CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING
NOTICE & AGENDA
OCTOBER 4, 2022

Posted September 29, 2022

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on **October 4, 2022** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm followed by the regular session at 7:00 pm in the Council Chambers. Some members may participate electronically via Zoom. The public may attend in person or via Zoom; however, the electronic meeting option does not allow for participation during public hearings or comment periods. Please see instructions attached to this agenda to attend and view the meeting via Zoom.

The following items of business will be discussed; the order of business may be changed as time permits.

WORK SESSION – 6:00 p.m.

1. Presentation – Monthly Financial Report for Period Ending August 31, 2022
2. Presentation Related to Municipal Court by Jodi Adamson, Court Clerk
3. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer and Pledge of Allegiance ~ Councilmember Gordon
3. Citizen Comment
4. Consideration of **Resolution 2022-37R**: A Resolution Declaring the City of North Salt Lake's Intent to Consider Annexation of the Val Verda Area, also known as Area B on the City's Adopted Annexation Policy Plan
5. Consideration of a Plat Amendment to Lots 28B and 28C of the North Salt Lake Industrial Park Plat C, Located at 450 and 470 West 100 North, VRM Properties LLC, Tyler McNeil, Applicant
6. Consideration of Final Plat Approval for Eaglewood Cove Subdivision Phase 15, Plat 1, a 2 Lot Residential Subdivision Located at 1380 East and 616 South Wood Oaks Loop, EWC 15 Development LLC, Wilford Cannon, Applicant
7. Consideration of **Ordinance 2022-07:** An Ordinance Rezoning Property Located at Approximately 2596 South and 1095 North Redwood Road, from General Commercial (CG) to P-District and Approving a Development Agreement (**2022-25A**) for Clifton Place, Brighton Homes Utah LLC, Applicant
8. Consideration of Preliminary Plan Approval for Clifton Located at Approximately 2596 South and 1095 North Redwood Road, Proposing 185 For-Sale Townhomes and 2 Commercial Lots, Taylor Spendlove, Brighton Homes Utah LLC, Applicant

9. Consideration of **Resolution 2022-38R**: A Resolution Authorizing the Mayor to Sign the Ostler Subdivision Final Plat Located at Approximately 1950 South 1100 West in Woods Cross
10. Discussion Related to the City's Participation in the Senior Lunch Bunch
11. Consideration of Hiring Recommendation for the City's Public Works Director
12. Approval of City Council Minutes of September 20, 2022
13. Action Items
14. Council Reports
15. City Attorney Report
16. Mayor's Report
17. City Manager Report
18. Adjourn

CLOSED SESSION

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

This meeting has an option to attend electronically via Zoom, with joining information below:
Topic: October 4, 2022 City Council Meeting
Time: October 4, 2022, 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/85801536045

Webinar ID: 858 0153 6045

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

Notice of Posting:
I, the duly appointed Deputy 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 29th day of September, 2022.

Dated this 29th day of September, 2022.

Sheree Pace

CITY OF NORTH SALT LAKE
FINANCE DEPARTMENT

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

Brian J. Horrocks
Mayor

Heidi Voordeckers
Finance Director

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Heidi Voordeckers, Finance Director

DATE: October 4, 2022

SUBJECT: Monthly financial statement for the period ended August 31, 2022

BACKGROUND

Per the Uniform Fiscal Procedures Act for Cities, a monthly summary financial report, and a quarterly detailed financial report, shall be prepared and presented to the governing body of each City.

Attached to this memo, please find the "Revenue and Expense with Comparison to Budget" report for the period ended August 31, 2022. A two-page "Monthly Financial Summary" is also attached, providing a concise view of the City's financial activities.

SUMMARY

Activity for the first two months of the fiscal year is in-line with budget. General fund tax revenues for July and August have yet to be distributed by the State and County and will be recorded on the September and October financial statements. Other items of interest include:

- Year-to-date Interest revenues on the PTIF balance are up almost $80k compared to last year ~ from $14,431 to $93,312 for the first two periods. This is largely due to the rise in federal interest rates, as well as an increase in balance of approximately $3.5M.

- Year-over-year Utility revenues are up an average of 11.5% in water, garbage, and recycling as anticipated from the rate increase that took effect on June 1, 2022. Storm water revenues are up 17.74% (the increase from $6 per ERU to $7 per ERU is 16.67%), so these revenues are tracking as expected as well.

- Impact fee revenues are down almost 35% from prior year to date ($234k in FY 2022 compared to $153k in FY 2023). Staff will continue to monitor these revenues and may recommend budget adjustments further into the year.

- Not surprisingly, wages and benefits comprise the largest portion of the City-wide budget at $11M/year. Year-to-date wages and benefits are ahead of prior year by 5% ($1,811,177 compared to $1,726,798). With 17% of FY 2023 elapsed, wages and benefits are 17% expended.

ACTION

There is no action required of the Council related to the presentation of this monthly financial report.

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAX REVENUE						
10-1031-31101	PROPERTY TAX - GENERAL	.00	.00	.00	2,867,877.00	2,867,877.00	.0
10-1031-31102	PRIOR YEARS DELINQUENT	.00	.00	.00	2,000.00	2,000.00	.0
10-1031-31103	FEE IN LIEU OF PERS PROP TAXES	.00	.00	.00	145,000.00	145,000.00	.0
10-1031-31300	SALES AND USE TAX	.00	.00	.00	6,390,627.00	6,390,627.00	.0
10-1031-31303	ENERGY SALES AND USE - POWER	131,431.44	127,317.74	127,317.74	1,168,818.00	1,041,500.26	10.9
10-1031-31304	ENERGY SALES AND USE - GAS	.00	.00	.00	492,197.00	492,197.00	.0
10-1031-31305	TRANSIENT ROOM AND SHORT TERM	.00	.00	.00	40,000.00	40,000.00	.0
10-1031-31401	CABLE TAX	.00	.00	.00	149,278.00	149,278.00	.0
10-1031-31402	TELEPHONE TAX	.00	.00	.00	107,779.00	107,779.00	.0
	TOTAL TAX REVENUE	131,431.44	127,317.74	127,317.74	11,363,576.00	11,236,258.26	1.1
	LICENSES AND PERMITS						
10-1032-32100	BUSINESS LICENSES AND PERMITS	1,502.75	2,040.00	2,780.00	232,000.00	229,220.00	1.2
	TOTAL LICENSES AND PERMITS	1,502.75	2,040.00	2,780.00	232,000.00	229,220.00	1.2
	INTERGOVERNMENTAL						
10-1033-33101	CAPITAL GRANTS - FEDERAL	1,239,604.50	.00	1,239,604.50	1,239,604.00	(.50)	100.0
10-1033-33201	OPERATING GRANTS - STATE	.00	.00	451.68	5,000.00	4,548.32	9.0
10-1033-33204	CONTRIBUTIONS FROM OTHER GOV	.00	.00	.00	526,718.00	526,718.00	.0
10-1033-33205	STATE C ROAD	.00	.00	.00	834,613.00	834,613.00	.0
10-1033-33207	STATE LIQUOR FUND ALLOTMENT	.00	.00	.00	20,000.00	20,000.00	.0
	TOTAL INTERGOVERNMENTAL	1,239,604.50	.00	1,240,056.18	2,625,935.00	1,385,878.82	47.2
	CHARGES FOR SERVICES						
10-1034-34201	FEES-RECREATION PROGRAMS	14,491.90	8,988.00	13,836.82	40,000.00	26,163.18	34.6
10-1034-34203	PARKING CITATIONS	60.00	.00	.00	1,800.00	1,800.00	.0
10-1034-34204	FEES POLICE	1,252.00	1,253.50	2,353.50	25,000.00	22,646.50	9.4
10-1034-34205	PLAN CHECK	29,486.53	21,865.56	30,885.48	200,000.00	169,114.52	15.4
10-1034-34206	ZONING & SUBDIVISION PLANNING	(63,350.00)	27,625.00	27,625.00	20,000.00	(7,625.00)	138.1
10-1034-34207	INFRASTRUCTURE INSPECTION	.00	1,170.00	1,170.00	50,000.00	48,830.00	2.3
10-1034-34208	PERMIT FEE - INSPECTION	103,051.15	75,245.49	96,710.55	425,000.00	328,289.45	22.8
10-1034-34301	LIBERTY FESTIVAL REVENUE	944.00	.00	21,109.00	.00	(21,109.00)	.0
10-1034-34302	LIBERTY FEST CAR SHOW	.00	.00	5,000.00	.00	(5,000.00)	.0
10-1034-34400	SALES AND SERVICE EXCAVATION	24,215.25	37,147.75	38,280.75	30,000.00	(8,280.75)	127.6
10-1034-34401	MATERIALS AND SUPPLIES SALES	.00	.00	.00	2,000.00	2,000.00	.0
10-1034-34601	RENTS-PARKS AND BALL FIELDS	3,552.00	(1,785.00)	(1,609.00)	25,000.00	26,609.00	(6.4)
	TOTAL CHARGES FOR SERVICES	113,702.83	171,510.30	235,362.10	818,800.00	583,437.90	28.7

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	JUDICIAL REVENUE						
10-1035-35100	COURT FINES & BAIL FORFEITURES	59,600.89	24,823.10	68,613.74	350,000.00	281,386.26	19.6
	TOTAL JUDICIAL REVENUE	59,600.89	24,823.10	68,613.74	350,000.00	281,386.26	19.6
	MISCELLANEOUS						
10-1037-36000	MISCELLANEOUS	(51.86)	178.10	398.10	20,000.00	19,601.90	2.0
10-1037-36100	INTEREST EARNINGS	2,441.39	8,956.15	14,645.05	15,000.00	354.95	97.6
10-1037-36200	DIVIDENDS - AWARDS	.00	4,887.00	4,887.00	20,000.00	15,113.00	24.4
10-1037-36300	CREDIT CARD USE FEE	2,579.29	2,836.59	4,135.54	12,000.00	7,864.46	34.5
	TOTAL MISCELLANEOUS	4,968.82	16,857.84	24,065.69	67,000.00	42,934.31	35.9
	OTHER FINANCING SOURCES						
10-1038-36700	CONTRIBUTIONS	5,500.00	.00	.00	25,000.00	25,000.00	.0
10-1038-37125	TRANSFERS FROM RDA	.00	.00	.00	103,909.00	103,909.00	.0
10-1038-37300	GAIN ON DISPOSAL OF CAPITAL AS	.00	.00	.00	5,000.00	5,000.00	.0
10-1038-37990	FUND BALANCE - USE OF	.00	.00	.00	619,815.00	619,815.00	.0
	TOTAL OTHER FINANCING SOURCES	5,500.00	.00	.00	753,724.00	753,724.00	.0
	TOTAL FUND REVENUE	1,556,311.23	342,548.98	1,698,195.45	16,211,035.00	14,512,839.55	10.5
	GOVERNING COUNCIL						
10-1101-41101	WAGE REGULAR EMPLOYEES	11,055.86	6,479.50	13,111.67	67,500.00	54,388.33	19.4
10-1101-41200	EMPLOYEE BENEFITS	20,333.91	4,057.29	10,965.45	102,000.00	91,034.55	10.8
10-1101-41201	EMPLOYEE ALLOWANCES	450.00	.00	7.70	2,700.00	2,692.30	.3
10-1101-42100	PROF & TECHNICAL SERVICES	3,333.33	3,333.33	3,333.33	40,000.00	36,666.67	8.3
10-1101-42105	PROF & TECHNICAL SERVICES-ATTY	.00	.00	.00	5,000.00	5,000.00	.0
10-1101-42109	ELECTIONS	.00	.00	.00	10,000.00	10,000.00	.0
10-1101-42400	ADVERTISING AND PUBLIC NOTICES	.00	.00	.00	5,000.00	5,000.00	.0
10-1101-42900	TRAVEL, EDUCATION AND TRAINING	.00	553.11	553.11	10,000.00	9,446.89	5.5
10-1101-43400	TELECOMMUNICATION	.00	225.00	450.00	.00	(450.00)	.0
10-1101-45200	OPERATING SUPPLIES	1,017.01	522.03	659.34	12,000.00	11,340.66	5.5
10-1101-45400	BOOKS, PUBLICATIONS, & SUBSCRI	575.00	.00	.00	24,000.00	24,000.00	.0
	TOTAL GOVERNING COUNCIL	36,765.11	15,170.26	29,080.60	278,200.00	249,119.40	10.5

NORTH SALT LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CHIEF ADMINISTRATIVE OFFICER						
10-1103-41101	WAGE REGULAR EMPLOYEES	42,794.69	26,958.87	54,881.13	348,000.00	293,118.87	15.8
10-1103-41200	EMPLOYEE BENEFITS	19,830.63	11,816.43	25,907.80	166,000.00	140,092.20	15.6
10-1103-41201	EMPLOYEE ALLOWANCES	1,296.03	496.16	1,188.47	6,000.00	4,811.53	19.8
10-1103-42100	PROF & TECHNICAL SERVICES	.00	.00	.00	3,000.00	3,000.00	.0
10-1103-42400	ADVERTISING AND PUBLIC NOTICES	99.81	19.53	83.55	.00	(83.55)	.0
10-1103-42900	TRAVEL, EDUCATION AND TRAINING	35.34	40.98	278.31	6,000.00	5,721.69	4.6
10-1103-43400	TELECOMMUNICATION	225.73	224.38	396.88	3,060.00	2,663.12	13.0
10-1103-45211	INDIRECT COST ALLOCATION	(13,157.60)	(12,333.33)	(24,666.66)	(148,000.00)	(123,333.34)	(16.7)
10-1103-45400	BOOKS, PUBLICATIONS & SUBSCRIP	93.40	83.40	16,876.46	3,000.00	(13,876.46)	562.6
10-1103-45603	MACHINERY AND EQUIPMENT	.00	.00	.00	2,200.00	2,200.00	.0
	TOTAL CHIEF ADMINISTRATIVE OFFIC	51,218.03	27,306.42	74,945.94	389,260.00	314,314.06	19.3
	FINANCIAL						
10-1104-41101	WAGE REGULAR EMPLOYEES	48,106.02	25,232.79	51,568.06	343,500.00	291,931.94	15.0
10-1104-41102	TEMPORARY EMPLOYEES	.00	.00	.00	26,000.00	26,000.00	.0
10-1104-41103	OVERTIME	857.16	.00	852.59	1,000.00	147.41	85.3
10-1104-41200	EMPLOYEE BENEFITS	25,215.05	12,424.54	28,875.67	179,500.00	150,624.33	16.1
10-1104-41201	EMPLOYEE ALLOWANCES	.00	545.00	1,372.22	6,000.00	4,627.78	22.9
10-1104-42900	TRAVEL, EDUCATION AND TRAINING	.00	495.00	495.00	3,000.00	2,505.00	16.5
10-1104-43400	TELECOMMUNICATION	86.15	313.33	635.83	1,500.00	864.17	42.4
10-1104-45211	INDIRECT COST ALLOCATION	(42,442.80)	(22,250.00)	(44,500.00)	(267,000.00)	(222,500.00)	(16.7)
10-1104-45400	BOOKS, PUBLICATIONS, & SUBSCRI	257.40	.00	.00	700.00	700.00	.0
	TOTAL FINANCIAL	32,078.98	16,760.66	39,299.37	294,200.00	254,900.63	13.4
	ADMINISTRATIVE SUPPORT						
10-1120-42000	GEN & CONTRACTED SERVICES-IT	9,112.72	5,706.50	13,556.50	60,000.00	46,443.50	22.6
10-1120-42100	PROF & TECHNICAL SERVICES	6,857.37	.00	13,920.54	70,000.00	56,079.46	19.9
10-1120-42105	PROF & TECHNICAL SERVICES-ATTY	2,847.00	5,494.00	5,494.00	30,000.00	24,506.00	18.3
10-1120-42110	BANK CHARGES	17,046.04	2,403.23	10,891.03	17,000.00	6,108.97	64.1
10-1120-42300	INSURANCE - RISK MANAGEMENT	.00	.00	47,585.13	186,018.00	138,432.87	25.6
10-1120-45100	OFFICE SUPPLIES	938.88	299.67	494.98	17,000.00	16,505.02	2.9
10-1120-45202	EMPLOYEE APPRECIATION	2,216.19	4,624.91	4,624.91	30,000.00	25,375.09	15.4
10-1120-45211	INDIRECT COST ALLOCATION	.00	(2,833.33)	(5,666.66)	(34,000.00)	(28,333.34)	(16.7)
10-1120-48504	COMPUTERS & EQUIPMENT - IT	1,567.00	.00	.00	40,000.00	40,000.00	.0
10-1120-49011	INTERDEPARTMENTAL FLEET FUEL	50.00	(10.37)	(10.37)	500.00	510.37	(2.1)
10-1120-49012	INTERDEPARTMENTAL FLEET R&M	262.60	172.20	312.20	1,700.00	1,387.80	18.4
10-1120-49013	FLEET PARTS AND SUPPLIES	.00	.00	19.60	2,400.00	2,380.40	.8
10-1120-49014	INTERDEPARTMENTAL ANNUAL CAP	600.00	300.00	600.00	3,600.00	3,000.00	16.7
	TOTAL ADMINISTRATIVE SUPPORT	41,497.80	16,156.81	91,821.86	424,218.00	332,396.14	21.6

NORTH SALT LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING AND ZONING						
10-1130-41101	WAGE REGULAR EMPLOYEES	38,578.76	23,825.70	49,339.29	320,000.00	270,660.71	15.4
10-1130-41102	TEMPORARY EMPLOYEES	1,537.50	885.00	1,788.50	7,500.00	5,711.50	23.9
10-1130-41103	OVERTIME	54.27	18.05	126.91	1,000.00	873.09	12.7
10-1130-41200	EMPLOYEE BENEFITS	24,853.95	14,628.30	34,487.50	184,500.00	150,012.50	18.7
10-1130-41201	EMPLOYEE ALLOWANCES	1,153.85	461.54	1,153.85	6,500.00	5,346.15	17.8
10-1130-42106	PROF & TECH SERVICES-ECON DEV	.00	.00	.00	8,000.00	8,000.00	.0
10-1130-42400	ADVERTISING AND PUBLIC NOTICES	.00	.00	.00	800.00	800.00	.0
10-1130-42900	TRAVEL, EDUCATION AND TRAINING	.00	1,327.53	1,327.53	2,500.00	1,172.47	53.1
10-1130-43400	TELECOMMUNICATION	590.19	205.00	512.50	2,100.00	1,587.50	24.4
10-1130-45200	OPERATING SUPPLIES	68.71	5.50	76.94	500.00	423.06	15.4
10-1130-45400	BOOKS, PUBLICATIONS & SUBSCRIP	4,353.60	.00	.00	5,000.00	5,000.00	.0
10-1130-46010	GRANT - CONTRACT PAYMENTS	.00	.00	9,900.00	.00	(9,900.00)	.0
10-1130-49011	INTERDEPARTMENTAL FLEET FUEL	.00	.00	.00	800.00	800.00	.0
10-1130-49012	INTERDEPARTMENTAL FLEET R&M	.00	74.16	74.16	.00	(74.16)	.0
10-1130-49013	FLEET PARTS AND SUPPLIES	.00	.00	11.68	2,300.00	2,288.32	.5
	TOTAL PLANNING AND ZONING	71,190.83	41,430.78	98,798.86	541,500.00	442,701.14	18.3
	GENERAL GOVERNMENT BUILDING						
10-1140-42000	GENERAL & CONTRACTED SERVICES	7,320.25	10,671.91	14,899.14	60,000.00	45,100.86	24.8
10-1140-43100	WATER AND SEWERAGE	1,302.00	.00	1,596.00	3,800.00	2,204.00	42.0
10-1140-43200	NATURAL GAS	881.13	1,953.81	1,953.81	15,000.00	13,046.19	13.0
10-1140-43300	ELECTRICITY	6,004.02	6,588.19	6,683.75	44,000.00	37,316.25	15.2
10-1140-43400	TELECOMMUNICATION	2,534.64	1,264.46	2,516.97	17,000.00	14,483.03	14.8
10-1140-45200	OPERATING SUPPLIES	212.83	743.05	1,016.84	9,000.00	7,983.16	11.3
10-1140-45211	INDIRECT COST ALLOCATION	.00	(2,650.00)	(5,300.00)	(31,800.00)	(26,500.00)	(16.7)
10-1140-45603	MACHINERY AND EQUIPMENT	.00	.00	.00	10,000.00	10,000.00	.0
10-1140-49011	FLEET FUEL CHARGES	.00	(2.24)	(2.24)	.00	2.24	.0
	TOTAL GENERAL GOVERNMENT BUIL	18,254.87	18,569.18	23,364.27	127,000.00	103,635.73	18.4
	PUBLIC WORKS BUILDING						
10-1142-42000	GENERAL & CONTRACTED SERVICES	3,134.96	3,356.67	4,011.67	22,000.00	17,988.33	18.2
10-1142-43100	WATER AND SEWERAGE	279.00	.00	342.00	2,500.00	2,158.00	13.7
10-1142-43200	NATURAL GAS	30.16	34.83	34.83	6,000.00	5,965.17	.6
10-1142-43300	ELECTRICITY	1,010.78	.00	.00	10,000.00	10,000.00	.0
10-1142-45200	OPERATING SUPPLIES	2,773.83	4,454.70	5,385.99	20,000.00	14,614.01	26.9
10-1142-45211	INDIRECT COST ALLOCATION	.00	(3,150.00)	(6,300.00)	(37,800.00)	(31,500.00)	(16.7)
10-1142-45603	MACHINERY AND EQUIPMENT	1,007.00	.00	8,626.00	15,000.00	6,374.00	57.5
	TOTAL PUBLIC WORKS BUILDING	8,235.73	4,696.20	12,100.49	37,700.00	25,599.51	32.1

NORTH SALT LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	BUILDING INSPECTION						
10-1171-41101	WAGE REGULAR EMPLOYEES	25,702.06	7,492.24	19,885.21	155,000.00	135,114.79	12.8
10-1171-41103	OVERTIME	20.44	.00	.00	2,000.00	2,000.00	.0
10-1171-41200	EMPLOYEE BENEFITS	20,348.98	4,685.87	12,472.02	96,000.00	83,527.98	13.0
10-1171-42000	GENERAL & CONTRACTED SERVICES	327.03	2,787.50	2,787.50	5,000.00	2,212.50	55.8
10-1171-42900	TRAVEL, EDUCATION AND TRAINING	.00	.00	.00	1,000.00	1,000.00	.0
10-1171-43400	TELECOMMUNICATION	26.85	77.05	144.55	600.00	455.45	24.1
10-1171-45400	BOOKS, PUBLICATIONS AND SUBSCR	.00	.00	.00	2,000.00	2,000.00	.0
10-1171-49011	INTERDEPARTMENTAL FLEET FUEL	85.70	(42.12)	(42.12)	1,200.00	1,242.12	(3.5)
10-1171-49012	INTERDEPARTMENTAL FLEET R&M	595.92	360.00	690.00	4,000.00	3,310.00	17.3
10-1171-49013	FLEET PARTS AND SUPPLIES	.00	.00	.00	2,300.00	2,300.00	.0
10-1171-49014	INTERDEPARTMENTAL ANNUAL CAP	600.00	300.00	600.00	3,600.00	3,000.00	16.7
	TOTAL BUILDING INSPECTION	47,706.98	15,660.54	36,537.16	272,700.00	236,162.84	13.4
	GENERAL GOVT NON OPERATING						
10-1900-49140	TRANSFERS TO CAPITAL PROJECTS	.00	103,300.00	206,600.00	1,239,605.00	1,033,005.00	16.7
10-1900-49144	TRANSFERS TO ROAD CAPITAL	.00	58,750.00	117,500.00	705,000.00	587,500.00	16.7
10-1900-49244	TRANSFERS TO ROAD CAPITAL-REST	.00	96,194.00	192,388.00	1,154,331.00	961,943.00	16.7
	TOTAL GENERAL GOVT NON OPERATI	.00	258,244.00	516,488.00	3,098,936.00	2,582,448.00	16.7
	JUDICIAL						
10-2030-41000	PERSONNEL SERVICES JUSTICE OF	8,732.42	4,769.69	9,539.38	58,000.00	48,460.62	16.5
10-2030-41101	WAGE REGULAR EMPLOYEES	18,669.84	9,720.74	20,298.41	130,000.00	109,701.59	15.6
10-2030-41103	OVERTIME	170.78	.00	170.56	5,000.00	4,829.44	3.4
10-2030-41200	EMPLOYEE BENEFITS	13,153.93	5,863.40	13,324.59	78,000.00	64,675.41	17.1
10-2030-42100	PROF & TECHNICAL SERVICES	253.28	354.58	422.12	3,500.00	3,077.88	12.1
10-2030-42110	BANK CHARGES	1,230.94	1,378.60	1,800.22	13,000.00	11,199.78	13.9
10-2030-43400	TELECOMMUNICATION	384.06	180.48	382.18	2,500.00	2,117.82	15.3
10-2030-45100	OFFICE SUPPLIES	142.08	162.71	219.61	5,000.00	4,780.39	4.4
10-2030-45200	OPERATING SUPPLIES	.00	129.79	129.79	2,000.00	1,870.21	6.5
10-2030-45603	MACHINERY AND EQUIPMENT	.00	.00	.00	7,500.00	7,500.00	.0
10-2030-47100	JURY AND WITNESS PAYMENTS	.00	.00	.00	2,000.00	2,000.00	.0
	TOTAL JUDICIAL	42,737.33	22,559.99	46,286.86	306,500.00	260,213.14	15.1
	JUSTICE COURT						
10-2035-42107	PROF & TECHNICAL - DEFENDER	1,500.00	1,500.00	3,000.00	20,000.00	17,000.00	15.0
10-2035-42108	PROF & TECHNICAL - PROSECUTOR	4,000.00	2,600.00	5,400.00	50,000.00	44,600.00	10.8
10-2035-42111	ADMINISTRATIVE LIQUOR RELATED	.00	1,400.00	2,600.00	10,000.00	7,400.00	26.0
	TOTAL JUSTICE COURT	5,500.00	5,500.00	11,000.00	80,000.00	69,000.00	13.8

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ANIMAL CONTROL AND REGULATION						
10-2100-42000	GENERAL & CONTRACTED SERVICES	4,816.64	5,751.67	5,751.67	34,600.00	28,848.33	16.6
	TOTAL ANIMAL CONTROL AND REGUL	4,816.64	5,751.67	5,751.67	34,600.00	28,848.33	16.6
	EMERGENCY MANAGEMENT						
10-2120-45200	OPERATING SUPPLIES - CARES	130.64	.00	.00	.00	.00	.0
	TOTAL EMERGENCY MANAGEMENT	130.64	.00	.00	.00	.00	.0
	POLICE						
10-2400-41101	WAGE REGULAR EMPLOYEES	288,027.93	165,677.81	351,352.71	2,325,000.00	1,973,647.29	15.1
10-2400-41103	OVERTIME	12,459.80	8,818.31	18,382.94	104,325.00	85,942.06	17.6
10-2400-41104	NSL LIVE OVERTIME	1,152.87	922.88	1,181.29	20,000.00	18,818.71	5.9
10-2400-41200	EMPLOYEE BENEFITS	224,735.99	105,727.16	257,239.72	1,432,000.00	1,174,760.28	18.0
10-2400-41202	EMPLOYEE ALLOWANCES - UNIFORM	2,459.03	1,160.51	2,171.67	33,572.00	31,400.33	6.5
10-2400-41205	TUITION REIMBURSEMENT	.00	.00	1,500.00	3,000.00	1,500.00	50.0
10-2400-42100	PROF & TECHNICAL SERVICES	1,685.35	121.75	121.75	42,000.00	41,878.25	.3
10-2400-42101	PROF & TECHNICAL SERVICES-CAM	.00	.00	.00	51,000.00	51,000.00	.0
10-2400-42120	RENTAL OF EQUIPMENT & VEHICLES	1,210.00	605.00	1,210.00	13,500.00	12,290.00	9.0
10-2400-42900	TRAVEL, EDUCATION AND TRAINING	700.00	100.00	610.00	25,000.00	24,390.00	2.4
10-2400-43400	TELECOMMUNICATION EMPLOYEES	1,529.53	2,466.38	2,668.88	26,000.00	23,331.12	10.3
10-2400-45100	OFFICE SUPPLIES	14.16	51.97	51.97	3,000.00	2,948.03	1.7
10-2400-45200	OPERATING SUPPLIES	2,115.01	614.08	755.06	7,900.00	7,144.94	9.6
10-2400-45400	BOOKS, PUBLICATIONS AND SUBSCR	7,303.00	3,295.04	4,431.04	12,000.00	7,568.96	36.9
10-2400-45603	MACHINERY AND EQUIPMENT	665.51	7,408.96	7,587.96	90,000.00	82,412.04	8.4
10-2400-49011	INTERDEPARTMENTAL FLEET FUEL	7,454.45	5,290.07	5,290.07	94,500.00	89,209.93	5.6
10-2400-49012	INTERDEPARTMENTAL FLEET R&M	19,309.24	9,938.58	16,237.73	83,700.00	67,462.27	19.4
10-2400-49013	FLEET PARTS AND SUPPLIES	.00	.00	1,361.70	51,000.00	49,638.30	2.7
10-2400-49014	INTERDEPARTMENTAL ANNUAL CAP	35,333.32	16,520.00	33,040.00	198,300.00	165,260.00	16.7
	TOTAL POLICE	606,155.19	328,718.50	705,194.49	4,615,797.00	3,910,602.51	15.3
	POLICE-CODE ENFORCEMENT						
10-2401-41101	WAGE REGULAR EMPLOYEES	5,943.76	.00	.00	.00	.00	.0
10-2401-41200	EMPLOYEE BENEFITS	4,443.99	.00	.00	.00	.00	.0
10-2401-49011	INTERDEPARTMENTAL FLEET FUEL	87.00	(38.79)	(38.79)	.00	38.79	.0
10-2401-49012	INTERDEPARTMENTAL FLEET R&M	204.00	.00	.00	.00	.00	.0
	TOTAL POLICE-CODE ENFORCEMENT	10,678.75	(38.79)	(38.79)	.00	38.79	.0

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE - NON-SWORN						
10-2404-41101	WAGE REGULAR EMPLOYEES	34,828.71	18,455.01	38,228.48	245,000.00	206,771.52	15.6
10-2404-41102	TEMPORARY EMPLOYEES	3,560.00	3,750.00	3,855.00	86,000.00	82,145.00	4.5
10-2404-41103	OVERTIME	771.85	201.40	201.40	.00	(201.40)	.0
10-2404-41200	EMPLOYEE BENEFITS	31,008.62	12,476.74	29,323.61	164,000.00	134,676.39	17.9
	TOTAL POLICE - NON-SWORN	70,169.18	34,883.15	71,608.49	495,000.00	423,391.51	14.5
	SPECIAL DETAIL SERVICES						
10-2405-45000	SUPPLIES AND MATERIALS	1,372.67	83.99	186.95	25,000.00	24,813.05	.8
	TOTAL SPECIAL DETAIL SERVICES	1,372.67	83.99	186.95	25,000.00	24,813.05	.8
	DISPATCH AND COMMUNICATIONS						
10-2600-42000	GENERAL & CONTRACTED SERVICES	15,758.91	.00	16,546.86	176,788.00	160,241.14	9.4
	TOTAL DISPATCH AND COMMUNICATI	15,758.91	.00	16,546.86	176,788.00	160,241.14	9.4
	FIRE						
10-2900-42000	GENERAL & CONTRACTED SERVICES	387,562.75	.00	418,211.75	1,738,106.00	1,319,894.25	24.1
	TOTAL FIRE	387,562.75	.00	418,211.75	1,738,106.00	1,319,894.25	24.1
	ENGINEERING AND DESIGN						
10-3300-41101	WAGE REGULAR EMPLOYEES	20,168.50	3,060.18	20,803.41	128,000.00	107,196.59	16.3
10-3300-41102	TEMPORARY EMPLOYEES	3,480.13	2,225.25	3,884.00	18,000.00	14,116.00	21.6
10-3300-41103	OVERTIME	.00	.00	.00	1,000.00	1,000.00	.0
10-3300-41200	EMPLOYEE BENEFITS	13,265.61	1,152.25	5,212.77	63,000.00	57,787.23	8.3
10-3300-42000	GENERAL & CONTRACTED SERVICES	.00	.00	.00	13,000.00	13,000.00	.0
10-3300-42100	PROF & TECHNICAL SERVICES	.00	.00	.00	15,000.00	15,000.00	.0
10-3300-42900	TRAVEL, EDUCATION AND TRAINING	.00	40.45	40.45	3,500.00	3,459.55	1.2
10-3300-43400	TELECOMMUNICATION	301.85	68.56	143.55	2,580.00	2,436.45	5.6
10-3300-45100	OFFICE SUPPLIES	260.00	.00	.00	1,500.00	1,500.00	.0
10-3300-45200	OPERATING SUPPLIES	.00	12.04	12.04	.00	(12.04)	.0
10-3300-45400	BOOKS, PUBLICATIONS AND SUBSCR	1,021.45	.00	.00	1,250.00	1,250.00	.0
10-3300-45603	MACHINERY AND EQUIPMENT	.00	.00	.00	3,000.00	3,000.00	.0
10-3300-49011	INTERDEPARTMENTAL FLEET FUEL	197.18	25.58	25.58	2,400.00	2,374.42	1.1
10-3300-49012	INTERDEPARTMENTAL FLEET R&M	762.46	585.86	985.86	4,900.00	3,914.14	20.1
10-3300-49013	FLEET PARTS AND SUPPLIES	.00	.00	(58.04)	2,800.00	2,858.04	(2.1)
10-3300-49014	INTERDEPARTMENTAL ANNUAL CAP	1,250.00	620.00	1,240.00	7,500.00	6,260.00	16.5
	TOTAL ENGINEERING AND DESIGN	40,707.18	7,790.17	32,289.62	267,430.00	235,140.38	12.1

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREETS ADMINISTRATION						
10-3501-41101	WAGE REGULAR EMPLOYEES	42,830.02	17,314.55	42,242.24	293,000.00	250,757.76	14.4
10-3501-41102	TEMPORARY EMPLOYEES	8,685.47	.00	.00	25,000.00	25,000.00	.0
10-3501-41103	OVERTIME	444.48	357.54	1,319.83	25,000.00	23,680.17	5.3
10-3501-41200	EMPLOYEE BENEFITS	35,541.72	12,032.16	29,034.21	175,000.00	145,965.79	16.6
10-3501-41202	EMPLOYEE ALLOWANCES - UNIFORM	1,148.44	1,594.06	2,001.49	5,000.00	2,998.51	40.0
10-3501-42900	TRAVEL, EDUCATION AND TRAINING	707.25	(150.00)	(150.00)	5,500.00	5,650.00	(2.7)
10-3501-43400	TELECOMMUNICATION	641.01	438.01	808.53	5,000.00	4,191.47	16.2
10-3501-45100	OFFICE SUPPLIES	2,100.18	239.45	610.13	3,000.00	2,389.87	20.3
10-3501-45200	OPERATING SUPPLIES	208.89	26.71	26.71	2,500.00	2,473.29	1.1
10-3501-45400	BOOKS PUBLICATIONS	.00	.00	.00	3,000.00	3,000.00	.0
10-3501-49011	INTERDEPARTMENTAL FLEET FUEL	3,270.69	939.81	939.81	40,000.00	39,060.19	2.4
10-3501-49012	INTERDEPARTMENTAL FLEET R&M	42,112.76	17,562.76	34,612.76	204,600.00	169,987.24	16.9
10-3501-49013	FLEET PARTS AND SUPPLIES	.00	.00	3,883.14	100,000.00	96,116.86	3.9
10-3501-49014	INTERDEPARTMENTAL ANNUAL CAP	36,083.32	23,500.00	47,000.00	282,000.00	235,000.00	16.7
	TOTAL STREETS ADMINISTRATION	173,774.23	73,855.05	162,328.85	1,168,600.00	1,006,271.15	13.9
	STREETS & HWY - RESTRICTED TAX						
10-3502-41101	WAGE REGULAR EMPLOYEES	15,921.95	6,869.42	26,700.23	101,000.00	74,299.77	26.4
10-3502-41103	OVERTIME	.00	.00	.00	1,000.00	1,000.00	.0
10-3502-41200	EMPLOYEE BENEFITS	10,163.84	2,746.44	8,095.76	51,000.00	42,904.24	15.9
10-3502-42120	RENTAL OF EQUIPMENT & VEHICLES	.00	9,500.00	9,500.00	15,000.00	5,500.00	63.3
10-3502-45200	OPERATING SUPPLIES	1,867.36	1,186.00	1,209.68	15,000.00	13,790.32	8.1
10-3502-45502	ROAD REPAIR MATERIAL	185.81	865.81	1,494.57	12,000.00	10,505.43	12.5
10-3502-45600	REPAIR AND MAINTENANCE	2,977.12	692.51	817.51	12,000.00	11,182.49	6.8
	TOTAL STREETS & HWY - RESTRICTE	31,116.08	21,860.18	47,817.75	207,000.00	159,182.25	23.1
	SIDEWALKS AND CROSSWALKS						
10-3503-45501	CONSTRUCTION MATERIAL	10,006.82	1,807.50	4,689.50	65,000.00	60,310.50	7.2
	TOTAL SIDEWALKS AND CROSSWALK	10,006.82	1,807.50	4,689.50	65,000.00	60,310.50	7.2
	STREET CLEANING & SNOW REMOVA						
10-3505-45503	SALT AND SAND	.00	.00	.00	55,000.00	55,000.00	.0
10-3505-45603	MACHINERY AND EQUIPMENT	.00	.00	.00	30,000.00	30,000.00	.0
	TOTAL STREET CLEANING & SNOW R	.00	.00	.00	85,000.00	85,000.00	.0
	ENGINEERING, DESIGN, & STUDIES						
10-3506-42100	PROF AND TECHNICAL SERVICES	1,208.25	175.30	175.30	25,000.00	24,824.70	.7
	TOTAL ENGINEERING, DESIGN, & STU	1,208.25	175.30	175.30	25,000.00	24,824.70	.7

