CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING
NOTICE & AGENDA
NOVEMBER 17, 2020 –
Work Session: 6:00 pm – Regular Session 7:00 pm
Remote Electronic Meeting – No Anchor Location
View via Zoom https://us02web.zoom.us/j/89648173451

Posted November 12, 2020

NOTICE OF SPECIAL MEETING CIRCUMSTANCES DUE TO COVID-19 PANDEMIC:

In keeping with recommendations of Federal, State, and Local authorities to limit public gatherings in order to control the continuing spread of COVID-19, and in accordance with the Utah Open and Public Meetings Act, specifically Utah Code § 52-4-207(4), the City of North Salt Lake City Council and meeting presenters will participate electronically via phone or video conference.

WORK SESSION –6:00 p.m.

1. Department Report: Golf Department
2. Approve City Council Minutes of October 20, 2020
3. Action Items
4. Council Reports
5. Adjourn

REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave

2. Citizen Comment

3. Consideration of Preliminary Plan approval for Eaglewood Cove P.U.D. phases 13-15 located at approximately 600 S. Tanglewood Loop, Eaglewood Investment LLC, applicant.

4. Consideration of a Plat Amendment for Eaglewood Village, Lot 1B located at 290 S. Orchard Dr., Leading Tech Dev., applicant.

5. Consideration of Site Plan approval for Eaglewood Plaza Office Building at 290 S. Orchard Dr., Leading Tech Dev., applicant.

6. Consideration of **Resolution 2020-34R**: A resolution authorizing the City Manager, or his designee, to submit an application to the Federal Emergency Management Agency (FEMA) for the Building Resilient Infrastructure and Communities Grant (BRIC) for the purchase and installation of well and pump house generators.

7. Consideration of **Resolution 2020-35R**: A resolution authorizing the City Manager, or his designee, to submit an application to Davis County soliciting Community Development Block Grant (CDBG) funds for the installation of sidewalk on Overland Street adjacent to Colonial Woods Mobile Home Park.

8. Consideration of a proposal to expand the Eaglewood Loop Secondary Water and Street Reconstruction Project to include the north portion of Eaglewood Loop between Rockwood Drive and Eagleridge Drive.

9. Consideration of **Resolution 2020-33R**: A resolution accepting the annual review of the adopted moderate-income housing element of the General Plan and amending the General Plan to update the 5-year estimates for moderate-income housing needs.

10. Consideration of **Resolution 2020-36R**: A resolution authorizing the City Manager and City Attorney to execute the documents related to the sale of two properties at Tunnel Springs Park.

11. Consideration of **Resolution 2020-32R**: A resolution authorizing action to acquire right of way for a sidewalk by use of eminent domain along Redwood Road between approximately 1000 N. to 1200 N.

12. Mayor's Report

13. City Attorney Report

14. City Manager Report

15. Adjourn

CLOSED SESSION

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

The public is invited to attend all City Council meetings. This meeting will be held electronically via Zoom, with joining information below:

Zoom is inviting you to a scheduled Zoom meeting.

Topic: 11-17-20 NSL City Council Meeting. Time: Nov 17, 2020 06:00 PM Mountain Time (US and Canada)
https://us02web.zoom.us/j/89648173451

Notice of Posting:
I, the duly appointed City 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 12th day of November, 2020.
Dated this 12th day of November, 2020.

Lynda Horrocks

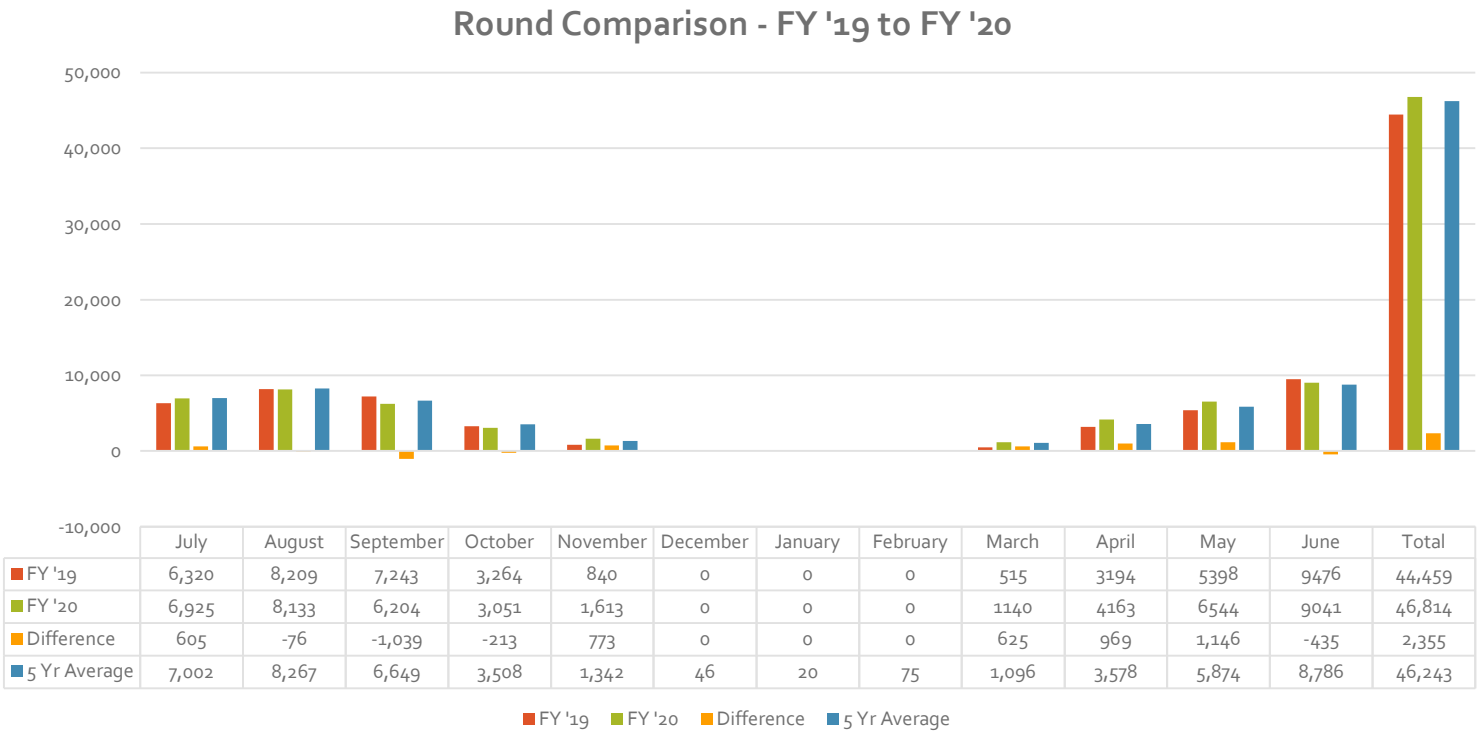
CITY OF NORTH SALT LAKE CORPORATE SEAL 1946 STATE OF UTAH

EAGLEWOOD GOLF COURSE

City Council Report

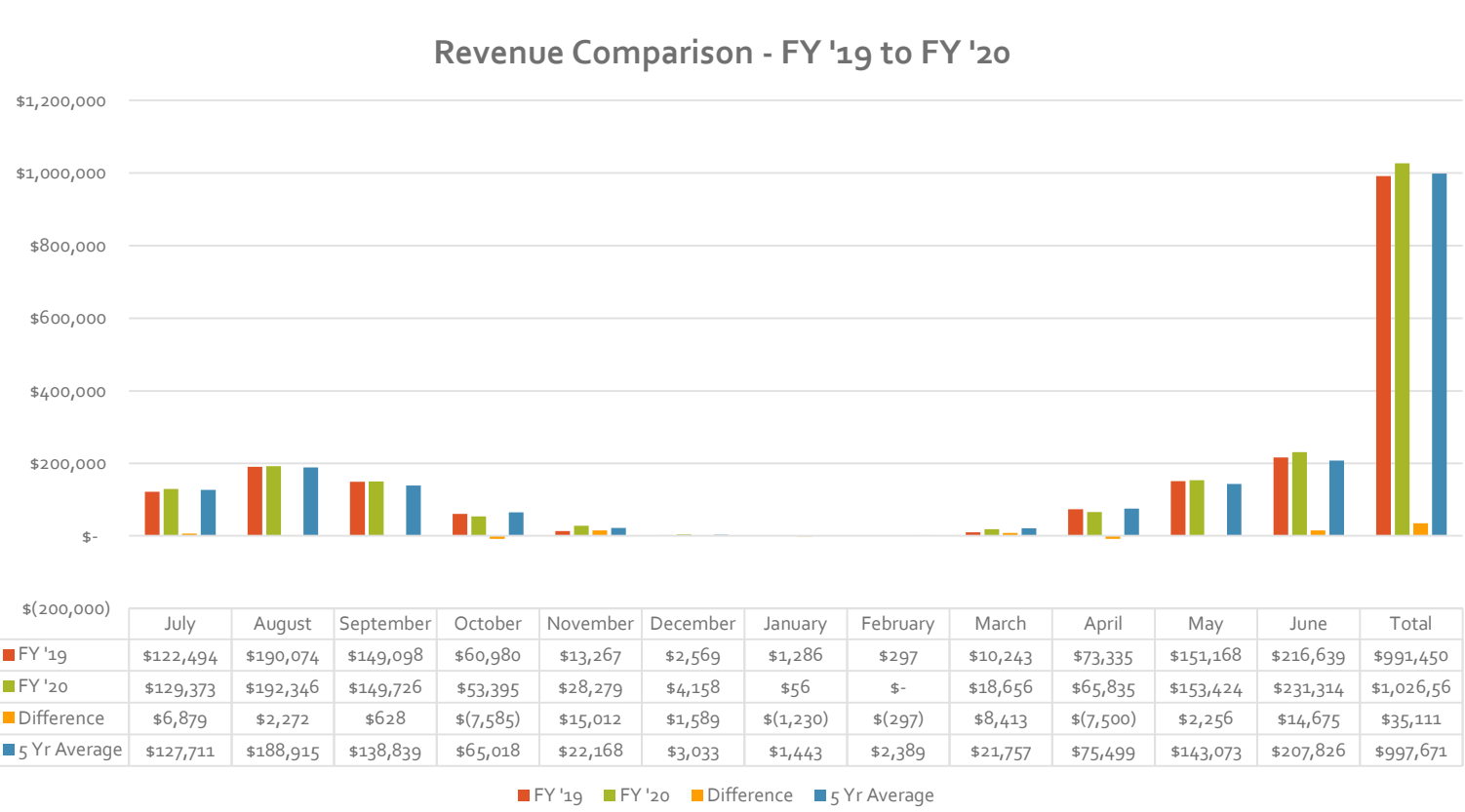
November 17, 2020

Rounds



	July	August	September	October	November	December	January	February	March	April	May	June	Total
FY '19	6,320	8,209	7,243	3,264	840	0	0	0	515	3194	5398	9476	44,459
FY '20	6,925	8,133	6,204	3,051	1,613	0	0	0	1140	4163	6544	9041	46,814
Difference	605	-76	-1,039	-213	773	0	0	0	625	969	1,146	-435	2,355
5 Yr Average	7,002	8,267	6,649	3,508	1,342	46	20	75	1,096	3,578	5,874	8,786	46,243

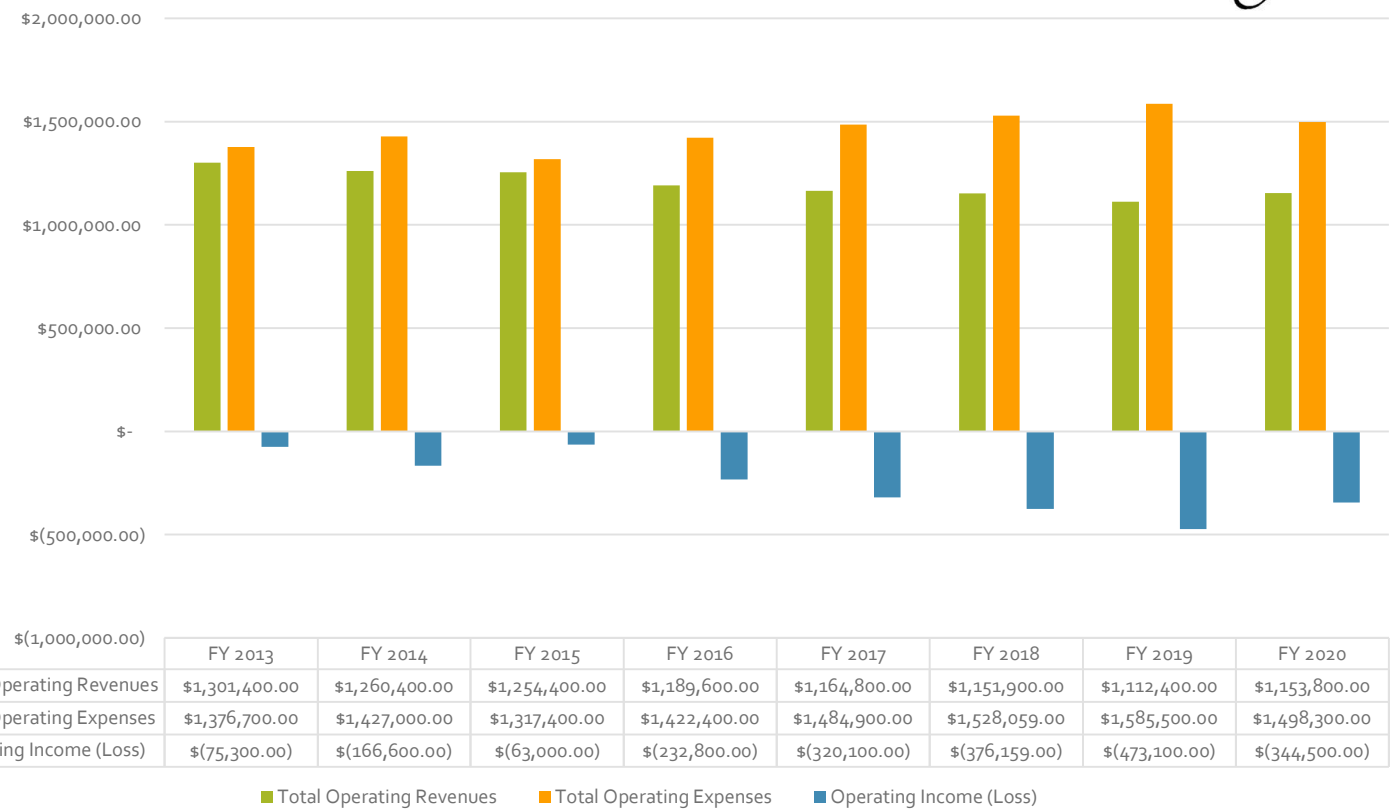
Revenue



	July	August	September	October	November	December	January	February	March	April	May	June	Total
FY '19	$122,494	$190,074	$149,098	$60,980	$13,267	$2,569	$1,286	$297	$10,243	$73,335	$151,168	$216,639	$991,450
FY '20	$129,373	$192,346	$149,726	$53,395	$28,279	$4,158	$56	$-	$18,656	$65,835	$153,424	$231,314	$1,026,56
Difference	$6,879	$2,272	$628	$(7,585)	$15,012	$1,589	$(1,230)	$(297)	$8,413	$(7,500)	$2,256	$14,675	$35,111
5 Yr Average	$127,711	$188,915	$138,839	$65,018	$22,168	$3,033	$1,443	$2,389	$21,757	$75,499	$143,073	$207,826	$997,671

FY '19 FY '20 Difference 5 Yr Average

Revenue and Expense History



	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Total Operating Revenues	$1,301,400.00	$1,260,400.00	$1,254,400.00	$1,189,600.00	$1,164,800.00	$1,151,900.00	$1,112,400.00	$1,153,800.00
Total Operating Expenses	$1,376,700.00	$1,427,000.00	$1,317,400.00	$1,422,400.00	$1,484,900.00	$1,528,059.00	$1,585,500.00	$1,498,300.00
Operating Income (Loss)	$(75,300.00)	$(166,600.00)	$(63,000.00)	$(232,800.00)	$(320,100.00)	$(376,159.00)	$(473,100.00)	$(344,500.00)

Total Operating Revenues Total Operating Expenses Operating Income (Loss)

*Expenses Include, on Average, $241,000 of Depreciation.

Previous FY Notes

- Corporate Tournaments
  - **Decreased 43%** from Previous Fiscal Year ('19 to '20)
- Pro-Shop Merchandise Sales
  - **Increased 2%** (Slowed by Covid)
- Round – **Increased 5.3%** from Previous Fiscal Year
- Revenues – **Increased 3.54%** from Previous Fiscal Year
  - Rates increased in June 2020
- Implemented New POS system
- New Toro Computer for Maintenance (Updated)

Windstorm 2020

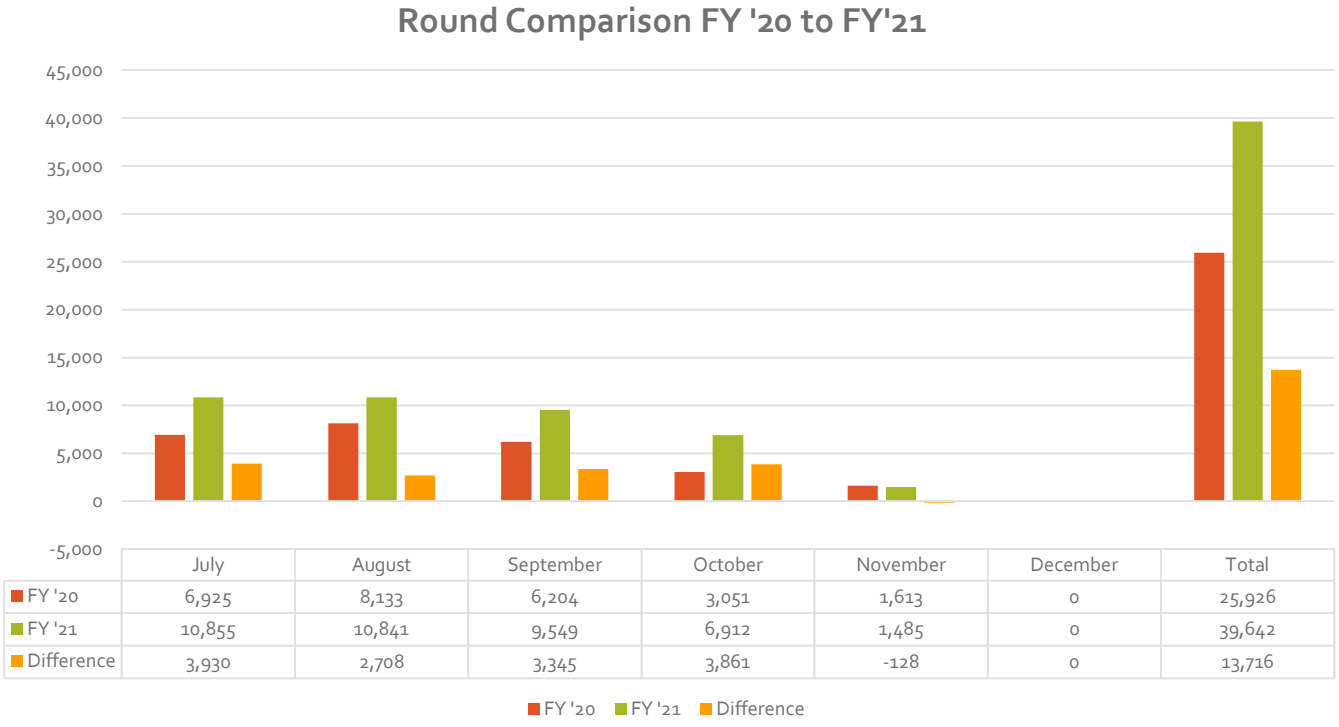






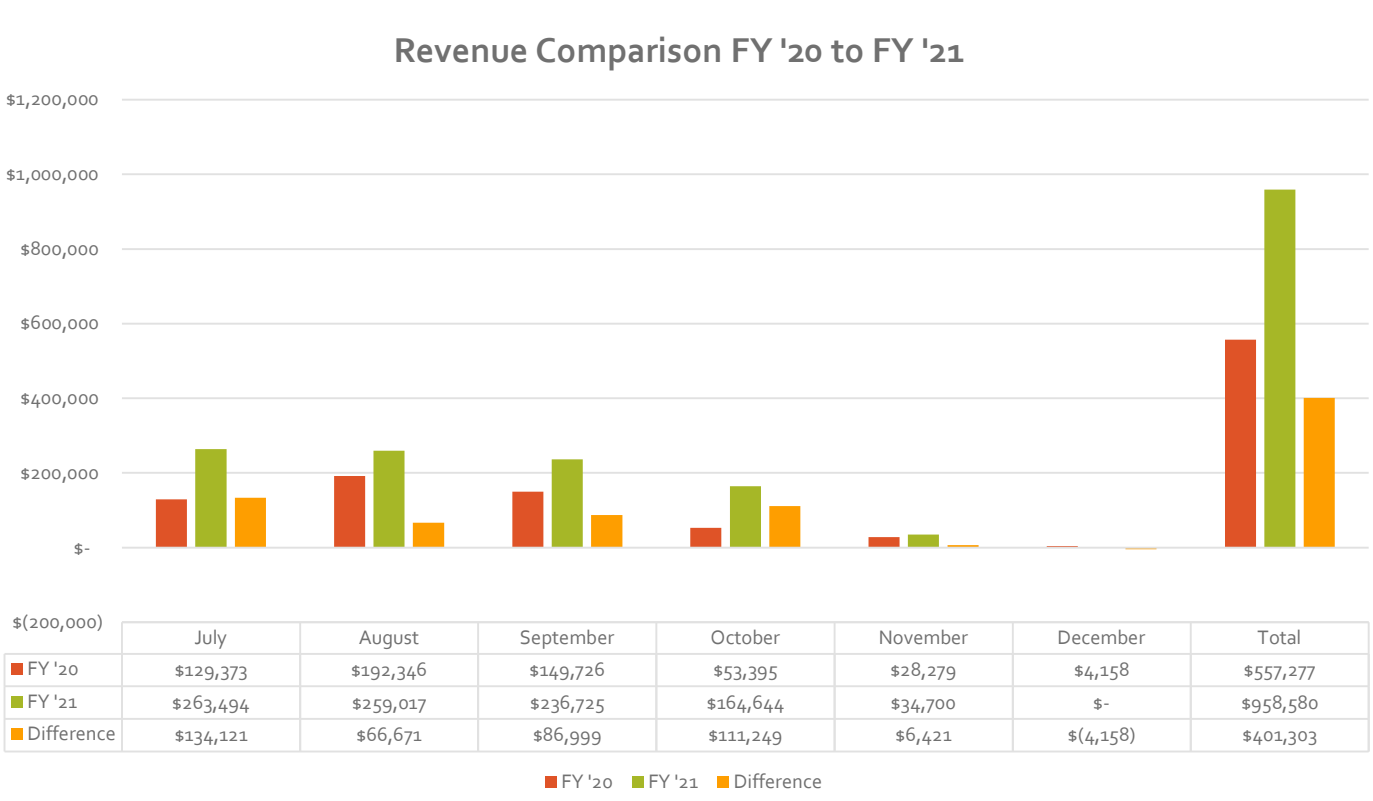
96 Lost Trees – Plans to replace several trees this Spring.

Current FY Comparison



	July	August	September	October	November	December	Total
FY '20	6,925	8,133	6,204	3,051	1,613	0	25,926
FY '21	10,855	10,841	9,549	6,912	1,485	0	39,642
Difference	3,930	2,708	3,345	3,861	-128	0	13,716

Current FY Comparison



	July	August	September	October	November	December	Total
FY '20	$129,373	$192,346	$149,726	$53,395	$28,279	$4,158	$557,277
FY '21	$263,494	$259,017	$236,725	$164,644	$34,700	$-	$958,580
Difference	$134,121	$66,671	$86,999	$111,249	$6,421	$(4,158)	$401,303

Current FY Notes

- Covid Effect – More people playing golf.
  - 53% Increase in Rounds
  - 72% Increase in Revenue
- Decrease in Weddings and Events (Gathering Restrictions)
- Office Rentals (Difficult to Fill)
- Increased Social Media Presence
- Digital Advertising (Facebook and Google)
- Online Booking and Tee Sheet Maximization
- Repaint Pro-Shop Interior - Refresh
- Insurance Funds for Roof Replacement
- New Audio/Paging Equipment (Planned)
- Golf Course Policy Manual
- New Green Aeration Process in July

Current FY Notes

- Additional Eaglewood Tournaments
  - Rockstar Scramble – 88 Players (Full)
  - Freaky Friday Scramble – 88 Players (Full)
  - NSL Family Scramble – 132 Players (Previous year – 52 Players)
  - 2-Woman Scramble (Planned)
  - Par 3 Couples Challenge (Planned)
  - 2-Man UGA Scramble (Planned)
  - 2-Man UGA Best Ball (Planned)
  - North Salt Lake Open (Planned)
- PGA Jr. League and Association
- Senior Association
- Grow our "Ladies Day"

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
OCTOBER 20, 2020

DRAFT

Mayor Arave called the meeting to order at 6:11 p.m.

PRESENT: Mayor Len Arave
Council Member Lisa Watts Baskin arrived at 6:15 p.m.
Council Member Natalie Gordon
Council Member Brian Horrocks
Council Member Ryan Mumford
Council Member Stan Porter arrived at 6:45 p.m.

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

1. DEPARTMENT REPORT-COMMUNITY DEVELOPMENT

Sherrie Llewelyn reported on the Community Development staff and introduced the new planning technician Mackenzie Bennett. She then reported on 2020 building permits, which included 387 permits through September. Of these, there were 143 residential permits (townhomes, single dwellings, apartments, etc.), 44 commercial permits, and 2,484 inspections with 458 in August and 430 in September.

Ms. Llewelyn addressed the registration process of Accessory Dwelling Units (ADUs) throughout the City and said that staff had processed nine permits with five additional under review. There were also 16 Land Use permit applications for construction of fencing, sheds and accessory structures.

Council Member Horrocks asked about the registering of ADUs and if this was an annual process. Sherrie Llewelyn replied that it was a one-time process to ensure that these units had off-street parking, smoke detectors, and egress windows, etc. It would also ensure that these units are included in census information.

Council Member Mumford asked if the ADU's were mainly basement apartments. Sherrie Llewelyn replied that there was one accessory building and the majority were basement apartments. She said there was no charge for registration of these units.

Sherrie Llewelyn reported on commercial projects for 2020 including the Amazon project at 201,000 square feet, which would be completed in spring of 2021, the Maverik gas station remodel and reopening of the old store, the MC Green project on 750 West, the Dixon Co. project on Cutler and Center Street, the Eaglewood Plaza office building, Village Station by Brighton, and the Neighbors Market remodel. She explained that the Neighbors Market remodel would include modifications to the rooflines, stone on the buildings, and facelift of the signage per grant funding. She then showed site plans for The Dixon, MC Green, Village Station, and the Eaglewood Plaza projects.

Ms. Llewelyn focused on the residential projects under construction including City's Edge, NSL City Center, Towne Plaza, Foxboro Marketplace Apartments, The Ridge, Townes at Vantage Point, Foxboro Marketplace, City Walk (formerly The Yard), Wellington Place, and The Hepworth apartments, which had been completed. Additional residential projects under review included Williamsburg, Silver Sky Lofts (formerly Sunview Court), The Cove, Lake View PUD, and City Center Phase 2. She provided an update on the Williamsburg project and said the current developers were trying to sell the project. The proposed changes to the Williamsburg property, which staff did not like, included more units, less open space, and increased parking. Code enforcement would be reaching out to the property owner about the graffiti and vandalism on the existing buildings and possible demolition.

Council Member Horrocks said he thought Williamsburg seemed like a great property for development and asked about hazmat issues. Sherrie Llewelyn replied that there was asbestos in the buildings, which had since been removed. The buildings are demolition ready but the developer felt that the underground parking requirement was cost prohibitive.

Sherrie Llewelyn reported on Silver Sky Lofts and said this project included 13 for sale townhome units. This project was currently under preliminary plat review. She said the developers of the Cove project, consisting of 73 lots, had completed the geologic hazard study and were resolving issues with several lots. Lakeview PUD had completed the geotechnical report and would include three homes. She added that the City Center Phase 2 project now included the Chaparral parcel and would be reviewed later in the meeting for preliminary plat approval.

Sherrie Llewelyn provided an update on the annexation policy plan and said Lewis Young Robertson & Burningham (LYRB) were working to collect data on the services needed for the annexation area and associated costs. Staff made a presentation on September 30th to the West Point Community Council. She showed a map of the annexation policy plan with the proposed areas to be annexed and those areas that have been removed. Ms. Llewelyn then showed an overview of the property including the Misty River development with 994 dwelling units comprised of 533 townhomes and 461 single family homes on 125 acres. She said during the meeting with the community council that she emphasized that this was just what the developer

was requesting and the City Council had not fully reviewed or approved anything. The proposed plan would have 2,700 to 4,500 square foot lots with a proposed density of eight units per acre. Sherrie Llewelyn presented a map of the annexation policy plan study areas and she detailed the annexation policy plan approval process with all ten steps including ten additional steps once the annexation plan petition had been submitted. These steps included review by the Planning Commission and public hearings as well as review by the City Council. Staff also prepared a webpage on the City's website with updates, studies, public meetings, and draft documents related to the annexation, which could be found at http://www.nslcity/org/638/annexation. She said the first draft of the annexation policy plan should be ready in approximately one month.

Sherrie Llewelyn provided 2020 demographic information which included 900 active business licenses, 8.52 square miles of land in the City, 2,632 persons per square mile, approximately 7,380 housing units, a 70.9% homeownership rate, 3.1 persons per household, and a median household income of $86,300 which was up from last year. She then reported on the projects for the next three months including the annexation policy plan study and update, a work session with the City Council and Planning Commission to review the Form Based Code, completion of the Subdivision Code update, code amendments to the Sign Code and Site Plan, and the review of Eaglewood Cove, City Center Phase 2, and Village Station projects.

Mayor Arave asked how much of the 8.52 square miles was part of the wetlands preserve area. Sherrie Llewelyn replied that the preserve was approximately a square mile so that would be about 7.52 square miles of developable area in the City.

Council Member Gordon asked if the Planning Commission was meeting virtually or in person. Sherrie Llewelyn replied that the Planning Commission would continue to meet virtually as they felt it allowed the public to more easily participate in their meetings.

Council Member Gordon commented that she was unfamiliar with many of the projects Sherrie had mentioned and asked if staff would be willing to meet with and show her the project areas. Sherrie Llewelyn replied affirmatively.

Council Member Horrocks asked about Walt Plum's development. Sherrie Llewelyn responded that she was unsure but it seemed like the properties were purchased as investment properties and were possibly being held until after the recession. She said there were no concerns with the properties but no building permits had been requested.

2. ADJOURN INTO REDEVELOPMENT AGENCY (RDA) MEETING

Mayor Arave adjourned the meeting at 6:38 p.m. to begin the Redevelopment Agency meeting.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
OCTOBER 20, 2020

DRAFT

Mayor Arave called the meeting to order at 7:04 p.m. Council Member Natalie Gordon offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Lisa Watts Baskin
Council Member Natalie Gordon
Council Member Brian Horrocks
Council Member Ryan Mumford
Council Member Stan Porter

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Andrea Johnson, Dee Lalliss, residents. (need to add the others who were present, including Taylor Spendlove, etc.)

1. CITIZEN COMMENT

Andrea Johnson, 623 Ridgetop Circle, spoke on the section of Redwood Road near Lee's Marketplace that did not have sidewalk. She said that there were children who used this route to go to school and were walking on Redwood Road as there was no emergency lane there either. Ms. Johnson asked the City to expedite this process even if the use of eminent domain was necessary. Ken Leetham replied that the City had a Safe Sidewalk Grant for this area and were working on the design. He said there were two property owners who were not interested in selling property to allow the City to install the sidewalk.

Council Member Baskin suggested that the City Council members could contact these residents.

Council Member Mumford clarified that it would be schoolchildren walking to Odyssey Elementary. Andrea Johnson clarified that Odyssey was the Head Start location for the area and the only option was for the children to walk along Redwood Road.

Council Member Baskin asked who the property owners were. Sherrie Llewelyn replied that she would provide this information to the Council.

Mayor Arave asked how long it would take to go through the condemnation process. David Church replied that the process would take time. If the owners contested it could be 120 days with the court's cooperation or it could take a couple years. He said the difference would be a provision in the law known as immediate occupancy that would allow the City to proceed if it could be shown that it was necessary to begin the project before the matter was determined.

Mayor Arave asked if the City should start that process immediately and still begin negotiation with the property owners. David Church said the process required pre-negotiation and then schedule the property owners to appear before the City Council and then approval of a resolution authorizing staff to move forward.

Council Member Horrocks asked about the jurisdiction as Redwood Road was a State Road. David Church said that the City could build sidewalks along State roads.

Council Member Mumford asked if the cross section was designed for that road and if the road could be widened for that. Ken Leetham responded that the City planned to build an interim cross section until the property was developed and the permanent improvement would then be done by a developer.

Council Member Baskin asked what the fair market value would be for the condemnation. Ken Leetham replied approximately $9 to $13 per square foot. Paul Ottoson said that both properties were about 600 feet long and about 6,000 to 7,000 square feet total.

Mayor Arave asked if the City would then own the property and the property owner would not have access. David Church replied that the City would have to pay severance damages in addition to the value of the property that was taken. He said the City only had the right to condemn the right of way for a sidewalk.

David Church said apparently there was a reason that the property owner felt that this was not in their best interest and that they would be invited to come before the City Council to explain their reasoning. Ken Leetham said staff had tried to negotiate and would now send a written notice with an offer to purchase the property.

Dee Lalliss asked about the City's recycling program and what the process was. He suggested this information be included in the City newsletter to potentially encourage residents to recycle. Mayor Arave replied that recycling goes to the Wasatch Integrated Waste facility in Layton and that information on their new plant could be found on their website.

Council Member Porter commented that the City Council toured the Wasatch Integrated Waste facility. He said that all garbage was recycled to a point and all of the aluminum cans were collected.

2. CONSIDERATION OF ORDINANCE 2020-14: AN ORDINANCE REZONING PROPERTY LOCATED AT 71 NORTH HIGHWAY 89, FROM COMMERCIAL HIGHWAY (CH) TO P-DISTRICT AND APPROVING AN AMENDED DEVELOPMENT AGREEMENT (2020-39A) FOR NSL CITY CENTER PHASE 2, BRIGHTON UTAH DEVELOPMENT, APPLICANT

Sherrie Llewelyn presented an overview of the site showing the existing NSL City Center. She reported that the purpose of this application was to facilitate an amendment to City Center P-District Development located at 25 East Center Street. The property located at 71 North was 1.55 acres, which currently contained Chaparral Fire Protection, would be added as a second phase to the residential portion of the existing 3.6-acre City Center project for a total of approximately 5 acres. The amended general development plan for City Center was approved by the City Council on August 18, 2020. In conjunction with the P-District rezone request, the amended development agreement would include preliminary plat approval for the project. Phase 2 would consist of 29 townhome units and six units from Phase 1.

Ms. Llewelyn showed the layout of the development and said that Phase 2 would have nine units facing Highway 89 with matching setbacks and sidewalk improvements as well as 20 additional feet of right-away dedicated for future expansion of the bus rapid transit system. A pedestrian pathway has been added between the existing building and the new building. Staff requested a 15-foot buffer around the perimeter around the property allowing several units to have semi-private backyards. Each unit would have two car garages, 27 units would have 18’ driveways, as well as 13 additional guest parking spaces for 115 parking spaces in total. Improvements included landscaped areas for a total of 27% of the overall project. She showed the landscaping plan and said the developer was working with North Towne Station to share the maintenance and use of existing open space. Brighton Development would improve and maintain the detention area and install metal fencing and a dog park. The proposed architecture would remain the same with dark brick and stucco as found in the original development agreement. The development agreement also included a provision prohibiting the purchase of multiple units by one entity.

Council Member Gordon asked about parking as every unit did not have a driveway. Sherrie Llewelyn commented that there were 13 visitor parking stalls. She showed the location of the visitor parking stalls on the site.

Council Member Mumford thanked the developer for coming up with a solution to the North Pointe open space.

Taylor Spendlove, Brighton Homes, commented that the agreement with North Pointe was not finalized. He said they tried to come to the agreement to share the open space and to purchase the Chaparral property during the first phase and both property owners were now on board.

Council Member Porter recused himself as he owned property in this development.

Council Member Horrocks moved that the City Council approve Ordinance 2020-14 rezoning the property at 71 North Highway 89 from CH to P-District and approve the proposed amended development agreement (AGR2020-39A) for NSL City Center Phase 2 with the following findings:

Findings:

1) **The proposed P district can be substantially completed within two (2) years of the establishment of the P district.**
2) **The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.**
3) **The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P district.**
4) **The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.**
5) **Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.**
6) **The P district is in conformance with the city general land use plan.**
7) **Existing or proposed utility services are adequate for the population and use densities proposed.**

Council Member Gordon seconded the motion. The motion was approved by Council Members Horrocks, Mumford, Baskin and Gordon. Council Member Porter abstained from voting.

3. CONSIDERATION OF A PRELIMINARY PLAN FOR NSL CITY CENTER PHASE 2, PARK LOFT-CITY CENTER AT 71 NORTH HIGWHAY 89, BRIGHTON UTAH DEVELOPMENT, APPLICANT

Sherrie Llewelyn reported that the last item was the legislative action on the rezone and this would be the administrative action on the preliminary plan. The Planning Commission reviewed this item and held a public hearing. The Commission recommended approval with the following condition that engineering corrections of civil drawings be completed prior to final plat approval.

Council Member Mumford move that the City Council approve the preliminary plan for NSL City Center, Ph. 2, Park Lofts at City Center located at 71 North Highway 89 with the following condition:

1) **Engineering corrections of civil drawings prior to final plat approval.**

Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Mumford, Baskin and Gordon. Council Member Porter abstained from voting.

4. DISCUSSION OF MATTERS RELATED TO COVID-19 PANDEMIC AND THE CITY'S RESPONSE

Mayor Arave reported that staff met with Brian Hatch of the Davis County Health Department and said that due to the number of cases that the City was in the moderate risk level category. He said the City's minority populations were harder hit and the percentage of minorities were higher in the City than in Davis County. Mayor Arave said that Davis County would probably move to high risk and masks would be mandatory. Ken Leetham said there was a mask mandate now and a requirement to limit gatherings to ten individuals or less which would end on October 29th.

Mayor Arave said that people wanted things to get back to normal, which was causing part of the increase in cases. He said so much of the spread was also due to family gatherings.

Council Member Mumford asked about CARES Act funding and the third tranche. Ken Leetham said there was a process for getting the third tranche. The State would withhold a certain amount but the City would have the opportunity to obtain more funding.

Mayor Arave commented that it would be approximately 89% with 11% of the funding allocated to areas that had been harder hit such as Park City and Moab. The City would need to request the funds by November 1st or the State would use the funds for vaccinations.

Council Member Mumford asked about the building upgrade related to the barriers around the reception areas in City Hall. Ken Leetham replied that he felt a portion of the CARES Act funds could be utilized for those barriers.

Council Member Horrocks suggested that a portion of the HVAC system could potentially be reimbursed as well as the filters, etc. were being used at a higher rate.

Council Member Baskin talked about the meeting with Brian Hatch and the case numbers in the community with 604 known cases, but stated that in reality, it could be three times that amount. She said the City had been hit harder than other areas in Davis County, which may be attributed to the minority population, culture, multigenerational families living together, essential workers or those who have jobs that require them to be onsite, etc. She then spoke about contract tracing and how it was a moving target due to several factors as well as rapid testing and which individuals were having those tests done.

Council Member Baskin said the City needed to be positive, proactive, and to promote good choices. She said masks should be encouraged and large gatherings discouraged through means such as policies and signage. Fifty percent of the population would need to be vaccinated but until then residents need to be vigilant and understanding of each other.

Council Member Mumford asked about updates on Davis County hospitalizations and capacity.

Ken Leetham presented graphs from the State website including the number of patients currently hospitalized with confirmed COVID cases which was 291, the number of patients in the ICU with confirmed cases (104), the percent of all ICU beds occupied by COVID patients Statewide (69.2%), the percent of all non ICU beds occupied (46.1%), and that 215 ventilators were being used out of 1,291 ventilators.

Council Member Baskin mentioned the ICU costs and said during the meeting that she asked if there was a way to find out the average cost for hospitalization and was given a contact number for the Utah Hospital Association.

Andrea Johnson asked how residents who did not have social media, did not speak English, or did not have a water accounts were getting information from the City. She spoke on seeing large groups gathering at the pavilions and asked what the City was doing to educate residents. Ken Leetham said that many of the residents that would not receive a water bill probably lived in apartments and should receive information from the HOA. He said the City did have social media accounts but did not have anything setup in other languages which was something to consider.

Council Member Gordon commented that she would like to see more signage at the apartment complexes, at churches, in local businesses, and at the pavilions, etc.

The Council discussed hospitalization rates, restricting access to the pavilions, signage, and ways to communicate with citizens.

Ken Leetham suggested a separate mailing directly to every individual home from the City Council with instructions, opinions, etc. Mayor Arave said as information changed so rapidly that it would be more useful to put signage stating the risk level and how to act.

Council Member Gordon asked about the possibility of having a flu shot clinic and sending the mailer to residents.

Council Member Baskin asked if Council Member Gordon was in favor of a resolution endorsing the Governor’s mask mandate. Council Member Gordon replied affirmatively and said the statement would be that the City encourages citizens to wear masks, a number to call with

questions, and a definitive statement that this was a real risk. Council Member Baskin was also in favor of a letter to residents and a resolution.

Ken Leetham commented that staff would put together some ideas regarding signage, a resolution, and/or a written notice to residents.

5. CONSIDERATION OF BID AWARD FOR A SETTLING BASIN AND WASH BAY FACILITY AT THE CITY'S PUBLIC WORKS BUILDING LOCATED AT 842 NORTH 400 WEST

Paul Ottoson reported that the Public Works department was in need of a settling basin for excess materials that come from street sweeping, cleaning of storm drainpipes, and water leaks. In the past, these materials were brought to South Davis Sewer District, where the materials were allowed to dry before going to the Davis County landfill in Layton. The sewer district is no longer allowing cities to drop off these materials. In addition to being a settling basin, this structure would also act as a wash bay for the Public Works vehicles. The current wash bay did not meet State regulations and during an audit, it was requested that it be updated to meet current code.

Staff obtained five bids with Wasatch West Contracting as the low bid at $372,000. Paul Ottoson stated that as the City had never contracted with Wasatch West before, references were checked and staff recommended awarding the project to Wasatch West Contracting. The budget for this project was $250,000 so a budget adjustment would need to be approved prior to completing this job.

Council Member Mumford asked about the project timeline and what was currently being done with the waste and how vehicles were being washed. Paul Ottoson replied that he was unsure of the start date for the project. He said the City had a temporary occupancy but could get fined so the updates had to be done.

This item was continued as part of the consideration of the agenda item related to Resolution 2020-28R a resolution amending the 2020-2021 Fiscal Year Budgets.

6. OVERVIEW OF PROPOSED SECONDARY WATER LINE AND STREET RECONSTRUCTION ON EAGLEWOOD LOOP AND ROCKWOOD DRIVE (INCLUDED IN THE PROPOSED BUDGET AMENDMENT)

Paul Ottoson reported that several years ago, the City's culinary water system had a very difficult time keeping up with demand in the east bench area. Both the 5200 and 5480 tanks were hitting dangerously low levels during the summer months and the velocities in the piping system were very high. A water study was completed and it was determined that either a new secondary water system was needed or the existing culinary system would have to be upgraded with additional

pipe lines. The City chose the former and had been working diligently to create a secondary water system in this area.

In 2012, the City began the process of getting secondary water to the east bench. An agreement between the City and Weber Basin Water Conservancy District for 800 acre feet of secondary water was reached. In 2013, a secondary reservoir and pump building were constructed at Deer Hollow Park, and a new transmission line was constructed to the golf course. Mr. Ottoson stated that to date, the golf course and the Crestpointe subdivision had secondary water. Currently, the annual usage would be approximately 400 acre feet. The next steps of the City's secondary water plans included continuing to install secondary water improvements in the surrounding neighborhood for the remaining 400 acre feet of water. In 2016, secondary water lines and laterals were installed on Woodbriar Way, Woodbriar Circle, and Mariwood Circle and in 2017 the transmission line was continued from the pump building at the lake by hole #8 along the fairway of hole #2 to Eaglewood Loop.

City staff has requested that the next phase of this project be completed. This phase would continue the transmission line along Rockwood Drive and Tanglewood Loop South where laterals would also be installed to all adjacent residents. From the end of Tanglewood Loop, the line would tie into the 5480 tank, which would be completed by the developer of the Eaglewood Cove 13-15 subdivisions as well as all future connections in this development. Funding would be needed to reconstruct Eaglewood Loop, Rockwood Drive and Tanglewood Loop South. The estimated costs for the street reconstruction projects would be $700,000.

Mayor Arave asked if secondary water would be expanded along Eaglewood Loop in the future. Paul Ottoson replied that the plan was to see how this project went and to see how much water was used on the annual contract and then eventually expand along Eaglewood Loop to Elk Hollow.

Council Member Porter asked about the laterals and if homeowners had to pay to convert to secondary. He also asked about timing for this project. Paul Ottoson replied that the City would pay to install to the meter and it would be required for residents to use secondary water. He said staff would go out to bid in December and the project would take four months to complete.

Council Member Mumford asked about the road reconstruction and whether it was better to do the whole loop at one time. Paul Ottoson replied that due to financial constraints the project was being done in phases.

Ken Leetham said staff could review the options for this project including whether it made sense to do the whole road now.

This item was continued as part of the consideration of the agenda item related to Resolution 2020-28R a resolution amending the 2020-2021 Fiscal Year Budgets.

7. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2020-28R: A RESOLUTION AMENDING THE 2020-2021 FISCAL YEAR BUDGETS

Ken Leetham reported that the previous Public Works items were included in the proposed budget amendment and staff wanted to explain the projects before the budget discussion.

Janice Larsen reported that staff was recommending approval of the resolution to amend the budget. She spoke on the General Fund related to the CARES Act funds and said Total General Fund revenues in Fiscal Year 2020-2021 were expected to exceed the original budgeted revenues by a significant amount. To date, the City had received $1,234,650, in CARES Act funds with $436,900 of the first tranche committed to other Davis County entities. It appeared that the remaining balance from the first tranche and the full amount from the second tranche could be used to offset Public Safety payroll expenditures. The balance currently available to fund expenditures directly related to the COVID 19 and Public Safety wages and benefits was approximately $797,750. Out of this same amount, the City may have some additional COVID-19-related expenses. While the exact amount of the third tranche was not available, budget adjustments were recommended for the CARES Act revenue and expenditures as delineated above.

In addition to the CARES Act funds, the city's sales tax and development revenues were higher than expected in the first quarter and staff was optimistic this trend would continue. A more detailed estimate of the city's estimated revenues would be presented to the Council in January of 2021 when three additional months of actual sales tax revenue data would be available. Staff also recommended budget increases to a few General Fund Expenditures related to the costs of responding to the recent windstorm event with overtime wages in the amount of $31,200 and supplies and equipment in the amount of $42,500.

Ms. Larsen said that office space in the Public Works building was limited and two police officers had been working from the building so they were close to activity on the West side. Because the office space was needed for Public Works employees, a free standing mobile structure was placed in the Public Works lot and rented at a monthly rate of $650. There were costs to place the structure and install power, heat, internet, etc. so the additional budget requested in the Police Department was $13,500 for the first year.

Janice Larsen reported on other adjustments including in the Redevelopment Agency with a recommended budget adjustment for a land purchase in the amount of $151,500, an adjustment in the Housing Fund related to a Building Façade improvement grant, requiring an equal match from the City. The grant would result in an increase in revenue in the amount of $25,000 and grant expenditures in the amount of $50,000, and in the Parks Capital Fund to pay for the cost of the Hatch Park design in the amount of $20,000. Other adjustments included construction of sidewalk on the west side of Redwood Road with funding from a grant in the amount of

$182,500 with matching City funds of $67,500 as well as the Eaglewood Loop project that Paul Ottoson reported on earlier in the amount of $700,000, and the road widening project for the Town Center project in the amount of $84,500.

Adjustments in the Water Fund included the existing Eaglewood Pump Station project, which required an additional $25,000 to fund the cost of landscaping surrounding the structure. Staff also recommended funding a water line project located on US-89, from Center Street to 100 North. A budget adjustment for this project was requested for $43,700. A small adjustment for $5,500 was also recommended to fund the sick leave buyout for Water Fund employees. Adjustments in the Storm Water Fund included $250,000 for the construction of the sediment settling basin and wash bay project as detailed by Paul Ottoson.

Janice Larsen then reported on the Fleet Fund amendments including the grant from the State Department of Environmental Quality for the replacement of an existing natural gas vehicle. The adjustment for the grant revenue was in the amount of $109,000 and vehicle expenditures of $116,000.

Ken Leetham spoke about the employee sick leave conversion/buyout, which was one of the wage and benefits reductions withdrawn from the Fiscal Year 2020-2021 budget due to concerns over COVID-19. The cost to add this amount back into the budget would cost $33,500 and $12,500. He said this would be a one-time benefit and the City had the capability to make the payment without changing the City's bottom line. It would also be a good faith gesture to employees particularly as the original reason for removing this benefit did not materialize.

