Other business service centers (including copy shops)

Packaging and labeling services

Elementary and secondary schools

Colleges, universities and professional schools

Professional training

Other technical and trade schools

Sports and recreation instruction

Educational support services

Offices of physicians, therapists, and dentists

HMO medical centers

Kidney dialysis centers

Freestanding ambulatory surgical and emergency centers

All other outpatient care centers

[Diagnostic imaging centers](#)
[Home healthcare services](#)
[Ambulance services](#)
[Promoters of performing arts, sports and similar events with facilities](#)
[Independent artists, writers, and performers — studio only](#)
[Museums](#)
[Historical sites](#)
[Fitness and recreational sports centers](#)
[Restaurants, coffee shops, and cafeterias](#)
[Mobile food services](#)
[Automotive glass replacement shops](#)
[Car washes](#)
[Electronics repair and maintenance](#)
[Appliance repair and maintenance](#)
[Footwear and leather goods repair](#)
[Salons and barbershops](#)
[Diet and weight reducing centers](#)
[Funeral homes](#)
[Coin-operated laundries and dry cleaners](#)
[Laundry drop-off services](#)
[1-hour photo finishing](#)
[Religious organizations](#)
[Volunteer and nonprofit organizations](#)
[Four-family dwellings](#)
[Multi-family dwellings \(more than four family dwellings\)](#)

C. Conditional Uses: The following uses of land shall be conditional in the Highway Commercial (CH) zoning district:

[Mixed use developments \(mixtures of residential and non-residential land uses within the same project\)](#)
[Retail stores larger than 20,000 square feet](#)
[Special events \(Carnivals, Craft Fairs, Farmer's Markets, Festivals, Fundraisers, Mobile Food Truck Fairs\)](#)

[Water supply and irrigation systems](#)
[Printing and related support activities](#)
[Automobile and other motor vehicle wholesalers](#)
[Car dealers](#)
[Recreational vehicle, motorcycle, and boat dealers](#)
[Automotive parts and accessories stores](#)
[Tire dealers](#)
[Home centers](#)
[Outdoor power equipment stores — sales only](#)
[Nursery and garden centers](#)
[Supermarkets and other grocery \(except convenience\) stores](#)
[Meat markets](#)
[Gasoline stations with convenience stores](#)
[Department stores](#)
[Used merchandise stores](#)
[Urban transit systems](#)
[Scenic and sightseeing transportation](#)

Couriers, messengers and local delivery
Motion picture and video production and distribution
Teleproduction and other postproduction services
Record production and distribution
Music publishers and sound recording studios
Broadcasting and telecommunications services
Satellite telecommunications
Pawnshop
Truck, utility trailer, and RV (recreational vehicle) rental and leasing
General rental centers
Commercial air, rail, and water transportation equipment rental and leasing
Testing laboratories
Veterinary services
Repossession services
Janitorial services
Automobile driving schools
General medical and surgical hospitals
Nursing care facilities
Assisted living center
Continuing care retirement communities and homes for the elderly
Child and youth services
Services for the elderly and persons with disabilities
Community food services
Emergency and other relief services
Vocational rehabilitation services
Child daycare services
Performing arts companies
Sports teams and clubs
Zoos and botanical gardens
Amusement arcades
Golf courses and country clubs
Bowling centers
Hotels (except casino hotels) and motels
Bed and breakfast inns
Food service contractors
Caterers
General automotive repair
Automotive oil change and lubrication shops
Other electronic and precision equipment repair and maintenance
Garden equipment repair and maintenance
Reupholstery and furniture repair
Pet care (except veterinary) services
Freestanding parking lots and garages
Two-family dwellings
Three-family dwellings

D. Prohibited Uses: The following uses of land are prohibited in the Highway Commercial (CH) zoning district:

Mining
Utilities
Building, developing, and general contracting
Manufacturing

WholesaleSelf-serve laundromatsGas stationsUses requiring outside storageAuto Body shops and auto repair facilities, excluding oil change and lubrication shopsCar wash facilitiesBowling alleysPawnshops, title loan, quick loan or other payday loan or check cashing servicesNonstore retailersRail TransportationTruck TransportationPipeline TransportationSupport activities for transportationWarehousing and storage facilitiesWaste management and remediation servicesRV (recreational vehicle) parks and campgroundsTavernsTobacco StoresPrivate clubsSexually oriented businessesSelf-StorageSingle-family dwellingsResidential development containing less than five dwelling units

- E. Staff Determination Uses: All uses not listed herein shall go through the staff determination process as outlined in Section 10-11-2 of this Title.

All other motor vehicle dealersOther gasoline stationsAll other miscellaneous store retailersAll other transit and ground passenger transportationOther motion picture and video industriesOther sound recording industriesOther telecommunicationsOther activities related to credit intermediationAll other consumer goods rentalAll other professional, scientific and technical servicesAll other support servicesAll other miscellaneous schools and instructionAll other miscellaneous ambulatory healthcare servicesOther residential care facilitiesOther individual and family servicesOther performing arts companiesOther spectator sportsNature parks and other similar institutionsAll other amusement and recreation industriesAll other traveler accommodationAll other automotive repair and maintenanceOther personal and household goods repair and maintenanceAll other laundry servicesAll other personal services

10-24-3: SITE REGULATIONS:

- A. Height Regulations: The maximum height for all buildings and structures in feet shall be sixty (60) feet, or four (4) stories, whichever is lower, except as approved by conditional use.
- B. Lot Standards:
- ~~1. The minimum lot area shall be one (1) acre, except as approved by conditional use.~~
 - ~~2. The minimum width of any lot at the street right of way line (frontage) shall be sixty five (65) feet.~~
 - ~~3. The minimum width of any lot at the building setback line shall be one hundred (100) feet.~~
 1. Minimum lot area, width, depth shall be determined through the site plan review process and shall not be less than what is necessary for a proposed development to comply with maximum height, parking, landscaping, right of way dedication, where applicable, and any other site requirements of this or other Titles.
- C. ~~Lot Coverage: The maximum percentage of area covered by any buildings or structures shall be 65%.~~
- D.C. Landscaping: The minimum amount of landscaping required for each lot shall be 10%. Landscaping for all developments shall, at a minimum, comply with the cross section for US89 in this Chapter.
- E.D. Setbacks:
- ~~1. The maximum and minimum front yard setback shall be five (5) feet. The front yard setback is measured from the front property line after any necessary right-of-way has been dedicated. The front yard setback shall be ten (10) feet, but can be increased through the site plan review process in order to provide for pedestrian and other street-level activities and land uses such as plazas, outdoor sitting and eating areas, open spaces and other types of human scale amenities. The front yard setback is measured from the front property line after any necessary right-of-way has been dedicated.~~
 2. There are no side or rear yard setbacks, except as required by the ~~necessary for~~ Uniform International Building Code ~~compliance~~.
- F.E. Parking:
1. Parking may only be located to the side or rear of any buildings in the Highway Commercial (CH) zoning district.
 2. All parking shall meet the requirements of Chapter 10-6, except as may be modified below:
 - i. Retail – 65% of the required parking found in Chapter 10-6
 - ii. Multi-family residential – 100% of the required parking found in Chapter 10-6.; except that the parking requirement in mixed use developments shall be reduced to 1.25 spaces per one (1) bedroom unit or studio.
 - iii. Mixed Use-Parking requirements may be reduced in mixed use developments upon demonstration that the proposed uses have differing peak operation hours that complement the use of shared parking.

10-24-4: BUILDING DESIGN STANDARDS:

Residential Developments: Multi-family dwellings shall be permitted on Highway 89 in the CH District subject to the following requirements:

1. The main building façade of all residential developments on Highway 89 must be oriented to Highway 89.
2. Developments shall include the highest quality architectural features and use durable exterior materials such as brick, stone, stucco, cement based siding, natural wood timbers and contain other accents and features that are customarily associated with high quality architecture and shall include three hundred sixty (360) degree architectural elements.
- 2-3. The vertical plane of the building façade shall be broken up with a high level of articulations (e.g., projecting entry or window features, recessed elements, transparent storefronts, identifiable retail spaces, and awning entrance canopies), especially at ground level.
4. All residential developments in the CH district shall have a pedestrian scale & orientation to the building and the site. Where possible, the development shall connect to existing and proposed trails.
5. Where multiple buildings are planned in a mixed use development, the structures should be of varying heights to create visual interest from the street. The ground level façade should have a distinct appearance from the façade or the floor levels above.
6. For mixed use projects over two stories in height, portions of the upper stories should be recessed from the front façade to reduce the overall massing of the building and to create varied building heights and sight lines.

10-24-5: US89 RIGHT OF WAY AND IMPROVEMENT REQUIREMENTS:

- A. Development along the US89 corridor shall dedicate not less than fifty-five (55) feet of right of way for the full length of the proposed project and shall include the following improvements within that right of way:
 1. Seven (7) foot median (one-half of a fourteen foot median)
 2. Two twelve (12) foot automobile travel lanes
 3. Seven and one half (7 ½) foot improved shoulder
 4. Two and one half (2 ½) foot curb and gutter
 5. Eight (8) foot landscaped parkstrips
 6. Seven (7) foot sidewalk
- B. Required landscaping shall include street trees from the City's approved list of tree species. Required street trees shall be located within the required parkstrip. If it is determined that planting trees within the parkstrip presents a safety hazard or hazard to utility lines, street trees may be moved to the front yard setback area.