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREET LIGHTING & TRAF CONTROL						
10-3507-43300	ELECTRICITY	5,243.19	5,525.42	5,525.42	75,000.00	69,474.58	7.4
10-3507-45600	REPAIR AND MAINTENANCE	222.01	.00	1,161.06	75,000.00	73,838.94	1.6
10-3507-45602	STREET STRIPING	12,767.73	50,558.66	50,558.66	85,000.00	34,441.34	59.5
10-3507-45604	OTHER ASSETS-SIGNAGE	861.00	2,926.30	2,926.30	40,000.00	37,073.70	7.3
	TOTAL STREET LIGHTING & TRAF CO	19,093.93	59,010.38	60,171.44	275,000.00	214,828.56	21.9
	PARKS ADMINISTRATION						
10-5301-41101	WAGE REGULAR EMPLOYEES	35,296.67	18,051.17	37,533.67	240,000.00	202,466.33	15.6
10-5301-41102	TEMPORARY EMPLOYEES	4,200.00	3,166.25	7,902.63	40,000.00	32,097.37	19.8
10-5301-41103	OVERTIME	6,150.81	2,010.51	8,390.74	20,000.00	11,609.26	42.0
10-5301-41200	EMPLOYEE BENEFITS	32,454.20	12,757.42	31,306.89	150,000.00	118,693.11	20.9
10-5301-41201	EMPLOYEE ALLOWANCES	946.20	69.22	207.64	.00	(207.64)	.0
10-5301-41202	EMPLOYEE ALLOWANCES - UNIFORM	460.76	787.30	954.24	8,000.00	7,045.76	11.9
10-5301-42000	GENERAL & CONTRACTED SERVICES	8,702.48	.00	.00	120,000.00	120,000.00	.0
10-5301-42100	PROF & TECHNICAL SERVICES	2,629.35	292.50	292.50	10,000.00	9,707.50	2.9
10-5301-42900	TRAVEL, EDUCATION AND TRAINING	707.25	.00	.00	5,000.00	5,000.00	.0
10-5301-43400	TELECOMMUNICATION	490.26	283.34	469.34	2,900.00	2,430.66	16.2
10-5301-45100	OFFICE SUPPLIES	587.81	333.79	538.38	3,000.00	2,461.62	18.0
10-5301-49011	INTERDEPARTMENTAL FLEET FUEL	722.55	1,217.36	1,217.36	7,000.00	5,782.64	17.4
10-5301-49012	INTERDEPARTMENTAL FLEET R&M	2,071.13	1,216.32	2,056.32	10,600.00	8,543.68	19.4
10-5301-49013	FLEET PARTS AND SUPPLIES	.00	.00	499.96	22,000.00	21,500.04	2.3
10-5301-49014	INTERDEPARTMENTAL ANNUAL CAP	5,000.00	1,860.00	3,720.00	22,300.00	18,580.00	16.7
	TOTAL PARKS ADMINISTRATION	100,419.47	42,045.18	95,089.67	660,800.00	565,710.33	14.4
	PARK FACILITIES						
10-5304-42202	GROUNDS CARE	13,832.97	6,963.92	7,382.86	65,000.00	57,617.14	11.4
10-5304-43100	WATER AND SEWERAGE	14,923.40	9,358.20	20,917.56	100,000.00	79,082.44	20.9
10-5304-43200	NATURAL GAS	36.70	38.48	38.48	3,500.00	3,461.52	1.1
10-5304-43300	ELECTRICITY	1,588.00	1,069.55	1,115.13	18,000.00	16,884.87	6.2
	TOTAL PARK FACILITIES	30,381.07	17,430.15	29,454.03	186,500.00	157,045.97	15.8
	SPECIAL EVENTS						
10-5305-45201	PARKS AND ARTS BOARD	540.00	.00	.00	14,000.00	14,000.00	.0
10-5305-45202	5K RUN	4,544.02	.00	.00	50,000.00	50,000.00	.0
10-5305-45203	LIBERTY FEST CELEBRATION	30,245.15	15,072.30	36,019.52	50,000.00	13,980.48	72.0
10-5305-45204	SENIOR LUNCH BUNCH	164.24	208.69	208.69	1,000.00	791.31	20.9
10-5305-45205	YOUTH COUNCIL AND SCHOLARSHIP	.00	.00	.00	15,000.00	15,000.00	.0
10-5305-45208	MISC. COUNCIL EVENTS	.00	.00	.00	10,000.00	10,000.00	.0
	TOTAL SPECIAL EVENTS	35,493.41	15,280.99	36,228.21	140,000.00	103,771.79	25.9

NORTH SALT LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#10 GENERAL FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS PROGRAMS						
10-5310-41101	WAGE REGULAR EMPLOYEES	1,800.00	.00	2,916.00	.00	(2,916.00)	.0
10-5310-41102	TEMPORARY EMPLOYEES	16,671.98	1,920.00	17,986.24	55,000.00	37,013.76	32.7
10-5310-41200	EMPLOYEE BENEFITS	(135.32)	181.44	1,855.69	8,200.00	6,344.31	22.6
10-5310-45200	OPERATING SUPPLIES	2,348.67	1,012.74	4,720.26	13,000.00	8,279.74	36.3
	TOTAL PARKS PROGRAMS	20,685.33	3,114.18	27,478.19	76,200.00	48,721.81	36.1
	PARK AREAS						
10-5315-45200	OPERATING SUPPLIES	1,341.87	420.06	622.34	25,000.00	24,377.66	2.5
10-5315-45603	MACHINERY AND EQUIPMENT	1,758.12	637.60	2,792.85	80,000.00	77,207.15	3.5
10-5315-48300	INFRASTRUCTURE	55.00	50.00	275.00	14,000.00	13,725.00	2.0
	TOTAL PARK AREAS	3,154.99	1,107.66	3,690.19	119,000.00	115,309.81	3.1
	TOTAL FUND EXPENDITURES	1,917,871.15	1,054,930.10	2,696,597.58	16,211,035.00	13,514,437.42	16.6
	NET REVENUE OVER EXPENDITURES	(361,559.92)	(712,381.12)	(998,402.13)	.00	998,402.13	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#20 REDEVELOPMENT - EAGLEWOOD

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EAGLEWOOD OPERATING REVENUE						
20-5071-31105	RDA INCREMENT-EAGLEWOOD	.00	.00	.00	451,478.00	451,478.00	.0
	TOTAL EAGLEWOOD OPERATING RE	.00	.00	.00	451,478.00	451,478.00	.0
	TOTAL FUND REVENUE	.00	.00	.00	451,478.00	451,478.00	.0
	EAGLEWOOD OPERATING EXPENSE						
20-5074-47010	DEVELOPER REIMBURSEMENT	.00	.00	.00	428,904.00	428,904.00	.0
	TOTAL EAGLEWOOD OPERATING EXP	.00	.00	.00	428,904.00	428,904.00	.0
	EAGLEWOOD NON OPERATING						
20-5078-49110	TRANSFER TO GEN FUND	.00	.00	.00	22,574.00	22,574.00	.0
	TOTAL EAGLEWOOD NON OPERATIN	.00	.00	.00	22,574.00	22,574.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	451,478.00	451,478.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.00	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#21 REDEVELOPMENT - REDWOOD RD

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REDWOOD RD OPERATING REVENUE						
21-5071-31107	RDA INCREMENT - REDWOOD	.00	.00	.00	1,182,300.00	1,182,300.00	.0
21-5071-36100	INTEREST EARNINGS	.00	6,484.86	10,824.75	.00	(10,824.75)	.0
	TOTAL REDWOOD RD OPERATING RE	.00	6,484.86	10,824.75	1,182,300.00	1,171,475.25	.9
	REDWOOD NON OPERATING REVEN						
21-5072-37990	FUND BALANCE - USE OF	.00	.00	.00	2,779,845.00	2,779,845.00	.0
	TOTAL REDWOOD NON OPERATING R	.00	.00	.00	2,779,845.00	2,779,845.00	.0
	TOTAL FUND REVENUE	.00	6,484.86	10,824.75	3,962,145.00	3,951,320.25	.3
	REDWOOD OPERATING EXPENSE						
21-5074-42102	PROFESSIONAL & TECH - REDWOOD	.00	.00	.00	10,000.00	10,000.00	.0
	TOTAL REDWOOD OPERATING EXPE	.00	.00	.00	10,000.00	10,000.00	.0
	REDWOOD NON OPERATING						
21-5078-47011	PRINCIPAL	.00	.00	.00	285,000.00	285,000.00	.0
21-5078-47012	INTEREST	.00	.00	.00	87,300.00	87,300.00	.0
21-5078-47013	FEES	.00	.00	.00	2,500.00	2,500.00	.0
21-5078-49110	TRANSFER TO GEN FUND	.00	.00	.00	59,115.00	59,115.00	.0
21-5078-49127	TRANSFER TO HOUSING FUND	.00	.00	.00	118,230.00	118,230.00	.0
21-5078-51611	FOXBORO PARK PROJECT	.00	1,179.08	1,179.08	3,400,000.00	3,398,820.92	.0
	TOTAL REDWOOD NON OPERATING	.00	1,179.08	1,179.08	3,952,145.00	3,950,965.92	.0
	TOTAL FUND EXPENDITURES	.00	1,179.08	1,179.08	3,962,145.00	3,960,965.92	.0
	NET REVENUE OVER EXPENDITURES	.00	5,305.78	9,645.67	.00	(9,645.67)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#22 REDEVELOPMENT - HWY 89

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	HWY 89 OPERATING REVENUE						
22-5071-31108	RDA INCREMENT-HWY 89	.00	.00	.00	444,400.00	444,400.00	.0
22-5071-36100	INTEREST EARNINGS	.00	(41.00)	(41.00)	.00	41.00	.0
	TOTAL HWY 89 OPERATING REVENUE	.00	(41.00)	(41.00)	444,400.00	444,441.00	.0
	TOTAL FUND REVENUE	.00	(41.00)	(41.00)	444,400.00	444,441.00	.0
	HWY 89 OPERATING EXPENSE						
22-5074-42105	PROFESSIONAL & TECH - HWY 89	.00	.00	.00	10,000.00	10,000.00	.0
22-5074-47010	DEVELOPER REIMBURSEMENT	.00	.00	.00	333,300.00	333,300.00	.0
	TOTAL HWY 89 OPERATING EXPENSE	.00	.00	.00	343,300.00	343,300.00	.0
	HWY 89 NON OPERATING						
22-5078-49110	TRANSFER TO GEN FUND	.00	.00	.00	22,220.00	22,220.00	.0
22-5078-49127	TRANSFER TO HOUSING FUND	.00	.00	.00	44,440.00	44,440.00	.0
22-5078-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	34,440.00	34,440.00	.0
	TOTAL HWY 89 NON OPERATING	.00	.00	.00	101,100.00	101,100.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	444,400.00	444,400.00	.0
	NET REVENUE OVER EXPENDITURES	.00	(41.00)	(41.00)	.00	41.00	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#25 REDEVELOPMENT AGENCY FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RDA OPERATING REVENUE						
25-5071-36100	INTEREST EARNINGS	377.23	1,242.00	2,174.00	2,000.00	(174.00)	108.7
	TOTAL RDA OPERATING REVENUE	377.23	1,242.00	2,174.00	2,000.00	(174.00)	108.7
	RDA NON OPERATING REVENUE						
25-5072-37990	FUND BALANCE - USE OF	.00	.00	.00	3,000.00	3,000.00	.0
	TOTAL RDA NON OPERATING REVEN	.00	.00	.00	3,000.00	3,000.00	.0
	TOTAL FUND REVENUE	377.23	1,242.00	2,174.00	5,000.00	2,826.00	43.5
	RDA OPERATING EXPENSE						
25-5074-42104	PROFESSIONAL & TECH -NEW AREA	.00	.00	.00	5,000.00	5,000.00	.0
	TOTAL RDA OPERATING EXPENSE	.00	.00	.00	5,000.00	5,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	5,000.00	5,000.00	.0
	NET REVENUE OVER EXPENDITURES	377.23	1,242.00	2,174.00	.00	(2,174.00)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#27 HOUSING

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	HOUSING OPERATING REVENUE						
27-5021-36101	INTEREST EARNINGS RESTRICTED	144.57	758.00	1,296.00	1,000.00	(296.00)	129.6
	TOTAL HOUSING OPERATING REVEN	144.57	758.00	1,296.00	1,000.00	(296.00)	129.6
	HOUSING NON OPERATING REVENU						
27-5023-37125	TRANSFERS FROM RDA	.00	.00	.00	162,670.00	162,670.00	.0
	TOTAL HOUSING NON OPERATING RE	.00	.00	.00	162,670.00	162,670.00	.0
	TOTAL FUND REVENUE	144.57	758.00	1,296.00	163,670.00	162,374.00	.8
	HOUSING OPERATING EXPENSE						
27-5025-47030	GRANT EXPENDITURES	27,476.00	.00	.00	.00	.00	.0
	TOTAL HOUSING OPERATING EXPEN	27,476.00	.00	.00	.00	.00	.0
	HOUSING NON OPERATING						
27-5026-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	163,670.00	163,670.00	.0
	TOTAL HOUSING NON OPERATING	.00	.00	.00	163,670.00	163,670.00	.0
	TOTAL FUND EXPENDITURES	27,476.00	.00	.00	163,670.00	163,670.00	.0
	NET REVENUE OVER EXPENDITURES	(27,331.43)	758.00	1,296.00	.00	(1,296.00)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#28 LOCAL BUILDING AUTHORITY

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LBA OPERATING REVENUE						
28-2803-34600	RENTS AND LEASES OTHER	14,597.00	5,697.25	12,347.25	89,760.00	77,412.75	13.8
28-2803-36100	INTEREST EARNINGS	44.88	234.40	393.26	500.00	106.74	78.7
28-2803-37141	TRANSFERS FROM PARK CAPITAL	.00	8,333.00	16,666.00	100,000.00	83,334.00	16.7
	TOTAL LBA OPERATING REVENUE	14,641.88	14,264.65	29,406.51	190,260.00	160,853.49	15.5
	TOTAL FUND REVENUE	14,641.88	14,264.65	29,406.51	190,260.00	160,853.49	15.5
	LBA OPERATING EXPENSE						
28-5075-42100	PROF & TECHNICAL SERVICES	4,751.58	1,686.92	3,787.52	16,000.00	12,212.48	23.7
28-5075-42300	INSURANCE - RISK MANAGEMENT	.00	.00	1,613.86	1,500.00	(113.86)	107.6
28-5075-43000	UTILITIES - RENTAL PROPERTIES	1,576.07	683.70	2,079.73	10,000.00	7,920.27	20.8
28-5075-45600	REPAIR AND MAINTENANCE	.00	.00	.00	8,500.00	8,500.00	.0
28-5075-51619	HATCH PARK EXP	374,601.24	.00	900.00	.00	(900.00)	.0
	TOTAL LBA OPERATING EXPENSE	380,928.89	2,370.62	8,381.11	36,000.00	27,618.89	23.3
	LBA NON - OPERATING EXPENSE						
28-5076-47011	PRINCIPAL	.00	.00	.00	101,000.00	101,000.00	.0
28-5076-47012	INTEREST	.00	.00	.00	21,200.00	21,200.00	.0
28-5076-47013	FEES	.00	.00	.00	2,500.00	2,500.00	.0
28-5076-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	29,560.00	29,560.00	.0
	TOTAL LBA NON - OPERATING EXPEN	.00	.00	.00	154,260.00	154,260.00	.0
	TOTAL FUND EXPENDITURES	380,928.89	2,370.62	8,381.11	190,260.00	181,878.89	4.4
	NET REVENUE OVER EXPENDITURES	(366,287.01)	11,894.03	21,025.40	.00	(21,025.40)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#32 DEBT SERVICE FUND (RAP TX)

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DEBT SERVICE TAX REVENUE						
32-5321-31309	RECREATION, ARTS, & PARKS TAX	.00	.00	.00	588,737.00	588,737.00	.0
	TOTAL DEBT SERVICE TAX REVENUE	.00	.00	.00	588,737.00	588,737.00	.0
	DEBT SERVICE NON OPERATING REV						
32-5322-36100	INTEREST EARNINGS	263.97	725.31	1,317.76	1,400.00	82.24	94.1
	TOTAL DEBT SERVICE NON OPERATI	263.97	725.31	1,317.76	1,400.00	82.24	94.1
	TOTAL FUND REVENUE	263.97	725.31	1,317.76	590,137.00	588,819.24	.2
	DEBT SERVICE NON OPERATING EXP						
32-5328-47011	PRINCIPAL	.00	.00	.00	222,000.00	222,000.00	.0
32-5328-47012	INTEREST	.00	.00	.00	34,500.00	34,500.00	.0
32-5328-47013	FEES	.00	.00	.00	1,550.00	1,550.00	.0
32-5328-49141	TRANSFERS TO PARK CAPITAL	.00	25,000.00	50,000.00	300,000.00	250,000.00	16.7
32-5328-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	32,087.00	32,087.00	.0
	TOTAL DEBT SERVICE NON OPERATI	.00	25,000.00	50,000.00	590,137.00	540,137.00	8.5
	TOTAL FUND EXPENDITURES	.00	25,000.00	50,000.00	590,137.00	540,137.00	8.5
	NET REVENUE OVER EXPENDITURES	263.97	(24,274.69)	(48,682.24)	.00	48,682.24	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#40 CAPITAL IMPROVEMENT FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CAPITAL FUND NON OPERATING REV						
40-3042-36100	INTEREST EARNINGS	3,118.26	12,325.00	21,442.00	30,000.00	8,558.00	71.5
40-3042-37110	TRANSFERS FROM GENERAL FUND	.00	103,300.00	206,600.00	1,239,605.00	1,033,005.00	16.7
40-3042-37143	TRANSFERS FROM PUBLIC SAFETY	.00	9,217.00	18,434.00	110,600.00	92,166.00	16.7
	TOTAL CAPITAL FUND NON OPERATIN	3,118.26	124,842.00	246,476.00	1,380,205.00	1,133,729.00	17.9
	TOTAL FUND REVENUE	3,118.26	124,842.00	246,476.00	1,380,205.00	1,133,729.00	17.9
	CAPITAL FUND PROJECTS						
40-3046-51498	POLICE GARAGE	.00	.00	.00	282,400.00	282,400.00	.0
40-3046-51944	LANDSLIDE SETTLEMENT REPAIR	1,594.44	.00	.00	.00	.00	.0
40-3046-57979	NEW CITY HALL - FURN/FIX/REMOD	25,524.08	.00	.00	.00	.00	.0
	TOTAL CAPITAL FUND PROJECTS	27,118.52	.00	.00	282,400.00	282,400.00	.0
	CAPITAL FUND NON OPERATING EXP						
40-3048-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	1,097,805.00	1,097,805.00	.0
	TOTAL CAPITAL FUND NON OPERATIN	.00	.00	.00	1,097,805.00	1,097,805.00	.0
	TOTAL FUND EXPENDITURES	27,118.52	.00	.00	1,380,205.00	1,380,205.00	.0
	NET REVENUE OVER EXPENDITURES	(24,000.26)	124,842.00	246,476.00	.00	(246,476.00)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#41 PARK DEVELOPMENT FEES FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS CAPITAL REVENUE						
41-5301-34701	IMPACT PARK	24,200.00	15,400.00	24,200.00	557,000.00	532,800.00	4.3
41-5301-36100	INTEREST EARNINGS	51.68	605.00	1,017.00	500.00	(517.00)	203.4
41-5301-36101	INTEREST EARNINGS RESTRICTED	690.99	2,269.00	3,976.00	2,400.00	(1,576.00)	165.7
	TOTAL PARKS CAPITAL REVENUE	24,942.67	18,274.00	29,193.00	559,900.00	530,707.00	5.2
	PARKS CAPITAL REV NONOPERATING						
41-5302-37132	TRANSFER FROM DEBT SERVICE-RA	.00	25,000.00	50,000.00	300,000.00	250,000.00	16.7
	TOTAL PARKS CAPITAL REV NONOPE	.00	25,000.00	50,000.00	300,000.00	250,000.00	16.7
	TOTAL FUND REVENUE	24,942.67	43,274.00	79,193.00	859,900.00	780,707.00	9.2
	PARKS CAP EXP NON OPERATING						
41-5318-49128	TRANSFERS TO LBA	.00	8,333.00	16,666.00	100,000.00	83,334.00	16.7
41-5318-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	509,900.00	509,900.00	.0
	TOTAL PARKS CAP EXP NON OPERAT	.00	8,333.00	16,666.00	609,900.00	593,234.00	2.7
	PARKS CAPITAL TRAILS						
41-5336-57980	FOXBORO WETLANDS PARK	2,300.00	.00	.00	.00	.00	.0
	TOTAL PARKS CAPITAL TRAILS	2,300.00	.00	.00	.00	.00	.0
	PARKS CAPITAL PARK AREAS						
41-5356-51619	HATCH PARK	4,570.00	.00	.00	.00	.00	.0
41-5356-51800	ANNUAL REPAIR & REPLACE -TBD	.00	.00	.00	250,000.00	250,000.00	.0
	TOTAL PARKS CAPITAL PARK AREAS	4,570.00	.00	.00	250,000.00	250,000.00	.0
	TOTAL FUND EXPENDITURES	6,870.00	8,333.00	16,666.00	859,900.00	843,234.00	1.9
	NET REVENUE OVER EXPENDITURES	18,072.67	34,941.00	62,527.00	.00	(62,527.00)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#43 POLICE FACILITIES FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC SAFETY NON OPERATING RE						
43-2002-34701	IMPACT POLICE	3,805.78	1,715.00	2,695.00	110,600.00	107,905.00	2.4
43-2002-36101	INTEREST EARNINGS RESTRICTED	112.41	221.00	396.00	1,000.00	604.00	39.6
	TOTAL PUBLIC SAFETY NON OPERATI	3,918.19	1,936.00	3,091.00	111,600.00	108,509.00	2.8
	TOTAL FUND REVENUE	3,918.19	1,936.00	3,091.00	111,600.00	108,509.00	2.8
	PUBLIC SAFETY NON OPERATING EX						
43-2008-49140	TRANSFERS TO CAPITAL PROJECT	.00	9,217.00	18,434.00	110,600.00	92,166.00	16.7
43-2008-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	1,000.00	1,000.00	.0
	TOTAL PUBLIC SAFETY NON OPERATI	.00	9,217.00	18,434.00	111,600.00	93,166.00	16.5
	TOTAL FUND EXPENDITURES	.00	9,217.00	18,434.00	111,600.00	93,166.00	16.5
	NET REVENUE OVER EXPENDITURES	3,918.19	(7,281.00)	(15,343.00)	.00	15,343.00	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#44 ROADWAY DEVELOPMENT FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ROAD CAPITAL NON OPERATING REV						
44-3502-34701	IMPACT ROAD	51,891.84	13,230.00	20,790.00	461,600.00	440,810.00	4.5
44-3502-36100	INTEREST EARNINGS	1,461.97	8,935.00	15,504.00	4,500.00	(11,004.00)	344.5
44-3502-36101	INTEREST EARNINGS RESTRICTED	1,179.53	4,883.00	8,557.00	7,000.00	(1,557.00)	122.2
44-3502-37110	TRANSFERS FROM GENERAL FUND	.00	58,750.00	117,500.00	705,000.00	587,500.00	16.7
44-3502-37111	TRANSFERS FROM GEN FUND C ROA	.00	96,194.00	192,388.00	1,154,331.00	961,943.00	16.7
	TOTAL ROAD CAPITAL NON OPERATI	54,533.34	181,992.00	354,739.00	2,332,431.00	1,977,692.00	15.2
	TOTAL FUND REVENUE	54,533.34	181,992.00	354,739.00	2,332,431.00	1,977,692.00	15.2
	ROAD CAPITAL OPERATING EXPENSE						
44-3504-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	1,807,431.00	1,807,431.00	.0
	TOTAL ROAD CAPITAL OPERATING EX	.00	.00	.00	1,807,431.00	1,807,431.00	.0
	ROAD REPAIR AND REPLACEMENT						
44-3505-51301	ANNUAL SEAL COAT C ROAD	.00	.00	.00	525,000.00	525,000.00	.0
44-3505-52014	EAGLEWOOD LOOP SO ROCKWOOD	96.10	13,291.77	13,291.77	.00	(13,291.77)	.0
44-3505-52114	75 E,125 E & 175 E RECONSTRUCT	.00	750.00	750.00	.00	(750.00)	.0
44-3505-52201	EAGLERIDGE DR OVERLAY	.00	1,100.00	1,100.00	.00	(1,100.00)	.0
	TOTAL ROAD REPAIR AND REPLACEM	96.10	15,141.77	15,141.77	525,000.00	509,858.23	2.9
	ROAD CAPITAL PROJECTS						
44-3506-51714	BUS SHELTERS	.00	.00	16,105.00	.00	(16,105.00)	.0
44-3506-51727	1100 NO RR CROSS WIDEN (60-80)	.00	.00	7,950.00	.00	(7,950.00)	.0
44-3506-51803	1100 NORTH BRIDGE	.00	39,406.87	39,406.87	.00	(39,406.87)	.0
44-3506-52005	REDWOOD RD SIDEWALK- WEST CO	.00	7,479.78	7,479.78	.00	(7,479.78)	.0
44-3506-52033	ORCHARD DR SIDEWALK (3800 S)	27,341.40	.00	.00	.00	.00	.0
	TOTAL ROAD CAPITAL PROJECTS	27,341.40	46,886.65	70,941.65	.00	(70,941.65)	.0
	TOTAL FUND EXPENDITURES	27,437.50	62,028.42	86,083.42	2,332,431.00	2,246,347.58	3.7
	NET REVENUE OVER EXPENDITURES	27,095.84	119,963.58	268,655.58	.00	(268,655.58)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

WATER FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER CHARGES FOR SERVICE						
51-3901-34405	METERED PRODUCTS	721,807.71	401,926.60	805,934.65	3,602,268.00	2,796,333.35	22.4
51-3901-34407	METERED PRODUCTS - CITY METER	28,236.74	20,280.22	36,698.72	147,735.00	111,036.28	24.8
51-3901-36000	MISCELLANEOUS	22,543.39	1,250.00	4,482.00	100,000.00	95,518.00	4.5
	TOTAL WATER CHARGES FOR SERVI	772,587.84	423,456.82	847,115.37	3,850,003.00	3,002,887.63	22.0
	WATER NON OPERATING REVENUE						
51-3902-33101	CAPITAL GRANTS - FEDERAL 86.56	20,917.96	.00	.00	.00	.00	.0
51-3902-34701	IMPACT WATER	128,900.00	45,500.00	71,500.00	1,147,000.00	1,075,500.00	6.2
51-3902-36000	MISCELLANEOUS	1,904.99	139.92	487.82	14,000.00	13,512.18	3.5
51-3902-36100	INTEREST EARNINGS	3,369.29	7,599.00	13,418.00	20,000.00	6,582.00	67.1
51-3902-36101	INTEREST EARNINGS RESTRICTED	210.23	600.00	1,051.00	2,000.00	949.00	52.6
	TOTAL WATER NON OPERATING REV	155,302.47	53,838.92	86,456.82	1,183,000.00	1,096,543.18	7.3
	TOTAL FUND REVENUE	927,890.31	477,295.74	933,572.19	5,033,003.00	4,099,430.81	18.6
	WATER OPERATING EXPENSE						
51-3904-40570	COST OF SALES	86,666.56	.00	88,463.41	820,000.00	731,536.59	10.8
51-3904-41101	WAGE REGULAR EMPLOYEES	82,113.43	39,331.66	89,975.78	535,000.00	445,024.22	16.8
51-3904-41102	TEMPORARY EMPLOYEES	5,593.66	.00	.00	25,000.00	25,000.00	.0
51-3904-41103	OVERTIME	5,947.60	2,719.49	10,980.46	35,000.00	24,019.54	31.4
51-3904-41200	EMPLOYEE BENEFITS	70,036.85	27,099.61	65,545.67	356,000.00	290,454.33	18.4
51-3904-41201	EMPLOYEE ALLOWANCES	.00	258.48	687.75	6,000.00	5,312.25	11.5
51-3904-41202	EMPLOYEE ALLOWANCES - UNIFORM	2,525.81	2,404.70	3,242.33	9,000.00	5,757.67	36.0
51-3904-42100	PROF & TECHNICAL SERVICES	12,271.76	9,526.44	20,066.89	80,000.00	59,933.11	25.1
51-3904-42110	BANK CHARGES	.00	1,054.20	1,054.20	75,000.00	73,945.80	1.4
51-3904-42120	RENTAL OF EQUIPMENT & VEHICLES	.00	.00	.00	30,000.00	30,000.00	.0
51-3904-42202	GROUNDS CARE	1,302.31	283.44	555.20	60,000.00	59,444.80	.9
51-3904-42300	INSURANCE - RISK MANAGEMENT	.00	.00	17,067.50	35,000.00	17,932.50	48.8
51-3904-42400	ADVERTISING AND PUBLIC NOTICES	49.00	150.00	150.00	1,000.00	850.00	15.0
51-3904-42900	TRAVEL, EDUCATION AND TRAINING	857.25	1,394.57	1,394.57	12,000.00	10,605.43	11.6
51-3904-43200	NATURAL GAS	55.33	50.14	50.14	3,500.00	3,449.86	1.4
51-3904-43300	ELECTRICITY	50,868.27	34,090.80	34,090.80	450,000.00	415,909.20	7.6
51-3904-43400	TELECOMMUNICATION	1,924.23	1,153.86	2,000.46	10,000.00	7,999.54	20.0
51-3904-45000	SUPPLIES AND MATERIALS	1,250.60	2,168.74	2,208.74	120,000.00	117,791.26	1.8
51-3904-45023	CHEMICALS AND TESTING	2,389.99	2,980.72	4,220.72	75,000.00	70,779.28	5.6
51-3904-45100	OFFICE SUPPLIES	2,865.89	2,887.46	5,284.76	45,000.00	39,715.24	11.7
51-3904-45200	OPERATING SUPPLIES/TOOLS	5,218.49	4,053.10	4,705.97	20,000.00	15,294.03	23.5
51-3904-45211	INDIRECT COST ALLOCATION	37,074.10	29,500.00	59,000.00	353,500.00	294,500.00	16.7
51-3904-45400	BOOKS, PUBLICATIONS AND SUBSCR	2,536.76	.00	.00	5,000.00	5,000.00	.0
51-3904-45603	MACH & EQUIP - METERS REPLACE	10,339.94	.00	879.18	250,000.00	249,120.82	.4
51-3904-49011	FLEET FUEL CHARGES	2,236.26	1,295.91	1,295.91	25,000.00	23,704.09	5.2
51-3904-49012	FLEET REPAIR & MAINTENANCE	4,328.08	6,126.89	9,836.89	44,500.00	34,663.11	22.1
51-3904-49013	FLEET PARTS AND SUPPLIES	.00	.00	206.13	.00	(206.13)	.0
	TOTAL WATER OPERATING EXPENSE	388,452.17	168,530.21	422,963.46	3,480,500.00	3,057,536.54	12.2

WATER FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER OPS REPAIR & REPLACE PRJ						
51-3905-51816	PRV VAULT & VALVE REPLACEMENT	.00	.00	553.98	.00	(553.98)	.0
51-3905-51927	PRV VAULT & VALVE REPLACE 2020	128.96	.00	.00	.00	.00	.0
51-3905-52013	250 N, 300 N LINE REPLACEMENT	11,192.45	.00	.00	.00	.00	.0
51-3905-52114	75 E 125 E & 175 E REPLACEMENT	.00	21,439.33	21,544.33	.00	(21,544.33)	.0
51-3905-52115	LACEY WAY WL REPLACEMENT	.00	1,315.00	1,409.95	.00	(1,409.95)	.0
51-3905-52117	NO FRONTAGE RD WILSON TO CC	.00	3,422.53	6,857.30	.00	(6,857.30)	.0
51-3905-52118	PRV VAULT & VALVE REPLACE FY22	11,680.78	52,563.97	52,563.97	.00	(52,563.97)	.0
51-3905-56110	MAJOR REPAIRS MISC	.00	.00	.00	50,000.00	50,000.00	.0
51-3905-56112	WATER DAMAGE - ROAD REPAIR	.00	377.81	377.81	45,000.00	44,622.19	.8
	TOTAL WATER OPS REPAIR & REPLA	23,002.19	79,118.64	83,307.34	95,000.00	11,692.66	87.7
	WATER NON OPERATING EXPENSE						
51-3908-45603	MACH & EQUIP-METERS NEW	.00	10,977.40	17,079.14	100,000.00	82,920.86	17.1
51-3908-47011	PRINCIPAL	.00	.00	.00	181,900.00	181,900.00	.0
51-3908-47012	INTEREST	.00	17,554.70	17,554.70	31,000.00	13,445.30	56.6
51-3908-47013	FEES	.00	.00	.00	5,000.00	5,000.00	.0
51-3908-48502	VEHICLES	.00	.00	.00	90,000.00	90,000.00	.0
51-3908-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	1,049,603.00	1,049,603.00	.0
	TOTAL WATER NON OPERATING EXP	.00	28,532.10	34,633.84	1,457,503.00	1,422,869.16	2.4
	TOTAL FUND EXPENDITURES	411,454.36	276,180.95	540,904.64	5,033,003.00	4,492,098.36	10.8
	NET REVENUE OVER EXPENDITURES	516,435.95	201,114.79	392,667.55	.00	(392,667.55)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#52 PRESSURIZED IRRIG WTR FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IRRIGATION CHARGES FOR SERVICE						
52-3121-34405	METERED PRODUCTS	85,287.12	51,677.24	103,350.63	306,694.00	203,343.37	33.7
52-3121-34407	METERED PRODUCTS - CITY METER	4,881.53	3,290.72	6,847.50	40,000.00	33,152.50	17.1
52-3121-36000	MISCELLANEOUS	4,076.42	.00	.00	.00	.00	.0
	TOTAL IRRIGATION CHARGES FOR S	94,245.07	54,967.96	110,198.13	346,694.00	236,495.87	31.8
	PRESSURIZED IRRIGATION NON OPE						
52-3122-34701	IMPACT PRESSURIZED IRRIGATION	1,733.69	.00	.00	.00	.00	.0
52-3122-36100	INTEREST EARNINGS	483.96	1,660.00	2,879.00	2,000.00	(879.00)	144.0
52-3122-36101	INTEREST EARNINGS RESTRICTED	49.86	164.00	287.00	500.00	213.00	57.4
52-3122-37990	FUND BALANCE - USE OF	.00	.00	.00	164,306.00	164,306.00	.0
	TOTAL PRESSURIZED IRRIGATION NO	2,267.51	1,824.00	3,166.00	166,806.00	163,640.00	1.9
	TOTAL FUND REVENUE	96,512.58	56,791.96	113,364.13	513,500.00	400,135.87	22.1
	IRRIGATION OPERATING EXPENSE						
52-3124-40570	COST OF SALES	.00	.00	.00	190,000.00	190,000.00	.0
52-3124-41101	WAGE REGULAR EMPLOYEES	15,861.28	7,714.25	16,120.08	106,000.00	89,879.92	15.2
52-3124-41103	OVERTIME	1,437.25	647.82	2,657.77	8,000.00	5,342.23	33.2
52-3124-41200	EMPLOYEE BENEFITS	14,298.14	5,575.09	13,872.12	71,000.00	57,127.88	19.5
52-3124-42100	PROF & TECHNICAL SERVICES	2,176.40	100.00	1,892.08	10,000.00	8,107.92	18.9
52-3124-42110	BANK CHARGES	.00	1,405.60	1,405.60	7,500.00	6,094.40	18.7
52-3124-43300	ELECTRICITY	77.99	78.89	78.89	10,000.00	9,921.11	.8
52-3124-43400	TELECOMMUNICATION	259.22	119.19	274.59	1,500.00	1,225.41	18.3
52-3124-45100	OFFICE SUPPLIES	178.77	200.86	402.00	3,000.00	2,598.00	13.4
52-3124-45200	OPERATING SUPPLIES	5.00	.00	.00	.00	.00	.0
52-3124-45211	INDIRECT COST ALLOCATION	2,753.40	2,041.66	4,083.32	24,500.00	20,416.68	16.7
52-3124-45600	REPAIR AND MAINTENANCE	377.20	.00	.00	7,000.00	7,000.00	.0
52-3124-45603	MACH & EQUIP - METER REPLACE	5,593.32	.00	.00	75,000.00	75,000.00	.0
	TOTAL IRRIGATION OPERATING EXPE	43,017.97	17,883.36	40,786.45	513,500.00	472,713.55	7.9
	TOTAL FUND EXPENDITURES	43,017.97	17,883.36	40,786.45	513,500.00	472,713.55	7.9
	NET REVENUE OVER EXPENDITURES	53,494.61	38,908.60	72,577.68	.00	(72,577.68)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#53 STORM WATER UTILITY FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STORM CHARGES FOR SERVICES						
53-3111-34200	FEES	136,267.51	80,177.76	160,435.61	924,300.00	763,864.39	17.4
	TOTAL STORM CHARGES FOR SERVI	136,267.51	80,177.76	160,435.61	924,300.00	763,864.39	17.4
	STORM NON OPERATING REVENUE						
53-3112-33101	CAPITAL GRANTS - FEDERAL 13.44	3,247.89	.00	.00	.00	.00	.0
53-3112-34701	IMPACT STORM WATER	23,937.18	24,584.00	33,540.58	120,400.00	86,859.42	27.9
53-3112-36100	INTEREST EARNINGS	271.81	1,187.00	2,055.00	2,000.00	(55.00)	102.8
53-3112-36101	INTEREST EARNINGS RESTRICTED	268.32	813.00	1,424.00	1,200.00	(224.00)	118.7
53-3112-37200	PROCEEDS FROM BORROWING	.00	.00	.00	240,600.00	240,600.00	.0
53-3112-37300	GAIN ON DISPOSAL OF CAP ASSET	.00	.00	.00	97,000.00	97,000.00	.0
	TOTAL STORM NON OPERATING REV	27,725.20	26,584.00	37,019.58	461,200.00	424,180.42	8.0
	TOTAL FUND REVENUE	163,992.71	106,761.76	197,455.19	1,385,500.00	1,188,044.81	14.3
	STORM OPERATING EXPENSE						
53-3114-41101	WAGE REGULAR EMPLOYEES	29,793.40	15,401.66	32,829.63	201,000.00	168,170.37	16.3
53-3114-41103	OVERTIME	2,033.15	431.55	3,343.83	10,000.00	6,656.17	33.4
53-3114-41200	EMPLOYEE BENEFITS	21,122.29	8,950.58	20,311.99	110,000.00	89,688.01	18.5
53-3114-41201	EMPLOYEE ALLOWANCES	583.33	218.41	343.03	2,500.00	2,156.97	13.7
53-3114-42100	PROF & TECHNICAL SERVICES	2,541.15	100.00	1,892.08	40,000.00	38,107.92	4.7
53-3114-42110	BANK CHARGES	.00	2,284.10	2,284.10	9,500.00	7,215.90	24.0
53-3114-42120	RENTAL OF EQUIPMENT & VEHICLES	.00	150.00	150.00	4,000.00	3,850.00	3.8
53-3114-42300	INSURANCE - RISK MANAGEMENT	.00	.00	1,291.14	2,000.00	708.86	64.6
53-3114-42900	TRAVEL, EDUCATION AND TRAINING	717.25	1,492.88	1,492.88	3,500.00	2,007.12	42.7
53-3114-43400	TELECOMMUNICATION	553.02	251.70	527.69	3,500.00	2,972.31	15.1
53-3114-45000	SUPPLIES AND MATERIALS	.00	1,592.00	1,592.00	4,000.00	2,408.00	39.8
53-3114-45100	OFFICE SUPPLIES	565.30	414.00	975.44	6,500.00	5,524.56	15.0
53-3114-45200	OPERATING SUPPLIES	17.50	.00	27.99	1,000.00	972.01	2.8
53-3114-45211	INDIRECT COST ALLOCATION	5,691.20	5,200.00	10,400.00	62,350.00	51,950.00	16.7
53-3114-45400	BOOKS, PUBLICATIONS & SUBSCRIP	1,904.60	1,750.00	1,750.00	8,000.00	6,250.00	21.9
53-3114-45600	REPAIR AND MAINTENANCE	9,520.45	914.40	914.40	150,000.00	149,085.60	.6
53-3114-45603	MACHINERY AND EQUIPMENT	1,901.13	21.96	46.94	45,000.00	44,953.06	.1
53-3114-49011	FLEET FUEL CHARGES	1,240.27	1,301.62	1,301.62	15,000.00	13,698.38	8.7
53-3114-49012	FLEET REPAIR & MAINTENANCE	4,027.84	1,752.60	3,472.60	20,600.00	17,127.40	16.9
53-3114-49013	FLEET PARTS AND SUPPLIES	.00	.00	20.00	.00	(20.00)	.0
	TOTAL STORM OPERATING EXPENSE	82,211.88	42,227.46	84,967.36	698,450.00	613,482.64	12.2
	STORM CAPITAL PROJECTS						
53-3116-48400	CONSTRUCTION	.00	4,622.88	4,622.88	.00	(4,622.88)	.0
53-3116-48502	VEHICLES	.00	.00	.00	337,600.00	337,600.00	.0
	TOTAL STORM CAPITAL PROJECTS	.00	4,622.88	4,622.88	337,600.00	332,977.12	1.4

