



CITY OF NORTH SALT LAKE

CITY COUNCIL - NOTICE & AGENDA

**Amended*

May 3, 2016 - 7:00 p.m.

Posted April 30, 2016

Notice is given that the North Salt Lake City Council will hold a regular meeting on TUESDAY, MAY 3, 2016 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 Department Report – Public Works
- 6:40 Action Items
- 6:45 Approve City Council Minutes – April 19, 2016
- 6:50 Council Reports
- 6:57 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 certificates to Youth City Council for AYC Leadership Conference
- 7:20 Appointment of Bruce Oblad to Parks Trails Arts and Recreation Committee (NSL Live)
- 7:25 Consideration of **Resolution 2016-14R** approving an updated Youth City Council Charter for the City of North Salt Lake
- 7:35 Public hearing and consideration of **Resolution 2016-15R** adopting an Amendment to Increase the Fiscal Year 2015-2016 General Fund, Capital Projects Fund, Culinary, Secondary and Storm Water Enterprise Funds, and Fleet Internal Service Fund Budgets amending the Budget adjustment
- 7:50 **Resolution 2016-16R** Adopting the Fiscal Year 2016-2017 Tentative Budget and setting a date for a budget hearing
- 8:05 Consideration of a proposed amended subdivision plat for the Eaglepointe Estates Subdivision Phase 18, lots 1807 & 1814 – Eaglepointe Development, L.C., applicant
- 8:15 *Public hearing and consideration of **Ordinance 2016-08**: an ordinance vacating a portion of the Pace Lane right-of-way*
- 8:25 Consideration of **Ordinance 2016-06** amending city code related to the length of cul-de-sacs
- 8:40 Mayor's Report
- 8:45 City Attorney's Report
- 8:50 City Manager's Report
- 8:55 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 30 day of April, 2016.
Dated this 30 day of April, 2016.

Sandra D'Honnock



Action Items (for May 3, 2016)

Item	Chair	Committee	Description
NEW			
1	Paul		Council Member Porter asked that staff look at turning the drainage pipe in Eaglewood Village into a waterfall. <i>Paul has contacted Gilson Engineering and will be getting a cost estimate – will need to acquire additional land for easement.</i>
2	David	Jon	Council Member Hood asked if staff would review lighting along Main Street and see if additional lights could be added. <i>Staff is reviewing.</i>
OLD			
1	Ken		Provide income level requirements for assistance through the CDBG Housing Assistance Program to the City Council. <i>Ken will send an email to CC.</i>
2	Janice	Linda	Mayor asked that a breakdown of property taxes be put in the newsletter. <i>Will be in future newsletter.</i>
3	Paul		City staff will present a plan to bring secondary water to other areas of the City with estimated costs. <i>Karyn is working on a plan.</i>
4	Craig		Look into possible funds for police assistance at Spectrum Academy.
5	Ken	Craig	Possible ideas/solutions to monitor those who rent their homes, duplexes, etc. (Good Landlord program, licensing)
6			<u>Budget suggestions from Council Members:</u> -Policy to pay salary and wages for 2-4 weeks to employees for the birth or adoption of a child. <i>(will add 2 wks. to Employee Policies and Procedures manual.)</i> -Ways to fund Foxboro Wetlands project -Possible property tax increase -Wood walking path around Tunnel Springs Park -Vole problem at Tunnel Springs Park -Water feature at the golf course -Shade at splash pad -sculptures along the roads and paintings in City Hall -Youth City Council budget increased (possibly through donations or sponsors)
7	Brent	Janice	Mayor Arave asked that Brent Moyes request financial statements from the last 3 years from nearby cities (West Bountiful, Bountiful, and the County, etc) to compare revenue with the City's golf course. <i>Staff working on report.</i>
8	Ken		City staff to review City ordinance requiring fire sprinkler systems for all homes over 6,200 square feet and the recently passed House Bill 330, and to work with the resident. (Put this item on future agenda for City Council if necessary.) <i>Scheduled for a city code amendment to be consistent with HB330.</i>
9	Barry		Barry to call the Division of Wildlife Resources to determine when the deer season begins. Will work on the revisions to the Urban Deer Control Plan and present the revisions to the City Council at the next meeting. <i>Waiting for final approval from Chad Wilson, DWR. Plan has been approved by the Council.</i>
10	Ken		Mayor Arave asked that staff review the master plan for trails and walk-ability to Hatch Park and specific strategies on how to achieve this. <i>CD staff to work on master plan amendments.</i>
11	Barry		<i>Council Member Mumford asked that staff follow up with the County on whether the City should take over services for the unincorporated areas. Increased amount taken to the board. Barry met with all commissioners. Waiting for them to review agreement.</i>

12	Paul	Ken	City staff to meet with homeowners that have encroached onto the City's property along the Wild Rose Trail. <i>Staff has met with homeowners.</i>
13	Ken		Mayor Arave commented (while reviewing Redbone Trucking site plan) that the City may want to require nicer fencing along 1100 North for future applications. <i>City staff working on code amendment to require upgraded fencing.</i>
14	Paul	Jon	City staff to obtain count on the number of trees causing damage to sidewalks. Possible sidewalk repair policies to be reviewed and adopted by the City Council at a future meeting. (Paul Ottoson) <i>Discussed on 3/16 Council meeting. Staff will mark sections needing repair and will propose a plan to make annual repairs.</i>
15	Paul	Ken	Issues from resident Pamela Parkin - Removal of Salt Lake Gun Club sign <i>Ken's staff is working to have sign removed. Request has been made to the property owner.</i>
16	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. Preparing letter to send out.</i>

1 NORTH SALT LAKE CITY
2 CITY COUNCIL MEETING-WORK SESSION
3 APRIL 19, 2016
4

5 **DRAFT**
6

7 Mayor Arave called the meeting to order at 6:05 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 Ryan Mumford
14 Council Member James Hood
15

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

22 OTHERS PRESENT: Hiram Alba, GeoStrata; Rick Aaron, KTVX ABC 4 News; Frank Stephan,
23 RD Colosimo, Rick Fredette, Leslie Fredette, Paul Evans, Jeanette Evans, Jason Burgess, Kristi
24 Burgess, Melissa Plowman, Nate Plowman, Brad Ferreira, Kamal Thota, Lisa Baskin, Matt
25 Moscon, James Burt, Mary Newman, Elena Utrilla, Janyce Nestman, Lee Nestman, Todd
26 Chapman, Julie Chapman, residents; Taylor Spendlove, Brighton Homes; Ryan Hughes,
27 Bountiful resident; Mariah Noble, *Salt Lake Tribune*; Bruce Richard, Salt Lake City resident;
28 Wade Crandall, Sky Properties.
29

30 1. EAGLEPOINTE LANDSLIDE UPDATE AND DISCUSSION
31

32 Mayor Arave introduced Hiram Alba with GeoStrata and asked that he give an update on the
33 landslide. He also said after the update that the City Council would dismiss into a closed session
34 meeting to discuss litigation until the regular session begins at 7p.m.
35

36 Hiram Alba reported that GeoStrata has been involved in the landslide mitigation design since
37 the beginning. During the mitigation design, all the parties involved gave their input and the
38 original design was pared down. The mitigation was close to completion earlier this year when
39 cracking appeared on the lower portions of the slide area and it is now necessary to look at
40 additional mitigation efforts.

41 Mayor Arave clarified that GeoStrata recommended a plan which required grading, laying the
42 scarp back, installing drainage and adding a buttress at the bottom of the slide area. All the
43 requested work but the buttress had been completed which would have helped with the issues
44 that are occurring now.

45
46 Hiram Alba explained that a Factor of Safety (FS) for the slope needs to be 1.5 for static
47 conditions and a factor of safety of at least 1.0 in a seismic event. The toe portion of the slide has
48 a factor of safety of less than 1.0. It is currently at a 0.61 which is an indication of shallow
49 failures which are occurring above the Colosimo home. Mr. Alba said in his opinion these
50 failures do not appear very deep and that they would need to be analyzed. The buttress would
51 have allowed for approximately a 1.2 to 1.3 FS and the overall total landslide mass has a FS of
52 1.23.

53
54 Mr. Alba then explained that there were ways to help with this issue including making grading
55 changes to the lower slope area and flattening it to a 2.5H:1V slope. This allows for a slight
56 increase in the FS from a 0.61 to 0.82 which is still below the standard. Consideration has also
57 been given to placing fill in certain areas and would cost approximately \$3,500 to \$7,000. The
58 total fill amount would be 350 cubic yards of material and would increase the FS from 0.61 to
59 0.66 in the Colosimo lot and a FS of 0.80 in the Utrilla lot. He recommended adding fill even
60 though this may not increase the factor of safety significantly. He added that any increase is a
61 benefit to the slope. Other recommendations include adding surface drainage ditches at the top of
62 the Colosimo slope and midway down the slope of the Utrilla lot, smoothing up any open cracks,
63 adding surface stability with the use of pins and fabrics, additional vegetation planting with a
64 potential drip system to promote root growth, adding rockery above the existing rockery, and de-
65 watering alternatives.

66
67 The pins and geotextile fabric would cost approximately \$11,500.00. The pins go approximately
68 5' into the ground and become an anchor to hold shallow soils in place to help secure the slopes.
69 J&L Nursery provided recommendations for plantings and shrubs with a fast developing root
70 system. Vegetation would be installed through the fabric to promote root growth for additional
71 stability.

72
73 The total approximate remediation cost would be \$4,000.00 for surface grading, \$9,000.00 for
74 the geotextile fabric and \$2,500.00 for the install, \$3,500.00 for additional fill, \$2,500.00 for
75 plantings, etc. for a total cost of approximately \$36,000.00.

76
77 GeoStrata will continue to do readings with the inclinometers and piezometers installed on site.
78 Piezometers are water measuring devices and inclinometers measure changes in verticality of a
79 casing installed in a boring. Changes in verticality can be an indication of earth movement. Mr.

80 Alba explained that the recent increase in ground water levels is the biggest concern and
81 recommended that something be done.

82

83 2. ADJOURN INTO CLOSED SESSION TO DISCUSS PENDING LITIGATION

84

85 **At 6:29 p.m. Council Member Horrocks moved to go into closed session to discuss pending**
86 **litigation. Council Member Jensen seconded the motion. The motion was approved by**
87 **Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

88

89 3. RECONVENE INTO WORK SESSION

90

91 **At 6:56 p.m. Council Member Mumford moved to go out of closed session and back into**
92 **regular session. Council Member Porter seconded the motion. The motion was approved by**
93 **Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

94

95 4. ADJOURN

96

97 Mayor Arave adjourned the meeting at 6:56 p.m. to begin the regular session.

98 **NORTH SALT LAKE CITY**
99 **CITY COUNCIL MEETING-REGULAR SESSION**
100 **APRIL 19, 2016**

101
102 **DRAFT**

103
104 Mayor Arave called the meeting to order at 7:00 p.m. Council Member Brian Horrocks offered
105 the invocation and led those present in the Pledge of Allegiance.

106
107 **PRESENT:** Mayor Len Arave
108 Council Member Brian Horrocks
109 Council Member Matt Jensen
110 Council Member Stan Porter
111 Council Member Ryan Mumford
112 Council Member James Hood

113
114 **STAFF PRESENT:** Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and
115 Community and Economic Development Director; Paul Ottoson, City Engineer; David Frandsen,
116 Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Brent
117 Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes
118 Secretary.

119
120 **OTHERS PRESENT:** Hiram Alba, GeoStrata; Rick Aaron, KTVX ABC 4 News; Frank Stephan,
121 RD Colosimo, Rick Fredette, Leslie Fredette, Paul Evans, Jeanette Evans, Jason Burgess, Kristi
122 Burgess, Melissa Plowman, Nate Plowman, Brad Ferreira, Kamal Thota, Lisa Baskin, Matt
123 Moscon, James Burt, Mary Newman, Elena Utrilla, Janyce Nestman, Lee Nestman, Todd
124 Chapman, Julie Chapman, residents; Taylor Spendlove, Brighton Homes; Ryan Hughes,
125 Bountiful resident; Mariah Noble, Salt Lake Tribune; Bruce Richard, Salt Lake City resident;
126 Wade Crandall, Sky Properties.

