



**CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING
NOTICE & AGENDA
DECEMBER 2, 2025**

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on December 2, 2025 at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm followed by the regular session at 7:00 pm in the Council Chambers.

Meetings of the City Council may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

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. Annual Justice Court Report by Jodi Adamson
2. Overview of HB48 Requiring Municipalities to Adopt a Wildland Urban Interface Code
3. Adjourn

REGULAR SESSION – 7:00 p.m.

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer and Pledge of Allegiance ~ Suzette Jackson
3. Recognition of Councilmember Lisa Watts Baskin
4. Citizen Comment
5. Council Reports
6. City Attorney Report
7. Mayor's Report
8. City Manager Report
9. Consideration of Ordinance 2025-19: An Ordinance Amending Title 10-10-3 and 10-19-17, Modifying the Setback and Maximum Size for an Accessory Structure, Reuben Woolsey, Applicant

10. Consideration of Ordinance 2025-20: An Ordinance Amending Title 10-1-39 and 10-12 Related to Definitions and Sensitive Area District and Geologic Hazards Related to the Buildable Envelopes for Properties Which are Located Within Sensitive Lands
11. Consideration of Bid Award for Early Site Mass Grading and Utilities Related to Hatch Park Construction
12. Consideration of Proposed Wage Adjustments in the Public Works Department
13. Notification of the Tentative FY2026 Budget and Proposed Property Tax Increase by the South Davis Recreation District
14. Consideration of Resolution 2025-58R: A Resolution Approving an Agreement with the Utah Department of Transportation (UDOT) for the Purchase of a Temporary Construction Easement on City Property Located at 121 West 150 North and Adjacent to the Proposed I-15 Reconstruction Project
15. Approval of City Council Minutes of November 18, 2025
16. Discussion of Action Items
17. Adjourn

CLOSED SESSION

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

City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:
<https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the forgoing agenda for the City Council meeting(s) were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: December 1, 2025



Wendy Page, City Recorder



Summary Guide of City Council Agenda Items for December 2, 2025

This document is provided as a way to briefly understand the most important content and purposes of the agenda items at the upcoming meeting. It is hoped that this summary guide will assist you as you study in preparation for this meeting.

Work Session – No Council Action Required

- a. Annual report from the Justice Court.
- b. Overview of HB48 (2025 legislative session) requiring municipalities to adopt a Wildland Urban Interface Code.

Regular Session

Item 3: Presentation to Councilmember Baskin for years of service on the City Council – No Council action required.

Items 4-8: City Council, City Attorney, Mayor and City Manager reports.

Item 9: Consideration of Ordinance 2025-19: An ordinance amending Title 10-10-3 and 10-19-17 regarding accessory structures – City Council action required.

- a. These proposed changes come from an application to build a large accessory structure. The two areas of change deal with setbacks of such structures and the permissible sizes of accessory structures on large lots.
- b. The Planning Commission held a public hearing on this item on November 25 and recommends approval of the proposed ordinance.

Item 10: Consideration of Ordinance 2025-20: An ordinance amending Title 10-1-39 and Title 10-12 related to the Sensitive Area District, geologic hazards, building envelopes and other miscellaneous clarifications to the City's land development code – City Council action required.

- a. This proposed ordinance comes out of meetings between City staff and owners of The Cove development. This code contains mostly clarifications, added definitions and more specificity about how to interpret building practices in hillside locations and permissible activities within and outside of recorded building envelopes.
- b. The Planning Commission held a public hearing on this item on November 25 and recommends approval of the proposed ordinance.

Item 11: Consideration of bid award for early site mass grading and utility work at Hatch Park – City Council action required.

- a. The City received four bids for the mass grading and utility work. City staff is proposing to award the bid to the lowest bidder which is BHI for \$901,013.
- b. A second minor portion of the bid includes reseeding in a future phase which is recommended to be awarded to Great Western for \$40,000.

Item 12: Consideration of wage adjustments in the Public Works Department – Council action required.

- a. City staff would like to present to the Council information about wages in the Public Works Department. We have reviewed salary data for similar positions and the results of several years of exit interviews of employees who have left City employment. There is no deadline on this item, but staff would like to present proposals to address retention and wages that are low in the marketplace. City Council can make a motion to authorize changes to Public Works wages.

Item 13: Notification of the Tentative Budget (FY26) and proposed property tax increase for the South Davis Recreation District. Councilmember Jackson, as the City's appointed board member, will be presenting this required information to the City Council – No Council action required.

Item 14: Consideration of Resolution 2025-58R: A resolution approving a real estate purchase contract between the City and UDOT for a temporary construction easement at 121 West 150 North – City Council action required.

- a. UDOT is proposing to impact 320 square feet of property owned by the City of North Salt Lake during the reconstruction of the I-15 corridor.
- b. UDOT is proposing to purchase a temporary construction easement for \$11,500 with a \$3,000 incentive payment for signing the agreement quickly.
- c. The subject property is within Phase 2 of Hatch Park.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: December 2, 2025

SUBJECT: Summary of Work Session Items

There are two items for presentation and discussion in the work session:

Annual Report – NSL Justice Court

This report will be given by Jodi Adamson, Court Supervisor. She will give an overview of her department, caseloads and discuss briefly our services provided to West Bountiful City.

HB48

House Bill 48 is a comprehensive public safety bill that requires local cities and counties to do two things: adopt building codes for areas in the Wildland Urban Interface (WUI) zones and adopt a map identifying WUI zones in our City. There are other parts of the bill also that we should discuss as a part of the State's overall plans for how to treat structures at risk of wildfire.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: December 2, 2025

SUBJECT: Consideration of Ordinance 2025-19: An ordinance amending Title 10, Chapters 10 and 19 modifying the setback and maximum size for an accessory structure, Reuben Woolsey, applicant

RECOMMENDATION

The Planning Commission recommends approval of the proposed amendments regarding accessory structures for side and rear yard setbacks and maximum size on lots greater than ½ acre.

BACKGROUND

The City has received an application to amend Section 10-19-17(c) with regard to the size of accessory structures. The code limits accessory structures to a maximum size of 50% of the footprint of the main structure on a property. Prior to 2018 the code allowed any size accessory structure provided it did not exceed the size of the main structure. Mr. Woolsey owns a property which is almost one acre in size and wishes to construct a shop on his property for the purpose of using it as an artist studio for his sculptures. The proposed structure would have been allowed under the previous ordinance. Upon reviewing the code language and the previous language with staff, Mr. Woolsey has requested an amendment to increase the size of accessory structures on lots greater than ½ acre in size.

The proposed amendment would allow accessory structures on lots larger than ½ acre to exceed the maximum 50% of footprint of the main structure but not exceed the footprint of the main structure. To address the impact of larger accessory structures (greater than 800 sq. ft. or 20x40 feet) on adjacent properties the regulation would require the structure be setback from the side property line the same distance for main structures and 10 feet from the rear property line, unless there are no windows or doors on the rear in which it can be reduced to 5 feet. This is the same setback language used for accessory dwelling units in detached structures. The accessory structures would still be limited in size by the requirement that accessory structures may only cover 25% of the rear yard area.

In addition to the proposed code amendment, the Building Official has made a request that the Planning Commission consider an amendment to 10-10-3 regarding the minimum setback for

accessory structures in residential zones. Currently the code allows a setback for side and rear property lines of 3 feet which may be reduced to 1 foot if the wall adjacent to the property line has a 1-hour fire rating and no doors or windows on that wall. This conflicts with international building code and is proposed to be corrected with this amendment, to be consistent with the IBC the setback required should be 5' and the exception being 3' with the 1-hour fire rating.

REVIEW

The effect of the proposed amendment on lots greater than ½ acre would be proportional to the actual lot size. An example is as follows:

Lot 0.51 Acres=21,780 sq. ft., if the home were sited on the lot such that the rear yard was 10,000 sq. ft., the maximum coverage in the rear yard is limited to 2,500 sq. ft. If the dwelling had a 2,000 sq. ft. foot print the accessory structure would have to be less than 2,000 sq. ft. If the dwelling were 3,000 sq. ft. the accessory structure would be limited by the restriction of 25% of the rear yard (2,500 sq. ft.) If the proposed accessory structure exceeded 800 sq. ft. (20'x40') the side setback required would be 8 feet and the rear setback 10'. The height of the structure would still be limited to a maximum total height of 20'.

PROPOSED MOTION

I move that the City Council approve Ordinance 2025-19 amending City Code Sections 10-10-3 and 10-19-17 regarding the setbacks for accessory structures and the maximum size of accessory structures for lots greater than one-half acre in size with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments

- 1) Applicant Letter
- 2) Ordinance 2025-19
- 3) Proposed Amendment: 10-19-17 and 10-10-3

Supplement to Code Amendment Application 010470154

Description of the change desired and the reasons therefore:

The desired code change will allow larger accessory structures to be built on larger properties, while still maintaining a reasonable and proportional amount of yard. This change will allow for the greater utilization of property with the addition of an accessory structure.

In our case the building will be used for as an art and sculpture studio, with space considerations also given to temporary garaging, land maintenance equipment storage, and lumber drying.

The proposed placement of the building meets current setback requirements. Additionally, the driveway access for our neighbor to the east, Hidden Villas, borders our entire east property line, adding further buffering. The south property line is all Orchard Elementary open space. Access to the building will be via a new driveway along the east border line of our property. This will come as a benefit to us and our neighbors as shrubs will need to be cleared, and the regular maintenance of keeping the fence line clear, and sight lines for driver pullout on Odell Lane, will be eliminated.

Additionally, our property elevation sits lower than the Hidden Villas to the east, with a 2.5' cement retaining wall, and a 6' cedar fence on top of it, dividing the properties. This visual blockage mitigates some of the severity of the size of a 14' sidewall, even though it does meet the code requirement. The windows facing the east will be opaque, and well above eye level from the Hidden Villa perspective. No windows or openings will face Orchard Elementary.

Thank you for your consideration of this change. It will mean a great deal to us.

ORDINANCE NO. 2025-19

**AN ORDINANCE AMENDING TITLE 10 LAND USE ORDINANCE,
SECTIONS 10-10-3 AND 10-19-17 PERTAINING TO THE MAXIMUM
SIZE OF AND MINIMUM SETBACKS FOR AN ACCESSORY
STRUCTURE IN ALL RESIDENTIAL ZONES**

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

WHEREAS, the City Council of North Salt Lake has received a request to amend the Code related to the maximum size for an accessory structure in residential zones; and

WHEREAS, the City Code conflicts with the International Building Code with regard to minimum setbacks for accessory structures; and

WHEREAS, the Planning Commission of North Salt Lake held a public hearing on the proposed amendments on November 25, 2025 and received favorable public comments and recommended the proposed amendments to the City Council; and

WHEREAS, the City Council of North Salt Lake finds the proposed amendments are also in accord with the comprehensive general plan, goals and policies of the City; and

WHEREAS, the City Council of North Salt Lake finds that changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this Title; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake City Code, be amended at this time.

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

Section 1. Code Amendment. Pursuant to Utah Code 10-20-502, Title 10 Land Use Ordinance is hereby amended as follows:

- a. Sections 10-10-3 and 10-19-17 are hereby amended as shown in the attached Exhibit "A";

Section 2. Effective Date. This Ordinance shall take effect upon posting as required in Utah Code 10-3-713.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 2nd day of December 2025.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____

Council Member Clayton _____

Council Member Jackson _____

Council Member Knowlton _____

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. 2025-19 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 _____, 2025.

Wendy Page, City Recorder

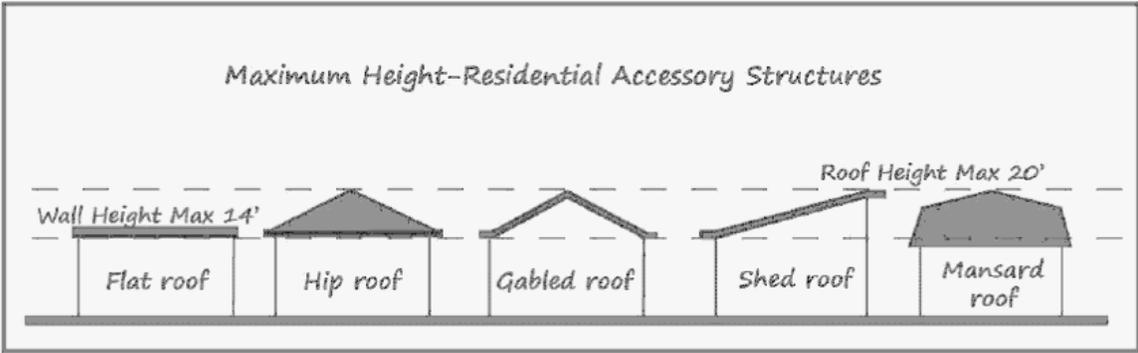
[Seal]

10-19-17: RESIDENTIAL:

C. Residential Structures:

1. Minimum Height Of Dwellings: No dwelling or structure containing a dwelling shall be erected to a height less than one (1) story above grade. (Ord. 2018-11, 10-2-2018)

2. Maximum Height And Floor Area Of Accessory Buildings: No building which is accessory to a one-family, two-family, three-family or four-family dwelling shall be erected to a height greater than one story, fourteen feet (14') to the top of the wall plate and no higher than twenty feet (20') to the highest point of the building roof or coping, nor be taller than the primary structure. For lot sizes one-half acre or less, the maximum square foot floor area of an accessory building is fifty percent (50%) of the footprint of the principal building to which it is accessory. For lots sizes greater than one-half acre, the maximum square foot floor area shall be no greater than the footprint of the principal building. An accessory structure greater than eight hundred sq. ft. (800) must meet the minimum of side yard required by the zone for the principal building and a rear yard setback of ten feet (10'), unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed rear yard setback shall be five feet (5').



3. Area Of Accessory Buildings: No accessory building or group of accessory buildings in any Residential District shall cover more than twenty five percent (25%) of the rear yard. (Ord. 2018-14, 11-20-2018; amd. Ord. 2025-06, 4-1-2025)

10-10-3: USE REGULATIONS:

	ZONE				
	R1-12	R1-10	R1-7	RM-7	RM-20
Rear Yard Regulations (in feet)					
Accessory buildings (may be reduced to one three feet (13') feet if all roof drainage stays on the lot, the walls of the building have a one (1) hour fire rating with no windows or doors adjacent to the property line, and the building is a minimum of ten (10) feet from any dwelling on adjacent lot.)	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>
Side Yard Regulations (in feet)					
The minimum side yard in feet for an accessory building, (May be reduced to one three feet (13') feet if all roof drainage stays on the lot, the walls of the building have a one (1) hour fire rating with no windows or doors adjacent to the property line, and the building is a minimum of ten (10) feet from any dwelling on adjacent lot.)	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Sherrie Pace, Community Development Director

DATE: December 2, 2025

SUBJECT: Consideration of Ordinance 2025-20: an ordinance amending Title 10, Chapter 1, Section 39, Definitions and Chapter 12 Sensitive Area District and Geologic Hazards, related to the buildable envelopes for properties which are located within the Sensitive Lands Overlay Zone

RECOMMENDATION

The Planning Commission recommends to the City Council the proposed amendments to City Code Sections 10-1-39, 10-12-2, 10-12-4, 10-12-22 and 10-12-24 regarding the definitions for geologic hazards, building envelopes, and required geologic hazards studies for lots within the Sensitive Overlay Area with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

BACKGROUND

The City Staff has identified a need to clarify some of the language related to the administration of building envelopes related to the geologic hazards regulations. The proposed amendments are summarized below:

Section 10-1-39: Definitions:

1. Definition for a Geologic Hazards Study added.
2. Clarification to the definition for Lot Area, Buildable and Lot Area, Nonbuildable adding references to Section 10-12-22 (Sensitive Lands Chapter).
3. Removing a duplicate definition for Nonbuildable Area and provide reference to Lot Area, Nonbuildable.
4. Add a definition for the term "problem soil".