Mayor Arave said there was $3.2 million in unrestricted cash and asked if these funds could be used for road projects. Janice Larsen replied affirmatively.

Council Member Mumford asked staff to review completing the entire Eaglewood Loop project at one time.

Council Member Porter asked about the land purchase and if the formal action to purchase the property had been authorized. Ken Leetham replied that the land was acquired for $151,000.

Council Member Horrocks asked why UDOT was not paying for the entire cost of the sidewalk on Redwood Road. Paul Ottoson replied that UDOT had a policy that they would maintain everything from the curb and gutter in. Everything else was the municipality's responsibility to maintain.

Council Member Gordon asked about the Culinary Water Fund and whether this money could be used to pay for the secondary water connections. Ken Leetham replied that staff could prepare a cost estimate per resident and bring options back to the City Council.

Mayor Arave opened the public hearing at 8:55 p.m.

Dee Lalliss commented that he heard the 6" waterline on 200, 250 and 300 would be replaced with an 8" waterline. David Frandsen replied that this project would be completed next year due to COVID.

Council Member Horrocks moved to close the public hearing at 9:00 p.m. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

Council Member Porter moved that the City Council adopt Resolution 2020-28R: a resolution of the City Council of the City of North Salt Lake adopting an amendment to adjust the fiscal year 2020-2021 General Fund, Redevelopment Agency, Housing Fund, Park Capital Fund, Road Capital Fund, Water Fund, Storm Water Fund and Fleet Fund budgets. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

8. CONSIDERATION OF THE BID AWARD FOR A SETTLING BASIN AND WASH BAY FACILITY AT THE CITY'S PUBLIC WORKS BUILDING CONT.

Council Member Gordon moved that the City Council award the Public Works Settling Basin Project to Wasatch West Contracting for the price of $372,000.00. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

9. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of October 6, 2020 were reviewed and approved.

Council Member Baskin moved to approve the City Council meeting minutes of October 6, 2020 as amended. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

10. ACTION ITEMS

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

Council Members Gordon and Baskin felt that there needed to be implicit bias training for the police department and staff/council.

Mayor Arave felt that there should be a motion from the Council before employees were forced to watch implicit bias training. He felt that the theories behind implicit bias were not proven.

Council Member Gordon felt that it should be mandatory training and said she would be happy to bring in an expert to discuss implicit bias.

Council Member Mumford asked about the open and public meetings training. Linda Horrocks replied that the training could be done before the end of the fiscal year.

Mayor Arave asked about adding a review of the Parks Master Plan to the action items.

Council Member Porter asked about considering sending the City newsletter to each resident.

Council Member Mumford asked about ways to allow residents, City Council members to participate virtually in meetings. He also asked about at posting Facebook Live or other video recordings somewhere.

Council Member Baskin asked if staff had reached out to Salt Lake City about the homeless camps along Victory Road, as the community was mostly cleaned up. Ken Leetham replied that he did not have the chance to reach out to Salt Lake.

11. COUNCIL REPORTS

Council Member Gordon reported that the Youth City Council (YCC) met every other Tuesday and needed service project ideas. Council Member Baskin recommended spurge removal.

Ken Leetham commented that there was a JustServe website that had many service ideas. Council Member Porter said there were many projects to be done along the Jordan River as well such as weeding or litter cleanup.

Council Member Mumford commended staff on the removal of weeds from the Wetlands area.

Council Member Horrocks reported that the golf course was doing really well and credited COVID and the new manager Tyler Abegglen. He also mentioned that there were several areas along the Legacy Trail where the asphalt needed crack sealing.

Council Member Horrocks also mentioned an amendment on this year's ballot which would allow cities the ability to sell water outside of their city boundaries. He asked about one of the City wells that had previous contamination and the potential for that water to be sold. Ken Leetham replied that the well was no longer testing in contaminated levels and could be put back in service.

Council Member Gordon commended Ryan Mumford and the Parks and Arts Board on the NSL Reads event. Council Member Mumford said the event was well attended and the Board members did a great job.

Linda Horrocks reported that the winning photos from the photography contest would be displayed in City Hall.

Council Member Baskin reported that the census 2020 in Utah was quite successful and census takers were able to get to 99% of the homes.

12. MAYOR'S REPORT

Mayor Arave reported that the South Davis Sewer District would be looking at a property tax increase of approximately $17 per household (for a $375,000 house) to take care of the phosphorus and ammonia limits as the district was in and out of compliance with a settlement pending with the Division of Water Quality due to this issue.

Mayor Arave said the Recreation District would send out information on the master plan and a request for feedback. This plan would include a 50-meter pool and a new facility on the west side of the county.

13. CITY ATTORNEY'S REPORT

David Church had nothing to report.

14. CITY MANAGER'S REPORT

Ken Leetham reported that there were several waterline shutoffs recently including replacement of valves, the City water project tie in and particularly around the Centennial Line project. He then spoke about the Davis County Small Business project and said $925,000 was distributed to 56 City businesses. Mr. Leetham also reported on a joint project with Woods Cross for the design of a dog park with G. Brown Design with a 50/50 cost share. He reported on the UCMA Conference and said he would be presenting on the value of city manager contracts and working with elected officials.

15. ADJOURN

Mayor Arave adjourned the meeting at 9:29 p.m.

_____ _____

Mayor City Recorder

Action Items for November 17, 2020

Item	Staff	Description
New		
1	Sherrie	Setup a joint work session with the Planning Commission and City Council to review the Form Based Code (virtually or in person). *Scheduled for Nov. 24th at 7 p.m.*
2	Sherrie	Sherrie Llewelyn to meet with CM Gordon (and any other interested Council Member) to view in process and proposed development projects. *Scheduled for Nov. 19th*
3	Ken, Janice Sherrie	Staff to provide an updated projection for the Redwood Road CDA including the Amazon development as well as a discussion on how to utilize these funds to incentivize development to the Council. *The updated property tax projection was provided to Lewis Young and included in the annual Redevelopment Agency Report submitted to the State. Ken will report back to the City Council on the status of using CDA funds.*
4	Ken, Sherrie	Staff to provide the names/information of the two property owners along Redwood Road that would not allow the City to install sidewalk in that location to the City Council. *Mr. Dan Hunter (801.878.4021) (north of 1100) would like the property surveyed and appraised before agreeing to a purchase price. Mr. Paul Hunter (801.295.2168) (south of 1100) has not responded to the offer or information submitted.*
5	Linda	Potential newsletter item regarding what was done with the items collected for recycling. Mayor Arave suggested putting a link to the Wasatch Integrated Waste Facility on the City's website. *These items will be included in an upcoming newsletter.*
6	Ken, Linda	Staff to review ways to inform the public about COVID risks such as a separate mailer to each household from the City Council regarding COVID, signage in public areas included electronic (road and City message board) signs, and possible flu shot clinic, or a resolution. *Signage has been prepared and will be installed in parks and pavilions. A draft letter was distributed to the City Council for their consideration.*
7	Paul, Ken	Staff to review options related to the Eaglewood Loop street reconstruction project including completion of the entire project now. *Staff will report back on this option at the November 17 City Council meeting.*
8	Ken, Linda	Staff to review whether a land purchase made by the City Manager was authorized (Henderson parcel? It was in the amount of $151,500 from the Redevelopment Agency Fund) *Ken will report back to the City Council at the Nov. 17 mtg.*
9	Janice	Staff to prepare a cost estimate per resident and options related to the Culinary Water Fund and setting up the secondary water connections.
10	Craig	Chief Black to send information on the implicit bias training to Council Member Gordon.
11	Linda	Hold Open and Public meetings training for City Council and Planning Commission before the end of the fiscal year. *David Church to complete training during the joint meeting OR use ULCT website to complete this requirement. Scheduled for Joint Work Session on Nov. 24th.*
12	Ken, Sherrie	Assignment to amend the Park and Recreation Element of the City's General Plan so that it includes Hatch Park, Tunnel Springs Expansion and Capital Projects and repairs. *An RFP is being prepared to complete the amendment.*
13	Linda	Review options related to sending the City newsletter to each resident separate from the water bill. *Staff to prepare a proposal for Council consideration.*
14	David, Paul?	CM Horrocks commented on a bike trail along the Jordan River in need of crack sealing (is it in unincorporated, City or county?) *Public Works repaired the City's cracks and notified Salt Lake City PW of the cracks in their city.*

Current		
1	Ken Staff	Staff and Council to reach out to any contacts with Woods Cross on potential funding for the 1100 North bridge project. *Ken met with Gary Uresk and will report to the council.*
2	Dal Wayment	Staff and CM Baskin to discuss temperature fluctuations and odor spikes as shown on charts/graphs from the Jacobs report with Dal Wayment.
3	Ken	Mayor Arave requested pricing related to the UTA bus shelters/Prop 1 Funding. *Staff will report that information to the City Council. (Sherrie has provided info to Ken)*
4	Paul	In conjunction with the re-routing of storm water near the 14th hole on the golf course, Staff to research using the water in a water feature at the Eaglewood Sign in that same area. CM Horrocks mentioned that there is probably additional water in the storm drain coming down lower Foxhill, as it often floods the street onto Eaglewood. *Staff is evaluating several potential options for fixing this storm drain and including potential water features as a part of the design of the repair. Will report to CC when staff report is more complete.*
5	David	Staff to review whether the second Saturday pickup was worth the cost/had value. Staff to also research options for pickup of heavier items and a potential replacement for the second Saturday pickup. *Staff is preparing a report for the City Council on this.*
6	Craig Ken	Potential for implicit bias training for City Council, Planning Commission, and staff. *Craig and Ken are working on this; looking at training possibly this fall.*
7	David	Staff to research the cost of offering a green waste program through Ace. *Staff is preparing a report for the City Council.*
8	Sherrie	Staff to reach out to the LDS Church to discuss vacant property located at Amberly and Norfolk Drive. (Also, request was made to review potential change to development agreement to allow for a 55+ community). *This parcel is in compliance with all property maintenance codes. Kyle Hamblin, Church Real Estate Div. stated the property is currently being evaluated for intent of future use. It takes a few months. He asked we check back in November 2020. (7/22/2020)*
9	David, Linda	Reschedule service projects -- including Purge the Spurge at Wild Rose Trail (with YCC and residents help). *Staff will evaluate the feasibility of projects depending on COVID-19 restrictions.*
10	David, Sherrie	Staff to prepare policy (or review current policy) related to tree removal particularly when related to sidewalk damage. *Staff is working on a follow-up report to the City Council.*
11	CD Dept.	Staff to work with Bountiful Veterans Park Foundation to reach out to the community to obtain the names of veterans in the community that would like to be honored on the memorial wall at the park. Staff to also work with Stan Porter and the PTAR Board to plan for next phases of possible improvements in the City's Veterans Memorial Park. *Ali has received the name list from Bountiful and is researching grant opportunities. (UPDATED 5/26/2020)*
12	Tyler, Julie McLachlan	Look at the possibility of expanding a recreation program up at the golf course. Clinics, lessons, paid classes/workshops, etc. *This idea will be included in the new proposals related to the golf course and efforts to increase revenues.*
13	Sherrie, DRC	Council requested zoning recommendations from staff for two parcels on the east side of Orchard Drive north of Center Street, Odell Lane, and the RM-20-zoned neighborhood on the west side of Orchard Drive south of Center Street. *The DRC has reviewed the parcels and is currently considering options for rezoning the property.(3/5/20)*
14	Ken	Staff would prepare a proposal related to small insurance claims and a fund to pay for these types of items in-house rather than submitting them through insurance.
15	Paul David Ken	Various assignments related to water and water planning including: collection of water usage data by area, analysis and recommendation related to water conservation rate structure, and long-range planning for water needs. *Staff proposal to engage a 3rd party to perform water comprehensive plan in FY 2021 Budget.*
16	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. *Staff reviewing history committees of other cities and will draft resolution.*

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: Sherrie Llewelyn, Community Development Director

DATE: November 17, 2020

SUBJECT: Consideration of Preliminary Plan-Eaglewood Cove P.U.D. Subdivision, phases 13-15

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the Preliminary Plan for Eaglewood Cove P.U.D. with the following conditions:

1. Phases 14 and 15 may not proceed to Final Plat approval until final determination on the mitigation solution for the soil strength issue of lots 1407-1411 and 1505, if a mitigation solution cannot be approved those lots shall be removed from the plat(s);
2. In lieu of sidewalks, the develop shall install and the HOA shall maintain a minimum 5' strip portion from the edge of asphalt on one side of the private roads. The HOA will be responsible for enforcing no parking on the same side of the road as the striped walking path;
3. Any remaining engineering redline corrections be completed prior to final plat submittal.

BACKGROUND

The previously approved concept plan for Eaglewood Cove Phases 13-15 consisted of 75 lots east of the existing phases of Eaglewood Cove development. The concept plan was approved by the City Council on July 19, 2016. Since that approval the developer has been conducting an extensive Geological Hazards Investigation of the property leading to numerous changes in layout design which resulted in a reduction from 75 lots to 72 lots. The proposed development is divided into three phases, 13, 14, and 15. The subdivision will also be a planned unit development (PUD) subdivision to provide for common ownership of the private street, the HOA maintained storm water detention facilities, and for architectural review prior to building permits.

The developer of this project has been working with the City geologic consultants to address the requirements of the 2016 geologic hazards ordinance. Under the ordinance, geotechnical reports are to be submitted prior Preliminary Plan. The full geologic hazard study has been completed and reviewed and conditionally approved by the city geotech consultant. There are 6 lots in phases 14 & 15 that the mitigation solution for soils issues must still be approved by the city consultant prior to final plat. If a mitigation cannot be agreed upon the lots will be removed from the subdivision.

A conditional use permit was approved by the Planning Commission for the proposed flag lots in the development on July 12, 2016. The exception to cul-de-sac length was also approved as part of the

concept plan approval. Previously the fire district had required that the homes on the loop road be fire sprinkled or the road widened, since that time the number of lots on the loop road has been reduced to less than 30 and the requested restriction is no longer necessary.

REVIEW

The development is divided into 3 plats, plat 13 is 52.7 acres and contains 39 lots with lot sizes varying from 0.60 acres to 6.34 acres. Plat 14 is 14.36 acres and contains 13 lots with lot sizes varying from 0.67 to 2.03 acres. Plat 15 is 26.62 acres and contains 20 lots with lot sizes varying from 0.56 and 2.82 acres.

The preliminary plats have been reviewed by the Planning Commission on November 10, 2020 and have been recommended for preliminary plan approval. The following issues are of particular interest:

1. **Sidewalks.** The DRC recommended that the development have sidewalks one side of the private streets. The developer is requesting that no sidewalks be required in the PUD. The Planning Commission discussed the request extensively and has recommended that 5' of the pavement be striped for pedestrian use and street parking be limited to the opposite side of the street. It was the opinion of the Commission that the walking area would be done only by residents and most likely during good weather
2. **Building Envelopes.** The building envelopes have been established to limit improvements to the portions of the lots with a slope less than 30%. The developer has requested the ability to allow accessory structures and uses outside the building envelop with certain restrictions, namely: submission of a detailed topographical survey demonstrating slopes less than 30% outside the envelop for an accessory structure; and, also provides for various private recreational uses of those areas.
3. **Fire Sprinkling.** Due to the size of the tank and the required fire flow for structures over 10,000 sq. ft. the developer has agreed to limit home sizes to 10,000 sq. ft. unless an automatic fire suppression system is installed in the home.
4. **Restricted Access.** Numerous lots have double frontage or areas of frontage that would be too steep to access from the street. Therefore, restriction on access in those areas is being limited to those allowed in plat note 19 for temporary access for construction or maintenance and not for vehicular access.
5. **Geotechnical Review.** All lots in the development are subject to site specific review prior to building permit. Sections 7 & 8 along with Table H of the geotechnical report have specific requirements that must be met prior to a building permit being issued. Each lot owner will be required to have their home structural design and soils evaluated for compliance with the report and certifying that they have been designed to the specific specifications for that lot.
6. **Overall Geotech.** Two areas of the development contain soils that must be removed or mitigated. The developer is proposing and the city engineer and geotech consultant agree that the best course of action is to mass grade the northern area to remove the fat clays, and the southern fat clays will be removed upon excavation of individual foundations.

POSSIBLE MOTION(S)

I move that the City Council approve the proposed preliminary plan for Eaglewood Cove Subdivision, phase 13-15 located at approximately 600 South Tanglewood Loop, subject to the following findings and conditions:

Findings:

1. The proposed preliminary plan meets the minimum standards of the land use code for preliminary plan approval;
2. The proposed layout minimizes the necessary cuts and fills and provides and efficient design;
3. The exception to maximum length of a cul-de-sac is warranted based upon the following:
   i. Physical conditions exist which preclude the ability to establish any other means of access, namely topography.
   ii. Construction of a through street will result in undesired cuts and fills, affecting natural drainage patterns and existing vegetation
   iii. The exception has received favorable recommendation from the Fire District and Development Review Committee

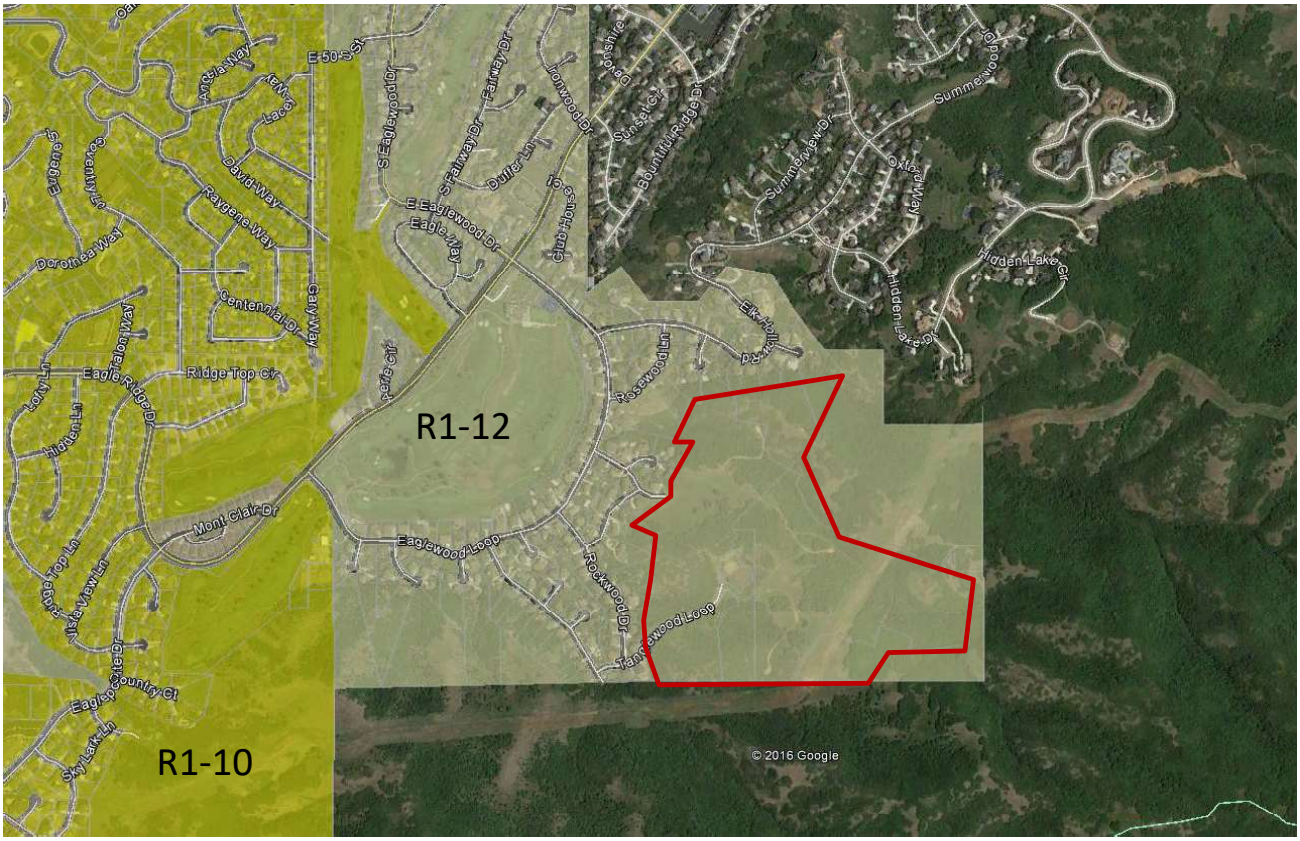
Conditions:

1. Phases 14 and 15 may not proceed to Final Plat approval until final determination on the mitigation solution for lots 1407-1411 and 1505, if a mitigation solution cannot be approved those lots shall be removed from the plat(s);
2. In lieu of sidewalks, the develop shall install and the HOA shall maintain a minimum 5' strip portion from the edge of asphalt on one side of the private roads. The HOA will be responsible for enforcing no parking on the same side of the road as the striped walking path;
3. Any remaining engineering redline corrections be completed prior to final plat submittal.

Attachments:

1. Aerial/Zoning Maps
2. Geotechnical Report-Section 7-8 and Table H
3. Phasing Plan
4. Overall Preliminary Plan
5. Slope Analysis/Building Envelopes
6. Preliminary Plan 13-15

Preliminary Plan
Eaglewood Cove Ph. 13-15– 600 South Tanglewood Loop
Aerial



7.2 RECOMMENDATIONS

Given the findings of this geologic hazards assessment, IGES recommends the following:

1. For the southern landslide lobe area, we recommend that geologic units classifying as 'young landslide' (Qlsy) be completely over-excavated[1] beneath the entire building footprint of all habitable structures in those areas where the young landslide is identified. *The intent of the over-excavation is to disrupt the landslide basal shear/slide plane within the building footprint, such that there will no longer exist a preferential plane of weakness under the home upon which subsurface materials can move*. Most of the soils observed at the site are anticipated to be suitable for re-purposing as structural fill following the over-excavation. However, soils classifying as fat clay (CH) are not to be re-purposed as structural fill underlying roads or structures, but may be used for embankments provided the fat clay is buried at least 10 feet below finish grade. This over-excavation is anticipated for Lots 1301-1307, 1336-1339, 1502, 1503, and 1517, where the landslide mass is encountered in the subsurface.

2. It is recommended that mass-grading be performed across the entire northern landslide area to completely over-excavate and mitigate the landslide hazard for the lots in this area. *The intent of the over-excavation is to disrupt the landslide basal shear/slide plane across the mapped landslide, such that there will no longer exist a preferential plane of weakness upon which subsurface materials can move*. Mass-grading will involve the over-excavation of the landslide mass *within the Eaglewood property boundary* (some of the northern landslide will necessarily be left in-place since the landslide mass extends beyond the Eaglewood project limits). An appropriate grading transition should be made at the property boundary where over-excavation ceases and undisturbed ground begins, such that the post-over-excavation slope conditions are brought as close to the pre-over-excavation state as possible. Specifically, mass grading is anticipated to impact Lots 1318-1320, 1325-1332, and 1401 where the landslide mass is encountered in the subsurface.

3. As an option, mass-grading may also be performed for the southern landslide area (in a similar fashion as the northern landslide) if deemed practical from a constructability standpoint based on the observed extents of the landslide in the field. However, IGES does not *require* mass-grading for the southern landslide; for the southern landslide mitigation is only required within the footprint of residential structures. For clarification, mass-grading of the lateral extents of the entire landslide mass is applicable to the northern landslide only (not the southern landslide) due to the differences in the type of landslide deposit (translational for the northern slide, and earthflow for the southern slide), since a translational landslide is expected to have a distinct basal shear plane across the entire deposit (plane of weakness), whereas an earthflow

[1] Over-excavation: any soil removed in an effort to remediate adverse geotechnical or geologic conditions in addition to the minimum excavation required.

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deposit is not expected to have a basal shear plane (a smaller basal shear plane may be present locally), however the contact between the landslide deposits and the underlying earth materials are expected to be largely depositional. Based on current subsurface data, mass-grading of the entire southern landslide is not required. However, the Client should be aware that, although not anticipated, should differing subsurface conditions be observed during construction (i.e., a present and laterally continuous basal shear plane, larger extents of the landslide than currently mapped), mass-grading part or all of the southern landslide could be recommended.

4. Over-excavation of landslide deposits within the southern landslide is not required for roads or buried utilities. However, if roadways will require six feet or more of new embankment fill, thereby applying a significant new load to the underlying landslide deposits, then as a precaution the road alignment should be over-excavated below the landslide deposits (where identified) to disrupt the basal shear plane, if present.

5. It is recommended that foundation excavation observations be performed by a qualified engineering geologist to evaluate all lots that are located within the UGS-recommended surface fault rupture special study area for the antithetic fault trace in the eastern portion of the property. This includes Lots 1301-1307, 1309-1312, 1335-1339, and 1502-1517. It should be noted that this is an added safety measure, as the fault is considered inactive, but has had Late Quaternary-aged movement (movement within the last 130,000 years). If active faults or other adverse geologic conditions are identified in the foundation excavation, further investigation, relocation of proposed structures, modification of building foundations, and/or additional structural reinforcement may be required.

6. It is recommended that the landscaping for this development have 5% positive drainage away from the home a minimum distance of 10 feet and have no areas where the ponding of water can take place. If an area of ponded water is desired (e.g., for a landscaping feature), it is recommended that the pond be lined so as to minimize the amount of water introduced into the subsurface. Landscaping that requires intensive watering (e.g., hydrophilic plants, excluding most types of sod) should be avoided or minimized.

7. It is critical to minimize the introduction of water into the subsurface to limit the potential for activation of new landslides or the re-activation of existing landslides. To this end, IGES recommends that storm water retention basins not be constructed within, or above, any mapped younger landslide areas; detention basins may be allowed provided the design is optimized to minimize infiltration into the subgrade. Additionally, retention basins may be allowed provided passive land drains in the vicinity of retention basins are part of the civil plans, with the design to be approved by IGES. On-site sewage or storm-drain disposal should not be allowed. It should be noted that this recommendation is specific to the general grading of the property and is not lot-specific. Private ponds, swimming pools, landscaped water courses/waterfalls are

permissible, but should be lined with an impermeable membrane to limit infiltration. Small localized ditches or gullies that act as ephemeral drainages need not be lined.

8. An IGES geologist or geotechnical engineer should observe all slope cuts during construction activities, particularly during rough-grading, and foundation excavations for this property to assess for the presence (or absence) of adverse geologic conditions, and to provide site-specific recommendations for mitigation if adverse geologic conditions are encountered.

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8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS

8.1 GENERAL CONCLUSIONS

Based on the subsurface conditions encountered at the site, it is our opinion that the subject site is suitable for the proposed development provided that the recommendations presented in this report are incorporated into the design and construction of the project. Due to the presence of shallow bedrock at the site, heavy duty excavators may be required for some of the roadway cuts and utility excavations on site; some isolated areas may require heavy-duty rippers. The foundation for future residential structures may consist of conventional shallow spread footings founded either entirely on competent native earth materials or entirely on a zone of structural fill at least two feet thick. Building foundations over a bedrock/fill transition zone is not allowed (e.g. no structure may be founded partially on undisturbed native earth materials and partially on structural fill). Some localized areas of potential slope instability exist within the site; however, these areas are limited to where 'young landslide' (Qlsy) deposits underlie residential building envelopes or within two identified *zones of deformation* (see Plate 3). These areas of instability can be mitigated with remedial grading, primarily through either removal/replacement or the construction of a buttress stability fill, or (in the case of the zones of deformation) designing the residential foundations to accommodate a specified level of lateral ground deformation arising from a design-level earthquake.

The following sub-sections present our recommendations for general site grading, design of foundations, slabs-on-grade, lateral earth pressures and soil corrosion.

8.2 EARTHWORK

Prior to the placement of structural fill or other man-made improvements, general site grading is recommended to provide proper support for roadway embankments, foundations, exterior concrete flatwork and concrete slabs-on-grade. Site grading is also recommended to provide proper drainage and moisture control on the subject property and to aid in preventing differential settlement of structures as a result of variations in subgrade conditions.

8.2.1 General Site Preparation and Grading

Below proposed structures, fills, and man-made improvements, all vegetation, topsoil, debris and undocumented fill (if any) should be removed. Any existing utilities should be re-routed or protected in-place. Tree roots may be encountered and should be grubbed-out and replaced with structural fill if exposed in the foundation excavation. Foundation excavations and roadway embankment subgrades should be assessed for soft or loose soils; any soft/loose areas should be compacted in place if the depth is less than 12 inches or removed and replaced with structural fill as recommended in this report.

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8.2.2 Excavations

Soft, porous, potentially expansive, or otherwise unsuitable soils beneath foundations or concrete flatwork may need to be over-excavated and replaced with structural fill. If over-excavation is required, the excavations should extend a minimum of ½ foot laterally for every foot of depth of over-excavation. Excavations should extend laterally at least two feet beyond slabs-on-grade. Structural fill should consist of granular materials and should be placed and compacted in accordance with the recommendations presented in this report.

Prior to placing structural fill, all excavation bottoms should be scarified to at least 6 inches, moisture-conditioned as necessary to at or slightly above optimum moisture content (OMC) and compacted to at least 95 percent of the maximum dry density (MDD) as determined by ASTM D-1557 (modified Proctor). The scarification recommendation need not apply where hard, competent bedrock is exposed.

8.2.3 Excavation Stability

The contractor is responsible for site safety, including all temporary slopes and trenches excavated at the site and design of any required temporary shoring. The contractor is responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Based on our observations, soil types may vary at this site ranging from *Type C* soils (clays) to *Type B* soils (sand/gravel) to *Type A* soils (conglomerate bedrock). Close coordination between the competent person and IGES should be maintained to facilitate construction while providing safe excavations.

Based on Occupational Safety and Health (OSHA) guidelines for excavation safety, trenches with vertical walls up to 5 feet in depth may be occupied. Where very moist soil conditions or groundwater is encountered, or when the trench is deeper than 5 feet, we recommend a trench-shield or shoring be used as a protective system to workers in the trench. As an alternative to shoring or shielding, the excavations may be laid-back as follows:

- Conglomerate Bedrock: 0.75H:1V (53 degrees)
- Cohesive Clays: 1H:1V (45 degrees)
- Sand/Gravel: 1.5H:1V (33.7 degrees)

Where conglomerate bedrock is exposed, any potentially loose or hazardous rocks should be scaled from the side of the excavation. Where different earth materials are exposed in an excavation, a composite lay-back may be feasible. Near-vertical cuts greater than 5 feet may be feasible within particularly competent bedrock, subject to approval by IGES or the OSHA “competent person” upon site inspection.

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8.2.4 Structural Fill and Compaction

All fill placed for the support of structures, flatwork or pavements, should consist of structural fill. Structural fill may consist of excavated onsite soils and/or bedrock, or an approved imported granular soil. Within three feet of foundations or pavement the fines should have a liquid limit less than 45. Structural fill should be free of vegetation and debris and contain no rocks larger than 4 inches in nominal size (6 inches in greatest dimension). Soils not meeting the aforementioned criteria may be suitable for use as structural fill but must be approved by IGES prior to use. However, soil classifying as Fat CLAY (CH) (based on USCS classification) are generally not suitable for use as structural fill, with the exception that Fat CLAY may be used in roadway embankments provided it is placed at least 5 feet below pavement subgrade (bottom of aggregate section, measured vertically).

All structural fill should be placed in maximum 8-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 10-inch loose lifts if compacted by light-duty rollers, and maximum 12-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. These values are *maximums*; the Contractor should be aware that thinner lifts may be necessary to achieve the required compaction criteria. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by IGES. Structural fill placed beneath footings and pavements should be compacted to at least 95 percent of the MDD as determined by ASTM D-1557. The moisture content should be at or slightly above the OMC for all structural fill – compacting dry of optimum is discouraged. Any imported fill materials should be approved by IGES prior to importing. Also, prior to placing any fill, the excavations should be observed by IGES to assess whether unsuitable materials have been removed. In addition, proper grading should precede placement of fill, as described in the General Site Preparation and Grading subsection (Section 8.2.1) of this report.

In addition, all utility trenches backfilled below pavement sections, curb and gutter and concrete flatwork, should be backfilled with structural fill compacted to at least 95 percent of the MDD as determined by ASTM D-1557. All other trenches, including landscape areas, should be backfilled and compacted to approximately 90 percent of the MDD (ASTM D-1557).

Backfill around basement walls should be compacted to approximately 90 percent MDD as determined by ASTM D-1557. Failure to properly water-condition and compact basement wall backfill may result in settlements of several inches should the backfill become wet. Only small compaction equipment should be used near basement walls.

Specifications from governing authorities having their own precedence for backfill and compaction should be followed where applicable.

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8.2.5 Oversized Material

If desired, oversize material (cobbles and boulders, at least 6 inches in greatest dimension) may be included in structural fill if they are placed in a manner that will not result in voids, loose soils, or uncompacted soils. These oversized particles should not be placed within 5 feet of the top of any embankment or within 5 feet of the outer slope of the embankment. If oversized particles are used in structural fill as discussed above, it is imperative that the Contractor place and compact fill around oversized particles in accordance with the recommendations presented in the previous paragraphs. In addition to these recommendations, it is likely that the Contractor will be required to use small compaction equipment such as hand-operated jumping jack compactors to compact the structural fill within 2 feet of the oversized particle. We also recommend that a qualified geotechnical engineer or soil technician observe placement and compaction around oversized particles.

8.2.6 Erosion Control

Consideration should be given to the use of erosion control fabrics/waddles to facilitate the growth of vegetation on all cut and fill slopes. We recommend that the Contractor give consideration to covering embankment fill, fill slopes, or cut slopes with topsoil that was removed during initial clearing and grubbing activities. The surface of the slope should be rough so that when the topsoil is placed, it will not be easily eroded and transported during snowmelt or wet seasons. The topsoil should be placed in a single 4-inch thick lift and track-walked with a dozer or hoe. Topsoil should be placed on slopes that are no steeper than 2H:1V, unless mechanically held in place (e.g. an anchored HPTRM is used). The track marks left by the dozer should not be flattened and should serve as areas to collect water and seeds to aid in growing native vegetation on the man-made slopes. An approved seed mix should be used in growing vegetation on man-made slopes, cuts, and other disturbed areas.

8.3 FOUNDATIONS

The following recommendations are for residential structural foundations. Foundation plans should be reviewed by IGES or another geo-professional to assess compatibility with the recommendations presented herein.

Based on our field observations and considering the presence of relatively competent earth materials over the majority of the site, we recommend that the footings for future residential structures be founded *entirely* on bedrock, or *entirely* on a minimum of 2 feet of structural fill, or entirely on competent native surficial soils. Bedrock/soil or fill/native transition zones are not allowed. If earth materials in addition to bedrock are exposed in the footing excavations, then the footings should be deepened such that all footings bear on competent bedrock. Alternatively, the building pad may be over-excavated a minimum of 2 feet below the bottom of proposed footings and replaced with structural fill, such that the footings bear entirely on a uniform fill blanket.

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Where utilized, all fill beneath the foundations should consist of structural fill and should be placed and compacted in accordance with our recommendations presented in Section 8.2.4 of this report.

In general, the expansion potential of site soils is expected to be *low*; however, based on laboratory testing, the presence of soils classifying as *medium* could be present locally. In consideration of the foregoing, IGES recommends the following:

- Where foundation subgrade consists of soils classifying as Fat CLAY (LL ≥50, greater than 50% fines), the foundations should be underlain by a minimum of 3 feet of granular structural fill.

IGES or another qualified geotechnical engineer should observe all foundation subgrades prior to placement of steel or concrete; if potentially expansive earth materials are identified, an Expansion Index test (EI) test may be desired to assess an appropriate foundation design.

Shallow spread or continuous wall footings constructed on competent bedrock may be proportioned utilizing a maximum net allowable bearing pressure of **5,000 pounds per square foot (psf)**. However, if the foundations are underlain by a minimum of 2 feet of structural fill or competent native soils, a maximum net allowable bearing pressure of **2,500 psf** should be used for design. The net allowable bearing values presented above are for dead load plus live load conditions. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings. The allowable bearing capacity may be increased by one-third for short-term loading (wind and seismic).

All foundations exposed to the full effects of frost should be established at a minimum depth of 36 inches below the lowest adjacent final grade. Interior footings, not subjected to the full effects of frost (e.g., a continuously heated structure), may be established at higher elevations, however, a minimum depth of embedment of 12 inches is recommended for confinement purposes.

8.4 SETTLEMENT

8.4.1 Static Settlement

Static settlement of properly designed and constructed conventional foundations, founded as described above, are anticipated to be on the order of 1 inch or less. Differential settlement is expected to be half of the total settlement over a distance of 30 feet.

8.4.2 Dynamic Settlement

Based on the field data collected for this site, it is our opinion that the onsite native bedrock and/or surficial soils (stiff clays, medium dense sands and gravels) will exhibit negligible seismically-

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induced settlement during a MCE_R seismic event. Similarly, properly compacted structural fill is expected to exhibit negligible seismically induced settlement during a MCE_R seismic event.

8.5 SLOPE GRADING RECOMMENDATIONS

The following generalized recommendations are for engineered slopes (cut slopes and fill slopes). Recommendations for grading of cut slopes are intended to minimize the potential for future surficial failures. For the purposes of this report, surficial failure includes excessive erosion, sloughing, slumping, mass wasting, rockfall, and similar relatively shallow failures.

In limited areas, some cut slopes that expose/daylight younger landslide deposits should be constructed as a buttress fill, as conceptually illustrated on Figure F-1, *Buttress Stability Fill Detail*. This is particularly applicable to the existing cut slope below Lots 1 and 2, which will need to be re-built to mitigate the hazard to these two lots. All keyway and buttress fill designs should be approved by IGES prior to construction.

For slope cuts in competent bedrock or competent surficial soils (colluvium, older landslide deposits), the cut slope should be no steeper than 2H:1V. Some cut slopes that expose hard, competent bedrock may be able to be cut at a steeper slope (about 1.5H:1V), but should be reviewed on a case-by-case basis by IGES prior to implementation.

General recommendations for construction of buttress fills and fill slopes are presented in the following sections:

8.5.1 General Specifications

All cut slopes and back cuts should be geologically mapped in detail by IGES during grading to verify the geologic conditions upon which the following recommendations were made. Buttress fills should be constructed no steeper than 2:1 and should be constructed with a keyway (see Figure F-1). In general, the keyway back cut should be constructed no steeper than 1.5H:1V gradient, assuming the back cut will have a minimum factor of safety of 1.2. Flatter back cuts will reduce the potential for back cut failures. Front cuts should be cut at a maximum 1H:1V slope gradient unless field conditions indicate a flatter gradient should be used to provide adequate stability. In order to decrease the risk of back cut failure, cut slopes should be off-loaded prior to excavating the buttress back cut (if applicable). In addition, the amount of time the back cut remains exposed and unsupported should be minimized to reduce the risk of back cut failure. All stability fills should be a minimum of 10 feet wide (equipment width) at the top of the slope and at all mid-slope terraces.

8.5.2 Keyway Sizing

As a minimum, keyways should be excavated 2 feet below toe grade; deeper keyway excavations may be necessary, depending on the height of the slope and prevailing geologic conditions. The

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minimum keyway width is 8 feet but may need to be wider depending on local conditions. The width of a keyway is measured horizontally from the toe of slope (top of front cut) to the toe of the back cut (heel), with a 2 percent drop to the heel. The depth of a keyway is measured from the toe of the fill slope to the bottom of the keyway.

8.5.3 Drainage

All excavations for buttress fills and/or fill slopes should be provided with subdrains at the heel to reduce the potential for infiltrating water to perch and migrate toward the slope face. Local areas of particularly abundant groundwater may require subdrainage in addition to the typical heel subdrains as detailed on Figure F-1. Subdrains placed along the back cut of buttress fills and/or fill slopes may be constructed with 4-inch perforated PVC pipe, surrounded by approximately 6 cubic feet per lineal foot of ¾ inch gravel, wrapped in permeable filter material. Subdrains should be provided with outlet drains every 100 feet. In addition, backdrains consisting of 4-inch perforated PVC pipe, surrounded by approximately 6 cubic feet per lineal foot of ¾ inch gravel, wrapped in permeable filter material, with outlets provided every 100 feet laterally should be constructed every 25 vertical feet along the back cut for buttress fills and fill slopes. All subdrains and backdrains should be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys. Some modification to the drainage recommendations presented herein may be feasible; however, any change should be approved by IGES prior to implementation.

8.5.4 Benching

Where fills are to be placed on ground with slopes steeper than 5H:1V, the ground should be stepped or benched (see Figure F-2 for a graphic illustration). At a minimum, benches should be constructed every four (4) vertical feet. Benches shall be excavated a minimum lateral depth of four (4) feet into competent material or as otherwise recommended by IGES. However, the *lowest* bench should be excavated a minimum lateral depth of 15 feet into competent material (this measurement may include the key width).

8.5.5 Slope Protection

Slope planting and other measures should be provided immediately following construction. Slope protection polymers, straw waddles, and/or jute mesh should also be considered to limit the amount of erosion on slopes subject to erosion until landscaping and other permanent erosion protection measures are fully in place. Additional slope protection recommendations are presented in Section 8.2.6 and Section 8.9.

8.5.6 Earthwork Recommendations

In addition to the normal compaction procedures for structural fill specified in Section 8.2.4, compaction of fill slopes shall be accomplished by backrolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results

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acceptable to IGES. As an alternative to slope compaction, slopes may be constructed 2 to 3 feet 'fat' and trimmed back using a bulldozer with a slope board or similar equipment. Upon completion of grading, relative compaction of the fill out to the slope face shall be at least 90 percent of the maximum dry density per ASTM D 1557 (modified Proctor).

8.6 DEEP FILL RECOMMENDATIONS

The following recommendations are for relatively deep fills, particularly canyon fills. Specific recommendations are presented in the following paragraphs:

8.6.1 Removal of Compressible Soils

We recommend that potentially compressible surficial soils and undocumented fill (if encountered) be removed until bedrock or firm competent native material is encountered. IGES should observe and approve all removal bottoms prior to placement of engineered fill.

8.6.2 Drainage

All canyon fills (if any) should be provided with a canyon drain to reduce the potential for infiltrating water to perch, thereby reducing effective stresses at depth and potentially inducing settlement. Local areas of particularly abundant groundwater may require subdrainage in addition to the typical canyon drain as detailed on Figure F-3. Canyon drains may be constructed with 6-inch perforated PVC pipe, surrounded by approximately 9 cubic feet per lineal foot of ¾-inch gravel, wrapped in permeable filter material. Canyon drains should be provided with a suitable outlet. All canyon drains should be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys. Some modification to the drainage recommendations presented herein may be feasible; however, any change should be approved by IGES prior to implementation.

8.6.3 Benching

See Section 8.5.4.

8.6.4 Settlement Monitoring

Post-grading settlement monitoring should be performed in areas where the fill is greater than 30 feet in depth. We recommend that the grading contractor be made responsible for the construction and protection of all settlement monuments.

The settlement monuments should be accurately surveyed by the civil engineer every two weeks for the first three months and monthly thereafter. The settlement monitoring should continue until IGES has determined that the rate of settlement, and the estimated total and differential settlement projected over the 50-year design life of the development are within acceptable limits.

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Construction of improvements in the areas where settlement monitoring is being performed must be delayed until the completion of the monitoring program in the respective areas. It is difficult to accurately predict the length of time that the settlement monitoring program will be required. However, it has been our experience with fills of similar depth, that a period of about 3 to 9 months is typical. Three months is the minimum time required to obtain sufficient data for estimating long-term settlement regardless of the depth of fill.

8.7 EARTH PRESSURES AND LATERAL RESISTANCE

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing and the supporting soils. In determining the frictional resistance against concrete, a coefficient of friction of 0.45 for undisturbed earth materials or structural fill should be used.

Ultimate lateral earth pressures from natural soils and *granular* backfill acting against retaining walls and buried structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in Table 8.7. The coefficients and densities presented in Table 8.7 assume no buildup of hydrostatic pressures. The force of the water should be added to the presented values if hydrostatic pressures are anticipated.

Table 8.7
Recommended Lateral Earth Pressure Coefficients

Condition	Level Backfill		2:1 Backfill	
	Lateral Pressure Coefficient	**Equivalent Fluid Density (pcf)**	**Lateral Pressure Coefficient**	**Equivalent Fluid Density (pcf)**
Active (Ka)	0.33	42	0.53	67
At-rest (Ko)	0.50	63	0.80	100
Passive (Kp)	3.0	375	-	-

Clayey soils drain poorly and may swell upon wetting, thereby greatly increasing lateral pressures acting on earth retaining structures. Therefore, clayey soils should not be used as retaining wall backfill. Backfill should consist of either native granular soil or sandy imported material with an Expansion Index (EI) less than 25.

Walls and structures allowed to rotate slightly should use the active condition; if the element is constrained against rotation (i.e., a basement wall) the at-rest condition should be used. These values should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by ½.

8.8 CONCRETE SLAB-ON-GRADE CONSTRUCTION

To minimize settlement and cracking of slabs, and to aid in drainage beneath the concrete floor slabs, all concrete slabs should be founded on a minimum 4-inch layer of compacted gravel overlying structural fill or competent native earth materials. The gravel should consist of free draining gravel or road base with a 3/4-inch maximum particle size and no more than 5 percent passing the No. 200 mesh sieve. The layer should be compacted to at least 95 percent of the MDD as determined by ASTM D-1557. Where fat clay is observed (LL≥50) we recommend a minimum over-excavation of 12 inches below subgrade (12 inches below the 4 inches of compacted gravel).

All concrete slabs should be designed to minimize cracking as a result of shrinkage. Consideration should be given to reinforcing the slab with a welded wire fabric, re-bar, or fibermesh. Slab reinforcement should be designed by the structural engineer; however, as a minimum, slab reinforcement should consist of 4"x4" W2.9xW2.9 welded wire mesh within the middle third of the slab. We recommend that concrete be tested to assess that the slump and/or air content is in compliance with the plans and specifications. If slump and/or air content are beyond the recommendations as specified in the plans and specifications, the concrete may not perform as desired. We recommend that concrete be placed in general accordance with the requirements of the American Concrete Institute (ACI).

A capillary break consisting of clean gravel or a moisture barrier (vapor retarder) consisting of 10-mil thick Visqueen (or equivalent) plastic sheeting should be placed below slabs-on-grade where moisture-sensitive floor coverings or equipment is planned. Prior to placing this moisture barrier, any objects that could puncture it, such as protruding gravel or rocks, should be removed from the building pad. Alternatively, the subgrade should be covered with 2 inches of clean sand.

Our experience indicates that use of reinforcement in slabs and foundations can generally reduce the potential for drying and shrinkage cracking. However, some cracking can be expected as the concrete cures. Minor cracking is considered normal; however, it is often aggravated by a high water/cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. The use of low slump concrete can reduce the potential for shrinkage cracking; saw cuts in the concrete at strategic locations can help to control and reduce undesirable shrinkage cracks.

8.9 MOISTURE PROTECTION AND SURFACE DRAINAGE

During Construction: Over-wetting the soils prior to, during, or after construction may result in softening and pumping, causing equipment mobility problems and difficulty in achieving compaction. Every effort should be taken to ensure positive drainage away from roadway areas to reduce the potential for water to migrate below pavements and concrete flatwork. The

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recommended minimum slope is two percent (2%) in pavement areas. Moisture should not be allowed to infiltrate the soils in the vicinity of, or upslope from, the roadways.

Conversely, where fat clays are exposed under proposed pavements, slabs-on-grade, or similar structural elements, the clays should not be allowed to dry out. Where exposed, these soils should be occasionally moistened, or kept covered with plastic sheeting or a few inches of soil to minimize drying-out until just before construction.

Slope Protection: To aid in maintaining surficial slope stability, we recommend that a water interceptor swale be constructed at the top of all engineered slopes (cut slopes, fill slopes). This swale should be designed to intercept all uphill slope drainage and divert the drainage around the slopes. The drainage should be controlled as it travels around the slopes and should be tied into the curb and gutter or other drainage system associated with the road. In addition, drainage swales are recommended every 25 vertical feet on the face of fill slopes taller than 30 feet as detailed on Figure F-1.

Residential Structures: Moisture should not be allowed to infiltrate into the soils in the vicinity of the foundations. As such, design strategies to minimize ponding and infiltration near the home should be implemented. Structures that are located near the toe of ascending slopes may be subject to sheet flow during periods of heavy rain or snow melt. Therefore, the Civil Engineer may also wish to consider construction of additional surface drainage to intercept surface runoff, or a curtain drain to intercept seasonal groundwater flow, if any.

We recommend that desert or Xeriscape landscaping be *considered* within 5 feet of foundations. We consider Xeriscape landscaping to include native plants that limit water requirements, use of drip irrigation systems, and other similar low-water forms of landscaping such as desert landscaping or landscaping without vegetation (e.g. a rock garden). We further recommend roof runoff devices be installed to direct all runoff a minimum of 10 feet away from structures or beyond the limits of backfill (whichever distance is greater). Irrigation valves should be placed a minimum of 5 feet from foundations and *must always be placed beyond the limits of foundation backfill*. The builder should be responsible for compacting the exterior backfill soils around the foundation in lifts no greater than 12 inches to 90 percent of the maximum dry density (ASTM D1557). Additionally, the ground surface within 10 feet of structures should be constructed so as to slope a minimum of five percent away. Pavement sections should be constructed to divert surface water off of the pavement into storm drains. Parking strips and roadway shoulder areas should be constructed to prevent infiltration of water into the areas surrounding pavement.