NORTH SALT LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#53 STORM WATER UTILITY FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STORM NON OPERATING EXPENSE						
53-3118-47010	PRINCIPAL-DEVELOPER REIMBURSE	.00	.00	.00	20,000.00	20,000.00	.0
53-3118-47011	PRINCIPAL	.00	.00	.00	28,100.00	28,100.00	.0
53-3118-47012	INTEREST	.00	.00	.00	4,814.00	4,814.00	.0
53-3118-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	296,536.00	296,536.00	.0
	TOTAL STORM NON OPERATING EXP	.00	.00	.00	349,450.00	349,450.00	.0
	TOTAL FUND EXPENDITURES	82,211.88	46,850.34	89,590.24	1,385,500.00	1,295,909.76	6.5
	NET REVENUE OVER EXPENDITURES	81,780.83	59,911.42	107,864.95	.00	(107,864.95)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#54 SOLID WASTE UTILITY FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SOLID WASTE CHARGES FOR SERV						
54-3101-34403	SERVICES - SANITATION	174,612.50	96,871.79	193,905.37	1,155,600.00	961,694.63	16.8
54-3101-34404	SERVICES - RECYCLING	48,000.83	26,629.25	53,284.57	310,300.00	257,015.43	17.2
	TOTAL SOLID WASTE CHARGES FOR	222,613.33	123,501.04	247,189.94	1,465,900.00	1,218,710.06	16.9
	SOLID WASTE NON OPERATING REV						
54-3102-36100	INTEREST EARNINGS	166.76	618.00	1,193.00	1,500.00	307.00	79.5
	TOTAL SOLID WASTE NON OPERATIN	166.76	618.00	1,193.00	1,500.00	307.00	79.5
	TOTAL FUND REVENUE	222,780.09	124,119.04	248,382.94	1,467,400.00	1,219,017.06	16.9
	SOLID WASTE OPERATING EXPENSE						
54-3104-41101	WAGE REGULAR EMPLOYEES	8,440.23	3,994.14	8,397.36	55,000.00	46,602.64	15.3
54-3104-41102	TEMPORARY EMPLOYEES	.00	2,396.25	5,295.00	4,000.00	(1,295.00)	132.4
54-3104-41103	OVERTIME	105.22	64.15	271.14	1,000.00	728.86	27.1
54-3104-41200	EMPLOYEE BENEFITS	6,997.12	2,557.51	6,105.34	36,000.00	29,894.66	17.0
54-3104-42000	GENERAL & CONTRACTED SERVICES	.00	41,215.55	41,215.55	1,052,603.00	1,011,387.45	3.9
54-3104-42100	PROF & TECHNICAL SERVICES	1,487.30	200.00	1,544.06	4,000.00	2,455.94	38.6
54-3104-42110	BANK CHARGES	.00	1,054.20	1,054.20	13,000.00	11,945.80	8.1
54-3104-43400	TELECOMMUNICATION	110.95	43.58	110.15	.00	(110.15)	.0
54-3104-45100	OFFICE SUPPLIES	386.64	434.41	869.44	5,000.00	4,130.56	17.4
54-3104-45200	OPERATING - SEASONAL, BULKY	.00	48.66	48.66	28,890.00	28,841.34	.2
54-3104-45211	INDIRECT COST ALLOCATION	2,709.10	2,025.00	4,050.00	24,300.00	20,250.00	16.7
54-3104-48500	MACHINERY & EQUIPMENT CAPITAL	21,650.24	.00	.00	40,000.00	40,000.00	.0
	TOTAL SOLID WASTE OPERATING EX	41,886.80	54,033.45	68,960.90	1,263,793.00	1,194,832.10	5.5
	SOLID WASTE NON OPERATING EXP						
54-3108-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	(9,268.00)	(9,268.00)	.0
	TOTAL SOLID WASTE NON OPERATIN	.00	.00	.00	(9,268.00)	(9,268.00)	.0
	RECYCLING OPERATION EXPENSE						
54-3204-42000	GENERAL & CONTRACTED SERVICES	.00	16,110.36	16,110.36	186,375.00	170,264.64	8.6
54-3204-45100	OFFICE SUPPLIES	107.27	120.52	241.20	1,500.00	1,258.80	16.1
54-3204-48500	MACHINERY & EQUIPMENT CAPITAL	13,168.36	.00	.00	25,000.00	25,000.00	.0
	TOTAL RECYCLING OPERATION EXPE	13,275.63	16,230.88	16,351.56	212,875.00	196,523.44	7.7
	TOTAL FUND EXPENDITURES	55,162.43	70,264.33	85,312.46	1,467,400.00	1,382,087.54	5.8
	NET REVENUE OVER EXPENDITURES	167,617.66	53,854.71	163,070.48	.00	(163,070.48)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#55 GOLF COURSE FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GOLF COURSE REVENUE						
55-5500-34200	FEES GREEN	300,050.41	169,850.52	321,151.25	900,000.00	578,848.75	35.7
55-5500-34201	FEES DRIVING RANGE	25,329.43	18,322.98	34,917.06	95,000.00	60,082.94	36.8
55-5500-34202	TOURNAMENT FEE	9,790.89	.00	.00	20,000.00	20,000.00	.0
55-5500-34203	PUNCH PASSES	.00	2,238.91	4,792.16	.00	(4,792.16)	.0
55-5500-34205	FEES - EVENTS	.00	.00	.00	65,000.00	65,000.00	.0
	TOTAL GOLF COURSE REVENUE	335,170.73	190,412.41	360,860.47	1,080,000.00	719,139.53	33.4
	GOLF COURSE RENTAL						
55-5501-34402	CONCESSIONS - BANQUET	11,833.08	.00	3,761.61	.00	(3,761.61)	.0
55-5501-34406	PRO SHOP SALES	58,365.93	38,106.78	72,293.59	250,000.00	177,706.41	28.9
55-5501-34407	LESSONS	1,185.00	.00	1,279.00	.00	(1,279.00)	.0
55-5501-34409	CONCESSIONS - CAFE	1,381.75	3,279.39	4,677.50	50,000.00	45,322.50	9.4
55-5501-34600	RENTS AND LEASES EQUIPMENT	.00	1,535.40	3,674.40	.00	(3,674.40)	.0
55-5501-34601	RENTS - SIMULATORS	.00	12,200.00	12,200.00	60,000.00	47,800.00	20.3
55-5501-34602	RENTS AND LEASES CARTS	136,307.17	85,828.95	164,729.65	450,000.00	285,270.35	36.6
55-5501-34603	RENTS AND LEASES BANQUET	4,600.00	9,060.00	16,990.00	60,000.00	43,010.00	28.3
55-5501-34604	RENTS & LEASES CLUBHOUSE COM	1,381.32	1,550.00	3,100.00	25,000.00	21,900.00	12.4
55-5501-34605	RENTS & LEASES MOBILE TOWERS	.00	.00	.00	70,000.00	70,000.00	.0
55-5501-36000	MISCELLANEOUS	(.08)	892.55	1,465.72	.00	(1,465.72)	.0
	TOTAL GOLF COURSE RENTAL	215,054.17	152,453.07	284,171.47	965,000.00	680,828.53	29.5
	GOLF COURSE NON OPERATING						
55-5502-36101	INTEREST EARNINGS RESTRICTED	(1,148.47)	(115.48)	(75.26)	(2,000.00)	(1,924.74)	(3.8)
55-5502-37200	PROCEEDS FROM BORROWING	.00	.00	.00	100,000.00	100,000.00	.0
	TOTAL GOLF COURSE NON OPERATI	(1,148.47)	(115.48)	(75.26)	98,000.00	98,075.26	(.1)
	TOTAL FUND REVENUE	549,076.43	342,750.00	644,956.68	2,143,000.00	1,498,043.32	30.1

#55 GOLF COURSE FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GOLF COURSE CLUBHOUSE OPERAT						
55-5584-40570	COST OF SALES	25,679.06	13,698.61	27,755.31	165,000.00	137,244.69	16.8
55-5584-41101	WAGE REGULAR EMPLOYEES	95,296.69	16,381.13	35,005.61	271,000.00	235,994.39	12.9
55-5584-41102	TEMPORARY EMPLOYEES	19,955.21	11,854.85	26,389.36	65,000.00	38,610.64	40.6
55-5584-41103	OVERTIME	.00	.00	.00	2,500.00	2,500.00	.0
55-5584-41200	EMPLOYEE BENEFITS	45,856.70	12,343.75	28,896.36	156,000.00	127,103.64	18.5
55-5584-41201	EMPLOYEE ALLOWANCES	2,307.70	923.08	2,455.20	11,960.00	9,504.80	20.5
55-5584-42000	GENERAL & CONTRACTED SERVICES	1,628.08	880.39	1,552.42	15,000.00	13,447.58	10.4
55-5584-42110	BANK CHARGES	13,948.70	4,534.12	8,625.54	45,000.00	36,374.46	19.2
55-5584-42202	GROUNDS CARE	72.00	854.07	1,111.04	23,000.00	21,888.96	4.8
55-5584-42300	INSURANCE - RISK MANAGEMENT	.00	.00	6,550.20	28,000.00	21,449.80	23.4
55-5584-42400	ADVERTISING AND PUBLIC NOTICES	3,681.41	4,692.27	6,469.78	35,000.00	28,530.22	18.5
55-5584-42900	TRAVEL, EDUCATION AND TRAINING	.00	.00	.00	2,000.00	2,000.00	.0
55-5584-43100	WATER AND SEWERAGE	1,043.79	103.18	1,114.34	4,500.00	3,385.66	24.8
55-5584-43200	NATURAL GAS	161.08	(203.11)	(203.11)	6,500.00	6,703.11	(3.1)
55-5584-43300	ELECTRICITY	42.83	1,388.84	1,388.84	16,000.00	14,611.16	8.7
55-5584-43400	TELECOMMUNICATION	1,210.28	390.64	884.57	6,500.00	5,615.43	13.6
55-5584-45100	OFFICE SUPPLIES	.00	414.15	4,514.07	6,000.00	1,485.93	75.2
55-5584-45200	OPERATING SUPPLIES	5,505.76	5,929.81	6,715.81	25,000.00	18,284.19	26.9
55-5584-45205	EVENTS CNTR OPERATING SUPPLIES	.00	1,989.36	2,121.69	10,000.00	7,878.31	21.2
55-5584-45211	INDIRECT COST ALLOCATION	7,372.60	4,450.00	8,900.00	53,300.00	44,400.00	16.7
55-5584-45400	BOOKS, PUBLICATIONS AND SUBSCR	496.00	.00	.00	1,000.00	1,000.00	.0
55-5584-49011	FLEET FUEL CHARGES	4,919.22	.00	.00	20,000.00	20,000.00	.0
55-5584-49012	FLEET REPAIR & MAINTENANCE	878.24	250.00	500.00	3,000.00	2,500.00	16.7
	TOTAL GOLF COURSE CLUBHOUSE O	230,055.35	80,875.14	170,747.03	971,260.00	800,512.97	17.6
	GOLF COURSE GREENS OPERATING						
55-5585-41101	WAGE REGULAR EMPLOYEES	29,188.64	23,590.44	43,035.81	269,000.00	225,964.19	16.0
55-5585-41102	TEMPORARY EMPLOYEES	13,522.63	7,414.51	14,604.64	60,000.00	45,395.36	24.3
55-5585-41103	OVERTIME	.00	.00	.00	500.00	500.00	.0
55-5585-41200	EMPLOYEE BENEFITS	24,503.17	12,288.55	27,940.42	156,000.00	128,059.58	17.9
55-5585-41201	EMPLOYEE ALLOWANCES	.00	.00	.00	1,000.00	1,000.00	.0
55-5585-42000	GENERAL & CONTRACTED SERVICES	100.00	100.00	100.00	5,000.00	4,900.00	2.0
55-5585-42120	RENTAL OF EQUIPMENT & VEHICLES	.00	.00	.00	1,000.00	1,000.00	.0
55-5585-42900	TRAVEL, EDUCATION AND TRAINING	.00	.00	.00	1,000.00	1,000.00	.0
55-5585-43100	WATER AND SEWERAGE	18,535.45	13,894.59	23,224.92	118,800.00	95,575.08	19.6
55-5585-43200	NATURAL GAS	16.94	18.46	18.46	2,000.00	1,981.54	.9
55-5585-43300	ELECTRICITY	3,252.80	2,683.24	2,683.24	25,000.00	22,316.76	10.7
55-5585-43400	TELECOMMUNICATION	434.20	236.57	545.42	2,500.00	1,954.58	21.8
55-5585-45100	OFFICE SUPPLIES	.00	.00	.00	500.00	500.00	.0
55-5585-45200	OPERATING SUPPLIES	10,913.83	2,551.86	8,850.74	90,000.00	81,149.26	9.8
55-5585-45400	BOOKS, PUBLICATIONS & SUBSCRIP	400.00	.00	.00	1,000.00	1,000.00	.0
55-5585-45602	BUILDINGS	(7,575.00)	.00	.00	.00	.00	.0
55-5585-49011	FLEET FUEL CHARGES	6,334.84	69.80	69.80	15,000.00	14,930.20	.5
55-5585-49012	FLEET REPAIR & MAINTENANCE	1,029.34	3,599.54	5,269.54	20,000.00	14,730.46	26.4
55-5585-49013	FLEET PARTS AND SUPPLIES	.00	.00	279.77	.00	(279.77)	.0
	TOTAL GOLF COURSE GREENS OPER	100,656.84	66,447.56	126,622.76	768,300.00	641,677.24	16.5

NORTH SALT LAKE CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#55 GOLF COURSE FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GOLF COURSE GREENS OPERATING						
55-5586-58177	TREES	.00	.00	.00	5,000.00	5,000.00	.0
	TOTAL GOLF COURSE GREENS OPER	.00	.00	.00	5,000.00	5,000.00	.0
	GOLF COURSE NON OPERATING						
55-5588-47011	PRINCIPAL	.00	.00	.00	100,000.00	100,000.00	.0
55-5588-47012	INTEREST	1,223.63	.00	.00	100,300.00	100,300.00	.0
55-5588-47016	LEASE PAYMENT	54,185.90	.00	.00	28,500.00	28,500.00	.0
55-5588-47017	LEASE PAYMENT - OPERATING	.00	.00	.00	9,116.00	9,116.00	.0
55-5588-48200	BUILDINGS - CLUB HOUSE	7,575.00	23,794.15	23,794.15	.00	(23,794.15)	.0
55-5588-48201	BUILDINGS - CONTRACTOR	.00	319,661.60	319,661.60	.00	(319,661.60)	.0
55-5588-48500	MACHINERY & EQUIPMENT CAPITAL	.00	(3,808.28)	(3,808.28)	100,000.00	103,808.28	(3.8)
55-5588-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	60,524.00	60,524.00	.0
	TOTAL GOLF COURSE NON OPERATI	62,984.53	339,647.47	339,647.47	398,440.00	58,792.53	85.2
	TOTAL FUND EXPENDITURES	393,696.72	486,970.17	637,017.26	2,143,000.00	1,505,982.74	29.7
	NET REVENUE OVER EXPENDITURES	155,379.71	(144,220.17)	7,939.42	.00	(7,939.42)	.0

NORTH SALT LAKE CITY
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2022

#61 FLEET FUND

		PRIOR YTD	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FLEET MANAGEMENT OPERATING RE						
61-1151-34900	INTERDEPARTMENTAL CHARGES	50,666.66	33,090.00	66,180.00	349,500.00	283,320.00	18.9
61-1151-34904	ANNUAL CAPITAL CHARGES	78,866.66	43,100.00	86,200.00	517,300.00	431,100.00	16.7
	TOTAL FLEET MANAGEMENT OPERAT	129,533.32	76,190.00	152,380.00	866,800.00	714,420.00	17.6
	FLEET MANAGEMENT NON OPERATI						
61-1152-36100	INTEREST EARNINGS	339.98	1,186.00	2,084.00	1,600.00	(484.00)	130.3
61-1152-37300	GAIN ON DISPOSAL OF CAPITAL AS	.00	.00	.00	52,000.00	52,000.00	.0
	TOTAL FLEET MANAGEMENT NON OP	339.98	1,186.00	2,084.00	53,600.00	51,516.00	3.9
	TOTAL FUND REVENUE	129,873.30	77,376.00	154,464.00	920,400.00	765,936.00	16.8
	FLEET MANAGEMENT OPERATING						
61-1154-41101	WAGE REGULAR EMPLOYEES	25,318.20	12,504.08	26,372.52	172,000.00	145,627.48	15.3
61-1154-41103	OVERTIME	210.46	128.30	416.75	2,000.00	1,583.25	20.8
61-1154-41200	EMPLOYEE BENEFITS	21,945.59	9,201.00	22,523.16	117,000.00	94,476.84	19.3
61-1154-41202	EMPLOYEE ALLOWANCES - UNIFORM	.00	386.94	456.66	2,000.00	1,543.34	22.8
61-1154-42900	TRAVEL, EDUCATION AND TRAINING	.00	.00	.00	3,500.00	3,500.00	.0
61-1154-43400	TELECOMMUNICATION	240.60	94.24	238.60	1,000.00	761.40	23.9
61-1154-45000	SUPPLIES AND MATERIALS	829.09	2,136.12	3,705.27	25,000.00	21,294.73	14.8
61-1154-45200	OPERATING SUPPLIES	37.50	(20.40)	(20.40)	.00	20.40	.0
61-1154-45603	MACHINERY AND EQUIPMENT	1,568.39	11,454.60	13,032.21	27,000.00	13,967.79	48.3
	TOTAL FLEET MANAGEMENT OPERAT	50,149.83	35,884.88	66,724.77	349,500.00	282,775.23	19.1
	FLEET MANAGEMENT NON OPERATI						
61-1158-47012	INTEREST	781.67	.00	.00	1,200.00	1,200.00	.0
61-1158-47016	LEASE PAYMENT	32,106.05	.00	.00	23,000.00	23,000.00	.0
61-1158-48502	VEHICLES	.00	46,415.33	46,415.33	304,500.00	258,084.67	15.2
61-1158-49990	FUND BALANCE - CONTRIBUTION TO	.00	.00	.00	242,200.00	242,200.00	.0
	TOTAL FLEET MANAGEMENT NON OP	32,887.72	46,415.33	46,415.33	570,900.00	524,484.67	8.1
	TOTAL FUND EXPENDITURES	83,037.55	82,300.21	113,140.10	920,400.00	807,259.90	12.3
	NET REVENUE OVER EXPENDITURES	46,835.75	(4,924.21)	41,323.90	.00	(41,323.90)	.0

City of North Salt Lake Monthly Financial Report

August 2022

GENERAL FUND REVENUES

	Budget Current Year	YTD	Prior YTD	% of Budget Current Year	% of Budget Prior Year
Taxes (1)	$ 11,363,576	$ 127,318	$ 131,431	1%	1%
Licensing	232,000	2,780	1,503	1%	1%
Intergovernmental (2)	2,625,935	1,240,056	1,239,605	47%	56%
Charges for Services (3)	818,800	235,362	113,703	29%	28%
Fines & Forfeitures	350,000	68,614	59,601	20%	23%
Misc. Income	200,909	24,066	10,469	12%	12%
Total Revenues	**15,591,220**	**1,698,195**	**1,556,311**		

Top Ten Revenues	Budget Current Year	YTD	Prior YTD	% of Budget Current Year	% of Budget Prior Year
Sales Tax	$ 6,390,627	$ -	$ -	0%	0%
Property Taxes	3,014,877	-	-	0%	0%
MET Tax - Power	1,168,818	127,318	131,431	11%	12%
MET Tax - Gas	492,197	-	-	0%	0%
Justice Court Fines	350,000	68,614	59,601	20%	20%
Road Tax	1,361,331	-	-	0%	0%
Franchise - Telephone	107,779	-	-	0%	0%
Permit and Planning	270,000	59,680	(33,863)	22%	-11%
Total Top Ten	**$ 13,155,629**	**$ 255,612**	**$ 157,169**		

NOTES

1-Tax revenues appear low because July tax receipts are recorded in the prior fiscal year.
2- Intergovernmental revenue received in July is associated with the final distribution of ARPA funds.
3- Charges for services appear high compared to prior year due to a revenue reclassification in 2021.
4 Admin Dept. appears high compared to prior year due to timing of annual payment to ULGT.
5 Transfers Out appear high compared to prior year due to recording transfer activity monthly instead of quarterly.
6- YTD use of fund balance is high as we are awaiting receipts of tax revenues for the current period.

GENERAL FUND EXPENDITURES

	Budget Current Year	Actual Expenditures YTD	Actual Expenditures Prior YTD	% of Budget Current Year	% of Budget Prior Year
Legislative	$ 278,200	$ 29,081	$ 36,765	10%	5%
Judicial	386,500	57,287	48,237	15%	14%
Administration (4)	1,107,678	206,067	124,795	19%	12%
Buildings - City Ctr & PW	164,700	35,465	26,491	22%	18%
Planning & Development	814,200	135,336	118,898	17%	16%
Police	5,347,185	799,250	709,082	15%	15%
Fire - Contracted Service	1,738,106	418,212	387,563	24%	25%
PW - Streets & Engineering	2,093,030	307,472	275,906	15%	15%
Parks and Recreation	1,182,500	191,940	190,134	16%	18%
Transfers Out	3,098,936	516,488	-	17%	0%
Total Expenditures	**$ 16,211,035**	**$ 2,696,598**	**$ 1,917,871**		

CHANGE IN GENERAL FUND BALANCE

***Including* C Roads**	Budget Current Year	Actual Revenues and Expenditu YTD	Actual Revenues and Expenditu Prior YTD	Current Year	Prior Year
Revenues	$ 15,591,220	$ 1,698,195	$ 1,556,311	11%	11%
Expenditures	16,211,035	2,696,598	1,917,871	17%	14%
Fund Balance Inc./(Dec) (6)	**$ (619,815)**	**$ (998,402)**	**$ (361,560)**		

IMPACT FEE REVENUES - ALL FUND TYPES

Impact Fee Revenues	Budget Current Year	Actual Revenues YTD	Actual Revenues Prior YTD	Current Year	Prior Year
Parks	$ 557,000	$ 24,200	$ 24,200	4%	5%
Public Safety	110,600	2,695	3,806	2%	3%
Roads	461,600	20,790	51,892	5%	11%
Water	1,147,000	71,500	128,900	6%	11%
Secondary Water	-	-	1,734	-	-
Storm Water	120,400	33,541	23,937	28%	11%
Total Revenues	**$ 2,396,600**	**$ 152,726**	**$ 234,468**		

Monthly Financial Report

August 2022

	REVENUES					EXPENDITURES				
SPECIAL REVENUE FUNDS										
	Budget	Actual Revenues		% of Budget		Budget	Actual Expenditures		% of Budget	
	Current Year	YTD	Prior YTD	Current Year	Prior Year	Current Year	YTD	Prior YTD	Current Year	Prior Year
Redevelopment	2,080,178	$ 12,958	$ 377	0%	0%	4,828,583	$ 1,179	$ -	0%	0%
Housing	163,670	1,296	145	0%	0%	163,670	-	27,476	17%	17%
Local Building Authority	190,260	29,407	14,642	8%	7%	160,700	8,381	380,929	5%	183%
DEBT SERVICE FUND										
	Budget	Actual Revenues		Current	Prior	Budget	Actual Expenditures		Current	Prior
	Current Year	YTD	Prior YTD	Year	Year	Current Year	YTD	Prior YTD	Year	Year
Debt Service - RAP Tax	$ 590,137	$ 1,318	$ 264	0%	0%	$ 558,050	$ 50,000	$ -	9%	3%
CAPITAL IMPROVEMENT FUND										
	Budget	Actual Revenues		Current	Prior	Budget	Actual Expenditures		Current	Prior
	Current Year	YTD	Prior YTD	Year	Year	Current Year	YTD	Prior YTD	Year	Year
Capital Projects (1)	$ 1,380,205	$ 246,476	$ 3,118	18%	2%	$ 282,400	$ -	$ 27,119	0%	7%
Parks - Capital (1)	859,900	79,193	24,943	9%	3%	859,900	16,666	6,870	2%	1%
Police - Capital	111,600	3,091	3,918	3%	3%	110,600	18,434	-	17%	0%
Roadway - Capital (1)	2,332,431	354,739	54,533	15%	2%	2,332,431	86,083	27,438	4%	1%
ENTERPRISE FUNDS										
	Budget	Actual Revenues		Current	Prior	Budget	Actual Expenditures		Current	Prior
	Current Year	YTD	Prior YTD	Year	Year	Current Year	YTD	Prior YTD	Year	Year
Water - Oper	$ 3,850,003	$ 847,115	$ 772,588	22%	19%	$ 3,480,500	$ 422,963	$ 388,452	12%	12%
Water - Cap	1,183,000	86,457	155,302	7%	12%	1,457,503	117,941	23,002	8%	5%
Pressurized Irrigation - Foxboro	513,500	113,364	94,245	22%	15%	513,500	40,786	43,018	8%	10%
Storm Water - Oper	924,300	160,436	136,268	17%	18%	698,450	84,967	82,212	12%	14%
Storm Water - Cap	461,200	37,020	27,725	8%	12%	687,050	4,623	-	1%	0%
Sanitation	1,467,400	248,383	222,780	17%	16%	1,476,668	85,312	55,162	6%	4%
Golf - Operating	2,045,000	645,032	550,225	32%	33%	1,739,560	297,370	330,712	17%	21%
Golf - Cap and Debt	98,000	(75)	-	0%	0%	403,440	339,647	62,985	84%	28%
Fleet	920,400	154,464	129,873	17%	16%	678,200	113,140	83,038	17%	10%

NOTES

1- Current year appears high due to change in internal transfer posting from quarterly to monthly.

CITY OF NORTH SALT LAKE

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

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: October 4, 2022

SUBJECT: Work Session Items

You will notice that we have two items in the work session. The first is the monthly financial report that we are required to present to the Council. The second item is a presentation by Jodi Adamson our Court Clerk. As a part of her presentation, we will also have a short tour of the Court facilities.

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 Pace, Community Development Director

DATE: October 4, 2022

SUBJECT: Consideration of Resolution 2022-37R declaring the City Council intent to consider annexation of the Val Verda area (Annexation Area B)

RECOMMENDATION

City Staff recommends to the City Council approval of Resolution 2022-37R declaring the City Council intent to consider annexation of the Val Verda area (Annexation Area B), setting a public hearing date of November 15, 2022.

BACKGROUND

The proposed annexation of the unincorporated Davis County (Area B) will be processed utilizing State Code 10-2-418 Annexation of an island or peninsula without a petition. The statute allows for the City to annex specific areas without petition by the property owners. The area proposed is known as Area B in our Annexation Area Policy Plan and Expansion Area Map.

The area is known in the Davis County General Plan as the Val Verda Area and as Area B in the City's Annexation Policy Plan. Generally, the area is located south of 3450 South to approximately 4000 South and Highway 89 to Orchard Drive. The area is composed of approximately 105 acres with 358 dwellings and approximately 3.5 miles of street right of way.

The Davis County General Plan was adopted in 2006. The plan states that the main purpose of cities is to provide urban services and provide a public voice for citizens in local affairs. It further states that the role of county government is to coordinate and assist municipalities in addressing issues of regional significance. Davis County holds the position that development should occur within city boundaries. The subject area was developed in the 1950s and 60s outside of the boundaries of both North Salt Lake and Bountiful. The northern most portion of the area has been annexed into Bountiful and some of the southern portions annexed into North Salt Lake (Odell Lane). The County General Plan encourages the annexation of these areas into the adjacent cities.

The process to annex properties under 10-2-418(2)(b)(iv) without a petition from the property owners requires the following:

- the area to be annexed consists only of one or more unincorporated islands in a county of the second class; and
- the area to be annexed is located in the expansion area of a municipality; and

- the county legislative body provides notice to each property owner of a public hearing and makes a recommendation of annexation to the city.

After the County recommendation:

- City Council adopt a Resolution indicating the intent to annex the area and schedules a public hearing (no sooner than 30 days after adoption).
- Public Hearing mailed notice to the property owners and residences (within 14 days after resolution and a minimum of 21 days prior to the hearing).
- Property owner protest may be filed before or at the public hearing (signed by property owners covering more than 50% of total private land which has a land valuation greater than 50% of the assessed land value).
- After the City Council holds the public hearing, it may enact an ordinance annexing the area.
- NOTE: the Council may annex the area without considering a protest filed if the County makes these specific findings in their resolution:
    - The area can be more efficiently served by the City than the County;
    - The area is not likely to be naturally annexed by the City in the future as a result of urban development;
    - Annexation of the area is likely to facilitate the consolidation of overlapping function of local government; and
    - Annexation of the area is likely to result in the equitable distribution of community resources and obligations.

REVIEW

Over the past few years the City and County have had discussed the possibility of the City annexing the area. Earlier this year the County requested that the City consider annexing the area under the provisions provided in State Code outlined above. In August City and County staff were directed to evaluate the process and schedule consideration of the matter by the County Commission and City Council.

The Davis County Commission held a public hearing on September 27, 2022 and adopted Resolution 2022-570 formally recommending the annexation to the City of North Salt Lake with the following findings:

- the Val Verda Area can be more efficiently served by the City of North Salt Lake than by Davis County;
- the Val Verda Area is not likely to be naturally annexed by the City of North Salt Lake in the future as a result of urban development;
- annexation of the Val Verda Area is likely to facilitate the consolidation of overlapping functions of local government; and
- annexation of the Val Verda Area is likely to result in an equitable distribution of community resources and obligations

The proposed Resolution 2022-37R is the first step required to be taken by the City Council in order to consider the annexation. The resolution is not the decision as to whether the City will annex, but only starts the process of public notification and sets the date for the public hearing. The resolution effectively sets the deadline and begins the timeline for property owners to file a protest should they wish to do so. The proposed date for the public hearing is November 15, 2022 to allow the notices of the hearing to be mailed out in the next 14 days and give at minimum 21 days notice of the hearing to the property owners and residents.

As part of the process between the adoption of the resolution and public hearing City staff in anticipation of approval of the resolution have scheduled a public open house at Adelaide Elementary School on Wednesday, October 5, 2022 at 6:30 p.m. The purpose of the open house will be to introduce the property owners and residents to City staff and elected officials and provide an opportunity to have specific questions answered related to City services that will be provided to the area if the City approves the annexation. The meeting will also provide the opportunity for staff to receive input from the residents and owners and determine additional areas of concern that should be researched and provided to the City Council prior to the hearing. This meeting is not required by State code or City ordinance and it is the staff's hope that the meeting will be a positive and productive fact gathering event.

At the direction of the City Council, City staff will be evaluating the costs and benefits for the City related to the annexation proposal during the interim between adoption of the resolution and the public hearing. The draft resolution also directs the Planning Commission to review the area and make a recommendation to the City Council regarding zoning designation for the area, in the event the Council approves the annexation. Staff will work with the Planning Commission to analyze and compare the current County zoning with City zoning districts.

POSSIBLE MOTION

I move that the City Council approve Resolution 2022-37R declaring the City Council's intent to consider annexation of the Val Verda area (Annexation Area B) and directing staff to advertise a public hearing for November 15, 2022.

Attachments

1) Resolution 2022-37R
2) Exhibit A-Annexation Area Map

RESOLUTION NO. 2022-37R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE DECLARING THE INTENT TO ANNEX AN UNINCORPORATED ISLAND LOCATED GENERALLY BETWEEN 3450 SOUTH TO 4100 SOUTH AND HIGHWAY 89 TO ORCHARD DRIVE, ALSO KNOWN AS AREA B ON THE CITY'S ANNEXATION POLICY PLAN EXPANSION AREA MAP; SETTING A PUBLIC HEARING ON THE PROPOSED ANNEXATION FOR NOVEMBER 15, 2022; AND PROVIDING FOR NOTICE OF THE ANNEXATION HEARING AS REQUIRED BY LAW.

WHEREAS, the City of North Salt Lake (hereinafter the "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, the City has identified certain areas in its annexation policy plan as being appropriate for inclusion within the boundaries of the City; and

WHEREAS, pursuant to section 10-2-418(2)(b)(iv), Utah Code Annotated, a municipality may annex an unincorporated area without an annexation petition if:

(A) the area to be annexed consists only of one or more unincorporated islands in a county of the second class; and

(B) the area to be annexed is located in the expansion area of a municipality; and

(C) the county legislative body in which the municipality is located provides notice to each property owner within the area to be annexed that the county legislative body will hold a public hearing, no less than 15 days after the day on which the county legislative body provides the notice, and may make a recommendation of annexation to the municipality whose expansion area includes the area to be annexed after the public hearing.

WHEREAS, the Davis County Board of Commissioners, acting as the county legislative body, did provide notice as required by section 10-2-418(2)(b)(iv) and held a public hearing on September 27, 2022.

WHEREAS, pursuant to section 10-2-418(8)(c) and with consideration of the comments and testimony provided during the public hearing held on September 27, 2022, regarding the Val Verda Area, the General Plan, the existing development in and around the Val Verda Area, natural or other conditions that may limit the future development of the Val Verda Area, and other factors that the Davis County Legislative Body considers relevant, the Davis County Legislative Body adopted a resolution making the following formal findings:

(A) The Val Verda Area can be more efficiently served by the City of North Salt Lake than by Davis County; and

(B) The Val Verda Area is not likely to be naturally annexed by the City of North Salt Lake in the future as a result of urban development; and

(C) Annexation of the Val Verda Area is likely to facilitate the consolidation of overlapping functions of local government; and

(D) Annexation of the Val Verda Area is likely to result in an equitable distribution of community resources and obligations.

WHEREAS, pursuant to section 10-2-418(5), Utah Code Annotated, the legislative body of each municipality intending to annex an area under this section shall:

(a) adopt a resolution indicating the municipal legislative body's intent to annex the area, describing the area proposed to be annexed; and

(b) hold a public hearing on the proposed annexation no earlier than 30 days after the adoption of the resolution described in in Subsection (5)(a).

WHEREAS, the City Council finds that it is consistent with the City's General Plan and Annexation Policy Plan to pursue annexation of the area described herein and in accordance with the procedures set forth under State Law.

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

Section 1. The City Council hereby declares its intention to annex the area of unincorporated Davis County, known as the Val Verda area of the Davis County General Plan, also known as Annexation Area B on the North Salt Lake Annexation Policy Plan, as shown in Exhibit A, attached herein.

Section 2. Pursuant to such intent, the City Council hereby directs that a public hearing be set for Tuesday, November 15, 2022 at 7:00 p.m. in the Council Chambers of the North Salt Lake City Hall, 10 East Center Street, North Salt Lake, Utah to consider the proposed annexation, and that notice be provided as required by state law.