Chapter 12: Sensitive Area District (SA) and Geologic Hazards: 10-12-2: Definitions:

1. Replacement of the term “accepted engineering geology report with “applicant’s approved Geologic Hazards Study”.

10-12-4: Responsibility for Geologic Hazards Study:

1. Removal of Section A, as the definition of Geologic Hazard Study has been added to the definition section.
2. Clarification of who is responsible for submittal of Geologic Hazard Studies and clarification that standards to the minimum requirements may be increased if there is “compelling” evidence from the approved study.
3. Clarification that site specific study for a building permit shall contain both engineering geologic hazards and geotechnical engineering analysis.

10-12-22: Lot Standards:

1. Clarification that a building envelope is required on subdivision plat when any portion of a lot exceeds 15% for an elevation change of 8 feet or greater.
2. Specifying exclusions from building envelopes for:
 - a. Required setbacks
 - b. Easements or Rights of ways
 - c. Known geologic hazards
 - d. Slopes greater than 30% unless certain circumstances exist
 - e. Critical vegetation needed for erosion control unless mitigated
 - f. Areas identified in study that should be avoided, unless mitigated
3. Specifying the circumstances when slopes greater than 30% but less than 50% may be included in a building envelope;
 - a. Existing subdivision lots with building envelopes containing such slopes which may be disturbed with a site specific study that contains slope-stability modeling and meets the minimum acceptable factors of safety.
 - b. New subdivision lots may have such slopes within the building envelope that may only be disturbed with a site specific study that contains slope-stability modeling and factors of safety, and such area may not exceed 25% of the total building envelope, provide that the building envelope has a minimum of 5,000 sq. ft. less than 30% slope.
 - c. Specifies that no permit may be issued retaining walls, grading, structures or other improvements on such slopes unless the study and slope stability factors of safety are met.

10-12-24: Slope Protection Easements:

1. Clarifies that slope protection easements for critical slopes does not include slopes greater than 30% when the vertical rise is eight feet or less. Current practice has been to not include slopes with a vertical rise of 5 feet or less.
2. Specifying that slopes under 30% slope may be designated as critical slopes for issues identified in the approved study.

The Planning Commission held a public hearing on November 25, 2025. No public comment was received, and the Commission made a favorable recommendation to the City Council.

PROPOSED MOTION

I move that the City Council approve Ordinance 2025-20: an ordinance amending Title 10, Chapter 1, Section 39, Definitions and Chapter 12 Sensitive Area District and Geologic Hazards, related to the buildable envelopes for properties which are located within the Sensitive Lands Overlay Zone, with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments

- 1) Ordinance 2025-20
- 2) Exhibit A-Proposed Amendments-Redline

ORDINANCE NO. 2025-20

**AN ORDINANCE AMENDING TITLE 10 LAND USE ORDINANCE,
CHAPTERS 10 AND 12 PERTAINING TO BUILDING ENVELOPES FOR LOTS
WITHIN THE SENSITIVE AREA DISTRICT AND GEOLOGIC HAZARDS**

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

WHEREAS, the City Council of North Salt Lake has determined that clarification is necessary for the provision of building envelopes on lots located in the Sensitive Area District;
and

WHEREAS, the Planning Commission of North Salt Lake held a public hearing on the proposed amendments on November 25, 2025 and recommended the proposed amendments to the City Council; and

WHEREAS, the City Council of North Salt Lake finds the proposed amendments are also in accord with the comprehensive general plan, goals and policies of the City; and

WHEREAS, the City Council of North Salt Lake finds that changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this title; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake City Code, be amended at this time.

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

Section 1. Code Amendment. Pursuant to Utah Code 10-20-502, Title 10 Land Use Ordinance is hereby amended as follows:

- a. Sections 10-1-39, 10-12-2, 10-12-4, 10-12-22 and 10-12-24 are hereby amended as shown in the attached Exhibit “A”;

Section 2. Effective Date. This Ordinance shall take effect upon posting as required in Utah Code 10-3-713.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 2nd day of December 2025.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin _____

Council Member Clayton _____

Council Member Jackson _____

Council Member Knowlton _____

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. 2025-20 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 _____, 2025.

Wendy Page, City Recorder

[Seal]

10-1-39: DEFINITIONS:

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word “building” shall include the word “structure”, the words “used” or “occupied” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word “shall” is mandatory and not directory, and the word “may” is permissive; the word “person” includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual; the word “lot” includes the words plot or parcel. An asterisk (*) at the definition means that the word is defined in the State Code. Words used in this title, but not defined herein, shall have the meaning as defined in any other ordinance adopted by the City.

- GEOLOGIC HAZARD:
- A. A surface fault rupture;
 - B. Shallow groundwater;
 - C. Liquefaction;
 - D. A landslide;
 - E. A debris flow;
 - F. ~~Unstable-Problem~~ soil;
 - G. A rockfall; or
 - H. Any other geologic condition that presents a risk:
 - 1. To life;
 - 2. Of substantial loss of real property; or
 - 3. Of substantial damage to real property.

Geologic Hazard Study: A “Geologic Hazard Study” shall contain both engineering geology and geotechnical engineering analyses, if applicable, to the proposed use for which applicant is seeking approval and shall consider, as appropriate, Geologic Hazards as defined in this Chapter. The engineering geology analysis shall be performed under the direct supervision of a qualified engineering geologist as defined in section 10-12-6. The geotechnical engineering analysis shall be performed under the direct supervision of a qualified geotechnical engineer as defined in section 10-12-5. The study should be a collaborative effort between the engineering geologist and geotechnical engineer.

LOT: A parcel or unit of land abutting a public street or approved private street, described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a subdivision plat map, planned unit development plot map, or condominium lot map, provided it is created pursuant to this title.

LOT AREA: The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this title, excluding any area within an existing street right-of-way, or any area required as open space under this title, and including the area of any easements.

LOT AREA,
BUILDABLE: The buildable area of a lot shall be designated as follows:

1. The portion of a lot remaining after required yards, utility easements, scenic easements, or other rights of way have been provided;
2. The area designated as the buildable area or building envelope on an approved subdivision plat where the slope is which is less than thirty percent (30%) slope or less, or as provided in Section 10-12-22;
3. Any portion of the lot not defined as nonbuildable.

LOT AREA,
NONBUILDABLE: The nonbuildable area of a lot shall be designated as follows:

1. Any portion of a lot defined as nonbuildable under Title 10, Chapter 12;
2. Any portion of a lot defined as nonbuildable by an applicant's approved geotechnical studyGeologic Hazard Study meeting the requirements set forth herein;
3. Any portion of a lot outside the defined building envelope with slopes which that are greater than thirty percent (30%) or greater as provided in Section 10-12-22;
4. Any portion of a lot included within a defined building envelope on a plat which have that has slopes which that are greater than thirty percent (30%) or greater, except as provided in Section 10-12-22; or
5. Any portion of a lot with known or reasonably known geologic hazards that cannot be reasonably mitigated to an acceptable level, as concluded by an applicant's approved site-specific Geologic Hazard Study.

NONBUILDABLE AREA: See: LOT AREA, NONBUILDABLE

The nonbuildable area of a lot shall be designated as follows:

1. Any portion of a lot defined as nonbuildable under Title 10, Chapter 12;
2. Any portion of a lot defined as nonbuildable by an approved geotechnical study;
3. Any portion of a lot with slopes which are thirty percent (30%) or greater;
4. Any portion of a lot included within a defined building envelope on a plat which have slopes which are thirty percent (30%) or greater; or
5. Any portion of a lot with known or reasonably known geologic hazards.

PROBLEM Soils which may present a hazard from specific soil and/or rock properties, such as
SOILS: collapsible soil, corrosive soil and rock, land subsidence and earth fissures, soluble soil
and rock or unstable soils.

Chapter 12: SENSITIVE AREA DISTRICT (SA) AND GEOLOGIC HAZARDS

10-12-2: DEFINITIONS:

BUILDABLE AREA: Based on an ~~applicant's approved accepted engineering geology report~~Geologic Hazard Study, the portion of a site not impacted by geologic hazards, or the portion of a site where it is concluded the identified geologic hazards can be mitigated to a level where risk to human life, property and city infrastructure are reduced to an acceptable and reasonable level and where structures may be safely sited, ~~or as otherwise defined in Section 10-1-39.~~

NONBUILDABLE AREA: That portion of a site ~~which a geologic hazards report~~that an applicant's approved Geologic Hazards Study has concluded may be impacted by geologic hazards that cannot be reasonably mitigated to an acceptable level, and where the siting of habitable structures, structures requiring a building permit, or critical facilities, is not permitted, ~~or as otherwise defined in Section 10-1-39.~~

10-12-4: RESPONSIBILITY FOR GEOLOGIC HAZARD STUDIES:

~~A. Geologic hazard studies often involve both engineering geology and geotechnical engineering. Engineering geologic studies shall be performed under the direct supervision of a qualified engineering geologist. Geotechnical engineering studies shall be performed under the direct supervision of a qualified geotechnical engineer.~~

~~BA.~~ Project developers, ~~and~~ their consultants and lot owner applicants shall present the results of any ~~geologic~~Geologic hazard Hazard study Study in compliance with this chapter, its appendices and the latest guidelines adopted by the Utah ~~geological~~Geological survey Survey. The standards set forth in the appendices to this chapter are the city's minimum requirements, but may be made more restrictive (in specific, fact sensitive circumstances) by the DRC based on recommendations of the city engineer, in collaboration with the City and applicant's or city geologic consultants, ~~or designee,~~ if compelling evidence becomes available from an applicant's approved Geologic Hazard Study that suggests more stringent requirements are appropriate. In addition, the appendices shall not supersede other more stringent requirements that may be required by other regulatory agencies or governmental entities that have jurisdiction.

~~CB.~~ Building permits on single lots:

1. Any lot, whether or not in platted subdivisions, ~~which that~~ is in the sensitive lands overlay area, or otherwise meets the criteria defined herein, shall be submitted with a site specific Geologic Hazard Study containing both engineering geologic hazard and geotechnical engineering analysis geotechnical report in accordance with chapter 18 of the ~~international~~International building Building code Code (IBC) and any engineered construction plan which has been designed in compliance with the recommendations made within the ~~geotechnical report~~Geologic Hazard Study for site excavation,

grading, slope stability, structural components, landscaping, or any other geologic hazard mitigation specified.

2. The building permit may be issued administratively after it is determined that the lot may be developed in accordance with the intent of this chapter.

3. The building official shall require the geotechnical firm to observe the excavation of the site and submit verification of soil conditions and suitability of the site for construction.

4. If the only hazard associated with the site is high liquefaction, then the applicant must submit a soils report with recommendations for control of subsurface water as well as footing and foundation design. (Ord. 2015-16, 10-20-2015)

10-12-22: LOT STANDARDS AND IDENTIFICATION OF BUILDING ENVELOPE:

In order to facilitate the preservation of slopes, natural terrain and vegetation, or avoidance of geologic hazards, all subdivision lots shall identify a building envelope when any portion of the lot for an elevation change eight feet (8') or greater exceeds fifteen percent (15%) slope. the minimum depth of a lot in feet, as regulated in this title may be modified by the City Council upon recommendation by the Planning Commission. The resulting area must contain a "buildable area" as defined by section 10-1-47-10-1-39 of this title, "Lot Area, Buildable".

A. Building Envelope Determination: In determining the extent of building envelopes for site plans, subdivision lots, or other construction projects, building envelopes shall exclude:

1. required building setbacks;
2. easements and rights of ways;
3. any areas with known, geologic hazards that have not or will not be mitigated as a condition of construction;
4. areas greater than thirty percent (30%) slope, as measured in accordance with Section 10-12-24, except as provided for in subsection B below;
5. areas of critical vegetation as identified in the applicant's approved Geologic Hazard Study which prevent erosion that cannot otherwise be mitigated;
6. areas which have been designated for avoidance in the applicant's approved Geologic Hazard Study unless appropriately mitigated using the engineered methods described in the Geologic Hazard Study.

B. Building envelopes with slopes greater than thirty percent (30%) and less than fifty percent (50%):

1. Existing subdivision lots with identified building envelopes that include slopes greater than thirty percent (30%) and less than fifty percent (50%) may only be disturbed in compliance with the recommendations contained within the applicant's approved Geologic Hazard Study that includes detailed site-specific slope stability modeling and is prepared by a qualified engineering geologist and geotechnical engineer. The study shall be prepared in accordance with this chapter and shall meet all requirements of section 10-12-33-2 (Appendix B, Minimum Standards for Slope Stability Analysis) including meeting the minimum acceptable factors of safety, as well as the requirements of all other sections of this title, the city's building code and all other applicable ordinances.
2. New subdivision lots may be approved with building envelopes which contain areas of slopes greater than thirty percent (30%) and less than fifty percent (50%), provided, however, that such

areas may only be disturbed in compliance with the recommendations contained within an approved Geologic Hazard Study prepared by applicant's selected geologist and geotechnical engineer that includes site-specific slope stability modeling. All areas within the proposed building envelope having slopes greater than thirty percent (30%) may not exceed twenty-five percent (25%) of the total buildable envelope area, provided, however, that a minimum of 5,000 square feet of the building envelope shall have a slope of less than thirty percent (30%), as measured in section 10-12-24, below.

3. No building permit shall be issued for construction within those areas of the building envelope which have slopes greater than thirty percent (30%) and less than fifty percent (50%) without approval of a site-specific Geologic Hazard Study that demonstrates and recommends that the proposed retaining walls, grading, structures, or other improvements meet the slope stability factors of safety.

A-C. Building Permit and Site Plan Applications: The ~~developer applicant~~ shall indicate on the site plan ~~and subdivision plat for the site or project,~~ the maximum designated building envelope, ~~or and~~ area of ultimate land/vegetation disturbance, ~~including designation of the building envelope's distance from the lot or site boundary lines, which that~~ will be caused by the proposed structure and its appurtenances. Prior to the beginning of any type of land disturbance or construction on a given lot, the contractor performing the work is responsible for identifying the building envelope in the field by marking of the building envelope perimeter. The building official may require markers to be surveyed when deemed necessary or appropriate. Marking of the building envelope shall be inspected by the City's building division prior to commencement of any land disturbance activity on the lot. (Ord. 2015-16, 10-20-2015)

10-12-24: SLOPE PROTECTION EASEMENTS:

The developer shall provide slope protection easements for all critical slopes (native or constructed) as part of the project. Critical slopes shall include slopes ~~which that are greater than average~~ thirty percent (30%) ~~or higher~~ for an elevation change five-eight feet (5'8') or greater. ~~The City Engineer may declare in writing o~~Other slopes ~~less than of~~ thirty percent (30%) ~~or less, may~~ shall be designated by the City based upon the recommendations in the applicant's approved Geologic Hazard Study as critical slopes due to geologic hazard, ~~soil stability~~ unstable soils, drainage flows, vegetation conditions or designated open space. Slope protection easements shall be provided ~~by both indicating that are indicated them~~ on the final plat ~~and or~~ by separate recordable easement for each individual lot where the easements are located, as designated by a site-specific approved Geologic Hazard Study as performed by the developer's engineering geologist and geotechnical engineer. Such individual easements shall be accompanied by a map indicating areas where land disturbance is prohibited. Easements for individual lots shall be recorded simultaneously with or prior to the recordation of the final subdivision plat. (Ord. 2015-16, 10-20-2015)



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Karyn Baxter, City Engineer

DATE: December 2, 2025

SUBJECT: Bid Award for Hatch Park Early Site Package

RECOMMENDATION

I recommend that the City Council award the Reseeding of future phases to Great Western for \$40,000, and the Earthwork & Utilities of the Hatch Park Early Site Package to BHI for \$901,013.