10-24-6 RESIDENTIAL AND MIXED USE DEVELOPMENTS:

Multi-family and/or mixed use development in the CH zone which contains more than twelve (12) dwelling units or are greater than one (1) acre in size may only be established by the adoption of a master development plan and accompanying master development agreement. The adoption of the master development plan and master development agreement is a negotiated entitlement between property owner(s) or developers and the city. ~~The agreement that~~ will govern the development of specific parcels that are the subject of the plan and agreement. All master development plans and master development agreements shall also contain minimum land development regulations that address traditional zoning provisions including, but not limited to, the following:

- a. Minimum lot sizes, depths, widths and frontages on public or private streets.
 - b. Building setbacks, minimum or maximum floor area ratios, building heights, minimum building separation, lot coverage, ~~if necessary.~~
 - c. Fencing and wall height standards, berming or other improvements required to provide separation and protection against incompatible land uses or activities.
 - d. Minimum landscaping standards that apply to various land use types.
 - e. Architectural design standards ~~shall be as set forth in~~ compliance with the master development plan agreement, and shall be in conformance to the adopted ~~Town Center Master General Plan or any of its elements.~~
 - f. Minimum parking requirements by various land use type.
- A. Master Development Plan Submittal: Proposals for master development plans required by this chapter should be submitted on forms provided by the city. In addition, no development applications for subdivisions, site plans, conditional uses or any other development activity ~~within the planned area district~~ shall be accepted by the city unless a previously approved master development plan and its accompanying master development agreement are in place for the property that is the subject of such application. The master development plan submittal should contain the following information:
1. A complete master development plan application that is duly signed by the property owner or the owner's representative and that includes a legal description of the property and a nonrefundable application fee.
 2. A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the city.
 3. General description of the proposed development together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, and how the project is coordinating with existing and planned trails, sidewalks and pedestrian walkways and any other important elements within or adjacent to the project.
 4. Sufficient detail to indicate how the proposed development complies with the development standards for residential and nonresidential uses within the planned area district.
 5. A description of architectural design standards that will apply to all buildings within the master development plan.

6. Data table including total number of lots/units, floor area ratio (FAR) calculations (for commercial space only), square footage of proposed buildings by floor, number of proposed garage parking spaces, if any, number of proposed surface parking spaces, percentage of buildable land, percentage of open space or landscaping and net density of dwelling units by acre.
 7. Existing and proposed infrastructure including proposed roadways, utility locations and capacities and the estimated impacts of the proposed master development plan on all public utilities including culinary water, secondary water, wastewater, transportation, storm drainage, fire protection, solid waste, parks and recreation demands of the proposed project.
 8. Existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, contour data (2 foot intervals).
 9. Identify how environmental issues, if any, will be protected or mitigated, i.e., wetlands, historical sites, endangered plants and animals.
 10. Conceptual information relating to storm drainage including: 100-year 24-hour drainage flows, 10-year 24-hour stormwater flows and proposed storm drainage facilities.
 11. Major street layout with detailed traffic study prepared by a traffic engineer, if necessary.
 12. Statements of how the proposed development is compatible with surrounding land uses and other areas of the city.
 13. A general description of controlling entities and methods such as the use of CC&Rs, HOAs, architectural or design review committees or associations proposed to ensure that internal compatibility related to issues such as site design and architecture will be maintained over the life of the project.
 14. A list of property owner's names and addresses within three hundred feet (300') of the subject property and stamped and preaddressed envelopes (return address to be left blank) for all property owners within three hundred feet (300').
 15. Adjacent land in the same ownership as the applicant must be included in the proposed master development plan area.
 16. File of all submitted plans in PDF format or other electronic format determined by city staff.
- B. Action On Application: Upon receipt of a complete master development plan application, the application shall be scheduled for a public hearing before the planning commission. Public hearing notice requirements shall include a mailed notice to all property owners within three hundred feet (300') of the subject property at least ten (10) calendar days before the hearing. The planning commission shall conduct a public hearing and shall thereafter recommend to the city council approval, approval with conditions or denial of the application. The planning commission may also recommend modifications to the master development plan application or may table its action if the application is incomplete [or otherwise requires further review](#).

- C. City Council Action: The city council, after receiving a recommendation from the planning commission, shall review the application and shall approve, approve with conditions or deny the application. The council may also modify the application or table their action if the application is incomplete or if the city council determines that more information should be provided prior to taking final action. Since the land uses and accompanying land use provisions that are contained in each application are a negotiated set of regulations, the city has the authority to deny requests for master development plan approval under this chapter if it believes that those approvals, if granted, are not in the best interest of the city.
- D. Effect Of The Master Development Plan: The master development plan, as approved, will constitute the applicant's right to develop the property in essentially the same manner as outlined in the approved master development plan. The master development plan shall be approved with a master development agreement that will run with the land and will establish the general land uses in the project, the total number of residential dwelling units, the estimated square footage of structures used for nonresidential purposes, the general utility and public infrastructure required and any general phasing for the development of the master development plan area. The master development plan and master development agreement shall govern the development of property within the CH zone, along with other existing city laws to the extent not inconsistent with the master development plan and master development agreement.
- E. Site Plan Approval: Site plan applications for any phase of the development within the planned area zone a master development plan shall be submitted to the city and shall follow the provisions of chapter 20, "Site Plan Review", of this title. After site plan approval is obtained, development may commence for that phase of the development project without further approvals except a building permit, which shall not be unreasonably withheld or delayed. No further public hearings or meetings or planning commission or city council approvals are required for commencement of development after obtaining site plan approval. If subdivision approval is separately required, the subdivision requirements under state code and this code will govern the application, review and approval process.
- F. Vested Rights; Completion Date: Even though the effect of a master development agreement shall be to create vested rights as described in the agreement, the execution of such agreements do not insulate developments from changes in state or federal regulations concerning fee schedules and fire code or international building code. However, vested rights granted by the master development agreement shall not be subject to any subsequent changes in city land use codes, development codes or other ordinances. A master development agreement shall include an expiration date that is negotiated between the city and the applicant(s) and that realistically reflects the expected reasonable completion of the development.
- G. Amending A Master Development Plan: An approved master development plan may be amended by mutual consent of the parties as described in the adopted master development agreement.

10-7-7K. Design Standards...

~~24. Landscaping Design Standards For U.S. Highway 89:~~

~~a. Development standards for U.S. Highway 89 include the following requirements:~~

~~(1) The area between the curb and gutter of U.S. Highway 89 and the property line shall include an area not less than fourteen feet (14') wide. Within this area there shall be a six foot (6') wide concrete sidewalk and an eight foot (8') wide park strip with improved and irrigated landscaping.~~

~~(2) Within the park strip, trees shall be planted using industry best practices for spacing locations, as listed below. One or more of the following tree species shall be used on U.S. Highway 89:~~

~~(A) Spring snow crab: Twenty foot (20') spacing.~~

~~(B) Prairie fire crab: Twenty foot (20') spacing.~~

~~(C) Columnar Norway maple: Fifteen foot (15') spacing.~~

~~(D) Thundercloud plum: Twenty foot (20') spacing.~~

~~(E) Chanticlear pear: Fifteen foot (15') spacing.~~

~~(F) European mountain ash: Twenty foot (20') spacing.~~

~~Street trees, at planting, shall be not less than two inch (2") caliper in size, measured at four feet (4') in height. (Ord. 2012-04, 2-7-2012)~~

Chapter 11

COMMERCIAL AND INDUSTRIAL DISTRICTS

[10-11-1: PURPOSE:](#)

[10-11-2: CODES AND SYMBOLS:](#)

[10-11-3: USE REGULATIONS:](#)

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[10-11-54: DEVELOPMENTS ON REDWOOD ROAD AND HIGHWAY 89:](#)

10-11-1: PURPOSE:  

The purpose of the following districts is:

- A. Commercial shopping district C-S: To provide areas in appropriate locations where a combination of businesses, retail commerce, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.
- ~~B. Highway commercial district C-H: To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.~~
- C. General commercial district C-G: To provide areas in appropriate locations where a combination of business, retail commerce, entertainment and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development. Light manufacturing and small wholesaling where conducive to the foregoing uses, subject to noise, traffic, odor and other considerations, which would not be detrimental to promoting the primary uses.
- D. Manufacturing distribution district M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

ED. General industrial district M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2012-04, 2-7-2012)

10-11-2: CODES AND SYMBOLS:

In section [10-11-3](#) of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". If a use needs a city staff determination to specify whether the specific use should be designated as "P", "C", or "N", then it is indicated in the appropriate column by an "S". The city staff determination will be decided by the community and economic development director or designee. The city staff member must make written findings to justify the use categorization. If the applicant or a member of the governing body finds that the use has been categorized incorrectly, they may appeal the decision to the planning commission within ten (10) days of the staff determination. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by an "N". (Ord. 2012-04, 2-7-2012)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [10-1-44](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Production					
Crop production	N	N	N	C	C
Animal production	N	N	N	N	N
Soil preparation, planting, cultivating, and crop harvesting	N	N	N	C	C
Mining					
Crude petroleum and natural gas extraction	N	N	N	N	C
Mining (except oil and gas)	N	N	N	N	N

Sand mining	N	N	N	N	C
Support activities for mining	N	N	N	C	C
Drilling oil and gas wells	N	N	N	N	C
Support activities for oil and gas operations	N	N	N	C	C
Utilities					
Fossil fuel electric power generation	N	N	N	N	C
Nuclear electric power generation	N	N	N	N	N
Other electric power generation	N	N	N	N	C
Electric bulk power transmission and control	N	N	N	C	C
Electric power or natural gas distribution	N	N	C	C	C
Water supply and irrigation systems	C	C	C	P	P
Sewage treatment facilities	N	N	N	C	C
Steam and air conditioning supply	N	N	N	C	P
Building, Developing And General Contracting					
Contractors and land development (equipment/material storage yards)	N	N	N	C	C
Manufacturing					
Food manufacturing	N	N	N	C	C
Animal slaughtering	N	N	N	N	N
Textile and textile product mills	N	N	N	P	P
Apparel manufacturing	N	N	C	P	P
Leather and allied product manufacturing	N	N	N	N	C
Wood product manufacturing	N	N	N	C	C
Paper manufacturing	N	N	N	C	C
Printing and related support activities	C	C	C	P	P
Petroleum and coal products manufacturing	N	N	N	N	C