127
128 **1. CITIZEN COMMENT**

129
130 Lisa Watts Baskin, who serves on the Planning Commission, commented that she lives across the
131 street from Deer Hollow Park and thanked the City for the work accomplished at the park. She
132 said there will be a slide, zip line and swing sets, etc. Mrs. Baskin expressed concern with the
133 placement of boulders in the park and asked that the placement be done so as not to collapse and
134 cause injury. She also mentioned that the children in her neighborhood had asked if the “witches’
135 hat” playground equipment could be put back in the park if possible.

136 2. CONSIDERATION OF NEW YOUTH CITY COUNCIL ADVISORS

137

138 Council Member Hood reported that Matthew and Leah Thacker will be the new Youth City
139 Council advisors. Leah has a background with the Utah State legislature and local government.

140

141 **Council Member Hood presented Matthew and Leah Thacker for appointment as the**
142 **Youth City Council advisors. Council Member Porter seconded the motion. The motion**
143 **was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

144

145 3. CONSIDERATION AND STATUS UPDATE OF EALGEPOINTE LANDSLIDE BY
146 GEOSTRATA

147

148 Hiram Alba gave a brief overview of his earlier presentation regarding the landslide mitigation
149 plan. The mitigation plan includes landslide grading and moving the upper portion back. A
150 portion of the original mediation plan was not implemented which includes the buttress at the toe
151 of the slide. The mitigation plan has almost been completed but recent new movement has
152 occurred and cracking has appeared on the lower portions of the slide area.

153

154 Hiram Alba explained that a Factor of Safety (FS) for the slope needs to be 1.5 for static
155 conditions and a factor of safety of at least 1.0 in a seismic event. The toe portion of the slide has
156 a factor of safety of less than 1.0. It is currently at a 0.61 which is an indication of shallow
157 failures which are occurring above the Colosimo home. Mr. Alba said in his opinion these
158 failures do not appear very deep and that they would need to be analyzed. The buttress would
159 have allowed for approximately a 1.2 to 1.3 FS and the overall total landslide mass has a FS of
160 1.23.

161

162 Mayor Arave commented that even if the buttress had been installed the factor of safety would
163 be 1.32.

164

165 Mr. Alba then explained that there were ways to help with this issue including making grading
166 changes to the lower slope area and flattening it to a 2.5H:1V slope. This allows for a slight
167 increase in the FS at the toe area from a 0.61 to 0.82 which is still below the standard.

168 Consideration has also been given to placing fill in certain areas and would cost approximately
169 \$3,500 to \$7,000. The total fill amount would be 350 cubic yards of material and would increase
170 the FS from 0.61 to 0.66 in the Colosimo lot and a FS of 0.80 in the Utrilla lot. He recommended
171 that in his opinion adding fill should be done even though this is not a significant increase in the
172 factory of safety any increase is a benefit to the slope.

173 Hiram Alba said that other recommendations include adding surface drainage ditches at the top
174 of the Colosimo slope and midway down the slope of the Utrilla lot, smoothing up any open
175 cracks, adding surface stability with the use of pins and fabrics, additional vegetation planting
176 with a potential drip system to promote root growth, adding rockery above the existing rockery,
177 and de-watering alternatives.

178
179 The pins and geotextile fabric would cost approximately \$11,500.00. The pins go approximately
180 5' into the ground and have an articulated head which becomes an anchor to hold shallow soils in
181 place to help secure the slopes. J&L Nursery provided recommendations for plantings and shrubs
182 with a fast developing root system. Vegetation would be installed through the fabric to promote
183 root growth for additional stability. The total approximate remediation cost would be \$4,000 for
184 surface grading, \$9,000.00 for the geotextile fabric and \$2,500.00 for the install, \$3,500.00 for
185 additional fill, \$2,500.00 for plantings, etc. for a total cost of approximately \$36,000.00.

186
187 GeoStrata will continue to monitor groundwater with piezometers installed on site. Piezometers
188 are water measuring devices. They will also measure any movement with the use of
189 inclinometers which measure changes in verticality as this can be an indication of earth
190 movement. Mr. Alba explained that overall the landslide mass is relatively stable but is moving
191 slightly and that the recent increase in ground water levels is the biggest concern.

192
193 Hiram Alba recommended that the City consider de-watering through either horizontal boring or
194 de-watering wells.

195
196 Mayor Arave said that it appears as if there is no danger to resident's homes at this time but
197 there is a possible impact to the Colosimo's backyard. He then asked what utilities the City
198 should be concerned about. Paul Ottoson replied that at the top of the slope there are two water
199 lines.

200
201 Council Member Porter asked if this landslide could potentially move enough to reach the road.
202 Hiram Alba replied that he does not believe the movement will extend out to the road.

203
204 Mayor Arave commented that mediation is set for June and all the affected parties will meet.
205 Hiram Alba said that most of the proposed recommendations would be temporary mitigation
206 measures and would be removed if the buttress is constructed. The cost of the buttress would be
207 \$180,000.00 for the section around the Colosimo home.

208
209 Council Member Jensen asked to clarify the reason why the buttress was not built. GeoStrata had
210 presented the plan with the large buttress at the bottom; however, due to the non-participation of

211 certain parties involved, the City was not allowed to build the buttress. The City wanted to build
212 the buttress but was only able to mitigate the areas on the top and middle portion of the slide.

213
214 Mayor Arave commented that everyone involved has tried to work towards a solution but as this
215 affects property owners differently, it was hard to come to a resolution. He said everyone was
216 trying to do what was in their best interest but there is no guarantee the buttress will be
217 constructed.

218
219 At 7:34 p.m. Mayor Arave then allowed those in the audience to approach the City Council with
220 any questions.

221
222 Bruce Caplin, Eagleridge Drive, asked what the impact of leaving the buttress undone does to the
223 overall stability of the slide. Mayor Arave replied that all the litigants would have to agree to
224 building the buttress and that hopefully through mediation it can be resolved. He said the area
225 with the least stability is above the tennis courts.

226
227 Hiram Alba said that the worst case of current stability is above the tennis courts as no mitigation
228 was done there and cracks remain. He said in his opinion the crack will not migrate up the slope
229 but that there may be cracking in the lower area.

230
231 Frank Stephan, 638 East Eagleridge Drive, asked if there had been any discussion on the
232 additional costs and where the funds would come from. Mayor Arave replied that the City has
233 already spent \$560,000.00 and the City's insurance company has paid \$160,000.00. There has
234 been some participation from other sources but it is almost to the point where the City would
235 have to use "rainy day funds" and Capital Facility funds. Budgeting pressures are harder and the
236 City has not raised property taxes in a long time.

237
238 Council Member Mumford thanked the audience for coming out and for their patience with this
239 issue. He said the City Council wants this to be resolved and to move forward and focus on the
240 more positive events occurring in the City.

241
242 4. CONSIDERATION OF ORDINANCE 2016-07: AN ORDINANCE REZONING REAL
243 PROPERTY FROM HIGHWAY COMMERCIAL (CH) TO PLANNED DISTRICT (P)
244 FOR ODELL CROSSING LOCATED AT 210 EAST ODELL LANE-BRIGHTON
245 HOMES, APPLICANT

246
247 Ken Leetham reported that the next three agenda items relate to the Odell Crossing project and
248 said that this development has come before the City Council before. The project is located just

249 south of Odell Lane and consists of 30 apartment units in an area currently zoned Commercial
250 Highway (CH) with the proposal to rezone to a Planned (P) District.

251

252 Noteworthy items for this project include principal access from Odell Lane with gated
253 emergency access off Highway 89, and the consideration when re-zoning to a P District to be
254 done with a Development Agreement.

255

256 Council Member Horrocks commented that this approval was to be contingent on access from
257 Highway 89. Ken Leetham replied that the Planning Commission had this condition of approval
258 of the General Development plan but that it was not made a condition for approval. There will
259 not be normal access off Highway 89. One requirement the Planning Commission made was the
260 completion of a traffic study. This study showed that the level of service was basically
261 unaffected, with the addition of this development, during morning and afternoon peak hours.

262

263 The Council members expressed concern with the appearance of the crash gate, the potential
264 issues with those unfamiliar with the area trying to use the emergency access gate, and snow
265 storage at the gate. Barry Edwards commented that the City tried to work with UDOT and that
266 the crash gate was the least offensive option.

267

268 The Development Review Committee (DRC) recommends approval of the rezone request from
269 CH to P District for Odell Crossing with no conditions.

270

271 Taylor Spendlove, Brighton Homes, clarified that UDOT did not deny access to Highway 89 but
272 required that a median be added on Highway 89. City staff and the Planning Commission did not
273 like the requirement to add a median as UDOT requires 150' past any intersection or access, so
274 the median would end up running a good distance down Highway 89.

275

276 Council Member Mumford said there are a lot of good features in this development including the
277 improved walking path to the school, the removal of nuisances and the addition of beautiful
278 homes. He said he was not satisfied with impacts of the crash gate and overall effect.

279

280 Lisa Watts Baskin commented that the Planning Commission voted on this item last week and
281 that she had to miss the portion of the meeting when the traffic study was discussed. She said
282 that the traffic study is troubling as it did not address the impact on school children in regards to
283 cars stacking during the drop off and pickup times and that she would not have voted in approval
284 of this development without further information. Mrs. Baskin also commented that several
285 residents had expressed concerns about the use of a private road and the possibility of closing it
286 off as it may be used for spill-over traffic from Odell Lane.

287 Taylor Spendlove commented that the traffic study was performed during student drop-off and
288 pickup hours. Ken Leetham commented that Commissioner Baskin was correct in that the study
289 did not have any affirmative statements regarding that issue. He said everywhere there is a
290 school drop-off the area is congested.

291
292 Ken Leetham also said that in regards to the crash gate that it is not the best situation but is
293 necessary for emergency access and that the gate can fit in with the architecture and design of the
294 development and not be as prominent.

295
296 **Council Member Porter moved that the City Council approve Ordinance No. 2016-07**
297 **subject to the adoption of a development agreement for this property and with the**
298 **following findings attached to the staff report.**

299
300 **Findings:**

- 301 1) **The proposed P District can be substantially completed within two (2) years of the**
302 **establishment of the P District.**
303 2) **The development contains one phase that can exist as an independent unit capable**
304 **of creating an environment of sustained desirability and stability; and that the uses**
305 **proposed will not be detrimental to present and potential surrounding uses, but will**
306 **have a beneficial effect which could not be achieved under other zoning districts.**
307 3) **The streets proposed are suitable and adequate to carry anticipated traffic, and**
308 **increased densities will not generate traffic in such amounts as to overload the street**
309 **network outside the P District.**
310 4) **The area surrounding said development can be planned and zoned in coordination**
311 **and substantial compatibility with the proposed development.**
312 5) **Any exception from standard ordinance requirements is warranted by the design**
313 **and amenities incorporated into the final plan.**
314 6) **The P District is in conformance with the City General Land Use Plan.**
315 7) **Existing or proposed utility services are adequate for the population and use**
316 **densities proposed.**

317
318 **Council Member Horrocks seconded the motion.**

319
320 Council Member Jensen asked if the Council Members could explain why they were voting in
321 favor of the motion. Council Member Horrocks replied that while he was conflicted he likes the
322 project and values City staff's opinion. As there are only 30 units it would not be that big of an
323 impact and the crash gate could be designed attractively. Council Member Porter commented
324 that the crash gate is required by UDOT at this time.