BACKGROUND

The Hatch Park Early Site Package includes preparatory work that is required for the construction of the new Hatch Park. This work will include installation of new storm drain infrastructure required for the detention basin located within Hatch Park, including a new diversion structure located in Center Street, and new storm drain line for the relocated basin. Portions of this work are in preparation for the elevation changes that are planned for Center Street as part of the I-15 Project by UDOT.

Grading work for the site includes the stripping and stockpiling of topsoil, cut and fill work to regrade the site, installation of compacted structural fill beneath future structures, and excavation and grading of the remainder of the site to subgrade.

The Hatch Park Expansion Project is being managed by the Contract Manager/General Contractor (CM/GC), Hogan Construction. As part of this process, various subcontractors provide bids for different portions of the work, resulting in award of portions of the contract to various subcontractors. The divisions included in this bid are: storm water pollution prevention (SWPP), site survey, earthwork & utilities, and seeding of future phase areas. Contractual fees paid to Hogan are calculated based on the length of work for General Conditions and Supervision, and also as a percentage of the total work awarded for the CM fee, bonding, and contingency.

The early site package was originally bid in September, at which time the demolition portion of the bid was awarded. As there was only one bidder for the Earthwork & Utilities portion, the decision was made to rebid these sections while the demolition was completed. This rebid was successful, with a total of four competing bids for the Earthwork & Utilities.

BID RESULTS

<u>Division</u>	<u>Contractor</u>	<u>Bid Amount</u>
SWPPP	Cearley SWPPP	\$ 1,750
	ECS	\$ 4,220
Earthwork & Utilities	BH Inc.	\$ 901,013
	Wind River Excavation	\$ 1,098,205
	Hogan Construction	\$ 1,374,000
	Reynolds Excavation	\$ 1,471,541
Seeding	Great Western	\$ 40,000
Site Survey*	Hogan Construction	\$ 5,000

* BH Inc. has grade tech on their equipment, allowing them to load the grading plan directly into their equipment. As a result, site survey will only include staking of storm drain boxes and lines, and will therefore be self-performed by Hogan Construction.

PROPOSED MOTION

I move that the City Council award the Reseeding of future phases to Great Western for \$40,000, and the Earthwork and Utilities of the Hatch Park Early Site Package to BHI for \$901,013.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: David Frandsen, Assistant City Manager

DATE: December 2, 2025

SUBJECT: Consideration of Public Works Wage and Grade Adjustment Proposal to Support Retention, Recruitment, and Internal Equity

Purpose

The purpose of this memo is to request adjustments to specific Public Works pay grades and to recommend a targeted wage increase for current employees in order to:

- Maintain a high-performing team.
- Improve recruitment for difficult-to-fill positions.
- Protect internal equity and morale while remaining competitive in today's labor market.

Context and Turnover Experience

Over the ten years with the City of North Salt Lake, 22 Public Works employees have separated from the organization: six were removed, one retired, and 15 left primarily for higher pay and/or advancement opportunities elsewhere. Exit interviews consistently report that employees “love working here,” but the wage is not competitive enough, especially for entry-level and field positions.

Of the 15 who left:

- Six went to other cities or government organizations, almost all citing both higher pay and clearer opportunities for growth.
- The remaining employees went to the private sector, especially construction, where hourly wages are significantly higher for similar or less demanding work.
- Two former employees have since returned, having realized that our culture, team, and sense of purpose matter as much as money—but they still confirmed that wages were a major factor in their initial decision to leave.

Healthy turnover will always exist. When we develop people well, they become strong candidates for advancement, and that is something to be proud of, not resent. At the same time, we are now losing too many capable employees for avoidable financial reasons, and we are struggling to refill those positions.

Current Recruitment Challenges

Our biggest issue today is hiring, particularly for entry-level and manual labor positions. For many openings, we receive only a few applicants, and we have had multiple experiences where candidates decline offers because the starting wage is too low.

Most of our entry-level positions start at approximately \$20-22 per hour. For context:

- Fast food jobs in the Salt Lake area are now around that same hourly wage.
- Most construction jobs start around \$24 to \$25 hourly.
- A one-bedroom apartment in the Salt Lake area averages about \$1,500 per month, and average home prices are around \$550,000.

Even recognizing the strength of our benefits, this is a difficult wage to live on, especially for employees supporting a family. We also face a generational shift, with fewer younger workers interested in demanding, outdoor, manual labor jobs when easier work is available for similar pay.

At the same time, we are competing with:

- Other cities that are hiring entry-level employees higher in the range, sometimes near the midpoint of the scale, rather than at the bottom.
- Construction and private sector employers who can offer significantly higher hourly wages and, at times, sign-on bonuses.

One former employee, for example, received a \$2,000 signing bonus when leaving for another city.

Pay Survey Results and Internal Equity

For the last five years, the City has conducted wage comparison surveys. This is the first year the data from Technology Net clearly show that multiple positions are in the wrong pay grade relative to the market. The survey specifically identified the following positions as misaligned:

- Operations Manager
- Streets and Storm Supervisor
- Parks Superintendent
- Parks Maintenance Worker

In addition, we are seeing growing separation between our wages and those offered by other cities, even when our positions fall within the “correct” survey range. This is driven largely by other organizations hiring new employees higher in the scale rather than at the minimum, which creates a compression problem if we do the same without adjusting current employees.

Compression occurs when new or less experienced employees are paid the same or more than long-tenured, high-performing employees. That is demoralizing and, in many cases, unfair to the people who have built this department. Even one-time bonuses for new hires can be perceived as inequitable by existing staff if they are not given similar consideration.

Internal equity is a core value of how we manage this department. When making offers, we ask, “If a current employee came to us and asked why someone else is starting higher or getting a bonus, can we give a clear, fair explanation?” If the answer is no, we do not do it. This proposal is designed to preserve that internal equity while giving us enough room to compete.

Proposal

This proposal has two components:

1. Adjust Pay Grades Where the Survey Identified Misalignment
 - Move the following positions to higher grades consistent with the Technology Net survey data:
 - Operations Manager
 - Streets and Storm Supervisor
 - Parks Superintendent
 - Parks Maintenance Worker

2. Adjust Grades for Additional Key Positions and Move Incumbents Up Within the Scale
 - Adjust pay grades for the following positions based on market competition, internal equity and recruitment/retention challenges:
 - Fleet Manager
 - Storm/Streets Leadworker
 - Water Foreman
 - Construction Leadworker
 - Distribution Technicians
 - Water Technicians
 - Public Works Inspector

After these grade changes, move all employees up approximately \$2.00 within their ranges (the average impact is about \$2.24 per hour per employee).

This structure provides:

- A meaningful, immediately felt increase for employees who are already meeting high performance and training standards.
- The ability to hire new employees at a higher starting rate when needed without creating compression or treating existing employees unfairly.

Rationale and Benefits

1. Support a High-Performing Culture

- In the last decade, six employees have been removed from their positions. Getting the wrong people off the bus has been essential to building a high-performing organization.
- The employees who remain are meeting high standards in training, safety, and performance that compare favorably with peer cities. This proposal recognizes and supports that level of performance.

2. Competitive Recruitment and Retention

- This adjustment keeps our starting wages and internal ranges in line with current labor market realities.
- It reduces the likelihood of losing motivated, culturally aligned employees simply because they cannot afford to stay.
- It gives us a better chance to attract qualified candidates in a shrinking pool of applicants willing to do difficult, outdoor, manual work.

3. Fairness and Internal Equity

- By adjusting grades and then moving all incumbents up in the scale, we avoid the compression and inequity that come from hiring new employees at higher rates without addressing current staff.
- This approach is consistent with how we have tried to treat employees: with transparency, fairness, and a clear rationale for our decisions.

Conclusion and Request

Public Works employees are critical to the safety, livability, and appearance of our community. They plow the roads, maintain water and storm systems, care for our parks, and respond when things go wrong. As their representative, there is great pride in the work they do every day and in the culture they have built.

The request is that the Council:

- Approve the recommended grade changes identified by the Technology Net survey.

- Approve the additional grade adjustments for key Public Works positions listed above.
- Approve moving affected employees approximately \$2.00 per hour up within the new ranges (averaging \$2.24 per hour), effective [proposed effective date].

These changes will not solve every recruitment and retention challenge, but they are a fair, equitable, and fiscally responsible step that honors our current employees while positioning us to continue hiring and investing in great people who will keep this organization on an upward trajectory.

Thank you for your ongoing support of our employees and for considering this proposal.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: December 2, 2025

SUBJECT: Notification of Property Tax Increase by the South Davis Recreation District

This item does not require action by the City Council; rather, the South Davis Recreation District is required to officially notify the City that it is intending to raise its property tax rate. Section 17B 1003, Utah Code, requires the representatives of local districts to notify their governing bodies of such intended actions related to proposed property tax increases. Our representative is Councilmember Suzette Jackson and she will make the official notification in the meeting.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: December 2, 2025

SUBJECT: Consideration of Resolution 2025-58R: A resolution approving an agreement with the Utah Department of Transportation (UDOT) for the purchase of a temporary construction easement on City property located at 121 West 150 North and adjacent to the proposed I-15 reconstruction project.

RECOMMENDATION

I recommend approval of Resolution 2025-58R: A resolution approving an agreement with the Utah Department of Transportation (UDOT) for the purchase of a temporary construction easement on City property located at 121 West 150 North and adjacent to the proposed I-15 reconstruction project.

BACKGROUND

You will recall that UDOT has been evaluating the constructability of the upcoming freeway widening project. There are several impacts on City-owned properties in North Salt Lake. The proposed action is to purchase a temporary construction easement 320 square feet in size on the west side of property located on the south side of 150 North adjacent to I-15. The impacts on the property are minimal and temporary. This property is also located in Phase 2 of the Hatch Park project and so there really are no permanent impacts anticipated.

The UDOT has performed an appraisal on the value of this action and is proposing to pay \$11,500 plus a \$3,000 incentive payment if we are able to execute this action at the meeting on December 2.

PROPOSED MOTION

I move that the City Council approve Resolution 2025-58R: A resolution approving an agreement with the Utah Department of Transportation (UDOT) for the purchase of a temporary construction easement on City property located at 121 West 150 North and adjacent to the proposed I-15 reconstruction project.

Attachments:

- 1) Resolution 2025-58R
- 2) UDOT Real Estate Purchase Contract

RESOLUTION NO. 2025-58R

A RESOLUTION APPROVING AN AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) FOR THE PURCHASE OF A TEMPORARY CONSTRUCTION EASEMENT ON CITY PROPERTY LOCATED AT 121 WEST 150 NORTH AND ADJACENT TO THE I-15 RECONSTRUCTION PROJECT

WHEREAS, the City of North Salt Lake owns real property located at 121 West 150 North (Subject Property) adjacent to I-15 which is impacted by the proposed I-15 reconstruction project; and

WHEREAS, the Utah Department of Transportation (UDOT) has identified a need to use the Subject Property temporarily during the reconstruction project and has proposed to purchase a temporary construction easement and pay the City for future identified disturbances on the property as a result of the reconstruction project; and

WHEREAS, the City and UDOT desire to now enter into an agreement which contains the terms of the purchase of the construction easement.

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

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

Section 2. AUTHORIZATION TO SIGN. The Mayor, City Manager or their designees are hereby authorized to sign and execute all documents necessary to effectuate the Agreement.

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

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 2nd day of December, 2025.

CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

City Council Vote as Recorded:

WENDY PAGE
City Recorder

Council Member Watts Baskin _____
Council Member Clayton _____
Council Member Jackson _____
Council Member Knowlton _____
Council Member Van Langeveld _____



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1332:E
Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
County of Property: DAVIS Tax ID(s) / Sidwell No: 01-082-0042
Property Address: 121 W 150 North, NORTH SALT LAKE, UT 84054
Owner's Address: 10 East Center St, North Salt Lake, UT 84054
Primary Phone: 801-335-8725 Owner's Home Phone: Owner's Work Phone: (801)335-8725
Owner / Grantor (s): Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation

IN CONSIDERATION of the mutual promises herein and subject to approval of the UDOT Director of Right of Way, Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation ("Owner") agrees to sell to the Utah Department of Transportation ("UDOT") the Subject Property described below for Transportation Purposes,¹ and UDOT and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 1332:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. UDOT shall pay and Owner accepts \$11,500 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **The Owner is being compensated for the following cost to cure items: 16 feet of side fence, one medium tree, one small tree and three medium/large trees, in the amount of \$6,890.00 which is included in the offer amount.**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and UDOT have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or UDOT under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the UDOT Director of Right of Way, Owner grants UDOT, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1332:E
Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
County of Property: DAVIS Tax ID(s) / Sidwell No: 01-082-0042
Property Address: 121 W 150 North, NORTH SALT LAKE, UT 84054
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Primary Phone: 801-335-8725 Owner's Home Phone: Owner's Work Phone: (801)335-8725
Owner / Grantor (s): Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation

4.2 Fees/Costs.

(a) **Escrow Fees.** UDOT agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) **Title Insurance.** If UDOT elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold UDOT harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to UDOT in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

In an effort to expedite the Project, the Department is offering an incentive payment for properties that must be purchased for this Project. As a result, the compensation for the acquisition of Parcels 1332 includes a \$3,000.00 incentive payment for fully executing a Right of Way Contract within 30 days (or less) from the offer date.

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

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 Owner / Grantor (s): Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation

**SIGNATURE PAGE TO
 UTAH DEPARTMENT OF TRANSPORTATION
 REAL ESTATE PURCHASE CONTRACT**

CONSULTANT DISCLOSURE. Owner acknowledges that Desiree Vargas, through WLC Consulting, LLC, is a consultant for the Acquiring Agency, and will receive compensation from the Acquiring Agency for providing Right of Way Acquisition services.