Chemical manufacturing	N	N	N	N	C
Plastics and rubber products manufacturing	N	N	N	C	P
Nonmetallic mineral product manufacturing	N	N	N	C	P
Primary metal manufacturing	N	N	N	N	C
Fabricated metal product manufacturing	N	N	N	C	C
Machinery manufacturing	N	N	N	C	P
Computer and electronic product manufacturing	N	N	C	P	P
Electrical equipment, appliance and component manufacturing	N	N	C	P	P
Transportation equipment manufacturing	N	N	N	C	P
Furniture and related product manufacturing	N	N	N	C	P
Concrete service and batching plants	N	N	N	C	P
Miscellaneous manufacturing	N	N	S	S	S
Wholesale/Retail Trade					
Wholesale, Trade, Durable Goods					
Automobile and other motor vehicle wholesalers	N	C	C	P	P
Motor vehicle supplies and new part wholesalers	N	N	N	P	P
Tire and tube wholesalers	N	N	N	C	P
Motor vehicle part (used) wholesalers	N	N	N	C	C
Home furnishing wholesalers	N	N	C	P	P
Construction material wholesalers	N	N	N	P	P
Commercial equipment wholesalers	N	N	S	S	P
Medical, dental and hospital equipment and supplies wholesalers	N	N	C	P	P
Other professional equipment and supplies wholesalers	N	N	S	P	P

Metal service centers and offices	N	N	N	P	P
Coal and other mineral and ore wholesalers	N	N	N	N	C
Electronic parts and equipment wholesalers	N	N	S	P	P
Hardware wholesalers	N	N	N	P	P
Plumbing and heating equipment and supplies (hydronics) wholesalers	N	N	N	P	P
Warm air heating and air conditioning equipment and supplies wholesalers	N	N	N	P	P
Refrigeration equipment and supplies wholesalers	N	N	N	P	P
Construction and mining (except petroleum) machinery and equipment wholesalers	N	N	N	C	P
Farm and garden machinery and equipment wholesalers	N	N	N	P	P
Industrial machinery and equipment wholesalers	N	N	N	P	P
Industrial supplies wholesalers	N	N	N	C	P
Service establishment equipment and supplies wholesalers	N	N	C	C	P
Transportation equipment and supplies (except motor vehicle) wholesalers	N	N	N	C	P
Sporting and recreational goods and supplies wholesalers	N	N	C	P	P
Recyclable material wholesalers	N	N	N	C	C
Jewelry, watch, precious stone and precious metal wholesalers	N	N	C	P	P
Other miscellaneous durable goods wholesalers	N	N	N	S	S
Wholesale Trade, Nondurable Goods					
Paper and office supplies wholesalers	N	N	C	P	P
Drug, drug proprietaries and druggist sundries	N	N	C	P	P

wholesalers					
Piece goods, notions and other dry goods wholesalers	N	N	C	P	P
Clothing wholesalers	N	N	C	P	P
Grocery wholesalers	N	N	N	P	P
Other grocery and related products wholesalers	N	N	N	P	P
Farm product raw material wholesalers	N	N	N	C	C
Plastics materials and basic forms and shapes wholesalers	N	N	N	C	C
Other chemical and allied products wholesalers	N	N	N	S	S
Petroleum bulk stations and terminals	N	N	N	C	C
Petroleum and petroleum products (except bulk stations and terminals) wholesale	N	N	N	C	C
Alcoholic beverage wholesalers	N	N	C	P	P
Farm supplies wholesalers	N	N	N	P	P
Book, periodical and newspaper wholesalers	N	N	C	P	P
Flower, nursery stock and florist supplies wholesalers	N	N	C	P	P
Tobacco and tobacco product wholesalers	N	N	C	P	P
Paint, varnish and supplies wholesalers	N	N	N	P	P
Other miscellaneous nondurable goods wholesalers	N	N	S	S	S
Motor Vehicle And Parts Dealers					
Car dealers	C	C	P	P	N
Recreational vehicle, motorcycle, and boat dealers	C	C	P	P	N
All other motor vehicle dealers	S	S	P	P	N
Automotive parts and accessories stores	C	C	P	P	N

Tire dealers	C	C	P	P	N
Furniture And Home Furnishings Stores					
Furniture and home furnishings stores	P	P	P	P	N
Electronics And Appliance Stores					
Electronics and appliance stores	P	P	P	P	N
Building Material And Garden Equipment And Supplies Dealers					
Home centers	N	C	P	P	N
Paint and wallpaper stores	P	P	P	P	N
Hardware stores (10,000 square feet or less)	P	P	P	P	N
Other building material dealers	N	N	S	P	N
Outdoor power equipment stores - sales only	C	C	P	P	N
Nursery and garden centers	C	C	P	P	N
Food And Beverage Stores					
Supermarkets and other grocery (except convenience) stores	C	C	P	P	N
Convenience stores	P	P	P	P	N
Meat markets	C	C	P	P	N
Fruit and vegetable markets, bakeries, and all other specialty food stores	P	P	P	P	N
Beer, wine and liquor stores	N	N	C	N	N
Health And Personal Care Stores					
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	P	N
Optical goods stores	P	P	P	P	N
Gasoline Stations					
Gasoline stations with convenience stores	C	C	P	P	P
Other gasoline stations	S	S	P	P	P

Clothing And Clothing Accessories Stores					
Clothing and clothing accessory stores	P	P	P	P	N
Luggage and leather goods stores	P	P	P	P	N
Sporting Goods, Hobby, Book And Music Stores					
Sporting goods, hobby, book and music stores	P	P	P	P	N
News dealers and newsstands	P	P	P	P	N
General Merchandise Stores					
Department stores	C	C	P	P	N
All other general merchandise stores	P	P	P	P	N
Miscellaneous Store Retailers					
Florists	P	P	P	P	N
Office supplies and stationery stores	P	P	P	P	N
Gift, novelty and souvenir stores	P	P	P	P	N
Used merchandise stores	C	C	C	C	N
Pet and pet supplies stores	P	P	P	P	N
Art dealers	P	P	P	P	N
Manufactured (mobile) home dealers	N	N	N	C	C
Tobacco stores	N	N	P	P	N
All other miscellaneous store retailers	S	S	S	S	N
Nonstore Retailers					
Electronic shopping and mail order houses	N	N	C	P	N
Vending machine operators	N	N	C	P	N
Heating oil dealers	N	N	N	C	C
Liquefied petroleum gas (bottled gas) dealers	N	N	N	C	C
Other fuel dealers	N	N	N	S	S
Other direct selling establishments	N	N	N	S	N

Air Transportation					
Air transportation	N	N	N	C	N
Rail Transportation					
Rail transportation	N	N	N	C	C
Truck Transportation					
Freight trucking, local	N	N	N	P	P
Freight trucking, long distance	N	N	N	C	P
Used household and office goods moving	N	N	N	C	P
Transit And Ground Passenger Transportation					
Urban transit systems	C	C	C	C	C
Interurban and rural bus transportation	N	N	C	C	C
Taxi and limousine service	N	N	N	C	P
School and employee bus transportation	N	N	N	C	P
Charter bus industry	N	N	N	C	P
Special needs transportation	N	N	N	C	P
All other transit and ground passenger transportation	S	S	S	S	S
Pipeline Transportation					
Pipeline transportation	N	N	N	C	C
Scenic And Sightseeing Transportation					
Scenic and sightseeing transportation	C	C	C	P	P
Support Activities For Transportation					
Air traffic control	N	N	C	C	C
Other airport operations	N	N	N	S	S
Other support activities for air transportation, except fuel	N	N	S	S	S
Support activities for rail transportation	N	N	N	C	C

Other support activities for water transportation	N	N	N	S	S
Motor vehicle towing and impound lots	N	N	N	C	C
Other support activities for road transportation	N	N	N	S	S
Freight transportation arrangement	N	N	N	C	C
Packing and crating	N	N	N	C	C
All other support activities for transportation	N	N	N	S	S
Postal Service					
Postal service	P	P	P	P	P
Couriers And Messengers					
Couriers, messengers and local delivery	C	C	C	P	P
Warehousing And Storage Facilities					
General warehousing and storage facilities	N	N	C	P	P
Self-storage units	N	N	N	C	C
Other warehousing and storage facilities	N	N	N	S	S
Publishing Industries					
General publishers	N	N	C	P	P
Software publishers	P	P	P	P	P
Motion Picture And Sound Recording Industries					
Motion picture and video production and distribution	C	C	C	C	C
Motion picture theaters, except drive-ins	P	P	P	P	N
Drive-in motion picture theaters	N	N	N	C	N
Teleproduction and other postproduction services	C	C	C	C	C
Other motion picture and video industries	S	S	S	S	S
Record production and distribution	C	C	C	P	P
Music publishers and sound recording studios	C	C	C	C	C

Other sound recording industries	S	S	S	S	S
Broadcasting And Telecommunications					
Broadcasting and telecommunications services	C	C	C	P	P
Cellular and other wireless telecommunications	N	N	C	C	C
Telecommunications resellers	P	P	P	P	P
Satellite telecommunications	C	C	C	P	P
Other telecommunications	S	S	S	S	S
Information Services And Data Processing Services					
Information services and data processing services	P	P	P	P	P
Credit Intermediation And Related Activities					
Banks and credit unions	P	P	P	P	N
Credit intermediation and related activities	P	P	P	P	N
Pawnshop	N	C	C	N	N
Other activities related to credit intermediation	S	S	S	P	N
Securities, Commodity Contracts And Other Intermediation					
Securities, commodity contracts and other intermediation	P	P	P	P	N
Insurance Carriers And Related Activities					
Insurance carriers and related activities	P	P	P	P	N
Funds, Trusts And Other Financial Vehicles (U.S. Only)					
Funds, trusts and other financial vehicles (U.S. only)	P	P	P	P	N
Real Estate					
Real estate services	P	P	P	P	N
Rental And Leasing Services					
Passenger car rental and leasing	P	P	P	P	C