325 **The motion was approved by Council Members Horrocks, Porter and Jensen. Council**
326 **Members Mumford and Hood voted in opposition to the motion.**

327

328 5. CONSIDERATION OF A DEVELOPMENT AGREEMENT WITH BRIGHTON
329 HOMES RELATED TO ODELL CROSSING LOCATED AT 210 EAST ODELL
330 LANE

331

332 Ken Leetham reported that General Development Plans are adopted during the re-zone of any
333 property to help implement the Master Development Plan. The agreement also assists with
334 regulating architectural features, land use, layout, zoning regulations, minimum dwelling sizes,
335 etc.

336

337 Mayor Arave asked if a ten-year vesting period was common. Ken Leetham replied that this was
338 usually required in P Districts and that if the applicant does not develop the project within the
339 first two years of approval it can revert back to the previous zoning.

340

341 Taylor Spendlove commented that they anticipate completing the project within 18 months and
342 that the proposed phasing plan is to obtain occupancy on building. Ken Leetham replied that
343 even though the buildings are numbered one through five, the applicant can build in any order
344 they choose.

345

346 Barry Edwards said that if the developer agrees to a shorter time period it could be changed and
347 recommended reducing it to three years.

348

349 **Council Member Horrocks moved to approve the attached development agreement for**
350 **Odell Crossing with the change from a ten-year vesting period to a three-year period.**
351 **Council Member Porter seconded the motion. The motion was approved by Council**
352 **Members Horrocks, Porter and Jensen. Council Members Mumford and Hood voted in**
353 **opposition to the motion.**

354

355 Council Member Mumford commented that he was under the impression that the Highway 89
356 access was required to approve this development and was not happy that the requirement was
357 removed. Council Member Hood was in agreement and said that this impacts Odell Lane and
358 there are no longer two access points.

359

360 Council Member Jensen commented that the vote to approve rezoning has happened so Council
361 Members could all vote in approval of the development now as long as they did not have issues
362 with the specifics being voted upon.

363 6. CONSIDERATION OF A SITE PLAN FOR ODELL CROSSING LOCATED AT 210
364 EAST ODELL LANE-BRIGHT HOMES, APPLICANT

365
366 Ken Leetham reported on the site plan for Odell Crossing and said the site plan process is to
367 approve the layout and general features of the project. There will be an expanded area along
368 Highway 89 to construct a wider shoulder and right-of-way.

369
370 **Council Member Porter moved that the City Council approve the site plan application for**
371 **Odell Crossing Townhomes at 210 East Odell Lane, with the following findings and subject**
372 **to the attached conditions:**

373
374 **Findings:**

- 375 1) **The proposed use of multi-family dwellings have been approved as part of the Odell**
376 **Crossing General Development Plan subject to a P-District Rezone and**
377 **Development Agreement;**
378 2) **Sufficient parking is being provided for the proposed use; and**
379 3) **The site plan and landscape conforms to the approved General Development Plan.**

380
381 **Conditions**

- 382 1) **Subject to the approval of the P-District Rezone and Development Agreement;**
383 2) **Fencing for the project shall be solid masonry along the north property line, solid**
384 **masonry or decorative wrought iron along south property line, and decorative split**
385 **rail along the east property line adjacent to the trail.**

386
387 **Council Member Horrocks seconded the motion. The motion was approved by Council**
388 **Members Horrocks, Porter and Jensen. Council Members Mumford and Hood voted in**
389 **opposition to the motion.**

390
391 7. CONSIDERATION OF A PROPOSED AMENDED SUBDIVISION PLAT FOR THE
392 EAGLEPOINTE ESTATES SUBDIVISION PHASE 18, LOTS 1807 & 1814-
393 EAGLEPOINTE DEVELOPMENT, L.C., APPLICANT

394
395 Mayor Arave commented that this item has been tabled.

396
397 **Council Member Jensen moved to continue the City Council discussion of the plat**
398 **amendment for Eaglepointe Estates subdivision Phase 18, Lots 1807 & 1814. Council**
399 **Member Mumford seconded the motion. The motion was approved by Council Members**
400 **Horrocks, Porter and Jensen, Mumford and Hood.**

401 8. CONSIDERATION OF AWARD FOR CONSULTING SERVICES FOR PHASE 2 OF
402 THE FOXBORO OPEN SPACE WETLANDS RESTORATION PROJECT IN THE
403 AMOUNT OF \$26,000 TO BIO-WEST, INC
404

405 Ken Leetham reported that this project has progressed to the point where more consulting work
406 is necessary to prepare for the US Army Corps of Engineers to approve the plans for the Foxboro
407 Open Space Wetlands Restoration project. Two national permits need to be obtained and Bio-
408 West, Inc. would prepare those applications for the City. This will result in a greater level of
409 detail in mapping the wetlands, finalizing the master plan and preparing all documents to obtain
410 the permits to perform the work. The City has budgeted \$25,000.00 for this project and the total
411 price is just under \$26,000.00.
412

413 Council Member Jensen asked about the likelihood that these applications would be declined.
414 Ken Leetham replied that the reason City staff recommends moving forward with this proposal is
415 that they met with the US Army Corps two weeks ago and walked the site, and their staff was
416 very positive about the plan.
417

418 Council Member Horrocks asked what the total cost of the project would be. Ken Leetham
419 replied that he has an estimated cost of over one million dollars but that it is not completed. City
420 staff will be applying for grants, and reviewing other sources of funding including Big West Oil.
421

422 Ken Leetham reported in an unrelated topic the City is receiving funds for the boat takeout and
423 that it is essentially 100% funded.
424

425 **Council Member Horrocks moved to award the consulting service for Phase 2 of the**
426 **Foxboro Open Space Wetlands Restoration to Bio-West for \$26,000.00. Council Member**
427 **Mumford seconded the motion. The motion was approved by Council Members Horrocks,**
428 **Porter and Jensen, Mumford and Hood.**
429

430 9. CONSIDERATION OF RESOLUTION 2016-12R A RESOLUTION PROCLAIMING
431 MAY 7, 2016 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE
432

433 Mayor Arave commented that May 7th would be Arbor Day for North Salt Lake. Council
434 Member Jensen commented that residents would be meeting at Foxhollow Park to plant trees.
435

436 **Council Member Horrocks moved to approve Resolution 2016-12R Proclaiming May 7,**
437 **2016 as Arbor Day in the City of North Salt Lake. Council Member Porter seconded the**
438 **motion. The motion was approved by Council Members Horrocks, Porter and Jensen,**
439 **Mumford and Hood.**

440 10. CONTINUED DISCUSSION RELATING TO THE 2016-2017 FISCAL YEAR
441 BUDGETS

442
443 Barry Edwards reported that since the budget retreat March 26th, City staff had reviewed the
444 budget again and discussed several options.

445
446 Janice Larsen reported that she would focus on the General Fund and the discussion from the
447 budget retreat. There will be a balanced budget for fiscal year 2016-17 without a tax increase.
448 City staff is looking at a strategy for the future and has made a few small changes to the current
449 budget. She said the graphs and projected outcome presented in the budget meeting may have
450 presented a bleak future, but she said this is not the case and the City has a strong financial
451 future. Sales tax is 41% of the General Fund Revenue and expenditures are more controllable
452 than revenue.

453
454 She then presented four scenarios: Scenario One would include no RAP Tax extension, no
455 additional staff, or funding Capital Improvements. Scenario Two includes no RAP Tax
456 extension, an increase in property tax of 10% and the addition of two police officers. Scenario
457 Three includes the RAP Tax Extension and no other options. Scenario Four includes all revenue
458 and expenditure options and a 10% property tax increase. The property tax increase is necessary
459 to fund increased levels of service including public safety and infrastructure. The City needs to
460 reduce its reliance on sales tax.

461
462 Council Mumford commented that he has a hard time with property taxes as the public does not
463 understand how it works. He said he likes the Mayor's suggestion to do a small increase every
464 year versus a large increase.

465
466 Council Member Jensen agreed that property tax is poorly understood and said the City might as
467 well do a large increase every ten years instead of a small increase every year.

468
469 Barry Edwards said that the only issue is that if the City wants to increase service they would
470 need to make a substantial adjustment one time. These services include police officers and
471 deferred maintenance at approximately \$300-\$500,000 per year.

472
473 Council Member Porter said that if residents were charged for services instead of property tax
474 they would realize that property tax is a good deal. He said for example if residents were charged
475 \$20.00 per month for emergency services they would see the value of what they are receiving
476 now.

477 Janice Larsen said in her experience while performing a truth-in-taxation hearing, that it is easier
478 to do a large increase at one time to show specifically where the funds are needed, i.e. the
479 addition of two police officers and repair and replacement type improvements, etc.

480

481 Barry Edwards commented that City staff will go forward with the proposal to put a 10%
482 property tax increase into the budget which would allow the City to start funding services that
483 need to be provided.

484

485 Council Member Horrocks commented that he was originally against the RAP Tax and asked
486 what would happen if West Bountiful votes against it. Barry Edwards explained that the City
487 does not get any revenue if other cities approve the RAP Tax. The City only receives revenue for
488 sales generated in the City.

489

490 Barry Edwards then said that while comparing property taxes in Davis County cities, Woods
491 Cross has the lowest property taxes and Fruit Heights has the highest. North Salt Lake has higher
492 property taxes than Woods Cross and Bountiful, but many of the other cities have a higher
493 property tax.

494

495 11. CONSIDERATION OF RESOLUTION 2016-13R APPROVING THE 2016-17
496 SALARY SCHEDULE FOR SWORN AND NON-SWORN EMPLOYEES OF THE
497 CITY

498

499 Janice Larsen presented the 2016-2017 salary schedule for sworn and non-sworn City
500 employees. The step and grade system for all non-sworn employees remains the same with an
501 increase of 2% between merit steps and a 2% cost of living increase. City staff recommends
502 approval of the proposed salary schedule before the budget is presented as it will help to ensure
503 the wage and benefit amounts in the budget match with the salary schedule. The total wage
504 increase for all departments in the General Fund will increase 2% of the General Fund budget
505 with the proposed restructure for sworn officers as the largest part of the increase. The current
506 pay schedule is not competitive and the adoption of the new schedule will allow the City to offer
507 a competitive salary.

508

509 For Fiscal Year (FY) 2017 the budget is \$1,443,000.00 and for FY 2016 it is \$1,320,000.00. This
510 results in a change of \$123,000.00 at a 9.3% impact. All other funds minus the police department
511 is FY 2017 \$2,639,000.00 and \$2,556,070.00 for FY 2016 which is a change of \$82,903.00 with
512 a 3.2% impact.

513 Mayor Arave asked if the 2% Cost of Living Adjustment (COLA) is due to health care increases.
514 Janice Larsen replied that this is just a cost of living adjustment.

515
516 Council Member Jensen commented that the City should cover the cost of living increase. It is
517 important to make sure people are fairly paid but to round up 4% is too much especially if the
518 City is raising taxes.

519
520 Barry Edwards clarified that health insurance costs were increasing 8%.

521
522 **Council Member Jensen moved to approve a 2% step increase and 1.2% COLA**
523 **adjustment. Council Member Mumford seconded the motion.**

524
525 Council Member Jensen explained that health care costs went up 8% and instead of rounding up
526 to 4% as proposed, that 2% was appropriate as the City was covering the health care increase.

527
528 Barry Edwards commented that two motions needed to be made with one motion for sworn
529 officers and one for non sworn employees. Janice Larsen said that the COLA adjustment had
530 already been factored into the police salary schedule.

531
532 **Council Member Jensen amended his motion to approve the police salary adjustment for**
533 **sworn employees as previously presented. Council Mumford seconded the amended**
534 **motion. The motion was approved by Council Members Horrocks, Porter and Jensen,**
535 **Mumford and Hood.**

536
537 Mayor Arave clarified that this motion was approving the police sworn salary schedule as
538 presented.