Authorized Signature(s):

 100% Print Name: Local Bldg Authority of NSL Date

UTAH DEPARTMENT OF TRANSPORTATION

 Ross Crowe Date
 UDOT Director of Right of Way

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

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Owner / Grantor (s): Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation

Exhibit A (Attach conveyance documents)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Construction Easement

(Corporation)

Davis County

Tax ID No.	01-082-0042
PIN No.	19854
Project No.	S-R199(343)
Parcel No.	R199:1332:E

Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation,
Grantor(s), hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF
TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum
of TEN (\$10.00) Dollars, and other good and valuable considerations, the following easement in
Davis County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in the SE1/4 SE1/4 of Section 2, T.1N., R.1W., S.L.B.&M., in Davis County, State of Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes incident to the drainage improvements of the existing I-15, known as Project No. S-R199(343). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement upon part of said entire tract are described as follows:

Beginning at the intersection of the existing easterly highway right of way and no access line (highway right of way line by record) of I-15 and the southerly right of way line of 150 North Street, said intersection is 1196.99 feet West and 926.59 feet North from the Southeast corner of said Section 2; and running thence East 3.05 feet along said southerly right of way line, to a point approximately 150.00 feet radially distant easterly from the I-15 ROW Control Line opposite approximate engineer station 2076+01.08, at a point in a 4,820.00-foot radius non-tangent curve to the left (Note: Radius bears S.81°19'13"E.); thence

Continued on Page 2
COMPANY RW-09C (11-01-03)

PIN No.	19854
Project No.	S-R199(343)
Parcel No.	R199:1332:E

Southerly 176.45 feet along the arc of said curve through a delta of $02^{\circ}05'51''$ (Note: Chord to said curve bears $S.07^{\circ}37'52''W.$ for a distance of 176.44 feet), to a point of non-tangency, at a point approximately 150.00 feet radially distant easterly from said Control Line opposite approximate engineer station 2074+19.14, on the southerly boundary line of said entire tract by record; thence continuing Southerly 6.77 feet along the arc of said curve through a delta of $00^{\circ}04'50''$ (Note: Chord to said curve bears $S.06^{\circ}32'32''W.$ for a distance of 6.77 feet), more or less, to an existing fence line; thence West 0.94 feet along said existing fence line, to said existing easterly highway right of way and no access line, at a point in a 5,684.21-foot radius non-tangent curve to the right (Note: Radius bears $S.83^{\circ}52'07''E.$); thence along said existing easterly highway right of way and no access line the following three (3) courses: (1) Northerly 6.77 feet along the arc of said curve through a delta of $00^{\circ}04'06''$ (Note: Chord to said curve bears $N.06^{\circ}09'56''E.$ for a distance of 6.77 feet), more or less, to the record southwest corner of said entire tract, thence (2) Northerly 111.06 feet along the arc of said curve through a delta of $01^{\circ}07'10''$ (Note: Chord to said curve bears $N.06^{\circ}45'34''E.$ for a distance of 111.06 feet); thence (3) $N.07^{\circ}19'09''E.$ 65.12 feet; to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 320 square feet, in area or 0.007 acre, more or less.

(Note: Rotate all bearings in the above description $00^{\circ}05'28''$ counter-clockwise to obtain NAD83 Highway Bearings.)

PIN No. 19854
Project No. S-R199(343)
Parcel No. R199:1332:E

STATE OF _____)
) ss.
)
COUNTY OF _____)

Local Building Authority
of the City of North Salt Lake, Utah

Signature

Print Name and Title

On this ____ day of _____, in the year 20____, before me personally appeared, _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation and that said document was signed by him/her on behalf of said Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation by Authority of its _____.

Notary Public

Tax ID No. 01-082-0042
PIN No. 19854
Project No. S-R199(343)
Parcel No. R199:1332:E

PUBLIC ENTITY AFFIDAVIT – GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION

I, Rachel Daley, being of legal age and authorized by the UTAH DEPARTMENT OF TRANSPORTATION, hereafter "public entity," being first duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified above by deed from Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation (Grantor(s)). By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property interest described in the attached deed and legal description.

The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the attached legal description and deed and does not waive or modify any legal rights in connection with the same.

This Public Entity Affidavit is only intended to evidence that the public entity consents to Local Building Authority of the City of North Salt Lake, Utah, a Utah Nonprofit Corporation (Grantor(s)) conveying the real property interest described in the attached deed and legal description to the public entity.

I do solemnly swear (or affirm) under penalties of perjury that the statements in this document are true:

By: Rachel Daley Date _____
Its: Title and Closing Agent
Signed by Authority of: Ross Crowe, UDOT Right of Way Director

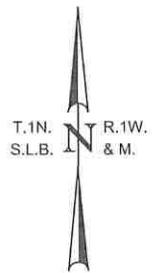
*State of Utah,
County of Salt Lake*

Subscribed and sworn to before me this _____ day of _____, 20____ by Rachel Daley.

SEAL

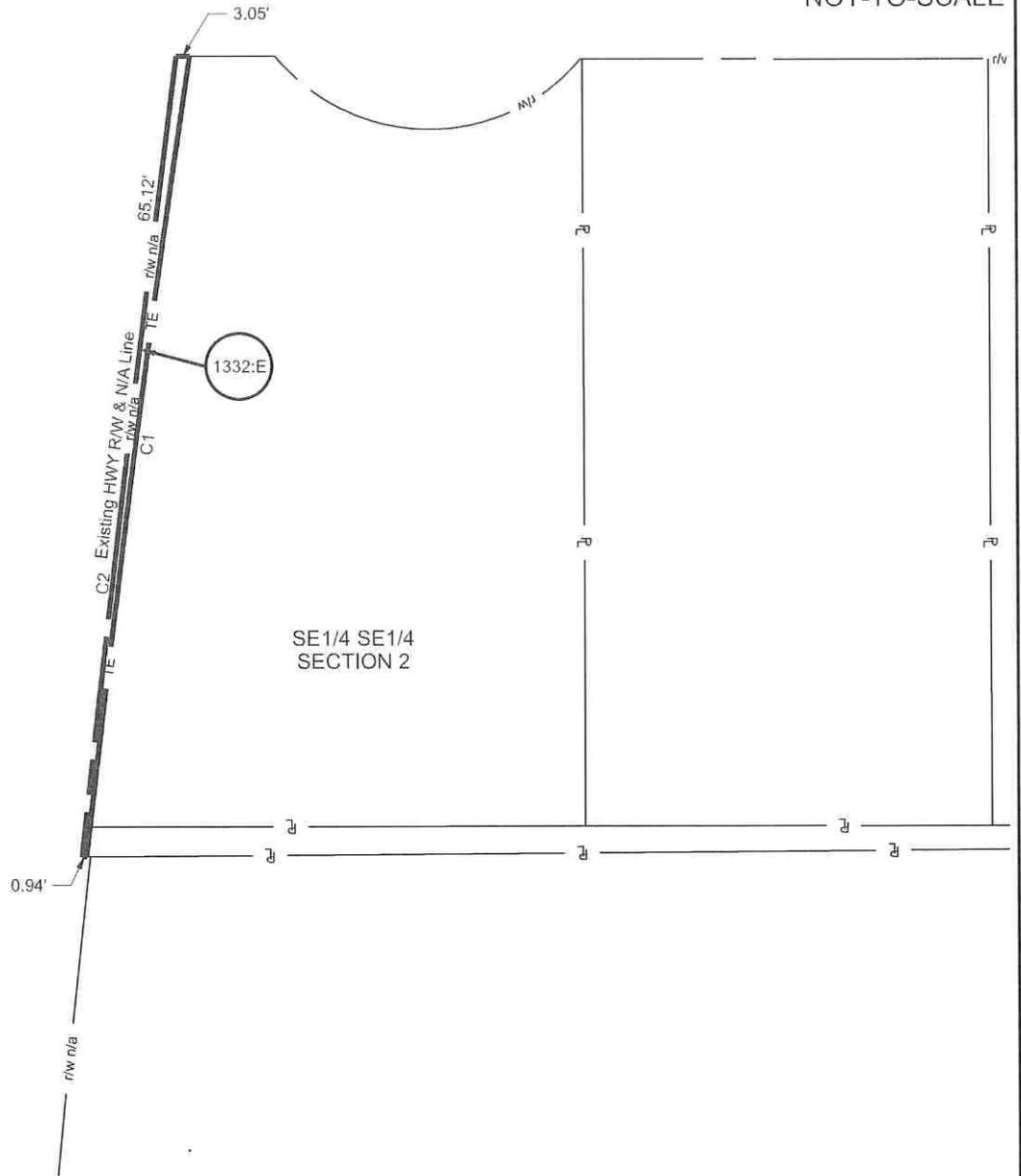
Notary Public

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	4820.00'	02°10'40"	183.22'
C2	5684.21'	01°11'16"	117.83'



NOT-TO-SCALE

INTERSTATE 15



PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1332:E	LOCAL BLDG AUTHORITY OF NSL	0.007	320				TEMPORARY

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

SHEET NO.	1332-EXHIBIT	PARTIAL SUMMARY NO.	43P	PROPERTY OWNER:	LOCAL BLDG AUTHORITY OF NSL
PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY			PROPERTY ADDRESS:	121 W 150 NORTH
PROJECT NUMBER	S-R199(343)	PIN	19854	UTAH DEPARTMENT OF TRANSPORTATION MERIDIAN ENGINEERING, INC.	

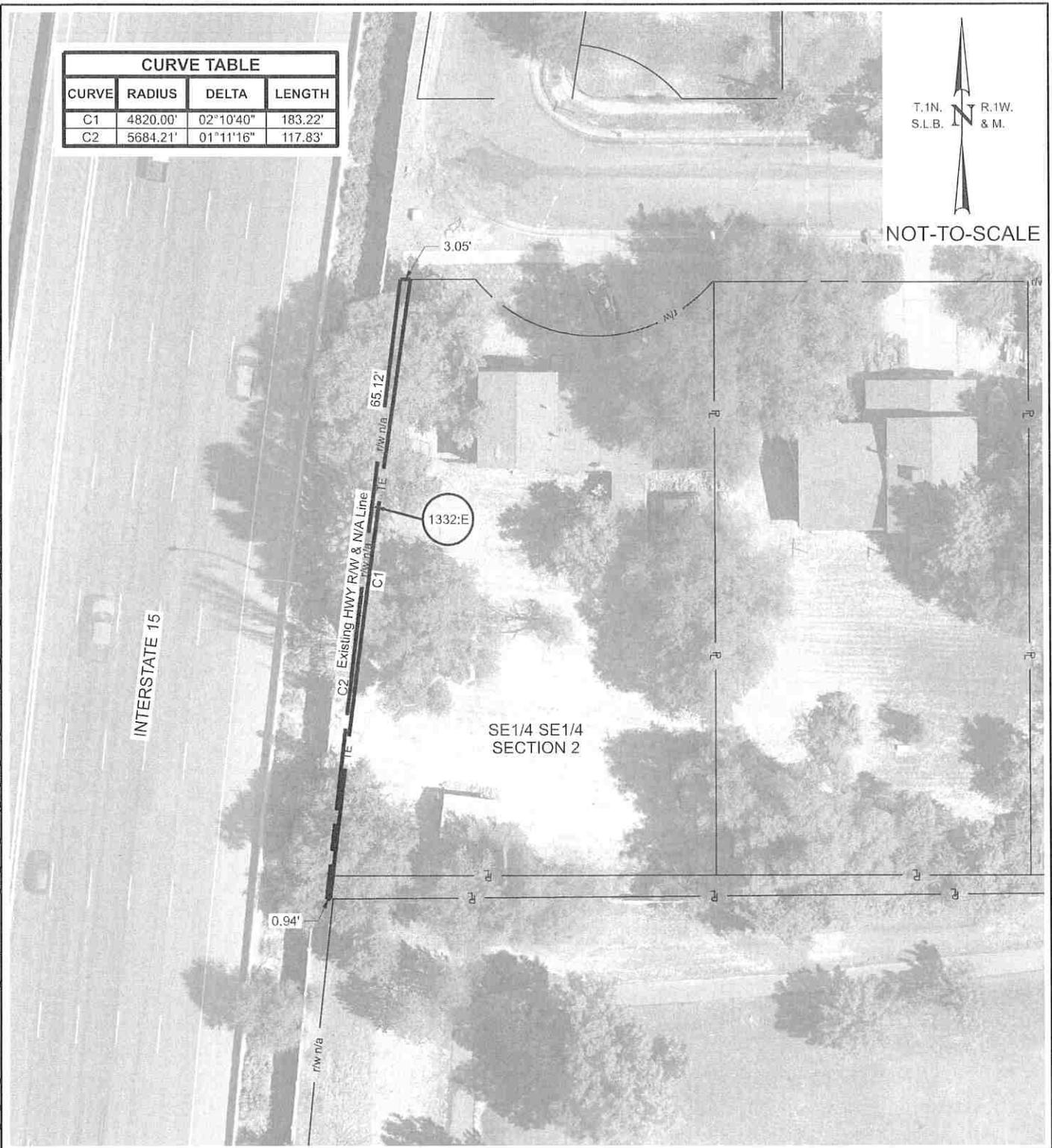
DGN File: p:\p\h\m\sw\st\1:HDR US West 01\Documents\UDOT Headquarters\UDOT Headquarters\UDOT Sheet Files\Exhibits\19854_S-R199(343)_1332_Exhibit.dgn

11-SEP-2025

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	4820.00'	02°10'40"	183.22'
C2	5684.21'	01°11'16"	117.83'

T.1N. R.1W.
S.L.B. & M.

NOT-TO-SCALE



PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1332:E	LOCAL BLDG AUTHORITY OF NSL	0.007	320				TEMPORARY

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DGN File: p:\1\introsas01\HDR_US_West_01\Documents\UDDOT_Hesitations\UDDOT I-15 Davis County Program Management\6.0_CAO_BIM6.2_WIP\6.2.4_Right-of-Way\ROW Sheet Files\Exhibits\19854_S-R199(343)_1332_Exhibit.dgn 11-SEP-2025

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 NOVEMBER 18, 2025

5
6 **DRAFT**
7

8 Mayor Horrocks welcomed those present at 6:15 p.m.
9

10 PRESENT: Mayor Brian Horrocks
11 Councilmember Lisa Watts Baskin
12 Councilmember Tammy Clayton
13 Councilmember Suzette Jackson
14 Councilmember Ted Knowlton
15 Councilmember Alisa Van Langeveld
16

17 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
18 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community
19 Development Director; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page,
20 City Recorder.
21

22 Craig Black, Police Chief, was not present at this meeting.
23

24 OTHERS PRESENT: Dee Lalliss, Heidi Smoot, Barry Bryson, Larry Pontarelli, Jean
25 Montanero, John Edwards, Ryan Holbrook, Jon Marsh, Carolyn Jacobson, Karen Bradford, Clif
26 Bradford, Trish A., Becky Edwards, Lisa Midgley, Dallas Golden, residents; AJ Green, Jordan
27 Solomon, Sarah Solomon.
28

29 1. REPORT ON ACTION ITEM RELATED TO THE CREATION OF A CITY APP
30

31 Ken Leetham stated creation of a City app was part of the City Council's strategic plan. He
32 reported that staff had been creating cost estimates as well as researching companies that could
33 assist in creating the app. He noted that the prices ranged from \$7,000 to \$20,000 with annual
34 costs for maintenance and staffing. He shared sample images of apps used by other cities
35 (including Riverton) with options for reporting a crime, request for maintenance services, utility
36 billing, etc. Mr. Leetham said it appeared that the app replicated the City's website in a more
37 efficient way with links to specific services or questions. He spoke on having City services
38 available in a more convenient way through the app.
39

40 Ken Leetham spoke on other aspects of the app including community engagement (reporting
41 potholes, lost pets, etc.). He asked for feedback on what the Council would like to see and
42 mentioned Councilmember Jackson's request for notifications related to train delays.