Truck, utility trailer, and RV (recreational vehicle) rental and leasing	N	C	C	P	P
Consumer electronics and appliances rental	P	P	P	P	N
Entertainment and entertainment products rental	P	P	P	P	N
Recreational goods rental	P	P	P	P	N
All other consumer goods rental	S	S	S	P	N
General rental centers	C	C	C	P	N
Commercial air, rail, and water transportation equipment rental and leasing	C	C	P	P	N
Construction, mining and forestry machinery and equipment rental and leasing	N	N	N	C	C
Office machinery and equipment rental and leasing	P	P	P	P	N
Other commercial and industrial machinery and equipment rental and leasing	N	N	N	P	P
Professional, Scientific And Technical Services					
Testing laboratories	C	C	P	P	N
Photography studios	P	P	P	P	N
Veterinary services	C	C	P	P	N
All other professional, scientific and technical services	S	S	S	P	N
Administrative And Support Services					
General office	P	P	P	P	N
Employment placement agencies	P	P	P	P	N
Call centers	N	N	P	P	N
Other business service centers (including copy shops)	P	P	P	P	N
Repossession services	C	C	C	C	N

Armored car services	N	N	C	P	N
Exterminating and pest control services	N	N	N	P	N
Janitorial services	C	C	C	P	N
Landscaping services	N	N	N	P	N
Packaging and labeling services	P	P	P	P	N
All other support services	S	S	S	S	N
Waste Management And Remediation Services					
Solid waste collection	N	N	N	N	C
Hazardous waste collection	N	N	N	N	C
Other waste collection	N	N	N	N	C
Hazardous waste treatment and disposal	N	N	N	N	C
Solid waste landfill	N	N	N	N	C
Solid waste combustors and incinerators	N	N	N	N	C
Other nonhazardous waste treatment and disposal	N	N	N	N	C
Remediation services	N	N	N	N	C
Materials recovery facilities	N	N	N	N	C
Septic tank and related services	N	N	N	N	C
All other miscellaneous waste management services	N	N	N	N	S
Educational Services					
Elementary and secondary schools	P	P	P	C	N
Colleges, universities and professional schools	P	P	P	P	N
Professional training	P	P	P	P	N
Other technical and trade schools	P	P	P	P	N
Sports and recreation instruction	P	P	P	P	N
Automobile driving schools	C	C	C	P	N

All other miscellaneous schools and instruction	S	S	S	S	N
Educational support services	P	P	P	P	N
Ambulatory Healthcare Services					
Offices of physicians, therapists, and dentists	P	P	P	P	N
Family planning centers	N	N	C	C	N
Outpatient mental health and substance abuse centers	N	N	C	C	N
HMO medical centers	P	P	P	P	N
Kidney dialysis centers	P	P	P	P	N
Freestanding ambulatory surgical and emergency centers	P	P	P	P	N
All other outpatient care centers	P	P	P	P	N
Medical laboratories	N	N	C	P	N
Diagnostic imaging centers	P	P	P	P	N
Home healthcare services	P	P	P	P	N
Ambulance services	P	P	P	P	N
Blood and organ banks	N	N	C	P	N
All other miscellaneous ambulatory healthcare services	S	S	S	S	N
Hospitals					
General medical and surgical hospitals	C	C	C	C	N
Psychiatric and substance abuse hospitals	N	N	C	C	N
Specialty (except psychiatric and substance abuse) hospitals	N	N	C	C	N
Nursing And Residential Care Facilities					
Nursing care facilities	C	C	C	N	N
Assisted living center	N	C	C	N	N
Residential mental health facilities	N	N	C	N	N

Residential mental health and substance abuse facilities	C	N	C	N	N
Continuing care retirement communities and homes for the elderly	C	C	C	N	N
Other residential care facilities	S	S	S	N	N
Social Assistance					
Child and youth services	N	C	C	N	N
Services for the elderly and persons with disabilities	N	C	C	N	N
Other individual and family services	N	S	S	N	N
Community food services	N	C	C	N	N
Temporary shelters or community housing services	N	N	N	N	N
Emergency and other relief services	N	C	C	C	N
Vocational rehabilitation services	N	C	C	C	N
Child daycare services	C	C	C	C	N
Performing Arts, Spectator Sports And Related Industries					
Performing arts companies	C	C	P	C	N
Other performing arts companies	S	S	P	S	N
Sports teams and clubs	C	C	P	C	N
Racetracks	N	N	N	C	C
Other spectator sports	S	S	S	S	S
Promoters of performing arts, sports and similar events with facilities	P	P	P	P	N
Independent artists, writers, and performers - studio only	P	P	P	P	N
Museums, Historical Sites And Similar Institutions					
Museums	P	P	P	C	C

Historical sites	P	P	P	C	C
Zoos and botanical gardens	C	C	C	P	P
Nature parks and other similar institutions	S	S	P	P	P
Amusement, Gambling and Recreation Industries					
Amusement and theme parks	N	N	C	C	N
Amusement arcades	C	C	C	C	N
Golf courses and country clubs	C	C	C	C	C
Fitness and recreational sports centers	C	P	P	P	N
Bowling centers	C	C	P	P	N
All other amusement and recreation industries	S	S	S	S	N
Accommodation					
Hotels (except casino hotels) and motels	C	C	P	P	N
Bed and breakfast inns	C	C	P	P	N
All other traveler accommodation	S	S	S	P	N
RV (recreational vehicle) parks and campgrounds	N	N	C	C	N
Recreational and vacation camps	N	N	N	C	N
Food Services And Drinking Places					
Restaurants, coffee shops, and cafeterias	P	P	P	P	N
Food service contractors	C	C	C	P	N
Caterers	C	C	P	P	N
Mobile food services	C	P	P	P	N
Taverns	N	N	N	N	C
Private clubs	N	N	C	N	N
Sexually oriented businesses	N	N	N	N	C
Repair And Maintenance					

General automotive repair	N	C	C	P	P
Automotive body, paint and interior repair and maintenance	N	N	N	C	C
Automotive glass replacement shops	N	P	P	P	P
Automotive oil change and lubrication shops	N	C	P	P	P
Car washes	N	P	P	C	C
All other automotive repair and maintenance	N	S	S	S	S
Electronics repair and maintenance	P	P	P	C	N
Other electronic and precision equipment repair and maintenance	C	C	C	C	C
Commercial and industrial machinery and equipment (except automotive and electric)	N	N	N	C	C
Garden equipment repair and maintenance	C	C	C	C	N
Appliance repair and maintenance	P	P	P	C	N
Reupholstery and furniture repair	N	C	C	C	N
Footwear and leather goods repair	P	P	P	C	N
Other personal and household goods repair and maintenance	S	S	S	S	N
Personal Services					
Salons and barbershops	P	P	P	C	N
Diet and weight reducing centers	P	P	P	C	N
Funeral homes	P	P	P	C	N
Cemeteries and crematories	N	N	N	N	N
Coin operated laundries and dry cleaners	C	P	P	C	N
Laundries, family and commercial	N	N	C	C	N
Laundry drop off services	P	P	P	P	N
Linen supply	N	N	N	C	C
Industrial launderers	N	N	N	C	N

All other laundry services	S	S	S	S	N
Pet care (except veterinary) services	C	C	P	P	N
Photofinishing laboratories (except 1 hour)	N	N	C	C	N
1 hour photo finishing	P	P	P	P	N
Freestanding parking lots and garages	C	C	C	C	C
All other personal services	S	S	S	S	S
Religious, Grant Making, Civic, And Professional And Similar Organizations					
Religious organizations	P	P	P	P	N
Volunteer and nonprofit organizations	P	P	P	P	N
Private Households					
Single-family dwellings	C	C	N	N	N
Two-family dwellings	C	C	N	N	N
Three-family dwellings	C	C	N	N	N
Four-family dwellings	C	C	N	N	N
Multi-family dwellings (more than four-family dwellings)	C	P	N	N	N
Land Development					
Business, light manufacturing and research park	N	N	N	P	N
Subdivisions	P	P	P	P	P
Industrial parks	N	N	N	C	C
Planned unit developments	P	P	P	P	P
Outdoor storage	N	N	N	P	P
Building Site Regulations					
Height Regulations					
The maximum height for all buildings and structures in feet shall be (except as approved by conditional use)	30	60	60	45	45

The maximum number of stories	2	4	4	3	3
Area					
Minimum area in acres for lots (unless modified by conditional use)	1	4	1	2	5
Maximum percentage of area covered by any buildings	65	65	65	65	65
Minimum landscape percentage of area, except where reduced by conditional use permit	10	40	10	10	10
Dimensions					
Frontage: The minimum width of any lot at the street right of way line in feet shall be	65	65	65	65	65
Width: The minimum width of any lot in feet at the building setback line	100	400	100	100	100
Minimum front yard setback (corner lots have 2 front yard setbacks)	20	15	20	20	20
Maximum front yard setback (corner lots have 2 front yard setbacks)	n/a	25	80	n/a	n/a
Minimum side yard setback	0	0	0	0	0
Minimum rear yard setback	0	0	0	0	0
Parking Location					
Front	P	N	P	P	P
Side	P	P	P	P	P
Rear	P	P	P	P	P
Fence And Wall Standards (Fence And Wall Standards Are Detailed Further In Section 10-1-33)					
Maximum wall or solid fence height (within 20 feet of a public street)	3'	3'	3'	3'	3'
Maximum fence height - 75 percent or more open (within 20 feet of a public street)	4'	4'	4'	4'	4'
Minimum solid fence or wall height - outdoor storage	N	N	N	6'	6'