IGES recommends a perimeter foundation drain be constructed for any proposed habitable structure with a subterranean component (e.g., a basement); the perimeter drain should be designed

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in accordance with guidelines presented in the most current edition of the International Residential Code (IRC).

8.10 PRELIMINARY PAVEMENT DESIGN

8.10.1 Pavement Design

The near-surface soils will vary significantly across the site, grading from fine-grained silts and clays to coarse sand and gravel, and in many areas the road cuts will expose competent bedrock; accordingly, based on our observations, for pavement design we have modeled a CBR of 5 for fine-grained soils, a CBR of 20 for coarse-grained soils, and a CBR of 35 for conglomerate bedrock. Anticipated traffic volumes were not available at the time this report was prepared; however, based on our understanding of the project development we assume traffic on the roadways would consist primarily of passenger cars with occasional heavy vehicles associated with construction, municipal waste collection, possibly school buses, and similar. The following pavement designs have been developed for a 20-year design life assuming a 0 percent annual growth rate, and our assumed equivalent single axle load (ESAL) of 150,000 ESALs for interior roadways. Based on the information obtained and the assumptions listed above, recommended pavement sections are presented in Table 8.10.

The pavement section thicknesses presented in Table 8.10 assume that there is no mixing over time between the road base and the clayey subgrade (where present). In order to prevent mixing or fines migration, and thereby prolong the life of the pavement section, we recommend that the owner give consideration to placing a filter fabric between the native clayey soils and the road base, such as the Mirafi 140N or an IGES-approved equivalent. This recommendation only applies to areas underlain by clay; where the subgrade consists of sand or gravel, a separation fabric will provide only modest benefit.

Table 8.10
Conventional Pavement Design

Material Type	Fine-Grained Soil	Coarse-Grained Soil	Bedrock
Asphalt Concrete Pavement (inches)	4	4	4
Untreated Road Base (inches)	8	8	6
Subbase (inches) (min. CBR of 30)	9	Rework*	n/a

*Where coarse/granular soils are present on the pavement subgrade, re-work the upper 10 inches, moisture-condition as necessary, and compact to 95% of the modified Proctor (ASTM D1557).

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During construction, a significant amount of heavy construction traffic occurs. Some distress may manifest on pavement sections during this initial construction time period. Maintenance may need to be performed after completion of construction.

As a minimum, the upper 6 inches of the fine-grained soils and 10 inches of coarse-grained soils beneath all pavement sections should be reworked in-place and compacted to at least 95% of the MDD with the moisture content at or slightly above the OMC as determined by ASTM D-1557 (highly organic earth materials that appear to be topsoil should not be left in-place or be allowed to be mixed-in with the reworked soil). Asphalt has been assumed to be a high stability plant mix and base course material composed of crushed stone with a minimum CBR of 70. Road base should be compacted to a minimum density of 95 percent as determined by ASTM D-1557 (Modified Proctor). Asphalt should be compacted to a minimum of 96 percent of the Marshall maximum density. Asphalt and aggregate base material should conform to local requirements. Subbase should be a coarse, granular pit-run material with a minimum CBR of 30.

Where Portland Cement Concrete (PCC) pavements are planned, such as near trash enclosures or other areas expected to support heavy truck traffic, the pavement is recommended to be a minimum of 5 inches in thickness. Concrete pavement should be underlain by a minimum 6 inches of aggregate base course.

If conditions vary significantly from our stated assumptions, IGES should be contacted so we can modify our pavement design parameters accordingly. Prior to placing the first course of aggregate, IGES should evaluate the pavement subgrade to assess whether the subgrade consists of coarse-grained soils (which can be re-worked in-place), or fine-grained silts and clays that will require least 9 inches of subbase.

8.10.2 Pavement Construction

The preceding pavement design options meet AASHTO design guidelines and the requirements of North Salt Lake; however, where particularly soft, pumping subgrade is encountered, difficulty may be encountered during construction, particularly with respect to stabilization of the pavement subgrade. If soft, pumping soils or mobility problems arise during construction, one of the following options may be implemented:

A. Where soft subgrade is encountered, Mirafi RS380i reinforcement (or an IGES-approved equivalent) can be placed between the soft subgrade and the subbase. *The subbase should be compacted in two lifts*; some pumping/deflection may be noticed during compaction of the first lift, however upon placement of the final lift the 12 inches of subbase over 380i is expected to stabilize the subgrade.

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B. Stabilization of soft or pumping subgrade can also be accomplished by using a clean, coarse angular material worked into the soft subgrade. We recommend the material be greater than 3 inches in nominal diameter, but less than 6 inches. Alternately, a locally available pit-run gravel may be suitable but should contain a high percentage of particles larger than 3 inches diameter and have less than 5 percent fines (material passing the No. 200 Sieve). A pit-run gravel may not be as effective as a coarse, angular material in stabilizing the soft soils and will likely require more material be placed. The stabilization material should be worked (pushed) into the soft subgrade soils until a relatively firm and unyielding surface is established. Once a relatively firm and unyielding surface is achieved, the area may be brought to final design grade using structural fill. Other earth materials not meeting aforementioned criteria may also be suitable; however, such material should be evaluated on a case-by-case basis and should be approved by IGES prior to use.

C. Where soft soils are encountered, the Contractor should consider compaction using static methods (e.g., wheel-rolling with heavy earth-moving equipment such as a loader or scraper). Compaction over soft soils using vibratory methods often proves to be marginally effective.

8.11 CONSTRUCTION CONSIDERATIONS

The following items of note should be brought to the attention of the Contractor who will be performing earthwork and/or building the foundations within the project area:

1. For residential structures built on a slope with a walk-out basement, it is possible that the foundations on the down-hill side of the structure will require deepening of 3 feet or more to bear on competent earth materials – this is due to the potential presence of thick sequences of topsoil on some slopes.

2. *For all foundations*, prior to placement of steel, concrete, or structural fill, IGES should assess the subgrade for the presence of adverse conditions, which may include (but not necessarily be limited to): a) transitions zones, b) soft/loose soil, c) the presence of potentially expansive soil, or d) potentially adverse geologic structures. If potentially expansive soils are identified, an expansion index test may be performed to provide a rational basis for foundation design or remedial grading; this test typically takes upwards of one week to complete.

3. Testing Frequency: Native soils used as structural fill should be tested for density and moisture. Imported fill soils should be tested in accordance with the recommendations presented in this report. Attached are Testing Frequency Tables to be used as a **guideline** for the testing frequency during construction (Appendix G). It is possible that minimum testing requirements recommended by local regulating agencies may exceed those included in this report. Testing should be completed to the higher standard presented in Appendix G, by North Salt Lake building code, or by the governing utility agency.

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4. Some lots may require special considerations for construction (e.g. minimum set-backs, special over-excavation requirements, etc.). A *Table of Lots* is presented in Appendix H that details special recommendations for individual lots, if any.

5. We recommend that IGES perform a final grading plan review for the subdivision as a whole as well as for individual lots for conformance to the recommendations provided in this geotechnical and geologic hazard report.

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Table H
Table of Lots

Lot Identification	Special Recommendations
Lot 1301	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within surface-fault-rupture (SFR) special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1302	Buildable area mostly within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1303	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1304	Buildable area mostly within Qlsy; complete removal/replacement of Qlsy deposits. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1305	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1306	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits, or simple avoidance as only a small portion of the buildable area is anticipated to be impacted by Qlsy. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1307	Buildable area largely within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1308	Structural setback from top of water tank cut slope H/3.
Lot 1309	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1310	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1311	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1312	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.

Lot Identification	Special Recommendations
Lot 1313	No special recommendations.
Lot 1314	No special recommendations.
Lot 1315	No special recommendations.
Lot 1316	No special recommendations.
Lot 1317	No special recommendations.
Lot 1318	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint (mass grading anticipated).
Lot 1319	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1320	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1321	No special recommendations.
Lot 1322	No special recommendations.
Lot 1323	No special recommendations.
Lot 1324	Structural set-back from top of cut slope H/3.
Lot 1325	Buildable area largely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1326	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint (mass grading anticipated).
Lot 1327	Buildable area largely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1328	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1329	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1330	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint (mass grading anticipated).
Lot 1331	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1332	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated).
Lot 1333	No special recommendations, but adjacent to landslide deposits. Complete removal/replacement of Qlsy deposits within building footprint (if encountered).
Lot 1334	No special recommendations.
Lot 1335	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1336	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint, or simple avoidance since the Qlsy only impacts a small portion of the buildable area. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.

Lot Identification	Special Recommendations
Lot 1337	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1338	Buildable area entirely within Qlsy; complete removal/replacement of Qlsy deposits (mass grading anticipated). Within SFR special study area; foundation excavation observation.
Lot 1339	Buildable area largely within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation.
Lot 1401	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint (mass grading anticipated), or simple avoidance since the Qlsy only impacts a small portion of the buildable area.
Lot 1402	Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1403	No special recommendations.
Lot 1404	Structural set-back of H/3 from top of cut slope.
Lot 1405	Structural set-back of H/3 from top of cut slope.
Lot 1406	Stability of slopes and recommended building setbacks still being assessed for this lot.
Lot 1407	Stability of slopes and recommended building setbacks still being assessed for this lot.
Lot 1408	Stability of slopes and recommended building setbacks still being assessed for this lot.
Lot 1409	Stability of slopes and recommended building setbacks still being assessed for this lot.
Lot 1410	Stability of slopes and recommended building setbacks still being assessed for this lot.
Lot 1411	Stability of slopes and recommended building setbacks still being assessed for this lot.
Lot 1412	Structural set-back of 25 feet from toe of fill slope. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1413	Assumed main level near street grade with walk-out basement. Civil Engineer to provide adequate grading and drainage to reduce flood hazard risk.
Lot 1501	Structural setback from top of water tank cut slope H/3.
Lot 1502	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.

Lot Identification	Special Recommendations
Lot 1503	Buildable area partially within Qlsy; complete removal/replacement of Qlsy deposits within building footprint. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1504	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1505	Stability of slopes and recommended building setbacks still being assessed for this lot. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1506	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Assumed main level near street grade with walk-out basement.
Lot 1507	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions.
Lot 1508	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions.
Lot 1509	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions.
Lot 1510	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1511	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1512	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1513	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1514	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions. 20-foot structural set-back from toe of fill slope to the south.
Lot 1515	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults. Coordinate construction with Kern River, verify easement restrictions.
Lot 1516	Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.

Lot Identification	Special Recommendations
Lot 1517	Buildable area adjacent to landslide deposits; complete removal/replacement of Qlsy deposits within building footprint (if encountered), or simple avoidance as only a small portion of the buildable area is anticipated to be impacted by Qlsy if encountered. Within SFR special study area; foundation excavation observation to evaluate for the presence of active faults.
Lot 1518	No special recommendations. Assumed main level near street grade with walk-out basement.
Lot 1519	No special recommendations. Assumed main level near street grade with walk-out basement.
Lot 1520	No special recommendations.

Notes:

a) Remedial grading for the northern landslide (impacting Lots 1318-1320, 1325-1332, and 1401) is to be performed via mass grading. Mass grading efforts will be based upon observations of the subsurface made in the field and the lateral extent and thickness of the landslide deposits at the time of grading operations. The limits of mass grading may be more or less than the mapped landslide areas as shown on Plates 1 and 3.

b) Remedial grading for the southern landslide (impacting Lots 1301-1307, 1336-1339, 1502, 1503, and 1517) is to be performed via an over-excavation of the landslide deposits within the building footprint of the home. The over-excavation will be based upon observations of the subsurface made in the field and the lateral extent and thickness of the landslide deposits at the time of the foundation excavation.

c) Surface-fault-rupture hazard special study area (SFR) foundation excavation observations are an added safety measure for Lots 1301-1307, 1309-1312, 1335-1339, and 1502-1507, as the fault is considered inactive, but has had Late Quaternary-aged movement (movement within the last 130,000 years). If active faults or other adverse geologic conditions are identified in the foundation excavation, further investigation, relocation of proposed structures, modification of building foundations, and/or additional structural reinforcement may be required.

d) Structural set-back from slopes is measured horizontally from the bottom of footing to the face of the slope.

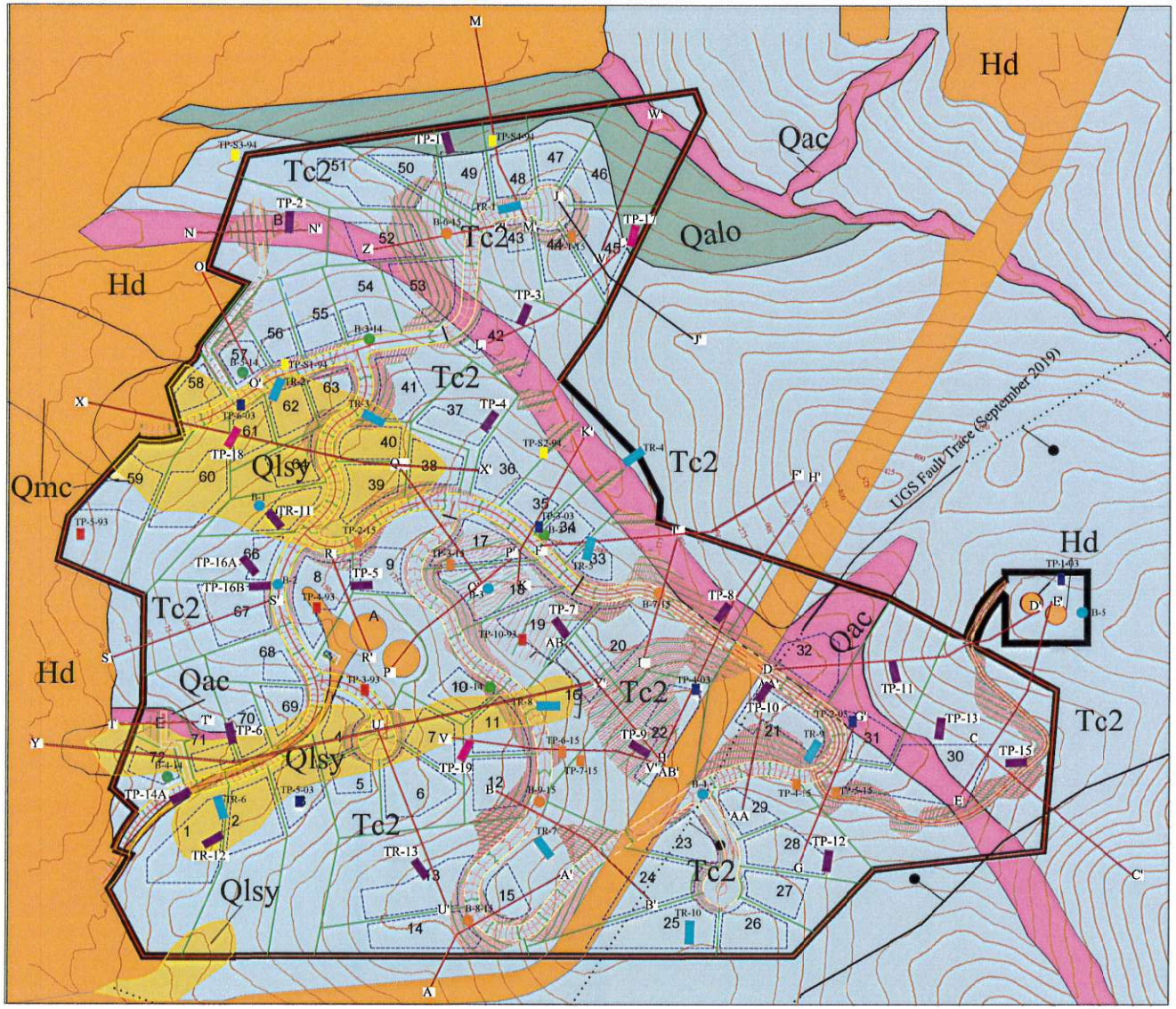
Topo Data From:

- State of Utah 0.5-meter LiDAR data (2013-2014)

Contour Interval: 5'

*All Geologic Contacts Approximately Located; modified from draft (In Progress) Geologic Map of Parts of the Salt Lake City North and Fort Douglas 7.5' Quadrangles, McKean and Anderson (September 2019).

*UGS basemap is noted as draft and subject to change.



LEGEND

Geologic Units:

- Hd — Human Disturbed (Recent)
- Qlsy — Young Landslide (Holocene)
- Qac — Alluvium and Colluvium (Holocene)
- Qmc — Colluvium and Small Mass-Movement Deposits (Holocene-Pleistocene)
- Qalo — Older Alluvium (Pleistocene)
- Tc2 — Conglomerate and Conglomeratic Sandstone Bedrock (Tertiary)

Historical Excavations:

- Toland '93 Original
- Toland '94 Additional
- EarthTec '03
- GSH '14 Original
- GSH '14 Additional
- GSH '15 Additional
- IGES '17 Original

2018 Investigation Map Elements:

- IGES Test Pit/ Trench Additional
- Property Boundary
- Cross-Section Lines

2019 Supplemental Investigation:

- IGES Test Pit
- Cross-Section Lines

N

0 150 300 FEET

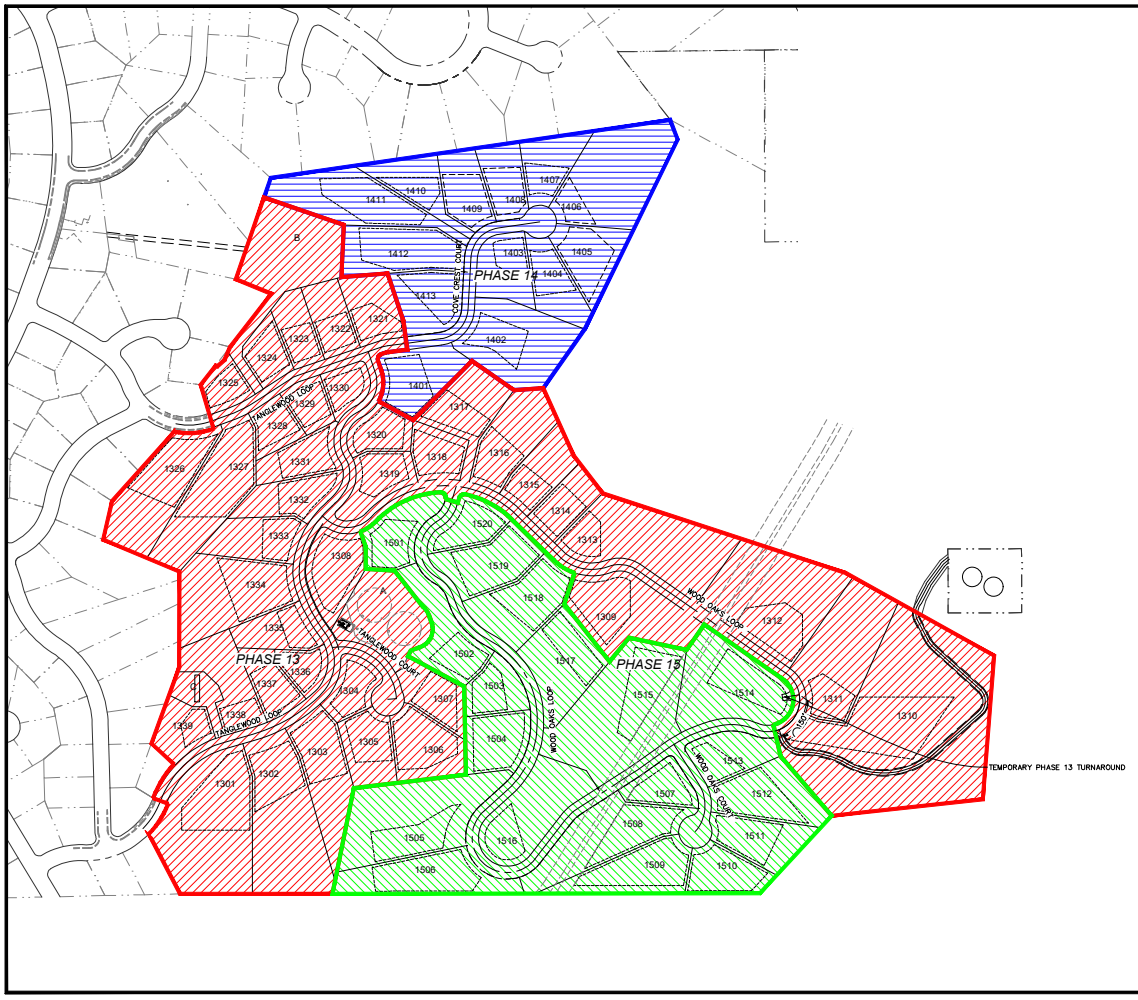
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PLATE 1-Rev.4 6-29-20
Local Geology and Geotechnical Map

Geologic Hazard and Slope Stability Investigation
Eaglewood Cove 13-15 Subdivision
North Salt Lake City, Utah

Date: 6/29/20
Project: 02488-002

IGES



NOTES:

1. PHASE 13: 52.7 AC., 39 LOTS
   PHASE 14: 14.4 AC., 13 LOTS
   PHASE 15: 26.6 AC., 20 LOTS

SCALE (FT.)
0 150 300 450

Rev.	By	Date	Remarks
F	JJS	11/04/20	CITY SUBMITTAL
E	JJS	10/02/20	CITY SUBMITTAL

SKY PROPERTIES

EAGLEWOOD COVE PLATS 13-15
PRELIMINARY PLATS
PHASING PLAN

BINGHAM ENGINEERING
SALT LAKE CITY • (801) 566-5599
OGDEN • (801) 392-7442

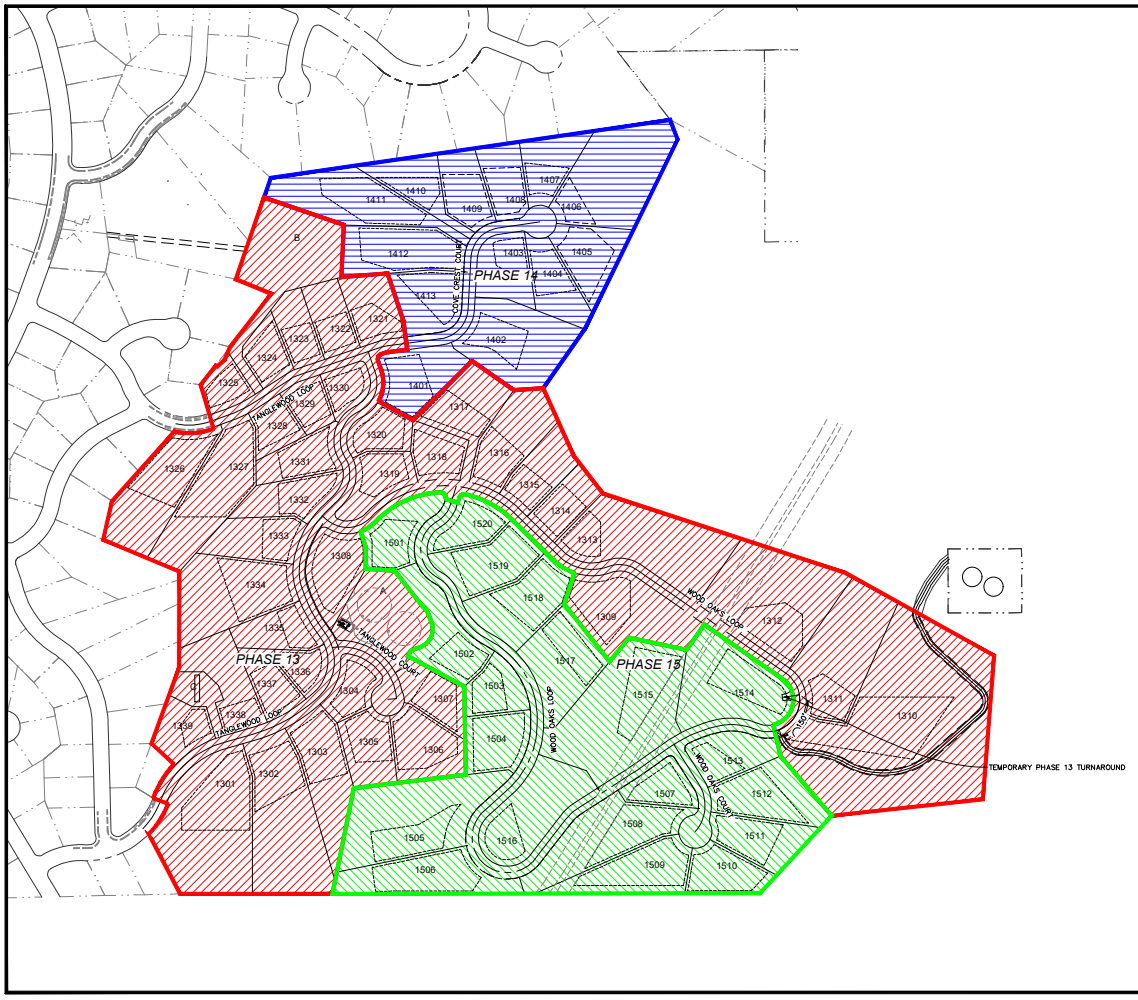
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Drwn: JJS
Chk: JRL
Aprvr: JRL

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Print Date: 11/04/2020 Created:07/03/17 Proj. # 4893

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NOTES:

1. PHASE 13: 52.7 AC., 39 LOTS
   PHASE 14: 14.4 AC., 13 LOTS
   PHASE 15: 26.6 AC., 20 LOTS

SCALE (FT.)
0 150 300 450

Rev.	By	Date	Remarks
F	JJS	11/04/20	CITY SUBMITTAL
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SKY PROPERTIES

EAGLEWOOD COVE PLATS 13-15
PRELIMINARY PLATS
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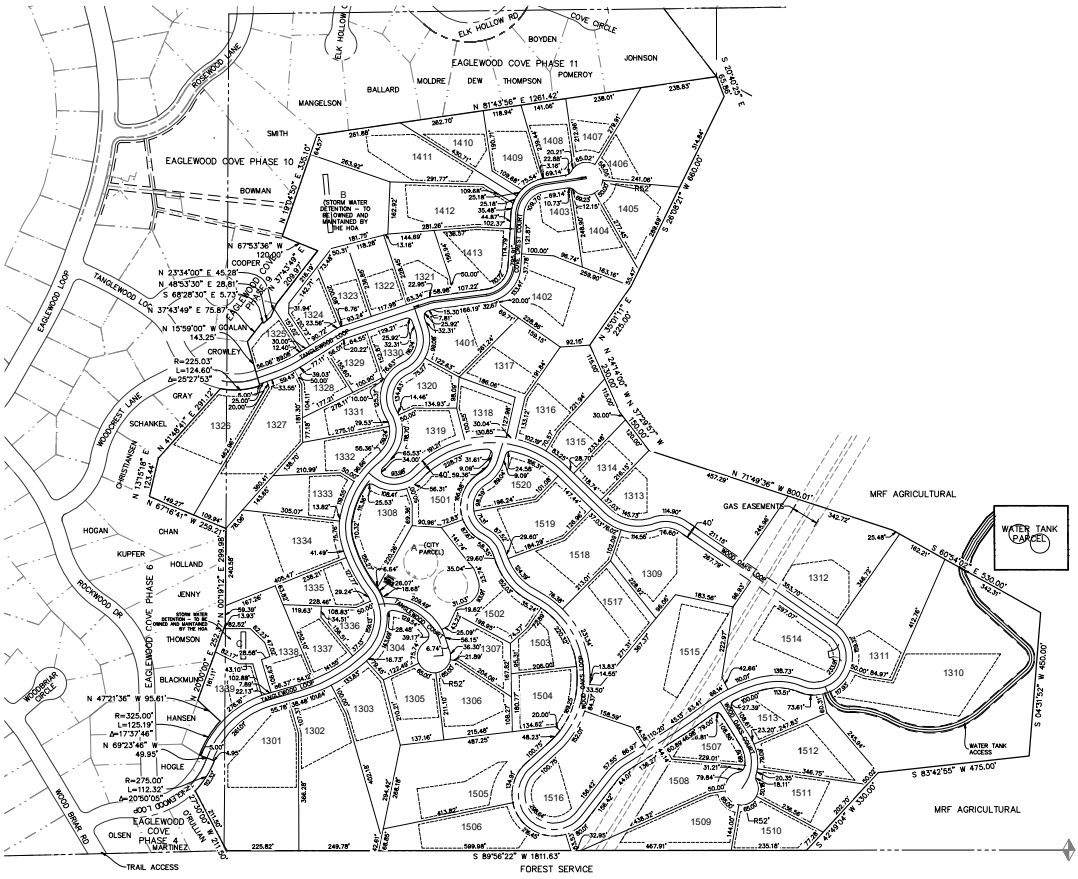
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Chk: JRL
Aprvr: JRL

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Print Date: 11/04/2020 Created:07/03/17 Proj. # 4893

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EAGLEWOOD COVE LOT DATA				
LOT #	LOT AREA SQ.FT.	AC.	BUILDING ENVELOPE SQ.FT.	LOT FRONTAGE AT ZONE SETBACK FT.
1301	113595	2.61	38085	428.81
1302	99582	2.29	23647	147.93
1303	54576	1.25	23726	138.98
1304	23934	0.55	13436	395.12
1305	34379	0.79	17103	90.00
1306	42446	0.97	26695	90.00
1307	30257	0.69	15183	113.33
1308	40003	0.92	25869	429.77
1309	71458	1.64	26137	453.27
1310	276271	6.34	58075	137.59
1311	81606	1.87	13912	185.87
1312	105644	2.43	23612	353.70
1313	96302	2.21	11470	505.55
1314	26894	0.61	13356	118.74
1315	33133	0.76	10692	116.85
1316	48861	1.12	16656	108.20
1317	44987	1.03	15361	FLAG LOT
1318	25611	0.59	16422	140.32
1319	31213	0.72	15305	470.88
1320	24524	0.56	15693	205.66
1321	32853	0.75	11263	149.09
1322	27448	0.63	10198	117.98
1323	24291	0.56	9472	101.13
1324	21695	0.50	13617	118.21
1325	17986	0.41	10116	151.64
1326	68933	1.58	30116	176.16
1327	72452	1.66	41854	95.81
1328	20508	0.47	12191	118.00
1329	19024	0.44	11905	135.72
1330	18273	0.42	10214	321.93
1331	29527	0.68	16854	155.04
1332	33618	0.77	15502	196.34
1333	36407	0.84	12153	142.33
1334	74859	1.72	30184	127.11
1335	28842	0.66	9100	157.79
1336	17452	0.40	10822	170.23
1337	25323	0.58	13806	135.65
1338	42742	0.98	7778	138.24
1339	25645	0.59	7186	163.84
1401	42884	0.98	20378	364.49
1402	73586	1.69	17117	193.43
1403	33817	0.78	9777	288.24
1404	33220	0.76	13357	90.13
1405	38289	0.88	22358	90.38
1406	88450	2.03	8675	90.43
1407	31843	0.73	9692	90.01
1408	28996	0.67	14619	139.10
1409	31905	0.73	18213	90.00
1410	31794	0.73	10873	FLAG LOT
1411	65749	1.51	29846	FLAG LOT
1412	52695	1.21	34926	90.50
1413	38545	0.88	17585	305.05
1501	35897	0.82	16444	517.46
1502	13841	0.32	45083	391.93
1503	27360	0.63	12509	203.04
1504	35313	0.81	24510	196.96
1505	101713	2.34	25171	800.94
1506	55850	1.28	31984	249.75
1507	24594	0.56	14958	344.46
1508	70459	1.62	25581	117.48
1509	49435	1.13	31842	96.25
1510	31806	0.73	24041	90.00
1511	37916	0.87	13691	95.66
1512	50485	1.16	27207	90.00
1513	32448	0.74	9854	409.41
1514	76429	1.75	24256	738.57
1515	122853	2.82	28016	316.80
1516	63762	1.46	14117	802.88
1517	56538	1.30	17520	276.38
1518	52451	1.20	27485	122.00
1519	45735	1.05	31380	147.44
1520	27603	0.63	17501	153.00
PARCELS				
A	59886	1.37	N/A	N/A
B	82361	1.89	N/A	N/A
C	16832	0.39	N/A	N/A

NOTES:

1. ALL LOTS DESIGNATED ARE RESTRICTED AND GOVERNED ACCORDING TO TITLE 10, CHAPTER 12 OF THE NORTH SALT LAKE CITY CODE.

2. MINIMUM SETBACKS:
   FRONT (LOTS > 150) = 20' (TYP.)
   (LOTS 1508-1509=25'; LOTS 1404-1405=42'; LOT 1406=29'; LOT 1407=38')
   SIDE YARD = 8'
   TOTAL WIDTH OF TWO SIDE YARDS = 20'
   REAR YARD = 25'
   CORNER LOT REAR YARD = 20'

   (8' SIDE YARDS GRAPHICALLY SHOWN)

3. THE LOT LINES SHARED BY LOTS 1403 & 1404 AND LOTS 1407 & 1408 ARE PERPENDICULAR TO THE ROAD CENTERLINE. THE LOT LINE SHARED BY LOTS 1408 & 1409 IS NOT PERPENDICULAR TO THE CURVED ROW TO KEEP THE LOT 1408 AREA BALANCED WITH ADJACENT LOTS WHILE STILL MAINTAINING ADEQUATE FRONTAGE FOR LOT 1409.

4. NO PORTION OF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A DESIGNATED FLOOD PLAIN.

5. LOTS 1301-1303 AND 1335-1339 ARE REQUIRED TO BE FIRE SPRINKLED.

DEVELOPMENT INFORMATION:
NO. LOTS= 72 LOTS
TOTAL PARCEL= 93.70 ACRES
DENSITY=0.77 D.U. PER ACRE

ZONING: R 1-12

SCALE (FT.)
0 150 300 450

Rev.	By	Date	Remarks
F	JJS	11/04/20	CITY SUBMITTAL
E	JJS	10/02/20	CITY SUBMITTAL
D	JJS	08/05/20	CITY SUBMITTAL
C	JJS	07/02/20	CITY SUBMITTAL

SKY PROPERTIES

EAGLEWOOD COVE PLATS 13-15
OVERALL
PRELMINARY PLAT

BINGHAM ENGINEERING
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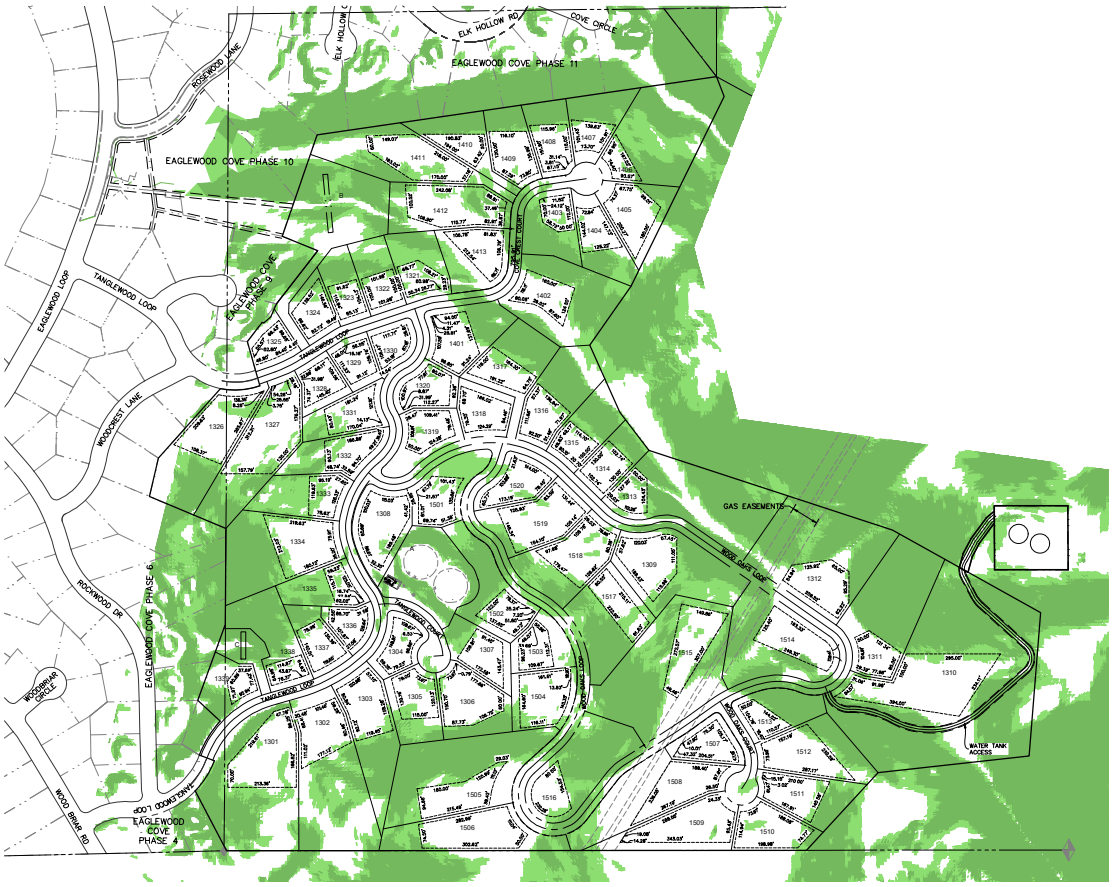
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Print Date: 11/04/2020 Created: 12/10/13 Proj. # 4893

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NOTES:

1. ALL LOTS DESIGNATED ARE RESTRICTED AND GOVERNED ACCORDING TO TITLE 10, CHAPTER 12 OF THE NORTH SALT LAKE CITY CODE.

2. MINIMUM SETBACKS:
   FRONT (LOTS > 1515) = 20' (TYP.)
   (LOTS 1508-1509=25'; LOTS 1404-1405=42';
   LOT 1406=29'; LOT 1407=38')
   SIDE YARD = 8'
   TOTAL WIDTH OF TWO SIDE YARDS = 20'
   REAR YARD = 25'
   CORNER LOT REAR YARD = 20'

   (8' SIDE YARDS GRAPHICALLY SHOWN)

3. LOTS 1301-1303 AND 1335-1339 ARE REQUIRED TO BE FIRE SPRINKLED.

Zones Table			
Number	Minimum Size	Maximum Size	Color
1	20,000	29,000	
2	30,000	43,000	

SCALE (FT.)
0 150 300 450

Rev.	By	Date	Remarks
F	JJS	11/04/20	CITY SUBMITTAL
E	JJS	10/02/20	CITY SUBMITTAL
D	JJS	08/05/20	CITY SUBMITTAL
C	JJS	07/02/20	CITY SUBMITTAL

SKY PROPERTIES

EAGLEWOOD COVE PLATS 13-15
OVERALL
PRELMINARY PLAT
BUILDING ENVELOPES

BINGHAM ENGINEERING
SALT LAKE CITY • (801) 566-5599
CEDAR • (435) 865-1453

Dsn: JJS
Drn: JJS
Chk: JRL
Appr: JRL

SHT G4 of 5

Print Date: 11/04/2020 Created: 06/05/20 Proj. # 4893

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F:\4893\CAD\Prelim\4893 Preliminary Plat.dwg Jeremy

EAGLEWOOD COVE SUBDIVISION PHASE 13

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

NOTES

1.) All un-fenced property corners will be set with a 5/8" rebar and plastic cap stamped "Bingham Eng." or a rivet where the property corner is in concrete or asphalt.

2.) Private roadways (40' wide right-of-way) shall be covered by a blanket easement for private and public utilities. Said easement shall be created by this reference.

3.) Private roadways shall have an access easement across it to allow access to adjoining private parcels. Said easement shall be created by this reference.

4.) Private roadways shall be owned and maintained by the Eaglewood Cove Homeowners Association.

5.) All front and rear public utility easements shown hereon are 10.00 feet wide unless otherwise noted. All side public utility easements are 7 feet unless otherwise noted.

6.) The plat coordinates shown hereon are based on the NAD83 datum. Record bearings, distances and coordinate values are shown in brackets [ ]. All other dimensions and coordinate values are measured. Bearings and distances shown in ( ) are easement dimensions.

7.) Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater tables.

8.) Street lights on private streets within the P.U.D. shall be operated and maintained by the Eaglewood Cove Homeowners Association.

9.) Detention basins, along with storm drain mains, inlet boxes, and storm drain manholes located within private roadways and lots shall be owned and maintained by the Eaglewood Cove Homeowners Association.

10.) Development on corner lots within this plat shall conform to the City's adopted clear vision requirements found in Section 10-1-31, City Code.

11.) All lots are deemed restricted lots and governed according to Title 10, Chapter 12 of the North Salt Lake City Code.

12.) Fire Sprinkling

a.) Due to slope of the streets, South Davis Metro Fire shall require that homes on Lots 1301-1303 and 1335-1339 shall be fire sprinkled.

b.) Due to the required fire flow capacity and the fixed culinary tank size for the development (300,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.

13.) Ownership of Parcels B and C is hereby dedicated to the Eaglewood Cove Homeowners Association.

14.) BUILDING ENVELOPES: All homes and structures shall be contained within the building envelopes as specified on the plat. Approval of accessory structures outside the building envelope shall only be permitted on slopes less than 30% within the required setbacks for the zone. Lot grading outside of the designated building envelopes shall not be allowed to modify the natural grade for the purposes of meeting this requirement. Adjustments to the building envelope up to 10ft may be approved by the Community Development Director with the advice of the City Engineer and a finding that requested modification is warranted by environmental features, site conditions, location of existing improvements, architecture or sustainability consideration, or retention of native vegetation and slope. For purposes of this restriction accessory structures shall not include mechanical equipment or systems necessary for the operation of permitted private recreational uses, such as ski or sledding tow rope motors and pulleys, which may be constructed in areas greater than 30% slope.

15.) CRITICAL SLOPE EASEMENT DESCRIPTION

a.) AREA OF APPLICATION: The Critical Slope Easement restrictions set forth hereinbelow shall apply to those portions of each lot that are situated outside of the building envelope of each lot and the slope of which is in excess of thirty percent (30%). Said portions of the lot that are situated outside of the building envelope of each lot and the slope of which in excess of thirty percent (30%) slope shall be collectively referred to as the Critical Slope Easement Areas. The topographical map that is required to be submitted for review by North Salt Lake City pursuant to the issuance of the building permit for each Lot shall clearly identify those areas of the respective lot that are situated outside of the building envelope that have slopes in excess of thirty percent (30%).

b.) UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS: There is reserved unto North Salt Lake City and any public utility company or private utility, easements within the Critical Slope Easement Areas for the installation, construction, maintenance, repair, and replacement of any utility services and utility lines which serve the Subdivision.

c.) RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS: Except as set forth herein, the Critical Slope Easement Areas shall be used and occupied by the respective owners of the lots and their respective guests and invitees in accordance with the restrictions set forth hereinbelow. Such use will be restricted to foot traffic only. No paving, outbuilding, shed or temporary building of any kind shall be erected, constructed, permitted or maintained on, under, or within the Critical Slope Easement Areas. Furthermore, except as provided herein, the owner of the Lot upon which any of the Critical Slope Easement Areas are located shall not excavate, grade, fill, litter, dump or disturb the vegetation (except as is reasonably necessary when planting additional plants, shrubs, or trees) nor store materials upon, over, or across the Critical Slope Easement Areas. Soils excavated as part of the footing and foundation may be temporarily stored within the building envelope for the purpose of backfilling the foundation and the remaining soil should be removed from the site or incorporated in landscaping but and not deposited on critical slope easements. The owners of the Lots may plant additional plants, shrubs, and trees upon the Critical Slope Easement Areas including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation will be limited to hand digging and the use of a small trencher for irrigation purposes.

d.) PRIVATE RECREATIONAL USES: The owners of the Lots may request a land use permit from the Community Development Department for construction of accessory structures or land uses outside of the building envelope for the purposes of private recreational (non-commercial) use under the following restrictions:

I.) Submittal of a survey, prepared by a licensed surveyor, demonstrating the slope of the area where an accessory structure is to be placed has a slope less than 30%.

II.) The property owner has demonstrated that the construction for the land use can be completed in a manner which protects and preserves the native vegetation; or minimizes disturbing vegetation and an appropriate restoration bond is submitted equal to the estimated restoration costs.

III.) Construction of structures shall be limited to a maximum one structure 200 sq. ft. or less, and a maximum height of 14' to the top of roof. Accessory dwelling units and garages shall not be permitted outside the building envelope, unless they are directly adjacent to the building envelope.

iv.) Land use permits shall be accompanied by a letter from the HOA acknowledging their approval and conditions for the structure and land use requested.

v.) Structures shall be designed and use similar materials of the main structure on the property or shall be designed to blend into the natural environment.

vi.) Examples of appropriate land uses outside the building envelope are: private recreational picnic areas, small pavilions, gazebos, trails, gardens and garden sheds, sports courts (200 sq. ft. or less), etc. Land uses such as private ski or sledding runs which require the use of motorized tow ropes, may only be permitted with mechanical systems that are contained entirely within an accessory structure or cabinet, and are constructed to reduce or dampen noise from the tow motor. Operation of a tow rope shall only be permitted during daytime hours. No lighting of the runs is permitted.

e.) DEVELOPER: The foregoing notwithstanding, said restrictions upon excavation, grading, and filling shall not apply to grading and filling performed by the developer of the Lots in accordance with an approved development grading plan.

f.) MAINTENANCE: The respective owners of the Lots upon which any portion of the Critical Slope Easement Areas may be located shall be responsible for maintaining that portion of the Critical Slope Easement Areas which is located on their respective lots.

g.) EASEMENTS DEEMED CREATED: Any and all conveyances of any lot on which any portion of the Critical Slope Easement Areas outside of the applicable Building Envelope for each lot shall be construed to grant and reserve such Critical Slope Easement Areas as provided herein even though no specific reference to such easements appears in any such conveyance.

16.) Native vegetation shall not be disturbed on slopes greater than 30%.

17.) DRIVEWAY SLOPES: All driveways shall not exceed 10% grade.

18.) CROSS EASEMENT ACCESSES: The following lots contain cross easement accesses including shared driveways which easement is defined and governed in the CC&R's: Lots 1301 & 1302. Said easement shall provide for: (a) the design and construction of the driveway access easement area by the respective parties thereto, (b)the ongoing maintenance and repair of the driveway access easement area by the respective parties thereto, (c) snow removal from the driveway access easement area; and (d) how the costs of both maintenance & repair and snow removal of the driveway access easement area shall be allocated between the respective owners. Said easement shall be managed and enforced by the Eaglewood Cove Home Owners Association.

19.) RESTRICTED ACCESS AREAS: For Lots marked with restricted access shall have limited entry from those areas for property maintenance, temporary construction access, or other permitted uses only. No permanent vehicular access from those areas shall be permitted without review and approval of the city development review committee and a finding that the requested access will result in a safer access than could otherwise be approved outside the restricted access area, will result in few cuts and fills, and has been reviewed and approved by the city's geotechnical consultant.

20.) GEOTECH: IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH BUILDING PERMIT APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION PROCEDURE.

THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL & GEOLOGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15", PREPARED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES INC. (IGES) DATED JUNE 30, 2020 AND UPDATED _____. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE II SPECIAL RECOMMENDATIONS BY LOT.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know by all men by these presents, that the undersigned owner of the parcel of land shown on this plat, and described hereon, have caused the parcel to be subdivided into the lots, public utility easements and private roadways as shown on this plat to be hereafter known as:

EAGLEWOOD COVE SUBDIVISION PHASE 13

W. Scott Kjar, Manager
Eaglewood Investment LLC

North Salt Lake City
"Owner of Parcel A"

George W. Cannon, General Partner
MRF Family Limited

ACKNOWLEDGMENT

State of Utah }:ss
County of Davis }

On this _____ day of _____, 2020, personally appeared before me, W. Scott Kjar, who being by me duly sworn, did say that he is the manager of Eaglewood Investment LLC, and that the foregoing instrument was signed on behalf of said Eaglewood Investment LLC, and said W. Scott Kjar acknowledged to me that said Eaglewood Investment LLC executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____

ACKNOWLEDGMENT

State of Utah }:ss
County of Davis }

On this _____ day of _____, 2020, personally appeared before me, _____, who being by me duly sworn, did say that he is the _____ of North Salt Lake City, and that the foregoing instrument was signed on behalf of said North Salt Lake City, and said _____ acknowledged to me that said North Salt Lake City executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____

ACKNOWLEDGMENT

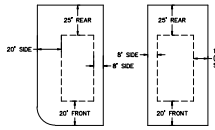
State of Utah }:ss
County of Davis }

On this _____ day of _____ 2020, personally appeared before me, George W. Cannon, who being by me duly sworn, did say that he is the General Partner of MRF Family Limited, a Utah Limited Partnership, and that the foregoing instrument was signed on behalf of said MRF Family Limited, and said George W. Cannon acknowledged to me that said MRF Family Limited, executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____



TYPICAL SETBACK DETAILS

MINIMUM SETBACKS:
FRONT = 20' (TYP., EXCEPT WHERE DESIGNATED BUILDING ENVELOPE REQUIRES A GREATER SETBACK AS SHOWN)
SIDE YARD = 8'
TOTAL WIDTH OF TWO SIDE YARDS = 20'
REAR YARD = 25'
CORNER LOT REAR YARD = 20'

(8' SIDE YARDS GRAPHICALLY SHOWN)

SURVEYOR'S CERTIFICATE

I D. Gregg Meyers do hereby certify that I am a Professional Land Surveyor, and that I hold License Number 312770 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described hereon in accordance with Section 17-23-17 Utah State Code, and have verified all measurements and placed monuments as represented on this plat, and have subdivided said tract of land into private roads, lots and parcels together with public utility easements hereafter to be known as Eaglewood Cove Subdivision Phase 13.