43

44 Mayor Horrocks was concerned that residents reporting a problem that may use the app for
45 emergency requests and the City may not be able to respond that quickly. Ken Leetham said the
46 current "report a concern" feature on the City's website had been successful. He continued that
47 this would be a good feature for the app and would provide the chance to educate the public on
48 what constitutes an emergency versus non-emergency including providing different phone
49 numbers on the app that residents could call based on the severity of the situation/concern.

50

51 Councilmember Jackson said her intent with the app was to provide residents with a
52 railroad/commute aid and to potentially utilize AI to predict routes. She also suggested that the
53 report a concern, community chat, or other features be monitored by staff.

54

55 Councilmember Jackson also asked if staff had researched how well the app was utilized or
56 downloaded in other cities. Sherrie Pace replied that she had requested information from
57 Syracuse city but had not received a reply to date.

58

59 Jon Rueckert commented that he was unsure of the exact number of downloads in other cities.

60

61 Ken Leetham commented that he would like to reach out to Riverton City on the effectiveness of
62 the app and feedback from their residents. He felt an improvement in communication between
63 the City and residents would be a plus and spoke on the need to set ambitious goals related to the
64 app.

65

66 Councilmember Jackson also mentioned a cost benefit analysis for the annual expense and that
67 success equaled utilization.

68

69 Councilmember Knowlton was in favor of the City app. He spoke on the ability for the City to
70 send information to those who utilized the app such as a link to the newsletter, events, etc. He
71 was not in favor of a chat feature through the app and suggested redirection to the City's social
72 media page.

73

74 Councilmember Van Langeveld shared her priorities including city information, bill pay, permits,
75 FAQ with information (animal, County), calendar, text and email notifications, and "report a
76 concern" with redirection to the appropriate place. She also mentioned AI modeling for trains
77 and/or a link with a camera showing live traffic conditions. She also suggested a section

78 dedicated to community involvement including City committees and volunteer opportunities
79 through JustServe.

80

81 Councilmember Clayton stated it would be good to have technical services available at the City
82 booth at City events to help the public download and use the app.

83

84 Councilmember Baskin suggested sharing UTA schedules, 9-1-1- contact information, South
85 Davis Metro, etc. through the app. She was opposed to having a social media piece as part of this
86 app. She also suggested links to A Bolder Way Forward and One Kind Act a Day.

87

88 Ken Leetham noted that Civic Plus provided the City's website and provided apps as well. He
89 said the examples he shared were the type of product that Civic Plus provided. He expressed
90 appreciation for the Council's feedback and indicated staff would continue to work on this
91 important Council priority.

92

93 2. ARTS COMMITTEE REPORT AND RECOMMENDATIONS TO THE CITY
94 COUNCIL

95

96 Sherrie Pace shared the Arts Committee presentation and the 2025 goals including launching the
97 mural program, public art, programs/events, and submit a budget estimate/request to the Council.
98 She recognized that Heidi Smoot was in attendance and had recently been elected to the City
99 Council which would require the vacancy on the Arts Committee to be filled.

100

101 Ms. Pace then introduced Jean Montanero who painted her father's, David Montanaro, work as
102 the first mural in the City. She showed progress pictures of the mural located on a building which
103 was adjacent to Hatch Park. She shared the positive feedback from residents that had been
104 received during the progress and completion of this mural. She noted that the Discover Davis
105 logo would be added to the mural along with an anti-graffiti surfactant.

106

107 Sherrie Pace continued that the City had received the Discover Davis grant for the mural. She
108 noted the mural dedication would occur on December 1st during the Winter Lights Fest event
109 with comments by the Mayor and Montanaro family. She shared that information about the
110 mural would be available on the City's website. Ms. Pace reviewed the mural program budget of
111 \$10,000 with a cost of \$8,800 and a grant award of \$4,250 for a remaining budget of \$5,450.

112

113 Sherrie Pace reviewed the mural program for fiscal year 2027 including:

114

- 115 • Commitment of a \$5,000 donation (private donor)
- 116 • Establishment of a 501(c)(3)

- 117 • Two additional murals in the Town Center
- 118 • Website/story map/QR code
- 119 • Continuation of grant applications

120

121 She continued with the goal to identify public art locations for 2026 and shared the proposed
122 locations:

123

- 124 • Hatch Park
- 125 • Town Center/City Hall
- 126 • Veteran’s Memorial Plaza
- 127 • City Entrance Monuments
- 128 • Eagleridge Roundabout
- 129 • Foxboro Drive Roundabout
- 130 • Golf Course

131

132 Sherrie Pace shared that the Arts Committee had also advised the Hatch Park Steering
133 Committee on the tower/pavilion graphic art. She said the Arts Committee also discussed and
134 was in support of the street trees/beautification efforts proposed by the City Council. She
135 continued that the Committee had also reviewed the following public art ideas:

136

- 137 • Big Chair art piece (Hatch Park and other parks)
 - 138 ○ Small chair/tea party playground
 - 139 ○ Tokens
 - 140 ○ Bench/swing in pavilion or living room at Hatch Park
- 141 • Little free library
- 142 • Hatch Park tree art
- 143 • Sculptures
- 144 • Utility box wraps

145

146 Ms. Pace explained that St George hosted the Art Around the Corner program which included a
147 buy or lease program which allowed the public to view and the City to purchase or lease the art.
148 She noted that this would require a budgetary item for staff/Arts Committee to attend this event
149 in St George. She continued that the Committee reviewed the City’s branding and Wayfinding
150 plan and were eager to provide feedback. She reviewed the programs and events for 2026
151 including:

152

- 153 • NSL Reads
 - 154 ○ 2026 fantasy theme

- 155 ○ America 250 reading challenge
- 156 • Collaboration with Events Committee
- 157 ○ photo contest
- 158 ○ America 250 Events
- 159 • Art exhibits
- 160 ○ local artists
- 161 ○ students
- 162 • Community concerts
- 163 ○ Eaglewood Event Center
- 164 ▪ Recitals
- 165 ▪ Concerts
- 166 ○ Veteran’s Plaza
- 167 ○ Concerts in the Parks
- 168 • Storytelling Festival

169

170 Sherrie Pace focused on the Arts Committee annual budget proposal:

171

- 172 • Murals (two per year) \$10,000 (in addition to grants)
- 173 • Sculptures \$20,000 (purchase/lease)
- 174 • Utility boxes (\$750 per box) \$3,000
- 175 • Big Chair art \$15,000 (per park)
- 176 • Annual art maintenance \$2,500
- 177 • Travel (Art Around the Corner) \$2,500
- 178 • NSL Reads \$2,000
- 179 • Photo contest ?

180

181 She then reviewed one time expenditures:

182

- 183 • Art exhibit display/equipment \$5,000
- 184 • Small table/chairs (Hatch Park) \$4,000
- 185 • Little free library (Hatch Park) \$5,000
- 186 • Other projects:
- 187 • Entry monuments \$15,000 each
- 188 • City beautification tree planting \$10,000
- 189 • Portable stage (concerts) ?

190

191 Mayor Horrocks commented that the City rented a stage each year for Liberty Fest and that those
192 funds could be used to purchase a stage.

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217

Councilmember Baskin commended the Arts Committee for their ideas. She mentioned the Poet Laureate program in Logan City as a potential idea. She also noted the Bamberger/Railroad theme and the potential to nominate a conductor.

Councilmember Jackson mentioned that Heidi Smoot had fundraised heavily for the Bountiful Davis Arts Center. She spoke on the potential for performances at the Eaglewood Events Center and the benefit this would be to the community. Sherrie Pace commented on the varied talents and interests of the Arts Committee members.

Councilmember Van Langeveld spoke on the positive energy and action of the Committee. She was in favor of creating a space for recitals in the City and suggested City Hall to avoid conflicts with paid events at the Eaglewood Events Center. Sherrie Pace commented that Eaglewood Events Center had a grand piano while City Hall did not and potentially utilizing the Events Center once a month when there were not paid events.

Councilmember Van Langeveld said offering the Events Center once a month would only allow for twelve events a year. She suggested that if the Event Center was not being rented it should be open for public recitals more often. Sherrie Pace replied that she would love to pursue this option with further discussion.

3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:11 p.m. to begin the regular session.

218 CITY OF NORTH SALT LAKE
219 CITY COUNCIL MEETING-REGULAR SESSION
220 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
221 NOVEMBER 18, 2025

222
223 **DRAFT**

224
225 Mayor Horrocks welcomed those present at 7:28 p.m. Tammy Clayton provided a thought and
226 led those present in the Pledge of Allegiance.

227
228 PRESENT: Mayor Brian Horrocks
229 Councilmember Lisa Watts Baskin
230 Councilmember Tammy Clayton
231 Councilmember Suzette Jackson
232 Councilmember Ted Knowlton
233 Councilmember Alisa Van Langeveld

234
235 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
236 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community
237 Development Director; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page,
238 City Recorder.

239
240 Craig Black, Police Chief, was not present at this meeting.

241
242 OTHERS PRESENT: Dee Lalliss, Heidi Smoot, Barry Bryson, Larry Pontarelli, Jean
243 Montanero, John Edwards, Ryan Holbrook, Jon Marsh, Carolyn Jacobson, Karen Bradford, Clif
244 Bradford, Trish A., Becky Edwards, Lisa Midgley, Jon Marsh, Dallas Golden, AJ Green, Jordan
245 Solomon, Sarah Solomon, Madison Golden, Anna Lin, residents.

- 246
247 1. PRESENTATION OF NSL PHOTO CONTEST AWARDS FOR 2025-ADULT
248 CATEGORY; JOHN EDWARDS, 1ST PLACE; CLIF BRADFORD, 2ND PLACE;
249 JORDAN SOLOMON, 3RD PLACE; YOUTH CATEGORY: MADISON GOLDEN, 1ST
250 PLACE; ANNA LIN, 2ND PLACE; MOLLY BUNNELL, 3RD PLACE

251
252 Dallas Golden, chair of the Arts Committee, reported that the theme for the 2025 NSL photo
253 contest was the semiquincentennial. He presented the adult winners John Edwards 1st place, Clif
254 Bradford, 2nd place, Jordan Soloman 3rd place. He said the youth winners were Madison Golden
255 1st place, Anna Lin 2nd place, and Molly Bunnell 3rd place. He shared upcoming Civic Events

256 Committee scheduled events including the Winter Lights Fest on December 1st and the Kite
257 Festival on May 2nd.

258

259 2. CITIZEN COMMENT

260

261 Jon Marsh, resident, thanked Councilmember Baskin for her service on the City Council and
262 commended those who ran in the recent election. He also encouraged the City to readdress the
263 recently annexed area and to request funds from the County to do so.

264

265 Dee Lalliss, resident, spoke on the Hatch Park remodel and the negative comments from
266 residents who were upset about the removal of the trees, the proposed plan for the park, the cost,
267 the proposed tower feature, and the “living room” feature. He suggested the City increase
268 communication and public awareness of what was planned for the park.

269

270 3. COUNCIL REPORTS

271

272 Councilmember Clayton reported on the Spooktacular event and thanked those who volunteered
273 including the Public Works department. She spoke on the Senior Lunch Bunch event on
274 November 12th. She said the next event would be the Winter Lights Fest on December 1st with
275 Santa and Mrs. Claus.

276

277 Councilmember Van Langeveld reported on the press conference regarding the proposed
278 homeless shelter. She said there would be a meeting of the Utah Homeless Shelter Board on
279 November 19th for those interested in attending. She spoke on the new school bus route on
280 Recreation Way and how the students who previously missed months of school were now
281 attending school every day. She mentioned voter turnout during the last election and suggested
282 an item on a future agenda to discuss a push by the City to increase voter outreach by sharing
283 information.

284

285 Councilmember Van Langeveld also requested an agenda item to discuss the Hatch Park design
286 and revisiting the tower feature. She mentioned the graphic arts sign by the pavilion and updating
287 it to North Salt Lake rather than Hatch Park.

288

289 Councilmember Baskin applauded those who ran for office and the free and open elections
290 process. She spoke on the benefit of the fall cleanup and mentioned how busy the Public Works
291 location had been on Saturday and Sunday. She commended the Public Works staff for their
292 efforts on the cleanup.

293

294 Councilmember Jackson reported on the Veterans event held in conjunction with the Senior
295 Lunch Bunch and commended Conrad Jacobson for his efforts in personalizing the event.

296
297 Dee Lalliss commented that there were approximately 80 attendees and 16 were veterans and
298 their guests who were recognized at the event. He thanked the City for sponsoring this event and
299 the efforts by staff and volunteers.

300
301 Councilmember Jackson commented that she brought her parents to the Senior Lunch Bunch
302 event as well as the County Veterans Day event. She spoke on the Arts Committee progress over
303 the year. She reported on the Green Way meeting which was the creation of a corridor from NSL
304 to Kaysville. She concluded with the South Davis Recreation Center meeting and the truth in
305 taxation meeting and said a small tax increase was passed.

306
307 Councilmember Knowlton reported the Wasatch Choice Vision plan workshop would be held on
308 November 24th. He noted this plan would include a statement of aspirations from each
309 community for land development and the regional transportation plan.

310
311 4. CITY ATTORNEY'S REPORT

312
313 Todd Godfrey had nothing to report.

314
315 5. MAYOR'S REPORT

316
317 Mayor Horrocks reported that he received compliments on the fall cleanup. He mentioned that
318 the numbers for Utah were the second worst this year with 48 West Nile cases and four deaths in
319 2025. He spoke on the National League of Cities (NLC) annual City Summit to be held on
320 November 20th through the 22nd in Salt Lake City.

321
322 6. CITY MANAGER'S REPORT

323
324 Ken Leatham reported on the National League of Cities City Summit and the conference agenda.
325 He encouraged the Council to attend and noted there would be thousands in attendance.

326
327 7. THE CITY COUNCIL, ACTING AS THE NORTH SALT LAKE BOARD OF
328 MUNICIPAL CANVASSERS, ACCEPTANCE OF THE CITY OF NORTH SALT LAKE
329 2025 MUNICIPAL ELECTION RESULTS AS PREPARED BY THE DAVIS COUNTY
330 CLERK'S OFFICE

331

332 Wendy Page reported that Davis County had provided the final ballot information and shared the
333 following highlights:

334

- 335 • Registered voter totals: 11,014
- 336 • Ballots cast total: 3,717
- 337 • Voter turnout: 33.75%
- 338 • 3,592 votes cast by mail in ballot
- 339 • 2 in person early voters
- 340 • 117 in person election day voters
- 341 • 6 provisional voters

342

343 She presented the official results of the municipal general election:

344

345 Votes for Mayor

346 Brian Horrocks 2,712

347 Barry Bryson 866

348

349 Votes for City Council

350 Alisa Van Langeveld 2,272

351 Heidi Smoot 1,866

352 Ryan Holbrook 1,726

353 Conrad Jacobson 862

354 Garry Widders (write in) 64

355 Write in totals 102

356 Not assigned 38

357

358 Ms. Page explained that there were 59 total ballots not counted with 49 votes which were not
359 timely and 8 with signatures that did not match. She then shared the statement of votes cast by
360 precinct in the City. She noted other items from the County report including ballot reconciliation,
361 canvass statistics, and statements of votes cast. She mentioned attending the County's post audit
362 election and felt confident that every vote was counted and certified.