Barbed wire - no more than 3 strands strung tightly atop a minimum 6 foot high fence	N	N-	N	P	P
Electric fences	N	N-	N	P	P
Required Improvements To Be Completed Or In Progress Before Building Permit May Be Issued					
Street paving	A	A-	A	A	A
Street curb and gutter	A	A-	A	A	A
Sidewalk	A	A-	A	N	N
Surface drainage facilities	A	A-	A	A	A
Wastewater disposal facilities	A	A-	A	A	A
Culinary water facilities	A	A-	A	A	A
Firefighting facilities	A	A-	A	A	A
Street name and traffic signs	A	A-	A	A	A
Streetlights	A	A-	A	A	A
Public utilities - power, gas, telephone, cable TV, etc.	A	A-	A	A	A

(Ord. 2012-04, 2-7-2012)

10-11-4: STANDARDS FOR RESIDENTIAL DEVELOPMENTS IN THE C-H DISTRICT:  

~~A. Allowances: Multi-family dwellings shall be permitted on Highway 89 in the C-H district subject to the following requirements:~~

- ~~1. No residential development in the C-H district shall be located within five hundred feet (500') of the center point(s) of the Highway 89/350 North intersection or the Highway 89/Center Street intersection.~~
- ~~2. The main building facade of all residential developments on Highway 89 must be oriented to Highway 89.~~
- ~~3. Developments shall include the highest quality architectural features and use durable exterior materials such as brick, stone, stucco, cement-based siding, natural wood timbers and contain other accents and features that are customarily associated with high quality architecture.~~

4. All developments in the C-H district that are adjacent to Highway 89 shall be required to follow the city's landscaping cross section for developments on Highway 89, including street trees, and a sidewalk.
5. Residential developments may be located in the same building or on the same site as a commercial development as long as efforts are made to mitigate any potential negative effects of collocating the uses, such as fencing, separated parking, etc.
6. All residential developments in the C-H district shall have a pedestrian orientation to the building and the site. Where possible, the development shall connect to existing and proposed trails. The buildings shall have awnings and other features to make the building safe and convenient for pedestrians. (Ord. 2012-04, 2-7-2012)

10-11-54: DEVELOPMENTS ON REDWOOD ROAD AND HIGHWAY 89:  

- A. All developments adjacent to Redwood Road and Highway 89 shall be required to follow the city's landscaping cross section for developments on Redwood Road and Highway 89 as outlined in subsection [10-7-7K](#) of this title. (Ord. 2012-04, 2-7-2012)

RESOLUTION NO. 2015-32R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE ADOPTING A FLEET REPLACEMENT POLICY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of North Salt Lake is empowered to enact and declare resolutions to exercise administrative powers; and

WHEREAS, the City's assets include a significant investment in fleet vehicles; and

WHEREAS, the City's; does not currently have a written policy pertaining to the replacement of fleet vehicles; and

WHEREAS, the City of North Salt Lake desires to adopt a policy establishing criteria, procedures, and funding mechanisms for replacing North Salt Lake City vehicles providing guidance to staff on the purchase and replacement of fleet vehicles.

THEREFORE, let it be resolved by the City Council of the City of North Salt Lake that the fleet replacement policy as found in Exhibit "A" be adopted.

EFFECTIVE DATE. This resolution shall take effect immediately upon adoption.

Passed and approved by the City Council of the City of North Salt Lake, this 17th day of November, 2015.

CITY OF NORTH SALT LAKE

By _____
Leonard K. Arave, Mayor

ATTEST:

By _____
Barry Edwards, City Recorder

Vehicle Replacement Policy

City of North Salt Lake

Purpose

The purpose of this policy is to establish criteria, procedures, and funding mechanisms for replacing North Salt Lake City vehicles. The intent is to:

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

Replacement Criteria

- **15 Point System** – Each vehicle will be evaluated annually using a Point System that assigns points for age, mileage, and repair costs. Vehicles will ideally be replaced after reaching 15 points using the guidelines below. However, points are not capped at 15. Points will continue to accrue as long as age, miles, and maintenance costs are being accrued. The Point System can be applied fairly to most vehicles, regardless of their expected life cycle or mileage. The Point System is simply a tool that quantifies the measurable criteria (age, mileage, repairs) and helps staff to prioritize replacements.

The 15 point system is based on:

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

Appendix 1 lists Target Age, Miles, and Maintenance costs for all vehicle classes. These targets do not automatically trigger replacement. Targets are simply the expected age and miles when replacement should be considered based on industry standards and actual experience.

- **Vehicle downtime and frequency of visits** to repair shops will also be considered in the decision-making process.
- **Other Factors** – Vehicles may need to be replaced with less than, or more than 15 points, depending on department needs, funding, or other circumstances.

Exceptions to standard Replacement Criteria

Occasionally, special circumstances may need to be considered. A department may need to increase its number of vehicles, upgrade to a different kind of vehicle, or replace a vehicle earlier than expected. In these cases the requesting department submits the appropriate form from the Appendices listed below, and the Fleet Management Board will consider the request:

Appendix 2 – Request for Vehicle Upgrade

Appendix 3 – Request for New Vehicle or Equipment (not a replacement)

Appendix 4 – Request for Non-Scheduled Vehicle or Equipment

Fleet Management Board

The Fleet Management board makes recommendations to the City Manager regarding the vehicles to be replaced each year. The Board includes representatives from Administration, Finance, Police, and Public Works appointed by the respective department heads.

Replacement Procedure

The table below outlines a procedure that incorporates the Points System, department requests, Fleet Management Board recommendations, and City Council approval.

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

Funding Mechanism

Vehicles and heavy equipment used in enterprise functions such as; golf, water and storm water, will be funded through the individual funds benefiting from the asset.

Vehicles and heavy equipment used in general government functions such as; police, parks, streets, and administration, will be funded through the fleet fund.

Vehicles - purchase price under \$100,000

Internal Lease – New vehicles will be purchased upfront from unrestricted cash available in the fleet fund, then each department “leases” the vehicles from the Fleet Fund. The department pays for its vehicles as they are being used, with the cost spread across the vehicle’s life (“Target Age”/Depreciable Life).

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

External Lease – New heavy equipment will be purchased upfront using a third party source of financing. Leasing options will be determined using existing City purchasing policies, which will require a competitive bid to ensure the lowest interest rate available. The department pays for its vehicles as they are being used, with the cost spread across the vehicle’s life (“Target Age”/Depreciable Life).

APPENDIX 1

Vehicle Targets

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

**APPENDIX 2
REQUEST FOR VEHICLE UPGRADE**

Department Name: _____

Division Name: _____ Phone Number: _____

Vehicle Number(s) For Upgrade: _____

Current Vehicle/Equipment Description: _____

Requested Upgrade(s): _____

Upgrade Request: (attach additional information if necessary).

A. Provide justification for upgrade. _____

B. Discuss feasibility of other alternatives. _____

C. Is the proposed upgrade necessary immediately or at time of scheduled vehicle replacement?

D. Annual additional costs for upgrade (Include maintenance, fuel and bank replacement costs)

Current year _____ Year 2 _____ Year 3 _____

E. Budget source for upgrade: _____

APPROVALS

Requesting Dept. Director Date

Fleet Board Chair Date

Finance Director Date

City Manager Date

APPENDIX 3
REQUEST FOR NEW VEHICLE OR EQUIPMENT
(not a replacement)

In order to obtain an additional new or used vehicle, complete and forward this request to the North Salt Lake City Fleet Manager. This will be presented to the Fleet Committee for review. The Fleet Committee will forward all approved requests to City Administration for approval to proceed with the acquisition.

Note: If requesting multiple vehicles and the anticipated type of use differs among those vehicles, please submit a separate form for each category of use.

Department requesting a vehicle: _____

Please answer the following questions:

1. Number of vehicle(s) you are requesting:

2. Provide an estimated yearly mileage for each vehicle being requested:_____

3. Is the need for the vehicle(s) requested related to a program expansion?_____

If "Yes", please explain program expansion:

If "No", please provide justification/need of additional vehicle(s):

4. How are you currently managing without the vehicle(s) requested?

5. Does the organization have sufficient approved funding (budget approval, grant, or other) to fund the initial purchase cost of the vehicle(s) plus make a first year's replacement payment into the Fleet Replacement Fund toward its future replacement and annual maintenance and fuel costs? Indicate funding source.

6. Describe why this purchase is economically justified, and why this acquisition would be a better option than leasing or renting vehicles, paying mileage or vehicle allowance.

APPENDIX 4
REQUEST FOR NON-SCHEDULED VEHICLE/EQUIPMENT REPLACEMENT

If your Department wants to replace a vehicle or piece of equipment earlier than its scheduled replacement, please forward this request to the North Salt Lake Fleet Manager.

Department Name: _____

Division Name: _____ Phone Number: _____

Vehicle/Equipment Number: _____

Current Condition of Vehicle/Equipment:

Provide justification for early replacement

Discuss feasibility of other alternatives. _____

Budget source for early replacement:

APPROVALS

Requesting Dept. Director Date

Fleet Board Chair Date

Finance Director Date

City Manager Date



CITY OF NORTH SALT LAKE

Police Department

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



LEONARD K. ARAVE

Mayor

BARRY EDWARDS

City Manager

CRAIG BLACK

Chief of Police

To: Honorable Mayor and City Council of North Salt Lake
From: Craig Black, Chief of Police
Date: November 11, 2015
Re: **SURPLUS AND DISPOSITION OF TWO POLICE VEHICLES**

Recommendation

The police department is requesting the North Salt Lake City council declare as surplus two vehicles that are no longer used by the police department and dispose of them.

Background

The following two vehicles have been out of service from the police department for over a year and there is no need for either of them in any other city department.

- 1- Car # 176 - 10 2010 Ford Crown Victoria. Approximately 68,228 miles.
- 2- Car # 173 - 08 2009 Ford Crown Victoria. Approximately 73,386 miles.