539
540 **Council Member Jensen moved to make a salary adjustment for the non-sworn employees**
541 **for a step increase of 2% and a cost of living adjustment of 1.2%. Council Member**
542 **Mumford seconded the motion. The motion was approved by Council Members Jensen,**
543 **Mumford and Hood. Council Members Horrocks and Porter voted in opposition to the**
544 **motion.**

545
546 12. ACTION ITEMS

547
548 Council Member Mumford thanked staff for adding the additional items from the Budget Retreat
549 meeting to the action items list.

550

551 Council Member Porter asked that consideration be given to adding a waterfall where the
552 drainage pipe is in Eaglewood Village.

553

554 13. APPROVE CITY COUNCIL MINUTES

555

556 The Budget Meeting minutes of March 26, 2016 were reviewed and amended. **Council Member**
557 **Horrocks moved to approve the Budget Meeting of March 26, 2016. Council Member**
558 **Porter seconded the motion. The motion was approved by Council Members Horrocks,**
559 **Porter, Jensen, Mumford and Hood.**

560

561 The City Council minutes of March 29, 2016 were reviewed and amended. **Council Member**
562 **Porter moved to approve the City Council meeting work session and regular session**
563 **minutes from March 29, 2016. Council Member Horrocks seconded the motion. The**
564 **motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

565

566 14. COUNCIL REPORTS

567

568 Council Member Hood thanked City staff for help with revising the Youth City Council charter.
569 He also reported that the Youth City Council received certificates from the training in Logan that
570 he would like to present at the next meeting. He also reported that citizens had requested
571 additional lighting on Main Street to accommodate pedestrians walking in the evenings.

572

573 Council Member Porter reported that wood chipper day would be held on May 14th.

574

575 Council Member Horrocks reported that Deer Hollow Park looks great with all the
576 improvements. He then said that residents put in multiple requests for mosquito treatments for
577 the same area and that these redundant requests are overloading the system. He asked that
578 everyone spread the word for residents to coordinate requests when possible.

579

580 Council Member Jensen reported that the kite festival was a great event with 230 kites given out.
581 He also reported that the NSL Live Writing Workshop would be held May 19 with two local
582 authors presenting.

583

584 15. MAYOR'S REPORT

585

586 Mayor Arave reported that he toured the new processing facility for Wasatch Integrated Waste
587 Management and said he would setup a tour for those who were interested.

588

589 16. CITY ATTORNEY'S REPORT

590

591 David Church was excused.

592

593 17. CITY MANAGER'S REPORT

594

595 Barry Edwards had nothing to report.

596

597 18. ADJOURN

598

599 Mayor Arave adjourned the meeting at 9:51 p.m.

600

601

602

603

Mayor

Secretary

RESOLUTION NO. 2016-14R

**A RESOLUTION OF THE GOVERNING BODY OF THE
CITY OF NORTH SALT LAKE ESTABLISHING AND
APPROVING AN UPDATED CHARTER FOR THE CITY'S
YOUTH CITY COUNCIL**

WHEREAS, the governing body of the City of North Salt Lake has chosen to establish a Youth City Council to provide an opportunity for the youth of the city to acquire a greater knowledge of and appreciation for the political system through active participation in the system; and

WHEREAS, the City Council has established a charter for the city's Youth City Council by which to be governed; and

WHEREAS, City staff and the Youth City Council advisors recommend that the City Council adopt an updated Charter to replace outdated versions of the YCC charter.

NOW, THEREFORE, BE IS RESOLVED that the updated City of North Salt Lake Youth City Council Charter be established and shall become effective upon passing.

Adopted this 19th day of April, 2016.

CITY OF NORTH SALT LAKE

By _____
LEONARD K. ARAVE
Mayor

ATTEST:

By _____
BARRY EDWARDS
City Recorder



CITY OF NORTH SALT LAKE YOUTH CITY COUNCIL (YCC) CHARTER

City of North Salt Lake Vision

The City of North Salt Lake will be a place where all citizens, young and old alike, take pride in their Community and are involved in contributions to the safety, health, education, economic development and moral well-being of all through mutual effort, support and cooperation.

Mission Statement

We, the youth of the City of North Salt Lake City, will unite with and involve all youth of the community in worthwhile endeavors for the purpose of creating traditions, fun, and building memories in which all youth feel accepted.

Purpose

The purpose of the Youth Council is to help build a better community.

Membership

A. JOB DESCRIPTIONS

- a. Youth Mayor – responsible for the activities of the Council, including conducting all meetings, preparing agendas and addressing membership concerns. Leads Executive Committee.
- b. Youth City Manager – responsibilities include meeting and working with mayor. Together they will manage and be responsible for Youth Council. Should be a close working relationship. Sits on Executive Committee.
- c. Executive Committee
 - i. Activities Chair – responsible for planning and carrying out social activities in conjunction with other council and executive committee members. This person delegates the things that need to be done, but is responsible to oversee process.
 - ii. Service Chair – responsible for planning and carrying out service activities in conjunction with other council and executive committee members. This person delegates the things that need to be done, but is responsible to oversee process. (This person could collaborate with other community organizations.)
 - iii. Publicity Chair – responsible for announcing and advertising our activities in local newspapers, schools, businesses, religious organizations, etc. Also responsible for public relations associated with the council. This council member notifies the local newspapers and the City's newsletter, about the council's activities. It is their job to let the public know about the YCC, and to create ties with community.
 - iv. Treasurer – responsible for keeping track of revenues and expenditures, cash box and giving financial report upon request.

- v. Recorder – responsible for keeping track of attendance, maintaining an accurate roster of members, and acting as repository of records, libraries, inventories and histories that belong to the Youth Council.
- d. Council Members – responsibilities will rotate according to assignment and interest. They are expected to attend meetings and activities on a regular basis and support the council members in their appointed areas.
- e. Other offices as considered necessary.

B. APPLICATION REQUIREMENTS

- a. Applicants must reside within the City of North Salt Lake boundaries.
- b. Must be in grades 8-12 at the time of application.
- c. Youth Mayoral candidates will be in the 12th grade during term of service.
- d. Applicants should be in good academic standing.
- e. Applicants must set a proper example for the youth of the community by demonstrating good citizenship in school and community.
- f. Applicants must complete an application and may be asked to attend an interview
- g. Applicants may be asked to submit a letter of recommendation from a person outside their immediate family concerning their ability to work well in a group situation.

C. SELECTION

- a. Selection of youth to serve on the North Salt Lake Youth Council executive committee will be done in May by way of written application and interview. Applications are due May 15.
- b. The number of members allowed to serve on the Council will be flexible and might change from year to year.
- c. The minimum number of members for an operating Council will be eight.
- d. Advisors will set the quota of Council members as they see fit and need requires.

D. TERMS

- a. Swearing in will be done by the City of North Salt Lake Mayor or a dignified person appointed by the Mayor.
- b. The term of office will be from June 1 to May 31 of the following year.

E. MEMBERSHIP RETENSION REQUIREMENTS

- a. Meeting attendance of Youth Council members will be monitored by the Youth Council Recorder. Any absences will need to be excused by reporting to either the Youth Mayor or an Advisor who in turn will report to the Youth Recorder.
 - i. After two unexcused absences, a phone contact will be made and after three unexcused absences the Council member will be called for a consultation to determine the future status of his/her membership.
 - ii. A phone contact will also be made after four excused absences.
- b. Members will be expected to perform any assignments well, and to participate in support of other Council members.
- c. Members should demonstrate social interaction that promotes the mission and purpose of the Youth Council.

- d. The Youth Mayor, Youth Manager, Executive Committee and Advisors are in charge of the evaluation of the performance of individuals.

F. RESIGNATION

- a. Resignation must be reported personally to the Youth Mayor or to an Advisor.

G. VACANCIES

- a. Advisors will assess the need to fill a vacancy.
- b. Vacancies will be filled by appointment by the Youth Mayor, Executive Committee and Advisors. Those who are interested or considered may be required to apply for the position.

H. ADVISORS

- a. It is recommended that there be at least two advisors for the Youth Council and that these advisors be approved by the City of North Salt Lake Mayor and/or Council.
- b. It is advisable that one of the advisors be a City staff member or elected official.
- c. Other advisors may be approved as specialists over individual activities as needed.
- d. Advisors shall attend Youth Council meetings and become involved in the advisory role in all council projects.

Meetings

- A. One regularly-scheduled Executive Committee meeting each month for Youth Mayor, City Manager, and Executive Committee.
- B. At least one regularly-scheduled meeting per month for the entire YCC.
- C. Additional planning meetings as necessary.
- D. Council function and activities as scheduled.
- E. Attend the official (adult version) City Council meetings quarterly.
- F. Cancel and/or reschedule meetings when a quorum is not available.
- G. **FORMAT OF YOUTH COUNCIL MEETINGS**
 - a. Each meeting will begin with the Pledge of Allegiance, and follow a prepared agenda made jointly by the Youth Mayor and/or Youth City Manager and Advisor. Each agenda will have a copy of the Youth Council Mission Statement as a reminder to the members of the Council's purpose.
 - b. Progress reports on individual assignments will be given at each YCC meeting.
 - c. Financial reports when necessary.
 - d. The YCC must have a quorum (quorum=a majority of its members) in order to conduct business.

Procedures

- A. Youth Council members may identify problems within the community they wish to address, and work out solutions with appropriate members. They may suggest projects they would like the Youth Council to undertake.

- B. Amendments or deletions to the Charter may be suggested by any member of the youth organization. The Youth Mayor and Advisor will then determine the feasibility of such an amendment or deletion.
- C. The agendas of all Youth Council Meetings will be distributed to the Council members and Advisors prior to the start of the meetings and will be available for anyone else attending.

D. YOUTH COUNCIL APPOINTMENTS

- a. The appointment process shall begin in May of each year. Each candidate shall submit an application form to the Appointment Committee for review. No person shall hold the office of City Youth Council Mayor for two terms in a row. The Appointment Committee shall consist of:
 - i. All City of North Salt Lake Youth Council adult advisors.
 - ii. Three non-returning City of North Salt Lake Youth Council members from the previous term if possible.

RESOLUTION NO. 2016-15R

A RESOLUTION ADOPTING AN AMENDMENT TO INCREASE THE FISCAL YEAR 2015~2016 GENERAL FUND, REDEVELOPMENT AGENCY FUND, PARKS CAPITAL, PUBLIC SAFETY CAPITAL, AND ROAD CAPITAL FUNDS, AND STORM WATER ENTERPRISE FUND BUDGETS.

WHEREAS, the City of North Salt Lake has considered the adoption of an amendment to increase the 2015~2016 General Fund, Redevelopment Agency Fund, Parks, Public Safety and Roads Capital Projects Funds, and Storm Water Enterprise Fund, and finds that it is in the best interest of the citizens and the City as a whole to adopt each of these aforesaid budgets; and

WHEREAS, a public hearing was properly noticed and held on Tuesday, May 3, 2016, for public comment concerning the adoption of said budgets; and

WHEREAS, such action is authorized by statute; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE AS FOLLOWS:

A change in the General Fund budget is hereby adopted for the 2015~2016 fiscal year in the following amounts:

- Increase revenue in the amount of (\$50,500)
- Increase expenditures in the amount of \$50,500
- Increase transfers – out in the amount of \$364,800 (C Road Restricted Cash)
- Increase use of fund balance in the amount of (\$364,800)

A change in the Redevelopment Agency Fund budget is hereby adopted for the 2015~2016 fiscal year in the following amounts:

- Increase revenue in the amount of (\$262,950)
- Increase expenditures in the amount of \$192,950
- Increase transfers – out in the amount of \$15,000
- Increase Contribution to fund balance in the amount of \$55,000

A change in the Parks Capital Projects Fund budget is hereby adopted for the 2015~2016 fiscal year in the following amounts:

- Increase expenditures in the amount of \$150,000
- Increase use of fund balance in the amount of (\$150,000)

A change in the Public Safety Capital Projects Fund budget is hereby adopted for the 2015~2016 fiscal year in the following amounts:

- Increase transfers-out in the amount of \$25,700
- Increase use of fund balance in the amount of (\$25,700)

A change in the Road Capital Projects Fund budget is hereby adopted for the 2015~2016 fiscal year in the following amounts:

- Increase transfers-in in the amount of (\$364,800)
- Net decrease in project expenditures in the amount of (\$4,000)
- Increase contribution to fund balance in the amount of \$368,800

A change in the Storm Water Enterprise Fund Budget hereby adopted for the 2015~2016 fiscal year in the following amounts:

Increase revenues in the amount of (\$85,000)
Increase expenditures in the amount of \$60,000
Increase contribution to fund balance in the amount of \$25,000

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake and shall take immediate effect.