363

364 Mayor Horrocks asked if he was on the Board of Municipal Canvassers. Wendy Page replied
365 affirmatively that Mayor Horrocks would vote and was part of the Board of Municipal
366 Canvassers which was comprised of the elected officials of the City.

367

368 Councilmember Baskin asked what an undervote entailed. Wendy Page replied that an undervote
369 meant that an individual did not cast a vote on their ballot for that particular race. She explained

370 this meant that 595 voters did not vote for two city councilmembers and 139 who did not vote for
371 a mayoral candidate.

372

373 **Councilmember Knowlton moved that the City of North Salt Lake Board of Canvassers**
374 **accept the City’s 2025 Municipal General Election results as presented. Councilmember**
375 **Jackson seconded the motion. The motion was approved by Board Members Baskin,**
376 **Clayton, Horrocks, Jackson, Knowlton, and Van Langeveld.**

377

378 8. CONSIDERATION OF RESOLUTION 2025-57R: A RESOLUTION APPROVING AN
379 AGREEMENT WITH A.J. GREEN FOR USE OF AN ACCESS EASEMENT ON LOT
380 1310, EAGLEWOOD COVE

381

382 Sherrie Pace presented an aerial map showing Lot 1310 located in Eaglewood Cove Phase 13.
383 She noted the easement that ran through Lot 1310 accessed the City’s water tanks. She said a
384 note was placed on the plat at approval that the City’s access could not be used for a home to be
385 built on Lot 1310. She continued that the lot has been purchased by A.J. Green and he requested
386 use of a portion of the City’s access for the driveway.

387

388 Sherrie Pace continued that the City has since entered into negotiations and explained that there
389 was an existing gate located on the access road. She said part of the proposed agreement would
390 be to move and replace this gate, approximately 50 feet up the access, with a mechanical gate
391 that would lift vertically to avoid snow blockage. She shared that the property owner would be
392 able to install the fencing and gate per their aesthetic with the stipulation that the gate must open
393 upward and can be controlled by the City. Ms. Pace detailed that as part of the agreement snow
394 removal of the first portion of the access and maintenance of the driveway would also be
395 required by the property owner. She highlighted that the road would be built as a fire apparatus
396 road with a hammerhead turnaround and the ability to accommodate a fire truck.

397

398 Sherrie Pace concluded that the Development Review Committee (DRC) recommended approval
399 of the proposed access agreement for 1525 East Wood Oaks Loop Eaglewood Cove Subdivision
400 Lot 1310 for shared access of the City’s easement across the lot. She shared that the City would
401 receive a maintenance agreement and an improved gate while the property owner would receive
402 better access and less cuts and fills on the property. She noted that the City Attorney had
403 reviewed the agreement and recommended one change from “Denton County” to “Davis
404 County”.

405

406 **Councilmember Jackson moved that the City Council approve Resolution 2025-57R**
407 **authorizing an agreement with A.J. Green for use of an access easement on Lot 1310 of**
408 **Eaglewood Cove Subdivision Phase 13, located at 1525 East Wood Oaks Loop.**

409 **Councilmember Baskin seconded the motion. The motion was approved by**
410 **Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.**

411
412 9. CONSIDERATION OF ORDINANCE 2025-18: AN ORDINANCE REZONING 1.106
413 ACRES OF LOT 1 OF THE 1100 NORTH KRAUSE CROSSING SUBDIVISION AT
414 1096 NORTH REDWOOD ROAD FROM GENERAL COMMERCIAL (CG) TO
415 MANUFACTURING DISTRIBUTION (MD)

416
417 Sherrie Pace reported on the rezone application for a portion of the property located at 1096
418 North Redwood Road. She explained that Lot 1 of Krause Crossing subdivision was originally
419 slated to become a gas station which resulted in the subdivision of the property into two lots and
420 a rezone of Lot 2 from General Commercial (CG) to Manufacturing Distribution (MD) due to
421 proximity to the Skypark Airport.

422
423 Ms. Pace noted that Maverik has since purchased the property, Lot 1, which has remained
424 vacant. She continued that earlier this year the City received a site plan application for a
425 McDonalds to be located on the corner but the request has been put on hold temporarily while
426 lots boundaries were reviewed. She shared that the property owner has confirmed the McDonalds
427 would move forward but would only need one acre of the property with the remaining half of Lot
428 1 to remain vacant. She said the owners of Lot 2 were approached by adjacent neighbor Crete
429 Carriers who would like to purchase the property for expansion of their operations including a
430 parking lot.

431
432 Sherrie Pace shared how proximity to the airport had resulted in FAA restrictions on the property
433 including low occupancy, height, and use restrictions. She noted that Crete Carriers also wanted
434 an additional acre which could be accommodated in Lot 1. She explained that per State statute
435 and City Code an uncontested lot line adjustment was handled administratively through staff.
436 She continued that this requested lot line adjustment would move the existing lot line between
437 Lot 1 and Lot 2 to accommodate the additional one acre. She noted the minimum lot size in the
438 CG zone was one acre and a minimum of two acres in the MD zone.

439
440 Ms. Pace clarified that Crete Carriers would acquire a combined three and a half acres with a
441 requested zone change to MD for the entire property. She explained that City Code specified that
442 if a parcel was divided into two or more zones, then the more restrictive zoning would apply. She
443 shared that the MD zone was more restrictive with a larger lot size (minimum two acres) and a
444 lower height limit (45 feet). She said that as the MD zoning would be the default zoning that it
445 was appropriate to rezone the entire property to one zone.

446

447 Sherrie Pace shared an aerial map of the property and said the Planning Commission reviewed
448 and recommended approval of the rezone.

449
450 Councilmember Van Langeveld mentioned the site plan application for the McDonalds on Lot 1.
451 Sherrie Pace replied that the applicant asked to have the application held until the lot was sold or
452 they had resolved the franchise agreement. She said the property owner had a purchase contract
453 which would move forward after the rezone occurred.

454
455 Councilmember Van Langeveld asked what would occur if the arrangement with McDonalds fell
456 through after the property was rezoned. Sherrie Pace replied that the property met the minimum
457 standards and other general commercial uses could occur there after the rezone.

458
459 **Councilmember Baskin moved that the City Council approve Ordinance 2025-18 amending**
460 **the City of North Salt Lake Zone Map and rezone 1.106 acres of Lot 1 of the 1100 North**
461 **Krause Crossing Subdivision at 1096 North Redwood Road from General Commercial**
462 **(CG) to Manufacturing-Distribution (MD) with no conditions. Councilmember Clayton**
463 **seconded the motion. The motion was approved by Councilmembers Baskin, Clayton,**
464 **Jackson, Knowlton, and Van Langeveld.**

465
466 10. CONSIDERATION OF BID AWARD FOR CONSULTING SERVICES FOR A TRAILS
467 MASTER PLAN IN THE AMOUNT OF \$65,000

468
469 Jon Rueckert reported that in early 2025 the City was awarded a grant from the Utah Division of
470 Outdoor Recreation to hire a consultant to complete a Trails Master Plan. He noted that the City
471 was awarded \$37,500 from the State with a \$12,500 City match with a total budget of \$50,000.
472 He said the scope of work included:

- 473
474
- 475 • Master plan of the natural (unpaved) trail system
 - 476 • Identify trails that should be sanctioned through the U.S. Forest Service (USFS)
 - 477 • Re-route/enhance trails, closing of trails, development of new trails and trailheads
 - 478 • Provide a maintenance plan with cost estimates

479 Mr. Rueckert continued that the request for proposals (RFP) was advertised on September 30th
480 and closed on October 20th. He said the City received five proposals and a Selection Committee
481 was formed comprised of the Public Works Director, Long Range Planner, and two members of
482 the Trails & Active Transportation Committee. He noted that the Selection Committee met on
483 October 28th to compile and rank the consultants with SE Group selected as the recommended
484 consultant.

485 Jon Rueckert shared that the benefits of SE Group included two former (USFS) employees on
486 staff that could assist with federal lands, partnership with the Utah Conservation Corps on the
487 project, excellent references, and recent experience on the Salt Lake Foothill Trails Master Plan
488 project. He said that the proposal was \$10,000 over budget which SE Group explained that their
489 budget reflected a realistic and honest approach to the project. He continued that they had
490 proposed optional services including stakeholder engagement, public engagement event, and an
491 enhanced trails master plan for an additional \$5,000 which made the proposed trails more
492 implementation ready.

493
494 Mr. Rueckert also noted the enhanced plan would have the effect of resolving issues up-front
495 rather than having to hire another consultant in the future to do additional work prior to
496 permitting from the USFS, and would be an overall cost savings and more efficient use of funds.
497 He said the Trails and Active Transportation Committee met on November 10, 2025 and
498 recommended approval to the City Council of selecting SE Group as the consultant and
499 increasing the budget for the project to \$65,000 to include the optional “enhanced trails master
500 plan” with the reasoning described above regarding long-term cost savings.

501
502 Councilmember Van Langeveld commented that previous discussion of the City’s Trails Master
503 Plan included paved trails in the City. She asked when this planning would occur and if the
504 proposed Trails Master Plan should be renamed as it did not include all City trails. Jon Rueckert
505 replied that the grant was only for the unpaved trails.

506
507 Sherrie Pace commented that paved trails were part of the City’s Active Transportation Plan.

508
509 Councilmember Knowlton said that historically the word “trail” meant soft trails but increasingly
510 entities like UDOT presented their “Utah Trails Network” as predominantly hard trails.

511
512 Councilmember Van Langeveld commented that the City was budgeted and receiving grants for
513 consultant services to create plans. She said it was worthwhile for the Council to consider if
514 funds were being spent on consultation that implementation funding should also be prioritized in
515 a way that would support the plan. She asked if implementation was planned to occur right away
516 or if it was better to wait until the funds were available without raising taxes.

517
518 Councilmember Knowlton responded that if the City committed to a plan that they were
519 committed to implementation. He noted that implementation could then occur on the City’s
520 timeline and budget.

521
522 Councilmember Jackson added that after meeting with Bountiful City that Kate Bradshaw had
523 recommended preparing a comprehensive plan for trails development. She suggested this was

524 due to the time it would take to apply and receive grants and U.S Forest Service approval which
525 could take years. Jon Ruckert commented that the timeline for the plan was to start in January
526 and finish in July followed by grant seeking.

527
528 Councilmember Van Langeveld clarified that her concern was hiring consultants and the creation
529 of a comprehensive plan without ever moving forward to support the plan.

530
531 **Councilmember Van Langeveld moved that the City Council approve SE Group as the**
532 **consultant for the Trails Master Plan project and direct staff to prepare a budget**
533 **amendment to include an addition of \$15,000 for the project. Councilmember Knowlton**
534 **seconded the motion. The motion was approved by Councilmembers Baskin, Clayton,**
535 **Jackson, Knowlton, and Van Langeveld.**

536
537 11. CONSIDERATION OF BID AWARD FOR CENTER STREET SIDEWALK PROJECT
538 ON THE SOUTH SIDE OF CENTER STREET BETWEEN ORCHARD DRIVE AND
539 340 EAST IN THE AMOUNT OF \$212,605

540
541 Karyn Baxter reported that this project consisted of installing new sidewalk on the south side of
542 Center Street from Orchard Drive to 340 East, new pedestrian ramps at street crossing, and
543 connecting to existing sidewalk on both ends. She showed an aerial view of the sidewalk and
544 highlighted that the purpose of the project included:

- 545
- 546 • Crosswalks at Orchard Drive at the signal
 - 547 • Crossing guard location for elementary school children
 - 548 • Eliminate need to cross north side for east/west walking path
 - 549 • Crosswalks at 350 East with RRFB
 - 550 • Remove crosswalks at 200 East and 250 East (replace with one mid-block crossing)

551
552 Ms. Baxter noted that this project was being designed and built to avoid damage to large existing
553 trees, minimize impacts to existing yard, and adjust sidewalk grade to protect tree roots and
554 match yard slopes. She explained that the existing budget for this project was \$253,600 which
555 was based on a potential grant award. She continued that UDOT had advised the proposed
556 project would exceed the value of the grant due to property acquisition and time delay. She
557 shared that staff was able to revise the project and the bids came in at less than the existing
558 budget. She concluded that staff recommended awarding the project to the low bidder W.M.
559 Green Inc. at \$212,605.

560

561 **Councilmember Clayton moved that the City Council award the Center Street Sidewalk**
562 **Project, Orchard Drive to 340 East, to W.M. Green Inc. for the bid price of \$212,605.**
563 **Councilmember Jackson seconded the motion. The motion was approved by**
564 **Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.**

565
566 12. CONSIDERATION OF RESOLUTION 2025-56R: A RESOLUTION APPROVING AN
567 AGREEMENT WITH ROCKY MOUNTAIN POWER FOR ELECTRICAL SERVICES
568 RELATED TO THE HATCH PARK REDEVELOPMENT

569
570 Karyn Baxter reported that this agreement included the requested power infrastructure
571 improvements at Hatch Park by Rocky Mountain Power (RMP). She shared images of the
572 proposed redesign of the park and examples of the lighting and electrical plans. She said the
573 agreement with RMP would accomplish the following goals:

- 574
- 575 • Remove power poles along Main Street and run lines underground
 - 576 • Provide new services to various locations in Hatch Park
 - 577 • Relocate existing power infrastructure within existing right of way to accommodate
578 planned improvements

579
580 Ms. Baxter shared images of the location with the existing overhead power lines. She continued
581 with the cost breakdown:

582

583 Franchise agreement location	\$215,000
584 Rocky Mountain Power cost	\$493,252
585 City cost	\$267,310

586
587 She noted that a portion of the work was being covered under the franchise agreement with
588 Rocky Mountain. She said the removal of power poles were already being performed as part of a
589 separate project and a credit was being applied to placing the lines underground. She explained
590 that the proposed work was already part of the approved budget for Hatch Park.

591
592 Councilmember Baskin noted that the contract included the requested service date of November
593 13, 2023 which would need to be updated.