The department, in consultation with the city manager plans on donating car #176-10 to Safe Harbor, for their use in assisting victims of domestic abuse.

Car # 173-08 will be sent to auction. Proceeds from its sale will be returned to the city fleet fund.

Possible Motion

I move the city council approve the surplus of the above described vehicles and dispose of them as described.



CITY OF NORTH SALT LAKE

Police Department

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



LEONARD K. ARAVE

Mayor

BARRY EDWARDS

City Manager

CRAIG BLACK

Chief of Police

To: Honorable Mayor and City Council of North Salt Lake

From: Craig Black, Chief of Police

Date: November 11, 2015

Re: **PURCHASE OF NEW POLICE VEHICLE**

Recommendation

The police department is requesting authorization to purchase a 2016 Ford Explorer Police Interceptor for use in uniform operations.

Background

The police department was authorized to hire and staff an officer to work in the uniform operations division of the department and focus specifically on traffic related issues. This includes traffic accident prevention, traffic accident investigation, and other traffic related safety concerns. This officer will also supplement patrol officers when other calls for service are received. The officer for this position has not yet been hired, but the time it takes to order and equip a police vehicle make it practical to take this action at this time. Funds used to purchase this vehicle are in the city fleet fund and this purchase was part of the approved FY 2016 budget.

The attached bid from Ken Garff Ford for the state bid purchase price of this vehicle is \$28,743.79. Ken Garff Ford has been awarded the state contract for this vehicle.

Possible Motion

I move the city council approve the purchase of a 2016 Ford AWD Police Explorer at a cost of \$28,743.79 for use in the police department.



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Paul Ottoson, City Engineer
Ken Leetham, Assistant City Manager

DATE: November 17, 2015

SUBJECT: Discussion of sidewalk repair policies in the case of damage due to tree growth.

BACKGROUND

The City dealt with a sidewalk damage complaint that was brought to our attention in a recent City Council meeting. During our work to resolve that issue, staff realized that the current ordinances are not very clear on who is responsible for repair and tree removal. In short, we believe that the City should have clearer codes in cases where trees have caused damage to sidewalks. The language below is presented for your discussion. This item is not scheduled for adoption at this meeting, but only for discussion.

7-1-4 (D): If a tree root has caused a section of sidewalk to become a trip hazard along a public right-of-way, the city will inspect the sidewalk and determine if the sidewalk can be made safe by grinding or other technique. If the sidewalk can be made safe without removal, the City may undertake to perform the needed repair work. If, in the determination of the City, the sidewalk cannot be repaired in place, it will be the responsibility of the adjacent property owner to remove the tree(s) prior to the City replacing the damaged sidewalk. Prior to the City performing the sidewalk replacement, the public works director, or designee, will notify the adjacent property owner in writing of an order to remove the tree(s) which are causing the damage. The order shall give property owners not less than ninety (90) days to comply. Failure to comply with the tree removal order may result in the City causing the tree to be removed and the City placing a lien upon the adjacent property which shall represent the cost of the work to remove the tree.



NORTH SALT LAKE ENGINEERING

10 East Center Street
North Salt Lake, Utah
84054
(801) 335-8700
(801) 397-0640 Fax

LEONARD ARAVE
Mayor
PAUL OTTOSON, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council
From: Paul Ottoson
Date: November 17, 2015
Subject: LOMAR Study in Center Street Area

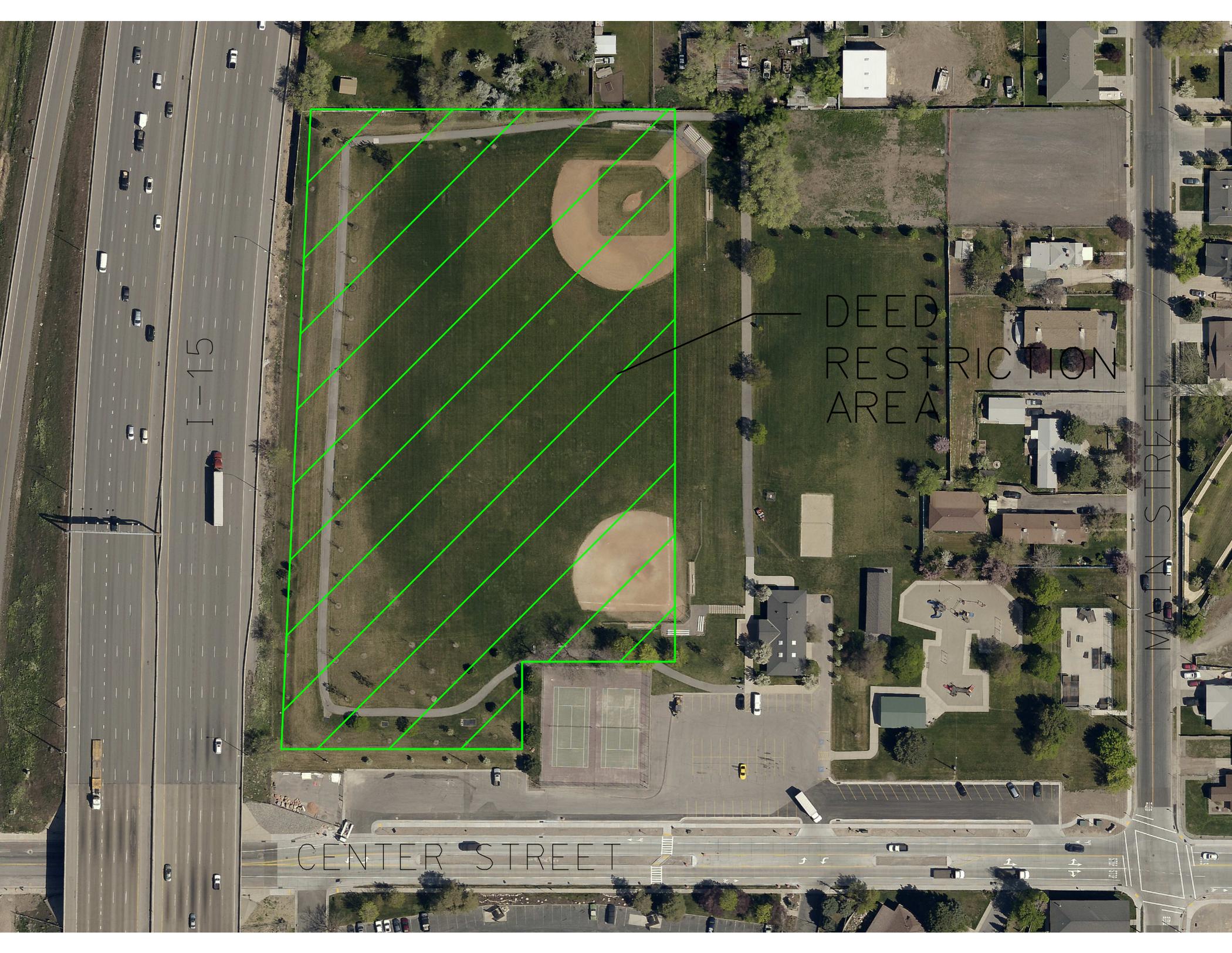
BACKGROUND

Several months ago City Council charged staff with completing a LOMAR (Letter of Map Revision) study and submitting it to FEMA for approval. The area of the study is along Center Street from approximately 350 East to I-15, and also an area north of Hatch Park. This LOMAR was submitted and the City recently received a letter from FEMA requesting additional information. Item no. 1 in the FEMA letter states "Because Hatch Park Detention uses flood storage to reduce downstream discharge values, the plan also must include documentation that the area within this impoundment is dedicated for flood-control purposes." Accordingly, a Deed Restriction which is from FEMA's website is attached. This restricts what can be done on the property to ensure that it will always remain a detention basin.

POSSIBLE MOTION(S)

I move that the City Council **approve** the Declaration of Deed Restriction for the Hatch Park Detention Basin.

I move that the City Council **not approve** the Declaration of Deed Restriction for the Hatch Park Detention Basin.



I-15

DEED
RESTRICTION
AREA

CENTER STREET

MAIN STREET

DECLARATION OF DEED RESTRICTION FOR THE HATCH PARK DETENTION BASIN

THIS DECLARATION OF DEED RESTRICTIONS AND USE RESTRICTION FOR THE HATCH PARK DETENTION AREA is made this _____ day of _____ 2015 by the CITY OF NORTH SALT LAKE, a Utah Municipal Corporation, hereinafter referred to as the "city", to place restrictions on property defined in Exhibit A and located with the City of North Salt Lake, Davis County, Utah.

WITNESSETH:

Whereas, the Property described in Exhibit A is located in the City of North Salt Lake, Davis County, Utah, and the city participates in the National Flood Insurance Program and is in good standing with NFIP as of the date of the Deed;

WHEREAS, the National Flood Insurance Program, as a condition of approval for a Letter of Map Revision (LOMR) and Federal program requirements consistent with 44 C.F.R. Part 80, require that the city agree to conditions that restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values;

WHEREAS, the city desires to use the Hatch Park Detention as flood storage to reduce downstream discharge values;

WHEREAS, the city desires to dedicate the detention within Hatch Park for the purposes of flood-control in perpetuity;

Now, therefore, the city hereby dedicates the detention basin within Hatch Park as detailed in Exhibit A for the purpose of perpetual flood control.

1. Terms. Pursuant to the terms of the National Flood Insurance Program, statutory authorities, and Federal program requirements consistent with 44 C.F.R. Part 80, the following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed pursuant to FEMA program requirements concerning open space used as flood storage to reduce downstream discharge values:

a. Compatible uses. The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Such uses may include: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent with FEMA guidance for open space acquisition, Hazard Mitigation Assistance, Requirements for Property Acquisition and Relocation for Open Space.

b. Structures. No new structures or improvements shall be erected on the Property other than:

- i. A public facility that is open on all sides and functionally related to a designated open space or recreational use;
- ii. A public rest room; or
- iii. A structure that is compatible with open space and conserves the natural function of the floodplain, including the uses described in Paragraph 1.a., above.