Date: 11/04/2020

D. Gregg Meyers
P.L.S. No. 312770

PROFESSIONAL LAND SURVEYOR — LICENSE NO. 5312770 — D. GREGG MEYERS — 11/4/20 — STATE OF UTAH

REVIEW ONLY

BOUNDARY DESCRIPTION:

A parcel of land located in the South Half of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the east corner of Lot 608, Eaglewood Cove Subdivision Phase 6 as recorded in the office of the Davis County Recorder as Entry No. 3262635, said point is North 00°19'12" East along the Quarter Section Line 707.35 feet from the South Quarter Corner of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, and running thence along the boundary of said Phase 6, Eaglewood Cove Subdivision Phase 5 as recorded in said office as Entry No. 3254115 and Eaglewood Cove Subdivision Phase 9 as recorded in said office as Entry No. 3348344 the following seven (7) courses and distances: 1) North 00°19'12" East 299.98 feet, 2) North 67°16'41" West 259.21 feet, 3) North 13°15'18" East 123.44 feet, 4) North 41°48'41" East 291.12 feet, 5) easterly along the arc of a 225.00 foot radius non-tangent curve to the left, the center of which bears North 11°39'20" East, through a central angle of 31°43'41" a distance of 124.60 feet (chord bearing N 85°47'29" E, chord length 123.01'), 6) North 15°59'00" West 143.25 feet and 7) North 37°43'49" East 75.87 feet to a point on the east line of Lot 909 of said Phase 9; thence South 68°28'30" East 5.73 feet; thence North 48°53'30" East 28.81 feet; thence North 23°34'00" East 45.28 feet to the northeast corner of said Lot 909; thence along the boundary of said Phase 9 and the boundary of Eaglewood Cove Subdivision Phase 10 as recorded in said office as Entry No. 3506422 the following three (3) courses and distances: 1) North 37°43'49" East 209.97 feet, 2) North 67°53'36" West 120.00 feet and 3) North 19°04'50" East 270.53 feet; thence South 70°55'10" East 263.92 feet; thence South 02°41'45" West 162.92 feet; thence North 85°27'05" East 144.69 feet; thence South 18°29'50" East 156.94 feet; thence South 07°32'30" East 90.00 feet; thence South 82°27'30" West 58.98 feet; thence westerly along the arc of an 80.00 foot radius curve to the left, through a central angle of 10°57'20" a distance of 15.30 feet (chord bearing S 76°58'50" W, chord length 15.27'); thence South 71°30'10" West 7.81 feet; thence southwesterly along the arc of a 16.50 foot radius curve to the left, through a central angle of 90°00'00" a distance of 25.92 feet (chord bearing S 26°30'10" W, chord length 23.33'); thence South 18°29'50" East 32.31 feet; thence southerly along the arc of a 120.00 foot radius curve to the right, through a central angle of 47°18'33" a distance of 99.08 feet (chord bearing S 05°09'27" W, chord length 96.29'); thence South 61°11'16" East 122.63 feet; thence North 45°02'21" East 261.24 feet; thence South 55°08'05" East 159.15 feet; thence North 86°08'06" East 92.15 feet; thence South 24°14'00" East 230.00 feet; thence South 37°29'57" East 150.00 feet; thence South 71°49'36" East 800.01 feet; thence South 60°54'02" East 530.00 feet; thence South 04°31'52" West 450.00 feet; thence South 83°42'55" West 475.00 feet; thence North 40°30'18" West 245.94 feet; thence North 12°47'48" West 100.31 feet; thence northeasterly along the arc of a non-tangent curve the left, the center of which bears North 12°47'48" West, through a central angle of 132°22'38" a distance of 184.83 feet (chord bearing N 11°00'53" E, chord length 146.38'); thence North 55°10'26" West 297.07 feet; thence South 34°49'34" West 96.93 feet; thence North 78°05'59" West 183.56 feet; thence South 39°38'51" West 96.06 feet; thence North 38°12'11" West 228.92 feet; thence North 18°34'24" East 102.09 feet; thence northwesterly along the arc of a 170.00 foot radius non-tangent curve to the right, the center of which bears North 18°34'24" East, through a central angle of 25°37'16" a distance of 76.02 feet (chord bearing N 58°36'58" W, chord length 75.39'); thence North 45°48'20" West 184.47 feet; thence northwesterly along the arc of a 300.00 foot radius curve to the left, through a central angle of 31°45'47" a distance of 166.31 feet (chord bearing N 61°41'14" W, chord length 164.19'); thence westerly along the arc of a 16.50 foot radius compound curve to the left, through a central angle of 85°22'04" a distance of 24.58 feet (chord bearing S 59°44'51" W, chord length 22.37'); thence South 17°03'49" West 15.79 feet; thence North 72°56'11" West 40.00 feet; thence northwesterly along the arc of a 16.50 foot radius non-tangent curve to the left, North 72°56'11" West, through a central angle of 109°46'14" a distance of 31.61 feet (chord bearing N 37°49'18" W, chord length 26.99'); thence southwesterly along the arc of a 300.00 foot radius compound curve to the left, through a central angle of 43°41'01" a distance of 228.73 feet (chord bearing S 65°27'04" W, chord length 223.23'); thence southwesterly along the arc of a 120.00 foot radius reverse curve to the right, through a central angle of 26°53'10" a distance of 56.31 feet (chord bearing S 57°03'08" W, chord length 55.79'); thence South 19°30'17" East 50.00 feet; thence South 69.36 feet; thence South 86°24'20" East 90.96 feet; thence South 37°58'31" East 141.74 feet; thence southeasterly along the arc of a 65.00 foot radius non-tangent curve to the right, the center of which bears South 39°18'01" West, through a central angle of 30°53'16" a distance of 35.04 feet (chord bearing S 35°15'21" E, chord length 34.62'); thence South 19°48'43" East 23.53 feet; thence southerly along the arc of a 60.00 foot radius non-tangent curve to the right, the center of which bears South 70°05'17" West, through a central angle of 89°52'43" a distance of 94.12 feet (chord bearing S 25°01'38" W, chord length 84.76'); thence South 70°00'00" West 31.03 feet; thence South 25°00'00" West 19.62 feet; thence South 61°36'46" East 198.95 feet; thence South 01°07'46" East 276.08 feet; thence South 83°13'27" West 352.63 feet; thence South 11°28'37" West 337.03 feet to the South Section Line of said Section 7; thence South 89°56'22" West along said line 475.61 feet to the southeast corner of Lot 408, Eaglewood Cove Subdivision Phase 4 as recorded in said office as Entry No.1169753; thence along the boundary of said Phase 4 the following three (3) courses and distances: 1) North 27°31'10" West 211.48 feet, 2) northeasterly along the arc of a 274.96 foot radius non-tangent curve to the left, through a central angle of 23°25'17" a distance of 112.40 feet (chord bearing N 32°17'59" E, chord length 111.62') and 3) North 69°23'46" West 49.95 feet; thence northeasterly along the arc of a 325.00 foot radius non-tangent curve to the right, through a central angle of 22°04'11" a distance of 125.19 feet (chord bearing N 31°37'19" E, chord length 124.41'); thence North 47°21'36" West 95.61 feet to the northeast corner of Lot 606, said Phase 6; thence North 20°00'00" East along the boundary of said Phase 6 252.37 feet to the point of beginning.

Containing 2,296,061 Square Feet or 52.710 Acres, 39 Lots, 3 Parcels, and 4 Private Streets.

City Council Approval	Recommended for Approval	Recommended for Approval	Recommended for Approval	Davis County Recorder
Presented to the City Council of North Salt Lake City, Utah this ___ day of ___, 2020 at which time this subdivision was approved and accepted. Mayor — Attest: City Recorder	This ___ day of ___, 2020. City Engineer	This ___ day of ___, 2020. Chairman, Planning Commission	This ___ day of ___, 2020. City Attorney	Entry No. ___ Fee Paid ___ Filed for record and recorded this ___ day of ___, 2020 at ___ In Book ___ of Official Records Page ___ County Recorder By: Deputy Recorder

Plat Prepared By:

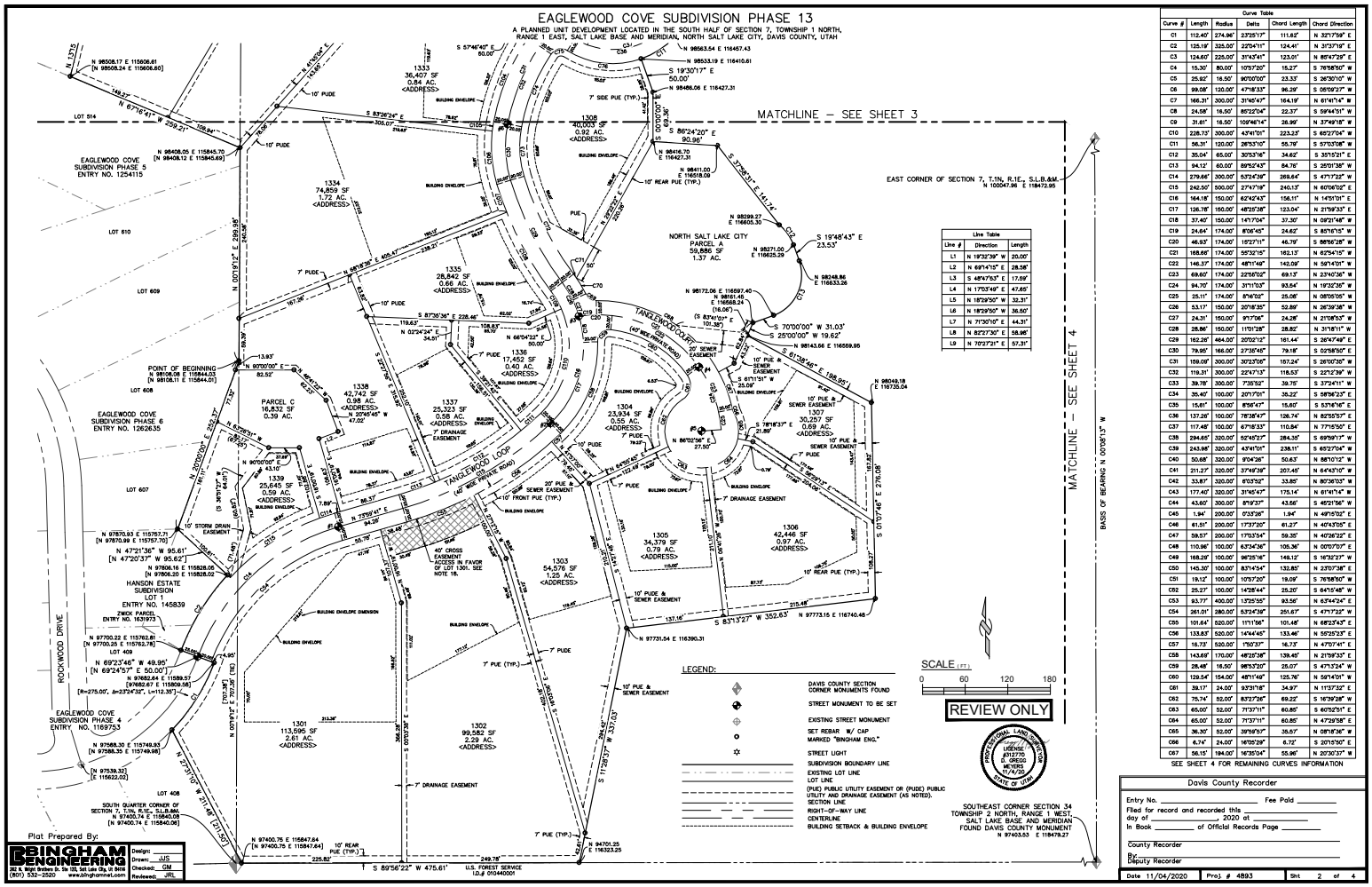
BINGHAM ENGINEERING
262 N. Main Bridge Dr. Ste 120, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

Design: ___
Drawn: JJS
Checked: GM
Reviewed: JRL

Date 11/04/2020 | Proj. # 4893 | Sht 1 of 4

EAGLEWOOD COVE SUBDIVISION PHASE 13

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



Line Table		
Line #	Direction	Length
L1	N 19°32'39" W	20.00'
L2	N 69°14'15" E	28.58'
L3	S 48°47'53" E	17.09'
L4	N 17°53'49" E	47.65'
L5	N 18°29'50" W	32.31'
L6	N 19°29'50" W	35.50'
L7	N 71°30'10" E	44.31'
L8	N 82°27'30" E	58.96'
L9	N 70°27'21" E	57.31'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	112.40'	274.96'	23°25'17"	111.62'	N 32°17'59" E
C2	125.19'	325.00'	22°04'11"	124.41'	N 31°33'19" E
C3	124.60'	225.00'	31°43'41"	123.01'	N 89°47'29" E
C4	15.30'	80.00'	10°57'20"	15.27'	S 76°58'50" W
C5	25.92'	16.50'	90°00'00"	23.33'	S 26°30'10" W
C6	99.08'	120.00'	47°18'33"	96.29'	S 05°09'27" W
C7	166.31'	300.00'	31°46'47"	164.19'	N 61°41'14" W
C8	24.58'	16.50'	85°22'04"	22.37'	S 59°44'51" W
C9	31.61'	16.50'	109°46'14"	26.99'	N 37°49'18" W
C10	228.73'	300.00'	43°41'01"	223.23'	S 65°22'04" W
C11	56.31'	120.00'	26°53'10"	55.79'	S 57°03'08" W
C12	35.04'	65.00'	30°53'16"	34.62'	S 35°15'21" E
C13	94.12'	60.00'	89°52'43"	84.76'	S 29°01'38" W
C14	279.66'	300.00'	53°24'38"	269.64'	S 47°17'22" W
C15	242.50'	500.00'	27°47'18"	240.13'	N 60°06'02" E
C16	164.18'	150.00'	62°42'43"	156.11'	N 14°51'01" E
C17	126.78'	150.00'	48°25'38"	123.04'	N 21°59'33" E
C18	37.40'	150.00'	14°17'04"	37.30'	N 09°21'48" W
C19	24.64'	174.00'	8°06'45"	24.62'	S 85°16'15" W
C20	46.93'	174.00'	15°27'11"	46.79'	S 88°56'28" W
C21	168.66'	174.00'	55°32'15"	162.13'	N 62°54'15" W
C22	146.37'	174.00'	48°11'48"	142.09'	N 58°14'01" W
C23	69.60'	174.00'	22°56'02"	69.13'	N 23°40'36" W
C24	94.70'	174.00'	31°11'53"	93.54'	N 11°53'35" W
C25	25.11'	174.00'	8°16'02"	25.08'	N 08°05'05" W
C26	53.17'	150.00'	20°18'35"	52.89'	N 26°39'38" W
C27	24.31'	150.00'	9°17'06"	24.28'	N 21°08'53" W
C28	28.86'	150.00'	11°01'28"	28.82'	N 31°18'11" W
C29	162.28'	464.00'	20°02'12"	161.44'	S 26°47'49" E
C30	79.95'	166.00'	27°35'45"	79.18'	S 02°58'50" E
C31	159.09'	300.00'	30°23'06"	157.24'	S 26°10'30" W
C32	119.31'	300.00'	22°47'13"	118.53'	S 23°12'39" W
C33	39.78'	300.00'	7°35'52"	39.75'	S 37°24'11" W
C34	35.40'	100.00'	20°17'01"	35.22'	S 58°36'23" E
C35	15.61'	100.00'	8°56'47"	15.60'	S 53°16'46" E
C36	137.28'	100.00'	78°38'47"	126.74'	N 82°55'57" E
C37	117.48'	100.00'	67°18'33"	110.84'	N 77°16'50" E
C38	294.65'	320.00'	52°45'27"	284.39'	S 69°59'17" W
C39	243.98'	320.00'	43°41'01"	238.11'	S 65°22'04" W
C40	50.68'	320.00'	9°04'26"	50.63'	N 88°10'12" W
C41	211.27'	320.00'	37°49'39"	207.45'	N 64°43'10" W
C42	33.87'	320.00'	6°03'52"	33.85'	N 80°36'03" W
C43	177.40'	320.00'	31°45'47"	175.14'	N 61°41'14" W
C44	43.60'	300.00'	8°19'37"	43.56'	S 45°21'56" W
C45	1.94'	200.00'	0°33'26"	1.94'	N 49°15'02" E
C46	61.51'	200.00'	17°37'20"	61.27'	N 40°43'05" E
C47	59.57'	200.00'	17°03'54"	59.35'	N 40°26'22" E
C48	110.98'	100.00'	63°34'36"	105.36'	N 00°10'07" E
C49	168.29'	100.00'	96°25'16"	148.12'	S 16°53'27" W
C50	145.30'	100.00'	83°14'54"	132.85'	N 23°01'38" E
C51	19.12'	100.00'	10°57'20"	19.09'	S 76°58'50" W
C52	25.27'	100.00'	14°28'44"	25.20'	S 64°15'48" W
C53	93.77'	400.00'	13°25'55"	93.56'	N 63°44'24" E
C54	261.01'	280.00'	53°24'38"	251.67'	S 47°17'22" W
C55	101.64'	520.00'	11°11'56"	101.48'	N 68°22'43" E
C56	133.83'	520.00'	14°44'45"	133.46'	N 55°23'23" E
C57	16.73'	520.00'	1°50'37"	16.73'	N 47°07'41" E
C58	143.69'	170.00'	48°25'38"	139.45'	N 21°59'33" E
C59	28.48'	16.50'	98°53'20"	25.07'	S 47°13'24" W
C60	129.54'	154.00'	48°11'48"	125.76'	N 58°14'01" W
C61	39.17'	24.00'	93°31'18"	34.97'	N 11°37'32" E
C62	75.74'	52.00'	83°27'26"	69.22'	S 16°39'28" W
C63	65.00'	52.00'	71°37'11"	60.85'	S 60°52'51" E
C64	65.00'	52.00'	71°37'11"	60.85'	N 47°29'38" E
C65	36.30'	52.00'	39°59'57"	35.57'	N 08°18'36" W
C66	6.74'	24.00'	16°05'29"	6.72'	S 20°15'50" E
C67	56.15'	194.00'	16°35'04"	55.96'	N 20°30'37" W

SEE SHEET 4 FOR REMAINING CURVES INFORMATION

Plat Prepared By:

BINGHAM ENGINEERING
262 N. Wright Brothers Dr. Ste 120, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

Design:	
Drawn:	JJS
Checked:	GM
Reviewed:	JRL

Davis County Recorder

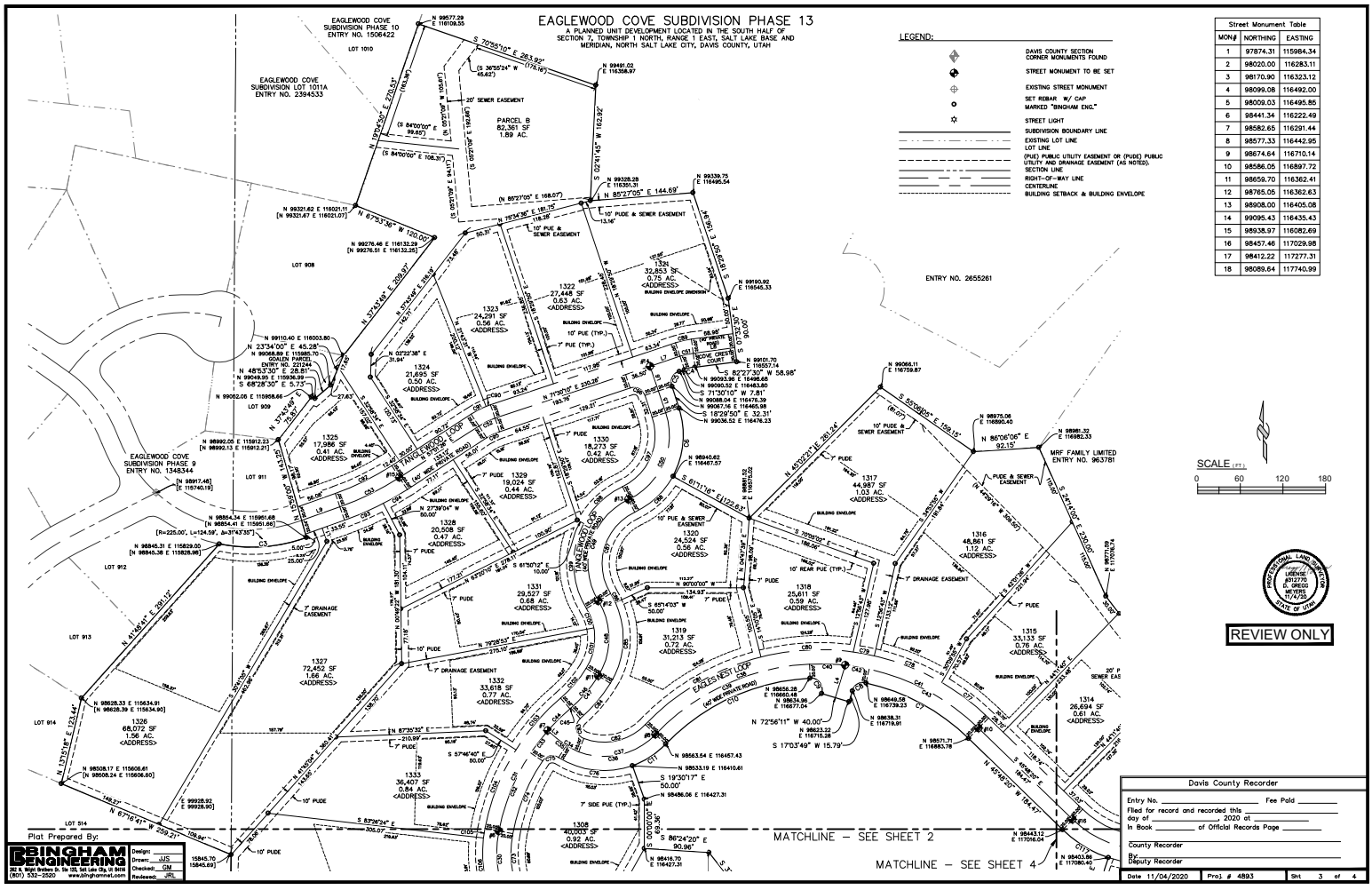
Entry No. _____ Fee Paid _____
Filed for record and recorded this _____
day of _____, 2020 at _____
In Book _____ of Official Records Page _____

County Recorder
By: _____
Deputy Recorder

Date 11/04/2020	Proj. # 4893	Sht 2 of 4

EAGLEWOOD COVE SUBDIVISION PHASE 13

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- STREET LIGHT
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- (PUE) PUBLIC UTILITY EASEMENT OR (PUDE) PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED).
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK & BUILDING ENVELOPE

Street Monument Table		
MON#	NORTHING	EASTING
1	97874.31	115984.34
2	98020.00	116283.11
3	98170.90	116323.12
4	98099.08	116492.00
5	98009.03	116495.85
6	98441.34	116222.49
7	98582.65	116291.44
8	98577.33	116442.95
9	98674.64	116710.14
10	98586.05	116897.72
11	98659.70	116362.41
12	98765.05	116362.63
13	98908.00	116405.08
14	99095.43	116435.43
15	98938.97	116082.69
16	98457.46	117029.98
17	98412.22	117277.31
18	98089.64	117740.99

SCALE (FT.) 0 60 120 180

PROFESSIONAL LAND SURVEYOR LICENSE NO. 8172700 GREGORY S. MEYERS 11/4/20 STATE OF UTAH

REVIEW ONLY

Plat Prepared By:

BINGHAM ENGINEERING
262 N. Wright Brothers Dr. Ste 120, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

Design: JJS
Drawn: JJS
Checked: GM
Released: JRL
15845.70
15845.69

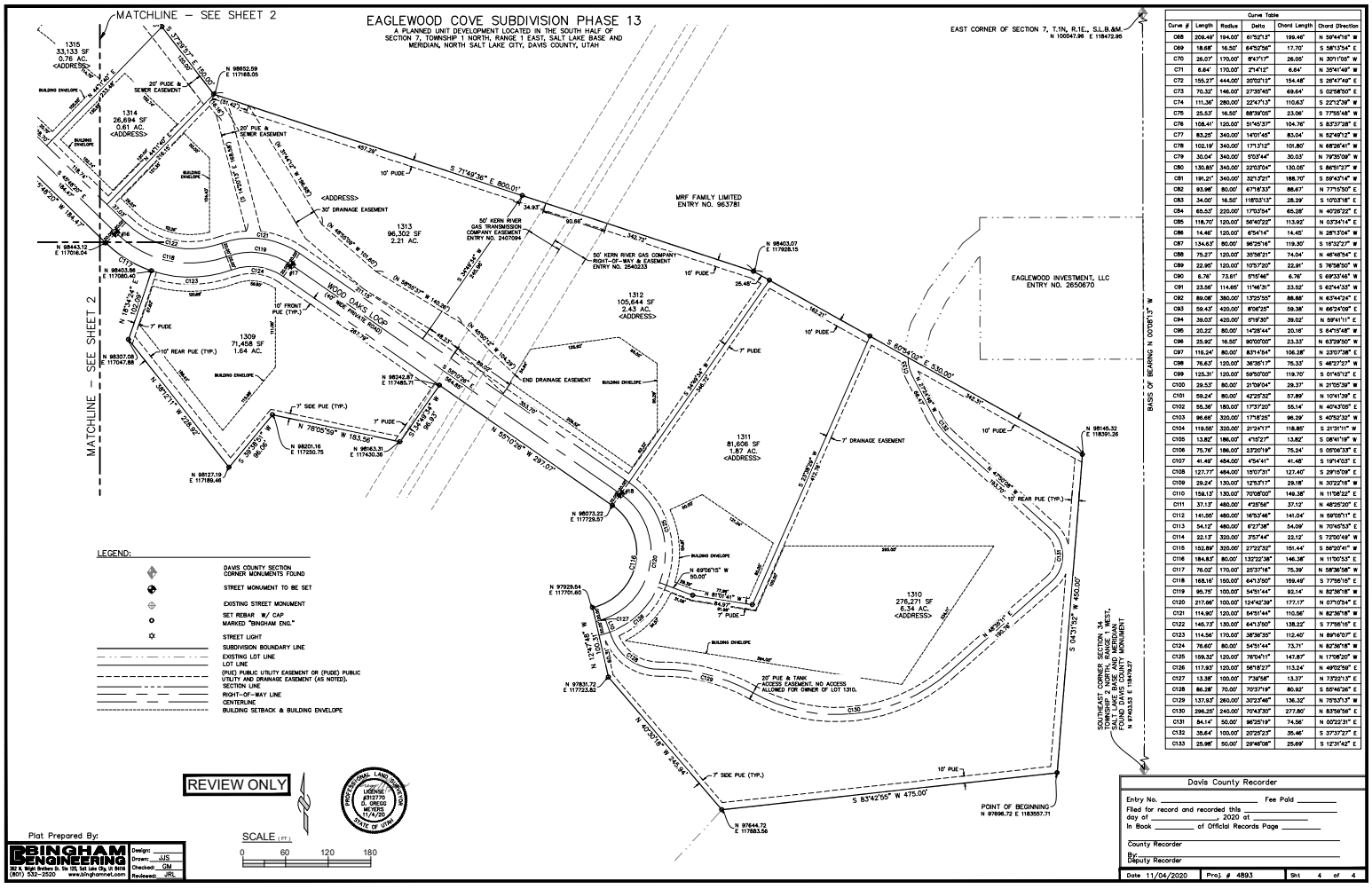
Davis County Recorder

Entry No. _____ Fee Paid _____
Filed for record and recorded this _____ day of _____, 2020 at _____
In Book _____ of Official Records Page _____

County Recorder

By: _____
Deputy Recorder

Date 11/04/2020 | Proj. # 4893 | Sht 3 of 4



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C68	206.49'	194.00'	61°00'13"	196.46'	N 59°44'19" W
C69	18.68'	16.50'	64°52'56"	17.70'	S 58°13'54" E
C70	26.07'	170.00'	8°47'17"	26.05'	N 30°11'05" W
C71	8.64'	170.00'	2°54'12"	8.64'	N 35°44'49" W
C72	155.27'	444.00'	20°02'12"	154.48'	S 25°47'49" E
C73	70.32'	146.00'	27°35'48"	69.64'	S 02°58'50" E
C74	111.36'	280.00'	22°47'13"	110.63'	S 22°12'38" W
C75	25.53'	16.50'	88°39'05"	23.06'	S 77°55'48" W
C76	108.41'	120.00'	51°46'37"	104.76'	S 83°37'26" E
C77	83.25'	340.00'	14°01'45"	83.04'	N 82°49'12" W
C78	102.19'	340.00'	17°13'12"	101.80'	N 68°26'41" W
C79	30.04'	340.00'	5°03'44"	30.03'	N 79°35'09" W
C80	130.85'	340.00'	22°03'04"	130.05'	S 86°51'27" W
C81	191.21'	340.00'	32°13'21"	188.70'	S 59°43'14" W
C82	93.96'	80.00'	67°18'33"	88.67'	N 77°15'50" E
C83	34.00'	16.50'	118°03'13"	28.29'	S 15°03'16" E
C84	65.53'	220.00'	17°03'54"	65.28'	N 40°28'22" E
C85	118.70'	120.00'	56°40'22"	113.92'	N 03°34'14" E
C86	14.46'	120.00'	6°54'14"	14.45'	N 28°37'04" W
C87	134.63'	80.00'	96°26'16"	119.30'	S 16°32'27" W
C88	75.27'	120.00'	35°56'21"	74.04'	N 46°46'54" E
C89	22.95'	120.00'	10°57'20"	22.91'	S 76°58'50" W
C90	6.76'	73.61'	5°15'46"	6.76'	S 69°33'46" W
C91	23.56'	114.65'	11°46'31"	23.52'	S 62°44'33" W
C92	89.08'	380.00'	13°25'55"	88.89'	N 63°47'24" E
C93	59.43'	420.00'	8°06'25"	59.38'	N 66°24'09" E
C94	39.03'	420.00'	5°19'30"	39.02'	N 59°41'11" E
C95	20.22'	80.00'	14°28'44"	20.16'	S 64°15'48" W
C96	25.90'	16.50'	90°00'00"	23.33'	N 63°29'50" W
C97	116.24'	80.00'	83°16'54"	106.28'	N 23°07'38" E
C98	76.63'	120.00'	36°36'17"	75.33'	S 46°27'27" W
C99	125.31'	120.00'	59°50'00"	119.70'	S 01°45'12" E
C100	29.53'	80.00'	21°09'04"	29.37'	N 21°25'39" W
C101	59.24'	80.00'	42°25'32"	57.89'	N 10°41'39" E
C102	55.36'	180.00'	17°37'20"	55.14'	N 40°43'05" E
C103	96.66'	320.00'	17°18'25"	96.29'	S 40°52'32" W
C104	119.55'	320.00'	21°24'17"	118.85'	S 21°31'11" W
C105	13.82'	186.00'	4°15'27"	13.82'	S 08°41'19" W
C106	75.76'	186.00'	23°20'19"	75.24'	S 05°06'33" E
C107	41.49'	484.00'	4°54'41"	41.48'	S 19°14'03" E
C108	127.77'	484.00'	15°07'31"	127.40'	S 29°15'09" E
C109	29.24'	130.00'	12°53'17"	29.18'	N 30°22'15" W
C110	156.13'	130.00'	70°06'00"	146.38'	N 11°08'22" E
C111	37.13'	480.00'	4°25'56"	37.12'	N 48°25'20" E
C112	141.56'	480.00'	16°53'46"	141.04'	N 59°05'11" E
C113	54.12'	480.00'	6°27'38"	54.09'	N 70°45'53" E
C114	22.13'	320.00'	3°57'44"	22.12'	S 72°00'49" W
C115	152.89'	320.00'	27°22'32"	151.44'	S 56°20'41" W
C116	184.83'	80.00'	132°22'38"	146.38'	N 11°05'35" E
C117	76.03'	170.00'	25°37'16"	75.39'	N 58°36'58" W
C118	168.16'	150.00'	64°13'00"	159.49'	S 77°56'16" E
C119	95.75'	100.00'	54°51'44"	92.14'	N 82°36'16" W
C120	217.66'	100.00'	124°42'39"	177.17'	N 07°10'54" E
C121	114.90'	120.00'	54°51'44"	110.56'	N 82°36'16" W
C122	145.73'	130.00'	64°13'00"	138.22'	S 77°56'16" E
C123	114.56'	170.00'	38°36'35"	112.40'	N 89°16'07" E
C124	76.60'	80.00'	54°51'44"	73.71'	N 82°36'16" W
C125	159.32'	184.00'	76°10'41"	147.87'	N 17°08'20" W
C126	117.93'	120.00'	56°18'27"	113.24'	N 49°02'56" E
C127	13.38'	100.00'	7°39'58"	13.37'	N 73°22'13" E
C128	86.28'	70.00'	70°37'19"	80.92'	S 55°46'26" E
C129	137.93'	260.00'	30°23'46"	136.32'	N 75°53'13" W
C130	296.25'	240.00'	70°43'30"	277.80'	N 83°56'56" E
C131	84.14'	50.00'	96°25'19"	74.56'	N 00°22'31" E
C132	36.64'	100.00'	20°23'23"	35.46'	S 37°37'27" E
C133	25.98'	50.00'	29°46'08"	25.69'	S 12°31'42" E

Davis County Recorder			
Entry No. _____ Fee Paid _____			
Filed for record and recorded this _____ day of _____, 2020 at _____			
In Book _____ of Official Records Page _____			
County Recorder _____			
By: _____ Deputy Recorder			
Date 11/04/2020	Proj. # 4893	Sht 4 of 4	

Plat Prepared By:
BINGHAM ENGINEERING
362 N. Wight Brothers Dr. Ste 105, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com
Design: Drawn: JJS Checked: GM Reviewed: JRL

EAGLEWOOD COVE SUBDIVISION PHASE 14

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

NOTES

1.) All un-fenced property corners will be set with a 5/8" rebar and plastic cap stamped "Bingham Eng." or a rivet where the property corner is in concrete or asphalt.

2.) Private roadways (40' wide right-of-way) shall be covered by a blanket easement for private and public utilities. Said easement shall be created by this reference.

3.) Private roadways shall have an access easement across it to allow access to adjoining private parcels. Said easement shall be created by this reference.

4.) Private roadways shall be owned and maintained by the Eaglewood Cove Homeowners Association.

5.) All front and rear public utility easements shown hereon are 10.00 feet wide unless otherwise noted. All side public utility easements are 7 feet unless otherwise noted.

6.) The plat coordinates shown hereon are based on the NAD83 datum. Record bearings, distances and coordinate values are shown in brackets [ ]. All other dimensions and coordinate values are measured. Bearings and distances shown in ( ) are easement dimensions.

7.) Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater tables.

8.) Street lights on private streets within the P.U.D. shall be operated and maintained by the Eaglewood Cove Homeowners Association.

9.) Detention basins, along with storm drain mains, inlet boxes, and storm drain manholes located within private roadways and lots shall be owned and maintained by the Eaglewood Cove Homeowners Association.

10.) Development on corner lots within this plat shall conform to the City's adopted clear vision requirements found in Section 10-1-31, City Code.

11.) All lots are deemed restricted lots and governed according to Title 10, Chapter 12 of the North Salt Lake City Code.

12.) Fire Sprinkling

a.) Due to the required fire flow capacity and the fixed culinary tank size for the development (300,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.

13.) Ownership of Parcels B and C is hereby dedicated to the Eaglewood Cove Homeowners Association.

14.) BUILDING ENVELOPES: All homes and structures shall be contained within the building envelopes as specified on the plat. Approval of accessory structures outside the building envelope shall only be permitted on slopes less than 30% within the required setbacks for the zone. Lot grading outside of the designated building envelopes shall not be allowed to modify the natural grade for the purposes of meeting this requirement. Adjustments to the building envelope up to 10ft may be approved by the Community Development Director with the advice of the City Engineer and a finding that requested modification is warranted by environmental features, site conditions, location of existing improvements, architecture or sustainability consideration, or retention of native vegetation and slope. For purposes of this restriction accessory structures shall not include mechanical equipment or systems necessary for the operation of permitted private recreational uses, such as ski or sledding tow rope motors and pulleys, which may be constructed in areas greater than 30% slope.

15.) CRITICAL SLOPE EASEMENT DESCRIPTION

a.) AREA OF APPLICATION The Critical Slope Easement restrictions set forth hereinbelow shall apply to those portions of each lot that are situated outside of the building envelope of each lot and the slope of which is in excess of thirty percent (30%). Said portions of the lot that are situated outside of the building envelope of each lot and the slope of which in excess of thirty percent (30%) slope shall be collectively referred to as the Critical Slope Easement Areas. The topographical map that is required to be submitted for review by North Salt Lake City pursuant to the issuance of the building permit for each Lot shall clearly identify those areas of the respective lot that are situated outside of the building envelope that have slopes in excess of thirty percent (30%).

b.) UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS There is reserved unto North Salt Lake City and any public utility company or private utility, easements within the Critical Slope Easement Areas for the installation, construction, maintenance, repair, and replacement of any utility services and utility lines which serve the Subdivision.

c.) RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS Except as set forth herein, the Critical Slope Easement Areas shall be used and occupied by the respective owners of the lots and their respective guests and invitees in accordance with the restrictions set forth hereinbelow. Such use will be restricted to foot traffic only. No paving, outbuilding, shed or temporary building of any kind shall be erected, constructed, permitted or maintained on, under, or within the Critical Slope Easement Areas. Furthermore, except as provided herein, the owner of the Lot upon which any of the Critical Slope Easement Areas are located shall not excavate, grade, fill, litter, dump or disturb the vegetation (except as is reasonably necessary when planting additional plants, shrubs, or trees) nor otherwise alter upon, or cause to be altered upon the Critical Slope Easement Areas. Side excavation as part of the footing and foundation may be temporarily sloped within the Critical Slope Easement Areas for the construction of the improvements on said Lot, but said excavation shall be backfilled and compacted and not deposited on critical slope easements. The owners of the Lots may plant additional plants, shrubs, and trees upon the Critical Slope Easement Areas including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation will be limited to hand digging and the use of a small trencher for irrigation purposes.

d.) PRIVATE RECREATIONAL USES. The owners of the Lots may request a land use permit from the Community Development Department for construction of accessory structures or land uses outside of the building envelope for the purposes of private recreational (non-commercial) use under the following restrictions:

I.) Submittal of a survey, prepared by a licensed surveyor, demonstrating the slope of the area where an accessory structure is to be placed has a slope less than 30%.

II.) The property owner has demonstrated that the construction for the land use can be completed in a manner which protects and preserves the native vegetation) or minimizes disturbing vegetation and an appropriate restoration bond is submitted equal to the estimated restoration costs.

III.) Construction of structures shall be limited to a maximum one structure 200 sq. ft. or less, and a maximum height of 14' to the top of roof. Accessory dwelling units and garages shall not be permitted outside the building envelope, unless they are directly adjacent to the building envelope.

iv.) Land use permits shall be accompanied by a letter from the HOA acknowledging their approval and conditions for the structure and land use requested.

v.) Structures shall be designed and use similar materials of the main structure on the property or shall be designed to blend into the natural environment.

vi.) Examples of appropriate land uses outside the building envelope are: private recreational picnic areas, small pavilions, gazebos, trails, gardens and garden sheds, sports courts (200 sq. ft. or less), etc. Land uses such as private ski or sledding runs which require the use of motorized tow ropes, may only be permitted with mechanical systems that are contained entirely within an accessory structure or cabinet, and are constructed to reduce or dampen noise from the tow motor. Operation of a tow rope shall only be permitted during daytime hours. No lighting of the runs is permitted.

e.) DEVELOPER The foregoing notwithstanding, said restrictions upon excavation, grading, and filling shall not apply to grading and filling performed by the developer of the Lots in accordance with an approved development grading plan.

f.) MAINTENANCE The respective owners of the Lots upon which any portion of the Critical Slope Easement Areas may be located shall be responsible for maintaining that portion of the Critical Slope Easement Areas which is located on their respective lots.

g.) EASEMENTS DEEMED CREATED Any and all conveyances of any lot on which any portion of the Critical Slope Easement Areas outside of the applicable Building Envelope for each lot shall be construed to grant and reserve such Critical Slope Easement Areas as provided herein even though no specific reference to such easements appears in any such conveyance.

16.) Native vegetation shall not be disturbed on slopes greater than 30%.

17.) DRIVEWAY SLOPES: All driveways shall not exceed 10% grade.

18.) CROSS EASEMENT ACCESSES: The following lots contain cross easement accesses including shared driveways which easement is defined and governed in the CC&R's: Lots 1410 & 1411. Said easement shall provide for: (a) the design and construction of the driveway access easement area by the respective parties thereto, (b)the ongoing maintenance and repair of the driveway access easement area by the respective parties thereto; (c) snow removal from the driveway access easement area; and (d) how the costs of both maintenance & repair and snow removal of the driveway access easement area shall be allocated between the respective owners. Said easement shall be managed and enforced by the Eaglewood Cove Home Owners Association.

19.) RESTRICTED ACCESS AREAS: For Lots marked with restricted access shall have limited entry from those areas for property maintenance, temporary construction access, or other permitted uses only. No permanent vehicular access from those areas shall be permitted without review and approval of the city development review committee and a finding that the requested access will result in a safer access than could otherwise be approved outside the restricted access area, will result in few cuts and fills, and has been reviewed and approved by the city's geotechnical consultant.

20.) GEOTECH: IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH BUILDING PERMIT APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.

THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL & GEOLOGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15", PREPARED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES INC. (IGES) DATED JUNE 30, 2020 AND UPDATED _____. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE H SPECIAL RECOMMENDATIONS BY LOT.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know by all men by these presents, that the undersigned owner of the parcel of land shown on this plat, and described hereon, have caused the parcel to be subdivided into the lots, public utility easements and private roadways as shown on this plat to be hereafter known as:

EAGLEWOOD COVE SUBDIVISION PHASE 14

_____
W. Scott Kjar, Manager
Eaglewood Investment LLC

ACKNOWLEDGMENT

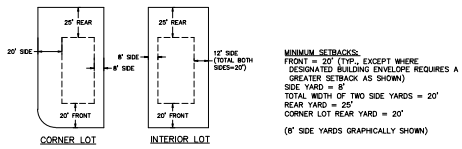
State of Utah)
County of Davis) ss

On this _____ day of_____, 2020, personally appeared before me, W. Scott Kjar, who being by me duly sworn, did say that he is the manager of Eaglewood Investment LLC, and that the foregoing instrument was signed on behalf of said Eaglewood Investment LLC, and said W. Scott Kjar acknowledged to me that said Eaglewood Investment LLC executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____



TYPICAL SETBACK DETAILS

MINIMUM SETBACKS:
FRONT = 20' (TYP., EXCEPT WHERE DESIGNATED BUILDING ENVELOPE REQUIRES A GREATER SETBACK AS SHOWN)
SIDE YARD = 8'
TOTAL WIDTH OF TWO SIDE YARDS = 20'
REAR YARD = 25'
CORNER LOT REAR YARD = 20'

(8' SIDE YARDS GRAPHICALLY SHOWN)

SURVEYOR'S CERTIFICATE

I D. Gregg Meyers do hereby certify that I am a Professional Land Surveyor, and that I hold License Number 312770 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described hereon in accordance with Section 17-23-17 Utah State Code, and have verified all measurements and placed monuments as represented on this plat, and have subdivided said tract of land into private roads, lots and parcels together with public utility easements hereafter to be known as Eaglewood Cove Subdivision Phase 14.

Date: 11/04/2020

D. Gregg Meyers
P.L.S. No. 312770

PROFESSIONAL LAND SURVEYOR — LICENSE NO. 5312770 — D. GREGG MEYERS — 11/4/20 — STATE OF UTAH

REVIEW ONLY

BOUNDARY DESCRIPTION:

A parcel of land located in the Southeast Quarter of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the northernmost corner of Lot 1316, Eaglewood Cove Subdivision as recorded in the office of the Davis County Recorder as Entry No. _____, said point lies North 00°08'13" West along the Section Line 1,577.80 feet and West 1,493.16 feet from the Southeast Quarter of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian (basis of bearing being North 00°08'13" West from the Southeast Quarter and East Quarter of Section 7, T1N, R1W, SLB&M), and running thence along the boundary of said Phase 13 the following fifteen (15) courses and distances: 1) South 86°06'06" West 92.15 feet, 2) North 55°06'05" West 159.15 feet, 3) South 45°02'21" West 261.24 feet, 4) North 61°11'16" West 122.63 feet, 5) northerly along the arc of a 120.00 foot radius non-tangent curve to the left, the center of which bears North 61°11'16" West, through a central angle of 4°18'33" a distance of 99.08 feet (chord bearing N 05°09'27" E, chord length 96.29'), 6) North 18°29'50" West 32.31 feet, 7) northeasterly along the arc of a 16.50 foot radius curve to the right, through a central angle of 90°00'00" a distance of 25.92 feet (chord bearing N 26°30'10" E, chord length 23.33'), 8) North 71°30'10" East 7.81 feet, 9) easterly along the arc of a 80.00 foot radius curve to the right, through a central angle of 10°57'20" a distance of 15.30 feet (chord bearing N 76°58'50" E, chord length 15.27'), 10) North 82°27'30" East 58.98 feet, 11) North 07°32'30" West 90.00 feet, 12) North 18°29'50" West 156.94 feet, 13) South 85°27'05" West 144.69 feet, 14) North 02°41'45" East 162.92 feet and 15) North 70°55'10" West 263.92 feet to the east line of Lot 1010, Eaglewood Cove Subdivision Phase 10 as recorded in said office as Entry No. 1506422; thence North 19°04'50" East along said east line 64.57 feet to the southernmost corner of Lot 1120, Eaglewood Cove Subdivision Phase 11 as recorded in said office as Entry No. 1607883; thence North 81°43'56" East along the south line of said Phase 11 1,261.42 feet to the southeast corner of Lot 1110 of said Phase 11; thence South 20°40'25" East 65.86 feet; thence South 26°08'21" West 660.00 feet; thence South 35°01'11" West 225.00 feet to the point of beginning.

Containing 625,298 Square Feet or 14.355 Acres, 13 Lots and 1 Private Street.