Passed and approved by the City Council of the City of North Salt Lake, this 3rd day of May 3rd, 2016.

CITY OF NORTH SALT LAKE

By:

LEONARD K. ARAVE
Mayor

Attest:

By:

D. BARRY EDWARDS
Recorder

FISCAL YEAR 2015-2016 BUDGET ADJUSTMENT

MAY 3, 2016

ACCOUNT DESCRIPTION	AMOUNT	INCREASE/DECREASE	PURPOSE
GENERAL FUND			
SALES AND USE TAX	(50,000)	INCREASE - REVENUE	INCREASE EXPECTED REVENUE
INSURANCE - RISK MANAGEMENT	25,000	INCREASE - EXPENDITURE	LIABILITY INSURANCE INCREASE - TRUST
CONSTRUCTION MATERIAL	20,000	INCREASE - EXPENDITURE	SIDEWALK - REPAIR TRIP HAZARDS
3RD OF JULY CELEBRATION	5,000	INCREASE - EXPENDITURE	INCREASE CELEBRATION BUDGET
CONTRIBUTION	(500)	INCREASE - REVENUE	ZIONS CORP CONTRIBUTION
NSL LIVE	500	INCREASE - EXPENDITURE	NSL LIVE - READS PROGRAM
TRANSFERS TO ROAD CAPITAL	364,800	INCREASE - TRANSFER	TRANSFER C ROAD RESTRICTED CASH
FUND BALANCE(USE OF) - RESTRICTED	(364,800)	DECREASE - FUND BALANCE	RESTRICTED FUND BALANCE - C ROAD RESTRICTED
REDEVELOPMENT FUND			
RDA INCREMENT	(262,950)	INCREASE - REVENUE	TAX INCREMENT REVENUE
DEVELOPER REIMBURSEMENT	192,950	INCREASE - EXPENDITURE	95% PAYMENT TO COMPASS DEVELOPMENT
TRANSFER TO GEN FUND	15,000	INCREASE - TRANSFER OUT	TRANSFER TO REIMBURSE ADMINISTRATIVE
FUND BALANCE - CONTRIBUTION TO	55,018	INCREASE - FUND BALANCE	REPAY CASH BALANCE
PARKS CAPITAL FUND			
HATCH PARK PARKING LOT (WASHBURN)	90,000	INCREASE - NEW PROJECT	WASHBURN PROPERTY - HATCH PARK PARKING LOT
HATCH PARK IRR AND LAWN EXP (WASHBURN)	60,000	INCREASE - NEW PROJECT	WASHBURN - HATCH PARK PARKING IRRIGATION/LAWN
FUND BALANCE - USE OF	(150,000)	DECREASE - FUND BALANCE	RESTRICTED IMPACT FEE
PUBLIC SAFETY CAPITAL FUND			
TRANSFERS TO CAPITAL PROJECT	25,700	INCREASE - TRANSFER OUT	TRANSFER TO REPAY BUILDING CONSTRUCTION
FUND BALANCE - USE OF	(25,700)	DECREASE - FUND BALANCE	USE OF FUND BALANCE
ROAD CAPITAL FUND			
TRANSFERS FROM GEN FUND C ROAD	(364,800)	INCREASE - TRANSFER IN	TRANSFER FROM GENERAL FUND C ROAD RESTRICTED CASH
FUND BALANCE - CONTRIBUTION TO	368,800	INCREASE - FUND BALANCE	FUND BALANCE - C ROAD RESTRICTED
500 NORTH RECON 400 W-FRANKLIN	(37,000)	DECREASE - PROJECT	ACTUAL PROJECT COST UNDER BUDGET
OVERLAY-200 NOR AND 50 WEST	(52,000)	DECREASE - PROJECT	ACTUAL PROJECT COST UNDER BUDGET
OVERLAY-EAGLEPOINTE CIRCLE	(25,000)	DECREASE - PROJECT	ACTUAL PROJECT COST UNDER BUDGET
WOODBRIAR CUL TO SEC STR RECON	2,000	INCREASE - PROJECT	ACTUAL PROJECT OVER BUDGET
CENTER STREET RECONSTRUCT @ JORDAN RIVER	43,000	INCREASE - NEW PROJECT	NEW PROJECT
SPRINGWOOD AREA OVERLAYS	65,000	INCREASE - PROJECT	INCREASE BUDGET ON EXISTING BUDGET
STORM WATER FUND			
IMPACT STORM WATER	(85,000)	INCREASE - REVENUE	INCREASE REVENUE RECEIVED
PRINCIPAL-DEVELOPER REIMBURSE	60,000	INCREASE - EXPENDITURE	INCREASE TO REIMBURSE DEVELOPER FOR IMPACT FEES RECEIVED
FUND BALANCE - CONTRIBUTION TO	25,000	INCREASE - FUND BALANCE	INCREASE FUND BALANCE



NORTH SALT LAKE ENGINEERING

10 East Center Street
North Salt Lake, Utah
84054
(801) 335-8700
Paulo@nslcity.org

LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council

From: Paul Ottoson

Date: May 3, 2016

Subject: 2015-2016 Budget Adjustment – Center Street Reconstruction (East of Jordan River)

RECOMMENDATION

City staff recommends that City Council approve a 2015-2016 budget adjustment to reconstruct a 150 long section at 1455 West Center Street.

BACKGROUND

This section of Center Street is just east of the Jordan River and has substantially deteriorated this past winter. Several tons of asphalt patching have been installed this year already and it is at the point where it needs to be reconstructed soon or could cause severe damage to vehicles. Enclosed is a cost estimate and three pictures of the street.



North Salt Lake City - Engineering Department
 10 East Center Street, North Salt Lake, UT 84054
 Paul Ottoson, Engineer (801) 335-8723

Project Description:
Reconstruction of Center Street at 1455 West

Estimated by: Parker Bradley

Checked by: Paul Ottoson

Date: 4/27/2016

Engineering Estimate

Item #	Item Description	Units	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$5,000.00	\$5,000.00
2	Traffic Control	LS	1	\$3,000.00	\$3,000.00
3	Sawcut existing asphalt	LF	200	\$2.00	\$400.00
4	Remove existing asphalt	SY	340	\$5.00	\$1,700.00
5	Excavate 20 ft width of roadway to 24" below final asphalt grade (Approximately 230 CY)	LS	1	\$4,000.00	\$4,000.00
6	Over-excavate soft spots 12" deep as directed by Engineer	SY	50	\$7.00	\$350.00
7	2" Sewer rock replacement in soft spots as directed by Engineer	Tons	35	\$19.00	\$665.00
8	Grade subgrade 24" below final asphalt grade and compact (Approximately 340 SY)	LS	1	\$500.00	\$500.00
9	Imported 3" minus A1A granular material for road subbase 12" thick, including grading and compaction	Tons	250	\$14.00	\$3,500.00
10	Roadbase, including grading and compaction 8" thick	Tons	175	\$16.00	\$2,800.00
11	Rotomill 8 ft width of roadway various depths between 0" and 2"	SY	140	\$1.50	\$210.00
12	Asphalt overlay 8 ft wide, 2" thick, including tack coat	Tons	16	\$62.00	\$992.00
13	New asphalt 4" thick, 20 ft wide, including tack coat	Tons	85	\$62.00	\$5,270.00
14	Adjust sanitary sewer manhole to final asphalt grade, collar in concrete	Each	1	\$700.00	\$700.00
15	Install solid deck, manhole ring, and lid onto existing storm drain inlet box; adjust manhole to final asphalt grade, collar in concrete	Each	1	\$1,600.00	\$1,600.00
16	Install new storm drain inlet box in gutter flowline and connect to existing box, including removal and replacement of approximately 10 LF of curb & gutter, installation of 8 LF 15" RCP, and all grouting necessary	LS	1	\$4,500.00	\$4,500.00
17	Restripe double yellow centerline and white shoulder lines	LS	1	\$500.00	\$500.00
	SUBTOTAL:				\$35,687.00
	CONTINGENCY:	%	20%		\$7,137.40
	TOTAL:				\$42,824.40
	ROUND ESTIMATE:				\$43,000.00

Tom Stuart Construction
801-936-3448







SPEED
LIMIT
30



CITY OF NORTH SALT LAKE COMMUNITY & 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: May 3, 2016
SUBJECT: Plat amendment for Eaglepointe Estates Phase 18 Lots 1807 & 1814

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for Eaglepointe Estates Phase 18 Lots 1807 & 1814 with no conditions.

On April 12, 2016, the Planning Commission recommended approval of this application with the attached findings attached and subject to the attached conditions. Since that time, the conditions have been met by the applicants.

BACKGROUND

The requested amendment to lots 1807 and 1814 is needed since the landslide and subsequent remediation plan have caused changes to the right-of-ways for Pace and Silvertree Lanes and setbacks have also been altered for the subject lots. More specifically, you can see by the comparison included herein that Lot 1807 has been reduced by 465 square feet at the intersection of Pace and Silvertree Lanes. The buildable area for Lot 1807 is unaffected.

Lot 1814 has been expanded by 5,663 square feet and a new buildable area has been created. In addition, Lot 1814 has a setback of 110 feet from the scarp of the remediated slide area.

In order to relocate a portion of Pace Lane and to reduce impacts to private property, the right-of-way has been reduced to forty-one (41) feet and moved slightly to the south. The existing right-of-way will be vacated as a public street in a future meeting, though the area will remain a public utility easement.

The plat and geotechnical report associated with the landslide remediation and prepared by the geotechnical consultant has been reviewed and approved by the City Engineer. Prior to construction of any homes on these lots, specific geotechnical evaluations that comply with Chapter 18 of the International Building Code will be required and approved.

POSSIBLE MOTION

I move that the City Council approve the proposed plat amendment for Eaglepointe Estates, Phase 18, Lots 1807 & 1814 with the findings of the Planning Commission and without any conditions.

Attachments

- 1) Location Maps
- 2) Proposed Amended Plat
- 3) Graphic showing existing and new subdivision lots

Planning Commission findings and conditions

Findings:

1. The amendment will be in the best interests of the city;
2. All lots comply with all applicable zoning standards;
3. All necessary and required dedications are made;
4. Provisions for the construction of any required public improvements are included;
5. The amendment complies with all applicable laws and regulations; and
6. The amendment does not materially injure the public or any person and there is good cause for the amendment.

Conditions:

1. That plat note 8 be revised and a new plat note (12) be added as shown in this staff report below:

Plat note 8:

ALL LOTS IN THIS PLAT ARE SUBJECT TO THE REQUIREMENTS OF THE CITY CODE OF NORTH SALT LAKE, CHAPTER 12, SENSITIVE AREA DISTRICT & GEOLOGIC HAZARDS AND CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE. AS SUCH, PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SITE-SPECIFIC GEOTECHNICAL ANALYSIS AND REPORT SHALL BE COMPLETED BY THE BUILDER OR PROPERTY OWNER. CONSTRUCTION PLANS SHALL BE ENGINEERED & DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT.