Section 3. The City Council directs the North Salt Lake Planning Commission to make a recommendation as to the proposed zoning classification of the Area.

Section 4. This Resolution shall take effect upon passage.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 4th day of October, 2022.

CITY OF NORTH SALT LAKE
By:

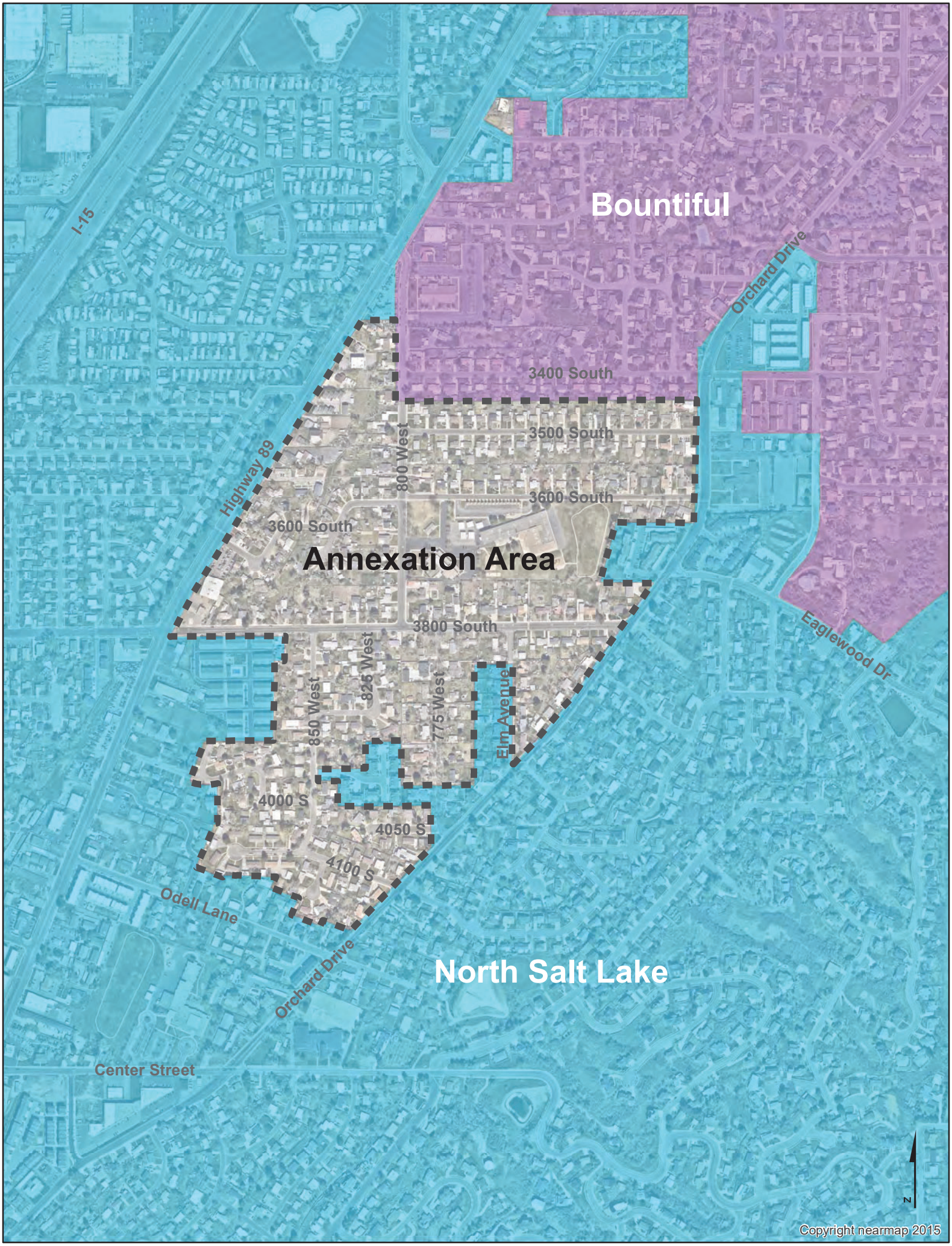
_____
BRIAN J. HORROCKS
Mayor

ATTEST:

_____
WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Gordon _____
Council Member Knowlton _____
Council Member Porter _____
Council Member Van Langeveld _____


Bountiful
I-15
Orchard Drive
3400 South
3500 South
3600 South
3600 South
Highway 89
800 West
Annexation Area
3800 South
Eaglewood Dr
850 West
825 West
775 West
Elm Avenue
4000 S
4050 S
4100 S
Odell Lane
Orchard Drive
North Salt Lake
Center Street
N
Copyright nearmap 2015

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 Pace, Community Development Director

DATE: October 4, 2022

SUBJECT: Consideration of Plat Amendment to Lots 28B and 28C of the North Salt Lake Industrial Park Plat C Subdivision located at 450 and 470 West 100 North

---

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the plat amendment to subdivide Lots 28B and 28C of the North Salt Lake Industrial Park Plat C Subdivision located at 450 and 470 West 100 North with the following condition:

1. Correction of all engineering and planning redlines.

BACKGROUND

In 1978 the North Salt Lake Industrial Park Plat C was recorded with the County. It encompassed multiple lots including Lots 28B (450 West 100 North) and 28C (470 West 100 North), which were each 1.974 acres in size with 215 feet of frontage on 100 North. At some point, Lot 28C was illegally subdivided in half and incorporated into Lot 28B. Davis County records indicate that this change has been recognized since at least December of 1981. Presently, Lot 28B has a structure on it and the portion of 28C that was incorporated into it is vacant. The remaining portion of Lot 28C is built out. The applicant is the owner of Lot 28B and would like to sell the portion of 28C that was combined into their property. To sell that portion of the property separately, a plat amendment is necessary to reconfigure the lot lines and make those lots legal.

REVIEW

The proposed plat modifies Lot 28B and changes Lot 28C into two separate lots known as Lot 28E and 28F. Lot 28B will be 2.082 acres with 226.70 feet of frontage on 100 North. Lot 28E will be 1 acre with 100 feet of frontage. Lot 28F will be 0.949 acres with 103.30 feet of frontage. The subject lots are in the Manufacturing-Distribution (MD) zone. The MD zone requires that lots be a minimum of 2 acres in size unless modified by conditional use, with a frontage of 65 feet at the street right-of-way line and 100 feet at the building setback line.

The proposed lots are compliant with frontage requirements. As part of this plat amendment, the applicant is requesting that the Planning Commission grant a conditional use as allowed by city ordinance to reduce the required lot size from 2 acres to the proposed lot sizes. This request was driven by the existing conditions on each lot including buildings, drainage, and hardscape improvements. The DRC had no concern with the reduced acreage or the configuration of the proposed lots.

The Planning Commission reviewed the plat amendment on September 27, 2022 and made a favorable recommendation on approval with the conditional use approval of the minimum lot size reduction.

The only outstanding redline pertains to a correction to the title of the Subdivision related to the name to conform with a previous plat amendment.

POSSIBLE MOTION

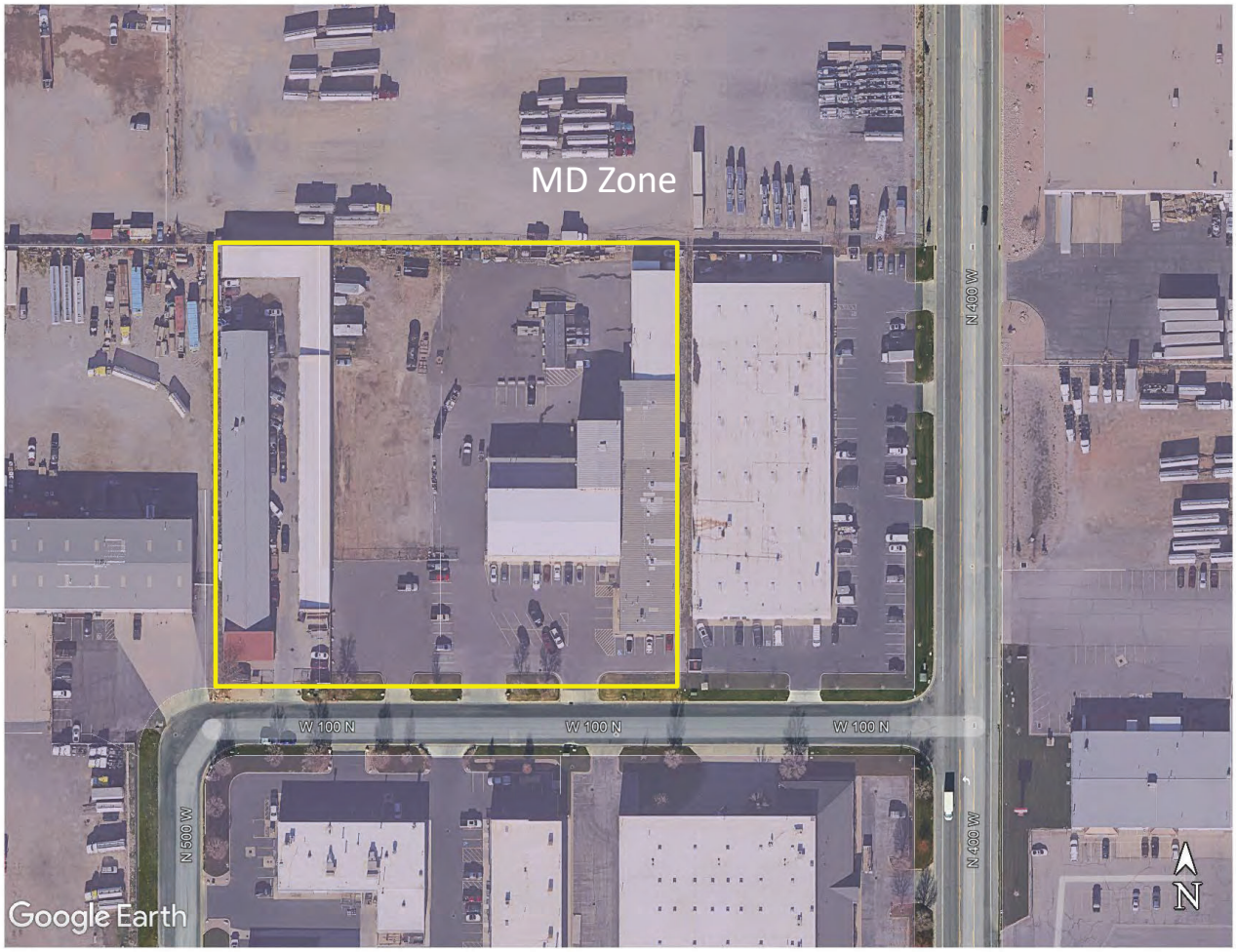
I move that the City Council approve the plat amendment to subdivide Lots 28B and 28C of the North Salt Lake Industrial Park Plat C Subdivision located at 450 and 470 West 100 North with the following condition:

1. Correction of the remaining redline pertaining to the title of the plat.

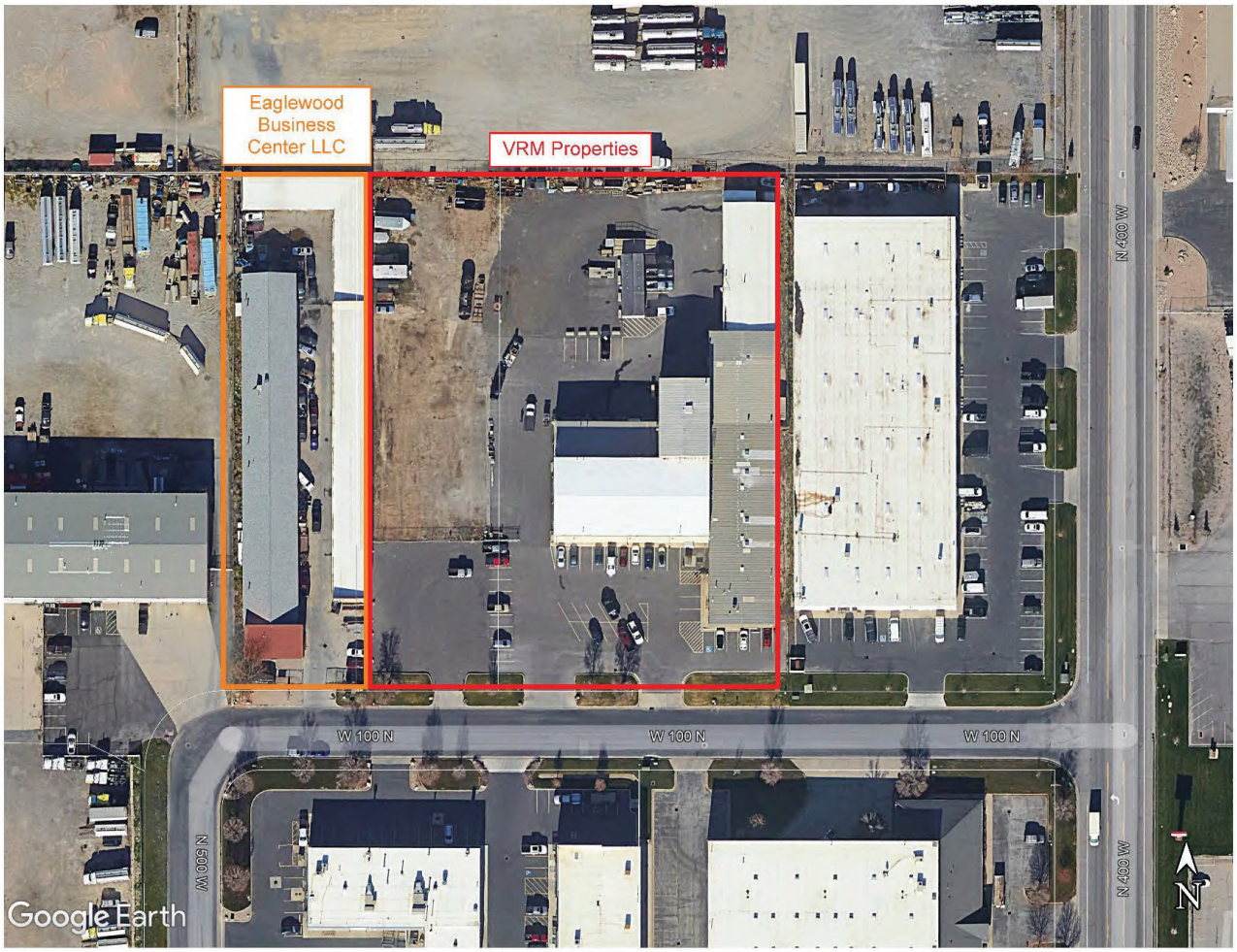
Attachments

1) Zoning/Aerial Map
2) Existing Ownership Map
3) Existing Plat
4) Amended Plat

Plat Amendment
North Salt Lake Industrial Park Plat C – Lots 28B & 28C
Zoning/Aerial



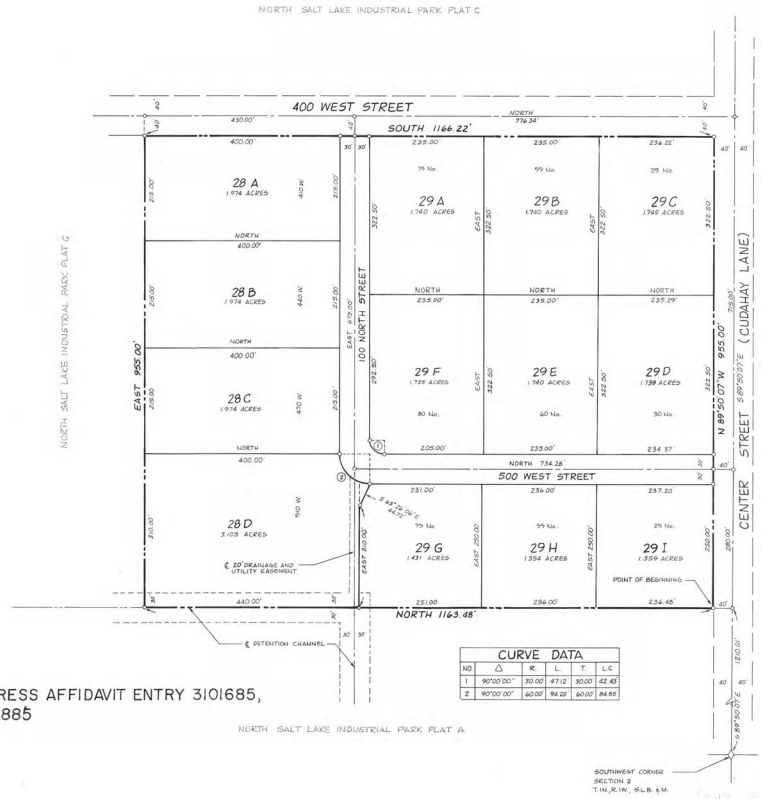
Plat Amendment
North Salt Lake Industrial Park Plat C – Lots 28B & 28C
Existing Ownership Map



AMENDED PLAT OF LOTS 28 & 29
NORTH SALT LAKE INDUSTRIAL PARK PLAT "C"

A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SCALE 1"=100'



CURVE DATA					
NO	Δ	R.	L.	T.	L.C
1	90°00'00"	30.00'	47.12	30.00'	42.43
2	90°00'00"	60.00'	94.25	60.00'	84.85

ADDRESS AFFIDAVIT ENTRY 3101685,
3229885

SURVEYOR'S CERTIFICATE

I, LAMAR P. SMITH DO HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER AND LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 1609 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY 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 AMENDED PLAT OF LOTS 28 & 29 NORTH SALT LAKE INDUSTRIAL PARK PLAT "C" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 29 NORTH SALT LAKE INDUSTRIAL PARK PLAT "C", SAID CORNER BEING S 89°50'07"E 1320.0 FEET AND NORTH 40.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 1163.48 FEET TO THE NORTHWEST CORNER OF LOT 28 OF SAID NORTH SALT LAKE INDUSTRIAL PARK PLAT "C"; THENCE EAST 955.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 1166.22 FEET TO THE SOUTHEAST CORNER OF LOT 29 OF SAID NORTH SALT LAKE INDUSTRIAL PARK PLAT "C", THENCE N 89°50'07"W 955.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 25.538 ACRES.

DATE July 31, 1978 — Lamar P. Smith
REGISTERED ENGINEER AND LAND SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, AS SHOWN BY THE PLAT AND CERTIFICATE OF SURVEY HEREUNTO ANNEXED, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS
AMENDED PLAT OF LOTS 28 & 29 OF NORTH SALT LAKE INDUSTRIAL PARK PLAT "C"
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND PUBLIC EASEMENTS SHOWN HEREON.
DATED THIS 15 DAY OF AUGUST A.D. 1978

BENEFICAL DEVELOPMENT COMPANY
Marvin C. Steadman — PRESIDENT
Richard R. Nielsen — SECRETARY

ZIONS SECURITIES CORPORATION
Howard Dunn — PRESIDENT
Lee Simmons — SECRETARY

ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

ON THIS 15th DAY OF August A.D. 1978 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH MARVIN C. STEADMAN AND RICHARD R. NIELSEN WHO BOTH BEING BY ME DULY SWORN DEPOSED AND SAID EACH FOR THEMSELVES THAT THE SAID MARVIN IS THE PRESIDENT AND RICHARD R. NIELSEN IS THE SECRETARY OF BENEFICAL DEVELOPMENT COMPANY, A UTAH CORPORATION THAT THE HEREON OWNERS DEDICATION WAS SIGNED BY EACH AND BOTH OF THEM DULY ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID OFFICERS ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Notary Public — RESIDING AT Salt Lake City, Ut
MY COMMISSION EXPIRES June 10, 1982

ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

ON THIS 17 DAY OF August A.D. 1978 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH J. HOWARD DUNN AND LEE T. SIMMONS WHO BOTH BEING BY ME DULY SWORN, DEPOSED AND SAID EACH FOR THEMSELVES THAT THE SAID J. HOWARD DUNN IS THE PRESIDENT AND LEE T. SIMMONS IS THE SECRETARY OF ZIONS SECURITIES CORPORATION, A UTAH CORPORATION THAT THE HEREON OWNERS DEDICATION WAS SIGNED BY EACH AND BOTH OF THEM DULY ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID OFFICERS ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Notary Public — RESIDING AT Salt Lake City, Utah
MY COMMISSION EXPIRES My Commission Expires August 17, 1979

NORTH SALT LAKE CITY APPROVALS

APPROVED Richard Johnson — CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVED Fredric T. Campbell — CITY ENGINEER

APPROVED _____ CITY ATTORNEY

PRESENTED TO THE MAYOR AND CITY COUNCIL THIS 5 DAY OF September A.D. 1978, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED

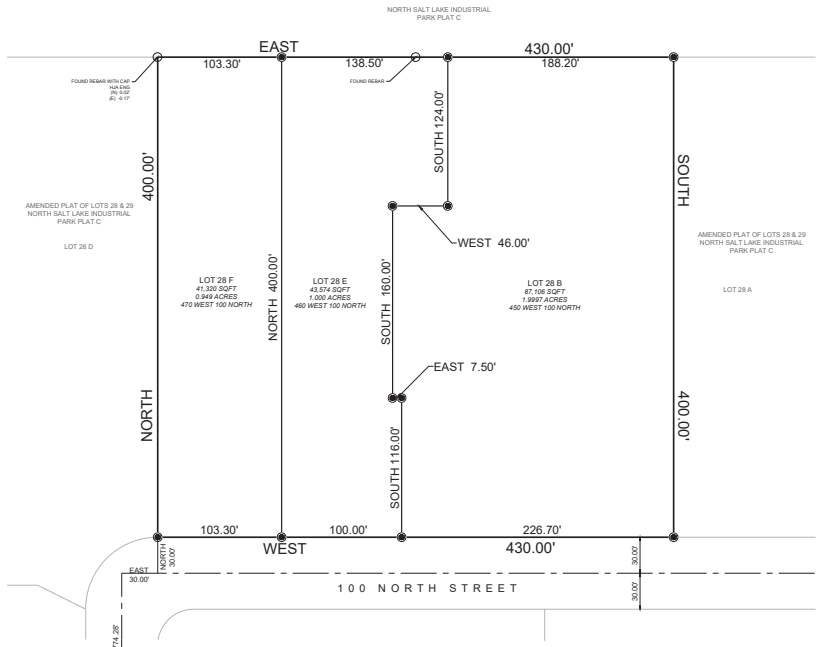
ATTEST Lynn K. Guillemette — RECORDER
Robert D. Lamquist — MAYOR

RECORDED # 515833
STATE OF UTAH COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
DATE Nov. 9, 1978 TIME 8:30 AM BOOK 737 PAGE 849
$17.50 FEE $ — Margarita S. Bourne — COUNTY RECORDER

DRAWING No. 7011 1230

AMENDED PLAT OF LOTS 28B AND 28C
NORTH SALT LAKE INDUSTRIAL PARK PLAT "C"

A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND

- SECTION CORNER
- SET REBAR & CAP STAMPED "WCG"
- FOUND REBAR & CAP AS NOTED
- AMENDED SUBDIVISION LINES
- SUBDIVISION LINES
- CENTER LINE

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

PROJECT NUMBER _____
DRAWN BY _____
CHECKED BY _____
DATE _____

SURVEYORS CERTIFICATE

I, DARREN R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 4975981 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT . I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____ DARREN R. WILLIAMS _____
PLS NO. 4975981

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 28 B AND 28 C OF AMENDED PLAT LOTS 28 & 29 NORTH SALT LAKE INDUSTRIAL PARK PLAT "C", RECORDED IN THE DAVIS COUNTY RECORDERS OFFICE ON NOVEMBER 9, 1978 AS ENTRY NUMBER 513833 IN BOOK 737 AT PAGE 849.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 172,000 SQUARE FEET OR 3.949 ACRE, MORE OR LESS.

THE BASIS OF BEARING IS S.89°50'07"E. FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 2. ROTATE 00°19'40" CLOCKWISE TO EQUAL NAD83 BEARINGS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, AS SHOWN BY THE PLAT AND CERTIFICATE OF SURVEY HERETO ANNEXED, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS **AMENDED PLAT OF LOTS 28B AND 28C NORTH SALT LAKE INDUSTRIAL PARK PLAT "C"** DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND PUBLIC EASEMENTS SHOWN HEREON.

DATED THIS _____ DAY OF _____ 2022

VRM PROPERTIES LLC _____ EAGLEWOOD BUSINESS CENTER LLC _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 2022 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH _____ WHO BEING BY ME DULY SWORN DEPOSED AND SAID EACH FOR THEMSELVES THAT THE SAID _____ IS THE _____ OF VRM PROPERTIES LLC, A UTAH LIMITED LIABILITY COMPANY THAT THE HEREON OWNERS DEDICATION WAS SIGNED BY THEM AND THEY ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID OFFICERS ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 2022 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH _____ WHO BEING BY ME DULY SWORN DEPOSED AND SAID EACH FOR THEMSELVES THAT THE SAID _____ IS THE _____ OF VRM PROPERTIES LLC, A UTAH LIMITED LIABILITY COMPANY THAT THE HEREON OWNERS DEDICATION WAS SIGNED BY THEM AND THEY ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID OFFICERS ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

AMENDED PLAT OF LOT 28B AND 28C
NORTH SALT LAKE INDUSTRIAL PARK PLAT "C"
A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 1
NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION RECOMMENDATION	CITY ENGINEER'S RECOMMENDATION	CITY ATTORNEY'S RECOMMENDATION	NORTH SALT LAKE CITY COUNCIL APPROVAL
RECOMMENDED THIS _____ DAY OF _____, 20____ BY THE NORTH SALT LAKE PLANNING COMMISSION.	RECOMMENDED THIS _____ DAY OF _____, 20____ BY THE NORTH SALT LAKE CITY ENGINEER.	RECOMMENDED THIS _____ DAY OF _____, 20____ BY THE NORTHSALT LAKE CITY ATTORNEY.	APPROVED THIS _____ DAY OF _____, 20____ BY THE NORTH SALT LAKE CITY COUNCIL.
CHAIR, NORTH SALT LAKE PLANNING COMMISSION	NORTH SALT LAKE CITY ENGINEER	NORTH SALT LAKE CITY ATTORNEY	RECORDER ATTEST / MAYOR

RECORDED #
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ DAVIS COUNTY RECORDER _____

File Path: G:\Shared drives\Projects\2022 Projects\22-152 Vrm\Amended Plat\09_Data\Amended Subdivision Plat_AJC.dwg May 24, 2022 - 3:41pm

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 Pace, Community Development Director

DATE: October 4, 2022

SUBJECT: Consideration of Final Plat-Eaglewood Cove P.U.D. Subdivision, phase 15 plat 1

RECOMMENDATION

The Planning Commission has reviewed the Final Plat and finds that it meets the minimum standards for Final Plat approval with the following conditions:

1. Any remaining engineering redline corrections be completed prior to recordation of final plat.

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 and a reduction from 75 lots to 72 lots. The proposed development is divided into three phases, 13, 14, and 15. Preliminary Plan approval was granted on November 10, 2020 with a condition that sidewalks be added to one side of each street. That correction has been made. 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.

There were 20 lots in the Preliminary Plan approval for Phase 15. The developer is requesting to divide Phase 15 into 2 separate plats, as 2 lots currently have frontage (corner) on Wood Oaks Loop being constructed for Phase 13. The developer proposes to install the other frontages for lots 1501 and 1520 with the construction of Phase 13 to facilitate the final plat approval for Phase 15, Plat 1 at this time.

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore if the development meets the minimum standards and reasonable conditions can be used to mitigate

impacts of the development on the community, it also must be approved. The steps for approving a PUD development are a recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

Phase 15, plat 1 contains 1.6 acres and contains 2 lots with lot sizes, lot 1501 being 0.80 acres and lot 1520 contains 0.59 acres. The final plat have been reviewed by staff for final plat approval. There are some minor engineering redlines related to typos within the legal description that will need to be corrected prior to recordation, but at this time all redlines have been completed.

POSSIBLE MOTION(S)

I move that the City Council approve the final plat for Eaglewood Cove Subdivision, phase 15, Plat 1 located at approximately 616 South & 1380 East Wood Oaks Loop, subject to the following findings and conditions:

Findings:

1. The proposed final plat meets the minimum standards of the land use code for final plat approval;
2. The geotechnical report has been approved by the city consultant and the plat has been designed to meet the specific standards and recommendations contained therein;
3. The plat contains the appropriate notes regarding the individual lots and requirements of the geotechnical report.

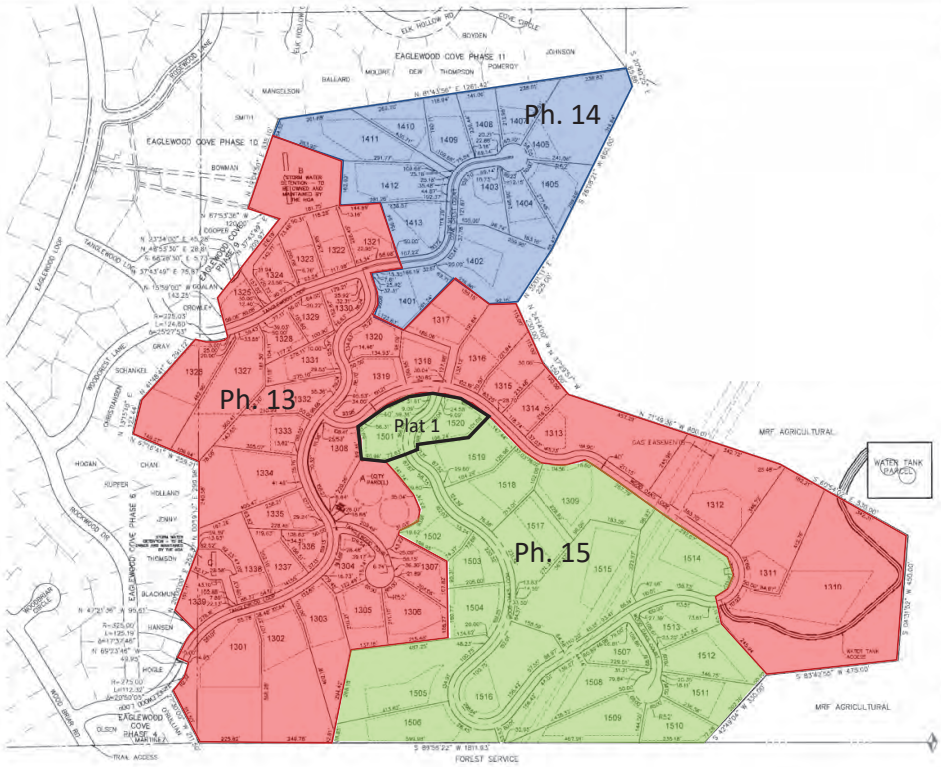
Conditions:

1. Any remaining engineering redline corrections be completed prior to recordation of final plat.

Attachments:

1. Aerial/Zoning Maps
2. Final Plat

Final Plat
Eaglewood Cove Ph. 15, Plat 1– Oak Woods Loop
Aerial



EAGLEWOOD COVE LOT DATA

LOT #	LOT AREA SQ.FT.	LOT AREA AC.	BUILDING ENVELOPE SQ.FT.	LOT FRONTAGE AT ZONE SETBACK FT.
1301	112045	2.61	38085	426.61
1302	99582	2.29	23649	147.91
1303	54535	1.25	23126	138.98
1304	23958	0.55	13436	182.12
1305	34976	0.80	17151	90.03
1306	43446	0.97	18606	90.03
1307	30257	0.69	15183	132.33
1308	42003	0.97	20819	429.72
1309	71458	1.64	30132	454.27
1310	276273	6.34	58075	132.99
1311	84606	1.94	33912	165.87
1312	105444	2.42	23632	353.90
1313	96303	2.21	14475	326.32
1314	26594	0.61	13956	138.74
1315	53118	0.76	9992	139.60
1316	48883	1.12	16658	108.30
1317	44987	1.03	15363	FLAG LOT
1318	26611	0.59	10422	140.32
1319	31133	0.72	13325	439.88
1320	24629	0.56	13991	205.66
1321	32265	0.75	11325	149.09
1322	27448	0.63	10181	157.98
1323	24261	0.56	9672	151.13
1324	24896	0.57	12612	118.71
1325	12998	0.31	10156	151.94
1326	68602	1.66	18139	176.15
1327	71453	1.64	43954	95.48
1328	23329	0.47	12124	118.00
1329	19634	0.44	11405	119.32
1330	18271	0.42	10114	121.95
1331	29623	0.68	15854	155.94
1332	33848	0.77	15552	156.54
1333	36403	0.84	12253	142.93
1334	78859	1.72	38184	127.12
1335	28842	0.66	8300	137.79
1336	32452	0.60	16602	179.25
1337	25321	0.58	13898	132.42
1338	42742	0.98	7778	138.24
1339	25645	0.55	7386	153.84
1401	42864	0.98	28178	364.49
1402	73586	1.69	17117	154.63
1403	33417	0.76	9777	268.34
1404	33222	0.76	13157	93.13
1405	28289	0.65	12916	90.18
1406	89452	2.05	8675	92.45
1407	31541	0.72	9892	92.03
1408	28906	0.67	10028	124.31
1409	31905	0.73	10133	92.03
1410	31758	0.73	10871	FLAG LOT
1411	55749	1.28	29846	FLAG LOT
1412	53595	1.23	34908	90.30
1413	38546	0.88	17585	305.89
1501	36817	0.85	14448	117.48
1502	15844	0.32	49993	301.93
1503	27651	0.63	12609	206.84
1504	35343	0.81	16110	156.56
1505	101713	2.34	23171	330.94
1506	55880	1.28	21884	203.35
1507	24394	0.56	14968	344.48
1508	70450	1.62	25584	117.48
1509	49435	1.13	31842	96.25
1510	34836	0.73	34941	90.03
1511	37916	0.87	15691	95.68
1512	57486	1.34	27557	90.03
1513	32448	0.74	9854	409.41
1514	76429	1.75	20766	238.57
1515	113853	2.62	28810	314.80
1516	61762	1.46	16137	802.86
1517	56548	1.30	15420	376.38
1518	52363	1.20	27485	122.00
1519	49732	1.02	11385	142.44
1520	37581	0.82	27018	153.58
PARCELS				
A	39880	1.19	N/A	N/A
B	52333	1.20	N/A	N/A
C	18852	0.33	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 1 15R) = 20' (TYP.)
   (LOTS 1508-1509=28', 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
SALT LAKE CITY - (801) 521-2520
OGDEN - (801) 399-1653

Date: JJS
Drn: JJS
Chk: JRL
Dsg: JRL

SH G3
of 2

Work Date: 11/04/2020 Checked: 12/10/19 Proj. # 4693

Copyright © 2020 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.

T:\4693\CAD\Proplan\4693 Preliminary Plan.dwg Jeremy

EAGLEWOOD COVE SUBDIVISION PHASE 15, PLAT 1

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.", a rivet or a carved "x" where the property corner is in concrete or asphalt.

2.) Private roadways (44' wide right-of-way, sidewalk one side only) 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 datum of the Davis County Surveyor. Record bearings, distances and coordinate values are shown in brackets [ ]. All other dimensions and coordinate values are measured. Bearings and distances shone in ( ) are easement dimensions. Bearings and distances shown in < > are buildable area dimensions. Rotate all bearings 00°19'28" to match the NAD83 Utah State Plane coordinate system, North Zone.

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 the 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 North Salt Lake City Code, Title 10., Chapter 12, Sensitive Area District and Geologic Hazards, as amended.

12.) FIRE SPRINKLING
a) Due to the required fire flow capacity and the fixed culinary tank size for the development (325,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.

13.) 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 10% 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, cabinets or systems necessary for operation of permitted private recreational uses, such as ski or sledding tow rope motors and pulleys, which may be constructed on areas greater than 30% slope.

14.) CRITICAL SLOPE EASEMENT
a) AREA OF APPLICATION The Critical Slope Easement restrictions set forth hereinbelow shall apply to all 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%) shall be collectively referred to as the "Critical Slope Easement Area". The site plan shall contain existing grade and proposed final grading and 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.
i. Such use will be restricted to foot traffic only.
ii. 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 except as allowed below for recreational uses.
iii. Except as provided herein, the Lot upon which any of the Critical Slope Easement Areas are located shall not be excavated, graded, filled, littered upon, dumped or vegetation disturbed (except as is reasonably necessary when planting additional plants, shrubs, or trees) nor be used to store materials upon, over, or across the Critical Slope Easement Area.
iv. Soils excavated as part of the construction of approved structures within the building envelope may be temporarily stored within the building envelope for the purposes of backfilling the foundation and the remaining soil should be removed from the site and shall not be deposited on critical slope easements.
v. Additional plants, shrubs, and trees may be planted upon the Critical Slope Easement Areas including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation and disturbance 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 recreational land uses outside of the building envelope for the purposes of private recreational (non-commercial) use with 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. No cuts or fills shall be permitted to create construction pads, work staging area, nor access for any heavy equipment upon the critical slope area.
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.
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 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 shall be construed to grant and reserve such Critical Slope Easement Area as provided herein even though no specific reference to such easements appears in any such conveyance.

15.) Native vegetation shall not be disturbed on slopes greater than 30% except as allowed in Section 14 above.

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

17.) 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 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.

18.) GEOTECH: IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 FOR ALL LOTS, IT SHALL BE a REQUIREMENT TO SUBMIT WITH a BUILDING PERMIT APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING (IBC) and an 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 IDT 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 march 31, 2021. 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, PLAT 1

Wilford W. Cannon, Manager
EWC 15 Development, LLC

ACKNOWLEDGMENT

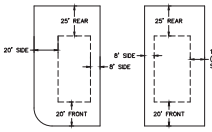
State of Utah)
:ss
County of Davis)

On this _____ day of_____ 2022, personally appeared before me, Wilford W. Cannon, who being by me duly sworn, did say that he is the manager of EWC 15 Development, LLC, and that the foregoing instrument was signed on behalf of said EWC 15 Development, LLC, and said Wilford W. Cannon acknowledged to me that said EWC 15 Development, 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 15, Plat 1.