City Council Approval	Recommended for Approval	Recommended for Approval	Recommended for Approval	Davis County Recorder
Presented to the City Council of North Salt Lake City, Utah This _____ day of _____, 2020 at which time this subdivision was approved and accepted. _____ Mayor _____ Attest: City Recorder	This _____ day of _____, 2020. _____ City Engineer	This _____ day of _____, 2020. _____ Chairman, Planning Commission	This _____ day of _____, 2020. _____ City Attorney	Entry No. _____ Fee Paid _____ Filed for record and recorded this _____ day of _____, 2020 at _____ In Book _____ of Official Records Page _____ _____ County Recorder By: _____ Deputy Recorder

Plat Prepared By:

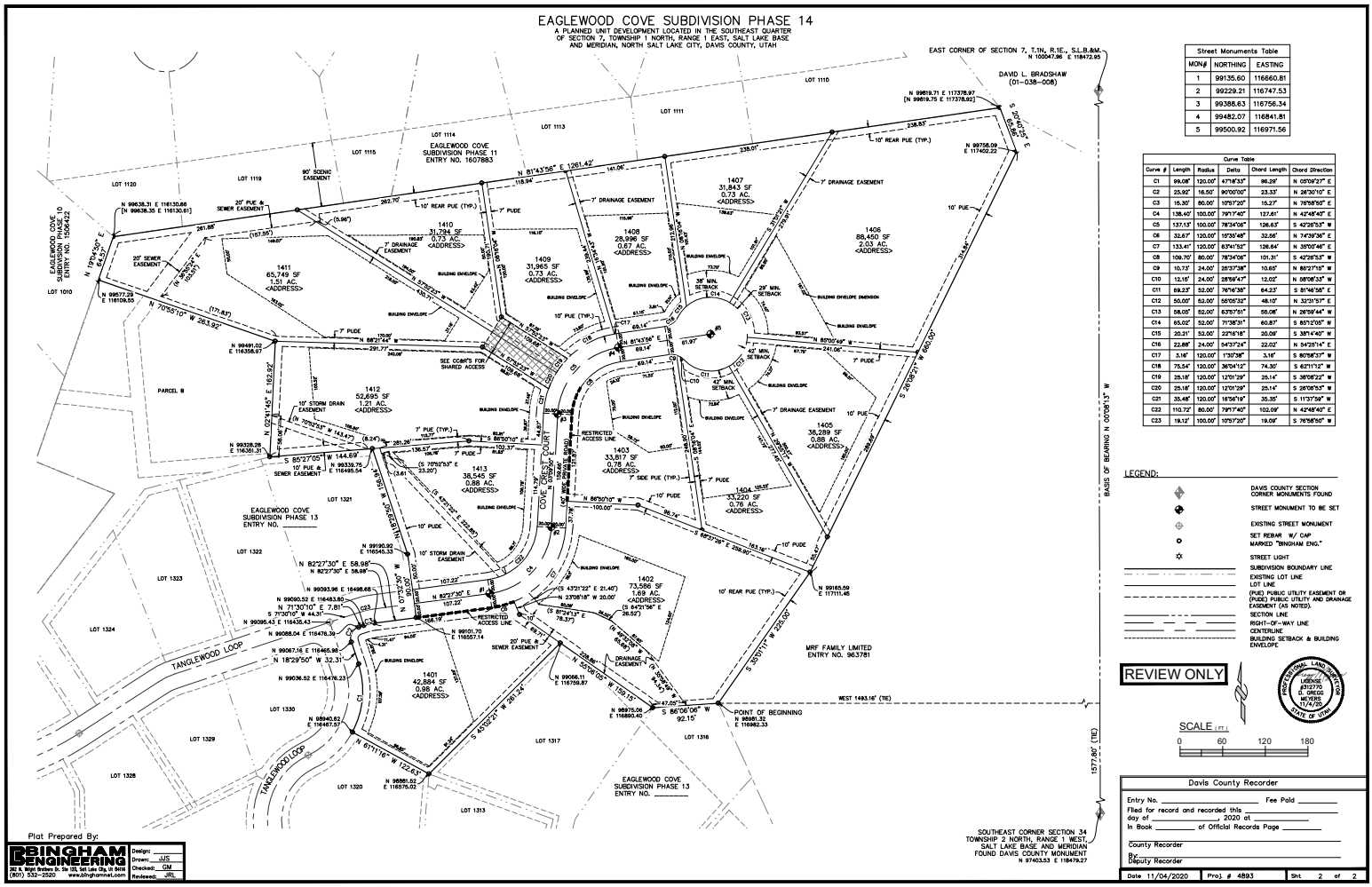
BINGHAM ENGINEERING
262 N. Main Brothers Dr. Ste 120, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

Design: _____
Drawn: JJS
Checked: GM
Reviewed: JRL

Date 11/04/2020 | Proj. # 4893 | Sht 1 of 2

EAGLEWOOD COVE SUBDIVISION PHASE 14

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



Street Monuments Table		
MON#	NORTHING	EASTING
1	99135.60	116660.81
2	99229.21	116747.53
3	99388.63	116756.34
4	99482.07	116841.81
5	99500.92	116971.56

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	99.08'	120.00'	47°18'33"	96.29'	N 05°09'27" E
C2	25.92'	16.50'	90°00'00"	23.33'	N 26°30'10" E
C3	15.30'	80.00'	10°57'20"	15.27'	N 76°58'50" E
C4	138.40'	100.00'	79°17'45"	127.61'	N 42°48'45" E
C5	137.13'	100.00'	78°34'06"	126.63'	S 42°26'53" W
C6	32.67'	120.00'	15°35'48"	32.56'	N 74°39'36" E
C7	133.41'	120.00'	63°41'53"	126.64'	N 35°00'46" E
C8	109.70'	80.00'	78°34'06"	101.31'	S 42°26'53" W
C9	10.73'	24.00'	25°37'38"	10.65'	N 80°27'15" W
C10	12.15'	24.00'	28°59'47"	12.02'	N 58°08'33" W
C11	59.23'	52.00'	76°16'38"	64.23'	S 81°46'58" E
C12	50.00'	52.00'	55°05'32"	48.10'	N 33°31'57" E
C13	58.00'	52.00'	63°57'01"	55.08'	N 26°59'44" W
C14	65.02'	52.00'	71°38'31"	60.87'	S 85°12'05" W
C15	20.21'	52.00'	22°16'16"	20.09'	S 35°14'40" W
C16	22.88'	24.00'	54°37'24"	22.02'	N 54°25'14" E
C17	3.16'	120.00'	1°30'38"	3.16'	S 80°58'33" W
C18	75.54'	120.00'	36°04'12"	74.30'	S 62°11'12" W
C19	25.18'	120.00'	12°01'29"	25.14'	S 38°08'22" W
C20	25.18'	120.00'	12°01'29"	25.14'	S 26°06'53" W
C21	35.48'	120.00'	16°56'19"	35.35'	S 11°37'38" W
C22	110.72'	80.00'	79°17'45"	102.09'	N 42°48'45" E
C23	19.12'	100.00'	10°57'20"	19.09'	S 76°58'50" W

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- STREET LIGHT
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- (PUE) PUBLIC UTILITY EASEMENT OR (PUDE) PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED)
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK & BUILDING ENVELOPE

REVIEW ONLY

SCALE (FT.)

0 60 120 180

Plat Prepared By:

BINGHAM ENGINEERING
262 N. Main Harrison Dr. Ste 120, Salt Lake City, UT 84115
(801) 532-2520 www.binghamnet.com

Design:	
Drawn:	JJS
Checked:	GM
Reviewed:	JRL

Davis County Recorder

Entry No. _____ Fee Paid _____
Filed for record and recorded this _____
day of _____, 2020 at _____
In Book _____ of Official Records Page _____
County Recorder
By: _____
Deputy Recorder

Date 11/04/2020	Proj. # 4893	Sht 2 of 2

EAGLEWOOD COVE SUBDIVISION PHASE 15

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

NOTES

1.) All un-fenced property corners will be set with a 5/8" rebar and plastic cap stamped "Bingham Eng." or a rivet where the property corner is in concrete or asphalt.

2.) Private roadways (40' wide right-of-way) shall be covered by a blanket easement for private and public utilities. Said easement shall be created by this reference.

3.) Private roadways shall have an access easement across it to allow access to adjoining private parcels. Said easement shall be created by this reference.

4.) Private roadways shall be owned and maintained by the Eaglewood Cove Homeowners Association.

5.) All front and rear public utility easements shown hereon are 10.00 feet wide unless otherwise noted. All side public utility easements are 7 feet unless otherwise noted.

6.) The plat coordinates shown hereon are based on the NAD83 datum. Record bearings, distances and coordinate values are shown in brackets [ ]. All other dimensions and coordinate values are measured. Bearings and distances shown in ( ) are easement dimensions.

7.) Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater tables.

8.) Street lights on private streets within the P.U.D. shall be operated and maintained by the Eaglewood Cove Homeowners Association.

9.) Detention basins, along with storm drain mains, inlet boxes, and storm drain manholes located within private roadways and lots shall be owned and maintained by the Eaglewood Cove Homeowners Association.

10.) Development on corner lots within this plat shall conform to the City's adopted clear vision requirements found in Section 10-1-31, City Code.

11.) All lots are deemed restricted lots and governed according to Title 10, Chapter 12 of the North Salt Lake City Code.

12.) Fire Sprinkling

a.) Due to the required fire flow capacity and the fixed culinary tank size for the development (300,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.

13.) Ownership of Parcels B and C is hereby dedicated to the Eaglewood Cove Homeowners Association.

14.) BUILDING ENVELOPES: All homes and structures shall be contained within the building envelopes as specified on the plat. Approval of accessory structures outside the building envelope shall only be permitted on slopes less than 30% within the required setbacks for the zone. Lot grading outside of the designated building envelopes shall not be allowed to modify the natural grade for the purposes of meeting this requirement. Adjustments to the building envelope up to 10ft may be approved by the Community Development Director with the advice of the City Engineer and a finding that requested modification is warranted by environmental features, site conditions, location of existing improvements, architecture or sustainability consideration, or retention of native vegetation and slope. For purposes of this restriction accessory structures shall not include mechanical equipment or systems necessary for the operation of permitted private recreational uses, such as ski or sledding tow rope motors and pulleys, which may be constructed in areas greater than 30% slope.

15.) CRITICAL SLOPE EASEMENT DESCRIPTION

a.) AREA OF APPLICATION The Critical Slope Easement restrictions set forth hereinbelow shall apply to those portions of each lot that are situated outside of the building envelope of each lot and the slope of which is in excess of thirty percent (30%). Said portions of the lot that are situated outside of the building envelope of each lot and the slope of which is in excess of thirty percent (30%) slope shall be collectively referred to as the Critical Slope Easement Areas. The topographical map that is required to be submitted for review by North Salt Lake City pursuant to the issuance of the building permit for each Lot shall clearly identify those areas of the respective lot that are situated outside of the building envelope that have slopes in excess of thirty percent (30%).

b.) UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS There is reserved unto North Salt Lake City and any public utility company or private utility, easements within the Critical Slope Easement Areas for the installation, construction, maintenance, repair, and replacement of any utility services and utility lines which serve the Subdivision.

c.) RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS Except as set forth herein, the Critical Slope Easement Areas shall be used and occupied by the respective owners of the lots and their respective guests and invitees in accordance with the restrictions set forth hereinbelow. Such use will be restricted to foot traffic only. No paving, outbuilding, shed or temporary building of any kind shall be erected, constructed, permitted or maintained on, under, or within the Critical Slope Easement Areas. Furthermore, except as provided herein, the owner of the Lot upon which any of the Critical Slope Easement Areas are located shall not excavate, grade, fill, litter, dump or disturb the vegetation (except as is reasonably necessary when planting additional plants, shrubs, or trees) nor shall the owner thereof upon, over, or across the Critical Slope Easement Areas. Side encroachment of the footing and foundation may be temporarily allowed within the building envelope for the purpose of excavation provided all of the footing and foundation is backfilled within thirty days of the excavation and is not deposited on critical slope easements. The owners of the Lots may plant additional plants, shrubs, and trees upon the Critical Slope Easement Areas including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation will be limited to hand digging and the use of a small trencher for irrigation purposes.

d.) PRIVATE RECREATIONAL USES. The owners of the Lots may request a land use permit from the Community Development Department for construction of accessory structures or land uses outside of the building envelope for the purposes of private recreational (non-commercial) use under the following restrictions:

I.) Submittal of a survey, prepared by a licensed surveyor, demonstrating the slope of the area where an accessory structure is to be placed has a slope less than 30%.

II.) The property owner has demonstrated that the construction for the land use can be completed in a manner which protects and preserves the native vegetation) or minimizes disturbing vegetation and an appropriate restoration bond is submitted equal to the estimated restoration costs.

III.) Construction of structures shall be limited to a maximum one structure 200 sq. ft. or less, and a maximum height of 14' to the top of roof. Accessory dwelling units and garages shall not be permitted outside the building envelope, unless they are directly adjacent to the building envelope.

iv.) Land use permits shall be accompanied by a letter from the HOA acknowledging their approval and conditions for the structure and land use requested.

v.) Structures shall be designed and use similar materials of the main structure on the property or shall be designed to blend into the natural environment.

vi.) Examples of appropriate land uses outside the building envelope are: private recreational picnic areas, small pavilions, gazebos, trails, gardens and garden sheds, sports courts (200 sq. ft. or less), etc. Land uses such as private ski or sledding runs which require the use of motorized tow ropes, may only be permitted with mechanical systems that are contained entirely within an accessory structure or cabinet, and are constructed to reduce or dampen noise from the tow motor. Operation of a tow rope shall only be permitted during daytime hours. No lighting of the runs is permitted.

e.) DEVELOPER The foregoing notwithstanding, said restrictions upon excavation, grading, and filling shall not apply to grading and filling performed by the developer of the Lots in accordance with an approved development grading plan.

f.) MAINTENANCE The respective owners of the Lots upon which any portion of the Critical Slope Easement Areas may be located shall be responsible for maintaining that portion of the Critical Slope Easement Areas which is located on their respective lots.

g.) EASEMENTS DEEMED CREATED Any and all conveyances of any lot on which any portion of the Critical Slope Easement Areas outside of the applicable Building Envelope for each lot shall be construed to grant and reserve such Critical Slope Easement Areas as provided herein even though no specific reference to such easements appears in any such conveyance.

16.) Native vegetation shall not be disturbed on slopes greater than 30%.

17.) DRIVEWAY SLOPES: All driveways shall not exceed 10% grade.

18.) CROSS EASEMENT ACCESSES: The following lots contain cross easement accesses including shared driveways which easement is defined and governed in the CC&R's: Lots 1503 & 1504 and Lots 1505 & 1506. Said easement shall provide for: (a) the design and construction of the driveway access easement area by the respective parties thereto, (b)the ongoing maintenance and repair of the driveway access easement area by the respective parties thereto; (c) snow removal from the driveway access easement area; and (d) how the costs of both maintenance & repair and snow removal of the driveway access easement area shall be allocated between the respective owners. Said easement shall be managed and enforced by the Eaglewood Cove Home Owners Association.

19.) RESTRICTED ACCESS AREAS: For areas marked with restricted access shall have limited entry from those areas for property maintenance, temporary construction access, or other permitted uses only. No permanent vehicular access from those areas shall be permitted without review and approval of the city development review committee and a finding that the requested access will result in a safer access than could otherwise be approved outside the restricted access area, will result in few cuts and fills, and has been reviewed and approved by the city's geotechnical consultant.

20.) GEOTECH: IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH BUILDING PERMIT APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.

THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL & GEOLOGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15", PREPARED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES INC. (IGES) DATED JUNE 30, 2020 AND UPDATED _____. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE H SPECIAL RECOMMENDATIONS BY LOT.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know by all men by these presents, that the undersigned owner of the parcel of land shown on this plat, and described hereon, have caused the parcel to be subdivided into the lots, public utility easements and private roadways as shown on this plat to be hereafter known as:

EAGLEWOOD COVE SUBDIVISION PHASE 15

W. Scott Kjar, Manager
Eaglewood Investment LLC

ACKNOWLEDGMENT

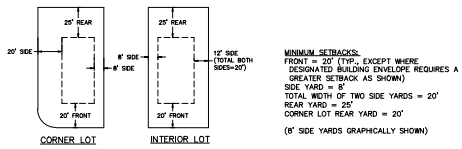
State of Utah)
County of Davis) ss

On this _____ day of_____, 2020, personally appeared before me, W. Scott Kjar, who being by me duly sworn, did say that he is the manager of Eaglewood Investment LLC, and that the foregoing instrument was signed on behalf of said Eaglewood Investment LLC, and said W. Scott Kjar acknowledged to me that said Eaglewood Investment LLC executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____



CORNER LOT INTERIOR LOT

TYPICAL SETBACK DETAILS

MINIMUM SETBACKS:
FRONT = 20' (TYP., EXCEPT WHERE DESIGNATED BUILDING ENVELOPE REQUIRES A GREATER SETBACK AS SHOWN)
SIDE YARD = 8'
TOTAL WIDTH OF TWO SIDE YARDS = 20'
REAR YARD = 25'
CORNER LOT REAR YARD = 20'

(8' SIDE YARDS GRAPHICALLY SHOWN)

SURVEYOR'S CERTIFICATE

I D. Gregg Meyers do hereby certify that I am a Professional Land Surveyor, and that I hold License Number 312770 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described hereon in accordance with Section 17-23-17 Utah State Code, and have verified all measurements and placed monuments as represented on this plat, and have subdivided said tract of land into private roads, lots and parcels together with public utility easements hereafter to be known as Eaglewood Cove Subdivision Phase 14.

Date: 11/04/2020

D. Gregg Meyers
P.L.S. No. 312770

PROFESSIONAL LAND SURVEYOR — LICENSE NO. 5312770 — D. GREGG MEYERS — 11/4/20 — STATE OF UTAH

REVIEW ONLY

BOUNDARY DESCRIPTION:

A parcel of land located in the Southeast Quarter of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the southeast corner of Lot 1302, Eaglewood Cove Subdivision Phase 13 as recorded in the office of the Davis County Recorder as Entry No. _____, said point lies South 89°56'22" West along the Section Line 2,156.02 feet from the Southeast Quarter of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian (basis of bearing being North 00°08'13" West from the Southeast Quarter and East Quarter of Section 7, T1N, R1W, SLB&M), and running thence along the boundary of said Phase 13 the following thirty-one (31) courses and distances: 1) North 11°28'37" East 337.03 feet, 2) North 83°13'27" East 352.63 feet, 3) North 01°07'46" West 276.08 feet, 4) North 61°38'46" West 198.95 feet, 5) North 25°00'00" East 19.62 feet, 6) North 70°00'00" East 31.03 feet, 7) northeasterly along the arc of a 60.00 foot radius non-tangent curve to the left, the center of which bears North 20°02'00" West, through a central angle of 89°52'43" a distance of 94.12 feet (chord bearing N 25°01'38" E, chord length 84.76'), 8) North 19°48'43" West 23.53 feet, 9) northwesterly along the arc of a 65.00 foot radius curve to the left, through a central angle of 30°53'16" a distance of 35.04 feet (chord bearing N 35°15'21" W, chord length 35.04'), 10) North 37°58'31" West 141.74 feet, 11) North 86°24'20" West 90.96 feet,) 12) North 69.36 feet, 13) North 19°30'17" West 50.00 feet, 14) northeasterly along the arc of a 120.00 foot radius non-tangent curve to the left, the center of which bears North 19°30'17" West, through a central angle of 25°53'10" a distance of 35.04 feet (chord bearing N 57°03'08" E, chord length 34.62'), 15) northeasterly along the arc of a 300.00 foot radius curve to the right, through a central angle of 43°41'01" a distance of 228.73 feet (chord bearing N 65°27'04" E, chord length 223.23'), 16) southeasterly along the arc of a 16.50 foot radius curve to the right, through a central angle of 109°46'14" a distance of 31.61 feet (chord bearing S 37°49'18" E, chord length 26.99'), 17) South 72°56'11" East 40.00 feet, 18) North 170°34'49" East 15.79 feet, 19) northeasterly along the arc of a 16.50 foot radius curve to the right, through a central angle of 85°22'04" a distance of 24.58 feet (chord bearing N 59°44'51" E, chord length 22.37'), 20) southeasterly along the arc of a 300.00 foot radius curve to the right, through a central angle of 31°45'47" a distance of 166.31 feet (chord bearing S 61°41'14" E, chord length 164.19'), 21) South 45°48'20" East 184.47 feet, 22) southeasterly along the arc of a 170.00 foot radius curve to the left, through a central angle of 25°37'16" a distance of 76.02 feet (chord bearing S 58°36'58" E, chord length 75.39'), 23) South 18°34'24" West 102.09 feet, 24) South 38°12'11" East 228.92 feet, 25) North 39°38'51" East 96.06 feet, 26) South 78°05'59" East 183.56 feet, 27) North 34°49'34" East 96.93 feet, 28) South 55°10'26" East 297.07 feet, 29) southerly along the arc of an 80.00 foot radius curve to the right, through a central angle of 132°22'38" a distance of 184.83 feet (chord bearing S 11°00'53" W, chord length 146.38'), 30) South 12°47'48" East 100.31 feet and 31) South 40°30'18" East 245.94 feet; thence South 42°49'04" West 330.00 feet to said South Section Line; thence South 89°56'22" West along said South Section Line 1,336.02 feet to the point of beginning.

Containing 1,160,300 Square Feet or 26.637 Acres, 20 Lots and 2 Private Streets.

City Council Approval	Recommended for Approval	Recommended for Approval	Recommended for Approval	Davis County Recorder
Presented to the City Council of North Salt Lake City, Utah This _____ day of _____, 2020 at which time this subdivision was approved and accepted.	This _____ day of _____, 2020.	This _____ day of _____, 2020.	This _____ day of _____, 2020.	Entry No. _____ Fee Paid _____ Filed for record and recorded this _____ day of _____, 2020 at _____ In Book _____ of Official Records Page _____
Mayor Attest: City Recorder	City Engineer	Chairman, Planning Commission	City Attorney	County Recorder By: Deputy Recorder

Plat Prepared By:

BINGHAM ENGINEERING
362 N. Wright Brothers Dr. Ste 120, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

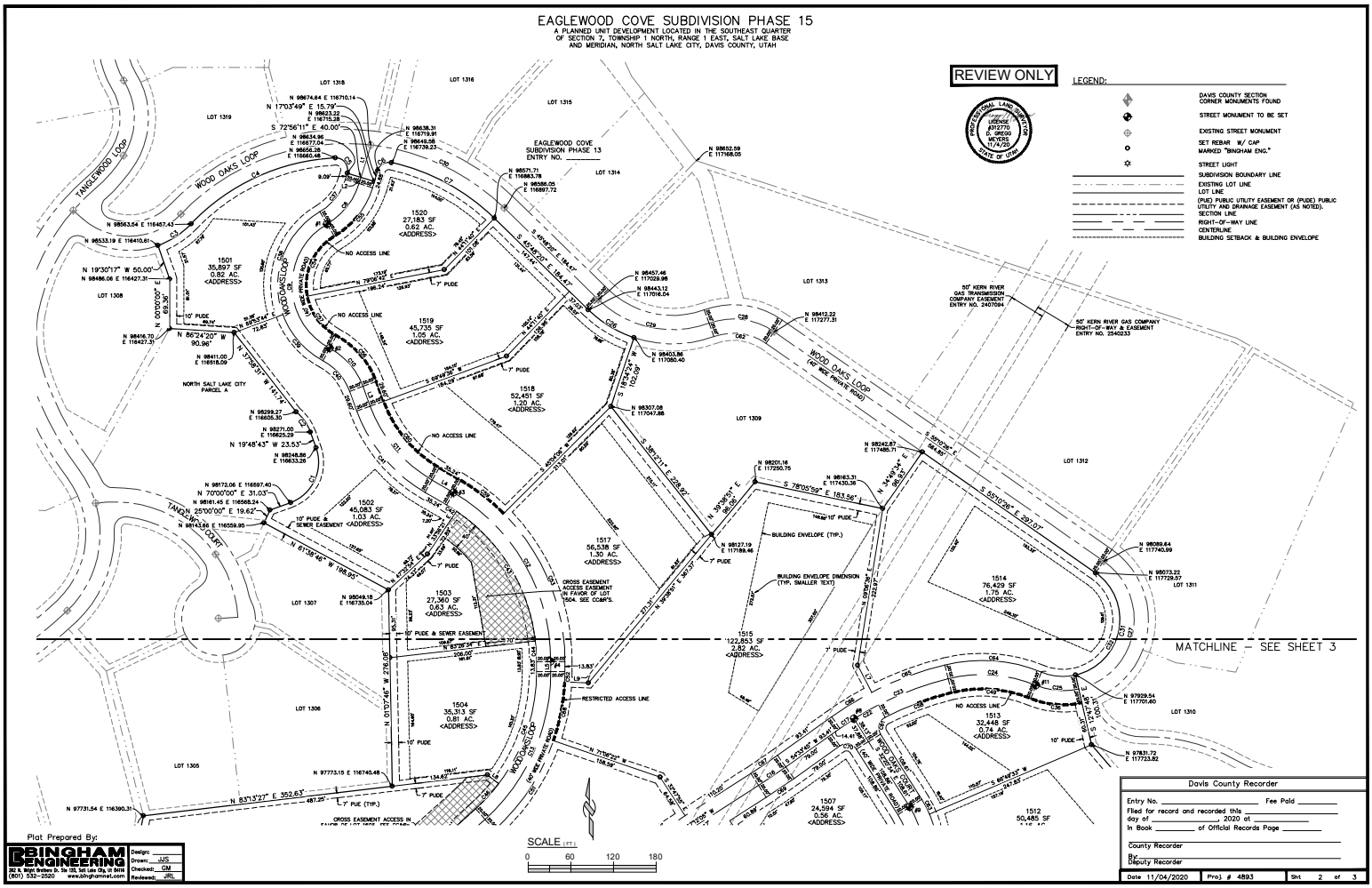
Design: _____
Drawn: JJS
Checked: GM
Reviewed: JRL

Date 11/04/2020 | Proj. # 4893 | Sht 1 of 3

EAGLEWOOD COVE SUBDIVISION PHASE 15

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

REVIEW ONLY



Plat Prepared By:

BINGHAM ENGINEERING
252 N. Wight Brothers Dr. Ste 120, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

Design:	
Drawn:	JJS
Checked:	GM
Reviewed:	JRL

Davis County Recorder

Entry No. _____ Fee Paid _____

Filed for record and recorded this _____ day of _____, 2020 at _____

In Book _____ of Official Records Page _____

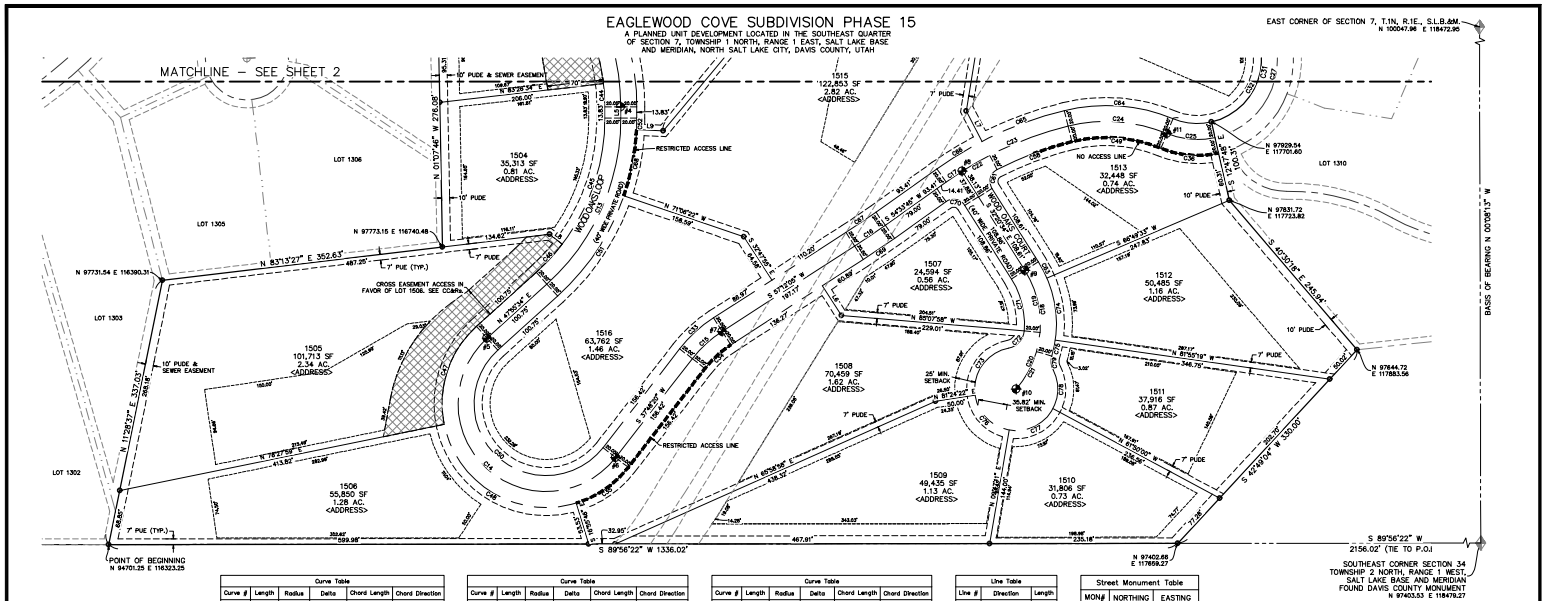
County Recorder

By: _____ Deputy Recorder

Date 11/04/2020	Proj. # 4893	Sht 2 of 3

EAGLEWOOD COVE SUBDIVISION PHASE 15

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	94.12'	60.00'	89°52'43"	84.76'	N 29°01'38" E
C2	35.04'	65.00'	30°53'16"	34.62'	N 30°16'21" W
C3	56.31'	120.00'	26°53'10"	55.79'	N 57°03'08" E
C4	208.13'	300.00'	43°41'01"	203.33'	N 60°37'04" E
C5	31.61'	16.50'	109°46'14"	26.99'	S 37°49'18" E
C6	24.58'	16.50'	85°22'04"	22.37'	N 59°44'51" E
C7	166.31'	300.00'	31°45'47"	164.19'	S 61°41'14" E
C8	74.20'	100.00'	42°30'44"	72.51'	N 38°18'11" E
C9	212.12'	100.00'	121°32'17"	174.53'	S 01°11'38" E
C10	72.94'	100.00'	41°47'20"	71.33'	N 41°04'04" W
C11	138.21'	200.00'	39°35'35"	135.47'	S 39°58'11" E
C12	286.86'	275.00'	59°46'01"	274.03'	N 29°52'58" W
C13	234.21'	280.00'	47°55'31"	227.44'	N 23°57'48" E
C14	365.01'	110.00'	190°07'14"	219.14'	S 47°08'03" E
C15	50.78'	150.00'	19°23'44"	50.54'	S 47°30'12" W
C16	46.06'	1000.00'	2°38'20"	46.05'	N 55°52'55" E
C17	24.09'	446.00'	3°05'41"	24.09'	S 56°08'35" W
C18	105.73'	125.00'	48°27'39"	102.60'	N 08°08'45" W
C19	81.18'	125.00'	37°12'36"	79.76'	N 13°44'16" W
C20	78.25'	125.00'	35°52'04"	76.98'	N 22°48'04" E
C21	53.71'	125.00'	24°37'01"	53.29'	N 28°25'35" E
C22	39.81'	446.00'	5°06'49"	39.79'	S 60°12'50" W
C23	144.50'	446.00'	18°33'48"	143.87'	S 66°56'20" W
C24	126.12'	200.00'	36°07'48"	124.04'	N 85°42'53" W
C25	61.34'	100.00'	35°08'49"	60.39'	S 85°13'23" E
C26	76.02'	170.00'	25°37'16"	75.39'	S 68°36'58" E
C27	231.04'	100.00'	132°22'38"	182.98'	N 11°05'53" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C28	95.75'	100.00'	54°51'44"	92.14'	N 82°36'18" W
C29	168.16'	150.00'	64°13'00"	159.49'	S 77°56'10" E
C30	211.27'	320.00'	37°49'39"	207.45'	N 64°43'10" W
C31	154.83'	80.00'	137°32'38"	146.38'	S 11°05'53" W
C32	233.91'	80.00'	167°31'27"	159.08'	N 28°30'18" E
C33	57.55'	170.00'	19°23'44"	57.27'	S 47°30'12" W
C34	44.01'	130.00'	19°23'44"	43.80'	S 47°30'12" W
C35	80.01'	130.00'	35°15'54"	78.76'	N 55°26'17" E
C36	73.61'	120.00'	35°08'49"	72.46'	S 85°13'23" E
C37	59.36'	80.00'	42°30'44"	58.01'	N 38°18'11" E
C38	166.88'	120.00'	79°40'48"	153.76'	S 19°44'08" W
C39	87.67'	120.00'	41°51'28"	85.73'	S 41°10'00" E
C40	58.35'	80.00'	41°47'20"	57.06'	N 41°04'04" W
C41	152.03'	220.00'	39°35'35"	149.02'	S 39°58'11" E
C42	16.49'	255.00'	3°42'20"	16.49'	N 57°54'49" W
C43	220.32'	255.00'	49°30'13"	213.53'	N 31°18'32" W
C44	29.18'	255.00'	6°33'28"	29.17'	N 03°16'42" W
C45	169.25'	260.00'	37°17'48"	166.27'	N 18°38'37" E
C46	46.23'	260.00'	10°37'43"	46.16'	N 42°36'42" E
C47	134.91'	130.00'	59°27'35"	128.94'	S 18°11'48" W
C48	216.45'	130.00'	95°23'45"	192.30'	S 59°13'53" E
C49	113.51'	180.00'	36°07'48"	111.63'	N 85°42'53" W
C50	298.64'	90.00'	190°07'14"	179.30'	S 47°08'03" E
C51	152.01'	300.00'	29°01'56"	150.39'	N 33°24'36" E
C52	14.55'	300.00'	2°46'43"	14.55'	N 01°23'24" E
C53	231.34'	295.00'	44°56'56"	225.46'	N 22°27'56" W
C54	98.39'	80.00'	70°27'51"	92.30'	S 24°20'37" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C55	89.04'	120.00'	42°30'44"	87.01'	N 38°18'11" E
C56	87.52'	120.00'	41°47'20"	85.60'	N 41°04'04" W
C57	71.31'	80.00'	51°04'25"	68.97'	S 36°25'31" E
C58	100.00'	436.00'	13°08'58"	99.77'	S 69°29'44" W
C59	76.38'	295.00'	14°50'06"	76.17'	N 82°20'06" W
C60	124.39'	180.00'	39°36'35"	121.93'	S 39°58'11" E
C61	27.38'	16.50'	95°06'49"	24.35'	S 15°12'50" W
C62	76.60'	80.00'	54°51'44"	73.71'	N 82°36'18" W
C63	23.20'	146.00'	9°10'07"	23.18'	N 27°45'31" W
C64	138.73'	220.00'	36°07'48"	136.44'	N 85°42'53" W
C65	110.01'	466.00'	13°31'33"	109.75'	S 69°27'27" W
C66	66.14'	466.00'	8°07'35"	66.08'	S 58°37'43" W
C67	45.13'	980.00'	2°38'20"	45.13'	N 55°52'55" E
C68	84.37'	300.00'	16°06'52"	84.10'	N 10°50'12" E
C69	46.98'	1020.00'	2°38'20"	46.97'	N 55°52'55" E
C70	26.81'	16.50'	93°05'41"	23.96'	N 78°53'25" W
C71	68.19'	105.00'	37°12'36"	67.00'	N 13°44'16" W
C72	31.21'	24.00'	74°30'39"	29.06'	N 42°07'21" E
C73	79.84'	52.00'	87°58'18"	72.23'	S 35°23'32" W
C74	79.09'	145.00'	31°15'08"	78.11'	N 07°32'53" W
C75	20.35'	145.00'	8°02'24"	20.33'	N 12°05'53" E
C76	65.00'	52.00'	71°37'11"	60.85'	S 44°24'13" E
C77	65.00'	52.00'	71°37'11"	60.85'	N 63°58'36" E
C78	50.18'	52.00'	55°17'37"	48.26'	N 00°31'12" E
C79	18.11'	24.00'	43°14'41"	17.69'	S 05°30'16" E

Line Table		
Line #	Direction	Length
L1	N 17°03'49" E	47.65'
L2	N 17°03'49" E	9.09'
L3	N 20°10'24" W	29.60'
L4	N 58°45'59" W	35.34'
L5	N 00°00'03" E	13.83'
L6	N 32°47'55" W	44.14'
L7	S 27°18'20" E	42.66'
L8	S 52°42'09" E	20.00'
L9	N 87°13'14" W	33.00'

Street Monument Table		
MON#	NORTHING	EASTING
1	98563.51	116648.53
2	98389.02	116652.17
3	98185.89	116826.71
4	97948.29	116963.24
5	97659.11	116796.07
6	97510.03	116956.69
7	97667.75	117089.84
8	97867.98	117389.80
9	97744.01	117468.30
10	97595.56	117457.41
11	97915.06	117645.86

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- STREET LIGHT
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- (PUDE) PUBLIC UTILITY EASEMENT OR (PUDE) PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED).
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK & BUILDING ENVELOPE

REVIEW ONLY

SCALE (FT.)
0 60 120 180

PROFESSIONAL LAND SURVEYOR
LICENSE
8312770
D. GREGG
MEYERS
11/4/20
STATE OF UTAH

Plat Prepared By:

BINGHAM ENGINEERING
252 N. Wight Brothers Dr. Ste 120, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

Design:
Drawn: JJS
Checked: GM
Reviewed: JRL

Davis County Recorder

Entry No. _____ Fee Paid _____
Filed for record and recorded this _____
day of _____, 2020 at _____
In Book _____ of Official Records Page _____

County Recorder

By: _____
Deputy Recorder

Date 11/04/2020 | Proj. # 4893 | Sht 3 of 3

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: Sherrie Llewelyn, Community Development Director

DATE: November 17, 2020

SUBJECT: Consideration of Plat Amendment to Eaglewood Village Subdivision at 290 South Orchard Drive

---

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the plat amendment for Eaglewood Village Subdivision, lot 1B at 290 South Orchard Drive with the following condition:

1. Dedication of access easement as a future public right of way;
2. Completion of Engineering Redlines

BACKGROUND

The proposed amendment divides existing lot 1B (4.04 acres) into two lots, each 2.02 ac. in size. Lot 1B will be the site of a commercial office building and lot 1C will be retained by Brighton Development.

The DRC requested that the existing approximate 16-foot public utility and access easement be dedicated with this plat amendment. The dedication would allow future widening of Orchard Drive in this area if traffic conditions warranted such use. Other minor engineer redlines include correction of the use of Davis County Coordinates to the County Recorder required new standard of NAD83 datum set.

Under the current City Subdivision ordinance, plat amendments require a public hearing, although they are not required by state code. The Planning Commission held the hearing on November 10, 2020 and received no public comment.

POSSIBLE MOTION

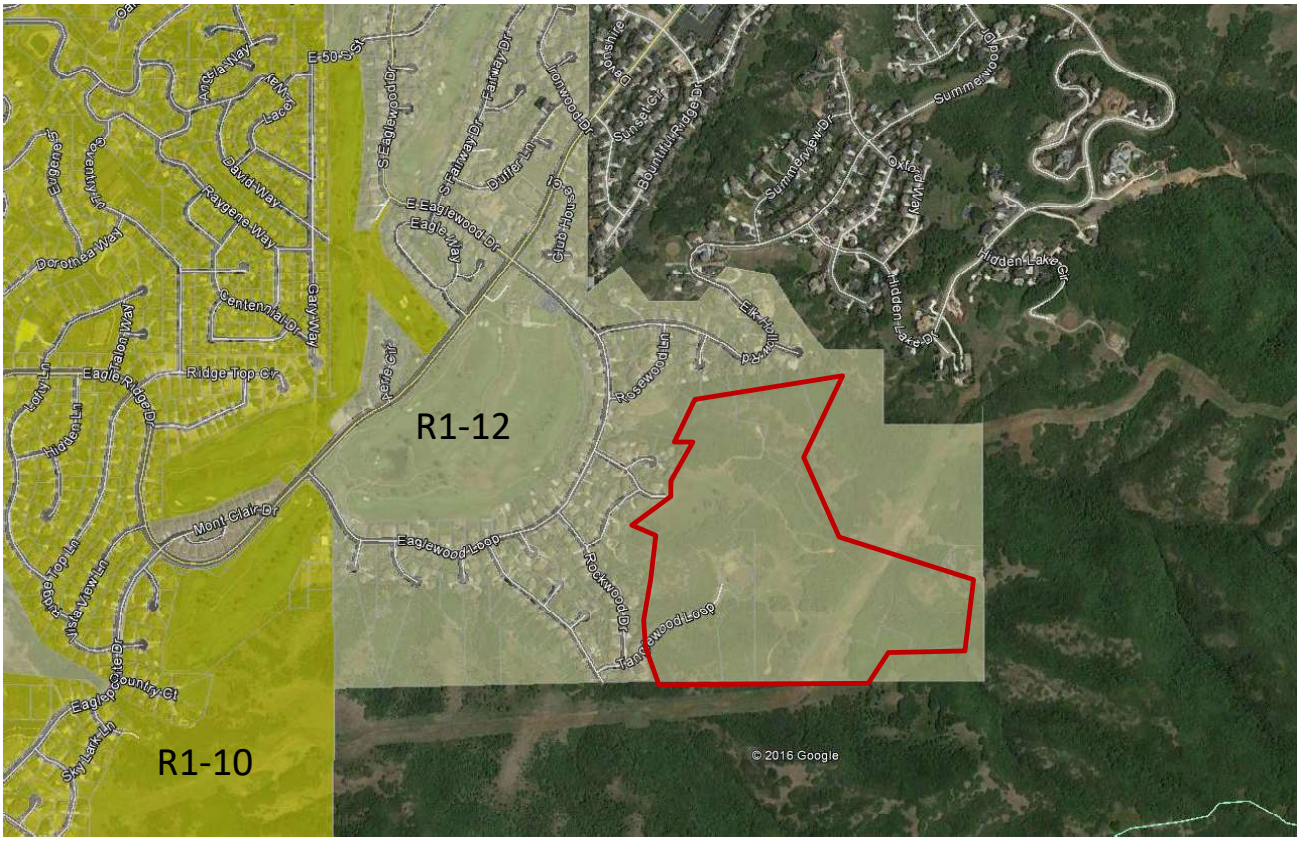
I move that the City Council approve the plat amendment for Eaglewood Village Subdivision at 244 South Orchard Drive with the following conditions:

1. Dedication of access easement as a future public right of way;
2. Completion of Engineering Redlines

Attachments

1) Aerial/Zoning Map
2) Amended Plat

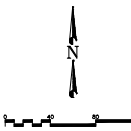
Preliminary Plan
Eaglewood Cove Ph. 13-15– 600 South Tanglewood Loop
Aerial



EAGLEWOOD VILLAGE SUBDIVISION
4th AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH





LEGEND

- PROPERTY CORNER SET REBAR/CAP "LEGEND ENGINEERING PLS5183760"
- FOUND PROPERTY CORNER REBAR/CAP "MONEL GROUP"

BOUNDARY LINE
ADJOINING PROPERTY LINE
PUBLIC UTILITY EASEMENT
EASEMENT LINE
PUBLIC ACCESS AND TRAIL EASEMENT
CROSS ACCESS EASEMENT

Davis County Coordinates

POINT #	NORTHING	EASTING
A	1050771.46	1079555.55
B	1050221.19	1079300.09
C	1050118.21	1052959.91
D	1050539.69	1079142.71
E	1050442.52	1077155.55
F	1050615.75	1072858.27
G	1050744.67	1072588.50
H	1050702.49	1072360.09
I	1050885.36	1070665.51
J	1050705.76	1070532.40
K	1050707.97	1070459.94
L	1050534.60	1070460.62
M	1050501.70	1070511.02
N	1050261.68	1070493.07

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	724.83'	38.48'	2°53'04"	38.48'	S16°02'35"W
C2	724.83'	117.53'	9°17'28"	117.40'	S10°56'18"W

SUBDIVISION NOTES

1. PROPERTY CORNERS WILL BE MARKED ON THE GROUND WITH A REBAR AND CAP
2. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYORS OFFICE DATUM
3. APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF STREET/SPACE SOIL CONDITION FOR THE LOCATION OR DEPTH OF GROUND WATER TABLES
4. EXISTING EASEMENTS SHOWN ON THIS PLAT ARE BASED UPON THE EASEMENTS NOTED ON THE OFFICIAL PLAT OF EAGLEWOOD VILLAGE SUBDIVISION, THE EAGLEWOOD VILLAGE SUBDIVISION AMENDED AND THE EAGLEWOOD VILLAGE SUBDIVISION 3rd AMENDMENT ON FILE AND OF RECORD WITH THE DAVIS COUNTY RECORDERS OFFICE
5. BOTH LOTS 1B AND 1C ARE GRANTED CROSS ACCESS OVER, THROUGH AND ACROSS ANY DRIVEABLE AREA THROUGHOUT THE SUBDIVISION

ELEVATE ENGINEERING
ELEVATE ENGINEERING
482 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5903

SURVEYOR'S CERTIFICATE

I, CORY B. NIELSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS THE EAGLEWOOD VILLAGE SUBDIVISION 4th AMENDMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

CORY B. NIELSEN
PLS No. 5183760

CORY B. NIELSEN
05-5-20 Date

BOUNDARY DESCRIPTION

ALL OF LOT 1B, EAGLEWOOD VILLAGE 3rd AMENDMENT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE DAVIS COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF THE EAGLEWOOD VILLAGE SUBDIVISION 2nd AMENDMENT, SAID POINT BEING SOUTH 89°53'31" WEST 439.83 AND NORTH 244.32 FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 66°53'49" WEST 372.70 FEET;
THENCE 50.58 FEET ALONG THE ARC OF A 3245.04 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 0°53'35" (CHORD BEARS NORTH 14°40'12" EAST 50.58 FEET);
THENCE NORTH 17°59'21" EAST 160.10 FEET;
THENCE NORTH 23°09'39" EAST 160.79 FEET;
THENCE NORTH 66°59'41" WEST 20.00 FEET;
THENCE NORTH 23°09'39" EAST 144.06 FEET;
THENCE SOUTH 65°03'31" EAST 250.50 FEET;
THENCE 34.96 FEET ALONG THE ARC OF A 485.42 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 4°07'37" (CHORD BEARS SOUTH 28°14'32" WEST 34.95 FEET);
THENCE 184.85 FEET ALONG THE ARC OF A 723.91 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 14°38'18" (CHORD BEARS SOUTH 24°06'04" WEST 184.45 FEET);
THENCE 146.01 FEET ALONG THE ARC OF A 724.83 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 11°32'31" (CHORD BEARS SOUTH 11°23'51" WEST 145.77 FEET);
THENCE 131.77 FEET ALONG THE ARC OF A 983.50 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 7°40'36" (CHORD BEARS SOUTH 9°04'12" WEST 131.68 FEET) TO THE POINT OF BEGINNING.

CONTAINS
4.047 ACRES
176,289 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS ESTABLISHED AS SOUTH 89°53'31" WEST BETWEEN EAST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

OWNERS DEDICATION

_____ the owner of the described tract of land to be hereafter known as EAGLEWOOD VILLAGE SUBDIVISION 4th AMENDMENT, does hereby dedicate for the perpetual use of the public all streets, easements and other property as shown on this plat to be dedicated for public use and hereby consents and gives approval to the recording of this plat for all purposes shown thereon.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2020.

Name of Entity _____ Name of Entity _____

Print Name: _____ Print Name: _____

By: _____ By: _____

Title: _____ Title: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this _____ day of _____, in the year 2020, before me _____, a notary public, personally appeared _____, the _____ of _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the foregoing Owner's Dedication and Consent regarding the EAGLEWOOD VILLAGE SUBDIVISION 4th AMENDMENT and was signed by him/her on behalf of _____.
and _____ acknowledged that he/she executed the same.

Commission Number: _____ Signature: _____

My Commission Expires: _____ Print Name: _____
A Notary Public Commissioned in Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this _____ day of _____, in the year 2020, before me _____, a notary public, personally appeared _____, the _____ of _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the foregoing Owner's Dedication and Consent regarding the EAGLEWOOD VILLAGE SUBDIVISION 4th AMENDMENT and was signed by him/her on behalf of _____.
and _____ acknowledged that he/she executed the same.

Commission Number: _____ Signature: _____

My Commission Expires: _____ Print Name: _____
A Notary Public Commissioned in Utah

EAGLEWOOD VILLAGE SUBDIVISION
4th AMENDMENT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILE AT THE REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ CHIEF DEPUTY
DAVIS COUNTY RECORDER

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ A.D., 2020 BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.

CHAIRMAN

NORTH SALT LAKE CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ A.D., 2020.

CITY ENGINEER

CITY ATTORNEY

RECOMMENDED FOR APPROVAL AS TO FORM THIS ___DAY OF _____ A.D., 2020.

CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS _____ DAY OF _____ A.D., 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR, OR DESIGNEE CITY RECORDER

DATE: 9/29/20
SCALE: 1"=40'
PAGE: 1 OF 1
PROJECT: S20-064

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: Sherrie Llewelyn, Community Development Director

DATE: November 17, 2020

SUBJECT: Consideration of site plan approval for the Eaglewood Plaza Office Building at 290 South Orchard Drive

---

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the site plan for Eaglewood Plaza Office Building at 290 South Orchard Drive with the following conditions:

1. Replace street trees (Hornbeam) along Orchard Drive with an approved street tree and separation; and
2. Completion of any outstanding engineering redlines.

BACKGROUND

The proposed site plan is located on the amended lot 1B of Eaglewood Village Subdivision at 290 South Orchard Drive. The site is 2.02 acres in size. The proposed use is a 3 story building with retail/commercial on the main story and office space on the 2 upper stories. The use is permitted subject to the revised development agreement with Brighton Development and has been evaluated for compliance with the site plan application requirements found in 10-20-3 of the City Code. The site plan complies with requirements for parking, circulation, & traffic, as well as health, safety & noise. Landscaping and lighting also comply with the minimum requirements of city code. Please note the side plan shows a possible layout of lot 1C but this is for reference only and has not been submitted for approval at this time.

REVIEW

The proposed office and retail building will be 37,500 sq. ft. The main floor of the building is divided by a drive thru access for a coffee shop. The remainder of the main floor may be programmed as office space or possibly additional retail. The second and third floors will be designated office space.

The building is setback from the Highway 89 approximately 60 feet. All parking is located to the side and rear of the building with access from Orchard Drive. The office parking is subject to a shared parking agreement with lot 1B for residential parking. The site plan meets the minimum parking requirements which are as follows:

	Parking Requirement	Floor Space	Required	Provided
Office	3/1,000 sq. ft.	34,860 sq. ft	104	126
Retail	1/1,000 sq. ft.	2,640 sq. ft.	2	2
ADA Parking	1/25 spaces as part of total spaces required		5	5
		TOTAL	**106**	**128**

The site has 21,168 sq. ft. (24%) of landscaping, the minimum required landscaping under the development agreement is 25%. There is a stipulation that the PC can reduce the required landscaping to 20% with the improvement and maintenance of the right of way along Highway 89. The landscaping consists of lawn, trees and shrubs. Additional improvements to the site include a five-foot sidewalk and park strip along Orchard Drive. The only required change is the replacement of the Hornbeam trees in the park strip with an approved street tree. A lighting plan has not been submitted and will be required as part of the building permit package.

At this time no signage has been proposed. All signage must conform to the development agreement.

ARCHITECTURAL REVIEW

The Development Agreement sets forth the architectural guidelines for the development. The building design standards aim to improve the quality of construction and architectural aesthetics in entry to the city and within the Town Center area.

The building design concept includes each level of the 3-story building being twisted relative to each other and each level having its own material expression. The design creates visual interest in the building. will be constructed of concrete tilt up panels. Three shades of gray will be used to give variety to the building façade and will be similar in finish to phase 1 which was constructed to the north.

The following table outlines the required design standards:

Element	Requirement	Provided
Transparency (Ground story)	65%	65% The applicant has requested a reduction of this requirement and the Commission indicated no objection to the Council approving a reduction
Transparency (Upper stories)	25%	30%
Horizontal and Vertical Division	Required vertical/horizontal	Meets design guideline
Entrances	Covered or recessed	Meets design guideline
Roof	2’ variation in spans longer than 60’	The Commission recommended this requirement be waived due to the unique design of the building
Materials	High quality primary materials	Meets design guideline: Stucco, Oko Skin, MBCI Panels, Brick,

The applicant has submitted corrected drawings in response to staff redlines. The building is greater than 30,000 sq. ft. in size and therefore the final site plan approval is reserved for the City Council with recommendation from the Planning Commission.