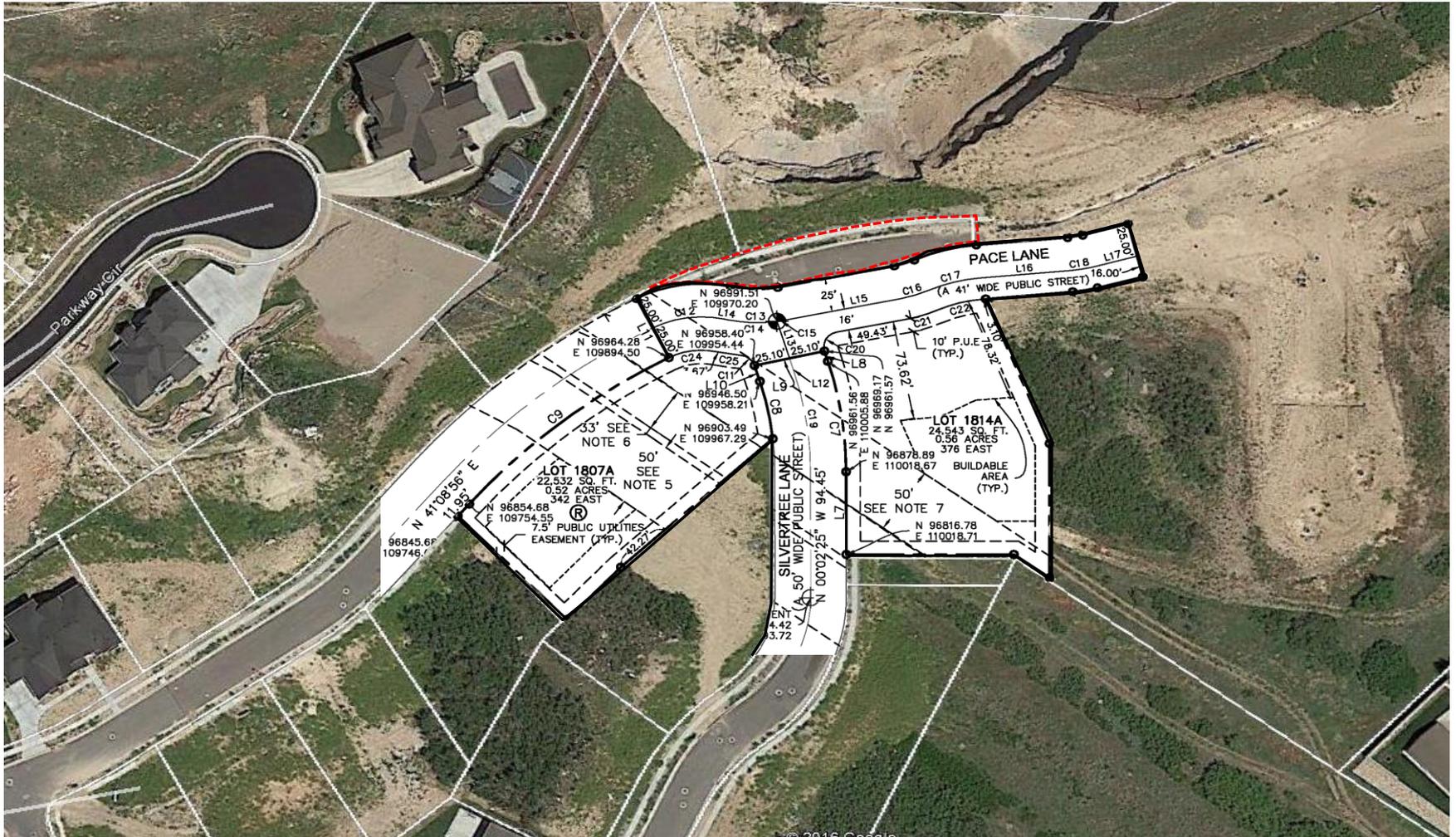
Plat note 12:

BUILDABLE AREA. ALL STRUCTURES SHALL BE CONTAINED WITHIN THE IDENTIFIED BUILDABLE AREA. NO ACCESSORY STRUCTURES SHALL BE ALLOWED WITHIN THE AREAS OUTSIDE THE BUILDABLE AREA, INCLUDING BUT NOT LIMITED TO, SHEDS, GARAGES, SWIMMING POOLS, CARPORTS, PONDS & WATER FEATURES. ALL IMPERVIOUS SURFACES ON THE LOTS SHALL BE LIMITED TO THOSE THAT CAN BE PROVIDED WITH RUNOFF DRAINAGE DIRECTLY TO THE CITY STORM DRAIN SYSTEM. THE BUILDABLE AREA SHALL BE CLEARLY STAKED PRIOR TO ANY EXCAVATION ON THE SITE.

2. Correction of minor redlines as required by the City Engineer.

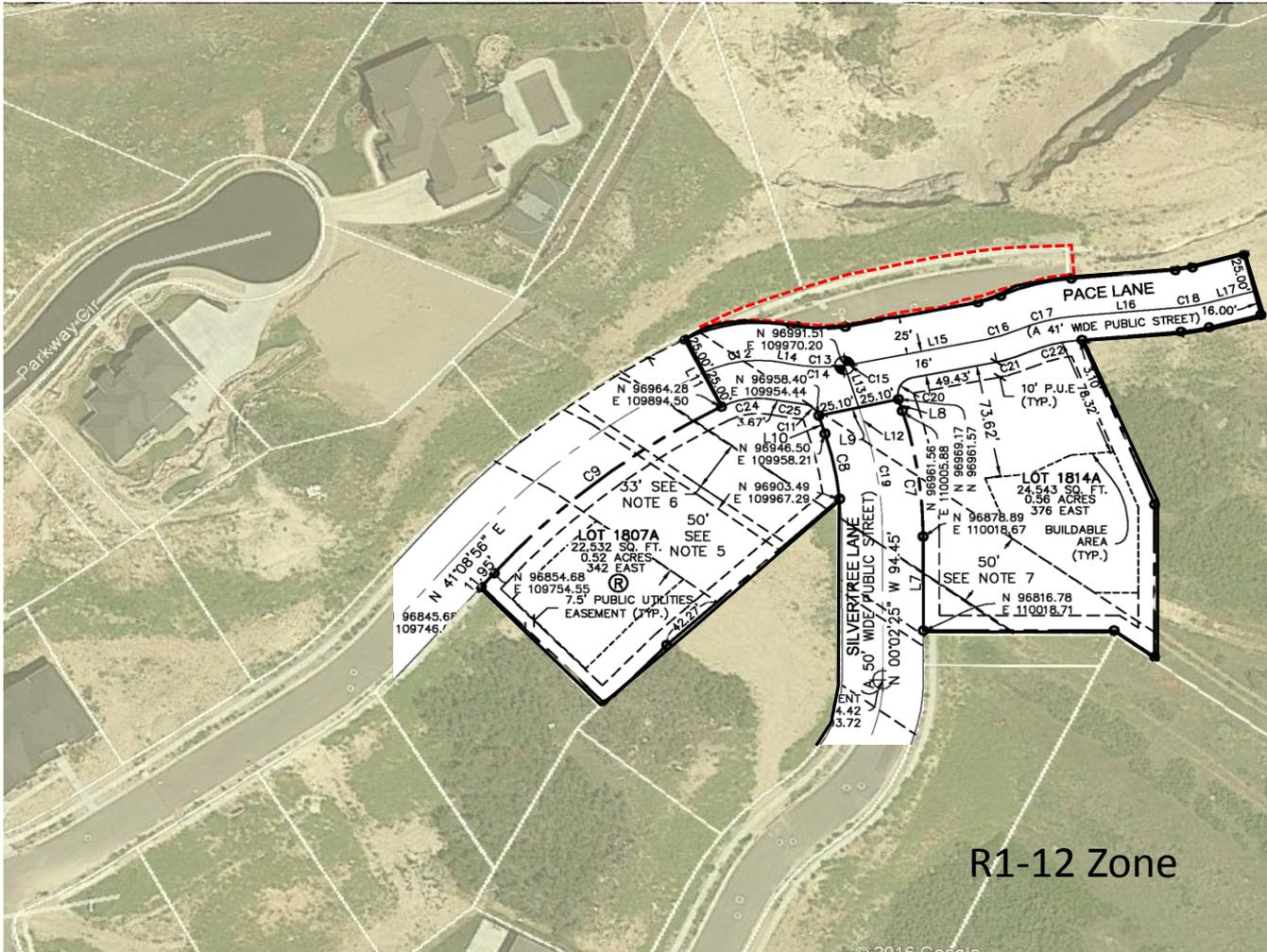


Eaglepointe Ph. 18-Plat Amendment Lots 1807 & 1814 Aerial





Eaglepointe Ph. 18-Plat Amendment Lots 1807 & 1814 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)

R1-12 Zone



Eaglepointe Ph. 18-Plat Amendment Lots 1807 & 1814 Plat

EAGLEPOINTE ESTATES PHASE 18 FIRST AMENDED

AMENDING THE BOUNDARIES AND AREA OF LOTS 1807 AND 1814, AMENDING THE ALIGNMENTS AND RIGHT-OF-WAYS OF PACE AND SILVERTREE LANES, EXTENDING THE RIGHT-OF-WAY OF PACE LANE BEYOND THE ORIGINAL PLAT BOUNDARY, AND CREATING A NEW PUBLIC UTILITY EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SLBAM NOT FOUND [N 97373.46 E 107938.03] N 97374.75 E 107938.01 (BALLING)

[N 8951'14" W 2630.21']
[N 8950'05" W 2630.21' (BALLING AFFIDAVIT BK. 4634 PAGE 215)]
[N 8950'05" W 696.64']
[S 89'30'09" E 2749.39']
BASIS OF BEARING
[S 89'29'00" E 2747.96']
[S 89'30'09" E 2749.39']
NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SLBAM FOUND DAVIS COUNTY BRASS CAP MONUMENT [N 97366.75 E 110568.23] N 97367.16 E 110568.23 (BALLING) BK 4634 PAGE 215
NORTHEAST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SLBAM FOUND DAVIS COUNTY BRASS CAP MONUMENT [N 97342.98 E 113317.51] N 97342.38 E 113316.00 (M)

NOTES:

- 1.) REAR LOT CORNERS WILL BE LOCATED AND MARKED ON THE GROUND WITH A 5/8" REBAR WITH A PLASTIC CAP LABELED "BINGHAM ENG". FRONT LOT CORNERS WILL NOT BE MARKED ON THE GROUND BUT THE EXTENSION OF THE SIDE LOT LINE TO THE TOP OF CURB WILL BE LOCATED AND MARKED BY A PIN OR RIVET INSET INTO THE TOP OF THE CURB.
- 2.) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 10.00 FEET WIDE ALONG THE STREETS, REAR YARDS, AND BOUNDARY LINE, AND 7.50 FEET ALONG THE LOT LINES UNLESS OTHERWISE NOTED.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED ON THE DATUM OF THE DAVIS COUNTY SURVEYOR. RECORD BEARINGS, DISTANCES AND COORDINATE VALUES ARE SHOWN IN BRACKETS []. ALL OTHERS DIMENSIONS AND COORDINATE VALUES ARE MEASURED.
- 4.) APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- 5.) 50' WIDE KERN RIVER GAS TRANSMISSION COMPANY RIGHT-OF-WAY AND EASEMENT AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2540282 IN BOOK 5068 AT PAGES 337-340.
- 6.) 33' WIDE QUESTAR GAS LINE EASEMENT AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 127 AT PAGE 273.
- 7.) 50' WIDE KERN RIVER GAS TRANSMISSION COMPANY RIGHT-OF-WAY AND EASEMENT AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER ENTRY NO. 927190 IN BOOK 1412 AT PAGE 615.
- 8.) ~~LOTS DESIGNATED WITH "R" ARE RESTRICTED AND GOVERNED ACCORDING TO SECTION 10-1-2-3 OF THE NORTH SALT LAKE CITY CODE.~~
- 9.) A CORRECTION AFFIDAVIT PREPARED BY BALLING ENGINEERING FOR PREVIOUSLY PLATTED EAGLEPOINTE ESTATE PLATS WAS USED TO ESTABLISH THE NORTH LINE OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SLBAM. THE AFFIDAVIT IS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2398248 IN BOOK 4634 AT PAGE 215.
- 10.) THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°29'00" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 13 AS SHOWN HEREON.
- 11.) OWNERSHIP OF THE ABANDONED RIGHT-OF-WAY IS NOW A PUBLIC UTILITY EASEMENT, AND IS OWNED BY EAGLEPOINTE DEVELOPMENT, L.C.
- 12.) THE PUBLIC UTILITY EASEMENT THAT WAS PREVIOUSLY VACATED WITH LOT 1813 IS TO REMAIN AS SHOWN HEREON.