Any improvements on the Property shall be in accordance with proper floodplain management policies and practices. Structures built on the Property according to paragraph b. of this section shall be floodproofed or elevated to at least the base flood level plus 1 foot of freeboard, or greater, if required by FEMA, or if required by any State, Tribal, or local ordinance, and in accordance with criteria established by the FEMA Administrator.

This Deed Restriction shall become effective upon approval by the City Council and recordation in the office of the Davis County Recorder.

Approved by the Governing Body this _____ day of _____, 2015.

CITY OF NORTH SALT LAKE

By:

 LEONARD K. ARAVE
 Mayor

Attest:

By:

 D. BARRY EDWARDS
 City Recorder

City Council Vote as Recorded:

Council Member Horrocks	_____
Council Member Jacobson	_____
Council Member Jensen	_____
Council Member Mumford	_____
Council Member Porter	_____

RESOLUTION NO. 2015-30R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH APPROVING A DEED RESTRICTION IN THE HATCH PARK DETENTION AREA AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of North Salt Lake has made many storm drainage improvements around the Center Street and Main Street neighborhoods, including a large detention pond facility located within Hatch Park; and

WHEREAS, since the installation of storm drainage improvements in Hatch Park, the Federal Emergency Management Agency (FEMA) has not altered its flood zone data to include the City's new storm drainage improvement; and

WHEREAS, the City's residents who should no longer in a flood hazard zone are still being assessed premiums for flood insurance; and

WHEREAS, the City of North Salt Lake now desires to amend FEMA's flood hazard zone maps to correctly reflect the reduction of flood hazard zone areas and reduce the burden of flood insurance premiums for residents who should no longer be in a flood hazard zone; and

WHEREAS, FEMA is requiring that the City of North Salt Lake place a restriction on its Hatch Park detention pond such that the area, though used for park purposes, will also remain a detention pond in perpetuity.

NOW, THEREFORE, be it resolved by the City Council of the City of North Salt Lake that the attached deed restriction is hereby approved and it is further resolved that the staff of the City is hereby instructed to execute, record and transmit the recorded deed to the Federal Emergency Management Agency for the purpose of obtaining a letter of map amendment for certain flood hazard zones within the City.

This resolution shall take effect immediately upon passage.

Passed by the City Council of the City of North Salt Lake, this 17th day of November, 2015.

CITY OF NORTH SALT LAKE

ATTEST:

By _____
Leonard K. Arave, Mayor

By _____
Barry Edward, City Recorder

EXHIBIT A

Beginning at a point which is 1,004.41 feet S89°49'55"E along the Section line and 112.16 feet North from the Southeast Corner of Section 2, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 86.0 feet; thence East 150.44 feet; thence North 542.95 feet; thence West 358.30 feet; thence S2°38'21"W 629.61 feet; thence East 236.85 feet to the point of beginning.

Contains 5.09 acres



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: November 17, 2015

SUBJECT: Consideration of the site plan for the boat take-out facility on the Jordan River

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed plan and budget for the boat take-out facility.

BACKGROUND

The attached plan and cost estimate is the latest and preferred version of the boat take-out facility. This plan has been reviewed by staff and the NSL Live committee. We have also had the State of Utah review the plan and a representative of the Wasatch Rowing Foundation.

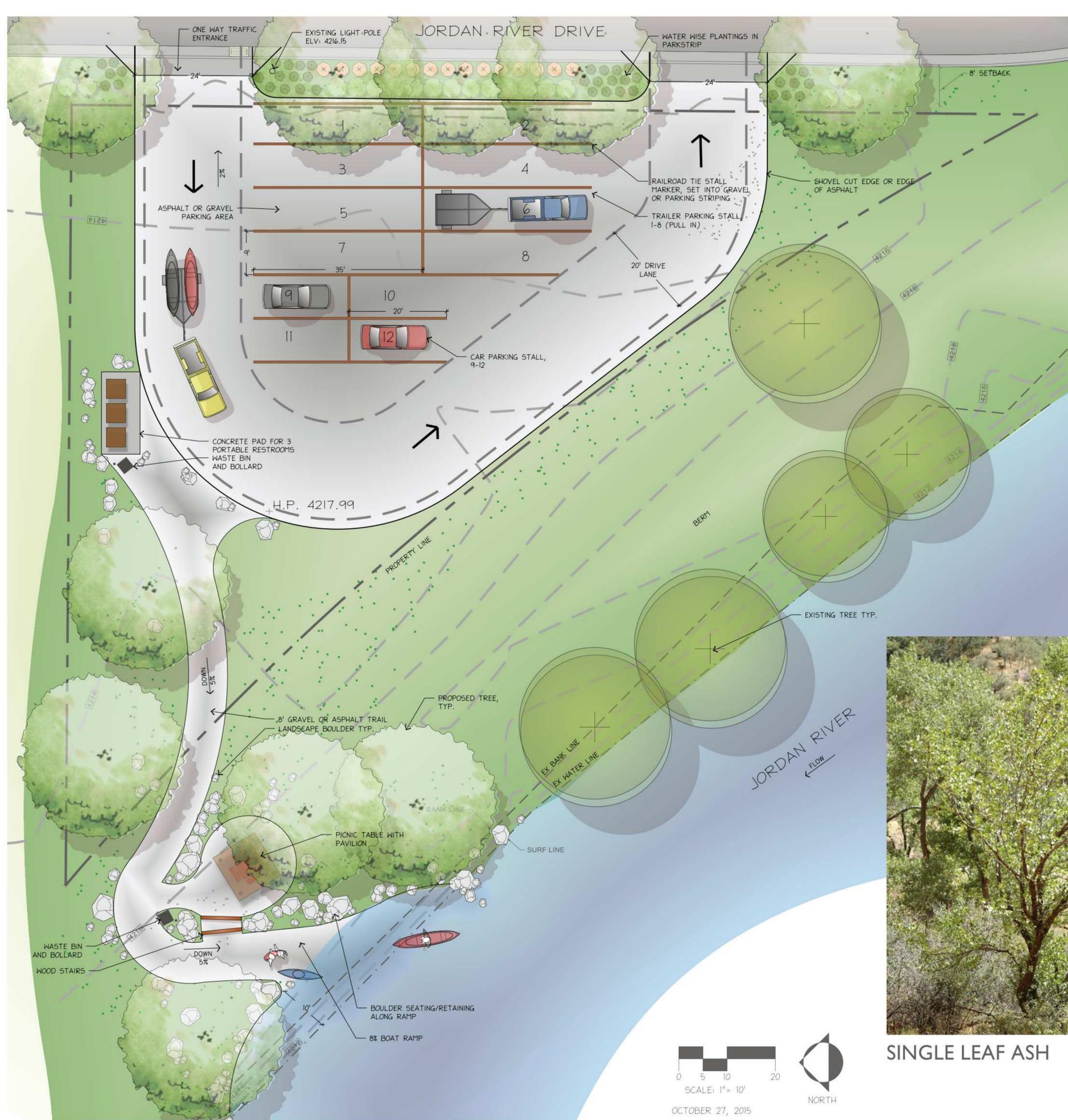
Related to the cost and for your information, we have applied for several grants, all of which are likely to be approved and funded. The following is a break-down of our funding efforts and what we've applied for:

Jordan River Commission small grant: \$2,500.00 (*requested*)
Utah Waypoint Grant: \$28,196.50 (*applied*)
Boater Access Grant: \$77,043.15 (*applied*)

If these projects are approved, this leaves an approximately \$29,000 match for the City to provide. We believe that nearly all of this match can be provided by in-kind materials and labor on our part and so we expect to have little or no hard capital outlay for this project.

We would like the Council's approval of the design of the project at this time.

Preferred Concept



BOAT RAMP



BOULDER SEATING/
RETAINING ALONG RAMP



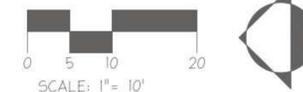
WOOD STAIRS



RAILROAD TIE
STALL MARKERS



SINGLE LEAF ASH



OCTOBER 27, 2015

Jordan River Boat Take-Out North Salt Lake City, Utah

G. BROWN: DESIGN INC
SITE LANDSCAPE ARCHITECTS

610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p. 801.575.6066 f. 801.575.6166
www.gbrowndesign.com

G Brown Design Inc.
 Site Design & Landscape Architecture
 610 East South Temple, Suite 50
 Salt Lake City, UT 84102
 P 575.6066 F 575.6166

Estimate of Probable Construction Cost
 Project: **Jordan River Boat Take-Out**
 Status: Preferred Concept Cost Estimate
 Date: October 27 2015
 Prepared by: RL/MW