POSSIBLE MOTION

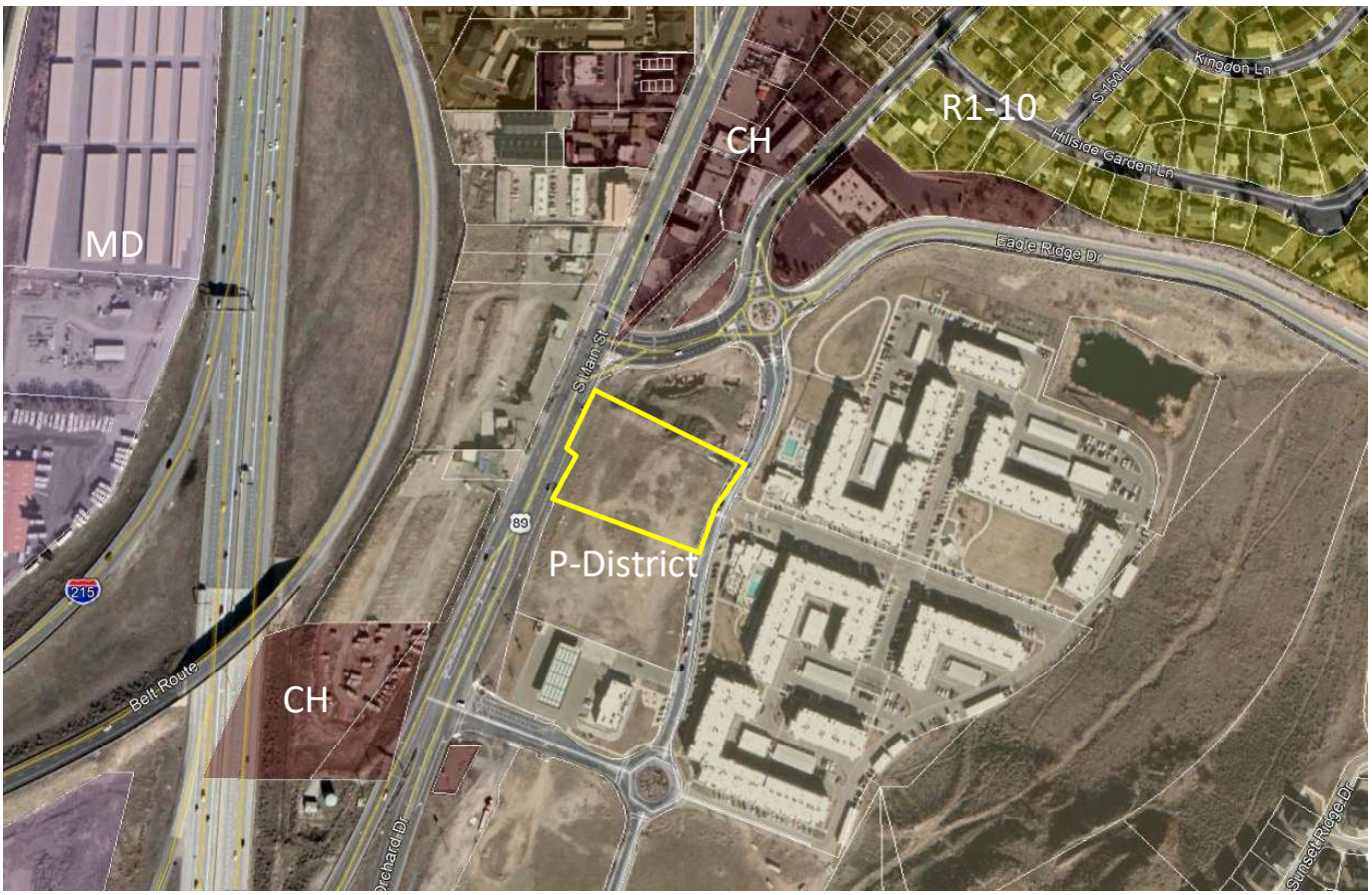
I move that the City Council the approve the site plan for Village Station Office Building at 290 South Orchard Drive with the following conditions:

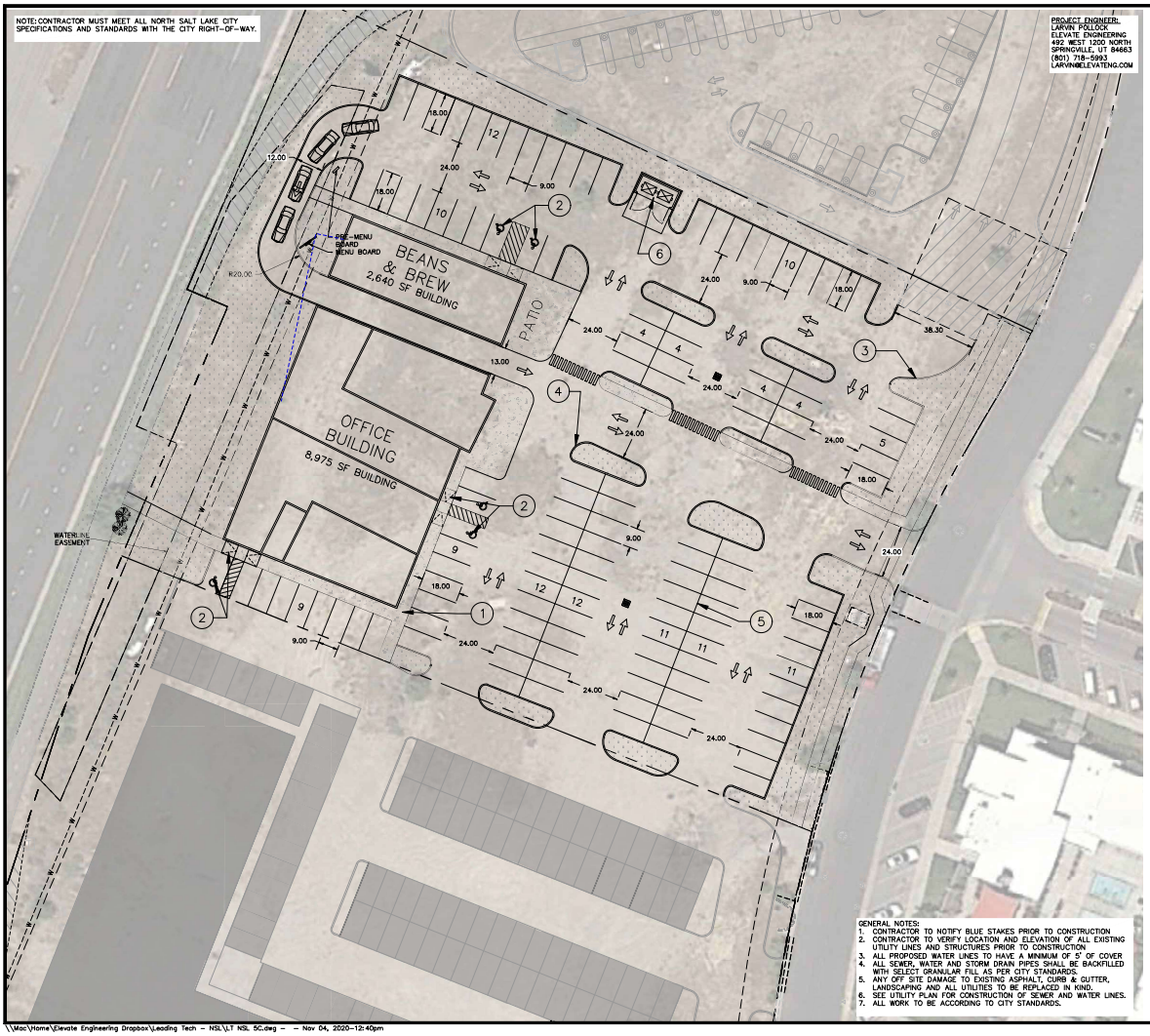
1. Replace street trees (Hornbeam) along Orchard Drive with an approved street tree and separation

Attachments

1) Aerial/Zoning Map
2) Site Plan
3) Landscape Plan
4) Elevations

Site Plan
290 South Orchard Drive
Eaglewood Plaza





LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	x
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
COVERED PARKING	

SITE DATA

LOT 1 AREA:	88,178	SF (2.02 ACRES)
BUILDING AREA:	11,600	SF± 13.2%
PAVEMENT AREA:	55,408	SF± 62.8%
LANDSCAPE AREA:	21,168	SF± 24.0%

ZONING: P (PLANNED DISTRICT)
PARCEL ID#: 01501010002

SETBACKS:
FRONT=25 FEET
REAR=5 FEET
SIDE=5

PARKING TABULATION

PROVIDED: 128 STALLS
5 ADA STALLS

NOTES:

1. PROPOSED 6' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4 FOR DETAILS.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE PER E APWA PLAN 205. SEE SHEET C-4 FOR DETAILS.
4. PROPOSED CURB TYPE P PER APWA PLAN 209. SEE SHEET C-4 FOR DETAILS.
5. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
6. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.

CALL BEFORE YOU DIG! 811 BLUE STAKES

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993

ELEVATE ENGINEERING

VILLAGE STATION OFFICE BUILDINGS
SITE PLAN
NORTH SALT LAKE, UT

PROFESSIONAL ENGINEER 11/04/2020 LARVIN POLLOCK

SHEET: C-1

DATE: Nov 04, 2020

\\Mac\Home\Elevate Engineering Dropbox\Leading Tech - NSL\LT NSL SC.dwg - - Nov 04, 2020 - 12:40pm

PLANT SCHEDULE

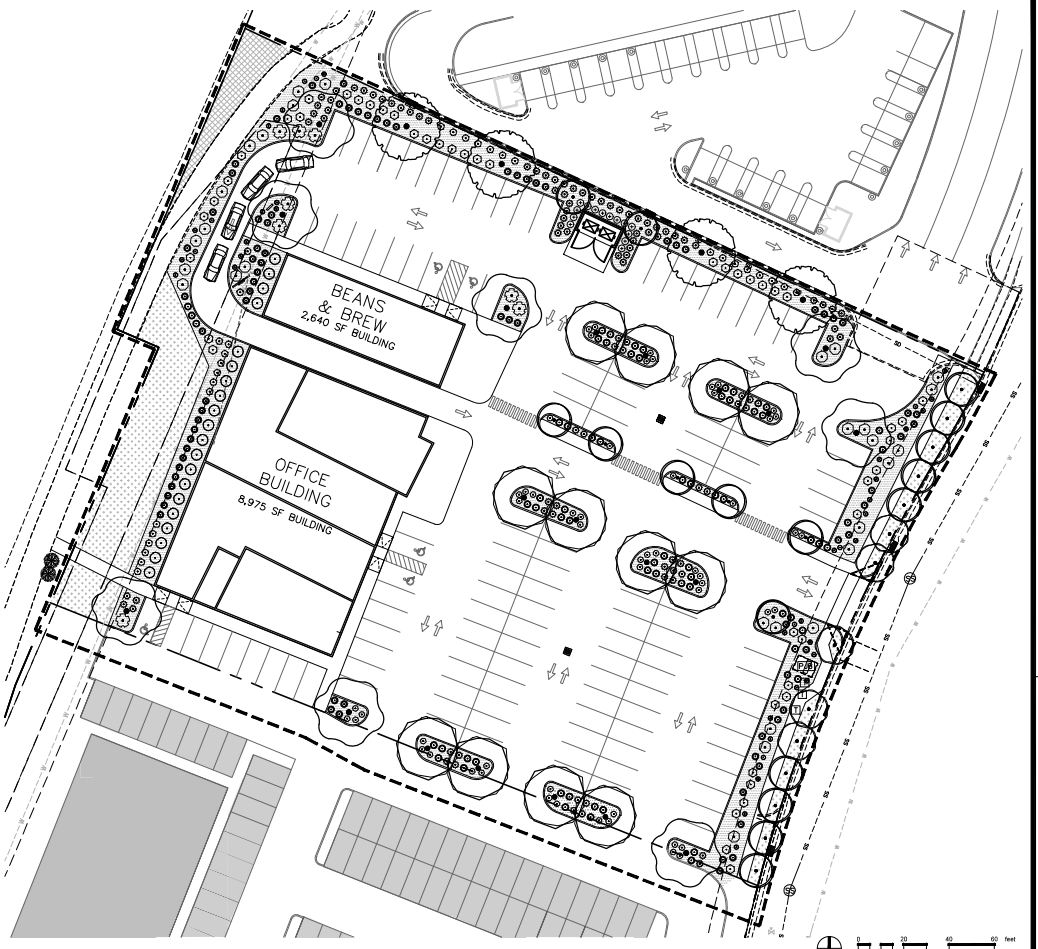
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Carpinus caroliniana `Upbridge` / Rising Fire American Hornbeam	B&B	2"	17	30 ft x 15 w
	Celtis occidentalis `Chicagoland` / Common Hackberry	B&B	2"	4	50 ft x 40 w
	Gleditsia triacanthos inermis `Shademaster TM` / Shademaster Locust	B & B	2"	8	50 ft x 30 w Drought Tolerant
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"	5	40 ft x 17 w
	Tilia americana `Redmond` / Redmond American Linden	B&B	2"	12	50 ft x 30 w Drought Tolerant
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	1 gal		19	3 ft x 3 w
	Calamagrostis x acutiflora `Overdam` / Overdam Feather Reed Grass	1 gal		36	6 ft x 2 w
	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	2 gal		30	3 ft x 3 w Drought Tolerant
	Euonymus kiautschovicus `Manhattan` / Manhattan Euonymus	5 gal		28	6 ft x 5 w
	Juniperus chinensis `Daub`s Frosted` / Daub`s Frosted Juniper	5 gal		29	15ft x 5 w
	Juniperus scopulorum `Medora` / Medora Juniper	5 gal		14	10 ft x 3 w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal		55	30ft x 30'w Drought Tolerant
	Pennisetum alopecuroides `Karley Rose` / Karley Rose Fountain Grass	1 gal		66	30ft x 30'w
	Potentilla fruticosa `Pink Beauty` / Pink Beauty Potentilla	2 gal		47	3 ft x 3 w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal		8	2 ft x 6 w Drought Tolerant
	Salvia nemorosa `Sensation Rose` / Sensation Rose Sage	1 gal		41	18ft x 24'w
	Schizachyrium scoparium `The Blues` / The Blues Little Bluestem	1 gal		61	3 ft x 3 w Drought Tolerant

LANDSCAPE MATERIALS LEGEND:

3" DEPTH OF TAN 3/4" MINUS ROCK MULCH.

SOD LAWN PER NOTE S4.100.

EXISTING LANDSCAPE TO REMAIN - RETAIN AND PROTECT.



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
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Seals: PRELIMINARY

DARIAN WESTOVER — LICENSED LANDSCAPE ARCHITECT — 11344 — STATE OF UTAH

NOT FOR CONSTRUCTION

VILLAGE STATION OFFICE BUILDING

NORTH SALT LAKE, UT

REVISIONS		
MARK	DATE	DESCRIPTION
1	##	##

JOB NO.	19-1101
DATE	11.25.2020
DRAWN BY	DW/ MW
CHECKED BY	DW

DRAWING TITLE

LANDSCAPE PLAN - ENLARGEMENT AREA

SHEET NUMBER

L101

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C1 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES

GLASS - 28%
MATERIAL 1 - 24%
MATERIAL 2 - 11%
MAERIAL 3 - 22%
MATERIAL 4 - 15%

GROUND FLOOR GLAZING PERCENTAGES

TOTAL L1 FACADE AREA: 1,846 SF
REQUIRED: 1,846 X 65% = 1,200 SF
PROVIDED: 1,220 SF



A1 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES

GLASS - 30%
MATERIAL 1 - 23%
MATERIAL 2 - 4%
MAERIAL 3 - 25%
MATERIAL 4 - 18%

RAW DESIGN STUDIO
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SALT LAKE CITY, UT 84104

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www.rawdesignstudio.com

leading tech development

STATE OF UTAH LICENSED ARCHITECT
DARIN M. MANO
9502000-0301

NORTH SALT LAKE OFFICE PROJECT

301 S Orchard Dr, North Salt Lake, UT 84054

CITY OF NORTH SALT LAKE - SITE PLAN APPLICATION

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	20175
Owner	LEADING TECH
Date	10/9/2020
Drawn	Author
Checked	Checker

EXTERIOR ELEVATIONS

A001

2020-11-04 3:5 24454



C1 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES

GLASS - 30%
MATERIAL 1 - 30%
MATERIAL 2 - 4%
MAERIAL 3 - 15%
MATERIAL 4 - 21%

GROUND FLOOR GLAZING PERCENTAGES

TOTAL L1 FACADE AREA: 1,846 SF
REQUIRED: 1,846 X 65% = 1,200 SF
PROVIDED: 1,221 SF



A1 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES

GLASS - 33%
MATERIAL 1 - 27%
MATERIAL 2 - 4%
MAERIAL 3 - 16%
MATERIAL 4 - 20%

2020-11-04 ;13; 24501

DESIGN RAW STUDIO

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STATE OF UTAH LICENSED ARCHITECT
DARIN M. MANO
9502000-0301

NORTH SALT LAKE OFFICE PROJECT

301 S Orchard Dr, North Salt Lake, UT 84054

CITY OF NORTH SALT LAKE - SITE PLAN APPLICATION

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	20175
Owner	LEADING TECH
Date	10/9/2020
Drawn	JH
Checked	AF

EXTERIOR ELEVATIONS

A002



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STATE OF UTAH LICENSED ARCHITECT
DARIN M. MANO
9502000-0301

NORTH SALT LAKE OFFICE PROJECT

301 S Orchard Dr, North Salt Lake, UT 84054

CITY OF NORTH SALT LAKE - SITE PLAN APPLICATION

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	20175
Owner	LEADING TECH
Date	10/9/2020
Drawn	JH
Checked	DM

REDERNING

A004

2020-11-04 10:53:24505

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

KEN J. LEETHAM
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ali Avery, Long Range Planner

DATE: November 17, 2020

SUBJECT: Resolution authorizing the submittal of a FEMA grant for the purchase and installation of generators for the City's culinary water facilities

---

RECOMMENDATION

The Development Review Committee recommends approval of the attached resolution authorizing the submittal of a FEMA BRIC grant application seeking funds for the purchase and installation of generators for the City's culinary water facilities, and authorizing matching funds.

BACKGROUND

On September 8, 2020, there was a windstorm that caused much of the Wasatch Front to lose power for several days. In order to provide uninterrupted culinary water service to the City's residents during that time, City crews had to transport a portable generator to each of the well and pump houses to ensure that they would continue to operate without power service. Prior to that event, City staff had identified that there was a need to have a permanent generator at each of those ten facilities in order to make the culinary water service more efficient and make the City's infrastructure more resilient to natural disasters that may cause a loss of power.

FEMA has a competitive grant program called "Building Resilient Infrastructure and Communities" (BRIC), formerly known as the Pre-Disaster Mitigation Grant. The City has applied for this several times in the past, and this was the grant program that funded the Springhill Landslide project. City staff has consulted with the State, who administers the program for FEMA, and have identified the purchase and installation of generators at our culinary water facilities to be a good project for this grant.

The attached resolution is a requirement of submittal of our grant application for FEMA funding related to the purchase and installation of generators for the wells and pump houses that are a part of our culinary water facilities. You'll note that the resolution has three directive statements. First, it instructs the City staff to complete an application for the FEMA grant. Second, it instructs the City staff to set aside sufficient funds for the estimated 25% match required by the grant. Third, it authorizes the City Manager to sign and submit the grant application.

The total cost of all 10 generators is $1,634,850 and the City's match would be $408,712. If approved, project funds would come out of the City's Water Fund which has sufficient cash to cover this project.

POSSIBLE MOTION

I move that the City Council approve Resolution 2020-34R authorizing the submittal of a FEMA BRIC grant application seeking funds for the purchase and installation of generators for the City's culinary water facilities, and authorizing matching funds.

Attachments

1) Resolution 2020-34R

RESOLUTION 2020-34R

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF NORTH SALT LAKE AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE TO SUBMIT AN APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES GRANT (BRIC) FOR THE PURCHASE AND INSTALLATION OF WELL AND PUMP HOUSE GENERATORS

WHEREAS, the City does not have permanent generators for any of its culinary water facilities; and

WHEREAS, a windstorm occurred on September 8, 2020 during which power was lost across the Wasatch Front for 1-2 days; and

WHEREAS, City staff had to make use of one portable generator to power all the culinary water facilities; and

WHEREAS, it has been identified that permanent generators for the City's critical culinary water facilities would help to make the City more resilient against any future natural disasters that cause a loss of power; and

WHEREAS, the Utah Division of Emergency Management through the Federal Emergency Management Agency has a Building Resilient Infrastructure and Communities grant program designed to support communities through proactive investment in community resilience by pre-disaster action.

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

1. City staff is hereby directed to complete a FEMA Building Resilient Infrastructure and Communities Grant application;

2. City staff is hereby directed to set aside up to $408,712 from the city's General Fund for matching funds and whatever other funds needed to cover the cost of ineligible activities;

3. The City Manager, or his designee, is hereby authorized to sign the grant application on behalf of the City.

APPROVED and signed this 17th day of November, 2020.

CITY OF NORTH SALT LAKE

By _____
Leonard K. Arave, Mayor

ATTEST:

By _____
Linda Horrocks, City Recorder

City Council Vote as Recorded:

Name	*Vote*
Lisa Watts Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____

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: Ali Avery, Long Range Planner

DATE: November 17, 2020

SUBJECT: Resolution No. 2020-35R: A resolution authorizing the City Manager to submit an application for the 2020 Community Development Block Grant program.

RECOMMENDATION

Staff recommends approval of the resolution which authorizes the City's submittal of an application for the 2020 CDBG program and authorizes matching funds.

BACKGROUND

Staff is proposing to make application with a funding request for $49,968 from Davis County's Community Development Block Grant program. The total project cost is $66,624 with a city match (25%) of $16,656. The application indicates the City's desire to construct sidewalk on Overland Street directly adjacent to the Colonial Woods Mobile Home Park.

This section of sidewalk is on the City's recently adopted Active Transportation Plan. The income of the neighboring residents in the mobile home park will need to be verified by City staff through the completion of an income survey, which staff intends to begin collecting this week.

POSSIBLE MOTION

I move that the City Council approve Resolution 2020-35R authorizing the City Manager to submit an application for the 2020 Community Development Block Grant program and authorizes matching funds.

Attachments

1) Resolution No. 2020-35R
2) Location Map


Proposed Sidewalk
Overland Street CDBG project
Legend
Proposed Sidewalk
E 1100 N
W 2600 N
W Frontage Rd
Veterans' Memorial Hwy
N 220 E St
N 240 E St
N 260 E St
Surrey Ln
Overland Rd
N 400 E
E 1000 N
E 950 N St
Google Earth
© 2020 Google
600 ft
N

RESOLUTION NO. 2020-35R

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SUBMIT AN APPLICATION TO DAVIS COUNTY SOLICITING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE INSTALLATION OF SIDEWALK ON OVERLAND STREET ADJACENT TO COLONIAL WOODS MOBILE HOME PARK.

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

WHEREAS, the City has agreed to allow Davis County to administer its potential share of Community Development Block Grant (CDBG) funds; and,

WHEREAS, the City has actively participated in the annual application process and has identified a potential project that could be funded using 2020 CDBG revenues; and,

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to participate in the CDBG program.

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

1. The City Manager, or his designee, is hereby instructed and authorized to submit an application to Davis County for 2020 CDBG funds for the following project:

   Installation of sidewalk on Overland Street adjacent to Colonial Woods Mobile Home Park. The cost estimate for the project is $66,624.00. The total grant request is $49,968 (75%) with a City match of $16,656 (25%).

2. City staff is hereby instructed to set aside $16,656 in matching funds.

3. The resolution shall become effective immediately upon passage.

PASSED and ADOPTED this 17th day of November, 2020.

CITY OF NORTH SALT LAKE:

ATTEST:

_____
Leonard K. Arave, Mayor

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

Name	Vote
Lisa Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____

NORTH SALT LAKE ENGINEERING

10 East Center Street
North Salt Lake, Utah
84054
(801) 335-8723
Paulo@nslcity.org

LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council

From: Paul Ottoson

Date: November 17, 2020

Subject: Consideration of extending the Eaglewood Loop Secondary Water and Street Reconstruction Project to include the north portion of Eaglewood Loop between Rockwood Drive and Eagleridge Drive.

BACKGROUND

At the last City Council meeting on October 20, 2020, staff made a presentation on the state of the city's secondary water system on the east bench adjacent to the golf course and the need to expand said secondary water system. At the meeting, the City Council approved Phase 2 of the overall secondary water system and the accompanying street reconstruction (see Map 2). At the same meeting, the City Council also approved a budget adjustment for the Phase 2 improvements. The City Council also requested staff to look at the cost of both the secondary water and street reconstruction for Phase 3 which is the north part of Eaglewood Loop (see Map 3). Below are cost estimates for both phases:

South Eaglewood Loop, Rockwood Dr. and South Tanglewood Loop (Phase 2)

Secondary Water Line Improvements	$ 950,000 (already approved)
Street Reconstruction Improvements	$ 700,000 (already approved)
Total	$1,650,000

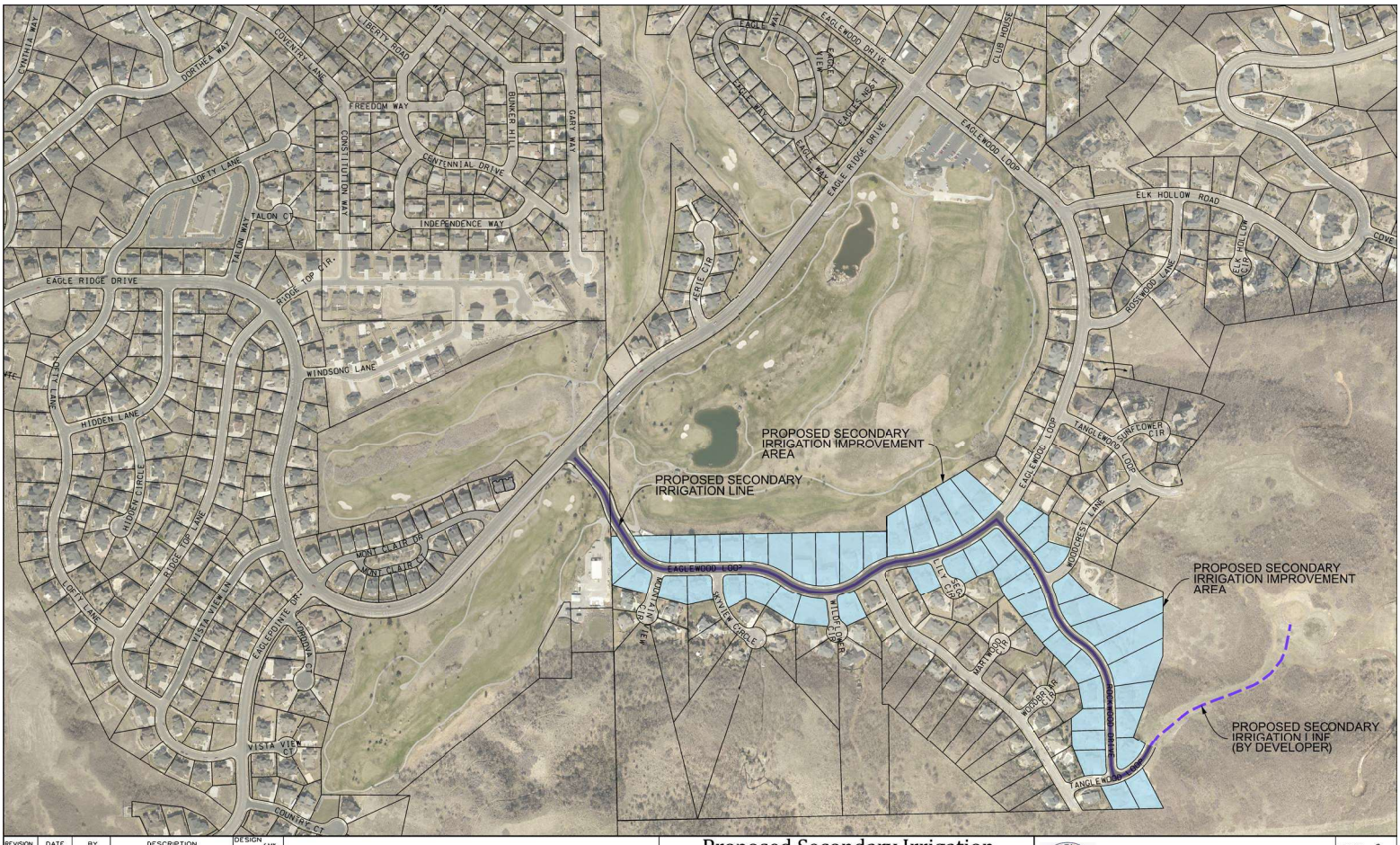
North Eaglewood Loop (Phase 3)

Secondary Water Line Improvements	$454,000
Street Reconstruction Improvements	$484,000
Total	$938,000

If approved, the $938,000 will have to be approved as a future budget adjustment item.

POSSIBLE MOTION

I recommend City Council approve extending the Eaglewood Loop Secondary Water and Street Reconstruction Project to include the north portion of Eaglewood Loop between Rockwood Drive and Eagleridge Drive



REVISION	DATE	BY	DESCRIPTION

DESIGN GMK.
DRAWN GMK.
CHECKED GMK.
DATE OCT. 2020
P.G. NO.
P.G. NO.

Map 2

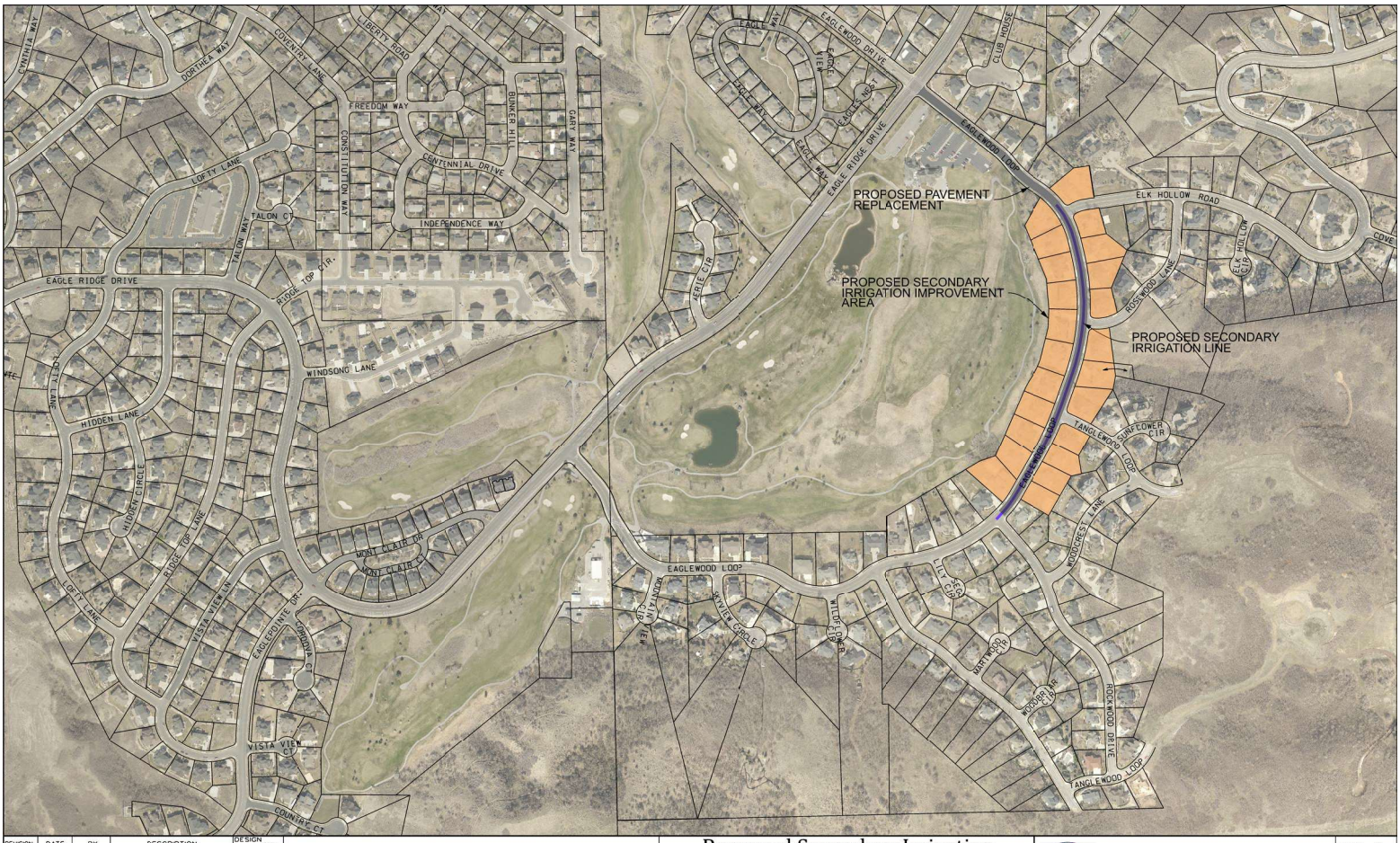
Proposed Secondary Irrigation and Street Reconstruction (Phase 2)

CITY OF NORTH SALT LAKE
10 East Center Street
North Salt Lake, UT 84054
(801) 335-8700

LEN ARAVE
Mayor

KEN LEETHAM
City Manager

SHEET 2
OF 3
PROJECT NO.
X



REVISION	DATE	BY	DESCRIPTION

DESIGN GMK.
DRAWN GMK.
CHECKED GMK.
DATE OCT. 2020
P.O. NO.
P.O. NO.

Map 3

Proposed Secondary Irrigation and Street Reconstruction (Phase 3)

CITY OF NORTH SALT LAKE
10 East Center Street
North Salt Lake, UT 84054
(801) 335-8700

LEN ARAVE
Mayor

KEN LEETHAM
City Manager

SHEET 3
OF 3
PROJECT NO.
X

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: Ali Avery, Long Range Planner

DATE: November 17, 2020

SUBJECT: Consideration of RES 2020-33R a General Plan Amendment updating the Moderate Income Housing Element and approving the annual housing report

---

RECOMMENDATION

The Planning Commission recommended approval, on November 10, 2020, of a draft update to the Moderate Income Housing Element of the General Plan, as amended, with the following findings:

1. The state legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and
2. The proposed draft meets the requirements of the state code to address moderate income housing.

BACKGROUND

The State Code in section 10-9a-401 requires that municipalities prepare a General Plan to address the present and future needs of the city and guide future growth and development. One of the requirements in a General Plan is a moderate income housing element. The state code requires the following:

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;

(E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;

(F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and

(G) consider utilization of affordable housing programs administered by the Department of Workforce Services.

The last update to the Moderate Income Housing Element was in 2018. Each December, cities are required to update the 5-year estimates of moderate-income housing needs, conduct a review of the element and its implementation, and report the findings to the State. This update is the City's attempt to update the data to reflect the current housing needs in North Salt Lake. City staff will report to the state accordingly with the Planning Commission and City Council's findings related to this plan.

REVIEW

The draft Moderate Income Housing Plan for review expands upon the General Plan, Chapter 3, Goal LU-5: "*Enable a supply of housing appropriate for the City's anticipated demographic composition"*. Data was used from the Census, Davis Community Housing Authority, Utah Anti-Discrimination and Labor Division, City building permits, and market information.

POSSIBLE MOTION

I move that the City Council adopt RES 2020-33R amending the Moderate Income Housing Element of the General Plan, and approving the 2020 housing report with the following findings:

1. The state legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and
2. The proposed draft meets the requirements of the state code to address moderate income housing.

Attachments

1) RES 2020-33R
2) Draft Moderate Income Housing Plan update
3) 2020 Moderate Income Housing Report
4) 5-Year Housing Projections

RESOLUTION NO. 2020-33R

AN RESOLUTION ACCEPTING THE ANNUAL REPORT OF THE CITY'S AFFORDABLE HOUSING PLAN AND THE ADOPTING OF CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE CITY GENERAL PLAN RELATED TO THE MODERATE INCOME HOUSING ELEMENT AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of North Salt Lake, in accordance with Utah State Statute 10-9a-401, adopted a Moderate Income Housing Plan on April 2, 2018 as an amendments to the City General Plan; and

WHEREAS, the State Legislature of Utah has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, the State of Utah Statute 10-9a-408 requires beginning December 1, 2020, that the legislative body shall annually:

a. Review the moderate income housing plan element of the general plan and implementation of that element of the general plan;

b. Prepare a report on the findings of the review; and

c. Post the report on the city website.

WHEREAS, the Planning Commission conducted a public hearing on the proposed updates to the plan related to revised estimates of housing needs on November 10, 2020 and made a favorable recommendation to the City Council;

WHEREAS, the City Council has prepared an annual report with findings of review of the plan and its implementation; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake General Plan be amended at this time to update the Moderate Income Housing Plan.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of North Salt Lake hereby accepts the 2020 Moderate Income Housing Report and amends the City's Moderate Income Housing Plan as attached:

1) Exhibit "A" 2020 Annual Report of Moderate Income Housing

2) Exhibit "B", Moderate Income Housing Plan

3) This ordinance shall take effect immediately upon posting as required by Utah Code.

Passed by the Governing Body this 17th day of November, 2020.

CITY OF NORTH SALT LAKE
By:

_____
LEONARD K. ARAVE
Mayor

ATTEST:

_____

City Recorder

City Council Vote as Recorded:

Name	Vote
Council Member Baskin	_____
Council Member Gordon	_____
Council Member Horrocks	_____
Council Member Mumford	_____
Council Member Porter	_____



MODERATE INCOME HOUSING PLAN

~~Adopted April 3, 2018~~Adopted April 3, 2018;Updated November 17, 2020

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Adoption Resolution Here..... ***Error! Bookmark not defined.***

Moderate Income Housing Plan

Executive Summary

Affordable housing is fundamental for individuals, households, and communities to thrive and prosper. The purpose of this moderate-income housing element of the general plan is to ensure that the City of North Salt Lake provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in North Salt Lake.

The population of North Salt Lake, along with the Wasatch Front, is projected to increase substantially over the next several years. Approximately ~~31~~29% of all North Salt Lake households are earning a moderate income or less, and the demand for affordable home ownership and rental opportunities will likely increase.

~~The *Utah Affordable Housing Forecast Tool (UAHFT),* provided by the Utah State Division of Housing and Community Development,~~Comprehensive Housing Affordability Strategy (CHAS) data indicates that a number of households, particularly those earning a low income are expending a high percentage of their income on housing. A greater supply of affordable rental and owned housing units will be needed to meet the demand of affordable housing in North Salt Lake.

There are some definitive actions that the City can take to increase the availability of affordable housing.

This plan sets forth the following goals to maintain adequate affordable housing choices for current and future residents who wish to reside in the City of North Salt Lake:

- Increase Opportunities for Low to Moderate Income Households to Purchase Affordable Housing.
- Increase Affordable Rental Opportunities for Low to Moderate Income Households.
- Rehabilitate Existing Housing to Increase Rental Properties, Homeownership, Retention, and Reinvestment in North Salt Lake.

*Go to the Goals section for details and objectives.

Introduction

In 1996 the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of the general plan. Housing is considered affordable when households of various incomes, spend no more than 30% of their gross monthly income on housing expenses. In this plan, housing needs are considered for moderate-income households within the following Area Median Income (AMI) brackets: 1) Low-income [50-80% AMI], 2) Very low-income [30-50% AMI], and 3) Extremely low-income [<30% AMI].

The intent of this affordable housing plan is to ensure that the City of North Salt Lake provides a reasonable opportunity for a variety of housing, including low to moderate income housing, to meet the needs of the population desiring to live in the City. Housing should be encouraged to allow persons earning a moderate income or less to fully participate in, and benefit from all aspects of neighborhood and community life.

Methods and Terminology

Data Methods

City staff utilized the *Utah Affordable Housing Forecast Tool* (UAHFT) to analyze housing needs in the community, based upon the affordability of the existing housing stock. The UAHFT is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases. Data for the model is obtained through the US Census, the US Department of Housing and Urban Development, the Utah State Governor's Office of Planning and Budget (GOPB), and other sources. Findings from the model are summarized throughout this document.

In addition to the use of the UAHFT model, City staff extensively researched Census data, including the information from the City's 2013 Census challenge, obtained information from the Davis Community Housing Authority, and from the Utah Anti-Discrimination and Labor Division. City staff also researched city building permit data between the years 2010-2020~~17~~ to attain housing counts.

Terminology

The following terms commonly used throughout this document are defined below:

- Affordable Housing: Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities.
- Area Median Income (AMI): The Area Median Income is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs.
- American Community Survey (ACS): The American Community Survey is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers.

- Comprehensive Housing Affordability Strategy (CHAS): Custom tabulations of American Community Survey (ACS) data that demonstrate the extent of housing problems and housing needs, particularly for low income households.
- Utah Affordable Housing Forecast Tool (UAHFT): The UAHFT is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases.
- Low to Moderate Income Households (LMI): Low to Moderate Income households refer to households whose income does not exceed 115 percent of the median income for the area when adjusted for family size.
- U.S. Department of Housing and Urban Development (HUD): HUD is a Cabinet department in the Executive branch of the United States federal government.
- Cost burdened households: Households spending more than 30 percent of their income for housing costs are considered to be cost burdened.

Demographics

Population Change and Affordable Housing Demand

The population estimates for North Salt Lake based upon the 2010 Census projected an increase of 16,322 in 2010 to 20,648 by 2020, 24,879 by 2025, and ~~26,120~~28,644 by 2030. These additional residents amount to an additional 1,418 households by 2020, 2,766 households by 2025, and an additional ~~3,212~~3,965 households by 2030, based on the city's current average household size (~~3.05~~3.05 in 2010 and 3.14 thereafter).

Actual building permit data demonstrates that ~~1,694~~2,169 dwelling units were constructed between 2010 and ~~2018~~2020. The current estimated population as of ~~2018~~ 2020 is ~~22,134~~23,626, exceeding the 2020 projection. Current housing stock consists of ~~2,090~~2,230 multi-family rental units, ~~439 individually owned townhomes or condos,~~ 497 mobile homes, and ~~4,101~~4,875 single family dwellings and individually owned townhomes or condos.

~~Based on anticipated population growth and the existing vacancy rate, it is projected that North Salt Lake will need an additional 1,347 housing units by 2020. Of those 1,347 units, 130 will need to be affordable to extremely low-income (≤30% AMI) households, 84 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 209 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.~~

Based on anticipated population growth and the existing vacancy rate, it is projected that North Salt Lake will need an ~~From 2020 to 2030, North Salt Lake will need an~~ additional 1,704 housing units by 2030. Of those 1,704 units, 165 will need to be affordable to extremely low-income (≤30% AMI) households, 106 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 264 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

Ethnic and Racial Minority Populations

According to the 2010 US Census, 19% of the population of North Salt Lake reported a race other than "white". For a complete description of North Salt Lake's Ethnic and Racial makeup see the graph below.

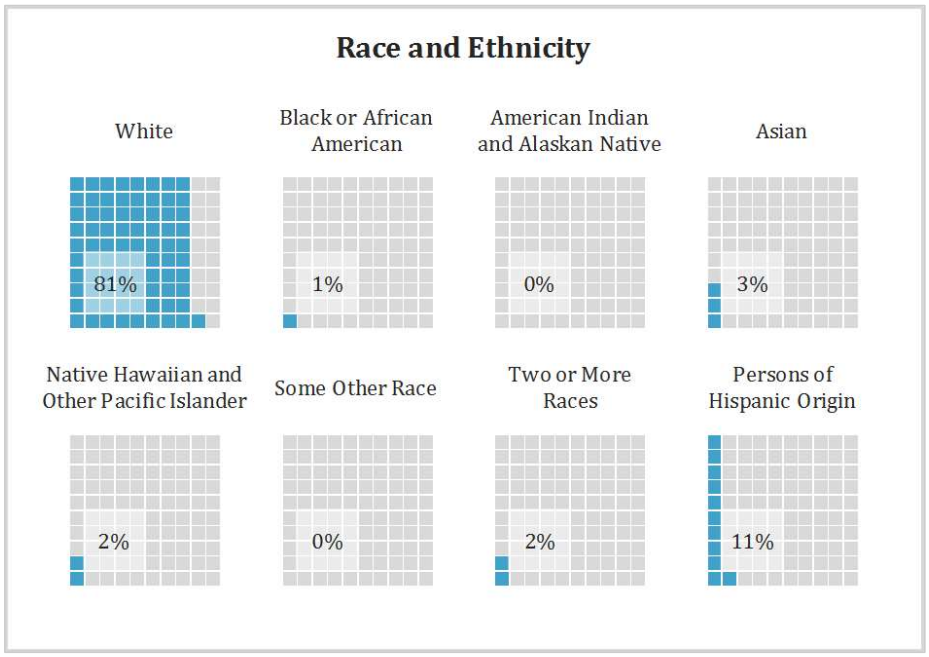


Figure 1: Race and Ethnicity
Source: 2010 US Census

Racial and ethnic minority status is correlated with poverty level. In North Salt Lake, ~~9.2~~6.8% of the entire population is reported to be below the poverty level. For example, approximately ~~10.4~~8.9% of the "Hispanic or Latino" population is below the poverty level, while ~~5.3~~3.4% of the "white alone, not Hispanic or Latino" population is below poverty (ACS, 201~~1~~3-201~~5~~7 estimates). The poverty rates by race and ethnicity are identified below:

White alone: ~~5.5~~3.7%
Black or African American alone: ~~27.3~~14.8%
American Indian and Alaska Native alone: 0%
Asian alone: ~~36.4~~31.8%
Native Hawaiian and Other Pacific Islander alone: ~~82.6~~76.2%
Some other race alone: ~~12.7~~13.4%
Two or more races: ~~13.4~~3.3%
Hispanic or Latino: 8.9%
White alone, not Hispanic or Latino": 3.4%

Because of this correlation, any deficiencies in low to moderate income housing units available, disproportionately impacts minority populations.

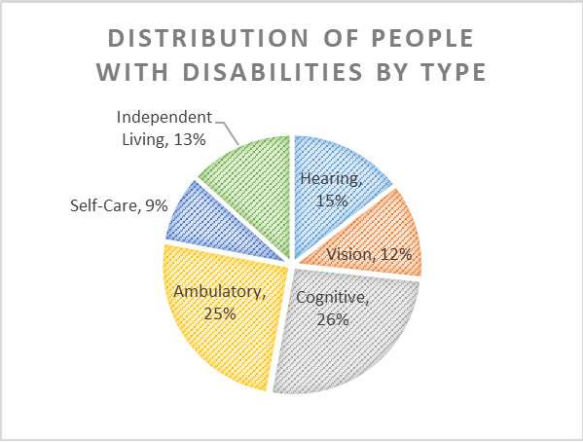
Typically, racial minority populations are more likely to be renter households than owner households. However, ~~34~~36% of all of the minority householders in North Salt Lake are renters with ~~66~~64% of the minority householders in owner-occupied housing. The only minority population in North Salt Lake that has a higher rental rate than ownership rate is the "Native Hawaiian and Other Pacific Islander alone population", which also has the highest poverty rate in the City. Therefore, lack of affordable rental housing disproportionately impacts that particular minority population in the City.

Special Needs Population

It is important to the City of North Salt Lake to address affordable housing for those with special needs. People with special needs may include vulnerable populations such as senior citizens, people with disabilities, the homeless, or those otherwise in need of specialized or supportive housing.

Disabled

People with disabilities under the age of 65 comprise approximately ~~5.1~~6.3% of the population in North Salt Lake, or ~~960~~ 1,147 individuals. It is estimated that ~~36.6~~35.4% of all Americans 65 or older have some form of disability. According to the ACS approximately ~~331~~ 275 people, or ~~27.8~~24.9% of North Salt Lake residents over 65 have a disability. People with disabilities often face financial and social difficulties that make it difficult to obtain housing. Programs that are geared toward helping people with disabilities obtain housing include: low rent and public housing voucher programs, assistance through centers of independence, and employment and training resources.