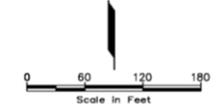
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST
C1	87.87	100.00	3853.017°	N 8209'38"	66.87
C2	28.87	75.00	2247.701°	S 8947'20"	28.87
C3	14.87	37.50	1373.111°	N 2224'24"	14.86
C4	45.11	126.00	1938.448°	N 7329'21"	44.90
C5	10.79	63.00	3937.007°	N 8013'23"	10.79
C6	12.60	106.00	3730.497°	S 8013'23"	12.58
C7	53.89	273.00	1174.250°	N 5857'22"	53.88
C8	44.03	228.00	1137.427°	S 1150'58"	43.98
C9	138.81	473.00	2134.508°	N 3136'00"	137.78
C10	206.77	638.00	2408.907°	S 8022'38"	206.49
C11	12.87	11.00	8717.288°	N 8113'08"	12.18
C12	50.80	79.00	3837.017°	S 8023'38"	48.87
C13	38.78	100.00	2247.701°	S 8947'20"	38.50
C14	34.28	100.00	108.281°	N 8813'13"	34.27
C15	5.40	100.00	1098.114°	N 8023'17"	5.43
C16	20.20	90.00	1237.111°	N 7220'24"	20.20
C17	36.79	110.00	1938.448°	N 7329'21"	36.69
C18	14.84	90.00	3730.497°	N 8013'23"	14.82
C19	78.30	280.00	1174.250°	N 5847'22"	78.29
C20	18.00	11.00	8821.298°	S 8028'38"	18.40
C21	23.90	106.00	1237.111°	N 7220'24"	23.91
C22	81.41	84.00	1938.448°	N 7329'21"	81.40
C23	245.94	520.00	2830.728°	S 1930'18"	243.70
C24	33.87	90.00	3837.017°	S 8023'38"	33.89
C25	14.04	128.00	8728.208°	S 8114'44"	13.20
C26	69.81	328.00	2408.907°	S 80	69.81
C27	188.27	500.00	2134.508°	N 3136'00"	188.27
C28	85.27	290.00	1931'42"	N 48	85.27
C29	51.59	250.00	1184.524°	N 51	51.59
C30	44.50	273.00	978.371°	N 13	44.50
C31	65.77	473.00	730.947°	S 43	65.77

LINE	BEARING	DISTANCE
L1	N 7818'15"	83.21
L2	N 7818'15"	83.21
L3	S 8350'31"	83.20
L4	N 7818'15"	83.20
L5	S 7230'03"	30.84
L6	N 8030'43"	7.86
L7	N 9032'23"	61.10
L8	N 7738'13"	50.20
L9	S 7738'13"	50.20
L10	S 1732'13"	12.48
L11	N 1732'13"	12.48
L12	N 1732'13"	10.22
L13	N 1732'13"	10.69
L14	N 8822'48"	8.67
L15	N 8822'48"	8.67
L16	N 8822'48"	8.67
L17	N 7738'13"	30.84
L18	S 1828'13"	50.00
L19	S 4027'14"	10.00

8) ALL LOTS IN THIS PLAT ARE SUBJECT TO THE REQUIREMENTS OF THE CITY CODE OF NORTH SALT LAKE, CHAPTER 12, SENSITIVE AREA DISTRICT & GEOLOGIC HAZARDS AND CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE. AS SUCH, PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SITE SPECIFIC GEOTECHNICAL ANALYSIS SHALL BE COMPLETED BY THE PROPERTY OWNER. CONSTRUCTION PLANS SHALL BE ENGINEERED & DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT.

13) BUILDABLE AREA. ALL STRUCTURES SHALL BE CONTAINED WITHIN THE IDENTIFIED BUILDABLE AREA. NO ACCESSORY STRUCTURES SHALL BE ALLOWED WITHIN THE AREAS OUTSIDE THE BUILDABLE AREA, INCLUDING BUT NOT LIMITED TO, SHEDS, GARAGES, SWIMMING POOLS, CARPOIS, PONDS & WATER FEATURES. ALL IMPERVIOUS SURFACES SHALL BE LIMITED TO THOSE THAT CAN BE PROVIDED WITH RUNOFF DRAINAGE DIRECTLY TO THE CITY STORM DRAIN SYSTEM. THE BUILDABLE AREA SHALL BE CLEARLY STAKED PRIOR TO ANY EXCAVATION ON THE SITE.

Insert red areas to
buildable area
25' front setback line
20' rear setback



Davis County Recorder	
Entry No. _____	Fee Paid _____
Filed for record and recording _____	
day of _____	2015
in Book _____ of Official Records	Page _____
County Recorder	
By _____	
Deputy Recorder	
Date 11/11/2015	Proj. # 5101
Sheet 2	of 2

BINGHAM ENGINEERING
1815 West 4000th St. Salt Lake City, UT 84119
(801) 533-2520 www.binghamut.com

Design: JJS
Checked: GM
Reviewed: JRL

NOTICE: AT THE TIME OF RECORDING, THIS SUBDIVISION IS LOCATED WITHIN 1,300 FEET OF AN ACTIVE SURFACE MINING OPERATION THAT INCLUDES OCCASIONAL BLASTING.

PLAT PREPARED FOR:
EAGLEPOINTE DEVELOPMENT, L.C.
585 W 500 S SUITE 110
BOUNTIFUL, UT 84010

LEGEND

- SECTION CORNER MONUMENT FOUND AS NOTED
- SET REBAR W/ CAP MARKED "BINGHAM ENG"
- STREET MONUMENT TO BE SET
- PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING LOT LINE
- LOT LINE
- CENTRELINE
- EASEMENT LINE
- BUILDABLE AREA
- P.U.E.
- P.U. & D.E.
- [N 97366.78 E 110568.04]
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT
- RECORD COORDINATE VALUES AND/OR RECORD DIMENSIONS ARE SHOWN IN BRACKETS



Eaglepointe Ph. 18—Plat Amendment Lots 1807 & 1814

Existing Lot Lines/Buildable Area



Existing Lot Lines

Buildable Area



CITY OF NORTH SALT LAKE COMMUNITY & 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: May 3, 2016

SUBJECT: Public hearing and consideration of Ordinance No. 2016-08 vacating a portion of Pace Lane right-of-way

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of Ordinance No. 2016-08, an ordinance vacating a portion of Pace Lane right-of-way.

BACKGROUND

This application is part of the proposed amended plat application for Eaglepointe Estates, Phase 18. You'll note that the plat (an item on this agenda) indicates that this small portion of Pace Lane will be vacated and a public utility easement will be established in its place. In addition, the ownership of this portion of Pace Lane will revert back to Eaglepointe Development, L.C. This reversion in ownership is typical and required since the City no longer needs the right-of-way for the purpose of a roadway.

The reason that this vacation is proposed is due to the location of the recent remediation work on the landslide. This work has caused the re-location of a portion of Pace Lane as shown on the attached plat.

The vacation process requires the City Council to conduct a public hearing and then adopt an ordinance vacating the subject right-of-way.

POSSIBLE MOTION

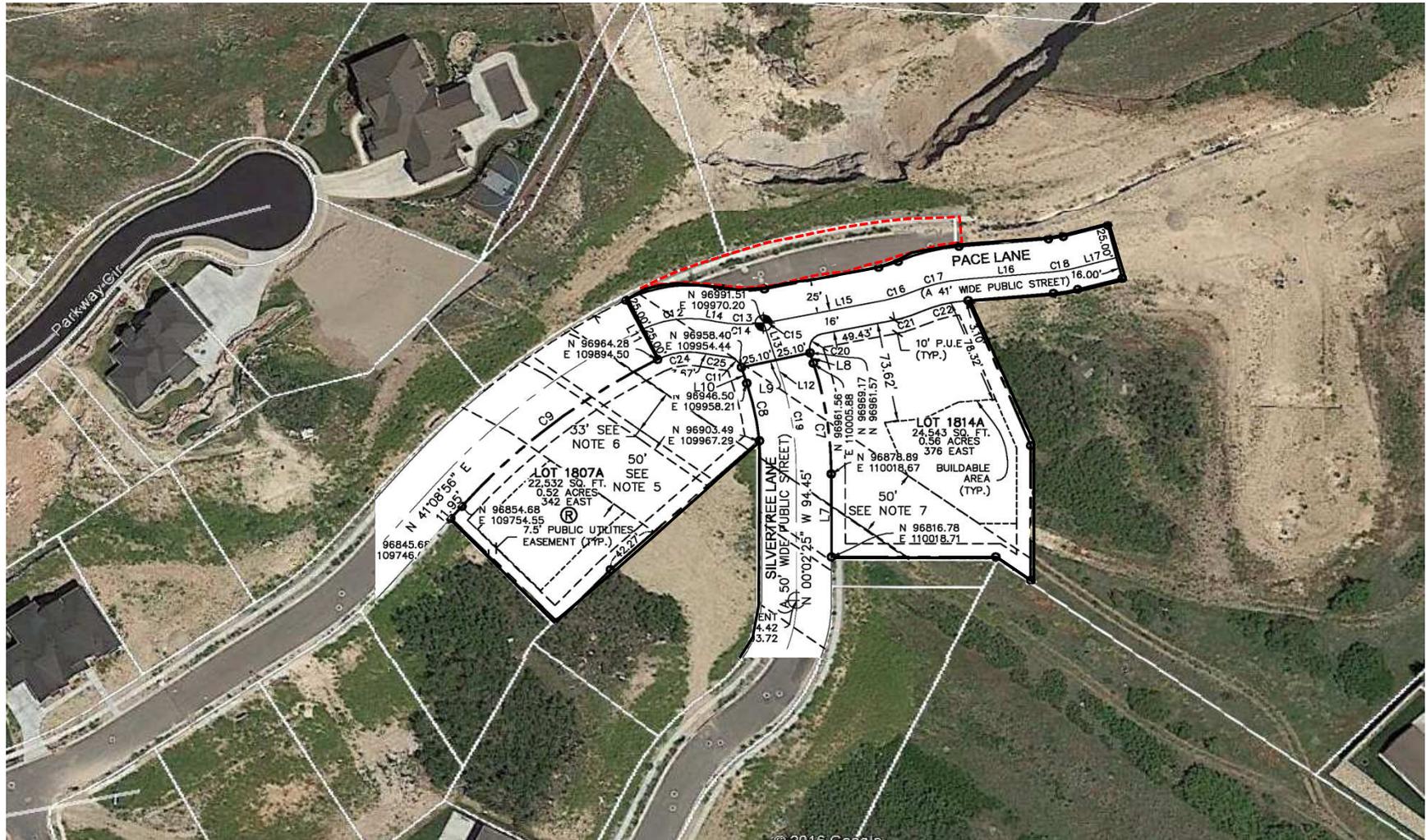
I move that the City Council approve Ordinance No. 2016-08 vacating a portion of the Pace Lane right-of-way.