Date: 09/23/2022

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

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER
312770
D. GREGG
MEYERS
09/23/22
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 a point on the boundary line of Eaglewood Cove Subdivision Phase 13 as recorded in the office of the Davis County Recorder as Entry No. _____, said point also being on the south right-of-way line of Wood Oaks Loop as dedicated in said Phase 13, said point is North 00°08'13" West along the Section Line 1,165.32 feet and West 1,595.49 feet from the Southeast Corner of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian (basis of bearing being North 00°08'13" West between the Southeast Corner and East Quarter Corner of Section 7, T1N, R1E, SLB&M), and running thence South 44°11'40" West 97.08 feet; thence South 79°06'42" West 192.24 feet; thence South 54°45'14" West 46.60 feet; thence South 69°53'44" West 72.83 feet to said boundary line of said Phase 13; thence along said boundary line the following ten (10) courses and distances: 1) North 86°24'20" West 90.96 feet, 2) North 69.36 feet, 3) North 19°30'17" West 46.00 feet to said south right-of-way line of said Wood Oaks Loop, 4) northeasterly along the arc of a 124.00 foot radius non-tangent curve to the left, the center of which bears North 19°30'17" West, through a central angle of 26°53'10" a distance of 58.19 feet (chord bearing N 57°03'08" E, chord length 57.65'), 5) northeasterly along the arc of a 296.00 foot radius reverse curve to the right, through a central angle of 43°41'01" a distance of 225.68 feet (chord bearing N 65°27'04" E, chord length 220.25'), 6) southeasterly along the arc of a 12.50 foot radius compound curve to the right, through a central angle of 109°46'14" a distance of 23.95 feet (chord bearing S 37°49'18" E, chord length 20.45'), 7) South 72°56'11" East 48.00 feet, 8) North 17°03'49" East 15.79 feet, 9) northeasterly along the arc of a 12.50 foot radius curve to the right, through a central angle of 85°22'04" a distance of 18.62 feet (chord bearing N 59°44'51" E, chord length 16.95') and 10) southeasterly along the arc of a 296.00 foot radius compound curve to the right, through a central angle of 31°45'47" a distance of 164.09 feet (chord bearing S 61°41'14" E, chord length 162.00') to the point of beginning.

Containing 69,700 Square Feet or 1.600 Acres, 2 Lots, and 1 Private Street.

Rotate this description 00°19'28" to match the NAD83 Utah State Plane coordinate system, North Zone. See Basis of Bearing.

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 _____, 2022 at which time this subdivision was approved and accepted. Mayor Attest: City Recorder	This _____ day of _____, 2022. City Engineer	This _____ day of _____, 2022. Chairman, Planning Commission	This _____ day of _____, 2022. City Attorney	Entry No. _____ Fee Paid _____ Filed for record and recorded this _____ day of _____, 2022 at _____ in Book _____ of Official Records Page _____ County Recorder By: Deputy Recorder

Plat Prepared By:

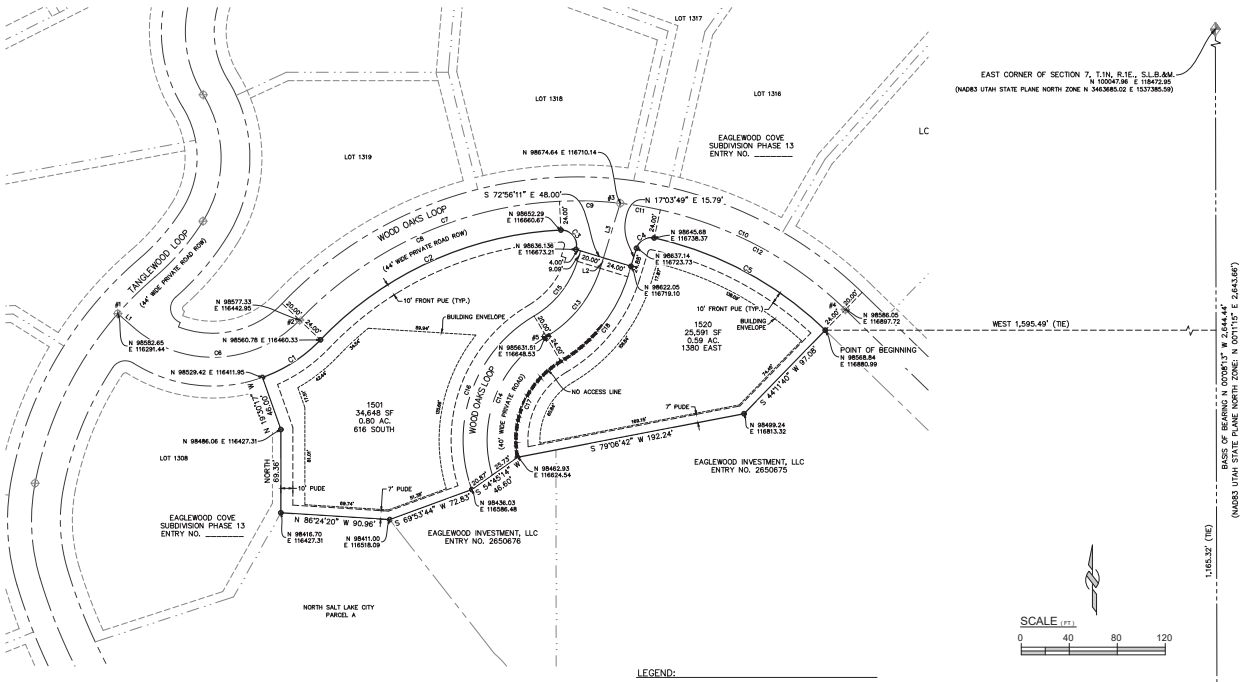
BINGHAM ENGINEERING
362 N. West Jordan Dr. Ste 120, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

Designr:
Drawn: JJS
Checked: GM
Reviewed: JRL

Date 09/23/2022 | Proj. # 4893 | Sht 1 of 2

EAGLEWOOD COVE SUBDIVISION PHASE 15, PLAT 1

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	58.19'	124.00'	26°53'10"	57.65'	N 57°03'08" E
C2	225.68'	296.00'	43°41'01"	220.25'	N 65°27'04" E
C3	23.95'	12.50'	109°46'14"	20.45'	S 37°49'18" E
C4	18.62'	12.50'	85°22'04"	16.95'	N 59°44'51" E
C5	164.09'	296.00'	31°45'47"	162.00'	S 61°41'14" E
C6	152.88'	100.00'	87°35'34"	138.42'	N 87°24'20" E
C7	294.65'	320.00'	52°45'27"	284.35'	S 69°59'17" W
C8	243.98'	320.00'	43°41'01"	238.11'	S 65°27'04" W
C9	50.68'	320.00'	9°04'26"	50.63'	N 88°10'12" W
C10	211.27'	320.00'	37°48'39"	207.45'	N 64°43'10" W
C11	33.87'	320.00'	6°03'52"	33.85'	N 80°36'03" W
C12	177.40'	320.00'	31°45'47"	175.14'	N 61°41'14" W
C13	74.20'	100.00'	42°30'44"	72.51'	N 38°19'11" E
C14	133.61'	100.00'	76°33'17"	123.89'	S 21°17'54" W
C15	59.36'	80.00'	42°30'44"	58.01'	N 38°19'11" E
C16	166.88'	120.00'	79°40'49"	153.76'	S 19°44'08" W
C17	93.47'	76.00'	70°27'51"	87.69'	S 24°20'37" W
C18	92.01'	124.00'	42°30'44"	89.91'	N 38°19'11" E

Line Table		
Line #	Direction	Length
L1	S 48°47'53" E	17.59'
L2	S 17°03'49" W	9.09'
L3	N 17°03'49" E	47.65'

Street Monument Table		
MON#	NORTHING	EASTING
1	98582.65	116291.44
2	98577.33	116442.95
3	98674.64	116710.14
4	98586.05	116897.72
5	98563.51	116648.53

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- 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

PROFESSIONAL LAND SURVEYOR LICENSE #312770 D. GREGG MEYERS 09/23/22 STATE OF UTAH

SOUTHEAST CORNER SECTION 7
TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND DAVIS COUNTY MONUMENT
N 97403.53 E 118479.27
(NAD83 UTAH STATE PLANE NORTH ZONE N 3461041.37 E 1537376.94)

Davis County Recorder

Entry No. _____ Fee Paid _____
Filed for record and recorded this _____
day of _____, 2022 at _____
In Book _____ of Official Records Page _____

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 09/23/2022 | Proj. # 4893 | Sht 2 of 2

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 Pace, Community Development Director

DATE: October 4, 2022

SUBJECT: Consideration of **ORD 2022-07** rezoning to a P-District for Clifton Place and approving development agreement (**AGR 2022-25A**)

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of the rezone request for property located at approximately 2596 South and 1095 North Redwood Road, from General Commercial (CG) to P-District and approving a development agreement for Clifton Place, with the following conditions:

1. Correction of planning and engineering redlines prior to final plat review; and
2. Finalization of the Development Agreement.

BACKGROUND

The purpose of this application is to facilitate the general development plan known as Clifton Place located at the western corners of the 1100 North and Redwood Road intersection. The property on the northwest corner of the intersection is currently addressed 2596 South Redwood Road and is approximately 6.12 acres. The property on the southwest corner of the intersection is addressed 1095 North Redwood Road and is approximately 7.185 acres. Both properties are currently zoned General Commercial (CG). The general development plan for Clifton Place was approved by the City Council on July 19, 2022. In conjunction with the P-District rezone request, the development agreement will include as an exhibit the preliminary plan approval for the project.

REVIEW

Clifton Place will consist of approximately 2.939 acres of commercial along Redwood Road and 185 townhome dwelling units. Of those units, 75 will be two bedroom and 110 will be three bedroom. The development has pedestrian access and connectivity with trails and sidewalks. Proposed amenities include a tot lot, pickleball courts, a swimming pool with bathrooms and changing rooms, and open recreation space with lawn/sod. Approximately 26% of the total development will be landscaped open space or recreational amenity and has been designed in compliance with the City's landscaping and water conservation ordinance.

Parking

At this time the developer has not identified specific commercial uses and therefore, those lots will be required to comply with the parking standards in city code 10-6, which will be reviewed at site plan approval. For the residential portion of the development, city code requires a minimum of 2.25 parking spaces per unit. This development is providing a ratio of 2.9 parking spaces per unit on the northern property and 2.5 parking spaces per unit on the southern property. Those ratios include counting only 1 space for tandem parking garages. This information is illustrated in the table below:

		Drive Spaces	Garage Spaces	Guest Spaces	Total	Tandem Garage
North Side - Units With Driveways						
2br	18	18	18		36	18
3br	24	48	48		96	
Units Without Driveways						
2br	12	0	12		12	12
3br	20	0	40		40	
Guest Spaces				34	34	
Total units:	**74**			**Total Parking**	**218**	**248**
				Parking Ratio:	**2.9**	**3.3**
		Drive Spaces	**Garage Spaces**	**Guest Spaces**	**Total**	**Tandem Garage**
South Side - Units With Driveways						
2br	16	16	16		32	16
3br	26	52	52		104	
Unites Without Driveways						
2br	29	0	29		29	29
3br	40	0	80		80	
Guest Spaces				30	30	
Total units:	**111**			**Total Parking**	**275**	**320**
				Parking Ratio:	**2.5**	**2.9**

Architectural Standards

The proposed architecture incorporates masonry brick, stucco, fiber cement board and metal accents. The commercial buildings will incorporate the same architectural style and color pallet. Due to commercial uses being unknown, the development agreement outlines specific architectural standards for commercial buildings without specific building elevations. The standards include architectural massing, materials and colors, grading, pedestrian access and orientation, etc.

Phasing

The project will be developed in phases with commercial development separately from residential. The residential development will occur in 4 phases. Phases 1 and 2 are on the northern property while 3

and 4 are on the southern. Phases 1B & 3B are the two commercial lots and will be platted with phases 1A & 3A respectively, with separate site plan approval for commercial development. The phases may not develop in numerical order due to purchase agreements and financing or market conditions.

Other

The City Planner and Engineer have minor redlines on the preliminary plan that are conditioned to be addressed prior to final plat approval. One of the changes involves relocating unit 18 on the northern property to the vacant area next to unit 54, also on the northern property. This change was requested by South Davis Metro Fire (SDMF) due to regular fire training and their desire to have additional buffer space between their property and the townhome. The proposed development complies with the goals of the City's General Plan.

Development Agreement

The development agreement has been drafted to implement the General Development Plan. The development agreement requires that the townhome units be sold for owner occupancy and that no more than 3 units may be owned by a single entity to prevent conversion of the project from owner occupancy to a rental occupancy. Individual owners will retain the property right to own and rent their units.

POSSIBLE MOTION

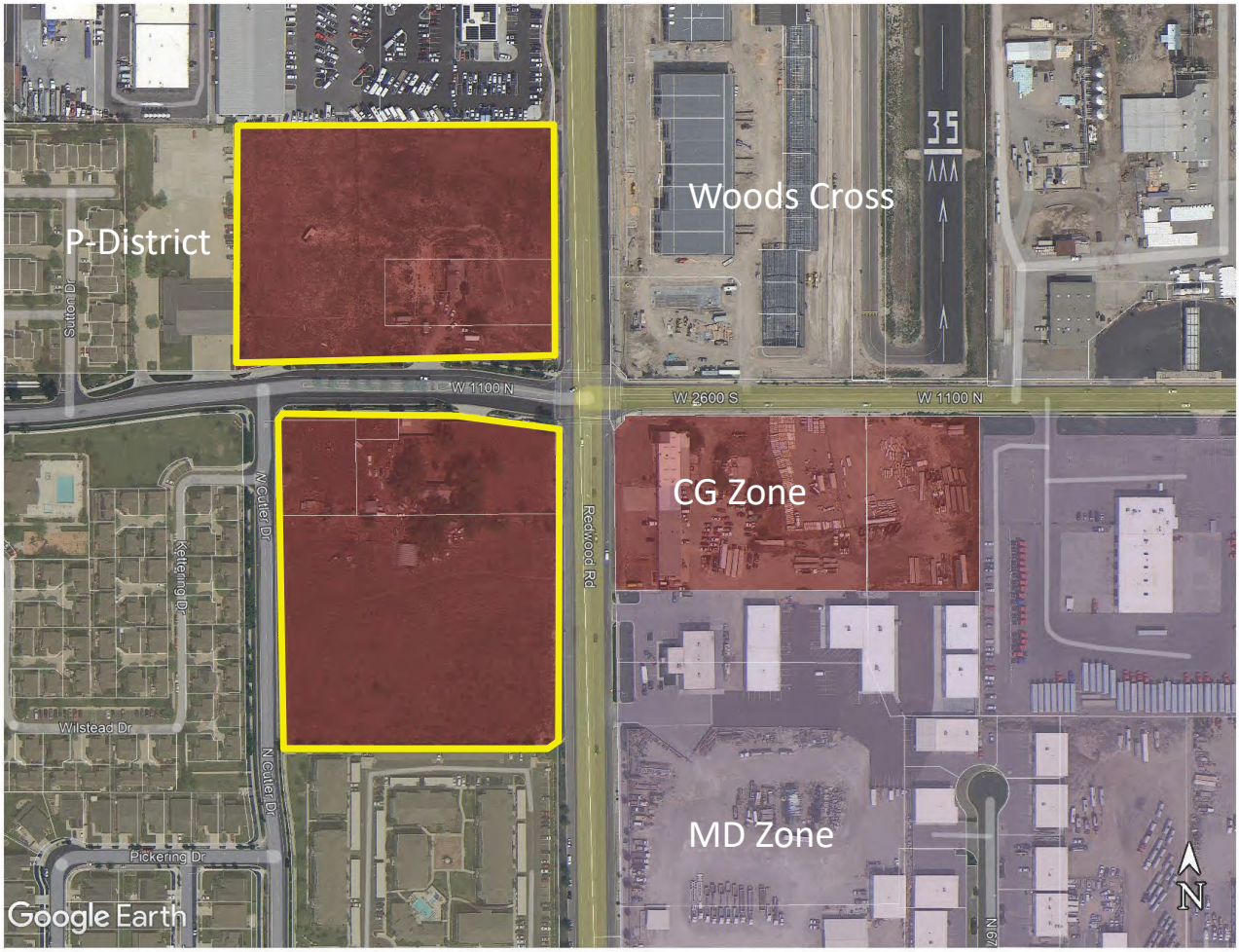
I move that the City Council approve ORD2022-07 rezoning property located at approximately 2596 South and 1095 North Redwood Road, from General Commercial (CG) to P-District and approving a development agreement (2022-26A) for Clifton Place with Brighton Homes Utah LLC with the following condition:

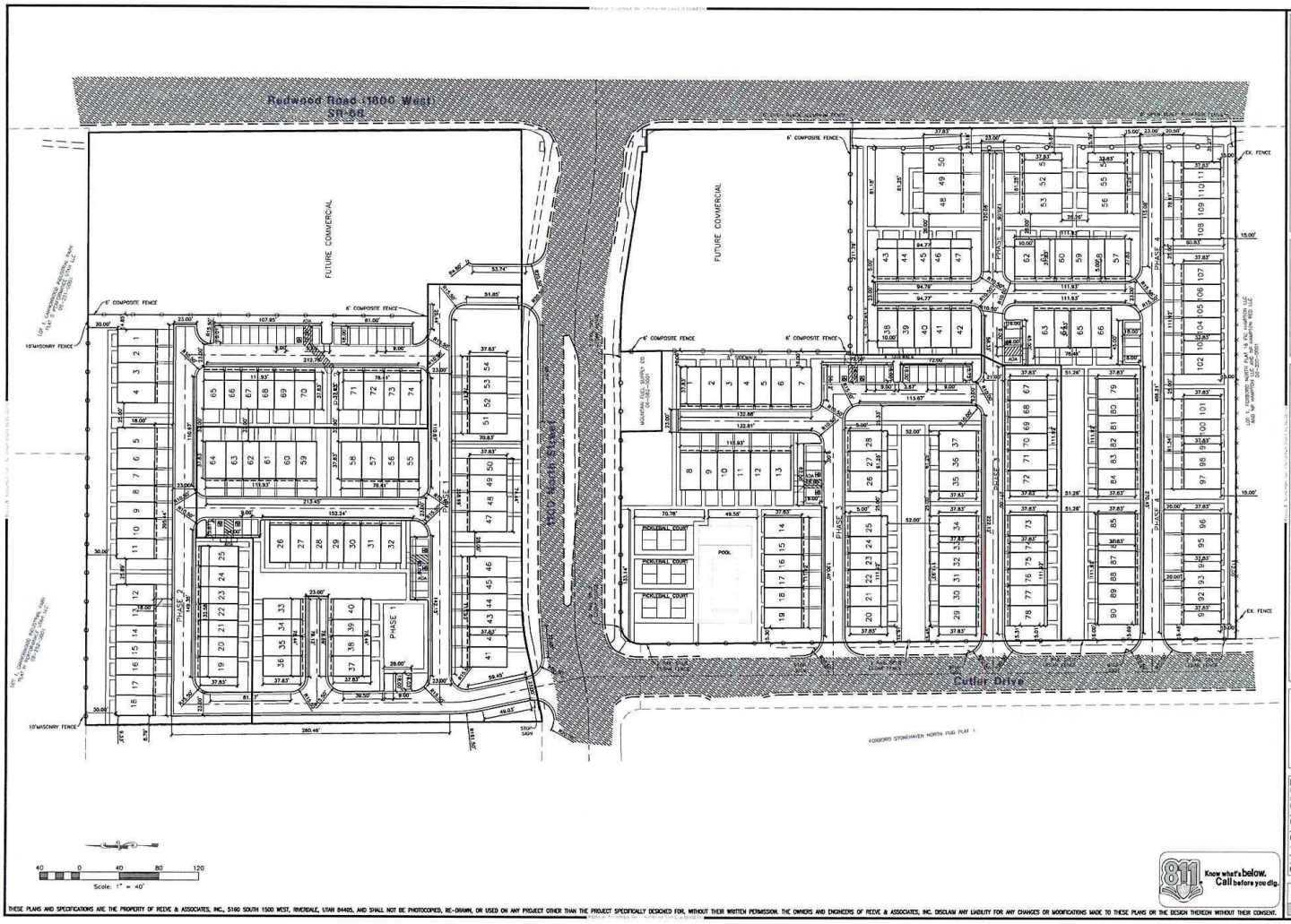
1. Correction of planning and engineering redlines prior to final plat review

Attachments

1) Aerial/Zoning Map
2) Site Plan
3) ORD2022-07
4) Proposed Development Agreement & Exhibits

P-District Rezone
Clifton Place
Current Zoning/Aerial





Reeve & Associates, Inc.

REVISIONS

DATE	DESCRIPTION
08-25-22	CK Layout Updates

Clifton Town Homes
Redwood Road
NORTH SALT LAKE, DAVIS COUNTY, UTAH

Proposed Site Plan

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: JULY 2022
Name: CLIFTON TOWN HOMES
Number: 6440-23

4
13 Total Sheets

Know what's below. Call before you dig.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
75		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
5		Carpinus betulus 'Fastigiata	Pyramidal European Hornbeam	2" cal.
27		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
3		Pinus nigra	Austrian Pine	6' ht.
4		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.
30		Tilia cordata 'Greenspire'	Greenspire Linden	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
116		Berberis thun. atro. 'Nana'	Crimson Pygmy Barberry	5 gal.
189		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
189		Juniperus "Buffalo"	Buffalo Juniper	5 gal.
81		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
81		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
36		Prunus x cistena 'UKONAPCO01'	Darkstar Purple Sand Cherry	5 gal.
86		Prunus laurocerasus 'Otto Luykens'	Otto Luykens' Laurel	5 gal.
144		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
8		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
99		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
78		Salix purpurea nana	Blue Arctic Willow	5 gal.
93		Spiraea bumalda 'Gold Mound'	Gold Mound Spiraea	5 gal.
81		Symphoricarpos alba	Common Snowberry	5 gal.
83		Taxus media 'Hicksii'	Hicks Yew	5 gal.
168		Viburnum trilobum 'Bailey Compact'	Bailey Compact Cranberry	5 gal.

ORNAMENTAL GRASS

Quantity	Symbol	Scientific Name	Common Name	Size
161		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
951		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
563		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.

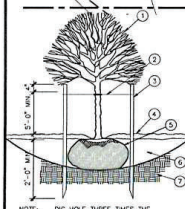
OTHER

Symbol	Description	Size/Type
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum	Sod
	Gravel Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Mow Strip	6"x6"

Scale: 1" = 30'

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walks. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

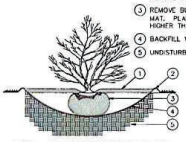
NTS

1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS

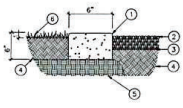


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



1. 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OF MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL (801) 621-3100 FAX (801) 621-2666
LAND SURVEYING • CIVIL ENGINEERING • LAND PLANNING
WATER RIGHTS • GEOTECHNICAL ENGINEERING • WATER RESOURCES

REVISIONS

DATE	DESCRIPTION

Clifton Town Homes
Redwood Road
North Ogden City, Weber County, Utah

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
06/20/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: 6-16-22
Name: Clifton Town Homes
Number: 6440-23

Reeve & Associates, Inc. - Solutions You Can Build On

PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
75		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
5		Carpinus betulus 'Fastigiata	Pyramidal European Hornbeam	2" cal.
27		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
3		Pinus nigra	Austrian Pine	6' Ht.
4		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.
30		Tilia cordata 'Greenspire'	Greenspire Linden	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
116		Berberis thun. atro. 'Nana'	Crimson Pygmy Barberry	5 gal.
189		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
189		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
81		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
81		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
36		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
88		Prunus laurocerasus 'Otto Luykens'	Otto Luykens' Laurel	5 gal.
144		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
8		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
99		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
78		Salix purpurea nana	Blue Arctic Willow	5 gal.
93		Spiraea bumalda 'Gold Mound'	Gold Mound Spiraea	5 gal.
81		Symphoricarpos alba	Common Snowberry	5 gal.
83		Taxus media 'Hicksii'	Hicks Yew	5 gal.
168		Viburnum trilobum 'Bailey Compact'	Bailey Compact Cranberry	5 gal.

ORNAMENTAL GRASS

Quantity	Symbol	Scientific Name	Common Name	Size
161		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
951		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
563		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.

OTHER

Symbol	Description	Size/Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Gravel Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Mow Strip	6"x6"

30 0 30 60 90
Scale: 1" = 30'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST
RIVERDALE, UTAH 84405
TEL (801) 621-3100 FAX (801) 621-2666
www.reeveassociates.com
LAND PLANNERS • ENGINEERS • SURVEYORS
WATER, CONSERVATION • ENVIRONMENTAL SCIENCES • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Clifton Town Homes
Redwood Road
North Salt Lake, Davis County, Utah

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: 6-16-22
Name: Clifton Town Homes
Number: 6440-23

2
2 Total Sheets

ORDINANCE NO. 2022-07

AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 2596 SOUTH & 1095 NORTH REDWOOD ROAD WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM CG, GENERAL COMMERCIALTO P, PLANNED DISTRICT BY DEVELOPMENT AGREEMENT.

WHEREAS, the City of North Salt Lake has received an application from Brighton Homes Utah LLC. to amend the zoning for properties located generally at 2596 South Redwood Road and 1095 North Redwood Road from CG, General Commercial to P, Planned District; and

WHEREAS, the proposed zoning change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law and the City of North Salt Lake's ordinances to obtain public input regarding the proposed revisions to the Zoning Map.

WHEREAS, the Planning Commission has made a recommendation to the City Council concerning the proposed zoning change as required by City Code and Utah Code; and

WHEREAS, the City Council has reviewed this application and finds that it is consistent with the comprehensive general plan, goals and policies of the City and that changed conditions make the proposed amendment reasonably necessary to carry out the purposes stated in Title 10, Land Use Ordinance; and

WHEREAS, the City Council has reviewed the Development Agreement for Clifton Place and finds that the standards and regulations provided therein are in accordance with City Code, Title 10, Land Use Ordinance required for a Planned District.

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

Section 1. Zoning Map Amendment. The City of North Salt Lake Zoning Map is hereby amended to change the zoning of approximately 13.336 acres of property located generally at 2596 South Redwood Road and 1095 North Redwood Road within the city limits of the City of North Salt Lake, and more particularly described as Davis County parcel numbers : 06-082-0120, 06-082-0059, 06-082-0154, 06-082-0155, 06-082-0162, 06-082-0236, 06-082-0116 from CG, General Commercial to P, Planned District.

Section 2. Development Agreement. The City of North Salt Lake hereby approves and authorizes the Mayor to enter into Agreement 2022-25A, a Development Agreement for Clifton Place pertaining to the development and regulations for said Clifton Place P District.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting and execution of Agreement 2022-25A.

PASSED AND ADOPTED by the City Council of the City of North Salt Lake, Utah, this 4th day of October, 2022.

CITY OF NORTH SALT LAKE
By:

_____
BRIAN J. HORROCKS
Mayor

ATTEST:

_____
WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____
Council Member Gordon _____
Council Member Knowlton _____
Council Member Porter _____
Council Member Van Langeveld _____

Certificate of Posting Ordinance:
I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2022-07 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this _____ day of _____, 2022.

_____ [Seal]
Wendy Page, City Recorder

Property Description:

All property included in Davis County Parcel Identification numbers: 06-082-0120, 06-082-0059, 06-082-0154, 06-082-0155, 06-082-0162, 06-082-0236, 06-082-0116 and containing approximately 13.336 acres.

Legal Description:

NORTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N88"32'08"E 1978.14 FEET AND S01"27'52"E 355.86 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88"32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE S89"48'29"E 599.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00"36'55"E ALONG SAID WESTERLY LINE, 435.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S89"49'56"W 477.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 11"24'22", A CHORD BEARING OF S84"07'45"W, AND A CHORD LENGTH OF 42.93 FEET; (3) S77"36'15"W 72.74 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 22.94 FEET, AN ARC LENGTH OF 7.38 FEET, A DELTA ANGLE OF 18"25'22", A CHORD BEARING OF S83"48'20"W, AND A CHORD LENGTH OF 7.35 FEET; THENCE N00"37'35"W 460.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 263,312 SQUARE FEET OR 6.045 ACRES MORE OR LESS.

SOUTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET, SAID POINT BEING N88"32'08"E 2068.43 FEET AND S01"27'52"E 897.60 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88"32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE N89"50'08"E ALONG SAID SOUTHERLY LINE, 195.04 FEET; THENCE so1·01•4s"E 41.64 FEET; THENCE N89"44'54"E 81.21 FEET; THENCE N01"19'08"W 41.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N89"49'56"E 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10"36'48", A CHORD BEARING OF S84"51 '40"E, AND A CHORD LENGTH OF 66.70 FEET; (3) S81"06'30"E 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06"11 '53", A CHORD BEARING OF S84"12'27"E, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00"26'28"E ALONG SAID WESTERLY LINE, 595.69 FEET; THENCE S89"51'26"W 519.00 FEET TO THE EASTERLY HT-OF-WAY OF CUTLER DRIVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO RIG(2) COURSES: (1) N00"36'34"W 602.16 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.01 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90"24'48", A CHORD BEARING OF N44"35'50"E, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY LINE OF 1100 NORTH STREET AND TO THE POINT OF BEGINNING.
CONTAINING 317,617 SQUARE FEET OR 7.291 ACRES MORE OR LESS.

When Recorded
Return to:
City of North Salt Lake
10 East Center Street
North Salt Lake, 84054

AGR2022-25A

DEVELOPMENT AGREEMENT
CLIFTON PLACE

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the _____ day of _____, 20_____ (the "Effective Date"), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the "City"), and **_____,** a _____, (the "Developer"). The Developer and the City are sometimes collectively referred to herein as the "Parties" or singularly as a "Party."

RECITALS

A. As of the Effective Date hereof, Developer is (or has a signed purchase contract with the owner), the owner of the property described on **Exhibit "A"** (the "Property") hereto, located within the City of North Salt Lake, Davis County, Utah.

B. The development of the Property is governed by the City's Title 10 Land Use and Subdivision Ordinances (the "Code"). All Section references contained herein shall refer to the Code.

C. Pursuant to section 10-13-3 of the Code, the Developer has filed an application for and received approval by the City for the following:

(1) a General Development Plan (the "General Development Plan") for the Property(s) consisting of 13.336 acres fronting Redwood Road, Cutler Drive and 1100 North; and

(2) the re-zoning of the Property to the Planned P District, (the "P District Zoning") subject to approval of an acceptable development agreement. This Agreement constitutes such acceptable development agreement.

D. The project to be developed upon the Property pursuant to the General Development Plan is known as Clifton Place and is generally located at the northwest and southwest corners of the Redwood Road and 1100 North intersection in the City of North Salt Lake (the "Project").

E. Pursuant to the City's approval of the General Development Plan on the 19th day of July, 2022, the Plan consists of a total of 185 residential units and two commercial lots. Of those totals, the northern property shall consist of 74 residential units and 1.87 acres of commercial and the southern property shall consist of 111 residential units and 1.14 acres of commercial. A copy of the approved General Development Plan is attached hereto as **Exhibit "B."**

F. Pursuant to section 10-13-2-D, exceptions to or modification of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted. By this Agreement, the Parties desire to stipulate the required standards with respect to: land use; building size, layout, materials and architecture; landscaping; parking; signage size, placement, height, and design; lighting; fencing materials; and any other standards specified herein and included within the Project's P District Zoning.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. Incorporation of Recitals and Exhibits. The above Recitals and Exhibits attached and referenced herein are hereby incorporated into this Agreement.

2. General Development Plan Approval. To the fullest extent of its legal powers and authority and for the duration of the Term (as described below) of this Agreement, the City hereby approves the General Development Plan for the Project, including the density, use, configuration, and specification designations as described in the General Development Plan and as described elsewhere herein. Accordingly, to the maximum extent permitted under the laws of the State of Utah and the United States, the parties hereto intend that this Agreement grants to Developer the right to develop the Project, as outlined in this Agreement without modification or interference by the City, except as specifically set forth herein. The parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509. The Developer may not substantively deviate from the General Development Plan without prior approval by the City. Subject to the terms of this Agreement and subject to the Developer's compliance with other provisions of the Code not specifically modified herein, the Developer shall have the right to have, Preliminary Design Plan, Site Plan, Final Plat, Construction Plans and Building Permits (as those terms are defined in section 10-3 of the Code) approved by the City and to develop the Project as proposed and approved. The Developer hereby agrees that the Project is subject to all City ordinances in effect as of the Effective Date, except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

Notwithstanding the foregoing, the Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

3. Term. The vested rights described in this Agreement shall be effective for a period of ten (10) years following the date on which this Agreement is adopted by the City Council of North Salt Lake and signed by the City's Mayor (the "Term").

4. Development of the Project. The Project shall be developed by Developer and/or Developer's successors and assigns in accordance with all of the requirements contained herein.

a. Notwithstanding anything in the Code to the contrary, the general layout, parking, fencing, and landscaping of the project shall be substantially in the form of **Exhibit "C"** of this Agreement and are entitled Landscape and Site Plans.

b. Notwithstanding anything in the Code to the contrary, the land use standards, including but not limited to, setbacks, building heights, uses, etc., for all structures to be developed within the Project shall be as described in attached **Exhibit "D"** and are hereby approved by the City for use in the Project and are entitled P District Land Use Standards.

c. Developer and City hereby agree that architectural standards should be applied to the development of all lots within the Project. These specific rules and standards are shown in **Exhibit "E"** of this Agreement and are entitled, "Architectural Standards for Clifton Place".

d. Developer and City hereby agree that signage and design standards should be applied to the development of all lots within the Project. These specific rules and standards are shown in **Exhibit "F"** of this Agreement and are entitled, "Signage Design & Standards for Clifton Place".

e. Phasing Plan. The Developer intends to construct the project in multiple phases, as mutually agreed upon and attached hereto and incorporated herein as **Exhibit "G."** The phases may be platted in any order, except that the Commercial Phases 1B and 3B will be platted at the same time or before Phases 1A & 3A, respectively. A separate site plan approval will be required for development on Phases 1B & 3B.

f. Required Public Improvements. City agrees to coordinate with Developer the placement of conduits, chases and other piping required for the development of the project. The Developer agrees to construct all required public improvements, at its expense.

5. Individual ownership. The developer shall record with the development restrictive covenants that preclude purchase of more than 3 residential units by any single entity or person.

a. Exception: Given the current market conditions related to interest rates and inflation, the Developer may temporarily retain sole ownership and rent any number of units, until such time that market conditions improve and sales of said units is viable, but in no case shall such temporary ownership period exceed three years from the time of issuance of a certificate of occupancy. Said rental units may not be transferred in whole to any single entity, nor transferred to any successor of this agreement and must be sold individually as initially intended.

6. Disclosure Notification. The purchaser of each lot on the northern corner of the intersection of 1100 North and Redwood Road shall receive from the Developer, assignee, builder, or future owner, a "Seller Disclosure" notifying the purchaser that legal and continuing commercial and industrial land uses exist on adjacent properties located within Woods Cross that may have noise, light, dust, truck traffic, and other operational impacts.

7. Payment of Fees. Developer agrees to pay fees, except for any waivers, credits or other considerations noted in this agreement, as required by the City's adopted fee schedule in effect as of the Effective Date of this Agreement. At the time of this agreement, the schedule for the payment of impact fees is as follows:

a. Culinary Water: at building permit
b. Secondary Water: at building permit
c. Sewer: at building permit to South Davis Sewer District
d. Storm Drain: at pre-construction meeting for development improvements
e. Roadway: at building permit
f. Parks: at building permit

8. Agreement to Run with the Land/Assignment. A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit "H"**. The rights and obligations of Developer under this Agreement shall be those affecting the Property, and shall run with and be binding upon the Property and its successors and assigns, or any portion thereof. The terms of this Agreement shall be deemed to expire as to any portion of the Property upon the issuance of a certificate of occupancy for a structure on the subject portion of the Property. Neither Developer nor their successors and assigns shall have the right to assign this Agreement, in whole or in part, unless: (a) such assignee becomes the owner of fee simple title to that portion of the Property affected by the rights and obligations under this Agreement that are being assigned, and (b) the Developer delivers advance written notice to the City of the assignment.

9. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such Party at its address shown below:

To Developer: Brighton Communities Utah LLC
Attn: Nathan W. Pugsley
45 East Center Street #103
North Salt Lake, Utah 84054

To the City: City of North Salt Lake
Attn: City Manager
10 East Center Street
North Salt Lake, Utah 84054

In the event that either of the Parties desires to change its address as shown above, such Party shall provide written notice to the other Party pursuant to the requirements of this Section 6.

10. Default. In the event either Party fails to perform its obligations hereunder or to comply with the terms thereof, within thirty (30) days after giving written notice of default and the failure of the defaulting Party to cure such default, or if the default is of a nature that it cannot be reasonably cured within 30 days, then to have diligently and in good faith commenced to cure such default, and the non-defaulting Party may, at its election, have the following remedies:

a. All rights and remedies available in equity, including injunctive relief or specific performance, but shall have no claim for money damages.

b. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.

c. The right to draw upon any security posted or provided in connection with the Project and this Agreement.

d. The right to terminate this Agreement.

e. The rights and remedies set forth herein shall be cumulative.

11. Marketing and Sales. The Developer shall have the right to (a) place a sales trailer upon the Property and to operate its marketing and sales activities from such trailer, (b) use as a sales office the residential unit labeled in the General Development Plan as Unit 54, 53, 52, or 51 as shown on the site

plan, and (c) post customary marketing and advertising signage upon the Property relating to the Project. If Developer chooses to place a sales trailer upon the property, it shall seek site plan approval from the City's Community Development Department. Placement of sales trailer shall comply with city code related to setbacks, parking and landscaping. In addition to the signage regulations contained in Exhibit "F", the Developer hereby agrees that it will abide by the City's signage ordinance related to temporary signage including, but not limited to the placement of signs in public rights-of-way.