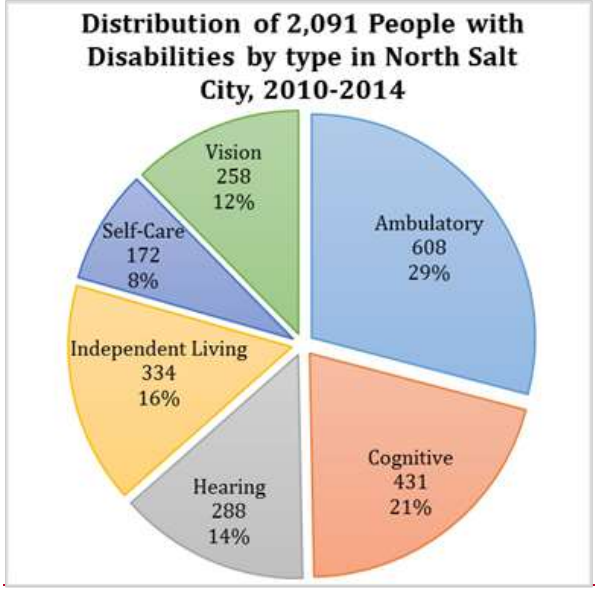
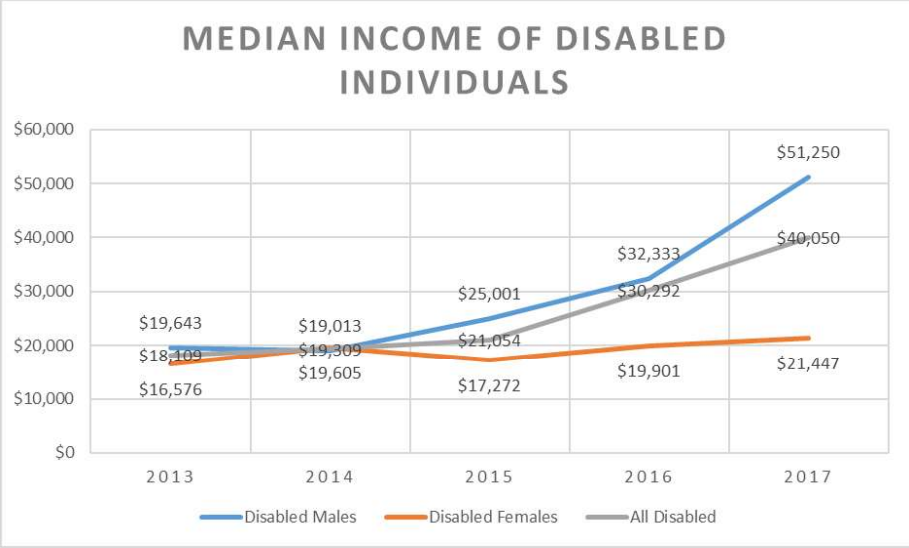


Figure 2: Distribution of ~~2,091~~ People with Disabilities by type ~~on North Salt Lake City, 2010-2014~~
Source: ~~2012-2016~~U.S. Census Bureau, 2017 ACS 5-year estimates

Housing affordability is a particular concern for people with disabilities in the City of North Salt Lake. The median income of an individual with a disability was $~~30,292~~40,050 per year, which is ~~42~~52% of North Salt Lake's 2017 median household income of $~~71,758~~77,011. At this rate, people with a disability earned a gross income of $~~2,524~~3,338 per month or $~~14.56~~20.86 per hour. The median gross rent in the city is $~~996~~ 1,030 per month, according to the 201~~6~~7 ACS estimates. This means that a single income householder with a

disability would pay ~~39.4~~31% of their income on rent, which is ~~9.4~~1% more than standards set by U.S. Dept. of Housing and Urban Development and most banks. At a minimum, a person with a disability would need to earn $~~19.15~~21.46 per hour to afford the median gross rent in the City.



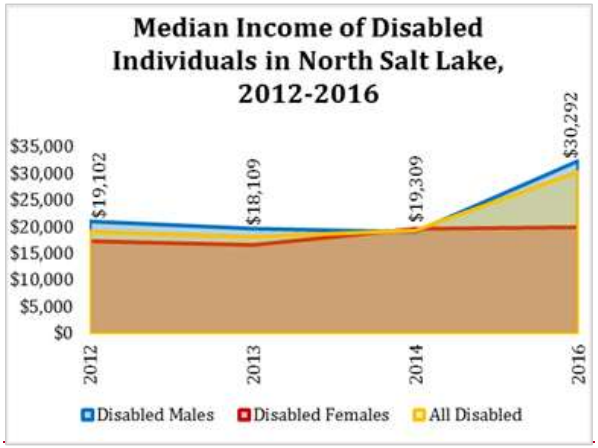


Figure 3: Median Income of Disabled Individuals ~~in North Salt Lake, 2012-2016~~
Source: ~~2012-2016~~U.S. Census Bureau, 2017 ACS 5-year estimates

Seniors/Elderly

About 6.5 percent of North Salt Lake's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to remain approximately the same from 2010 to 2020 and then increase to 8.2 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a dwelling type that better suits their preferences and needs. The legislative body of North Salt Lake recognizes the need to evaluate the housing options available to seniors wishing to remain in or move to the community.

Homeless

According to the ~~2016~~ 2020 annualized Point in Time count, roughly 0.1% of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in North Salt Lake, which is approximately ~~16~~24. ~~North Salt Lake has enacted a~~The City participates in a low income emergency housing repair grant program to address the needs of the low income population, who may be at risk of becoming homeless due to the cost of home repairs. This program is funded through the Community Development Block Grant program and administered by the Davis Community Housing Authority.

Veterans

Based on the 201~~2~~3-201~~6~~7 American Community Survey, veterans account for approximately 4.~~5~~3% of North Salt Lake's population, or ~~581~~ 565 people. Men make up ~~96~~91.7% of those veterans and women ~~4~~8.3%. There are ~~233~~ 180 veterans, or ~~40.1~~31.8% of North Salt Lake's veteran population who are 65 and older. Also, ~~120~~ 124 veterans in North Salt Lake were reported as having some form of disability, which amounts to 6% of the city's disabled population being veterans. Of the ~~348~~ 327 working aged veterans (18 to 65 years old), ~~15~~5.5% or ~~51~~18, were unemployed compared to ~~4.7~~3.5% of the general population. There were no veterans who reported living below the poverty level, which is ~~6.7~~7.1% lower than the city as a whole. Nevertheless, the median income of a veteran is $~~46,758~~48,836 per year compared to the city's median household income of $~~71,758~~77,011. This suggests that a single income household with a veteran is less likely to afford the median housing unit in the city. Given these estimates, the City should work with the Utah Department of Workforces Services to consider strategies to lower the unemployment rate among working-aged veterans.

Analysis of Special Needs Housing

Although there is a significant population of seniors and people with disabilities, there is currently a deficiency of housing specifically designated for this segment of the population in North Salt Lake. As the city grows, the need for specialized housing will likely continue to increase and the city should evaluate and monitor current zoning regulations to assure that there are minimal regulatory barriers to constructing this type of housing.

Housing Demand

New Housing Demand

Based upon the projected increase in population, observed income levels, and existing vacancies; the UAHFT Housing Model estimates that the demand for new housing units from 2010 to 2020 was 1,347 units. The model recommends that 423 of those units be constructed for low to moderate income households. The demand for new units from 2020 to 2030 is estimated at 1,704, of which 535 should be for low to moderate income households. ~~The chart below summarizes the projected demand for new housing in North Salt Lake across various income groups.~~

During the period from 2010 to ~~2017~~ 2020 there were ~~1,831~~2,326 residential units constructed ~~with an additional 300 units projected for the remainder of the decade~~. Of those residential units ~~704~~ 864 units (3~~8~~7%) were rental apartments. Construction has outpaced the forecasted housing demand during this period by more than one-third.

The Department of Workforce Services' Five Year Projection Calculator shows the housing gap for 2016 and 2020, and the progress that has been made in providing moderate-income housing between those years. See the table below for the results of that calculation:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	995	1,410	995	415	0
≤ 50% HAMFI	530	540	230	10	-300
≤ 30% HAMFI	375	130	45	-245	-330

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	855	1,225	845	370	-10
≤ 50% HAMFI	580	495	225	-85	-355
≤ 30% HAMFI	355	145	25	-210	-330

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	140	185	150	45	10
≤ 50% HAMFI	-50	45	5	95	55
≤ 30% HAMFI	20	-15	20	-35	0

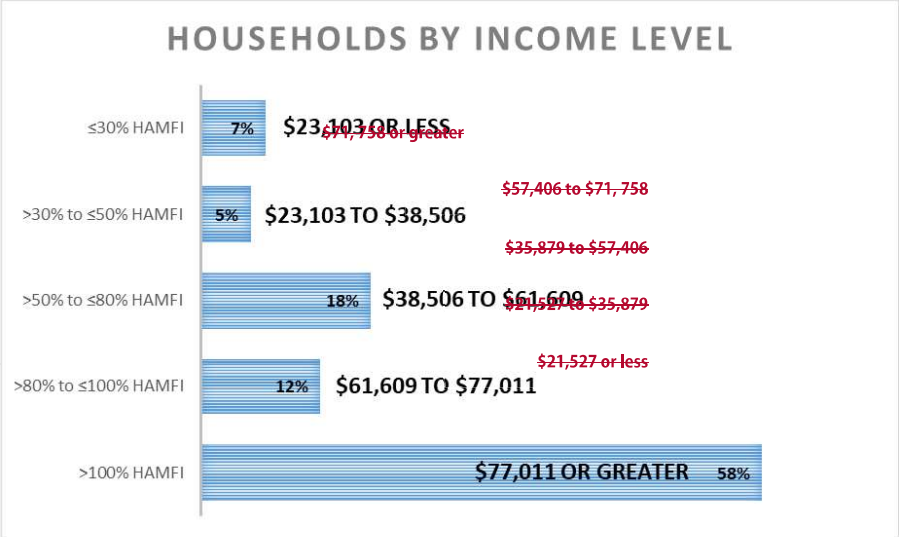
Note: HAMFI represents Housing Urban Development Area Median Family Income, as defined by the U.S. Department of Housing and Urban Development

The City has made good progress in providing rental housing for households in the low to moderate income ranges. There is still improvement that can be made in the very low income (≤ 30% HAMFI) level.

Income

Analyzing the income of North Salt Lake's residents is critical to understanding the City's affordable housing need, because housing affordability at the household level is a direct function of income.

Because the cost of living is relative to the area in which the residents live and to household size, the U.S. Department of Housing and Urban Development (HUD) use a measure called the Area Median Income (AMI). The estimated AMI for ~~North Salt Lake~~Davis County as of ~~2016~~ 2017 was $~~71,758~~75,961. The AMI is the standard to determine housing attainability of the population. The chart below categorizes household income levels by AMI, and illustrates the number of North Salt Lake households whose total income falls within each income bracket.



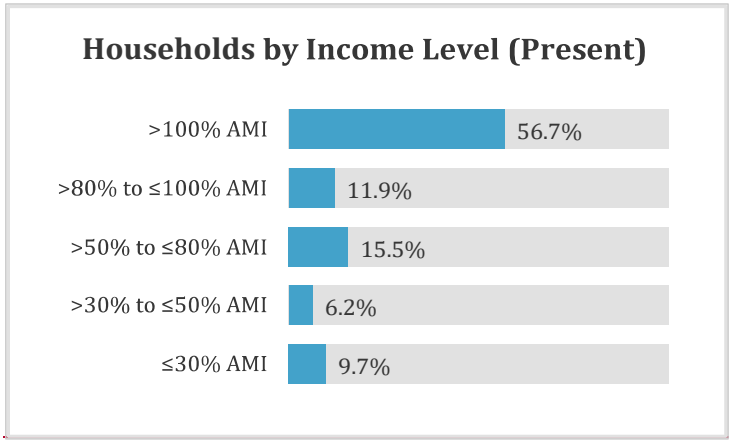


Figure 4: Households by Income Level ~~(Present)~~
Source: ~~UAHFT Tool,~~ CHAS 201~~73~~
Note: HAMFI represents Housing Urban Development Area Median Family Income, as defined by the U.S. Department of Housing and Urban Development

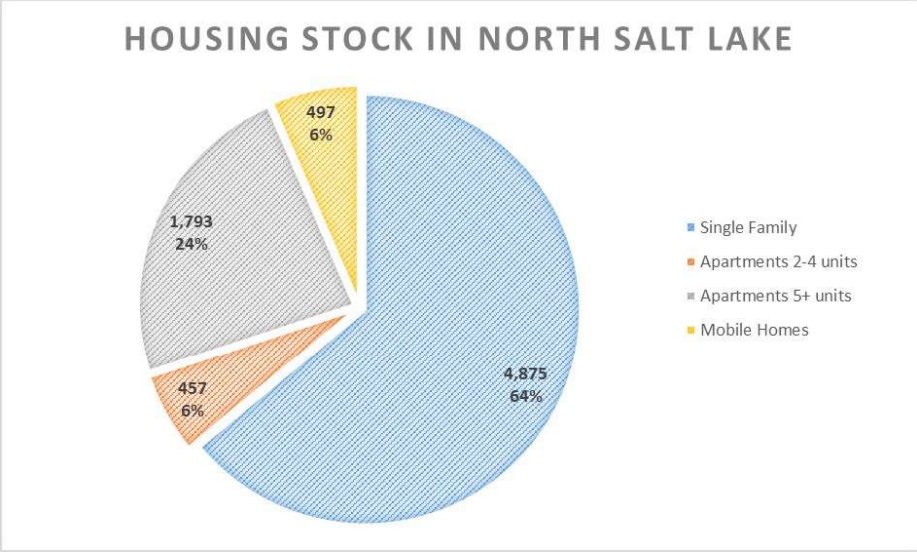
Analysis of Income

A moderate income is considered to be 80% of the AMI. There are ~~1,600~~1,820 (~~31.4~~29.5%) households in North Salt Lake with a household income categorized as moderate or less. As of 201~~6~~7, 80% of the AMI equals an annual household income of $~~57,406~~60,769. An estimated ~~496~~415, or ~~9.7~~6.7% of households in

North Salt Lake earn ~~just~~ equal to or less than 30% of the AMI, or $~~21,527~~22,788 annually. The households that earn just 30% of the AMI find it very difficult to live within the affordable housing guidelines since they cannot afford average market rental rates. It is vital to the well-being of the community that households of all income levels have affordable housing options.

Housing Supply

As of ~~January 2018~~November 2020, the housing stock in North Salt Lake is primarily made up of single family homes, with a limited supply of multi-family housing and mobile homes. The city records demonstrate there are ~~7,127~~7,622 housing units currently built within the city. The composition of those units are shown in Figure 5 below:



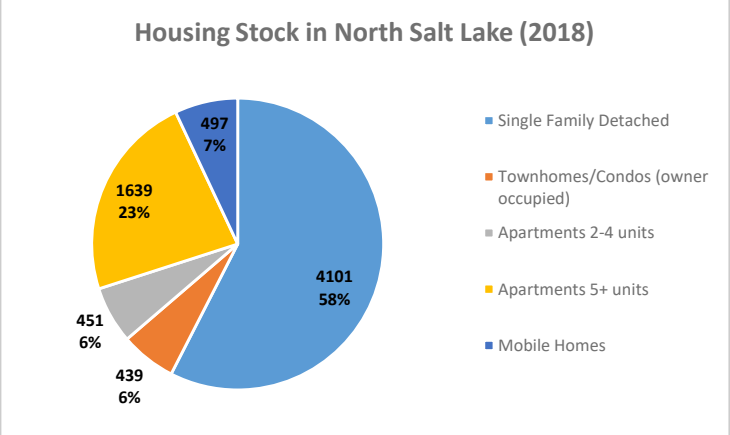
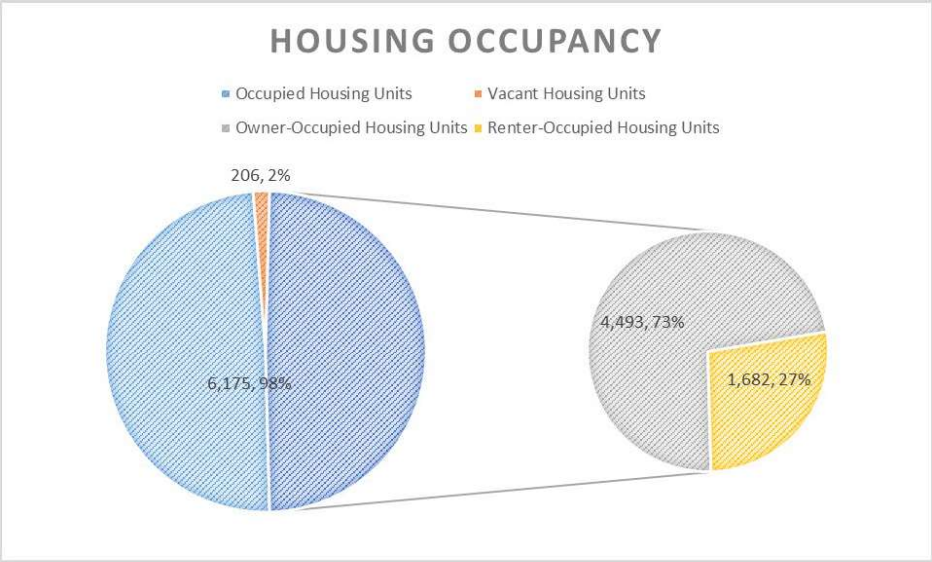


Figure 5: Housing Stock in North Salt Lake ~~(2018)~~
Source: ~~2018~~ 2020 NSL Building Permit Data

Housing Occupancy and Vacancy

According to the ~~2010 Census data~~2017 American Community Survey (ACS), there were ~~5,638~~6,381 housing units in North Salt Lake. The city, at that time, had a ~~5~~3.1% vacancy rate. Of those occupied units, ~~74~~72.8% or ~~5,353~~4,493 units were owner occupied and ~~26~~27.2% or ~~1,374~~1,682 units were rented. According to the 201~~5~~7 American Community Survey (ACS), the occupancy of rental units ~~has increased~~ in Utah ~~to~~ is ~~33~~30.4% of all households, in general.



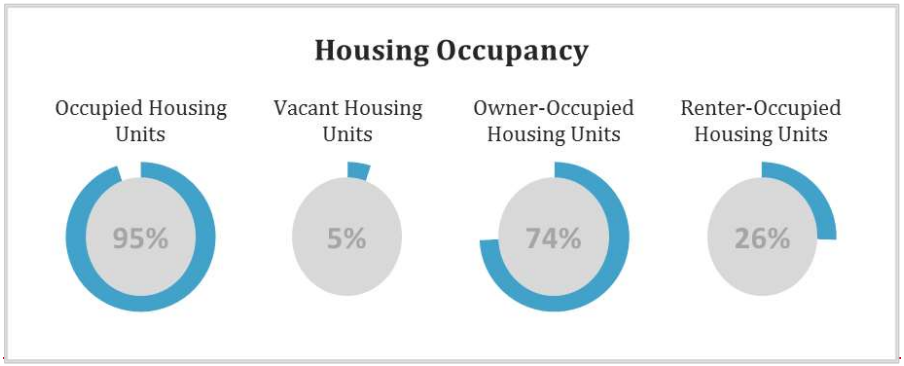
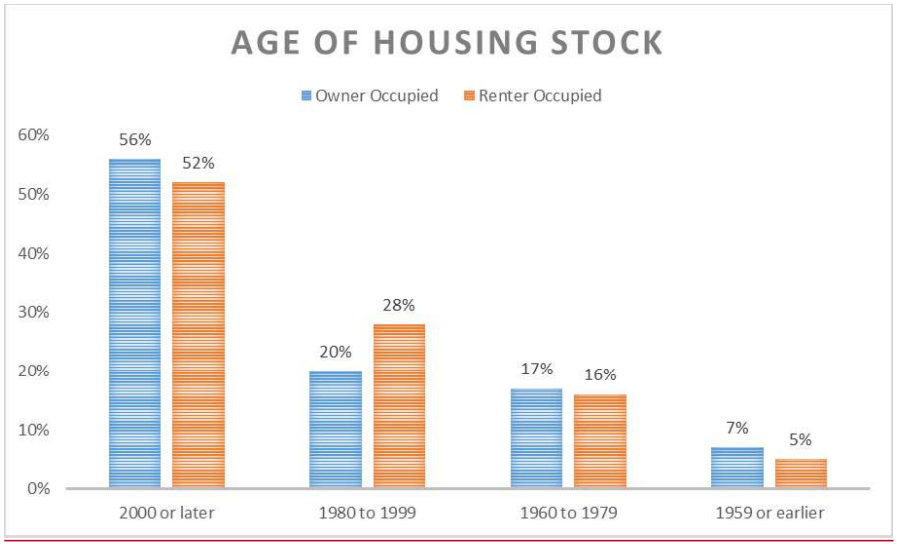


Figure 6: Housing Occupancy

Source: ~~2010 U.S. Census (Davis County)~~U.S. Census Bureau, 2017 ACS 5-year estimates

Age of Housing Stock

Approximately ~~48~~56% of the housing stock in North Salt Lake was built in 2000 or later, with approximately ~~11~~6% built before 1959. Although much of the housing stock is relatively new, approximately ~~52~~30% of the housing stock is over 30 years old, which requires ongoing maintenance to adequately meet the demand for affordable housing.



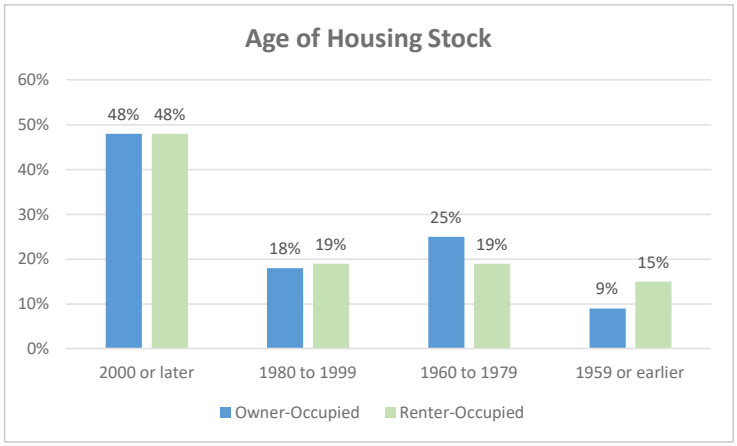


Figure 7: Age of Housing Stock
Source: U.S. Census Bureau, 201~~5~~7 ~~American Community Survey~~ACS 5-Year Estimates

Housing Affordability

The affordability of the housing stock is determined based upon the Area Median Income (AMI) and the amount that a household at each income level can afford. According to current State and Federal definitions, housing is considered affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage or rent and utilities. Those that spend more than 30% of their monthly income on housing expenses are considered "cost-burdened" and are referred to as such throughout this document.

In ~~North Salt Lake~~Davis County, the ~~2016~~ 2017 (AMI) was $~~71,758~~75,961 annually or $~~5,980~~6,330 monthly. Based upon this standard, mortgage or rent and utilities should not exceed $~~1,794~~1,899 per month for a median income earning household to be considered affordable.

The purpose of this plan is to ensure that housing is affordable for all income levels, not just those earning a median income or higher. The same affordability standards apply to households that earn less than the AMI. For example, a moderate income household in North Salt Lake earns 80% of the AMI, which is $~~57,406~~60,769 annually or $~~4,784~~5,064 monthly. In order to remain affordable for this household income, mortgage or rent and utilities should not exceed $~~1,435~~1,519. The table below summarizes the maximum monthly affordable housing costs for various income levels in North Salt Lake.

SUMMARY OF AFFORDABILITY		
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	$578	$138,100
>30% to ≤50% AMI	$962	$229,849
>50% to ≤80% AMI	$1,519	$253,700
>80% to ≤100% AMI	$1,925	$459,936

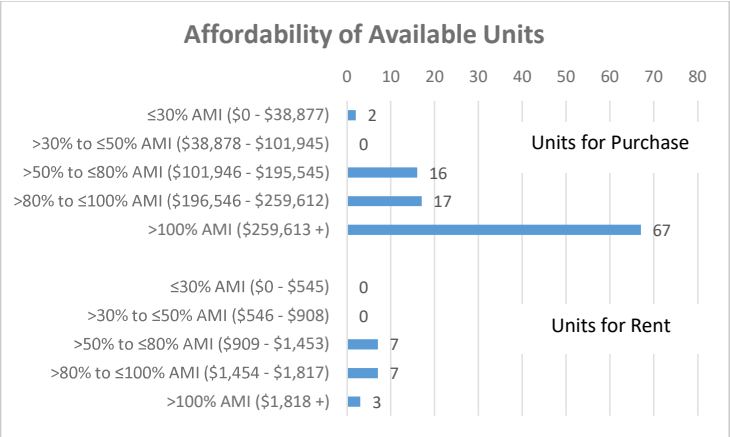
Summary of Affordability

Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	$545	$38,877
>30% to ≤50% AMI	$908	$101,945
>50% to ≤80% AMI	$1,453	$196,545
>80% to ≤100% AMI	$1,817	$259,612

Figure 8: Summary of Affordability
Source: ~~UAHFT Tool, 2013~~U.S. Census Bureau, 2017 CHAS
Note: AMI represents Area Median Income, as defined by the U.S. Census

Available Housing Prices

Property research conducted on www.realtor.com indicates that there were currently ~~102~~ 90 total ~~properties~~ homes for sale in North Salt Lake as of ~~December 2017~~November 2020. There were ~~17~~ 13 properties listed for rent on www.zillow.com or other sites used for listing property rentals.



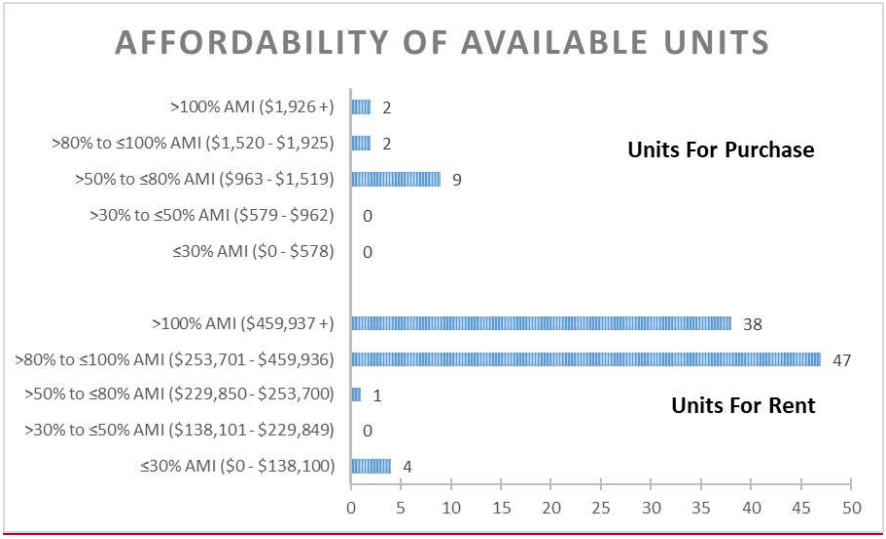


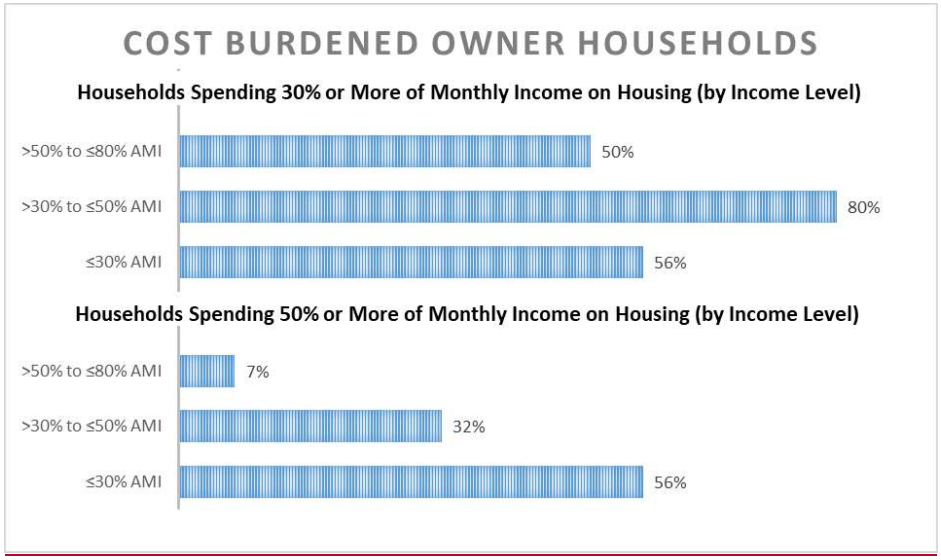
Figure 9: Affordability of Available Units
Source: ~~2016~~ 2017 HUD Us~~s~~er Income Limits, Realtor.com, Zillow.com
Note: AMI represents Area Median Income, as defined by the U.S. Census

Affordability of Home Ownership

A monthly budget of $~~1,435~~1,519 for housing and utility expenses would support a mortgage of approximately $~~193,410~~253,700 based on a 30-year fixed rate loan at ~~3.71~~2.943% interest, an average monthly utility bill of $321, and a 0% down payment. Homes valued at or below $~~193,410~~253,700 are considered affordable for moderate income earning households in North Salt Lake.

Approximately ~~31.4~~29% (~~1,600~~1,820) of all households in North Salt Lake earn a moderate income or below. Although there are a limited number of units listed for sale, ~~18~~5.5% (10~~18~~ units) of those listed on www.realtor.com are affordable to moderate income households.

There are many owner occupied households that cannot afford the housing in which they live. The ~~UAHFT Housing Model~~2013-2017 ACS estimates that ~~50.5~~50% of the owner occupied households earning a moderate income (50-80% AMI) are cost-burdened, and ~~55.7~~53.3% of the LMI population is cost burdened.



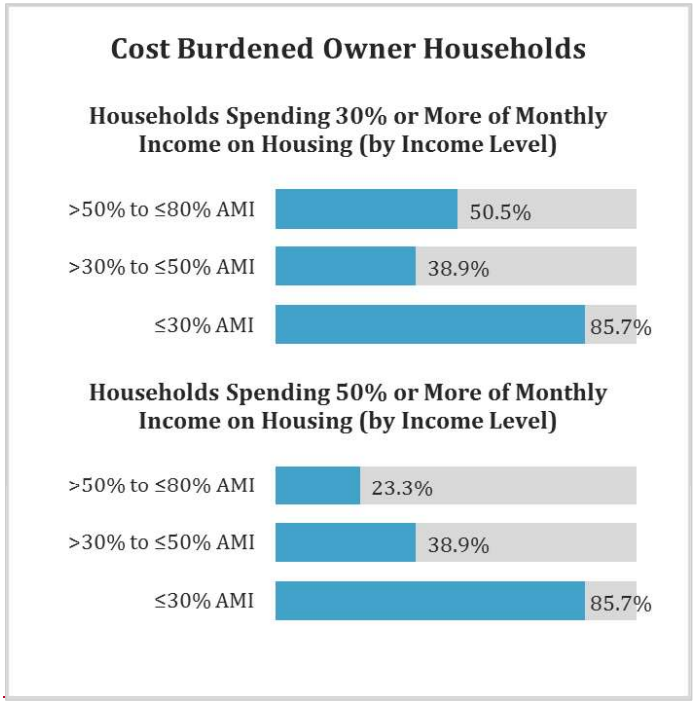


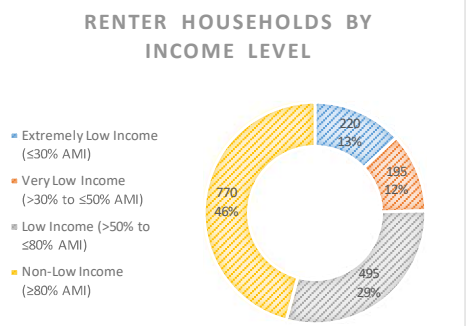
Figure 10: Cost Burdened Owner Households

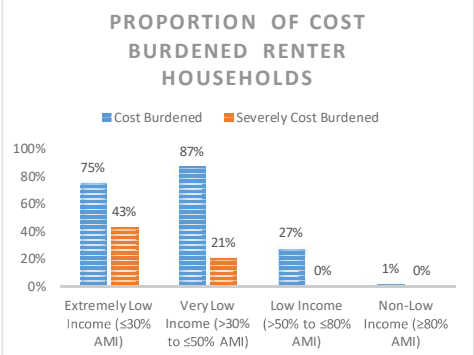
Note: AMI represents Area Median Income, as defined by the U.S. Census
Source: ~~UAHFT Tool, 2013 CHAS~~U.S. Census Bureau, 2017 CHAS

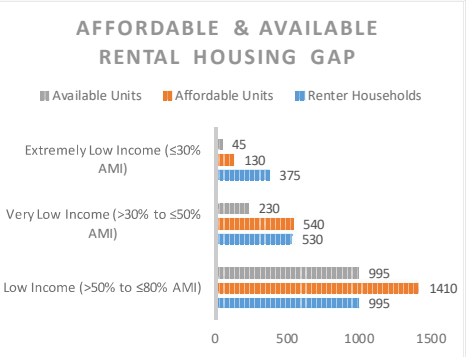
Affordability of Rent

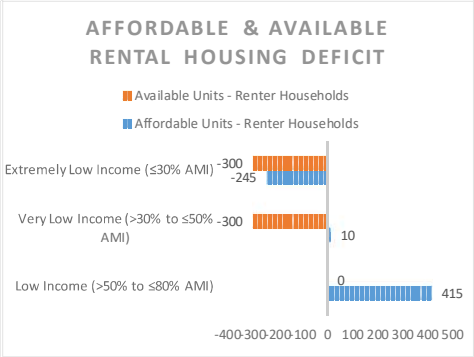
According to the 2017 American Community Survey (ACS) estimates there are ~~1,374~~1,682 occupied units paying rent in North Salt Lake. Further, the median monthly gross ~~housing cost~~rent for these households is $~~1,203~~1,030. According to Zillow.com the median cost of rent for available units in the City was $~~1,463~~1,295. 69% (9 units) of the rental units listed on zillow.com are affordable to moderate income households. While those earning a moderate income or greater (80% or more of AMI) may not find these rates unaffordable, households earning 50% or less of the AMI~~-~~ may find it difficult to afford median rental rates. With a monthly budget for housing expenses of $~~908.26~~962.64, households earning below 50% of AMI income levels find it more difficult to afford rent. 201~~3~~7 CHAS estimates indicate that ~~69.6~~28.5% of rental households in North Salt Lake are cost burdened. The charts below are generated from the UAHFT tool, and display the percent of Cost Burden Households and extremely Cost Burdened Households by income level.

NORTH SALT LAKE'S AFFORDABLE AND AVAILABLE RENTAL HOUSING DEFICIT, 2020





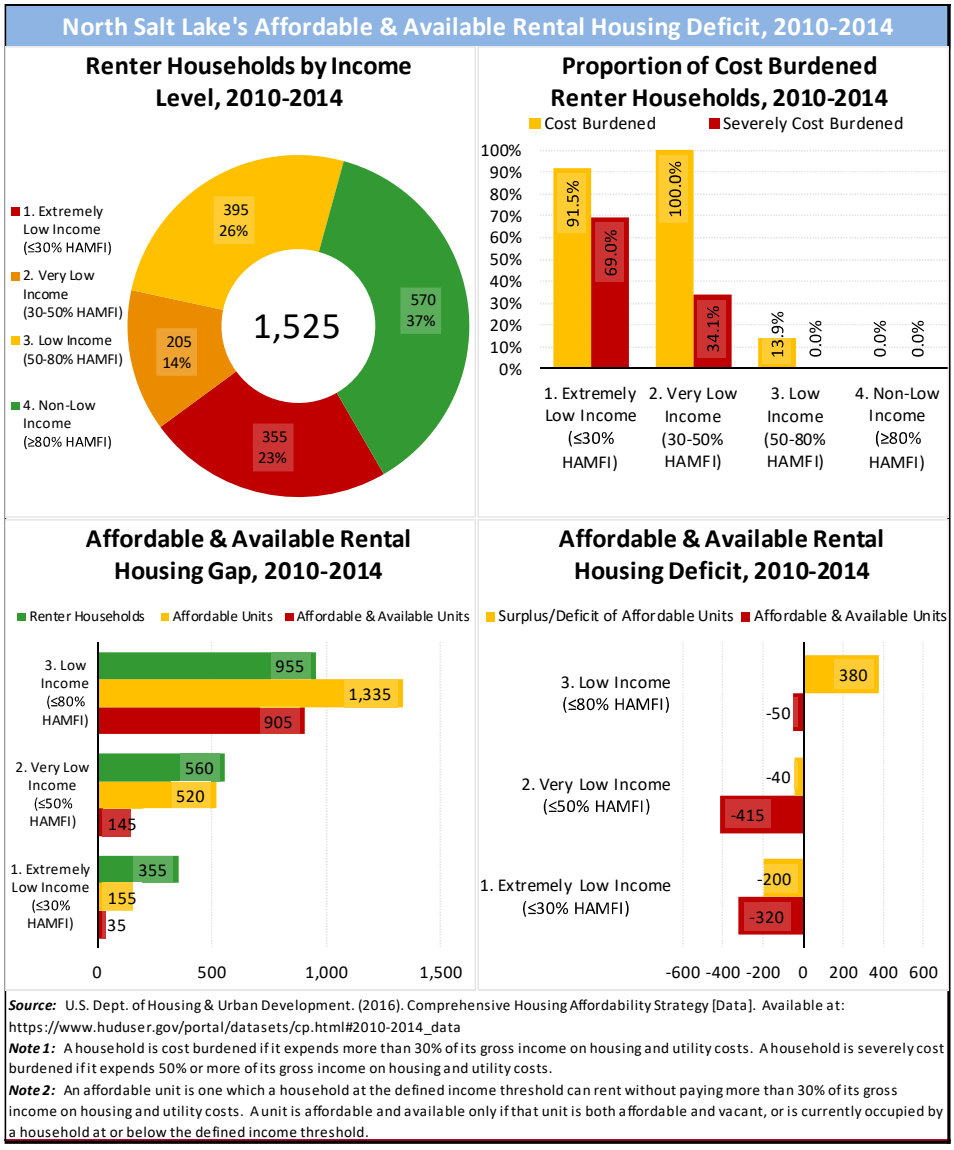




Source: *U.S. Dept. of Housing & Urban Development. (2017) Comprehensive Housing Affordability Strategy*

Note 1: A household is cost burdened if it expends more than 30% of its gross income on housing and utility costs. A household is severely cost burdened if it expends 50% or more of its gross income on housing and utility costs.

Note 2: An affordable unit is one which a household at the defined income threshold can rent without paying more than 30% of its gross income on housing and utility costs. A unit is affordable and available only if that unit is both affordable and vacant, or is currently occupied by a household at or below the defined income threshold.



Source: U.S. Dept. of Housing & Urban Development. (2016). Comprehensive Housing Affordability Strategy [Data]. Available at: https://www.huduser.gov/portal/datasets/cp.html#2010-2014_data

Note 1: A household is cost burdened if it expends more than 30% of its gross income on housing and utility costs. A household is severely cost burdened if it expends 50% or more of its gross income on housing and utility costs.

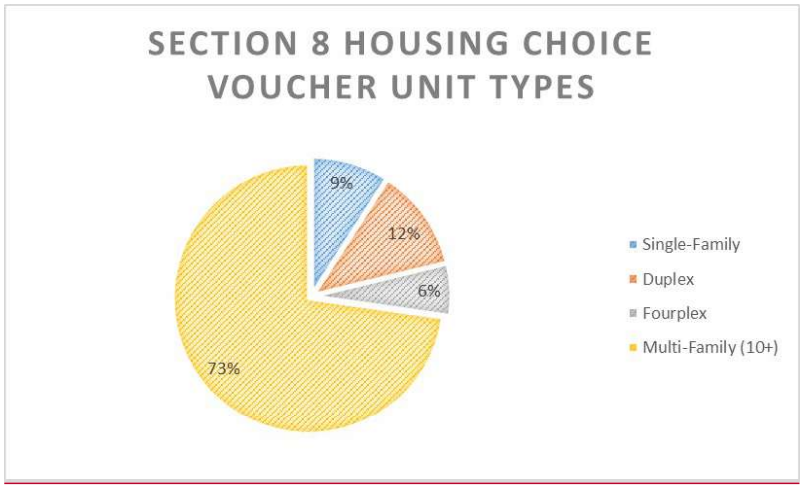
Note 2: An affordable unit is one which a household at the defined income threshold can rent without paying more than 30% of its gross income on housing and utility costs. A unit is affordable and available only if that unit is both affordable and vacant, or is currently occupied by a household at or below the defined income threshold.

Figure 11: ~~North Salt Lake's~~ Affordable & Available Rental Housing Deficit~~, 2010-2014~~

Sources~~:~~ ~~UAHFT Tool, 2013 CHAS~~U.S. Census Bureau, 2017 CHAS

Section 8 Housing Choice Voucher Program

The Davis Community Housing Authority participates in the Section 8 Housing Choice Voucher Program. Through this program, the Housing Authority subsidizes the balance of any rent payment that exceeds 30% of a very low-income renters' monthly income. As of 2018, the Davis Community Housing Authority has record of ~~forty-nine (49~~thirty-three (33) active Section 8 Housing Choice Vouchers in North Salt Lake. City staff analyzed the locations of the vouchers and determined that they can be categorized in the following ways:



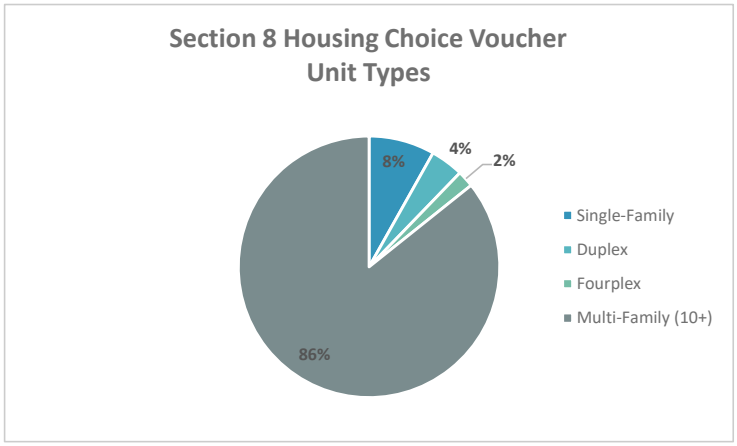
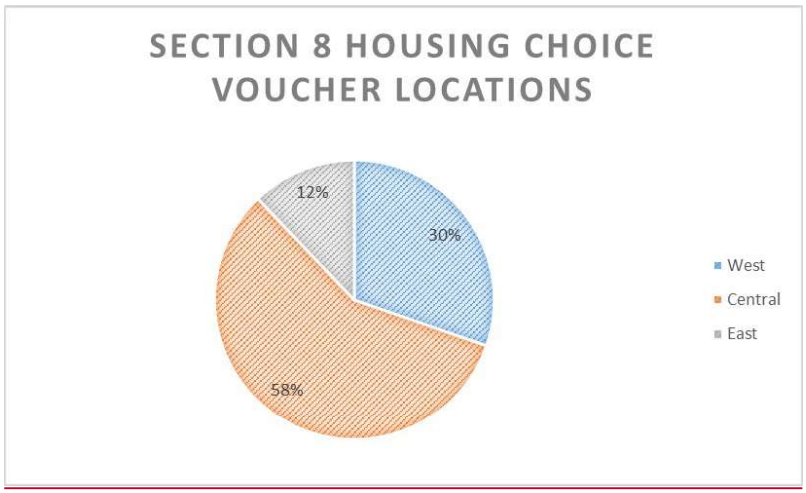


Figure 12: Section 8 Housing Choice Voucher Unit Types
Source: 2020~~2018~~ Davis Community Housing Authority



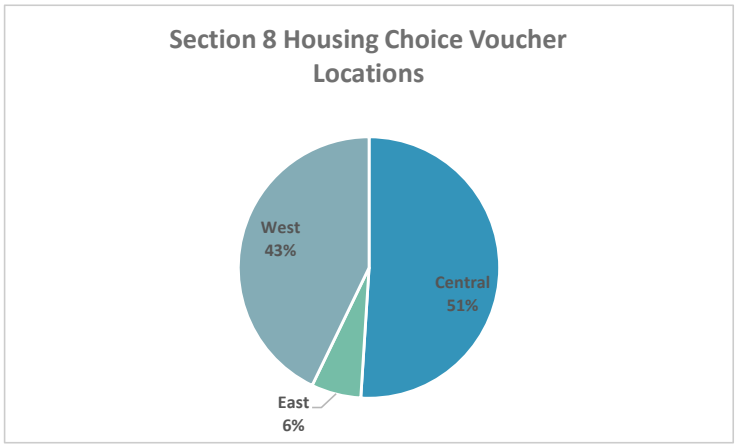


Figure 13: Section 8 Housing Choice Voucher Locations
Source: 20202~~2018~~ Davis Community Housing Authority

This data reflects the need for more affordable housing options to be provided throughout the City. The data also demonstrates that the current availability for very low-income housing is primarily located in multi-family housing developments. The City has recently allowed for alternative methods of providing additional affordable housing options in existing single family neighborhoods, including accessory dwelling units and short-term rentals.~~The City should explore alternative methods of providing additional affordable housing options in existing single family neighborhoods. Options to consider would be code amendments that permit basement apartments, mother-in-law suites, detached accessory dwelling units, "tiny" homes, etc. within traditionally single family zones.~~ These types of units appeal to and can provide affordable housing opportunities for young families, single young adults, and seniors.

Zoning Regulatory Environment

In order to evaluate the potential for moderate income housing in the community, it is important to understand the regulatory environment for residential housing. Zoning regulations govern the use, lot size, and building size for new developments. These regulations have a direct impact upon the opportunity to provide affordable housing within the community.

Survey of Residential Zoning

Below is a description of the zoning districts in which residential dwellings are allowed in the City:

Residential (R1-12): To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character. Minimum lot size of 12,000 square feet.

Residential (R1-10): To provide areas for medium low density, single-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size of 10,000 square feet.

Residential (R1-7): To provide areas for medium low density, single-family or dual-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size of 7,000 square feet for a single-family home or 8,500 square feet for a duplex.

Residential (RM-7): To provide areas for medium residential density with the opportunity for varied housing styles and character. Minimum lot size of 7,000 square feet for a single-family home with an additional 6,000 square feet for each dwelling unit or 8,500 square feet for a duplex.

Residential (RM-20): To provide areas for medium high residential density with the opportunity for varied housing styles and character. Minimum lot size of 7,000 square feet for a single-family home with an addition 1,900 square feet for each dwelling unit or 8,500 square feet for a duplex.

Planned (P): To encourage and provide a means for effectuating desirable development through the use of variations in siting, mixing land uses and/or varied dwellings or other buildings. Minimum development size of 5 acres. Minimum lot size not applicable when previously zoned Highway Commercial (CH).

Highway Commercial (CH): 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. Residential uses are currently permitted in the CH zone when re-zoned to a P District, and must contain 5 or more dwelling units.

Evaluation of Zoning Code's Effect upon Affordable Housing

The majority of North Salt Lake's Zoning Code allows for the development of affordable housing for low to moderate income households. The City should be proactive to permit development that provides a variety of housing types, including townhomes, condos, and apartments as demand for these types of housing arise. As the City continues to implement the General Plan and Town Center Master Plan, additional opportunities for varied housing types are being provided through infill development and flexible zoning tools, such as the form based code currently under review. Additionally, the role transportation plays in affordable housing should be considered when choosing locations to develop. Every effort should be made to reduce transportation costs for households living in affordable housing, including but not limited to: locating near

public and active transportation routes, and reducing required parking for affordable housing developments within or near the Town Center and public transportation routes.

The zoning code was updated in 2018 to allow~~prohibits~~ accessory dwelling units (ADU) in all residential zones upon a single family lot. Allowing for ADU's in single family residences ~~could be used as~~was a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property. Since the ordinance was passed in 2018, sixteen (16) Accessory Dwelling Units have been approved by the City.

Fair Housing

Acknowledgement of the Utah Fair Housing Act

> *By consent of the people of Utah, North Salt Lake lawfully exercises planning, zoning, and land use regulation authority to promote the health, safety, and welfare of its residents. North Salt Lake is committed to the equal protection and equitable treatment of all members of its community and anyone seeking to rent, lease, or purchase real property within its boundaries. North Salt Lake does not condone housing related practices that intentionally or indirectly discriminate on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or other suspect classifications. North Salt Lake upholds the Utah Fair Housing Act and complies with federal requirements that affirmatively further fair housing. North Salt Lake promptly reports housing discrimination to the Utah Antidiscrimination and Labor Division (UALD) and assists in its investigations of claims in a timely manner. North Salt Lake also systematically identifies and eliminates unfair encumbrances that impede its ability to promote and maintain an adequate supply of moderate-income targeted housing within its boundaries.*

Addressing issues associated with fair and affordable housing requires regular reviews of plans, policies, and ordinances as well as ongoing monitoring and assessment of potential disproportionate impacts and adverse effects within the community. Regular performance reviews of implemented housing plans, policies, and ordinances provide North Salt Lake with continuing feedback for making improvements.

Evaluation of Fair Housing Legal Status

Utah's Fair Housing Act (Utah Code Annotated §57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property. According to The Utah Anti-discrimination and Labor Division, there were ~~5~~ 8 fair housing related complaints in North Salt Lake between January 1, 2010 and ~~Jan 1, 2017~~October 31, 2020. One of the complaints was related to discrimination, ~~three~~ four cases were related to national origin, 1 case was related to mental disability, 1 case was related to physical disability, and 1 case was related to sex/sexual orientation. This compares to ~~60~~ 86 complaints in Davis County as a whole ~~(49 resulting in a charge being filed)~~ during the same time period. Because there have been only a few fair housing complaints in North Salt Lake in the last several years, the data suggests that discrimination is not an impediment to fair housing choice in North Salt Lake.

Currently, the only formal mechanism for identifying discrimination cases, based upon the parameters of the Fair Housing Act, is the incident of fair housing complaints. There are several annual trainings throughout the county geared to train landlords on housing discrimination. The City should remain diligent in its efforts to ensure that housing is provided in accordance with the Utah Fair Housing Act.