Attachments

- 1) Location Maps
- 2) Proposed ordinance No. 2016-08

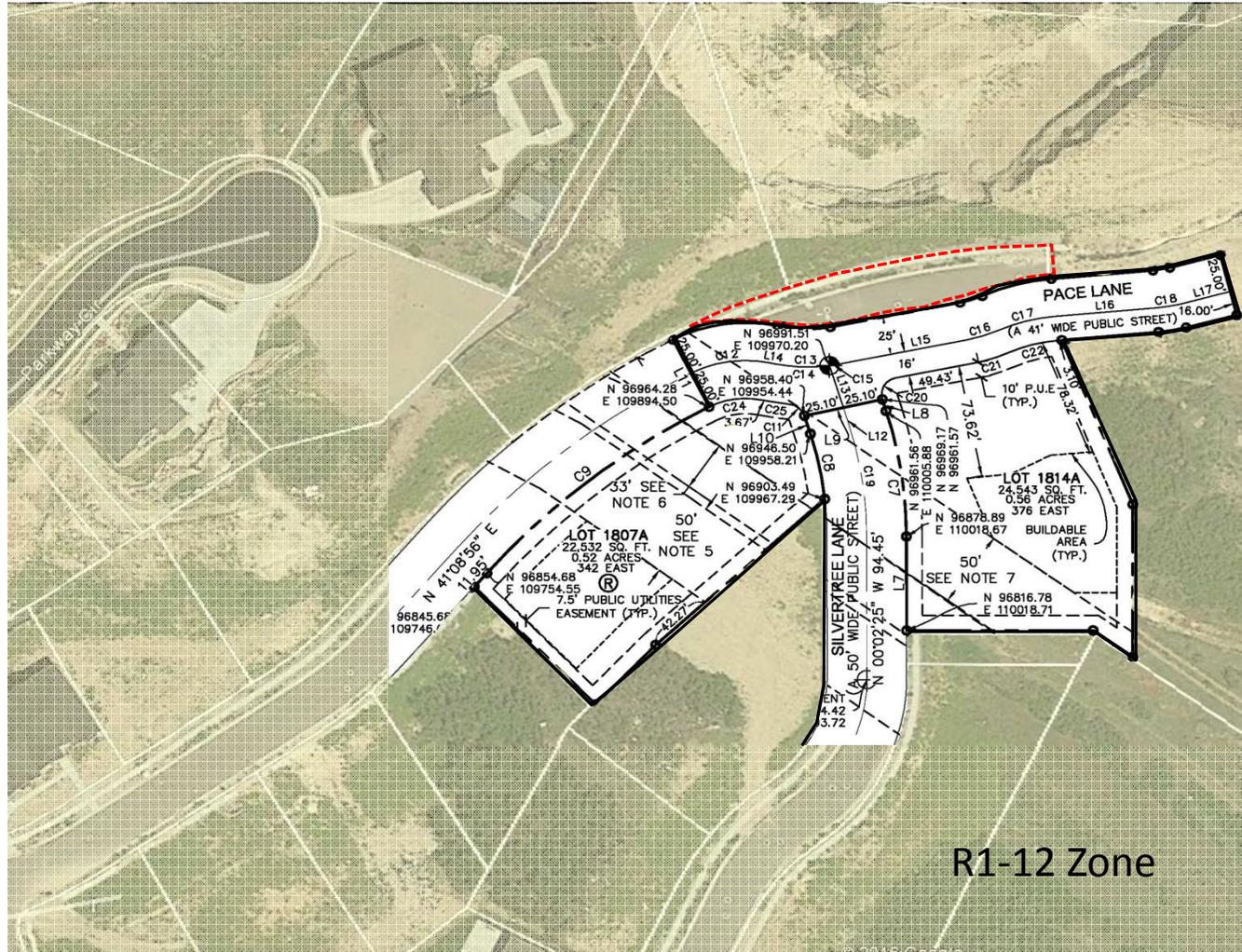


Eaglepointe Phase 18—Pace Lane Vacation





Eaglepointe Phase 18–Pace Lane Vacation



- 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)

ORDINANCE NO. 2016-08

**AN ORDINANCE VACATING A PORTION
OF THE PACE LANE RIGHT-OF-WAY
ADJACENT TO EAGLEPOINTE ESTATES,
PHASE 18 AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, the City of North Salt Lake received a development application from Eaglepointe Development, L.C. which contains a proposed vacation of a portion of Pace Lane right-of-way adjacent to Eaglepointe Estates, Phase 18; 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 right-of-way 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 NORTH SALT LAKE UTAH, as follows:

SECTION 1. Vacation of certain public rights-of-way.

(A) The property described in Exhibit A and making up a portion of the public right-of-way of Pace Lane 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.

This ordinance is hereby adopted and shall take effect immediately upon its passage subject to the conditions contained herein.

PASSED and APPROVED this 3rd day of May, 2016.

CITY OF NORTH SALT LAKE:

Leonard K. Arave, Mayor

ATTEST:

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
_____ City Recorder	
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Jensen	_____
Council Member Mumford	_____
Council Member Porter	_____

Exhibit A

Copy of Proposed Amended Plat Eaglepointe Estates Phase 18 First Amended



CITY OF NORTH SALT LAKE COMMUNITY & 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: May 3, 2016

SUBJECT: Consideration of Ordinance No. 2016-06: an ordinance amending the North Salt Lake Land Use Ordinance regarding cul-de-sac length.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of Ordinance 2016-06 regarding cul-de-sac length with no conditions.

On April 12, 2016 the Planning Commission recommended approval of the proposed code amendment with the following findings and with several text changes which have been included in the attached ordinance:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.
3. The proposed change would reduce large cuts and fills in mountain development, which would otherwise not be necessary.

BACKGROUND

The Planning Commission and City Council have considered a previous request for an amendment to the maximum length allowed for a cul-de-sac at the request of the developers of Eaglewood Cove. Due to that request, on March 17, 2015 the Land Use Ordinance was amended to allow cul-de-sacs longer than 600 feet in non-residential zoning districts, but not within residential zoning districts.

Recently, the developer of Eaglewood Cove approached the DRC requesting an interpretation on how cul-de-sac length is determined. Specifically, the developer asked if the inclusion of an additional cul-de-sac street intersection off of a cul-de-sac which is longer than 600 feet, constituted a new intersection and subsequent new starting point of measurement. Our code is not clear on this question and so the DRC investigated the request.

The DRC found that numerous cities and the fire district have interpreted the street length in the manner suggested by the developer. Also noted in this research, staff found information regarding the origin of the 600 foot maximum length. It was learned that the maximum length was derived from previous development practices, where fire hydrants were only located at the entrance of a cul-de-sac and not also at the terminus, as is common today. At that time fire trucks only carried about 600 feet of fire hose. Therefore the maximum street length was set to accommodate emergency response in the event of fire and the amount of hose carried.

The Institute of Transportation Engineers (ITE) in their Recommended Practice Report (RP-011C) has issued Guidelines for Residential Street Design. It states that typically cul-de-sac length is a function of the number of dwelling units it serves. The ITE recommends that the maximum length of a cul-de-sac should be 1,000 feet and serve a maximum of 20 dwellings.

The International Fire Code (IFC) does not limit the length of dead end roads, but instead regulates the width of the road based upon length and the size, shape, and location of turn-arounds. Further, the IFC regulates that roads may not serve more than 30 homes without a second means of egress unless all homes have automatic sprinkler systems. Roads more than 750 feet in length do require review and approval of the fire code official.

Upon review of this information the DRC believed it prudent to submit this information to the Planning Commission and City Council for additional review of the previous request to amend the code.

The Planning Commission felt that these changes were justified, particularly since the ordinance still requires the existing length of 600 feet and limit of 20 homes, but allows an increase in length if certain conditions apply and only by City Council approval after Planning Commission review and recommendation.

POSSIBLE MOTION (S)

I move that the City Council adopt ordinance No. 2016-06 amending the North Salt Lake Land Use Ordinance regarding the length of cul-de-sacs (the Planning Commission findings are noted in the proposed ordinance).

Attachments

- 1) Ordinance No. 2016-06

ORDINANCE NO. 2016-06

AN ORDINANCE ADOPTING CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE LAND USE ORDINANCE RELATED TO THE LENGTH OF CUL-DE-SACS WITHIN THE CITY 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 the length of cul-de-sacs should be made; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on March 24, 2016 and made a recommendation to the City Council on the proposed amendments on April 12, 2016; and,

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake Land Use Ordinance be amended at this time in order to provide exceptions to the maximum allowable length of cul-de-sacs; and,

WHEREAS, the City Council finds further that the proposed amendment is in accord with the comprehensive general plan, goals and policies of the City and that changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in the Land Use Ordinance and that the proposed change would reduce large cuts and fills in mountain development, which would otherwise not be necessary.

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

- 1) Section 10-7-7, SUBDIVISIONS (LAND DEVELOPMENT) is hereby amended as shown in Exhibit "A".
- 2) This ordinance shall take effect immediately upon posting as required by Utah Code.

Passed by the Governing Body this 3rd day of May, 2016.

CITY OF NORTH SALT LAKE

By:

 LEONARD K. ARAVE
 Mayor

ATTEST:

City Council Vote as Recorded:

 City Recorder

<u>Name</u>	<u>Vote</u>
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Jensen	_____
Council Member Mumford	_____
Council Member Porter	_____

EXHIBIT "A"

10-7-7: SUBDIVISIONS (LAND DEVELOPMENT):

K. Design Standards:

4. Street Requirements:

I. The following standards apply to all temporary and permanent cul-de-sacs:

- (1) Cul-de-sacs shall be terminated by a turnaround of not less than one hundred feet (100') in diameter, and the face of curb or pavement edge radius shall be thirty eight and one-half feet (38¹/₂') or more.
- (2) Temporary cul-de-sacs shall be paved with a minimum of two inches (2") of asphalt or other binder pavement.
- (3) Permanent cul-de-sacs shall be paved with a minimum of three inches (3") of asphaltic or portland cement or other binder pavement.
- (4) Downhill cul-de-sacs are strongly discouraged and may only be allowed if it can be demonstrated that surface drainage and street grade will be controlled in a manner acceptable by the city engineer. A surface overflow drainage outlet will be designed to protect adjacent properties in the event the curb face inlet(s) become obstructed or clogged.
- (5) Residential zoning districts:

(A) A cul-de-sac shall not serve more than twenty (20) lots or exceed six hundred feet (600') in length.

(B) The Planning Commission may recommend to the City Council, and the City Council may approve, an increase to the maximum length of a cul-de-sac, up to 1,000 feet in total length, when the following conditions exist:

1. Physical conditions exist which preclude the ability to establish any other practical means of access. Such conditions may include: topography; environmentally sensitive areas such as wetlands, ponds, streams, rivers, or lakes; or man-made structures that cannot be altered, moved or relocated;
2. Construction of a through-street will result in undesired cuts and fills or will damage natural terrain or drainage; or
3. Buildings or existing developments block access to the site, which would result in landlocked property or an inefficient development plan; and
4. Such an exception has received a favorable recommendation from the South Davis Metro Fire District and the City's Development Review Committee.

(C) Exceptions to cul-de-sac length may also be subject to the following as needed:

Possible modified construction standards such as pavement width and cul-de-sac diameter, quantity of fire hydrants, placement of fire hydrants on alternating side of street, looped water lines, emergency egress routes or plans, drainage, pedestrian easements or other reasonable measures to ensure public safety.

(6) Nonresidential zoning districts:

- (A) A cul-de-sac shall not exceed six hundred feet (600') in length. Cul-de-sacs longer than six hundred feet (600') may be recommended by the planning commission and approved by the city council if the development review committee (DRC) makes a written finding that such a cul-de-sac would better preserve the natural terrain and vegetation in the area or provide a superior street design or provide needed access to landlocked parcels.
- (B) The planning commission may require public access ways from a cul-de-sac to provide safe circulation for pedestrians and bicyclists. (Ord. 2015-08, 3-17-2015)