Preferred Concept Cost Estimate

Item/Remarks	Quantity	Unit	Unit Cost	Totals
Permitting				
Permitting Fee (Stream Alteration)	1	LS	\$ 800.00	\$ 800
			Total	\$ 800
Site Preparation & Demolition				
Mobilization and General Conditions (5% of Construction Total)	1	LS	\$ 5,680.00	\$ 5,680
Construction Fencing	415	LF	\$ 2.50	\$ 1,038
Sediment and Erosion Control Fence	770	LF	\$ 2.00	\$ 1,540
Selective Pruning and Clearing and Grubbing	1	LS	\$ 2,000.00	\$ 2,000
Curb Cut	48	LF	\$ 4.50	\$ 216
			Total	\$ 10,474
Earthwork				
Fine Grading	1	LS	\$ 1,200.00	\$ 1,200
Fill Material	797	CY	\$ 20.00	\$ 15,940
			Total	\$ 17,140
Parking Lot Surfacing				
Asphalt Parking Lot (3" asphalt over 6" UTBC)	9,238	SF	\$ 2.30	\$ 21,247
Stall Striping	477	LF	\$ 0.20	\$ 95
Asphalt Path (3" asphalt over 6" UTBC)	1,717	SF	\$ 2.30	\$ 3,949
Gravel Boat Ramp	160	SF	\$ 1.75	\$ 280
8" Concrete Drive Approach	361	SF	\$ 6.00	\$ 2,166
			Option 2 Subtotal	\$ 27,738
Overall Site Features				
Picnic Table and Footing	1	EA	\$ 1,600.00	\$ 1,600
Picnic Table Pavillion	1	EA	\$ 13,000.00	\$ 13,000
Concrete Pad for Portable Restrooms	136	SF	\$ 4.50	\$ 612
Wood Stairs	2	EA	\$ 55.00	\$ 110
Landscape Boulders	90	EA	\$ 300.00	\$ 27,000
Waste Bin Bollard	2	EA	\$ 200.00	\$ 400
			Subtotal	\$ 42,722
Overall Plantings and Irrigation				
Irrigation POC and Controller	1	LS	\$ 1,500.00	\$ 1,500
Drip Irrigation for parkstrip	1,169	SF	\$ 1.25	\$ 1,461
Deciduous Trees 2.5" Cal.	10	EA	\$ 350.00	\$ 3,500
5 gal Shrubs	80	EA	\$ 40.00	\$ 3,200
Bark Mulch (4" Deep)	15	SF	\$ 55.00	\$ 825
Planting Soil Mix - 12" deep in shrub/perennial areas	44	CY	\$ 50.00	\$ 2,200
Seeding	20,670	SF	\$ 0.10	\$ 2,067
			Subtotal	\$ 14,753
Overall Work - Summary				
Permitting				\$ 800
Site Preparation & Demolition				\$ 10,474
Earthwork				\$ 17,140
Parking Lot Surfacing Option 2				\$ 27,738
Overall Site Features				\$ 42,722
Overall Plantings and Irrigation				\$ 14,753
Project Totals for Parking Lot Option 1				
			Project Subtotal	\$ 113,627
			Estimate Contingency 10%	\$ 11,363
			Option 1 Overall Project Total	\$ 124,989

G Brown Design Inc.
 Site Design & Landscape Architecture
 610 East South Temple, Suite 50
 Salt Lake City, UT 84102
 P 575.6066 F 575.6166

Estimate of Probable Construction Cost - (not for bidding purposes)

Project: Jordan River Boat Take-Out
 Status:
 Date: October 27, 2015
 Prepared by RML

Preferred Concept Project Costs

Item/Remarks	Quantity	Unit Cost	Totals
Construction Cost Summary			
Permitting			\$ 800
Site Preparation and Demolition			\$ 10,474
Earthwork			\$ 17,140
Parking Lot Surfacing			\$ 27,738
Overall Site Features			\$ 42,722
Overall Plantings and Irrigation			\$ 14,753
Estimate Contingency			\$ 11,363
		Construction Materials Total	\$ 124,989
Other Project Costs			
10% Construction Contingency			\$ 12,499
Design Fees			\$ 13,450
Design Fee Contingency			\$ 1,345
Permitting Coordination			\$ 1,800
		Other Project Cost Total	\$ 29,094
Overall Project Summary			
		Construction Cost Total	\$ 124,989
		Other Project Costs Total	\$ 29,094
		Overall Project Cost Total	\$ 154,083



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Barry Edwards, City Manager

DATE: November 17, 2015

SUBJECT: Authorization to hire a Public Works Director

As you know, the City has been working on a re-organization of the Engineering and Public Works Departments, including the hiring of a new Public Works Director. The purpose of this memo is to explain these changes.

First, the only new position in this proposal is the Public Works Director. We anticipate a wage of approximately \$84,000 annually. This position will be a department head post that will have management and supervisory responsibility over all public works personnel. The position will report directly to the City Manager and will be a part of the City's executive staff.

Here is a list of the other changes that will be made in order to accommodate this proposal:

- 1) A vacant Water Operator 1 position will not be filled at this time.
- 2) The Assistant City Engineer will reduce hours worked to 30 hours per week.
- 3) In the spring, 2016, one of our utility clerks will reduce their hours to 30 hours per week.
- 4) The Assistant Public Works Director and Public Works Supervisor will be changed to a lower grade (not a salary reduction, but a change in location on the City's pay scale).
- 5) Salary allocations will be adjusted to more accurately reflect expenses in the City's Enterprise Funds, the Governmental Capital Projects Funds and the General Fund.
- 6) Public Works Supervisor will be given added responsibility of facility maintenance and greater role in Storm Water records management.

Here is a summary of the fiscal impacts of this proposal:

PUBLIC WORKS REORGANIZATION - NET FINANCIAL IMPACT

	<u>Current 2016 Salary & Benefits</u>	<u>FY &</u>	<u>Proposed FY 2016 Salary & Benefits</u>	<u>Net Salary & Benefits Change</u>
New Position				
PW Director	\$	-	\$ 132,000	\$ 132,000
Eliminate Position				
Water Operator 1		65,400	-	(65,400)
Reduction in Hours				
Asst City Engineer		134,049	117,984	(16,065)
Utility Clerk		49,417	38,048	(11,369)
Building Maintenance (Inspector)		12,108	-	(12,108)
		-		-
Total	\$	386,065	\$ 413,123	\$ 27,058
<u>Estimated Revenue Increase</u>			<u>FY 2016</u>	<u>FY 2017</u>
Gax Tax Reform (24.5 cents to 12%)			\$43,900	\$87,800
Local Option Transportation Sales Tax (0.25%)				\$304,000
Total Revenue			\$43,900	\$391,800

North Salt Lake

Job Description

Title:	Public Works Director	Code:	500
Division:	Administration	Effective Date:	3/99
Department:	Public Works	Last Revised:	11/15

GENERAL PURPOSE

Performs a variety of **managerial duties** related to planning, organizing, coordinating, controlling, and directing all phases of city-wide public works operations, including culinary water, streets, storm drains, fleet maintenance, building maintenance and parks.

SUPERVISION RECEIVED

Works under the policy guidance and direction of the City Manager.

SUPERVISION EXERCISED

Provides general guidance and direction to departmental employees through subordinate division heads and supervisors. Provides close to general supervision to administrative support staff.

ESSENTIAL FUNCTIONS

Provides technical advice to the city manager and as directed to committees and boards as needed to inform and apprise on public works issues; provides technical insight and recommendations related to determining public works policies, goals and objectives; formulates implementation options and strategies, directs research, converts strategies to action plans with timetables and deadlines.

Participates in public meetings and hearings as needed to solicit public response and apprise of policy and project options; educates the public through public and social media, reports, public meetings, personal meetings and presentations.

Determines work priorities and delegates assignments to subordinate personnel; develops guidelines and deadlines, initiates studies; supervises staff; provides quality assurance review of work in progress; monitors and administers consultant service contracts; allocates equipment and vehicles to divisions.

Initiates and coordinates with personnel office regarding various personnel actions such as organization, recruitment, advancement and discipline; manages and evaluates employee performance; delivers training and seminars to staff to assure desired work quality, efficiency and effectiveness.

Directs the preparation and development of departmental budgets and monitors fiscal controls to assure conformity with established financial constraints. Monitors and analyzes rate structures of various utilities ensuring proper fiscal balance.

Monitors departmental safety practices and procedures as department safety coordinator; conducts departmental safety training to assure compliance with OSHA, UOSHA, and city safety regulations.

Performs professional analysis and conducts or directs feasibility studies; prepares and analyses reports and statistics; prepares a variety of reports related to project progress; reviews and updates ordinances affecting maintenance of public works facilities and infrastructure and related departmental areas; directs the coordination of projects with other departments or governmental agencies. Responsible for maintaining and developing positive relationships with other municipalities and governmental agencies.

Performs other related duties as required.

MINIMUM QUALIFICATIONS

1. Education and Experience:

- A. Graduation from college with a bachelor's degree in public administration, civil engineering, construction technologies or a related field;

AND

- B. Six (6) years of experience in a comprehensive public works program; experience in the administration and management of materials and personnel necessary for the development and maintenance of public works systems; three (3) years of which must have been in a supervisory capacity;

OR

- C. An advanced degree can be substituted for two years of work experience.

2. Essential Functions, Knowledge, Skills, and Abilities:

Thorough knowledge of general public works principles and practices; legal environment associated with public works projects, construction and maintenance; modern methods, principles and practices of street construction, inspections, and maintenance and the collection and delivery of water supply; equipment and materials used in construction and maintenance operations; current codes, standards, safety practices and principles involved in public works; working knowledge of best available practice in storm water management; principles of management and employee supervision. **Working knowledge of** computer operations and various software applications, including word processing, spreadsheet and database programs, must have a working knowledge and demonstrated capacity to use social media to inform and communicate with the public.

Ability to plan, coordinate, direct and supervise personnel; interpret laws, ordinances and regulations common to public works operations; keep operating records and prepare reports; establish and maintain effective working relationships with employees, other agencies and the public. Must have a demonstrated desire and ability to function as a supportive member of the city management team and participant in multi-departmental problem solving endeavors.

3. Special Qualifications:

4. Work Environment:

Incumbent of the position generally performs in a typical office setting with appropriate climate controls. Tasks require a variety of physical activities which may involve muscular strain, such as walking, standing, stooping, sitting, reaching, bending and lifting. Daily tasks require talking, hearing and seeing. Common eye, hand, finger dexterity exist. Mental application utilizes memory for details, verbal instructions, emotional stability, discriminating thinking and creative problem solving. Frequent local travel required in normal course of job performance. Periodic exposure to weather extremes while participating in public works projects.