Goals and Strategies

Goal 1: Increase Opportunities for Low to Moderate Income Households to Purchase Affordable Housing

Strategy 1 — Work with the Davis Community Housing Authority and support their affordable housing programs. Such programs may include the Family Self-Sufficiency Program and the Down Payment Assistance for First Time Home Buyers Program that would assist low-income households to purchase homes.

Strategy 2 — Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods.

Goal 2: Increase Affordable Rental Opportunities for Low to Moderate Income Households

Strategy 1 — Work with the Davis Community Housing Authority to address affordable housing needs in North Salt Lake, including support for the Section 8 Housing Choice Voucher program.

Strategy 2 – ~~Promote~~ Continue to promote the establishment of "accessory dwelling units," such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners.

Strategy 3- Promote the construction of housing units across all income categories to facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

Goal 3: Rehabilitate Existing Housing to Increase Rental Opportunities, Homeownership, Retention, and Reinvestment in North Salt Lake.

Strategy 1— Promote the use of the ~~Home Repair Grant~~ Emergency Repair Program (supported by CDBG funds and administered by the Davis Community Housing Authority) to extremely low and moderate income households. This program offers grants for maintaining and rehabilitating housing.

Strategy 2— Identify low to moderate income families that need weatherization assistance. Assist these households in contacting the respective utility companies to participate in their weatherization programs. The Weatherization program lowers monthly utility bills by making housing more energy efficient.

Goal 4: Reduce household transportation expenses for low-to-moderate income households.

Strategy 1 – Promote the establishment of low-to-moderate income housing within and near the Town Center. With a walkable Town Center, residents will have better access to shopping, work, and recreation without the need for a vehicle.

Strategy 2 – Promote the establishment of low-to-moderate income housing near public transportation routes. Locating affordable housing near public transportation will enable residents to get to work without owning a vehicle.

Strategy 3 – Reduce parking requirements for housing developments in the Town Center and near public transportation routes to reduce the cost of parking infrastructure that is passed on to tenants.

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This Plan was prepared by the City of North Salt Lake staff.

Contact: Ali Avery, Long Range Planner
alia@nslcity.org
(801) 335-8729

DWS-HCD 899
10/2020

State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:
https://jobs.utah.gov/housing/affordable/moderate/reporting/

For additional moderate-income housing planning resources:
https://jobs.utah.gov/housing/affordable/moderate/index.html

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: City of North Salt Lake

Reporting Date:

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Ali Avery: alia@nslcity.org; 801-335-8729

Sherrie Pace: sherriep@nslcity.org; 801-335-8705

Ken Leetham: kenl@nslcity.org; 801-335-8725

Mayor's First and Last Name: Len Arave

Mayor's Email Address: mayor@nslcity.org

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Ali Avery

Preparer's Title: Long Range Planner

Preparer's Email Address: alia@nslcity.org

Preparer's Telephone: 801-335-8729 Extension:

When did the municipality last adopt moderate-income housing element of their general plan?

2018; 2020

Link to moderate-income housing element on municipality website:

https://www.nslcity.org/DocumentCenter/View/1522/2018-Moderate-Income-Housing-Plan?bidId=

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   Work with the Davis Community Housing Authority and support their affordable housing program.

2. Please state the municipality's goal(s) associated with the strategy

   Increase opportunities for Low to Moderate Income households to purchase affordable housing

3. What are the specific outcomes that the strategy intends to accomplish?

   Assisting low-income households to purchase homes and/or be able to afford rent in North Salt Lake.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

   The City does not monitor the progress of the Davis Community Housing Authority, but refers people to them so they can get assistance.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

      1. Continue to refer residents to the housing authority for down-payment assistance. 2. Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options.

   b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

      Planning staff

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

An updated contact list for the Davis Community Housing Authority should be maintained. The P-District zoning district should be used to negotiate diverse housing options.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

We are continually referring residents to the housing authority for assistance. Additionally, several developments in the Town Center area, near public transit, have been re-zoned to a P District to get more diverse housing established in the area.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Much of the housing that has been developed has been at a high price point and is not considered "affordable". It has been difficult to find developers who are interested in developing affordable housing, as it is generally not as profitable for them.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, the City has used some funds from the redevelopment agency to subsidize affordable housing at the City's Edge development.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)l(i): (*data should be from validated sources, like US Census, with verified methodologies*)

- A current estimate of the city's rental housing needs for the following income limits:
  - 80% of the county's adjusted median family income 0
  - 50% of the county's adjusted median family income 300
  - 30% of the county's adjusted median family income 330

UCA 10-9a-103(41)(b): (*data should be from validated sources, like US Census, with verified methodologies*)

- An updated projection of 5-year affordable housing needs, which includes:
  - Projected growth of households (housing demand)
  - Projected housing stock (housing supply)
  - Projected median housing costs
  - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: **https://jobs.utah.gov/housing/affordable/moderate/**

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
   - ✓ An updated estimate of the municipality's 5-year moderate-income housing needs
   - ✓ A findings report of the annual moderate-income housing element review
   - ✓ The most current version of the moderate-income housing element of the municipality's general plan
     - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
   (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	**Six County AOG** 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	**Uintah Basin AOG** 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	**Southeastern Utah AOG** 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	**Wasatch Front Regional Council** 295 North Jimmy Doolittle Road Salt Lake City, UT 84116 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods.

2. Please state the municipality's goal(s) associated with the strategy

Increase opportunities for Low to Moderate Income households to purchase affordable housing

3. What are the specific outcomes that the strategy intends to accomplish?

Establish more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City has not monitored its progress, but progress can be tracked by looking at the number of re-zones within and near the Town Center. The City also tracks the number of residential housing units constructed each month using building permit data.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Refer residents to the Davis Community Housing Authority for First Time Home Buyers assistance.

Inventory sites for consideration of re-zoning to allow diverse owner-occupied housing options.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Department

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

An updated contact list for the Davis Community Housing Authority should be maintained.

The P-District zoning district should be used to negotiate diverse housing options.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

We are continually referring residents to the housing authority for assistance. Additionally, several developments in the Town Center area, near public transit, have been re-zoned to a P District to get more diverse housing established in the area.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Much of the housing that has been developed has been at a high price point and is not considered "affordable". It has been difficult to find developers who are interested in developing affordable housing, as it is generally not as profitable for them.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, the City has used some funds from the redevelopment agency to subsidize affordable housing at the City's Edge development.

STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Work with the Davis Community Housing Authority to address affordable housing needs in North Salt Lake, including support for the Section 8 Housing Choice Voucher program.

2. Please state the municipality's goal(s) associated with the strategy

Increase affordable rental opportunities for Low to Moderate Income households.

3. What are the specific outcomes that the strategy intends to accomplish?

Increased utilization of the Section 8 Housing Choice Voucher program in North Salt Lake.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City gets a yearly update from the housing authority regarding the number of housing vouchers being utilized in North Salt Lake. The City keeps an inventory of approved accessory dwelling units. The City reports monthly regarding building permit data for housing.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Request updated information from the housing authority annually.

Continue to promote accessory dwelling units via the City newsletter, social media, etc.

Continue to re-zone properties to allow for housing developments.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Department and City Recorder (social media)

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The City will need to utilize their contacts with the housing authority, the City newsletter, and social media accounts.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are all ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City gets information from the housing authority, annually. The housing options and locations of the residents using vouchers have diversified yearly. The City allowed for residents to legalize accessory dwelling units without penalty for two years after establishing the ADU ordinance. 18 residents utilized

this no-penalty time period to legalize their units. The City has re-zoned several properties to allow for flexible zoning that allows residential developments, and continues to do so.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has been difficult to attract developers willing to construct quality affordable housing.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, the City has used some funds from the redevelopment agency to subsidize affordable housing at the City's Edge development.

STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Continue to promote the establishment of “accessory dwelling units,” such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners.

2. Please state the municipality’s goal(s) associated with the strategy

Increase affordable rental opportunities for Low to Moderate Income households.

3. What are the specific outcomes that the strategy intends to accomplish?

Increase the supply of affordable rental units and assist cost burdened homeowners.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City gets a yearly update from the housing authority regarding the number of housing vouchers being utilized in North Salt Lake. The City keeps an inventory of approved accessory dwelling units. The City reports monthly regarding building permit data for housing.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Request updated information from the housing authority annually.

Continue to promote accessory dwelling units via the City newsletter, social media, etc.

Continue to re-zone properties to allow for housing developments.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Department and City Recorder (social media)

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The City will need to utilize their contacts with the housing authority, the City newsletter, and social media accounts.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are all ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City gets information from the housing authority, annually. The housing options and locations of the residents using vouchers have diversified yearly. The City allowed for residents to legalize accessory dwelling units without penalty for two years after establishing the ADU ordinance. 18 residents utilized

this no-penalty time period to legalize their units. The City has re-zoned several properties to allow for flexible zoning that allows residential developments, and continues to do so.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has been difficult to attract developers willing to construct quality affordable housing.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, the City has used some funds from the redevelopment agency to subsidize affordable housing at the City's Edge development.

STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Promote the construction of housing units across all income categories to facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

2. Please state the municipality's goal(s) associated with the strategy

Increase affordable rental opportunities for low to moderate income households.

3. What are the specific outcomes that the strategy intends to accomplish?

Facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City gets a yearly update from the housing authority regarding the number of housing vouchers being utilized in North Salt Lake. The City keeps an inventory of approved accessory dwelling units. The City reports monthly regarding building permit data for housing.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Request updated information from the housing authority annually.

Continue to promote accessory dwelling units via the City newsletter, social media, etc.

Continue to re-zone properties to allow for housing developments.

Planning Department and City Recorder (social media)

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The City will need to utilize their contacts with the housing authority, the City newsletter, and social media accounts.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are all ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City gets information from the housing authority, annually. The housing options and locations of the residents using vouchers have diversified yearly. The City allowed for residents to legalize accessory dwelling units without penalty for two years after establishing the ADU ordinance. 18 residents utilized this no-penalty time period to legalize their units. The City has re-zoned several properties to allow for flexible zoning that allows residential developments, and continues to do so.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has been difficult to attract developers willing to construct quality affordable housing.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, the City has used some funds from the redevelopment agency to subsidize affordable housing at the City's Edge development.

STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Promote the use of the Emergency Repair Program (supported by CDBG funds and administered by the Davis Community Housing Authority) to extremely low and moderate income households. This program offers grants for maintaining and rehabilitating housing.

2. Please state the municipality's goal(s) associated with the strategy

Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake.

3. What are the specific outcomes that the strategy intends to accomplish?

Maintain and rehabilitate current housing for low to moderate income households.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City does not monitor the progress of the Davis Community Housing Authority.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Refer residents to the housing authority for home repair assistance.

Refer residents to their respective utility companies for weatherization assistance.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Department

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Maintain updated contact information for the housing authority and the utility companies. Put links to the information regarding those programs on the City's website.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

City staff are continually referring residents to the housing authority and the utility companies for assistance.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

The unavailability of funding through the CDBG program for the continuation of the city's Home Repair Grant Program has been a barrier to some residents getting the help they need since the housing authority's program is only for emergency repairs. Sometimes not speaking the language of the resident is a barrier to implementing the goals.

STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Identify low to moderate income families that need weatherization assistance. Assist these households in contacting the respective utility companies to participate in their weatherization programs. The weatherization program lowers monthly utility bills by making housing more energy efficient.

2. Please state the municipality's goal(s) associated with the strategy

Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake.

3. What are the specific outcomes that the strategy intends to accomplish?

Lower residents monthly utility bills by making housing more energy efficient so they can remain in their homes.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City does not monitor the progress of the Davis Community Housing Authority.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Refer residents to the housing authority for home repair assistance.

Refer residents to their respective utility companies for weatherization assistance.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Department

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Maintain updated contact information for the housing authority and the utility companies. Put links to the information regarding those programs on the City's website.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

City staff are continually referring residents to the housing authority and the utility companies for assistance.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

The unavailability of funding through the CDBG program for the continuation of the city's Home Repair Grant Program has been a barrier to some residents getting the help they need since the housing authority's program is only for emergency repairs. Sometimes not speaking the language of the resident is a barrier to implementing the goals.

STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Promote the establishment of low-to-moderate income housing within and near the Town Center. With a walkable Town Center, residents will have better access to shopping, work, and recreation without the need for a vehicle.

2. Please state the municipality's goal(s) associated with the strategy

Reduce household transportation expenses for low-to-moderate income households.

3. What are the specific outcomes that the strategy intends to accomplish?

Provide better access to shopping, work, and recreation without the need for a vehicle.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City has not monitored the progress, as this goal was just created with our housing plan update in 2020.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Continue to re-zone areas in the Town Center and near public transportation routes for residential developments.

Continue to provide walkable areas throughout the Town Center and provide connections to public transportation routes.

Reduce parking requirements for housing developments in the Town Center and near public transportation routes.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Department

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The establishment of a Form-Based Code for the Town Center.

Time resources of the Planning Staff to work with developers to process applications, and plan for trails and pedestrians connections in the Town Center.

Working with UTA regarding the construction of the Bus Rapid Transit system on Highway 89, and in selecting station locations.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City has already been working to re-zone properties for residential developments and also have been working with consultants and applying for grants to expand the trail and pedestrian network in the Town Center. The City continually works with UTA regarding the design of the BRT route.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has proven to be difficult to locate developers who are willing to construct affordable housing. Funding for the construction of the pedestrian facilities is a barrier, as well.

STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Promote the establishment of low-to-moderate income housing near public transportation routes. Locating affordable housing near public transportation will enable residents to get to work without owning a vehicle.

2. Please state the municipality's goal(s) associated with the strategy

Reduce household transportation expenses for low-to-moderate income households.

3. What are the specific outcomes that the strategy intends to accomplish?

Enable residents to get to work without owning a vehicle.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City has not monitored the progress, as this goal was just created with our housing plan update in 2020.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Continue to re-zone areas in the Town Center and near public transportation routes for residential developments.

Continue to provide walkable areas throughout the Town Center and provide connections to public transportation routes.

Reduce parking requirements for housing developments in the Town Center and near public transportation routes.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Department

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The establishment of a Form-Based Code for the Town Center.

Time resources of the Planning Staff to work with developers to process applications, and plan for trails and pedestrians connections in the Town Center.

Working with UTA regarding the construction of the Bus Rapid Transit system on Highway 89, and in selecting station locations.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

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f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has proven to be difficult to locate developers who are willing to construct affordable housing. Funding for the construction of the pedestrian facilities is a barrier, as well.

STRATEGIES

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Reduce parking requirements for housing developments in the Town Center and near public transportation routes to reduce the cost of parking infrastructure that is passed on to tenants.

2. Please state the municipality's goal(s) associated with the strategy

Reduce household transportation expenses for low-to-moderate income households.

3. What are the specific outcomes that the strategy intends to accomplish?

Reduce the cost of parking infrastructure that is passed on to tenants.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City has not monitored the progress, as this goal was just created with our housing plan update in 2020.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Continue to re-zone areas in the Town Center and near public transportation routes for residential developments.

Continue to provide walkable areas throughout the Town Center and provide connections to public transportation routes.

Reduce parking requirements for housing developments in the Town Center and near public transportation routes.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Department

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The establishment of a Form-Based Code for the Town Center.

Time resources of the Planning Staff to work with developers to process applications, and plan for trails and pedestrians connections in the Town Center.

Working with UTA regarding the construction of the Bus Rapid Transit system on Highway 89, and in selecting station locations.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

There are no specific deadlines, as these are ongoing tasks.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City has already been working to re-zone properties for residential developments and also have been working with consultants and applying for grants to expand the trail and pedestrian network in the Town Center. The City continually works with UTA regarding the design of the BRT route.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

It has proven to be difficult to locate developers who are willing to construct affordable housing. Funding for the construction of the pedestrian facilities is a barrier, as well.

Section 1: Population by tenure in North Salt Lake city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	12,489	19,413	753	24,879	5,466
Total Population in occupied housing units (ACS Table B25008)	12,489	19,413	753	24,879	5,466
Total Population in owner-occupied housing (ACS Table B25008)	10,263	14,824	447	17,595	2,771
Total Population in renter-occupied housing (ACS Table B25008)	2,226	4,589	306	7,284	2,695

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in North Salt Lake city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
TOTAL HOUSING UNITS (ACS Table B25001)	4,340	6,381	227	7,963	1,582
Total occupied units (ACS Table B25032)	4,029	6,175	240	7,901	1,726
Owner-occupied structures (ACS Table B25032)	3,210	4,493	130	5,371	878
1 unit, detached	2,570	3,645	92	4,196	551
1 unit, attached	143	370	31	608	238
2 units	12	24	3	46	22
3 or 4 units	97	90	-4	66	-25
5 to 9 units	9	0	-2	-15	-15
10 to 19 units	13	0	-2	-20	-20
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	5	5
Mobile homes	366	343	9	453	110
Boat, RV, van, etc.	0	21	2	32	11
Renter-occupied structures (ACS Table B25032)	819	1,682	110	2,531	849
1 unit, detached	121	228	21	446	218
1 unit, attached	66	62	5	171	109
2 units	21	62	8	176	114
3 or 4 units	71	79	-1	69	-10
5 to 9 units	168	169	1	172	3
10 to 19 units	200	475	33	668	193
20 to 49 units	43	333	36	582	249
50 or more units	31	196	14	212	16
Mobile homes	98	78	-5	34	-44

Boat, RV, van, etc.	0	0	0	0	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in North Salt Lake city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	4,029	6,175	240	7,901	1,726
Total households in owner-occupied housing (ACS Table B25003)	3,210	4,493	130	5,371	878
With a Mortgage (ACS Table B25081)	2,474	3,443	93	4,067	624
Without a Mortgage (ACS Table B25081)	736	1,050	37	1,304	254
Total households in renter-occupied housing (ACS Table B25003)	819	1,682	110	2,531	849

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in North Salt Lake city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	311	206	-13	61	-145
For rent (ACS Table B25004)	62	0	-9	-72	-72
Rented, not occupied (ACS Table B25004)	63	55	3	66	11
For sale only (ACS Table B25004)	82	49	-7	-43	-92
Sold, not occupied (ACS Table B25004)	68	0	-10	-91	-91
For seasonal, recreational, or occasional use (ACS Table B25004)	36	44	2	57	13
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	0	58	9	145	87

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in North

Table B25010	2009 American Community Survey	2017 American Community Survey		2025 Projection
Average Household Size (ACS Table B25010)	3.1	3.14		3.15
Average Owner Household Size (ACS Table B25010)	3.2	3.3		3.28
Average Renter Household Size (ACS Table B25010)	2.72	2.73		2.88

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in North Salt Lake city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	$1,466	$1,382	-$17	$1,242	$ (140)
Units with a mortgage (ACS Table B25088)	$1,695	$1,578	-$26	$1,367	$ (211)
Units without a mortgage (ACS Table B25088)	$416	$559	$21	$710	$ 151
Median gross rent (ACS Table B25064)	$730	$1,030	$38	$1,306	$ 276

Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in North Salt Lake city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	$68,533	$77,011	$685	$78,859	$ 1,848
Owner-occupied income (ACS Table B25119)	$80,255	$93,398	$1,043	$95,644	$ 2,246
Renter-occupied income (ACS Table B25119)	$35,925	$49,622	$1,841	$61,430	$ 11,808

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey

Section 8: Davis County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025

Median HOUSEHOLD income (ACS Table B19019)	$66,866	$75,961	$979	$80,996	$ 5,035
1-person household	$34,078	$36,438	$206	$36,934	$ 496
2-person household	$66,386	$73,397	$661	$75,729	$ 2,332
3-person household	$70,328	$82,974	$1,616	$94,657	$ 11,683
4-person household	$72,166	$85,642	$1,377	$92,002	$ 6,360
5-person household	$80,283	$92,481	$1,337	$99,838	$ 7,357
6-person household	$84,414	$95,779	$1,346	$104,404	$ 8,625
≥ 7-person household	$97,380	$97,103	-$245	$93,143	$ (3,960)
Median FAMILY income (ACS Table B19119)	$72,272	$83,850	$1,208	$90,475	$ 6,625
2-person family	$63,833	$74,157	$912	$78,382	$ 4,225
3-person family	$67,456	$81,473	$1,744	$94,585	$ 13,112
4-person family	$76,227	$85,332	$1,096	$88,859	$ 3,527
5-person family	$79,255	$91,280	$1,270	$98,872	$ 7,592
6-person family	$84,221	$96,175	$1,324	$104,125	$ 7,950
≥ 7-person family	$95,482	$96,614	-$300	$92,404	$ (4,210)

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey

*NOTE: AMI is calculated at the COUNTY level.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	995	1,410	995	415	0
≤ 50% HAMFI	530	540	230	10	-300
≤ 30% HAMFI	375	130	45	-245	-330

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	855	1,225	845	370	-10
≤ 50% HAMFI	580	495	225	-85	-355
≤ 30% HAMFI	355	145	25	-210	-330

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	140	185	150	45	10
≤ 50% HAMFI	-50	45	5	95	55
≤ 30% HAMFI	20	-15	20	-35	0

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	170	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

170

CITY OF NORTH SALT LAKE

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

Len Arave
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: November 17, 2020

SUBJECT: Proposed Resolution No. 2020-36R: A resolution authorizing the City Manager and City Attorney to execute the documents related to the sale of two properties at Tunnel Springs Park.

RECOMMENDATION

I recommend approval of Resolution No. 2020-36R which allows the City Manager and City Attorney to execute the documents related to the purchase of two properties at Tunnel Springs Park.

BACKGROUND

Earlier this year, the City sold some of its park property at Tunnel Springs to three lot owners adjacent to the Park (June 16 City Council meeting). Those properties for Lots 1511-1513 are shown in yellow on the attached map. The two property owners immediately west of these parcels have also expressed a desire to purchase property in the same manner and the attached resolution approves those sales.

The portions of Lot 1514 and 1515 that are proposed for sale are shown in red and blue, respectively. The sale price for these properties is the same as for the previous sales which was $3.50 per square foot. As the City policy governing these transactions requires, the buyers of these parcels will also pay 100% of the costs of completing the transactions which include surveying costs and any title work and insurance needed.

There are two reasons why the unusual triangular shape of the property being proposed for sale to the owners of Lot 1515 (blue) was created. First, City staff did not want to eliminate the option of one day extending the City's pathway to the west where we own approximately 8 acres of property that may be used for potential park expansion. Second, there is a storm drainage swale immediately adjacent to this area that City staff would recommend that we not sell or interfere with. The proposed sale has been created to preserve enough space around this drainage location so that it can be used without interference.

The size and prices of these proposed properties are as follows:

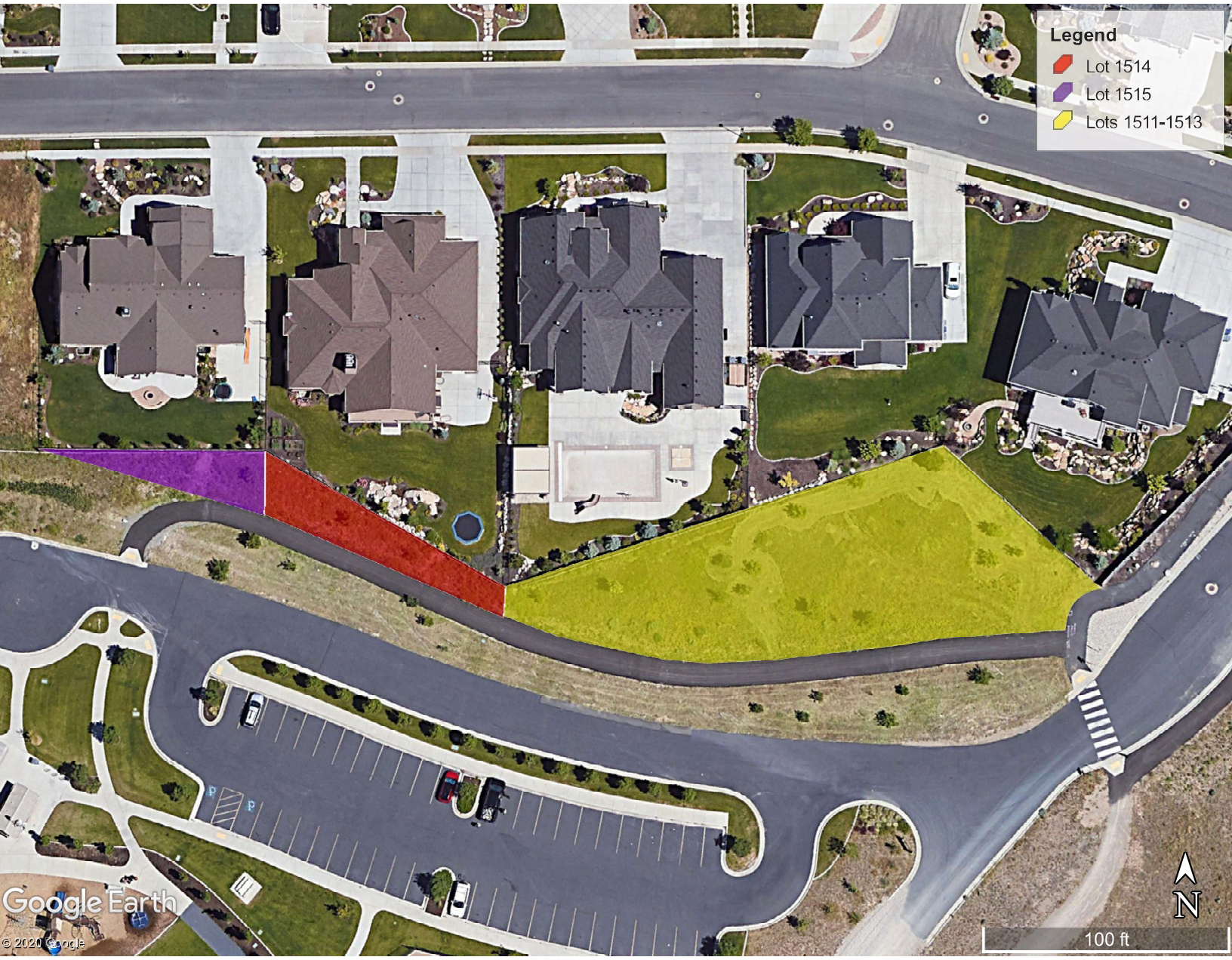
Lot 1514	1,894 square feet	$6,629
Lot 1515	1,278 square feet	$4,473

It is my recommendation that these funds be used for off-setting the costs of cameras, lighting and other security measures at this park.

Previous sales of adjacent properties generated $46,900.

PROPOSED MOTION

I move that the City Council adopt Resolution Number 2020-36R: A resolution authorizing the City Manager and City Attorney to execute the documents related to the sale of the two specific properties identified in the resolution.


Legend
Lot 1514
Lot 1515
Lots 1511-1513
Google Earth
© 2020 Google
N
100 ft

RESOLUTION NO. 2020-36R

A RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO EXECUTE THE DOCUMENTS RELATED TO THE SALE OF TWO PROPERTIES AT TUNNEL SPRINGS PARK.

WHEREAS, the City owns property along the north edge of Tunnel Springs Park on the north side of the entrance road and parking lot; and,

WHEREAS, certain neighboring residential property owners have expressed interest in purchasing portions of said property; and,

WHEREAS, the Governing Body of the City of North Salt Lake has the authority to dispose of property and has previously sold property in this location and desires to sell additional property.

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

1. The City Manager and the City Attorney are authorized to execute the Real Estate Purchase Contracts and deeds attached to this resolution and related to the sale of the two properties described therein.

2. This resolution shall become effective immediately upon passage.

PASSED and ADOPTED this 17th day of November, 2020.

ATTEST:

_____
Leonard K. Arave, Mayor

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

Name	Vote
Lisa Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____

REAL ESTATE PURCHASE AGREEMENT

AGR 2020-40A

This Real Estate Purchase Agreement ("Agreement") is made and entered into as of the ___day of _____2020, by and between Stephen D. Young and Jan H. Young, as Buyer, and The City of North Salt Lake, a Utah Municipal Corporation, as Seller.

1. Purchase and Sale of Property. Buyer hereby agrees to purchase and Seller hereby agrees to sell that certain improved real property located generally at 1014 South Parkway Drive consisting of approximately 1,894 square feet of property in North Salt Lake, Utah, as more particularly described in Exhibit "A" attached hereto (the "Property"), on the terms and conditions set forth in this Agreement.

2. Purchase Price. The Purchase Price for the Property is $8,648 all of which shall be paid on closing. This price includes the following:

a. Cost of Property: $ 6,648
b. Cost of Surveying: $ 2,000

3. Additional Consideration. Buyer agrees that, if they choose to install a fence along the newly established property line, it will be at the Buyer's sole expense, and will be staked by the Buyer and inspected by the City Engineer prior to construction. All continued maintenance and repair of the fence shall be at the sole expense of the Buyer, and the Seller shall not be held responsible for any damage that may occur to the fence as due to its proximity to the trail at Tunnel Springs Park, unless such damage is caused by the negligence of Seller.

4. Title Insurance. This Agreement and the purchase of the Property by Buyer is conditioned upon Buyer's review and approval of a title commitment for the Property and Buyer's purchase of, through a title insurance agency, an ALTA Owner's Policy of Title Insurance for the Property ("Title Policy"). The Title Policy shall be obtained and paid for by Buyer. Buyer, in its sole discretion, can waive the requirement to obtain the Title Policy.

5. Closing and Closing Costs. This transaction shall be closed on December 10, 2020 (the "Closing" or the "Closing Date"), through First American Title, (the "Closing Office"). Upon demand, Buyer and Seller shall deposit with the closing office all documents necessary to complete the purchase and sale of the subject property in accordance with this Agreement. Closing shall occur when: Buyer and Seller have signed and delivered to each other all documents required by this Agreement; the monies required to be paid under this Agreement have been delivered to the closing office in the form of wire transfer or other form of cash payment; and all required documents have been recorded. Buyer shall pay any fee charged by the Closing Office to act as escrow holder for this transaction. Buyer shall pay all other closing costs. Buyer acknowledges that Seller is not responsible for payment of any kind related to this transaction.

6. Representations and Warranties.

(a) Seller hereby represents and warrant, as follows:

(i) Seller has full power and authority to execute and deliver this Agreement and to sell the Property to Buyer on the terms and conditions set forth herein. The person or persons signing this Agreement on behalf of Seller have full power and authority to bind Seller to the terms of this Agreement.

(ii) Seller has fee title to the subject property and will convey good and marketable title to Buyer at the Closing by General Warranty Deed free of all liens, encumbrances and restrictions, if and when Buyer has complied with the requirements of Paragraph 4, Title Insurance. If Buyer waives the requirement to obtain a Title Policy for the subject property, then Seller makes no warranties as to the conditions of its title and will convey title to Buyer at closing by Quit Claim Deed.

(b) Buyer represents and warrants that Buyer has full power and authority to execute and deliver this Agreement and to purchase the Property from Seller on the terms and conditions set forth herein. The person or persons signing this Agreement on behalf of Buyer have full power and authority to bind Buyer to the terms of this Agreement.

7. Unavoidable Delay; Time is of the Essence. In the event that this sale cannot be closed by the Closing Date, or any act performed within the time period provided herein, solely due to the interruption of transport, strikes, fire, flood, extreme weather, government regulations, acts of God, or similar occurrences beyond the control of Buyer and Seller, then the Closing Date or such other time period provided herein shall be extended beyond the cessation of such condition, but in no event by more than three (3) days of such cessation. Thereafter, time is of the essence. Other than as stated in this paragraph, all extensions of time must be agreed to in writing by the parties.

8. Possession. Seller shall deliver possession of the Property immediately upon closing unless otherwise specifically agreed in writing.

9. Right of Entry. Buyer shall have the right to enter and inspect the Property, prior to the closing, only by appointment and agreement with the Seller.

10. Complete Agreement - No Oral Agreements. This Agreement constitutes the complete and entire agreement between the parties and supersedes and cancels any and all prior negotiations, representations, warranties, understandings or agreement between the parties. There are no oral agreements which modify or affect this Agreement. This Agreement cannot be changed, altered, modified or amended except by mutual written agreement of the parties.

11. No Brokerage. Neither Buyer nor Seller are represented by a real estate broker in this transaction and each party agrees to indemnify and hold harmless the other from any

claims, cost and expense, including attorney's fees, made through such party against the other for a real estate brokerage commission or other fee related to this transaction.

12. Notices. All notices under this Agreement shall either hand delivered or be sent by certified mail, return receipt requested, addressed as follows:

If to Buyer: Stephen & Jan Young
1014 South Parkway Drive
North Salt Lake, Utah, 84054

If to Seller: City Manager
City of North Salt Lake
10 East Center Street
North Salt Lake, Utah, 84054

13. Default: Attorney's Fees. Both parties agree that should either party default in any of the covenants and agreements herein contained, the defaulting party shall pay all costs and expenses, including reasonable attorney's fees, which may arise or accrue from enforcing or terminating this Agreement, or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise.

14. Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of Utah without regard to its conflicts or flaws provisions.

15. Survival. Except as otherwise provided herein, all covenants, agreements, representations and warranties set forth in this Agreement shall survive the Closing and shall not merge into any deed, assignment or other instrument executed or delivered pursuant to this Agreement.

Executed by Buyer and Seller as of the date first above written.

Buyer

_____

Buyer

_____

STATE OF UTAH)
)ss.
COUNTY OF DAVIS)

On the ____ day of _____, 2020, personally appeared before me _____, AND _____the signer(s) of this instrument, who duly acknowledged to me that they executed the same.

_____
NOTARY PUBLIC

CITY OF NORTH SALT LAKE, SELLER

_____
BY ITS MANAGER

Attest:

_____
CITY RECORDER

STATE OF UTAH)
)ss.
COUNTY OF DAVIS)

On the_____ day of _____, 2020, personally appeared before me Ken Leetham, the Manager of the City of North Salt Lake, and Linda Horrocks, the City Recorder, the signers of the within instrument, who duly acknowledged to me that they executed the same.

_____
NOTARY PUBLIC

EXHIBIT “A”

Beginning at the southeast corner of Lot 1514, Eaglepointe Estates Phase 15, according to the official plat thereof, recorded as Entry No. 2272420 in Book 4287 at Page 1116 in the office of the Davis County Recorder, State of Utah; and running thence S.0°13'28"E. 10.51 feet; thence N.67°03'37"W. 114.21 feet; thence N.0°13'28"W. 25.57 feet to the southwest corner of said Lot 1514; thence S.60°29'07"E. 120.93 feet along the southerly boundary line of said Lot 1514 to the point of beginning.

The above described parcel of land contains 1,894 square feet or 0.043 acre.

WHEN RECORDED, MAIL TO:

City Recorder
City of North Salt Lake
10 E. Center Street
North Salt Lake, Utah 84054

ALSO:
Stephen D. Young
1014 South Parkway Drive
North Salt Lake, Utah 84054

Affecting Tax ID No. 01-392-1514

Quit Claim Deed

(CITY)

Davis County

City of North Salt Lake, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to: Stephen D. Young and Jan H. Young, husband and wife as joint tenants, at 1014 South Parkway Drive, North Salt Lake, Utah 84054, Grantee(s), for the sum of TEN ($10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land, being part of an entire tract of property situate in the Northwest Quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Lot 1514, Eaglepointe Estates Phase 15, according to the official plat thereof, recorded as Entry No. 2272420 in Book 4287 at Page 1116 in the office of the Davis County Recorder, State of Utah; and running thence S.0°13'28"E. 10.51 feet; thence N.67°03'37"W. 114.21 feet; thence N.0°13'28"W. 25.57 feet to the southwest corner of said Lot 1514; thence S.60°29'07"E. 120.93 feet along the southerly boundary line of said Lot 1514 to the point of beginning. The above described parcel of land contains 1,894 square feet or 0.043 acre.

Continued on Page 2

IN WITNESS WHEREOF, said City of North Salt Lake has caused this instrument to be executed by its proper officers thereunto duly authorized, this____ day of _____, A.D. 20__.

S T A T E O F U T A H) City of North Salt Lake
) ss.
COUNTY OF) By_____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that _he is the_____ of City of North Salt Lake, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the _____ held on the _____day of_____, A.D. 20___, and said_____ acknowledged to me that said municipal corporation executed the same.

WITNESS my hand and official stamp
The date in this certificate first above written:

_____
Notary Public

REAL ESTATE PURCHASE AGREEMENT

AGR 2020-41A

This Real Estate Purchase Agreement ("Agreement") is made and entered into as of the ___day of _____2020, by and between Jacob Barlow and Jamie Barlow, as Buyer, and The City of North Salt Lake, a Utah Municipal Corporation, as Seller.

1. Purchase and Sale of Property. Buyer hereby agrees to purchase and Seller hereby agrees to sell that certain improved real property located generally at 1010 South Parkway Drive consisting of approximately 1,278 square feet of property in North Salt Lake, Utah, as more particularly described in Exhibit "A" attached hereto (the "Property"), on the terms and conditions set forth in this Agreement.

2. Purchase Price. The Purchase Price for the Property is $6,486 all of which shall be paid on closing. This price includes the following:

a. Cost of Property: $ 4,486
b. Cost of Surveying: $ 2,000

3. Additional Consideration. Buyer agrees that, if they choose to install a fence along the newly established property line, it will be at the Buyer's sole expense, and will be staked by the Buyer and inspected by the City Engineer prior to construction. All continued maintenance and repair of the fence shall be at the sole expense of the Buyer, and the Seller shall not be held responsible for any damage that may occur to the fence as due to its proximity to the trail at Tunnel Springs Park, unless such damage is caused by the negligence of Seller.

4. Title Insurance. This Agreement and the purchase of the Property by Buyer is conditioned upon Buyer's review and approval of a title commitment for the Property and Buyer's purchase of, through a title insurance agency, an ALTA Owner's Policy of Title Insurance for the Property ("Title Policy"). The Title Policy shall be obtained and paid for by Buyer. Buyer, in its sole discretion, can waive the requirement to obtain the Title Policy.

5. Closing and Closing Costs. This transaction shall be closed on December 10, 2020 (the "Closing" or the "Closing Date"), through First American Title, (the "Closing Office"). Upon demand, Buyer and Seller shall deposit with the closing office all documents necessary to complete the purchase and sale of the subject property in accordance with this Agreement. Closing shall occur when: Buyer and Seller have signed and delivered to each other all documents required by this Agreement; the monies required to be paid under this Agreement have been delivered to the closing office in the form of wire transfer or other form of cash payment; and all required documents have been recorded. Buyer shall pay any fee charged by the Closing Office to act as escrow holder for this transaction. Buyer shall pay all other closing costs. Buyer acknowledges that Seller is not responsible for payment of any kind related to this transaction.

6. Representations and Warranties.

(a) Seller hereby represents and warrant, as follows:

(i) Seller has full power and authority to execute and deliver this Agreement and to sell the Property to Buyer on the terms and conditions set forth herein. The person or persons signing this Agreement on behalf of Seller have full power and authority to bind Seller to the terms of this Agreement.

(ii) Seller has fee title to the subject property and will convey good and marketable title to Buyer at the Closing by General Warranty Deed free of all liens, encumbrances and restrictions, if and when Buyer has complied with the requirements of Paragraph 4, Title Insurance. If Buyer waives the requirement to obtain a Title Policy for the subject property, then Seller makes no warranties as to the conditions of its title and will convey title to Buyer at closing by Quit Claim Deed.

(b) Buyer represents and warrants that Buyer has full power and authority to execute and deliver this Agreement and to purchase the Property from Seller on the terms and conditions set forth herein. The person or persons signing this Agreement on behalf of Buyer have full power and authority to bind Buyer to the terms of this Agreement.

7. Unavoidable Delay; Time is of the Essence. In the event that this sale cannot be closed by the Closing Date, or any act performed within the time period provided herein, solely due to the interruption of transport, strikes, fire, flood, extreme weather, government regulations, acts of God, or similar occurrences beyond the control of Buyer and Seller, then the Closing Date or such other time period provided herein shall be extended beyond the cessation of such condition, but in no event by more than three (3) days of such cessation. Thereafter, time is of the essence. Other than as stated in this paragraph, all extensions of time must be agreed to in writing by the parties.

8. Possession. Seller shall deliver possession of the Property immediately upon closing unless otherwise specifically agreed in writing.

9. Right of Entry. Buyer shall have the right to enter and inspect the Property, prior to the closing, only by appointment and agreement with the Seller.

10. Complete Agreement - No Oral Agreements. This Agreement constitutes the complete and entire agreement between the parties and supersedes and cancels any and all prior negotiations, representations, warranties, understandings or agreement between the parties. There are no oral agreements which modify or affect this Agreement. This Agreement cannot be changed, altered, modified or amended except by mutual written agreement of the parties.

11. No Brokerage. Neither Buyer nor Seller are represented by a real estate broker in this transaction and each party agrees to indemnify and hold harmless the other from any

claims, cost and expense, including attorney's fees, made through such party against the other for a real estate brokerage commission or other fee related to this transaction.

12. Notices. All notices under this Agreement shall either hand delivered or be sent by certified mail, return receipt requested, addressed as follows:

If to Buyer: Jacob & Jamie Barlow
1010 South Parkway Drive
North Salt Lake, Utah, 84054

If to Seller: City Manager
City of North Salt Lake
10 East Center Street
North Salt Lake, Utah, 84054

13. Default: Attorney's Fees. Both parties agree that should either party default in any of the covenants and agreements herein contained, the defaulting party shall pay all costs and expenses, including reasonable attorney's fees, which may arise or accrue from enforcing or terminating this Agreement, or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise.

14. Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of Utah without regard to its conflicts or flaws provisions.

15. Survival. Except as otherwise provided herein, all covenants, agreements, representations and warranties set forth in this Agreement shall survive the Closing and shall not merge into any deed, assignment or other instrument executed or delivered pursuant to this Agreement.

Executed by Buyer and Seller as of the date first above written.

Buyer

_____

Buyer

_____

STATE OF UTAH)
)ss.
COUNTY OF DAVIS)

On the ____ day of _____, 2020, personally appeared before me _____, AND _____the signer(s) of this instrument, who duly acknowledged to me that they executed the same.

_____
NOTARY PUBLIC

CITY OF NORTH SALT LAKE, SELLER

_____
BY ITS MANAGER

Attest:

_____
CITY RECORDER

STATE OF UTAH)
)ss.
COUNTY OF DAVIS)

On the_____ day of _____, 2020, personally appeared before me Ken Leetham, the Manager of the City of North Salt Lake, and Linda Horrocks, the City Recorder, the signers of the within instrument, who duly acknowledged to me that they executed the same.

_____
NOTARY PUBLIC

EXHIBIT “A”

Beginning at the southeast corner of Lot 1515, Eaglepointe Estates Phase 15, according to the official plat thereof, recorded as Entry No. 2272420 in Book 4287 at Page 1116 in the office of the Davis County Recorder, State of Utah; and running thence S.0°13'28"E. 25.57 feet; thence N.75°52'56"W. 103.22 feet to the southwest corner of said Lot 1515; thence N.89°46'32"E. 100.00 feet along the southerly boundary line of said Lot 1515 to the point of beginning.

The above described parcel of land contains 1,278 square feet or 0.029 acre.

WHEN RECORDED, MAIL TO:

City Recorder
City of North Salt Lake
10 E. Center Street
North Salt Lake, Utah 84054

ALSO:
Jacob Barlow
1010 South Parkway Drive
North Salt Lake, Utah 84054

Affecting Tax ID No. 01-392-1515

Quit Claim Deed

(CITY)

Davis County

City of North Salt Lake, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to: Jacob Barlow and Jamie Barlow, husband and wife as joint tenants, at 1010 South Parkway Drive, North Salt Lake, Utah 84054, Grantee(s), for the sum of TEN ($10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land, being part of an entire tract of property situate in the Northwest Quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Lot 1515, Eaglepointe Estates Phase 15, according to the official plat thereof, recorded as Entry No. 2272420 in Book 4287 at Page 1116 in the office of the Davis County Recorder, State of Utah; and running thence S.0°13'28"E. 25.57 feet; thence N.75°52'56"W. 103.22 feet to the southwest corner of said Lot 1515; thence N.89°46'32"E. 100.00 feet along the southerly boundary line of said Lot 1515 to the point of beginning. The above described parcel of land contains 1,278 square feet or 0.029 acre.

Continued on Page 2

IN WITNESS WHEREOF, said City of North Salt Lake has caused this instrument to be executed by its proper officers thereunto duly authorized, this____ day of _____, A.D. 20__.

S T A T E O F U T A H) City of North Salt Lake

) ss.

COUNTY OF) By_____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that _he is the_____ of City of North Salt Lake, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the _____ held on the _____day of_____, A.D. 20___, and said_____ acknowledged to me that said municipal corporation executed the same.

WITNESS my hand and official stamp
The date in this certificate first above written:

_____
Notary Public

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: Sherrie Llewelyn, Community Development Director

DATE: November 17, 2020

SUBJECT: Consideration of Resolution 2020-32R: authorizing the negotiation for acquisition of a public right of way easement and possible eminent domain action

RECOMMENDATION

The Development Review Committee recommends approval of Resolution 2020-32R with the following findings:

1. The proposed real property interests are required to construct a sidewalk along Redwood Road between approximately 1000 North to 1200 North;
2. It is in the public interest that the City acquire the property for the public interest for the public purpose stated here.

BACKGROUND

The City has obtained grant funding from UDOT for the construction of a sidewalk along Redwood Road between 1000 North and 1200 North. Unfortunately, there is not enough right of way for the required sidewalk. The sidewalk will be an eight-foot asphalt path against the curb. The improvement is being located to reduce the impact on the property owners from whom the City is requesting right of way. The sidewalk is not being placed or proposed within the required 24 foot landscaped area, and will require any future redevelopment of the properties to relocate the sidewalk and install the required street landscaping.

Notifications in accordance with State Code 78B-6-504 have been delievered personally by staff to the listed residential addresses of all property owners on November 3, 2020. The letter contained a purchase offer of $7 per sq. ft. of right of way necessary (approximately 3,000-3,500 sq. ft. from each property owner). The letter also invited the property owners to attend the City Council meeting to discuss the offer and negotiate further with the Council.

The properties north of 1100 North are owned by Armor Investments, represented by Daniel Hunter. Staff has communicated with Mr. Hunter who is willing to enter into negotiations for the purchase. He has requested a survey of the requested property and appraisal prior to negotiationg further. Staff has ordered the survey and appraisal.

The properties south of 1100 North are owned by Paul Hunter. Mr. Hunter has not communicated with the City staff at this time.

The proposed resolution authorizes city staff to negotiate with the property owners on the Council's behalf. In the event that an agreement cannot be reached, the resolution authorizes the City Attorney to begin the process to obtain the right of way easement via condemnation. No action can be filed until December 3, 2020, which is 30 days after the required notices were delivered to the property owners.

POSSIBLE MOTION

I move that the City Council approve RES2020-32R authorizing the acquisition of right of way along Redwood Road between 1000 North and 1200 North for a public sidewalk through negotiation or through use of eminent domain, with the following findings:

1. The proposed real property interests are required to construct a sidewalk along Redwood Road between approximately 1000 North to 1200 North;
2. It is in the public interest that the City acquire the property for the public interest for the public purpose stated here.

Attachments

1) Aerial Map

Aerial
Redwood Road Sidewalk



RESOLUTION NO. 2020-32R

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY BY THE CITY OF NORTH SALT LAKE BY NEGOTIATION OR THROUGH THE USE OF THE POWER OF EMINENT DOMAIN (CONDEMNATION)

WHEREAS, the City of North Salt Lake, hereinafter referred to as "the City," is a Utah Municipal Corporation.

WHEREAS, the governing body of the City has determined that certain real property interests need to be acquired in order construct a sidewalk in a public right of way along Redwood Road in the City, between approximately 1000 N. and 1200 N., hereinafter referred to as the "public purpose;" and

WHEREAS, it is desirable and in the public interest to undertake and carry out the acquisition of certain real property interest for the public purpose described herein; and

WHEREAS, the City has, through its representatives from the City, negotiated with the property owners in an effort to acquire the property interest; and

WHEREAS, the City has authority under Utah Code 78B-6-504 to acquire property for public purposes through the use of eminent domain; and

WHEREAS, the City has invited the property owners to attend a Council Meeting to discuss the possibility of acquiring the property through negotiation or through the use of eminent domain and has given the property owners 14 days written notice of the date time and place of such meeting; and

WHEREAS, the real property interest, which is sought by the City, is described as Parcel A and Parcel B in the attached **Exhibit A**:

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of North Salt Lake that the City is hereby authorized to acquire by negotiation, complying with the statutes relating to eminent domain, and the requirements to negotiate in good faith, the above-described real property for its fair market value, or if the effort to acquire the subject real property by negotiation fails, hereby authorizes the City Attorney to undertake condemnation action on behalf of the City to acquire, in the name of the City, the above-described real property interest in accordance with the statutes relating to eminent domain, and if necessary, to make application in Court having jurisdiction for an Order of Immediate Occupancy permitting the City to take immediate possession of the identified parcel of real property or interest therein for the public purposes described above.

OWNER OF RECORD

The Owner of Record of the subject properties are:

Parcel A: Armor Investments (parcels 06-082-0059 & 06-082-0120)
Parcel B: Paul C. & Rosemarie Hunter, trustees (parcels 06-082-0236 & 06-082-0116)

APPROVED AND ADOPTED by the City Council of North Salt Lake, Davis County, Utah, this_____day of _____ 2020.

ATTEST:

_____
Leonard K. Arave, Mayor

_____
Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

Name	Vote
Lisa Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____

(EXHIBIT “A”)

A temporary construction easement being part of

A permanent right of way over a parcel of land being part of