12. Maintenance of Public Improvements. All improvements dedicated to the City shall be maintained by the City at such time as City Code indicates to at least the same level of service provided by the City to other similar public improvements.

13. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regularly approvals given by the City for the Property and/or the Project or any phase thereof containing the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties or understandings between the Parties which are not contained in this Agreement, regulatory approvals and related conditions.

14. Severability. The Parties hereto agree that the provisions hereto are severable. If any provision of this Agreement is held invalid, the remainder of this Agreement shall be effective and shall remain in full force and effect unless amended or modified by mutual consent of the Parties.

15. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

16. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any person or Parties other than the City. The Parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

ATTEST:

_____
City Recorder

CITY
CITY OF NORTH SALT LAKE

_____
By: Brian Horrocks
Its: Mayor

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

DEVELOPER

_____

_____

_____
By: Nathan W. Pugsley
Its: Manager

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 06-082-0120, 06-082-0059, 06-082-0154, 06-082-0155, 06-082-0162, 06-082-0236, 06-082-0116 and containing approximately 13.336 acres.

Legal Description:

NORTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88"32'08"E 1978.14 FEET AND S01"27'52"E 355.86 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88"32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE S89"48'29"E 599.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00"36'55"E ALONG SAID WESTERLY LINE, 435.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S89"49'56"W 477.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 11"24'22", A CHORD BEARING OF S84"07'45"W, AND A CHORD LENGTH OF 42.93 FEET; (3) S77"36'15"W 72.74 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 22.94 FEET, AN ARC LENGTH OF 7.38 FEET, A DELTA ANGLE OF 18"25'22", A CHORD BEARING OF S83"48'20"W, AND A CHORD LENGTH OF 7.35 FEET; THENCE N00"37'35"W 460.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 263,312 SQUARE FEET OR 6.045 ACRES MORE OR LESS.

SOUTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET, SAID POINT BEING N88"32'08"E 2068.43 FEET AND S01"27'52"E 897.60 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88"32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE N89"50'08"E ALONG SAID SOUTHERLY LINE, 195.04 FEET; THENCE so1·01•4s"E 41.64 FEET; THENCE N89"44'54"E 81.21 FEET; THENCE N01"19'08"W 41.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N89"49'56"E 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10"36'48", A CHORD BEARING OF S84"51 '40"E, AND A CHORD LENGTH OF 66.70

FEET; (3) S81"06'30"E 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06"11 '53", A CHORD BEARING OF S84"12'27"E, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00"26'28"E ALONG SAID WESTERLY LINE, 595.69 FEET; THENCE S89"51'26"W 519.00 FEET TO THE EASTERLY HT-OF-WAY OF CUTLER DRIVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO RIG(2) COURSES: (1) N00"36'34"W 602.16 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.01 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90"24'48", A CHORD BEARING OF N44"35'50"E, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY LINE OF 1100 NORTH STREET AND TO THE POINT OF BEGINNING.

CONTAINING 317,617 SQUARE FEET OR 7.291 ACRES MORE OR LESS.

EXHIBIT "B"
GENERAL DEVELOPMENT PLAN

The General Development Plan for the Clifton Place project was approved by the City Council on the 19 day of July, 2022.

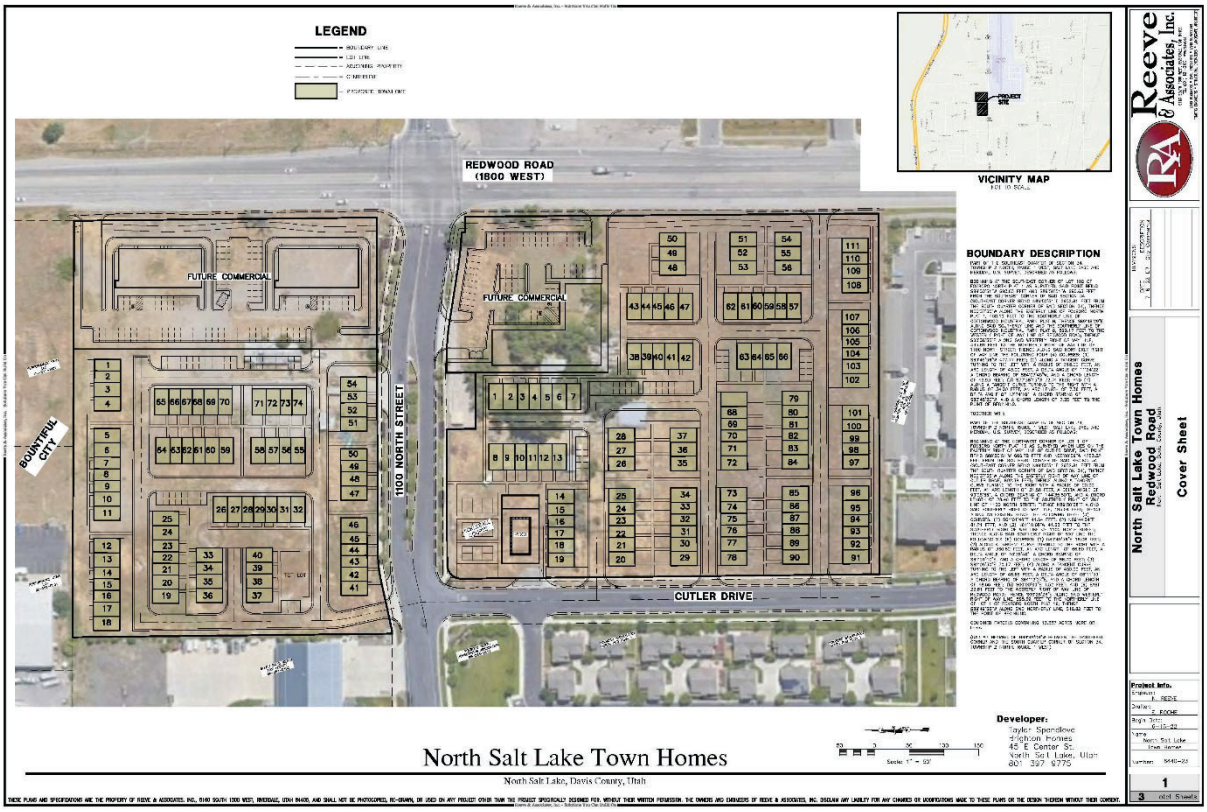
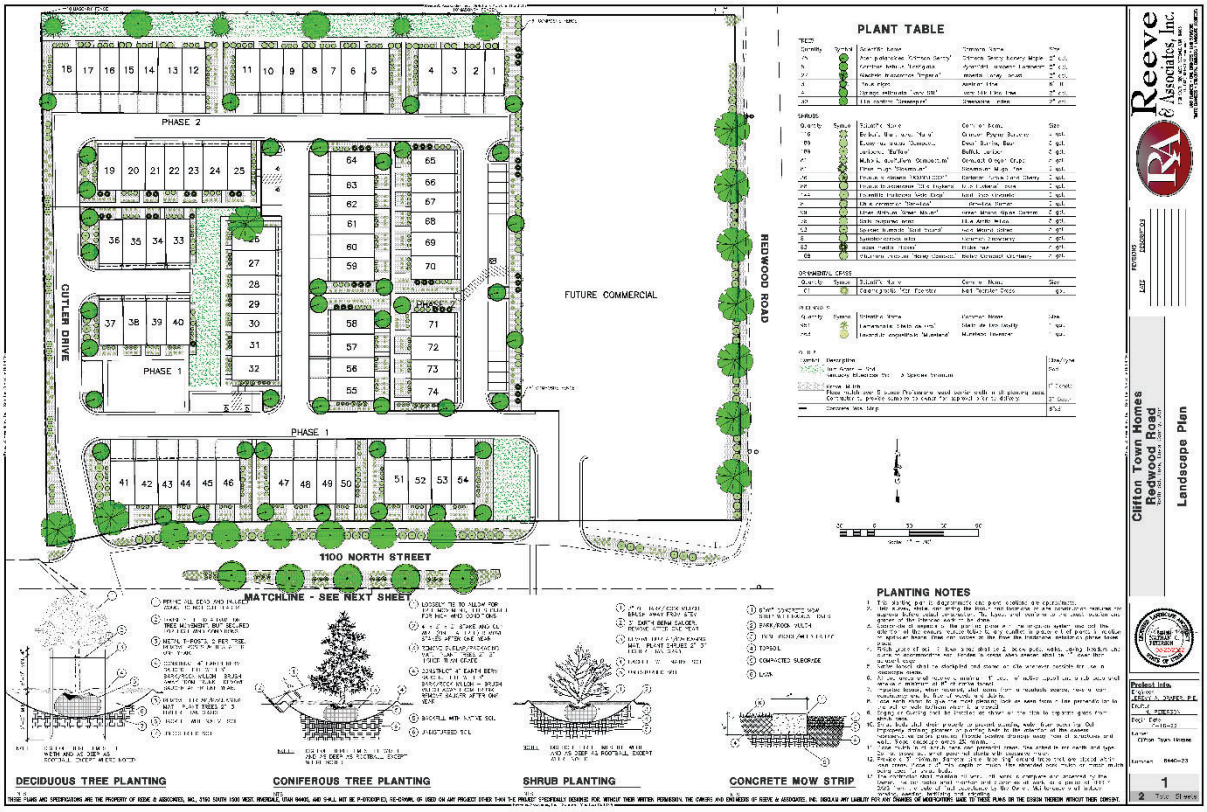


EXHIBIT "C"
SITE AND LANDSCAPE PLANS
(to be updated to reflect moving unit #18)

North Property



South Property

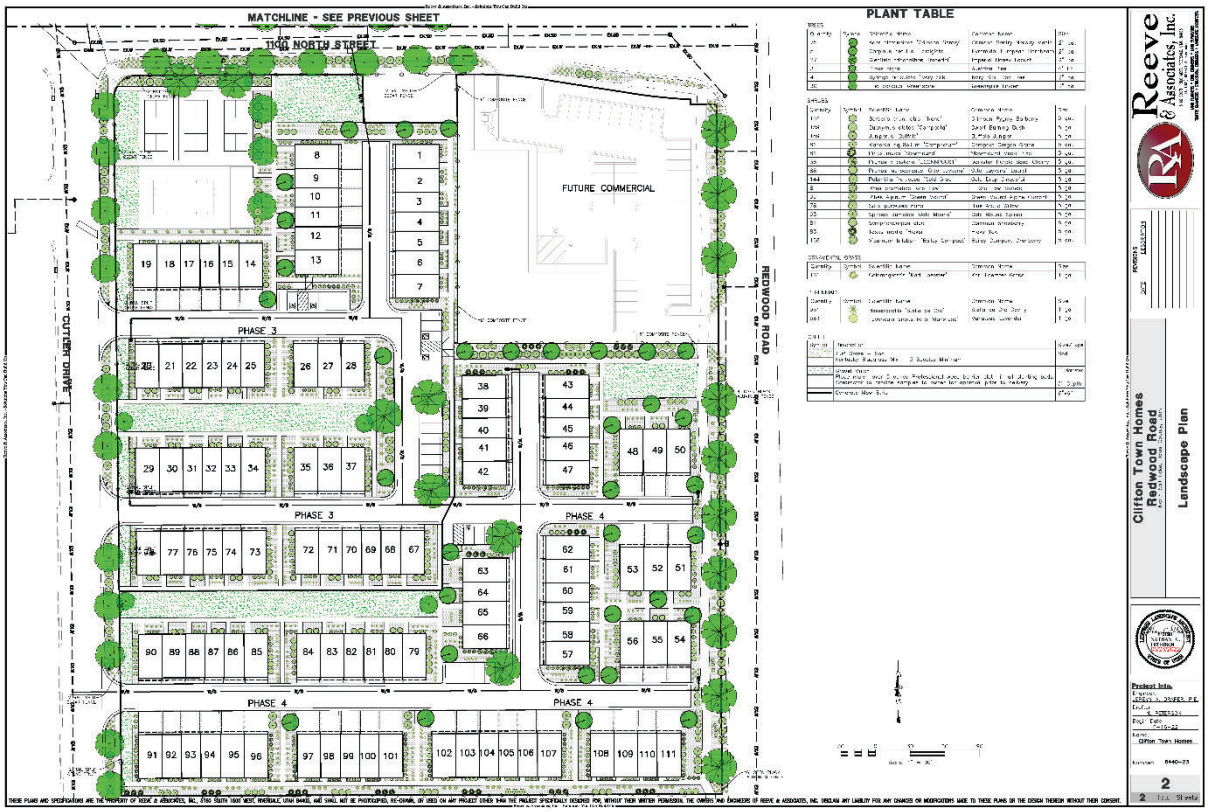


EXHIBIT "D"

BUILDING AND LAND USE STANDARDS FOR CLIFTON PLACE P DISTRICT

SECTION 1: BUILDING STANDARDS

A. Purpose. This Exhibit outlines the standards pursuant to which Clifton Place shall be developed within the P District. References herein to the term "Code" shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances.

B. Building Standards.

1. Lot Area:
   i. Commercial. The minimum lot size shall be 0.5 acres (21,780 square feet).
   ii. Residential. Due to the nature of the development, there shall be no minimum lot area.

2. Lot Width and Depth:
   i. Commercial. The minimum width of any lot at the building setback line shall be seventy feet (70'). Flag lots are strictly prohibited.
   ii. Residential. The minimum lot width and depth shall be illustrated in Exhibit C, Site Plan.

3. Maximum Coverage Area:
   i. Commercial. The maximum percentage of area coved by buildings shall be sixty-five percent (65%).
   ii. Residential. The maximum coverage area shall be as illustrated in Exhibit "C", Site Plan.

4. Maximum Height & Stories of Buildings:
   i. Commercial & Residential. All structures adjacent to any public street shall have a base floor elevation of no less than six inches (6") above the curb of the public street. Structures not adjacent to a public street shall follow natural grade with stepped foundations. No structure shall have a basement due to the high water table historically present in the area.
   ii. Commercial. The maximum height for all commercial buildings shall be forty feet (40') and no more than two (2) stories.
   iii. Residential. The maximum height for all residential structures shall be forty feet (40').

5. Front Yard Setbacks from Redwood Road property line:
   i. Commercial. The minimum setback shall be twenty feet (20') from the property line. The maximum setback shall be fifty-five feet (55'). Commercial buildings shall be oriented to the intersection corners and the street with direct pedestrian entrances and connections to the Redwood Road Trail or 1100 North sidewalk.
   ii. Residential. The minimum setback shall be twenty-five feet (25').

6. Front Yard Setbacks from 1100 North and Cutler Drive property line:
   i. Commercial. The minimum setback shall be fifteen feet (15'). The maximum setback shall be fifty-five feet (55').
   ii. Residential. The minimum setback shall be fifteen feet (15').

7. Other property line setbacks:
   i. Commercial. The minimum setback shall be fifteen feet (15').

ii. Residential. Where adjacent to the City Boundary, the setback shall be thirty feet (30') per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006.
iii. Residential Adjacent to Commercial. The minimum setback shall be fifteen feet (15') from the dividing property line.
iv. Residential Perimeter. All residential units shall be setback from the perimeter boundary of the development a minimum of fifteen feet (15').

8. Building Separation
   i. Commercial. There shall be a minimum of twenty feet (20') between commercial buildings on the same lot.
   ii. Residential (Front Facades). Structures that front a courtyard or other shared common open space must have a minimum building separation of twenty-five feet (25'). Front porches, patios, awnings, or above-ground decks may extend into the separation distance of up to five feet (5').
   iii. Residential (Rear Facades - Alley Loaded). Structures with alley loaded garages shall be set back from the private street right of way a minimum of five feet (5').
   iv. Residential (Side Facades). Adjacent side building facades shall have a minimum separation distance of twenty feet (20'). Adjacent side yards may be used for common open space, pedestrian circulation, or landscaping.

9. Development along Redwood Road:
   i. The area behind the curb and gutter of Redwood Road shall include an area not less than twenty-four feet (24') wide containing improved and irrigated landscaping and an eight-foot (8') wide meandering asphalt multiuse trail. Within the twenty-four foot (24') area, street trees shall be planted in accordance with the requirements of the Community Forestry Code.

10. Fencing:
   i. City Boundary on Northern Property. A ten foot (10') solid decorative wall shall be installed along the entire length of the City boundary with Woods Cross per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. The fence should step down from ten feet (10') at the highest point to a maximum of three feet (3') tall within twenty feet (20') of a public street right of way.
   ii. Commercial & Residential. A six-foot (6') solid or opaque composite fence shall be installed along the lot lines separating commercial and residential uses. The fence shall be stepped down to a maximum of three feet (3') tall within twenty feet (20') of a public or private street right of way. The fence shall be a color that compliments the residential development.
   iii. Commercial. No fence over four feet (4') tall shall be erected along Redwood Road or Cutler Drive. Such a fence shall be at least seventy-five percent (75%) or more open and constructed of a material that compliments the entire development such as composite, decorative metal with masonry piers, or a 2 rail split fence.
   iv. Residential – Redwood Road. A six foot (6') decorative metal fence shall be constructed where residential uses are adjacent to Redwood Road.
   v. Residential – 1100 North and Cutler Drive. No fence over four feet (4') tall shall be erected along Redwood Road or Cutler Drive. Such a fence shall be at least seventy-five percent (75%) or more open and constructed of a material that compliments the entire development such as composite, decorative metal with masonry piers, or a 2 rail split fence.
   vi. Residential – Internal. Fences attached to or adjacent to structures that front a courtyard or other shared common open space are prohibited.

vii. Pool and sports courts. The pool fencing shall be constructed of decorative metal with a maximum height of eight feet (8'). The sports courts shall be enclosed with black vinyl wrapped chain link with a maximum height of ten feet (10').

11. Commercial parking shall comply with the applicable city code based upon use at the time of construction or future change of occupancy. See Exhibit E, Architectural Standards, for parking layout and location.

12. Residential parking shall be provided in accordance with the following standards:

		Drive Spaces	Garage Spaces	Guest Spaces	Total
North Side - Units With Driveways					
2br	18	18	18		36
3br	24	48	48		96
Units Without Driveways					
2br	12	0	12		12
3br	20	0	40		40
Guest Spaces				30	30
Total units:	**74**			**Total Parking**	**214**
				Parking Ratio:	**2.9**

		Drive Spaces	Garage Spaces	Guest Spaces	Total
South Side - Units With Driveways					
2br	16	16	16		32
3br	26	52	52		104
Unites Without Driveways					
2br	29	0	29		29
3br	40	0	80		80
Guest Spaces				30	30
Total units:	**111**			**Total Parking**	**275**
				Parking Ratio:	**2.5**

13. Dumpster and Refuse Containers:
    i. Commercial. Any dumpster or refuse container on a commercial lot shall be screened from any public right of way and located a minimum of thirty feet (30') from any residential lot line. More information is in Exhibit E, Architectural Standards.
    ii. Residential. Individual unit refuse containers shall be provided and storage of said containers defined in adopted development covenants.

SECTION 2: LAND USE

A. Permitted Residential Uses.

1. Multi-family residential dwellings:
   i. Home occupations as regulated by applicable City Code.
   ii. Residential accessory structures (recreational facilities and appurtenant structures, mail kiosks, facility maintenance storage).

2. Residential Amenities.
   i. Residential and community amenities shall be provided as generally depicted in the General Development Plan which includes, but is not limited to, a tot lot, a swimming pool with associated bathrooms/changing rooms, pickleball/sports courts, and outdoor gathering space with pavilions, gazebos, or pergolas.

B. Commercial Uses.

The following uses shall be classified as permitted, conditionally permitted, or prohibited upon the subject lots. Additional uses not hereby listed may be considered upon request to modify this agreement and as mutually agreed upon by the Parties.

GENERAL CATEGORIES OF PERMITTED USES – CLIFTON PLACE (List is not intended to be all inclusive of possible uses)
Car Wash
Daycares
Entertainment or Recreation
Financial Services (bank or credit union)
Gas Stations/Convenience Stores (limited to service for passenger vehicles only)
General Office
General Retail
Hardware Stores
Medical Offices
Micromobility (scooters/electric bikes)
Neighborhood Retail
Personal and Professional Services
Restaurants (see standards for drive thru)
Seasonal Temporary Uses as an Accessory Use (fireworks, mobile food & beverage, Christmas trees, etc.)
GENERAL CATEGORIES OF CONDITIONAL USES
Special Events as an Accessory Use (Carnival, Craft Fair, Farmer's Market, Festival, Fundraisers, Mobile Food Truck Fair, etc.)
GENERAL CATEGORIES OF PROHIBITED USES
Automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops)
Manufacturing
Nonstore Retailers
Outdoor Storage
Pawnshops, title loan, quick loan, or other payday loan or check cashing services.
Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)

Self-Storage Rentals
Sexually Oriented Businesses
Support Activities for Transportation
Tobacco Specialty Stores
Warehousing and Storage Facilities
Wholesale Trade

C. Supplemental Design Standards:

1. Car washes. Car washes are subject to the submission of a site plan conforming to the following design standards and a statement agreeing to the performance of those standards.
   a. Building and vacuum areas shall be setback a minimum of fifty feet (50') from any lot line adjacent to residential use. Vacuum areas shall not be placed on the street side of the lot, but shall be shielded by a car wash building or other acceptable screen as determined by the Planning Commission during a site plan review process.
   b. An eight-foot (8') decorative wall and a fifteen-foot (15') wide planting strip shall be installed and maintained along the property line adjacent to residential use.
   c. Vacuum areas shall be provided with carports covering designed of high quality materials and of similar architectural style to the primary structure.

2. Gas Stations
   a. Canopy must not exceed a height of twenty feet (20') and must be subordinate to the primary building in height, mass, and scale.
   b. A safe pedestrian route between the fueling area and the primary building must be provided and adequately marked with signage and painting.
   c. The canopy support structures shall match the principal building, in architectural elements and materials including decorative cladding.
   d. Canopies may not exceed a maximum length or width of fifty feet (50') without a change in roof height or variation of a minimum of two feet (2').
   e. Signage shall be limited to fifteen percent (15%) of the available wall area of the canopy.
   f. The sides (fascia) of the canopy should extend below the lens of lighting fixtures twelve inches (12") to block the direct view of the light sources and lenses from property line.
   g. Lights shall not be mounted on the top or sides (fascia) of the canopy, and the sides (fascia) should not be illuminated other than backlit signage that is architecturally integrated into the canopy.

3. Drive through
   a. Canopies shall be attached to or integrated with the primary structure adjacent to all service windows.
   b. Canopies or awnings shall be provided and incorporated into the design for those areas where vehicles are standing for the purpose of placing orders at menu boards.
   c. Stacking
      i. A minimum of one hundred sixty feet (160') for a single stacking lane or eighty feet (80') per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.
      ii. Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation; and
      iii. All stacking lanes must be clearly identified, using means such as striping, landscaping, and signs.

iv. Circulation. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and

v. A traffic study addressing both on site and off site traffic and circulation impacts may be required as part of a permit application for a drive-through facility.

d. Screening

i. Drive-through windows must be located behind and screened by the principal building, unless the Planning Commission determines that suitable landscape or other visual screening has been provided to screen from Redwood Road or 1100 North.

ii. Menu boards shall not be visible from a public right of way and shall be located at the rear or side of the building and not adjacent to Redwood Road or 1100 North frontage.

EXHIBIT "E"

ARCHITECTURAL STANDARDS FOR
CLIFTON PLACE P DISTRICT

The Architectural Rules and Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in the Clifton Place development and for maintaining an orderly construction environment. These guidelines will be used by the Declarant in conjunction with the Declaration of Covenants, Conditions, Restrictions, and Easements (Declaration), and any undefined terms shall have the same meaning as contained therein.

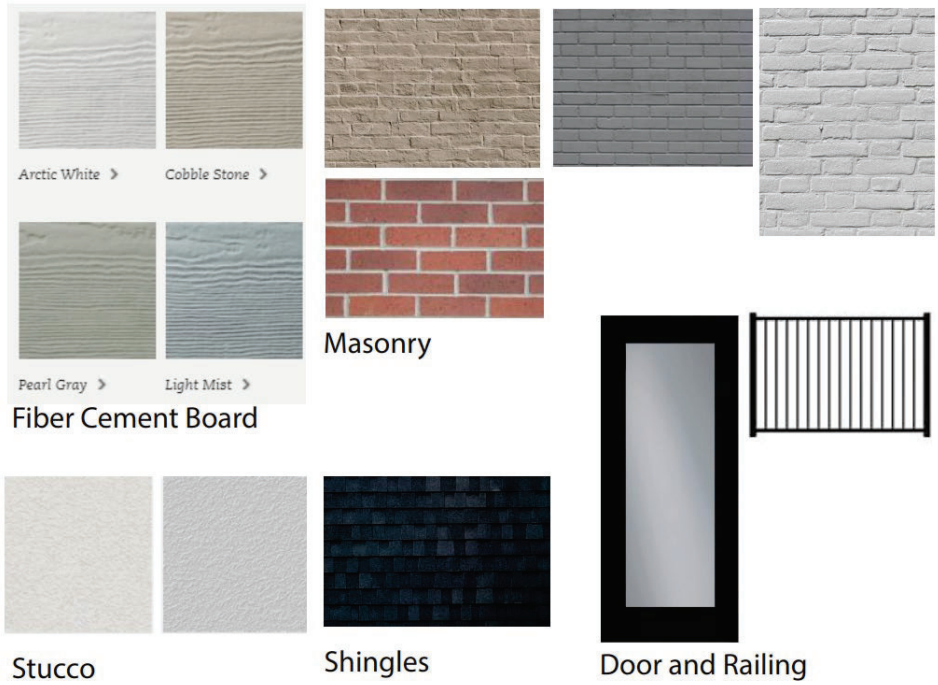
SECTION 1: Residential Design Standards:

A. Exterior Elevations.

1. All exterior residential elevations shall be consistent with the general scheme and design as depicted below and as approved in the General Development Plan for Clifton Place. In order to create a cohesive architectural theme the following designs, shall be utilized:

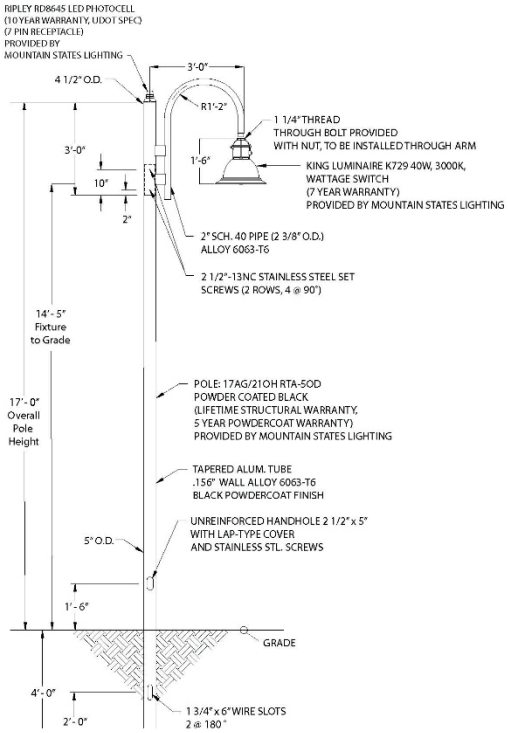
B. Exterior Finishes and Colors.

1. Materials and Colors. Exterior materials shall consist of brick, stucco, and fiber cement board with decorative metal accents. The colors and materials to be used in the construction of all townhomes and commercial buildings shall follow the same color pallet that is depicted above. Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color pallet.



C. Lamp Posts, Building Lighting.

Figure E-C1



1. Exterior Lighting. All exterior lighting is to match what is existing or be compliant with the City Engineering Standards.
2. Interior Lighting. All interior and building lighting shall be of similar quality and design to the residential city's 'Residential Standard' (Figure E-C1).
3. Developer will submit a lighting plan detailing the location of the proposed lamp posts. Street light locations are depicted on the Utility Plan Sheet of the approved Civil Construction Drawings.
4. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

D. Mailboxes

1. Mailbox clusters, with mailboxes and newspaper receptacles will be provided by the Developer based on the requirements and approval of the U.S. Postal Service. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

SECTION 2: Commercial Design Standards:

A. Exterior Elevations

1. All exterior commercial elevations shall be consistent with the general scheme and design as depicted in the residential elevations and as approved in the General Development Plan for Clifton Place.
2. Architecture should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale.
3. All building components such as windows, doors, eaves, soffits, and parapets shall have good proportions that relate to the facade of the building and shall relate well with one another.
4. All sides of a building shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.). No building shall have blank, flat walls.
5. Buildings should have visually interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale relative to their surroundings.
6. Entrances must be well defined from access drives, parking areas and Redwood Road trail and 1100 North sidewalk.
7. Long and monotonous wall shall be avoided. Large uninterrupted expanses of a single material are prohibited. Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed fifty horizontal feet (50').
8. Each façade shall have a change in cladding material or surface plane or other building material treatments, colors and textures that visually interrupt the vertical wall plane.
9. Long and monotonous roof planes shall be avoided. All facades shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each fifty linear feet (50') of facade length.

B. Building Materials/Colors

1. Primary building materials shall be limited to no more than four types of materials per building. The use of stucco (EIFS) shall be limited to vertically sloped architectural accent elements only and shall be limited to no more than 20% of each exterior building elevation.
2. Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments.
3. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals excepted).
4. The use of metal siding exclusively on any building (including accessory) is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
5. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.

6. “Full veneer” brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials.
7. The percentage of high quality materials to be used on a building’s exterior walls (i.e. brick veneer, quarried stone [i.e. granite, etc.], glass and pre cast concrete) shall be at least 80%.
8. Preferred building materials shall include but are not necessarily limited to the following materials.
    a. Quarried stone (i.e. granite, etc.),
    b. Cultured Stone,
    c. Full veneer brick,
    d. Composite lap siding (i.e. HardiPlank),
    e. Architectural concrete (with recessed panels and reveal lines),
    f. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc),
    g. Architectural metals & standing seam metal roofing,
    h. Metal walls (insulated architectural metal panels) (i.e. aluco bond),
9. Preferred Accent Materials
    a. Precast concrete accents,
    b. Stucco (EIFS) as an accent material (not a major building component). Limited amounts of stucco may be considered for vertical surfaces only, if the quality of the design merits such consideration.
    c. Glass accents
10. Prohibited Materials
    a. Plain, grey, flat faced CMU block (allowed as an accent only, not as a total wall treatment),
    b. Brick tiles,
    c. Metal walls (unless it is an insulated architectural metal panel such as aluco bond),
    d. Stucco (EIFS), wood or glass, as more than an accent.
11. Other Materials: If any other materials are proposed to be used, these materials will require further review, justification and approval by the Planning Commission.

C. <u>Grading</u>

1. Buildings shall be designed creating easy pedestrian access from sidewalks, parking areas, etc.
2. Buildings shall be designed to relate to existing grade conditions with a minimum of grading and exposed foundation walls.
3. An inviting and stable appearance for walking shall be provided.
4. Modification to the existing topography will be permitted where and to the extent that it contributes to good design.

D. <u>Landscape and Streetscape</u>

1. If disturbed for driveway access, the existing landscaping along 1100 North shall be replaced to the same or better quality as existing. The Developer or their successor shall be responsible to maintain and preserve the quality of said landscaping.

2. Landscaping and irrigation shall be planned for and installed in compliance with the adopted landscaping code and standards at the time of installation.
3. A unity of the design of an overall development plan shall be achieved by the repetition of certain plant varieties, colors, and materials to tie the overall development together.
4. All development landscape plans shall include a combination of evergreen trees in addition to deciduous trees to achieve a good look to landscaping during winter months when there are no leaves on the trees.
5. All landscaping shall preserve and generally enhance desirable natural features, (i.e. topography, waterways, vegetation, etc.), enhance architectural features of the building, strengthen vistas, and provide shade for the project as well as its customers and employees.
6. Landscaping around the base of the building is recommended to soften the edge between the parking lot and building and also to discourage graffiti.
7. Changes in building elevation or berming at the edge of the building in conjunction with landscaping shall be used to reduce structure mass and height along street facades.
8. Concrete mow strips or metal edging are recommended between turf and shrub or ground cover areas.

E. <u>Site Layout, Setbacks, Proportion and Placement</u>

1. The main entrance shall face the primary street with secondary entrances to the side or rear to allow access to available parking.
2. Entrances shall be designed with one or more of the following:
    a. Canopy, overhang, or arch above the entrance (columns & pillars),
    b. Recesses or projections in the building facade surrounding the entrance,
    c. Peaked roof or raised parapet structures over the door,
    d. Display windows surrounding the entrance.

F. <u>Awnings & Canopies</u>

1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and may be allowed over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
2. Awnings or canopies shall project at least four feet (4') from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements. Such shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.

5. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.

G. Parking Areas

1. Parking areas should be looked at as three dimensional outdoor spaces with horizontal and vertical elements and not as a flat sheet of asphalt or concrete. Such elements may include:
    a. Parking lot planters and tree wells to provide horizontal and vertical relief
    b. Landscaped walkways
    c. Lighting structures
2. On-site parking shall be located primarily to the sides or rear of the building. Variations must be approved by the Planning Commission.
3. The location of parking shall be determined not only from its visual relationship to the building and site, but also as it relates to safe and convenient pedestrian and vehicular circulation patterns.
4. Landscaping shall be required within the parking lots in accordance with City Code.
5. Planters within parking areas shall be landscaped with trees, upright shrubs, ground covers and bark mulch. Grass is not an acceptable landscape material in parking lot planters.
6. The use of shared parking with adjacent sites is encouraged.

H. Trash Area Screening

1. All trash dumpsters shall be provided with solid enclosures.
2. Enclosure material for the above uses shall be composed of six foot (6') high solid masonry or decorative precast concrete walls with opaque gates and self latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are not acceptable.

I. Utility Boxes and Pedestals

1. Appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals.
2. Utility box and pedestals (including but not limited to transformers, switch gear, phone and cable tv pedestals) shall be placed such that they do not block required visibility triangles at street intersections and driveways. Care shall be taken to ensure that utility boxes are not located in planned locations for sidewalks, trails or other pedestrian ways.
3. All utility boxes and pedestals shall also be screened from view by means of vegetation and/or enclosures that blend with the associated development. These standards shall be applied to all public rights-of-way and pedestrian areas that are adjacent to the development.
4. The developer is responsible to work with the utility companies to coordinate locations of utility boxes and pedestals according to the provisions listed above.

J. Site/Building Lighting

1. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.
2. Exterior lighting shall be limited to those areas needed for safety & security purposes only.
3. The use of color corrected high pressure sodium (white light) as the primary light source on site is highly encouraged.

K. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these Design Standards. Building architecture that does not comply will not be approved.
2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states, where available.

L. Gas Stations, Gas Island Canopies , Car Wash Canopies and Related Facilities

1. All building materials and designs shall be consistent with the general standards for commercial businesses.
2. All structures on the site (including kiosks, car wash buildings, gas pump islands) shall be architecturally consistent with the main structure, including roof design (i.e. sloping roof or cornice treatments).
3. All building elevations shall be architecturally detailed to avoid the appearance of the "back of the building" and should contribute a positive presence to the streetscape.
4. Gas island or vacuum canopies shall be built of the same high quality materials as the convenience store associated with the gas island. These structures shall be designed to create architectural harmony with the primary structure on the site.
5. Gas island canopy structural columns shall be covered with the same brick veneer or architectural materials as the associated building.

EXHIBIT "F"

SIGNAGE STANDARDS FOR CLIFTON PLACE P DISTRICT

Signage Material and Style:

All signage shall be designed with consistent design elements, such as base material, height, and lettering style to create visual continuity and add quality to the development in an architectural style that compliments the primary building(s) facades(s). Signs shall utilize one or more of the following complimentary materials or elements as a primary feature to create visual continuity:

1. Stone;
2. Brick;
3. Color tinted and textured concrete masonry;
4. Metal or iron detailing; and/or
5. Other similarly high-quality materials utilized on the primary structures in the development.

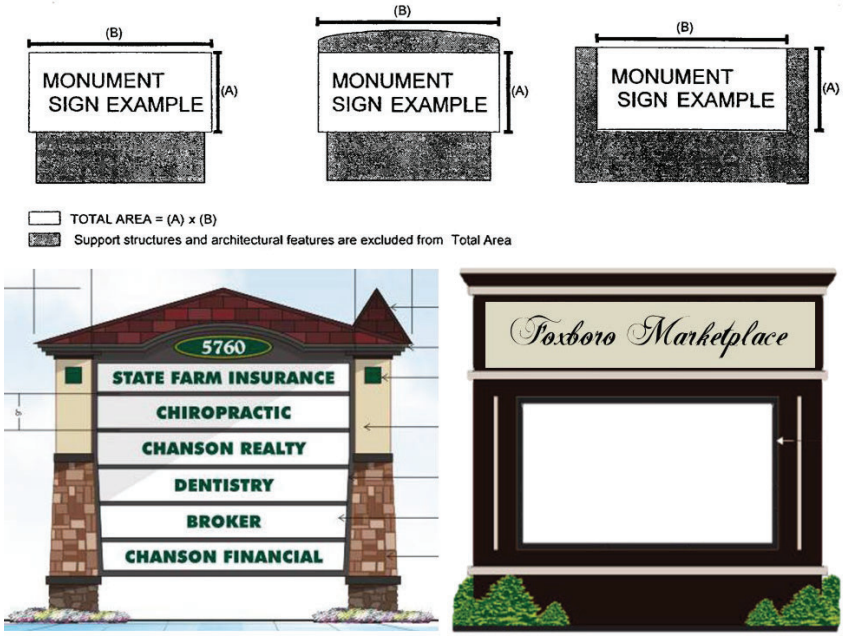
Signage Standards:

A. Commercial Signage.

1. All freestanding signs shall be attached to the ground with a base whose width and length are at least as wide as the bottom edge of the sign face.