594
595 **Councilmember Knowlton moved that City Council approve 2025-56R: A resolution**
596 **approving an Agreement with Rocky Mountain for electrical services related to the Hatch**
597 **Park redevelopment. Councilmember Jackson seconded the motion. The motion was**
598 **approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.**

599 13. CONSIDERATION OF RESOLUTION 2025-55R: A RESOLUTION APPOINTING A
600 CITY TRUSTEE TO THE SOUTH DAVIS SEWER DISTRICT BOARD OF
601 TRUSTEES
602

603 Ken Leetham reported that the City's representative on the Board of Trustees of the South Davis
604 Sewer District would expire in January 2026. He continued that the South Davis Sewer District
605 served the five south Davis cities and unincorporated areas. He said the Council could appoint
606 the Mayor or any member of the City Council without additional public notice or a hearing.
607

608 Councilmember Baskin said that many of these boards and committees included mayors and
609 spoke on considering the potential benefit to appoint a more qualified individual who was not
610 part of the elected governing body. She mentioned the City had experienced trouble with the
611 biodigester and these issues that had not seemed to be getting any traction. She suggested it
612 might be worthwhile to see if there were members of the community that were sewer experts.
613

614 Mayor Horrocks commented on the steps being taken to correct the odor issue including selling
615 the Wasatch Resource Recovery (WRR) facility to a more experienced company and budgeting
616 \$2 million to address issues. He continued that he was open to another representative taking his
617 place on the South Davis Sewer District Board or the Mosquito Abatement Board.
618

619 Councilmember Van Langeveld was in favor of the suggestion of broadening the bench of
620 volunteers for the City Council assignments as a whole. She mentioned the OxEon Energy Open
621 House and the partnership in capturing methane gas and creating fuel and a potential expansion.
622 Mayor Horrocks commented that he did not think there was a potential expansion related to the
623 methane gas project at this time. He spoke on the potential closure of the south plant.
624

625 Councilmember Clayton thanked Mayor Horrocks for his service and encouraged him to
626 continue. Councilmember Jackson was in agreement and spoke on these unpaid and potentially
627 time intensive board meetings.
628

629 Councilmember Baskin clarified that the biodigester problem had still not been solved and
630 suggested asking for an expert from the community to serve on the Board. Mayor Horrocks
631 commented that he hoped that the Board had hired the right people but time would tell.
632

633 **Councilmember Van Langeveld moved that the City Council approve Resolution 2025-55R:**
634 **A resolution appointing Brian J. Horrocks as the City's representative to the Board of**
635 **Trustees of the South Davis Sewer District. Councilmember Clayton seconded the motion.**
636 **The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and**
637 **Van Langeveld.**

638 14. QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING SEPTEMBER 30, 2025
639 SEMI-ANNUAL FINANCE DEPARTMENT REPORT BY HEIDI VOORDECKERS

640
641 Heidi Voordeckers reported on the three months in the fiscal year that began July 1, 2025 through
642 September 30, 2025. She included prior year to date in comparison with current year to date
643 budget items, impact to fund balance, and projected budget. She started with a comparison of the
644 General Fund with revenues and expenditures and noted that expenses were 25% spent and 7.8%
645 of revenues collected. She presented a comparison of fiscal year 2025 to fiscal year 2026
646 revenues which included property tax, sales tax, licensing/permits, etc.

647 General Fund

648 Revenues

649	FY 2025	\$1,392,927
650	FY 2026	\$1,291,135

651
652 Expenditures

653	FY 2025	\$4,081,120
654	FY 2026	\$4,100,226

655
656 She reviewed the Fund Balance projection:

657	Beg Fund Balance	Net Change	Ending Fund Balance
658 7/31/2025	\$5.44 million	1.55 million	3.89 million
659 8/31/2025	\$3.89 million	778,000	3.11 million
660 9/30/2025	\$3.11 million	497,000	2.6 million
661 6/30/2026	\$5.44 million	1.53 million	3.8 million

662
663 She noted that the fiscal year 2026 projected fund balance use included the Hatch Park expansion
664 at \$1.5 million and operating expenditures of \$33,175.

665
666 Councilmember Jackson asked about the approximately \$50,000 increase in expenditures from
667 FY 2025 to FY 2026 for the General Government line item. Heidi Voordeckers replied that she
668 would research this item and report back to the Council.

669
670 Heidi Voordeckers shared a new section of the annual financial report which she would present
671 in a few weeks. She reported that this statistical section was compiled into a ten year comparison.
672 She spoke on trends, anomalies, and how overall expenses had grown over time. She also
673 reviewed government and business type activities and resources and net positions (cash, assets).
674 She focused on the Golf Course and noted that 2017 was the last year the City loaned funds and
675 explained that the City no longer subsidized the Course.

676

677 Councilmember Baskin focused on the improved operations at the Golf Course which made \$1.1
678 in 2016 compared to \$4 million on 2025.

679
680 Councilmember Jackson asked if the Golf Course had repaid their loan. Heidi Voordeckers
681 replied that staff wanted to see several years of improvement to ensure the Golf Course did not
682 run in a deficit before repayment of the loan began. She noted that staff would work with the
683 Golf Course Director on a repayment schedule. She continued that this could be reviewed as part
684 of the annual presentation with the auditors.

685
686 15. SEMI ANNUAL FINANCE DEPARTMENT REPORT
687

688 Heidi Voordeckers reported on the Finance Department and focused on the department values
689 which included a focus on service, stewardship, compliance, and being proactive. She provided
690 an overview of each position City Treasurer (Stacey Steckler), Payroll Clerk (Sue Cole), Utility
691 Billing Clerk (April Bernabe), Accounts Payable Clerk P/T (Alysia Halls), and Finance Director
692 (Heidi Voordeckers).

693
694 ***City Treasurer***

- 695 • Appointed by the Mayor
- 696 • Provided cash handling and receipting
- 697 • Collection on past due accounts
- 698 • Disbursement of public funds
- 699 • Monitoring of the City's cash position
- 700 • Coordinating on investing City's idle funds
- 701 • Manages business licensing
- 702 • Manages parking citations

703
704 FY 2025 numbers

- 705 • Cash balances managed \$28,540,200
- 706 • Business licenses issued 810
- 707 • Parking citations issued 176
- 708 • Parking citations collected 146
- 709 • Years of service 17.5
- 710 • Annual training hours 30+

711
712 ***Payroll Clerk***

- 713 • Timekeeping and bi-weekly payroll processing
- 714 • Onboarding and new hire paperwork

- 715 • Employee benefits administrator
- 716 • Payroll reconciling and reporting (federal and state)
- 717 • FMLA processing
- 718 • Workers Comp claims administration
- 719 • Compliance reporting (URS, ACA)
- 720 • Assisting employees with life event changes
- 721 • Employee records management and preservation

722

723 FY 2025

- 724 • New hires 165
- 725 • Terminations 87
- 726 • FMLA 4
- 727 • W-2s processed 285
- 728 • Years of service 6.5

729

730 ***Utility Billing Clerk***

- 731 • Utility customer account setup and administration
- 732 • Monthly utility bill processing
- 733 • Meter read usage/leak review
- 734 • Utility reporting
- 735 • Shutoff and payment arrangements
- 736 • Utility customer service and support
- 737 • Bilingual customer support

738

739 FY 2025

- 740 • New utility accounts 319
- 741 • Monthly utility bills 6,511
- 742 • Annual phone calls immeasurable
- 743 • Years of service 3.5

744

745 ***Accounts Payable Clerk***

- 746 • Weekly check runs
- 747 • Citywide purchase cards management
- 748 • New vendor set-up
- 749 • City property insurance
- 750 • Purchase order authorization/compliance
- 751 • 1099 reporting

752 • Unclaimed property reporting

753 • Travel reimbursements

754

755 FY 2025

756 • Vendor payments 3,509

757 • 1099 processed 27

758 • Years of service 12

759

760 ***Finance Director***

761 • Oversee Finance Team

762 • Budget preparation and amendment

763 • Manage external audit process and audit committee

764 • Year end schedule, journal entries, and ACFR preparation

765 • Monthly bank reconciliation

766 • Capital assets additions and disposals

767 • Debt services and liability balance tracking

768 • Compliance reporting

769 • Internal controls, policy development, implementation, and training

770

771 FY2025

772 • Monthly bank account reconciliation 21

773 • Budgetary oversight \$97 million

774 • Debt service management \$25 million

775 • Years of service 3.5

776 • Annual training hours 40+

777

778 Heidi Voordeckers continued that the new auditors checked to ensure the annual continued
779 education hours were met by staff in the financial department. She shared that the audit would be
780 complete by November 15th. She concluded with the department initiatives for FY 2024-2025:

781

782 • Implementation of new business licensing portal

783 • Implementation of new parking citation process

784 • Solicitation of new external auditing firm

785 • Sweep account setup

786 • Automated annual ethical pledge form

787 • Begin implementation of tower read system

788 • Policy work

- 789 ○ Purchasing policy updates
- 790 ○ Hardship assistance program implementation
- 791 ○ Utility late fee implementation

792

793 FY 2025-2026 initiatives

- 794 ● Continued work on Sensus Analytics launch
- 795 ● Hatch Park debt service refinancing
- 796 ● Website update
- 797 ● Additional ACFR reporting schedules
- 798 ● Develop Popular Annual Financial Report (PAFR)
- 799 ● Identify new investment strategies
- 800 ● Policy work
 - 801 ○ Cash handling
 - 802 ○ Investment strategy
 - 803 ○ Fund balance reserves

804

805 16. APPROVAL OF JOINT CITY COUNCIL AND PLANNING COMMISSION MINUTES

806

807 The City Council and Planning Commission joint meeting minutes of October 14, 2025 were
808 reviewed and approved.

809

810 **Councilmember Jackson moved the City Council approve the minutes of October 14, 2025**
811 **joint meeting as written. Councilmember Van Langeveld seconded the motion. The motion**
812 **was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van**
813 **Langeveld.**

814

815 17. APPROVAL OF CITY COUNCIL MINUTES

816

817 The City Council minutes of October 21, 2025 were reviewed and approved.

818

819 **Councilmember Jackson moved the City Council approve the minutes of October 21, 2025**
820 **meeting as written. Councilmember Clayton seconded the motion. The motion was**
821 **approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld.**
822 Councilmember Knowlton abstained from voting.

823

824 18. DISCUSSION OF ACTION ITEMS

825

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

827 19. ADJOURN

828

829 Mayor Horrocks adjourned the meeting at 9:43 p.m.

830

831 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday*
832 *December 2, 2025 by unanimous vote of all members present.*

833

834

835

836 _____
Brian J. Horrocks, Mayor

_____ *Wendy Page, City Recorder*

Action Items for December 2, 2025

Item	Staff	Description	Staff Responses
<u>New</u>			
25-32	Ken	(11-18-25 CM Van Langeveld) Efforts towards targeted voter outreach due to lower voter turnout in various precincts of the City.	<u><i>11-25-25 Response: Several strategies can be used including, social media outreach closer to elections that encourage turnout and voter registration; voter outreach during City events at the City's information tent.</i></u>
25-33	Ken	(11-18-25 CM Van Langeveld) Future discussion on Hatch Park design (tower and graphic arts sign updated to NSL rather than Hatch Park)	<u><i>11-25-25 Response: Staff will discuss this with the design engineer and have revisions prepared for the Council to review.</i></u>
<u>Current</u>			
25-31	Ken/Heidi/Jon	(10-21-25 Citizen Comment) Missed garbage pickup.	<u><i>11-25-25 Response: Will use newsletter and social media to inform the public on how they can report a missed garbage can.</i></u>
25-30	Ken/Sherrie	(10-21-25 CM Van Langeveld) Investigate possible ordinance for entrances of City area.	
25-28	Ken	(10-07-25 CM Jackson) Coordinate with the Rec District and pick a day for residents' free admission to the South Davis Recreation Center.	
25-27	Ken/David	(10-07-25 CM Van Langeveld) Report on the possibility of a City citizen academy. (11-18-25 CM Van Langeveld) Consider 1 to 2 hour class that may help build a bigger bench of volunteers or resources.	<u><i>11-12-25 Response: Staff is working to create a one or two day citizen training meeting(s) to acquaint citizens more with City operations. Report back to City Council on February 17, 2026.</i></u> <u><i>11-25-25 Response: City Staff is working on abbreviated classes, maybe one or two per year, that would acquaint the public with City operations and services.</i></u>
25-26	Sherrie	(9-16-25 CM Van Langeveld) Investigation of mosquito abatement strategies including sharing cost of bait boxes with residents.	
25-02	Ken/David	(5-20-25 CM Knowlton) Explore options to property purchase for expanding the Public Works facilities.	<u><i>11-12-25 Response: The City Council reviewed options to provide more space at the existing PW facility (see 10-21-25 minutes). Further work to be done on property acquisition. CC would also like to see options for vehicle storage including rental of garage space rather than construction of new facilities at the present time.</i></u>

25-03	Sherrie	(5-20-25 CM Baskin) Research potential for creating a dog park at Springhill Park.	<p><i>(10/15/2025) per direction from the Council on 10/7/2025 the next steps to creating a dog park at this location will be:</i></p> <ol style="list-style-type: none"> <i>1. Contact the property owners to determine if they are willing to sell the property</i> <i>2. Obtain an appraisal and enter into purchase contracts</i> <i>3. Engage a landscape architect or engineering firm to design the park and cost estimate</i> <i>4. Approve the budget for the project</i>
25-08	Sherrie	(2-18-25 CC) Project to evaluate readdressing all County addresses to City addresses.	<p><i>(6/11/25) Staff has met to discuss the framework for the committee, the goals or recommendations to be considered, potential committee members, timeline and review 345 properties affected. Staff will draft assigned addresses for affected properties and provide timeline for Council.</i></p> <p><i><u>7-15-25 Response: City staff is working to assemble a data base of all addresses in the City that require adjustment. That will be completed by the end of 2025. After that time, City staff will propose to the Council a working group of members of the public, staff and Council representative to review the entire scope of the project, City costs and overall impacts of the project. Estimated completion, which is City Council taking action on a plan to move forward is April 1, 2026.</u></i></p>
25-11	Ken	(5-21-24 CM Knowlton) Prepare talking points for the 2600 South / 1100 North bridge challenges.	<p><i>(1/2/25) Ken is preparing talking points and will then update City website for public awareness.</i></p> <p><i><u>7-15-25 Response: The City has not moved forward on this project and the main reason is that the bridge cannot be built unless it is approximately 2,200 feet long. That length would be a significant disruption to several properties, require the re-routing and/or disconnection of Main Street, does not have the support of Woods Cross (adjacent to the project) and cost approximately \$50-60 million.</u></i></p>
25-12	Ken/Jon/Sherrie	(5-7-24 CM Jackson) Possibility for an app that would provide the status of possible rail blockages. (8-6-24 CM Jackson) signage notifications for rail blockages. (3-4-25 CM Van Langeveld) Interested in a City app and to know costs. This app would help residents to stay informed, report issues, and access city services – similar to SLC, Syracuse or Sandy.	<p><i><u>7-15-25 Response: This action item is two items: 1) a request to develop a mobile train crossing warning system; and, 2) investigate having a City app that would contain lots of useful information for the public about city events and services.</u></i></p> <p><i><u>Train crossing warning system: Staff is working to prepare a presentation on alternatives for a mobile train access warning system. We are looking at a system in the Midwest and a system operated by Salt Lake City where there</u></i></p>

			<p><u>are multiple at-grade crossings subject to delay. This part of the project will require a few more months of work and a deadline of March 1, 2026 has been established.</u></p> <p><u>11-25-25 Response: City Staff made a presentation to the City Council on this action item is November 18, 2025. Staff will work with vendors to come up with a proposed app and app features. It is felt that the best way to address a rail crossing alert system is to direct app users to both a traffic software such as Wayz or Google Maps where users self-report delays and a traffic camera system that allows users to visually see the rail crossings in real time.</u></p>
25-15	Ken	(3-7-23) Staff to identify any items that would qualify for the Community Funding Projects that Congresswoman Maloy recommends.	<p><u>(5/16/24) Program details were not made available in advance and so we will be looking at projects for 2025. Possible projects include message and reader boards related to train crossing delays or other traffic safety improvements.</u></p> <p><u>7-15-25 Response: City staff is working to identify qualifying water projects for 2026. Federal projects are very complex and usually cost almost twice as much as using other local funding sources. Staff will report back on this project by January 20, 2026.</u></p>
Future Agenda Item Discussion Requests			
25-29	Ken/Sherrie	(10-7-25 CM VanLangeveld) Future work session to discuss Davis School District boundaries.	
25-25	Ken	(9-2-25 All) Prepare Strategic Plan draft document for Council's review.	
25-18	Sherrie/Ken	(11-19-24 Mayor Horrocks) Future discussion related to expanding Tunnel Springs Park or the Springhill Landslide area for parks request per residents on Independence Way.	<p><u>(11/26/24) The General Plan will have a park and open space element and an analysis of park distribution and walkability should be included.</u></p> <p><u>(10/15/25) A draft of the General Plan is expected from the consultant December 2025.</u></p>
25-19	Ken / David	(4-2-24 CC) Staff will make future proposal on trees/sidewalk damage policies.	<p><u>(5/16/24) Funds have been proposed in the FY25 budget of \$100k for the purpose of sidewalk repair. An ordinance relating to trees and public rights-of-way needs to be put forward.</u></p> <p><u>7-15-25 Response: This item is part of a larger issue of sidewalk condition and repair Citywide. Two parts of the project are: 1) creating a policy for when trees on private property damage public sidewalks (should they be removed, sidewalk relocated, etc.). This first part also includes a policy</u></p>