2. Monument Signs:
   i. One monument sign shall be permitted per frontage on each commercial lot.
   ii. Signs shall not be placed where they obscure important architectural features such as entrances, display windows, or decorative elements when viewed form the public right-of-way;
   iii. Maximum height of 12 feet.
   iv. Maximum sign face (per side) 60 square feet.
   v. Maximum electronic message area shall not exceed 50% of the sign face and shall be in conformance with adopted sign code regarding electronic message signs.
   vi. No sign shall be located within the clearview area of a driveway or intersection as defined by City Code.
   vii. Examples of appropriate monument signs are illustrated in Figure F-A1

Figure F-A1



B. Wall Signs.

1. Each storefront shall be permitted one wall sign per façade with a public entrance and must meet the following criteria:
   i. Maximum sign shall be 30% of the available wall as illustrated in Figure F-B1.
   ii. Signs shall be placed on the building façade to be scaled appropriately with the façade width and height and not to conflict with the architectural design features of the building as shown in Figure F-B2.
   iii. Examples of appropriate design for wall signs are illustrated in Figure F-B3.
   iv. Buildings with rear facades fronting Redwood Road and end cap units are permitted the following (illustrated in Figure F-B4):
      1. One rear wall sign with a maximum size of 10% of the available wall or 45 square feet, whichever is smaller.
      2. One side wall sign for end cap units with a maximum size of 10% of the available wall or 60 square feet, whichever is smaller,
      3. Signs shall be scaled appropriately with the façade width and height and not conflict with the architectural design features of the building;
      4. No part of the sign or the sign structure shall project above the roof structure;
      5. The maximum height for individual lettering shall be 24 inches;
      6. No electronic message boards or wall signs shall be permitted;

Figure F-B1

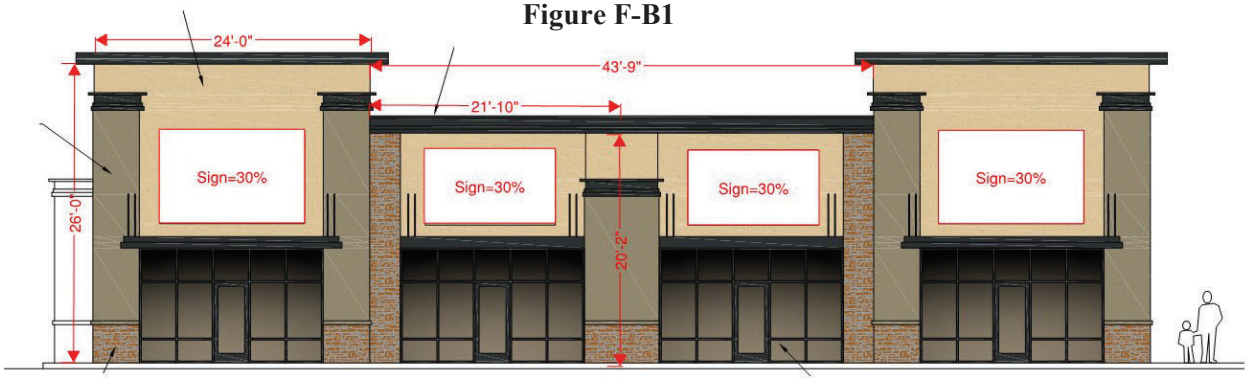


Figure F-B2

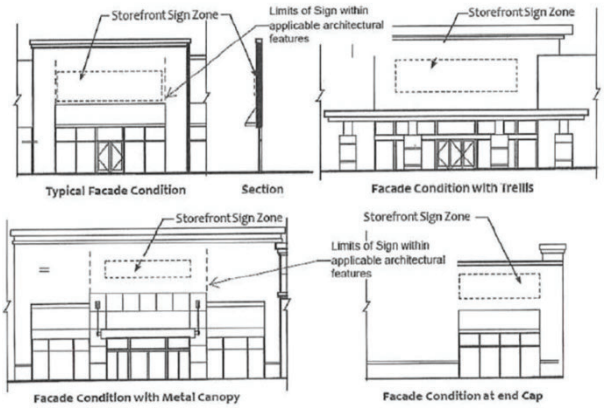
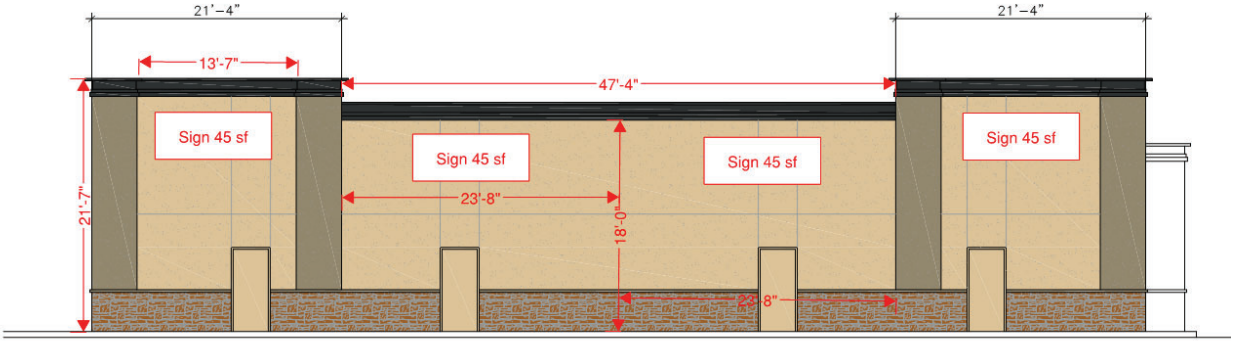


Figure F-B3

Figure F-B4



C. Window Signs.

1. Window signs are allowed for ground floor windows only. They shall not be located to block clear view of exits or entrances or to create a safety hazard. Window signs shall not disrupt the employee visibility to the parking area or of law enforcement personnel into the business. The following shall also apply:
    i. Window signs shall not cover more than 50% of any single window, nor more than 30% of the entire surface area of a group of windows on each building façade.
    ii. Window signs and permanent wall signs combined shall not exceed 30% of the exterior wall area of the tenant.
    iii. Properties subject to sale, lease, or rent may be allowed to have a window sign up to 100 square feet regardless of permanent wall signage.

D. Menu Boards.

1. Menu boards shall be allowed for drive-thru businesses with the following regulations:
    i. Maximum height of 8 feet
    ii. Maximum size of 64 square feet, per face.
    iii. Menu boards may not be placed in any landscaped area directly adjacent to a public right-of-way.
    iv. Menu boards are prohibited within the front setback of Redwood Road.

E. Prohibited Signs.

1. Pole/Pylon Signs
2. Permanent signs that are designed to rotate or move by any means.
3. Signs on mounted trailers.
4. Signs with exposed braces and guy wires.
5. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
6. Signs with changeable copy.
7. Flags or banners, balloons, or inflatable signs.
8. Temporary yard vinyl or plastic yard signs typically installed by hand with wires as shown below.
9. Any signs located within public rights of way.
10. Examples of prohibited signs:

A. Residential Signage.

1. Residential identification signs shall be limited to no more than 1 per entrance.
2. No residential identification sign shall be permitted adjacent to Redwood Road;
3. Signs shall only display the name, logo, and address of the development;
4. Residential identification signs shall not exceed a height of 7 feet and a total size of 100 square feet of sign area;
5. Signs located at entrances must be set back a minimum of 5' from the property line and shall not be placed within the clear view area of any driveway;
6. One temporary sign is allowed for sale, lease, or rent of residential property per street frontage and is limited to no greater than 32 square feet for a period of time not to exceed 1 year from the issuance of a certificate of occupancy.

EXHIBIT "G"
PHASING PLAN

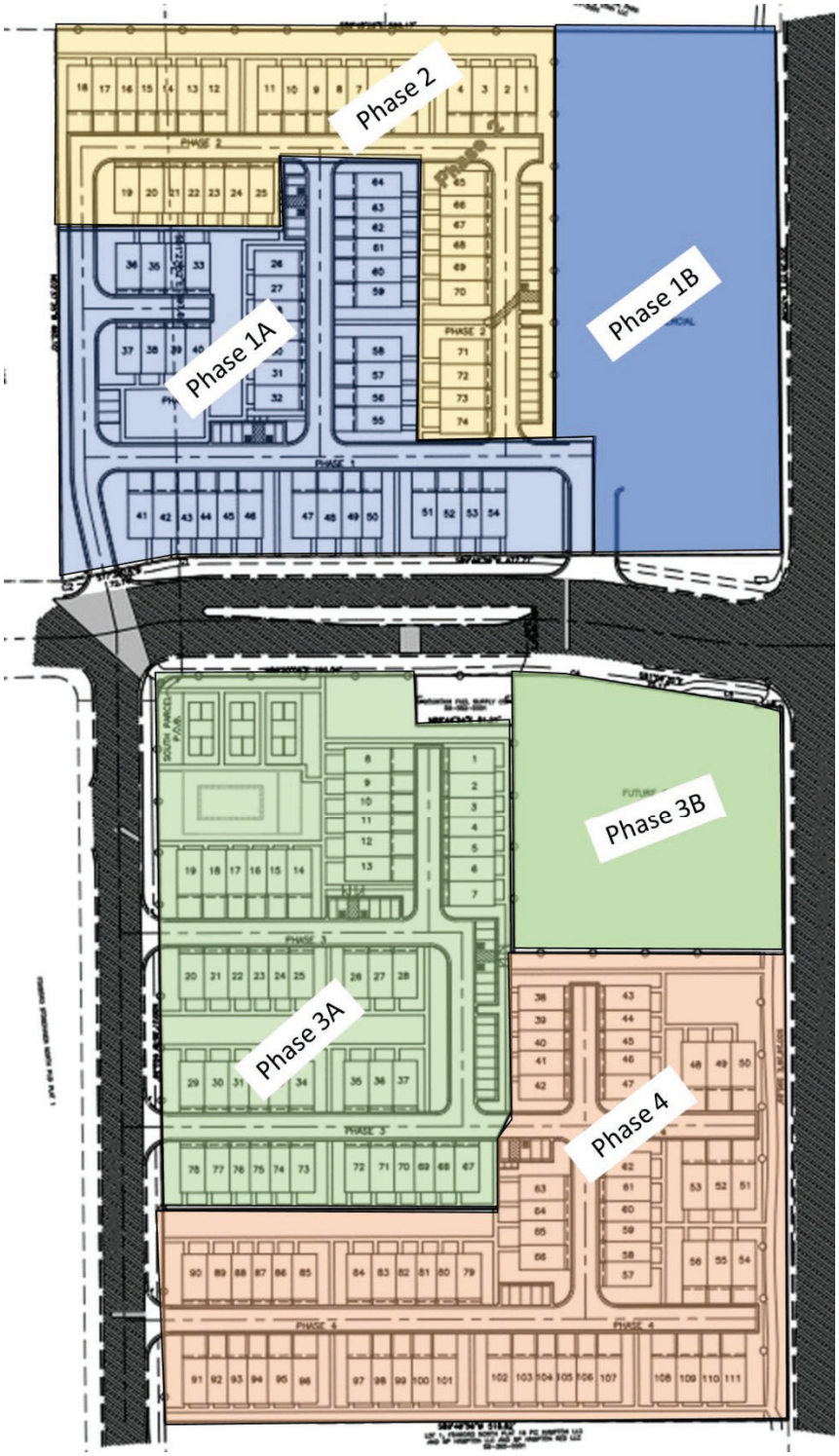


EXHIBIT "H"
MEMORANDUM OF AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054

2022-XXX

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the "City," and **_____, a _____ company,** whose address is _____ ("Developer").

Developer and the City have entered into that certain "Development Agreement" for "Clifton Place", dated _____ (referred to herein as the "Agreement") regarding the real property to be known as the Clifton Place development and more particularly described on the attached **Schedule "A"** (the "Property"). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder's Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

"CITY"

CITY OF NORTH SALT LAKE

ATTEST:

_____
City Recorder

By:_____
Mayor

State of Utah)
ss.
County of Davis)

This instrument was acknowledged before me on _____, 2022, by _____ as _____ of City of North Salt Lake, a Utah municipal corporation.

[Seal] _____
NOTARY PUBLIC

My Commission Expires:_____

"DEVELOPER"

By:_____

Title:_____

State of Utah)
ss.
County of Davis)

This instrument was acknowledged before me on _____, 2022, by _____ as _____ of _____, a Utah Limited Liability company.

[Seal] _____
NOTARY PUBLIC

My Commission Expires:_____

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 06-082-0120, 06-082-0059, 06-082-0154, 06-082-0155, 06-082-0162, 06-082-0236, 06-082-0116 and containing approximately 13.336 acres.

Legal Description:

NORTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88"32'08"E 1978.14 FEET AND S01"27'52"E 355.86 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88"32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE S89"48'29"E 599.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00"36'55"E ALONG SAID WESTERLY LINE, 435.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S89"49'56"W 477.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 11"24'22", A CHORD BEARING OF S84"07'45"W, AND A CHORD LENGTH OF 42.93 FEET; (3) S77"36'15"W 72.74 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 22.94 FEET, AN ARC LENGTH OF 7.38 FEET, A DELTA ANGLE OF 18"25'22", A CHORD BEARING OF S83"48'20"W, AND A CHORD LENGTH OF 7.35 FEET; THENCE N00"37'35"W 460.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 263,312 SQUARE FEET OR 6.045 ACRES MORE OR LESS.

SOUTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET, SAID POINT BEING N88"32'08"E 2068.43 FEET AND S01"27'52"E 897.60 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88"32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE N89"50'08"E ALONG SAID SOUTHERLY LINE, 195.04 FEET; THENCE so1·01•4s"E 41.64 FEET; THENCE N89"44'54"E 81.21 FEET; THENCE N01"19'08"W 41.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N89"49'56"E 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10"36'48", A CHORD BEARING OF S84"51 '40"E, AND A CHORD LENGTH OF 66.70

FEET; (3) S81"06'30"E 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06"11 '53", A CHORD BEARING OF S84"12'27"E, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00"26'28"E ALONG SAID WESTERLY LINE, 595.69 FEET; THENCE S89"51'26"W 519.00 FEET TO THE EASTERLY HT-OF-WAY OF CUTLER DRIVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO RIG(2) COURSES: (1) N00"36'34"W 602.16 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.01 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90"24'48", A CHORD BEARING OF N44"35'50"E, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY LINE OF 1100 NORTH STREET AND TO THE POINT OF BEGINNING.

CONTAINING 317,617 SQUARE FEET OR 7.291 ACRES MORE OR LESS.

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 Pace, Community Development Director

DATE: October 4, 2022

SUBJECT: Consideration of Preliminary Plan for Clifton Place

RECOMMENDATION

The Planning Commission recommends to the City Council the approval of preliminary plan for Clifton Place located at approximately 2596 South and 1095 North Redwood Road with the following conditions:

1. Correction of planning and engineering redlines prior to final plat review; and
2. Finalization of the Development Agreement.

BACKGROUND

The purpose of this application is to facilitate the general development plan known as Clifton Place located at the western corners of the 1100 North and Redwood Road intersection. The property on the northwest corner of the intersection is currently addressed 2596 South Redwood Road and is approximately 6.12 acres. The property on the southwest corner of the intersection is addressed 1095 North Redwood Road and is approximately 7.185 acres. Both properties are currently zoned General Commercial (CG). The general development plan for Clifton Place was approved by the City Council on July 19, 2022. In conjunction with the P-District rezone request, the development agreement will include as an exhibit the preliminary plan approval for the project.

REVIEW

The Preliminary Plan for Clifton Place contains approximately 2.939 acres of commercial along Redwood Road and 185 townhome dwelling units. Of those units, 75 will be two bedroom and 110 will be three bedroom. The development has pedestrian access and connectivity with trails and sidewalks. Proposed amenities include a tot lot, pickleball courts, a swimming pool with bathrooms and changing rooms, and open recreation space with lawn/sod. Approximately 26% of the total development will be landscaped open space or recreational amenity and has been designed in compliance with the City's landscaping and water conservation ordinance.

The plan has been designed in accordance with the development agreement and rezone as shown in the previous agenda item and staff memo.

The City Planner and Engineer have minor redlines on the preliminary plan that are conditioned to be addressed prior to final plat approval. One of the changes involves relocating unit 18 on the northern property to the vacant area next to unit 54, also on the northern property. This change was requested by South Davis Metro Fire (SDMF) due to regular fire training and their desire to have additional buffer space between their property and the townhome. The proposed development complies with the goals of the City's General Plan.

POSSIBLE MOTION

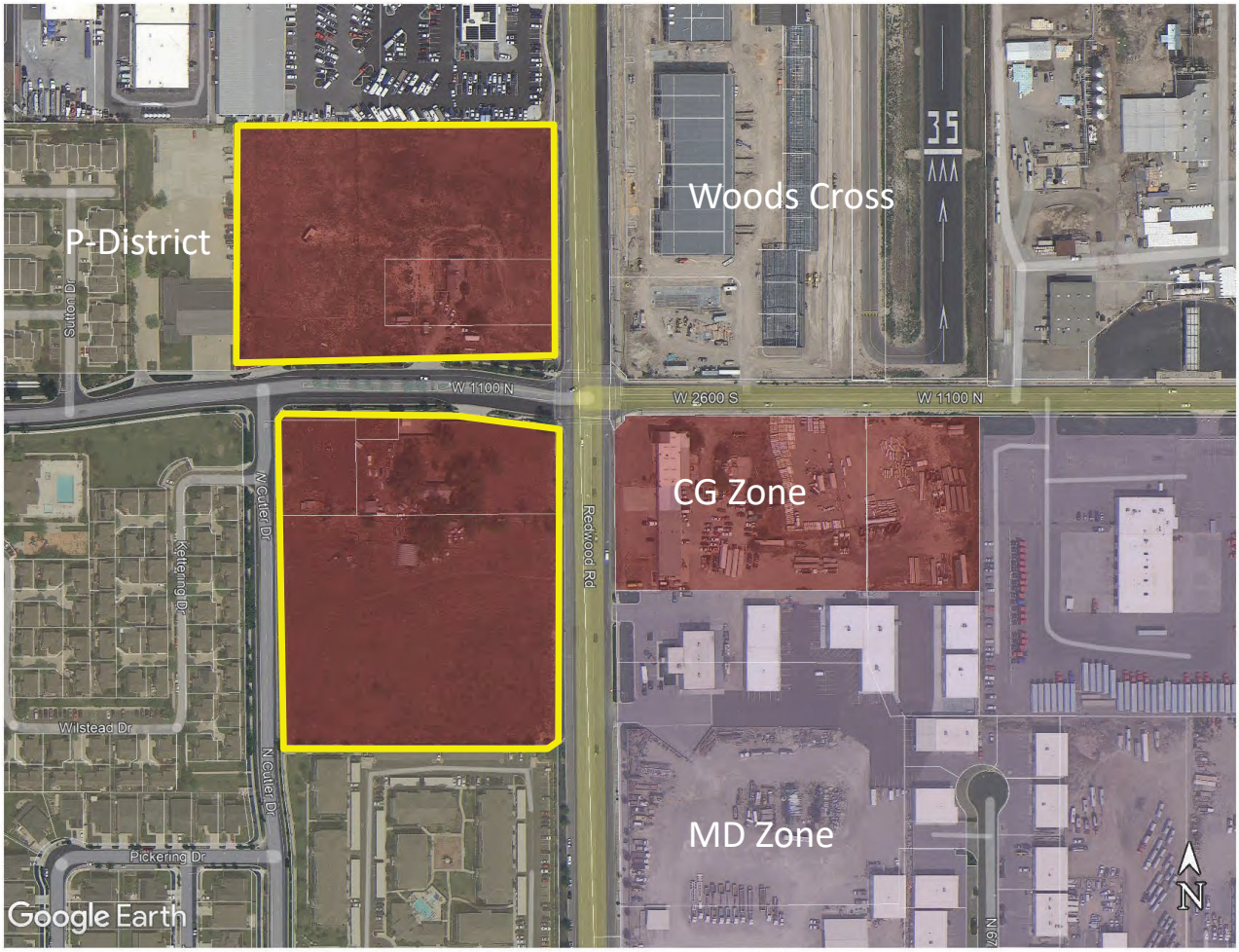
I move that the City Council approve the preliminary plan for Clifton Place located at approximately 2596 South and 1095 North Redwood Road, with the following condition:

1. Correction of planning and engineering redlines prior to final plat review

Attachments

1) Aerial/Zoning Map
2) Preliminary Plan

Preliminary Plan
Clifton Place
Zoning/Aerial



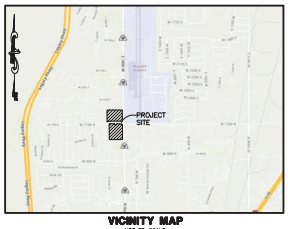
Reeve & Associates, Inc. • Solutions You Can Build On

SHEET 1 OF 2

CLIFTON ~~TOWNHOMES~~ CLIFTON PLACE

Preliminary Plat - 'Not to be Recorded'

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
AUGUST, 2022



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE CENTER AND THE WITNESS MONUMENT TO THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N88°32'08"E .

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT. THE BOUNDARY WAS DETERMINED ON ALL SIDES BY ADJACENT PLATS AND ROADS. THE BOUNDARY AROUND PARCEL 06-062-0001 WAS PLACED ALONG THE FENCE LINES AS CALLED OUT IN THE DESCRIPTION FOR SAID PARCEL. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTES

1. ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. ALL AREAS NOT LABELED AS PRIVATE LOTS, LIMITED COMMON AREA ARE TO BE CONSIDERED COMMON AREA.
3. ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.
4. APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
5. The purchaser of each unit north of 1100 North shall receive from the Developer, assignee, builder, or future owner, a "Seller Disclosure" as required within the development agreement, notifying the purchaser that legal and continuing commercial and industrial land uses exist on adjacent properties located within Woods Cross that may have noise, light, dust, truck traffic, and other operational impacts.

NORTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88°32'08"E 1978.14 FEET AND S01°27'52"E 355.86 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88°32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE S89°48'29"E 599.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00°36'55"E ALONG SAID WESTERLY LINE, 435.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S89°49'56"W 477.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 11°24'22", A CHORD BEARING OF S84°07'45"W, AND A CHORD LENGTH OF 42.93 FEET; (3) S77°36'15"W 72.74 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 22.94 FEET, AN ARC LENGTH OF 7.38 FEET, A DELTA ANGLE OF 18°25'22", A CHORD BEARING OF S83°48'20"W, AND A CHORD LENGTH OF 7.35 FEET; THENCE N00°37'35"W 460.10 FEET TO THE POINT OF BEGINNING.

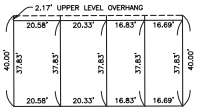
CONTAINING 263,312 SQUARE FEET OR 6.045 ACRES MORE OR LESS.

SOUTH PARCEL BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1100 NORTH STREET, SAID POINT BEING N88°32'08"E 2068.43 FEET AND S01°27'52"E 897.60 FEET FROM THE CENTER OF SAID SECTION 34 (SAID CENTER BEING S88°32'08"W 2589.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID 34); THENCE N89°50'08"E ALONG SAID SOUTHERLY LINE, 195.04 FEET; THENCE S01°01'48"E 41.64 FEET; THENCE N89°44'54"E 81.21 FEET; THENCE N01°19'08"W 41.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N89°49'56"E 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10°36'48", A CHORD BEARING OF S84°51'40"E, AND A CHORD LENGTH OF 66.70 FEET; (3) S81°06'30"E 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06°11'53", A CHORD BEARING OF S84°12'27"E, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE S00°26'28"E ALONG SAID WESTERLY LINE, 595.69 FEET; THENCE S89°51'26"W 519.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF CUTLER DRIVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) N00°36'34"W 602.16 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.01 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90°24'48", A CHORD BEARING OF N44°35'50"E, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY LINE OF 1100 NORTH STREET AND TO THE POINT OF BEGINNING.

CONTAINING 317,617 SQUARE FEET OR 7.291 ACRES MORE OR LESS.



TYPICAL BUILDING
SCALE: 1"=20'

LINE TABLE

#	BEARING	DISTANCE
L1	N89°48'29"W	14.75'
L2	N89°48'29"W	19.76'
L3	N89°48'29"W	19.33'
L4	N89°48'29"W	18.79'
L5	S01°01'48"E	41.64'
L6	N01°19'08"W	41.53'
L7	SOUTH	4.52'
L8	EAST	22.61'
L9	SOUTH	19.05'
L10	S00°37'35"E	14.88'
L11	N89°49'56"E	14.88'
L12	S89°49'56"W	27.68'
L13	S89°49'56"W	37.33'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	216.00'	43.00'	42.93'	S84°07'45"W	11°24'22"
C2	34.00'	7.38'	7.35'	S83°48'20"W	12°24'10"
C3	20.00'	31.58'	28.40'	N44°35'50"E	90°24'48"
C4	360.62'	66.80'	66.70'	S84°51'40"E	10°36'48"
C5	450.00'	48.68'	48.66'	S84°12'27"E	6°11'53"

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF CLIFTON TOWNHOMES IN NORTH SALT LAKE, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH SALT LAKE, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

_____
9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT CLIFTON TOWNHOMES. DO HEREBY DEDICATE THE AREAS SHOWN HEREON AS PRIVATE ACCESS DRIVES, PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

SIGNED THIS _____ DAY OF _____, 20___.

_____
_____
_____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

ON THIS THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION NO._____
_____
PRINTED FULL NAME OF NOTARY

DEVELOPER:
BRIGHTON HOMES
45 E CENTER ST STE 103, NORTH
SALT LAKE, UT 84054
(801) 397-9755

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
_____
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
_____
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.
_____
CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,
THIS _____ DAY OF _____, 20____.
CITY RECORDER ATTEST:_____
MAYOR:_____

PROJECT INFORMATION

Surveyor:	T. HATCH	Project Name:	CLIFTON TOWNHOMES
Designer:	E. ROCHE	Number:	4440-23
		Scale:	
Begin Date:	7-27-22	Revision:	
		Checked:	

Reeve & Associates, Inc.
5160 S 1500 W, Riverdale, Utah
TEL: (801) 621-3100 FAX: (801) 621-2666 http://www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
WATER ENGINEERS • STRUCTURAL ENGINEERS • ENVIRONMENTAL ENGINEERS

DAVIS COUNTY RECORDER
ENTRY NO._____ FEE PAID
_____ FILED FOR RECORD
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE
_____
RECORDED FOR:
_____
_____
DAVIS COUNTY RECORDER
_____ DEPUTY.

Reeve & Associates, Inc. • Solutions You Can Build On

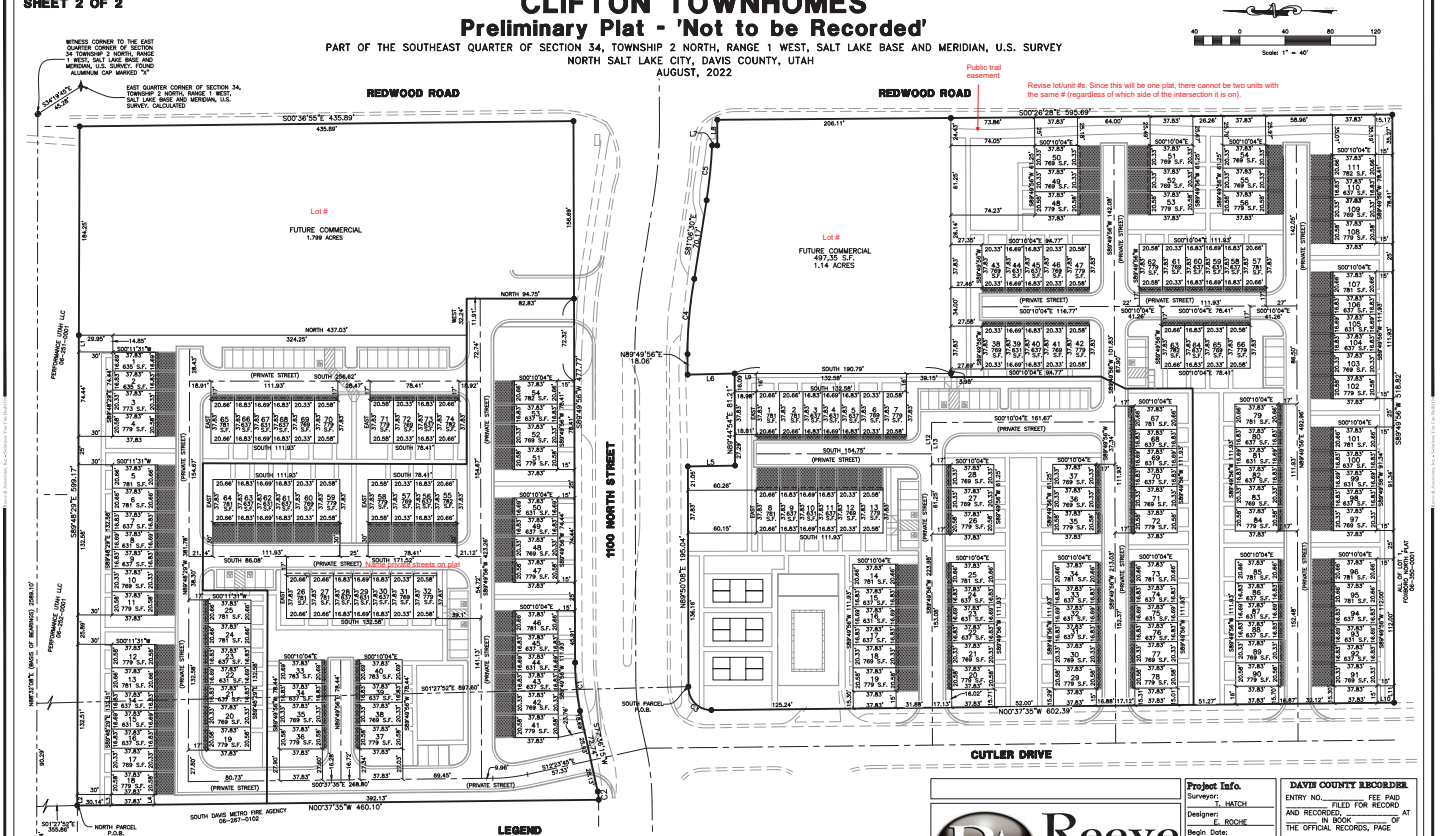
SHEET 2 OF 2

CLIFTON TOWNHOMES

Preliminary Plat - 'Not to be Recorded'

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
AUGUST, 2022

Scale: 1" = 40'



LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PRIVATE LOTS
- = LIMITED COMMON AREA
- = WITNESS CORNER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.	
Surveyor:	T. HATCH
Designer:	E. ROCHE
Begin Date:	7-27-22
Name:	CLIFTON TOWNHOMES
Number:	6440-23
Revision:	
Scale:	1"=40'
Checked:	

DAVIS COUNTY RECORDER

ENTRY NO.____ FEE PAID
_____ FILED FOR RECORD
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE
_____
RECORDED FOR:

DAVIS COUNTY RECORDER

_____ DEPUTY.

Reeve & Associates, Inc. • Solutions You Can Build On

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 Pace, Community Development Director

DATE: October 4, 2022

SUBJECT: Consideration of Resolution 2022-038R authorizing the Mayor to sign a dedication of right-of-way for Ostler Subdivision located at approximately 1950 South 1100 West, Woods Cross

---

RECOMMENDATION

City Staff recommends to the City Council the approval of Resolution 2022-38R authorizing the Mayor to sign the right-of-way dedication for the Ostler Subdivision plat located at 1950 South 1100 West, Woods Cross, UT.

BACKGROUND

Woods Cross City contacted the City regarding a 2 lot subdivision which requires the City's consent to record and dedicate a public right-of-way. The 2 lot subdivision is located across the street from a NSL City owned property. As part of the plat approval the owner of the subdivision is dedicating right-of-way to Woods Cross for the portion of their parcel which extends to the center line of 1100 West. The County Recorder's office discovered that the NSL City property has a legal description that also extends into the right-of-way and overlaps the developers property being dedicated. The County is requiring that the City sign the consent to record and dedicate the plat, thus dedicating that overlapped portion of City property for the existing right-of-way as well.

REVIEW

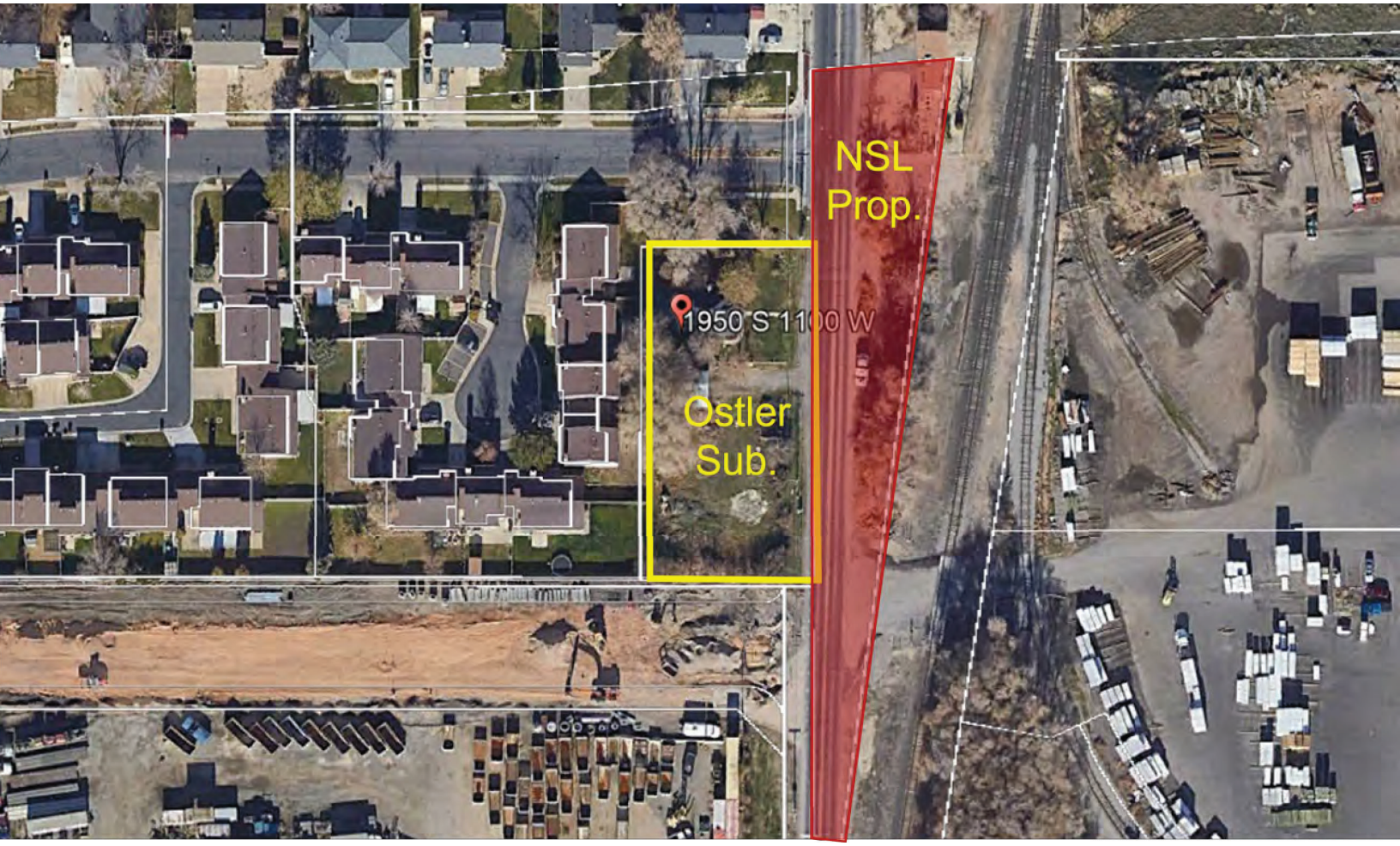
After reviewing the plat and the request, it was determined that the City Council is required authorize the dedication by resolution and authorize the Mayor to execute the dedication. The property in question is already part of the prescriptive right-of-way and will have no impact on the City improvements on our property. Therefore staff is recommending approval of the Resolution and dedication of the requested right-of-way.

POSSIBLE MOTION

I move that the City Council approve Resolution 2022-38R authorizing the Mayor to sign the right-of-way dedication for the Ostler Subdivision plat located at 1950 South 1100 West, Woods Cross, UT.

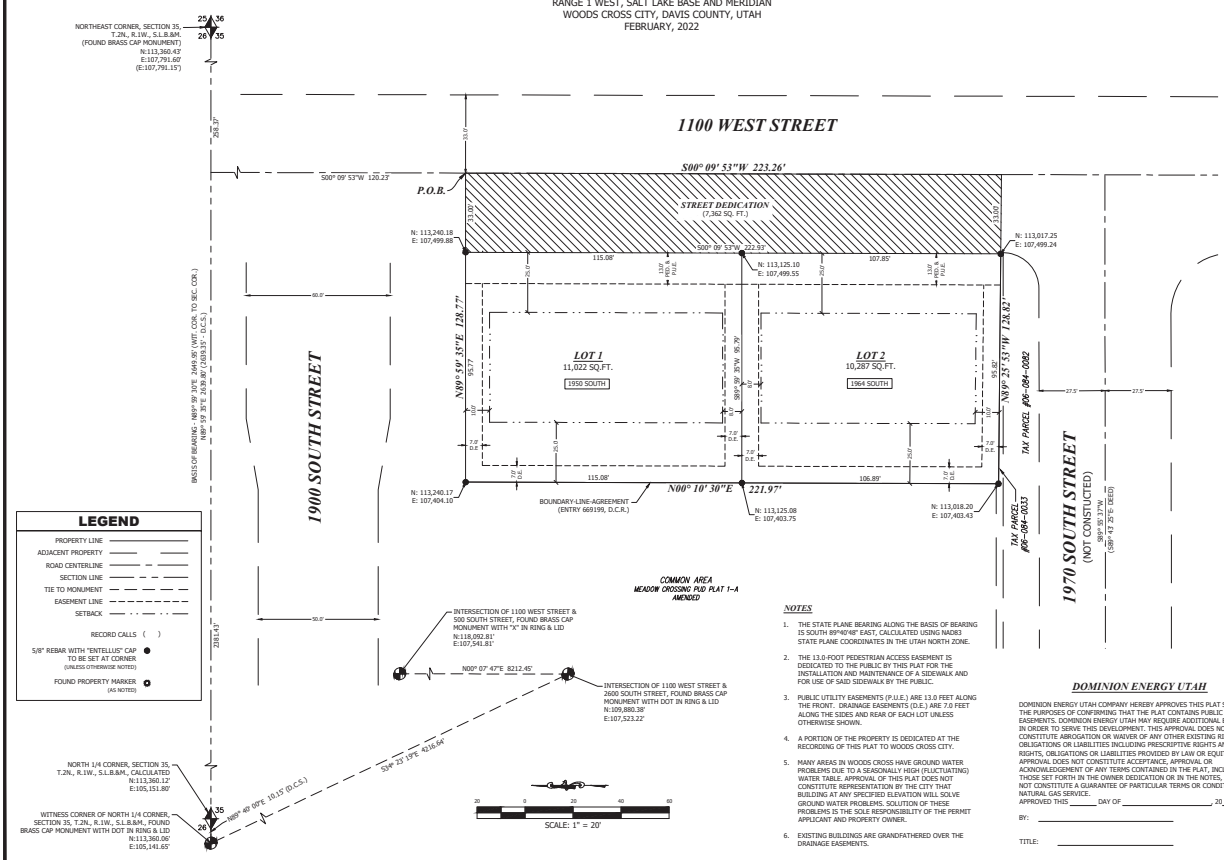
Attachments

1) Aerial Map
2) Ostler Subdivision Map


NSL
Prop.
1950 S 1100 W
Ostler
Sub.

OSTLER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WOODS CROSS CITY, DAVIS COUNTY, UTAH
FEBRUARY, 2022



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- SETBACK
- RECORD CALLS ( )
- 5/8" REBAR WITH "ENTELLUS" CAP TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

NOTES

1. THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 89°40'48" EAST, CALCULATED USING NAD83 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.
2. THE 13.0-FOOT PEDESTRIAN ACCESS EASEMENT IS DEDICATED TO THE PUBLIC BY THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF A SIDEWALK AND FOR USE OF SAID SIDEWALK BY THE PUBLIC.
3. PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 13.0 FEET ALONG THE FRONT. DRAINAGE EASEMENTS (D.E.) ARE 7.0 FEET ALONG THE SIDES AND REAR OF EACH LOT UNLESS OTHERWISE SHOWN.
4. A PORTION OF THE PROPERTY IS DEDICATED AT THE RECORDING OF THIS PLAT TO WOODS CROSS CITY.
5. MANY AREAS IN WOODS CROSS HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
6. EXISTING BUILDINGS ARE GRANDFATHERED OVER THE DRAINAGE EASEMENTS.

DOMINION ENERGY UTAH

DOMINION ENERGY UTAH COMPANY HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE.

APPROVED THIS _____ DAY OF _____, 20_____

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS HEREAFTER TO BE KNOWN AS OSTLER SUBDIVISION.

COPY FOR REVIEW

_____
JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

BEGINNING AT THE POINT OF INTERSECTION OF THE EXTENSION OF AN EXISTING FENCE AND THE MONUMENT LINE OF 1100 WEST STREET, SAID POINT BEING SOUTH 89°59'35" WEST 258.37 FEET ALONG THE SECTION LINE TO SAID MONUMENT LINE AND SOUTH 00°09'53" WEST 120.23 FEET ALONG SAID MONUMENT LINE FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 0°09'53" WEST 223.26 FEET ALONG SAID MONUMENT LINE TO THE EXTENSION OF AN EXISTING FENCE; THENCE NORTH 89°25'53" WEST 128.82 FEET ALONG SAID FENCE, AND THE EXTENSION THEREOF, TO THE CENTER OF A CONCRETE WALL, AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #669199 (DAVIS COUNTY RECORDER); THENCE NORTH 00°10'30" EAST 221.97 FEET ALONG SAID WALL AND BOUNDARY LINE AGREEMENT TO THE EXTENSION OF AN EXISTING FENCE; THENCE NORTH 89°59'35" EAST 128.77 FEET ALONG SAID FENCE, AND THE EXTENSION THEREOF, TO SAID MONUMENT LINE AND TO THE POINT OF BEGINNING.

CONTAINS 0.658 ACRES

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS OSTLER SUBDIVISION, DO HEREBY DEDICATE, GRANT, AND CONVEY TO WOODS CROSS CITY ALL THOSE PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT, AND CONVEY TO WOODS CROSS CITY ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WOODS CROSS CITY AND DEDICATE, GRANT, AND CONVEY TO WOODS CROSS CITY THE 13 FOOT WIDE PEDESTRIAN ACCESS EASEMENT AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, OPERATION, AND USE OF A SIDEWALK AS MAY BE AUTHORIZED BY WOODS CROSS CITY.

IN WITNESS WHEREBY WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20 _____.

_____
RACE OSTLER

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20_____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, RACE OSTLER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT	#2023001
09/28/2021	JMF
11/4/2021	ALI
2/7/2022	ALI

WOODS CROSS CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE SIGNED THIS _____ DAY OF _____, 20____.

_____
WOODS CROSS CITY ENGINEER

PLANNING COMMISSION

THIS SUBDIVISION WAS APPROVED BY THE WOODS CROSS CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF ___ _____, 20____.

_____
WEST BOUNTIFUL CITY ATTORNEY

WOODS CROSS CITY COUNCIL

PRESENTED TO THE WOODS CROSS CITY COUNCIL THIS _____ DAY OF _____, 20_____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____

MAYOR: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____,

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____
DEPUTY

CITY OF NORTH SALT LAKE

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

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: October 4, 2022

SUBJECT: Discussion of Request for Additional Funds and Services Related to the Senior Lunch Bunch.

Recently, the City Council received a request to increase its financial participation and other assistance to the group of seniors that meet monthly at City Hall for lunch. The Council instructed City staff to seek for citizen volunteers to also assist and to review the current way the lunches are provided. We have announced a need for citizen volunteers and there are a couple persons who have expressed an interest and willingness to assist.

We have also learned that the City currently participates financially in lunches by supplementing those lunches with small side dishes and providing a full meal on occasion. But, mostly participants fund their own lunches by accepting participant donations, serving potluck meals or having bring your own lunch events. The City has budgeted $1,000 for these activities in both FY22 and FY23.

The suggestion has been made that the City's financial participation increase such that there are no costs to seniors for the lunches. I would estimate that based upon a participation rate of 60 persons and a lunch value of $15 (includes dessert), the cost to the City could be up to $10,800 annually.

Another interesting fact about this group is that they have a donation system among members that has purchased table decorations, cakes and Bingo prizes for lunches.

I believe a productive use of this discussion time would be to determine how much the Council is willing to spend for these activities and direct staff to work with our volunteers to begin providing more assistance to the Seniors. Any decision about budgeting can be ratified formally with a budget amendment.

CITY OF NORTH SALT LAKE

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

Brian J. Horrocks
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: October 4, 2022

SUBJECT: Consideration of Hiring Recommendation for the City's Public Works Director

---

RECOMMENDATION

I recommend that the City Council give its consent to the hiring of Jon Rueckert as the City's Public Works Director.

BACKGROUND

You may recall that we recently had a discussion about the hiring of a Public Works Director to replace David Frandsen who was appointed as the Assistant City Manager. We created a search committee consisting of Mayor Horrocks, Councilmembers Gordon and VanLangeveld, the Assistant City Manager and the City Manager. On Monday, September 26, that group interviewed four finalists and recommended to the City Council that Jon Rueckert be appointed as the City's Public Works Director.

David Frandsen and I also recommend Jon for this position and request the City Council's consent to hire him in this role.

PROPOSED MOTION(S)

I move that the City Council approve (or deny) the proposed appointment of Jon Rueckert as the Public Works Director.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
SEPTEMBER 20, 2022

DRAFT

Mayor Horrocks welcomed those present at 6:10 p.m.

PRESENT: Mayor Brian Horrocks
Councilmember Lisa Watts Baskin
Councilmember Natalie Gordon
Councilmember Ted Knowlton
Councilmember Stan Porter
Councilmember Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, City Engineer; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Sherrie Pace, Community Development Director; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, Conrad Jacobson, residents.

1. PRESENTATION-MONTHLY FINANCIAL REPORT FOR PERIOD ENDING JULY 31, 2022

Heidi Voordeckers reported the City's external auditors had determined that the monthly summary financial report, required per the Uniform Fiscal Procedures Act for Cities, should now be publicly presented to meet statutory requirements. She explained an added benefit of providing detailed statements from the City's financial system was that it allowed the governing body to oversee and monitor areas of interest such as individual budgets of various boards and committees, etc. She presented the financial report through July 31, 2022 and said this was about 8% into the fiscal year. She noted revenues were at 8% collected and expenses were 10% expended in the General Fund with all other funds tracking as expected. She pointed out that tax revenues received in July were posted back to June as they were for collections that occurred in June. She stated there would be no tax revenues for July and August as they were booked back to the period they were collected in. She mentioned there were some variances from year to date due to the timing of some payables as well as interfund transfers which were now being recorded monthly instead of quarterly.

Mayor Horrocks commented sales tax was more than double the property tax. Heidi Voordeckers replied this had been a change within the last five years due to online collection and the large

amount of growth during COVID. She said even though sales tax was generally a larger percentage of revenue that this amount was not typical and may level out.

Mayor Horrocks commented at some point the Council would need to address the property tax deficiency as the sales tax may not always balance out.

2. PRESENTATION-PROPERTY TAX OVERVIEW

Heidi Voordeckers reported on how property taxes had not been increased, as there was no truth in taxation, but tax bills were increasing for residents. She explained the overall process of how municipal property taxes worked in Utah. She mentioned the way property taxes worked was calculated by valuations as of January 1st of each calendar year. She stated the County Assessor would assess each property and provide the tax rule of assessments to the County Auditor by May 22nd. She noted this was performed through a computerized model, a multi factor assessing program, and each property also received an in person appraisal or assessment every five years. She acknowledged this data was provided to the County Auditor and reviewed for variances from prior years such as properties that lost residential exemptions. Ms. Voordeckers said the valuation was then used in the certified tax rate calculation which was calculated by backing into the tax rate based on last year's tax revenues. She reported the certified tax rate was adjusted for new growth, increment value, delinquencies, abatements, and equalizations.

Heidi Voordeckers explained the tax rate calculation for four homes with differing values, which was more realistic scenario, and how the tax burden was shifted amongst the properties for a total tax revenue of $1,000. She spoke on new growth which required the taxing entity to cover additional services created by the new property. She acknowledged the new revenues from growth was not intended to offset inflation or pay for the services of existing taxpayers. She reported as of January 1, 2022 there were 5,669 primary residences and 55 secondary residences in the City with an average market value of $575,000 and an average taxable value of $316,000. She stated there were two tax areas in the City including Tax Area 44 with a combined rate of .010017 for a tax bill on the average value home of $3,168. Ms. Voordeckers noted the other Tax Area 45 had a combined rate of .010142 for a tax bill on the average value home of $3,207. She mentioned the difference was that Tax Area 45 had an additional taxing entity which is South Davis Water.

Ms. Voordeckers detailed the $3,168 tax bill per taxing entity with 11% to Davis County, 1% to Assessing and Collecting, 64% to Davis School District, 9% to the City, 2% to Weber Basin Water, 1% to mosquito abatement, 3% to the Sewer District, 2% to the Recreation District, 5% to the Fire District, and 2% to the County Library. She said on a $575,000 market value home with an average taxable value of $316,000, the City would collect $295 a year on that home when multiplied by the 5,669 primary residences and 55 secondary residences for a total of $1.6 million in revenue. She stated this was about equal to the amount the City paid for fire services

to South Davis Metro Fire. She mentioned all other services the residents paid for were coming from other revenue streams.

Heidi Voordeckers reviewed the real property values calculation again and said other factors that impacted this were the values in redevelopment project areas including increment value. She stated this was the difference between the project base value and the current value and the value given up to participate throughout the life of that project. She explained when those project areas ended the City would then receive project area new growth value and resulted in an overall baseline budget revenue that was collected. She noted other things that affected the tax calculation was a modifier on the collection rate for eligible new growth as well as abatements. She said the certified tax rate was based on adjusted revenues, Board of Equalization adjustment, 5 year average collection, proposed tax rate, and collection rate adjusted eligible new growth. The biggest impact would be a declining delinquency and collection rate.

Ken Leetham asked if the property tax revenue that was attributed to new construction/growth in the City was the actual amount. Heidi Voordeckers replied the formula took the values, removed reappraisals, adjusted for collections, and the balance was considered new growth.

Ms. Voordeckers answered the question of why residents may be paying a higher tax amount if there was not a tax increase. She said it was because of the ad-valorem or value based tax that depended on how the property either gained or lost value proportionate to the overall taxable value of the tax area that year. She indicated some of the reasons for a change in value included a change in property characteristics making it eligible for a greenbelt exemption, a shift in tax burden based on location, or a shift in tax burden between residential and commercial. She explained that property values typically increased 8% per year in each city in Davis County but when housing values started to increase some of the more affordable areas increased at a higher rate such as Sunset and West Point to near 12% which shifted the tax burden to the rest of the County.

Councilmember Baskin was surprised the City only received 9% and asked how the total tax base property tax was set. Heidi Voordeckers explained when the City initially adopted the resolution to collect property tax the assessed value at that time was set as the base year. She reported it had increased as new properties were established. Ken Leetham commented that each year the process would continue as described unless the City went through a truth in taxation hearing to collect more property tax revenues.

Mayor Horrocks said the City had held one truth in taxation hearing to collect additional taxes once in the last 25 years.

Councilmember Baskin asked if the City was able to function within the budgeted revenues. Heidi Voordeckers replied the sales tax growth had attributed to that ability.

Mayor Horrocks said the County provided the new certified tax rate that the City adopted every year.

Councilmember Knowlton said the concept of property tax was a better hedge against recession than sales tax. Heidi Voordeckers responded property tax was extremely stable. She explained if there was a drop in sales tax and the City was unable to support the services they had budgeted to provide, then this was something to review. She indicated staff was very conservative in sales tax growth projections based on historical data as the sale tax increase was temporary.

Mayor Horrocks commented Bountiful had a substantial 73% tax increase recently and felt it would be better to have smaller increases each year.

Councilmember Gordon said one of the reasons Bountiful stated for the increase was the cost of the bridge. Ken Leetham clarified that Bountiful would be participating in the bridge project.

Ken Leetham said the City should continue to build on the formation of a property tax policy to be adopted. He explained most communities avoided truth in taxation and property tax increases until the need became so acute that a large rate change was necessary. He added one view was to stay ahead of inflation based on an index for either an annual or every five year increase.

Councilmember Baskin compared this policy to a general plan as it would be updated regularly. She said the policy would be less emotional and more rational as the City would be planning ahead.

Mayor Horrocks said one argument by citizens was that when things were tough, they had to tighten their belts but the City raised taxes and did not do without.

Councilmember Porter mentioned the City tightened its belt by not putting as much money into road maintenance. He said the City was paying for that currently by having to put more into roads. He suggested Heidi's comment about how property taxes only covered the Fire District service be put into the City newsletter.

Ken Leetham clarified the City was fiscally sound and would remain that way. He said the proposal for annual property tax increases was just a choice the City Council could make.

Councilmember Baskin asked if the City had a rainy day fund. Heidi Voordeckers replied the City had a rainy day fund in Capital Reserves.

Ken Leetham said the Fire District adopted several financial policies including a target or goal to maintain a rainy day fund. He explained these types of policies were good guidelines to help governing boards keep things on track. Ken Leetham further stated that it would be good to build

upon the information shared by Heidi Voordeckers by creating financial policies like a property tax policy and a general fund balance policy.

3. APPROVAL OF MINTUES

The City Council minutes of September 6, 2022 were reviewed and approved.

Councilmember Baskin moved to adopt the minutes of September 6, 2022 of the City Council meeting, as written. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

4. ACTION ITEMS

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

Ken Leetham said staff would work to put deadlines for feedback, presentations, or completion of the assignment.

5. ADJOURN

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

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
SEPTEMBER 20, 2022

DRAFT

Mayor Horrocks welcomed those present at 7:15 p.m. Lisa Baskin offered the thought and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Councilmember Lisa Watts Baskin
Councilmember Natalie Gordon
Councilmember Ted Knowlton
Councilmember Stan Porter
Councilmember Alisa Van Langeveld

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

OTHERS PRESENT: Dee Lalliss, resident; Brad Nelson, Spectrum Academy.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF PRELIMINARY PLAN AND FINAL PLAT APPROVAL FOR PHOENICIA PLACE SUBDIVISION, A TWO LOT COMMERCIAL SUBDIVISION AT 480 NORTH CUTLER DRIVE, BRAD NELSON, SPECTRUM ACADEMY, APPLICANT

Sherrie Pace reported the four acre property, located at 480 North Cutler Drive, fronted both Redwood Road and Cutler Drive. She stated the concept plan was approved by the City Council on July 19, 2022. She noted the Development Review Committee (DRC) requested the applicant dedicate additional right of way on Cutler Drive to accommodate possible future widening of the street and would only be utilized if needed. She said the DRC also requested additional right of way be dedicated on Redwood Road for the trail improvements or a public use and trail easement. She explained Lot 1 would be purchased by Spectrum Academy for athletic fields and a new high school would be built on the existing fields.

Ms. Pace reported the Planning Commission reviewed with a recommendation for approval and all redlines were completed.

Councilmember Knowlton moved that the City Council approve the preliminary plan and final plat for Phoenicia Place Subdivision at 480 North Cutler Drive with no conditions. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

Mayor Horrocks commented that he received an invitation from Spectrum Academy for the groundbreaking on October 12th at 4 p.m. and invited those interested to attend.

3. CONSIDERATION OF RESOLUTION 2022-34R: A RESOLUTION AMENDING THE CITY OF NORTH SALT LAKE GENERAL PLAN UPDATING THE MODERATE INCOME HOUSING ELEMENT AND APPROVING THE ANNUAL HOUSING REPORT

Ali Avery reported the State required each city to prepare a General Plan to address the present and future needs and to guide development. She explained one element of the General Plan was a Moderate Income Housing Element with three requirements including providing a realistic opportunity to meet the need for additional moderate income housing within the next five years, select three or more moderate income housing strategies, and an implementation plan with benchmarks for what and when. She stated the City was required to report to the State annually, by October 1st, on progress made pertaining to the Moderate Income Housing Element. She mentioned this effort was an update of the implementation section only of the Moderate Income Housing Element and approving the annual report. She indicated staff planned to update the entire plan next year in anticipation of updating the General Plan as well.

Ms. Avery stated the Planning Commission recommended two changes including a revision date clarifying that only the implementation section was updated. She mentioned the second change was the addition of implementation strategy, 3.1.2 to create a City sponsored Home Repair Grant Program to provide grants for low to moderate income homeowners to make needed repairs to their homes. She acknowledged the reason for this strategy was that Davis County pulled funding for their CDBG Fund which the Housing Authority used for their emergency repair and roof repair programs. She noted this meant there was currently no funding for low income homeowners.

Mayor Horrocks asked if the City had a housing fund from the CDA. Ken Leetham replied there were funds that could be used for this purpose.

Ali Avery commented that the main focus of the revisions were to match the wording from State Code as there was a requirement for the implementation strategy wording to match exactly. She stated specific implementation strategies and timing benchmarks were also added.

Councilmember Porter moved that the City Council adopt Resolution 2022-34R: a Resolution amending the Moderate Income Housing Element of the General Plan and approving the 2022 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.

Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

4. CONSIDERATION OF RESOLUTION 2022-35R: A RESOLUTION ENDORSING AND SUPPORTING AN APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES GRANT (BRIC) FOR THE RECONSTRUCTION OF THE HONEY WELL PUMP HOUSE BUILDING AND AUTHORIZING MATCHING FUNDS

Ali Avery reported that staff had applied for Federal Emergency Management Agency (FEMA) BRIC grants in the past including the Springhill Landslide as well as generators. She indicated the City Engineer requested grant funding for the Honey Well Pump House as subsidence has been observed on the western side of Davis County due to the falling aquifer levels thought to be caused by receding water levels of the Great Salt Lake. She explained the Honey Well Pump Station had been dramatically impacted by subsidence with settlement of more than six inches from the original elevation. She noted the piping remained in place while the building had begun to sink. She mentioned this well was critical infrastructure as it served approximately 20% of the City's residents.

Ms. Avery stated grant funds would be used to reconstruct the entire building including flooring, pipes, etc. on approximately 70 foot deep drive piles to stabilize the facility against continued subsidence. She acknowledged additionally with the reconstruction of the building, the critical facility would meet current seismic standards and make it more resilient to potential earthquakes. She reported the total project cost was $1,345,000 with a grant request of $941,500 or 70% and a City match of $403,500 or 30%. She indicated the required minimum match was 25% but the minimum match for a more competitive match was 30%. She stated these funds would be expended in 2023-2024.

Councilmember Baskin commented the location of the Honey Well Pump House was not specified. Ali Avery replied the location of wells, pump stations, and water facilities was protected information.

Karyn Baxter said the City had a well field from 900 North into Woods Cross. She added this included three City wells and other entities who had wells in the same well field. She said the address could not be published to protect public drinking water sources.

Mayor Horrocks asked if the 70 foot piles would work in both directions including drought and a wet cycle. Karyn Baxter responded there were layers of soil including a stabilization layer and consolidated layers. She said if the ground did rise it would not damage the building.

Councilmember Porter asked if other buildings were having similar problems. Karyn Baxter replied other buildings in Woods Cross were experiencing subsidence but at this location the ground was settling somewhat uniformly. She said the well was anchored and appeared to be pushing out of the ground.

Councilmember Van Langeveld moved that the City Council approve Resolution 2022-35R authorizing the submittal of a FEMA BRIC grant application seeking funds for the reconstruction of the Honey Well Pump House and authorizing matching funds. Councilmember Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

5. CONSIDERATION OF INCREASED FUNDING OF $55,000 FOR THE REDWOOD ROAD WEST SIDE PATH CONNECTIONS PROJECT

Karyn Baxter reported the Redwood Road West Side Path Connections Project was funded through the Statewide Transportation Improvement Program (STIP) in the spring. She noted in February 2022 the City Manager approved a change order for the project to cover the increased cost of the right of way. She continued all preconstruction work had been completed including property acquisition, design engineering, and environmental studies. She showed an overhead view of the project with the sections included in the project and the completed sections. She stated the bid results were $80,000 over the engineer's estimate. She reported UDOT had agreed to pay $25,000 and the City would be required to pay an additional $55,000 for a total project amount of $472,163. She acknowledged if the City did not complete the project all funds would need to be paid back including the property acquisition and engineering. She indicated the recommendation would be to approve the increased costs of $55,000.

Mayor Horrocks asked about a six foot wide path in this area. Karyn Baxter replied there was an option to reduce the scope of the project. She added option one would be to cancel the project and repay the funds. She noted the second option would be to reduce the scope of the project including the reduction to two parcels. She explained this would potentially lower the overall project cost but would require rebidding the project with revised plans. She reported the third option would be to complete the project as bid which would require the City to pay an additional $55,000. She mentioned this was the preferred option as the cost to increase from the engineer's estimate was directly related to rising construction costs. Ms. Baxter continued it was not

anticipated that construction costs would decrease in the future, and the new path connected Robinson Drive to an existing path on the north end of the project so shortening the trail would result in a gap which would need to be connected at a future date for any meaningful connection.

Mayor Horrocks commented that he did not recommend not completing the project but reducing the trail from eight feet to six feet. Karyn Baxter replied she did not ask about this option but could do so.

Councilmember Porter said the equipment for a six foot trail was specialized and the eight foot wide trail was common. He indicated this meant that only certain companies provided a six foot trail and may cost more.

Councilmember Van Langeveld commented there was an opportunity to make Foxboro a walkable neighborhood which was encouraged by wider walkways and ease of access.

Councilmember Porter moved that the City Council authorize City staff to proceed with the Redwood Road West Side Path Connections Project including an increase in the project cost of $55,000. The Council further instructed City staff to prepare a future budget adjustment to include the cost increase. Councilmember Knowlton seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

6. CONSIDERATION OF ORDINANCE 2022-06: AN ORDINANCE AMENDING THE CITY'S CODE, TITLE 7-PUBLIC WAYS AND PROPERTY, RELATED TO EXCAVATIONS WITHIN THE CITY

Karyn Baxter reported the purpose for this ordinance was because there were existing ordinances in place controlling what could be done for street excavations. She reported current restrictions for excavations in new streets were five (5) years for new streets and three (3) years for resurfaced streets. She noted there were no current exceptions provided in the City Code and no defined guidelines for exceptions that should happen. She indicated exceptions had occurred specifically for approved building lots in commercial and industrial areas that did not have utilities stubbed. She acknowledged this ordinance would provide a definition for new streets and resurfaced streets. Ms. Baxter continued the definition for new streets would be any road receiving three (3) inches or more of new asphalt. She added a resurfaced street would be an overlay of less than three (3) inches of bonded matrix overlay or chip seal. She stated defined exceptions would be approved building lots, other exceptions as granted by the City Council, and all exceptions shall be in accordance with adopted standards and specifications.

Mayor Horrocks asked if the patching guidelines were adequate. Karyn Baxter shared the standard drawing of design requirements for new and resurfaced streets which applied to approved exceptions for street cut moratoriums for five (5) years for new streets and three (3)

years for resurfaced streets. She reported requirements included a standard T patch, paving the full surface of the road, milling on four feet on all sides of the patch, milling fourteen feet, and then repaving the road. She stated the seam could not be placed on a wheel pack or within 33 inches of the edge of the road such as the curb and gutter. She mentioned the intent was to prevent the deterioration of the road when excavation was warranted in a new road.

Councilmember Porter asked if there was a charge per square foot or the size of the cut. Karyn Baxter replied part of the permit excavation process involved the amount of square footage cut in the road. She said fines or fees were charged per the City's fee schedule.

Ken Leetham commented the code amendment provided definitions to support a policy. He said these standards for cuts would be added to the standards and specifications.

Councilmember Porter moved that the City Council approve Ordinance No. 2022-06 amending Title 7 of the North Salt Lake Code. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

7. CONSIDERATION OF RESOLUTION 2022-36R: A RESOLUTION AMENDING THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL RELATED TO ASPHALT REGULATIONS

Councilmember Porter moved that the City Council approve Resolution No. 2022-36R, amending the adopted Standards and Specifications Manual for Public Infrastructure for Asphalt Patching. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

8. CONSIDERATION OF AN EASEMENT ON CITY PROPERTY ADJACENT TO 725 EAST REQUESTED BY ROCKY MOUNTAIN POWER

Karyn Baxter reported the City signed a lease agreement in 2018 with Verizon Wireless to lease the northeast corner of the Morton property for a cell tower. She stated Verizon requested an easement for Rocky Mountain Power. She indicated there was not an existing public utility easement along this road as it was not part of a plated subdivision. She mentioned there was an existing transformer at the Morton Pump Station at the southeast corner of the lot. She noted the original request for the easement to run along the frontage of 725 East had been declined per staff due to a large number of conduits, water pipes, etc. in that location. She said the proposed easement path for the power supply to this structure would be across the existing City property. Ms. Baxter highlighted the proposed easement on a map for those present.

Councilmember Baskin moved that the City Council approve the attached easement with Rocky Mountain Power and authorize the Mayor to sign the approved easement and any

other documents needed to execute the subject easement. Councilmember Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

9. COUNCIL REPORTS

Mayor Horrocks asked that the senior lunch bunch be placed on the next Council agenda.

Councilmember Porter reported on the successful Get To The River Event on Saturday. He said there were approximately 80 participants in attendance and many were able to float down the river.

Councilmember Van Langeveld reported on the Health and Wellness Committee meeting including brainstorming goals such as reviewing active transportation, walkability, and safe access to schools. She stated the second goal was access for seniors in the City and partnering with the senior lunch bunch to see what services they would like to see.

Councilmember Van Langeveld said that the Foxboro Student Council was partnering with the Youth City Council next Tuesday for the mobile food pantry.

10. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

11. MAYOR'S REPORT

Mayor Horrocks reported on his meeting with the Kaysville Mayor and also a city councilmember. He said they were appreciative of the letter related to the tragedy during the July holiday.

Mayor Horrocks mentioned the fall cleanup this weekend in coordination with Public Works.

Mayor Horrocks said that South Davis Metro Fire had lost five firefighters related to wages and training. He mentioned the residents of Jackson Mississippi filed a class action lawsuit against the City for unclean water.

Mayor Horrocks commented that he had received a call related to dust from the gravel pit. He said it was pretty bad and the resident suggested an oil based dust reducer.

Ken Leetham said this was a frustrating issue and staff had reached out to Hughes this summer. He explained some of it was weather related and some was due to changes in operations at the pit. Mr. Leetham commented Hughes was not responsive and claimed they were in complete

compliance with the State. He said staff then reached out to the State and alerted them to the fact that they were not inspecting the pit when the dust was particularly bad. He stated it was suggested that they do a surprise inspection and at times when the dust was excessive. He said the problem could be that gravel pits were a land use that was important to the State as an economic driver.

Councilmember Baskin asked if the homeowners located above the gravel pit had complained. Ken Leetham replied staff had not received complaints from those homeowners. He said staff would continue to work on this issue.

Councilmember Porter said in the past a committee of residents and gravel pit employees met once a month. He mentioned the bigger problem was the roads collected dust and caused health issues via air quality.

12. CITY MANAGER'S REPORT

Ken Leetham reported on the fall cleanup and said historically that staff received many compliments on this service. He reported that on October 5th the main auditorium at Adelaide Elementary was reserved for a neighborhood meeting about changes related to the annexation. He confirmed with County Commissioner Elliot that the desire was to incorporate all of the unincorporated urban territories. He acknowledged the County Commission would hold a public hearing on September 27th including a resolution to recommended the annexation of this territory into the City of North Salt Lake.

Councilmember Van Langeveld mentioned the annexation documents and said it would be helpful if an addendum was created explaining why the annexation would be beneficial to the City and its current residents.

Ken Leetham said after talking to several residents that were in opposition and in favor of the annexation, his approach was that these types of islands should be corrected and part of cities so services could be provided more cost effectively.

Councilmember Van Langeveld also said that it should be stated that Bountiful did not want to annex the area.

Councilmember Knowlton said there was language in State law regarding annexation and not creating a peninsula. He mentioned if Bountiful wanted to annex the area that it would cause a peninsula. Todd Godfrey replied that the definition of a peninsula was clear and felt this would likely meet this definition.

Councilmember Baskin explained she had reviewed State law 10-2-402 related to annexations before the meeting which stated "an unincorporated area may not be annexed to a municipality

unless the area was contiguous, the unincorporated area was contiguous to the municipality, and the annexation will not leave or create an unincorporated island." She said it was clear in the Code that the City could not create a peninsula.

Todd Godfrey said there was a specific definition with measurements and asked if that had been determined on how it would affect Bountiful. Sherrie Pace replied it would not create an unincorporated peninsula or island but would actually fix the problem regardless of what city annexed the area. She said Bountiful had annexed every area within their annexation declaration but the City had not annexed the proposed area because no petitions had been received.

Councilmember Porter explained the entire area had petitioned to annex into Bountiful but a group came together and removed the signatures from the petition and the entire area did not become part of Bountiful. The area was then divided into four sections with one section annexing into Bountiful, one section including Odell Lane annexed into the City, and the remainder stayed unincorporated. He said many residents felt it was unfair that the County area was not part of a city as they did not pay for parks but still utilized them.

Councilmember Porter mentioned other issues including the current name of the City and how commercial businesses liked the current name while those in the annexation area did not.

Councilmember Van Langeveld suggested that the County increase the taxes for those in the unincorporated area to encourage them to annex into a city.

Councilmember Knowlton said the City was not initiating the annexation. He added the County was initiating the annexation of the unincorporated areas.

Ken Leetham reported that he met with an investor who was interested in a location to build indoor tennis and pickleball courts. He mentioned this investor was interested in property at Tunnel Springs Park. He suggested that several elected officials could attend a meeting with the investor and staff.

Councilmember Van Langeveld was not in favor of leasing or selling City property in parks. Councilmembers Baskin and Gordon were in agreement.

Mayor Horrocks mentioned there were ways to structure things like this. He said the city of Murray had an agreement with a developer to create a sports mall with tax breaks and incentives. He acknowledged the facility eventually became the property of Murray City. He explained the City had land it could not afford to develop and this investor was willing to put in sports courts.

The City Council had a brief discussion and several Councilmembers were interested in attending an informal meeting with the investor to gather more information.

13. ADJOURN

Mayor Horrocks adjourned the meeting at 8:34 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday October 4, 2022 by unanimous vote of all members present.

_____ _____

Brian J. Horrocks, Mayor *Wendy Page, City Recorder*

Action Items for October 4, 2022

Item	Staff	Description
New		
1	Sherrie/Ken	(9/20/22) Creation of an addendum or document explaining why the annexation would be beneficial to the City. *In process, updated FAQ available prior to open house on Oct. 5 (9/29/22)*
Current		
1	David/Craig and PS Committee	(9/6/22) Inventory of public safety weaknesses around the City's elementary schools. Identification of problem areas and recommendations for resolving pedestrian and other active transportation issues. *Safety Committee will work on this project and report back to CC in November.*
2	David	(9/6/22) Prepare cost estimate for circuit trail around Legacy Park and pathway on north side of Foxboro Elementary School. *We have estimates for Legacy Park at $408,560 and Fox Hollow Park at $181,718. (9/27/22)*
3	Sherrie & PW/Parks Dept.	*Combined Action Items:* (Various Dates) **Park strips &: City owned property** Review city code for park strip landscape requirements, propose alternatives for vegetation requirements (trees) & evaluate city owned park strips and properties for recommendation on conversion to water wise landscape & review compliance notifications and processes *Comm. Dev. will work with Parks Dept. over the winter months to present proposal to Council in early 2023 (9/29/22)*
4	Sherrie	*Combined Action Items:* (9/6/22) **Long Range Planning update:** 1. Report on goals/strategies/implementation for General Plan, Town Center Plan, Active Transportation, Trails Master Plan, Affordable Housing Plan, Master Parks Plan 2. Report on Form Based Code progress 3. Bonneville Shoreline Trail construction/connection to Tunnel Springs/Wild Rose *Ali is preparing grant application to fund a comprehensive General Plan Update that will address: General Plan all plan elements including trails, parks, housing, etc.* *Work session Oct. 18 to report on all items noted above (9/29/22)*
5	Ken	(5-17-22) Staff to review alternatives for uses of City-owned properties at City Hall parcels and Hatch Park; develop process for making decisions.
6	Sherrie	(9/6/22) Report back to Cross E Ranch and City Council on possibilities to annex property into NSL. *Update to be provided at Oct 18 work session (9/29/22)*
7	Sherrie	(8/16/22) Staff to review the ten-day courtesy notice to see if the language could be softened. *Code enforcement is preparing response and suggested process (9/27/22)*
8	Sherrie/Karyn/Craig	(8/16/22) Staff to review ordinances related to truck deliveries. (Eaglewood, Eagleridge)
9	Craig	(4-19-22) Staff to review truck restricted route on Center Street including whether tickets should be issued. *Staff will prepare a recommendation for the City Council on use of Center Street as a truck route. (5/12/22)*
10	Ken/David	(5-17-22) Staff will look into alternatives for the fishing pond such as a stationary dock or a trail. *City Council conducted their work meeting on August 16 at the site and discussed alternatives to the current concept plans. Staff will prepare options that cost between $100-$200k. (8/17/22)*
11	Ken	(4-19-22) Staff to follow-up with Woods Cross on the dog park and then report back to the Council. *NSL and Woods Cross staffs have met on this project and are creating an action plan for the project. (8/25/22)*
12	Sherrie	(4-5-22) Research resolutions to the parking issues on Buckingham Drive including speaking with Coventry HOA on garage parking requirements *Sherrie is contacting HOA (4/11/2022)*

13	Ken	(3/15/22) Employee training related to phishing, fraud, malware/ransomware, etc. *Phishing training began on 9/12/22. Phase 2 will include mandatory training for all employees and users of the City's email system (9/15/22)*
14	Sherrie/Ken	(3/15/22) Review cemetery possibilities including land in (or outside of) the City. *Sherrie, Ken, and Ali met to discuss possible sites-Ali will review property deed restrictions on city owned properties and provide to Council. (9/29/2022)*
15	Sherrie	(3-1-22) Staff to review disproportionate and other fees related to businesses like gas stations (cost of local consent licenses and State liquor sales license). *Staff to prepare memo (5/10/22)*
16	Ken	(1-4-22) Options for emergency preparedness training for staff including windstorms, landslides, etc. *Staff is exploring solutions with Davis County (4/12/22)*
17	Tyler, Ken	(9-7-21) Council Member Porter asked about golf course damage that occurs at Gary Way near the golf course and adopting official policy related to this. *The City's insurance company will not cover this type of damage. City staff have been working to pay long-term residents for automobile and window damage (9/15/22)*
18	Karyn/David	(5-18-21) Staff to research solutions for maintaining commuter trail along the frontage road to SLC. *Staff feels the best solution is to require Lakeview Rock Products to meet all SWPPP regulations, so no dirt is deposited along the Frontage Road. (5/10/22)*
19	Ken	(2-16-21) 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.*
20	David, Ken	***Long range monitoring item:*** (3-1-22) Review the park reservation cleaning deposit next year to see if it was effective in relation to damage/cleaning-Staff to provide a study by the end of 2022. *Staff to report back to Council in November following the 2022 season. (4/12/22)*
21	Sherrie	***Long range monitoring item:*** (8/3/22) Inventory and evaluation of safe and unsafe locations for bikes, scooters, pedestrians within one year or August 1, 2023. *Ali is reviewing active transportation plan and will monitor scooter conflicts and make recommendations on safety improvements. (8/3/2022)*