			<p><u>related to the obligations of the adjacent property owners to participate in the costs of repair and replacement of sidewalk or removal of trees. 2) The City must address a citywide infrastructure need to repair and replace sidewalks throughout the City. This is a policy decision by the City Council.</u></p> <p><u>Deadline for Part 1: October 21, 2025</u> <u>Deadline for Part 2: January 20, 2026</u></p> <p><u>11-12-25 Response: City staff presented information on October 21, 2025 and the City Council requested a draft policy (ordinance) be prepared to address sidewalk repair and the preservation of trees.</u></p>
25-21	Sherrie/Jon	<p>Combined Action Items: (1-2-24) Work session on Code amendments related to park strip landscaping and street trees. Evaluate City owned park strips and properties for recommendation on conversion to water wise landscape & review compliance notifications and processes. (3-21-23) Look into increasing tree plantings on City owned land.</p>	<p><u>7-15-25 Response: this project is to landscaping, water conservation methods and tree planting on City-owned property. This project requires City staff to provide an inventory and analysis of City-owned park strips and properties which might be good candidates for conversion from turf to water wise landscaping treatments. A second minor piece of this project is to evaluate our compliance notifications and processes related to conversion of areas to low water use treatments. Deadline for this project is September 16, 2025.</u></p> <p><u>This item also includes a policy question for the City Council related to what level of investment should the City be making each year for tree planting. The current General Plan and City budgets identify tree planting as a priority in the City and this project should articulate the City's specific action plan to increase tree plantings on City property. Deadline for this project is November 11, 2025.</u></p> <p><u>(10/15/25) On 9/16/2025 Staff reviewed possible locations with the City Council and was directed to obtain bids for the City Hall park strip and return to the Council for approval and budget allocation.</u></p>
25-22	Sherrie	<p>(10/3/23 CM Knowlton) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)</p>	<p><u>7-15-25 Response: This project is from October of 2023. We have had some discussions about parking since that time, but the Council should clarify for the staff what is needed or wanted with this assignment.</u></p>
Completed			



City of
NORTH SALT LAKE

CITY COUNCIL
Work Session

December 2, 2025
6:00 p.m.

ANNUAL REPORT
Justice Court



NORTH SALT LAKE JUSTICE COURT

JUDGE DAVID L MILLER





Justice Court Motto – We strive to improve the quality of life in our communities

- ➔ All of those that work within the Justice Court system can help accomplish this by providing a neutral place for parties to resolve their case and to process cases efficiently.**



Court Staff



KATHY RUGGIERO

Communicates with all the outside agencies/people.

Small Claims

Warrant validation



SUZIE COMBE – VAN KOMEN

Probation

Jails/ Prison

Collections

ALT TAC for BCI

BCI suspense file

Warrants

Calendar prep for pretrials

Protective Orders



JODI ADAMSON

Oversee all operation of the court to make sure both City and Judicial rules are followed

In court Judicial Assistant

Budgeting

Prepare court calendars

Monthly reporting

BCI TAC

Audits

Small Claims Court – with Protem Judge



Judge David L Miller

Juris Doctor, Cum Laude, Brigham Young Univ, Provo, UT
1982

Masters-of-Law (Taxation), Golden Gate Univ, San Fran,
CA 1985

Certified Mediation Training in San Diego, CA 1998

Justice Court Judge, Centerville, Utah 1996 - 2025

Justice Court Judge, Fruit Heights, Utah 2000 - 2009

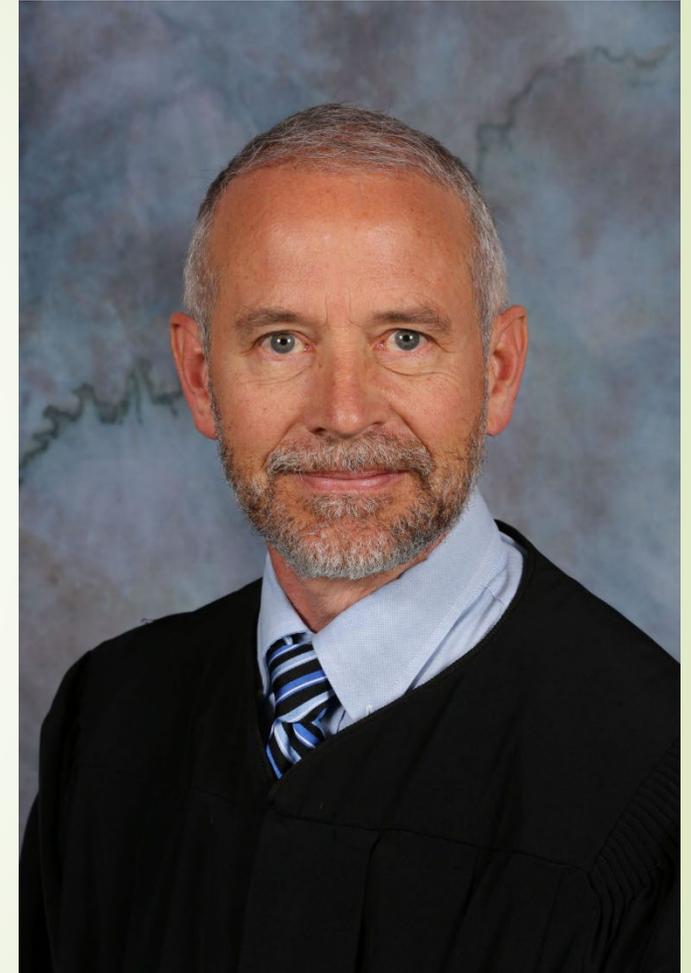
Justice Court Judge, North Salt Lake City, Utah 2008 - 2025

Board Member, Utah Board of Justice Court Judges 2012
& 2024

Utah Justice Court Judge of the Year 2016

State Education Director, Utah Justice Court Judges 2017
– 2019

Utah Judiciary's Quality of Justice Award 2020





OVERVIEW

- ▶ Class II Court - Monthly avg. cases 201-500 (NSL approx. 300)
- ▶ The Justice Court has jurisdiction over:
 - ▶ Traffic, Criminal, and Small Claims
 - ▶ Infractions, Misdemeanor C and B cases as well as West Bountiful City Ordinances
- ▶ Handle cases for both North Salt Lake and West Bountiful jurisdictions.
 - ▶ West Bountiful covers their own cost for prosecution and public defender
 - ▶ NSL and WB split the retained revenue for West Bountiful cases at 50% each

COURT PROGRAMS

Utah State Courts - Online Dispute Resolution



Utah State Courts

Court Login

Username:

Password:

Username and password are case sensitive

Login



Utah Courts

CORIS
WebSphere 9

Welcome to CORIS.

Username:

Password:

Login

My Workspace Login



Please Login

Username:

Password:

Login

Utah State Courts - Xchange



Utah State Courts

Xchange Login

Username:

Password:

Username and password are case sensitive

[Forgot Password?](#) [Password Expired?](#) Login



Utah State Courts

Login Name:

Password:

Log in

[Forgot Password?](#)

MyCase

Get Started Help Login

Utah Courts MyCase

I need to log in to my account.

I need to set up my account.

This application is provided to help you resolve your case without having to go to court.

Small Claims Cases
In limited situations parties in small claims cases may be exempted from the online dispute resolution process and can instead go directly to court. Contact the justice court handling your case before you set up your account to see if you qualify for an exemption.



Utah Courts

Pro Se eFiling Judicial Assistant Queue Login

Welcome to Pro Se eFiling Judicial Assistant Queue

CORIS Username *

Username is required

CORIS Password *

Password is required

Login



COURT SCHEDULE

Types of hearings

Arraignment

Pre-trials

Orders to Show cause (failing to comply with a Judicial Order)

Sentencing

Review hearings

Warrant hearings

Bench Trials/Jury Trials

Small Claims

Scheduling

Most court is held virtually via WebEx

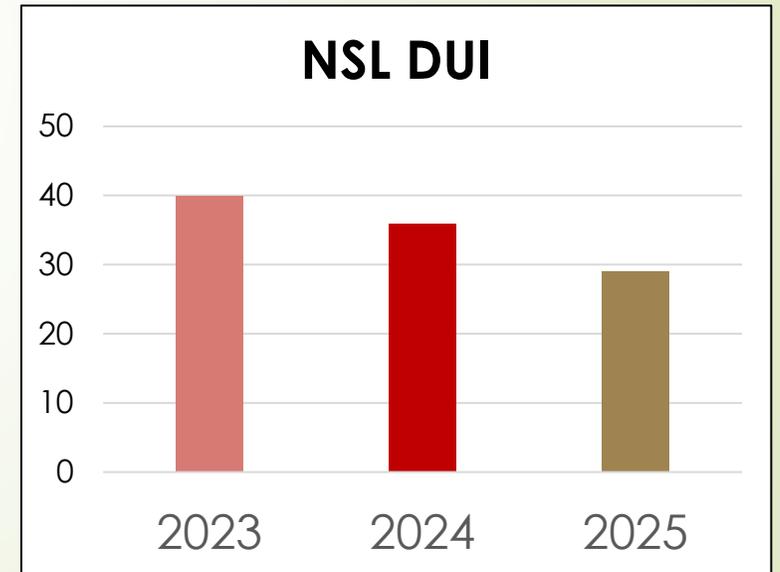
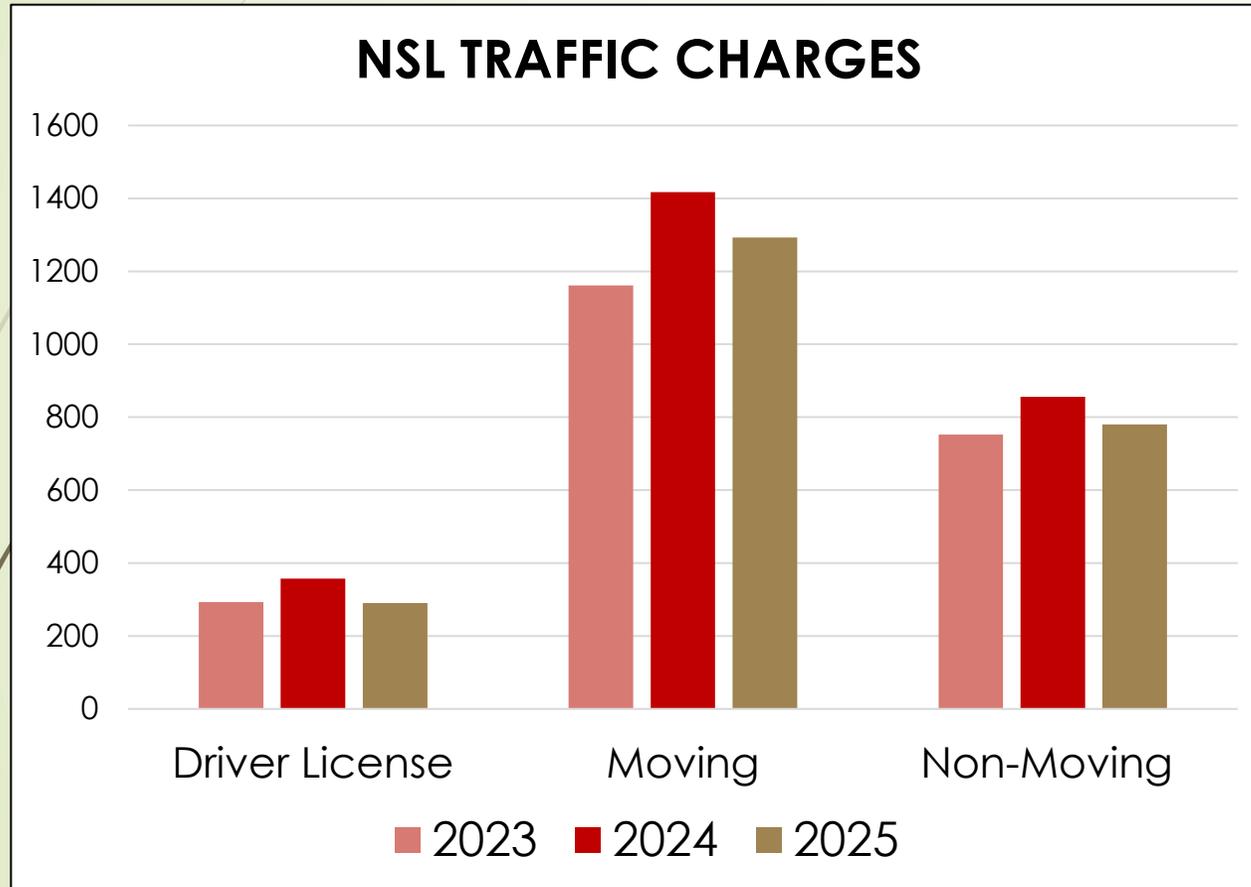
Held 2 to 3 Tuesdays per month 9am-noon and 12-5 pm. All cases are pre-scheduled

Small Claims are held one Wednesday per month.

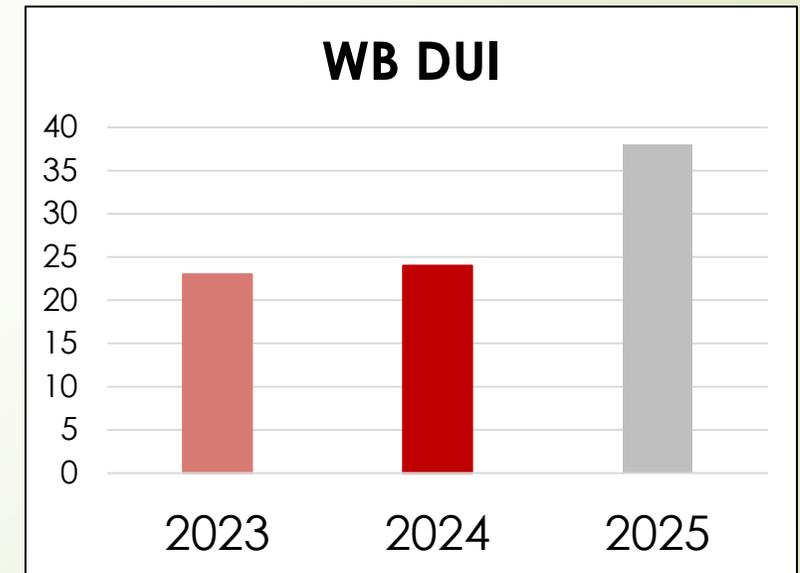
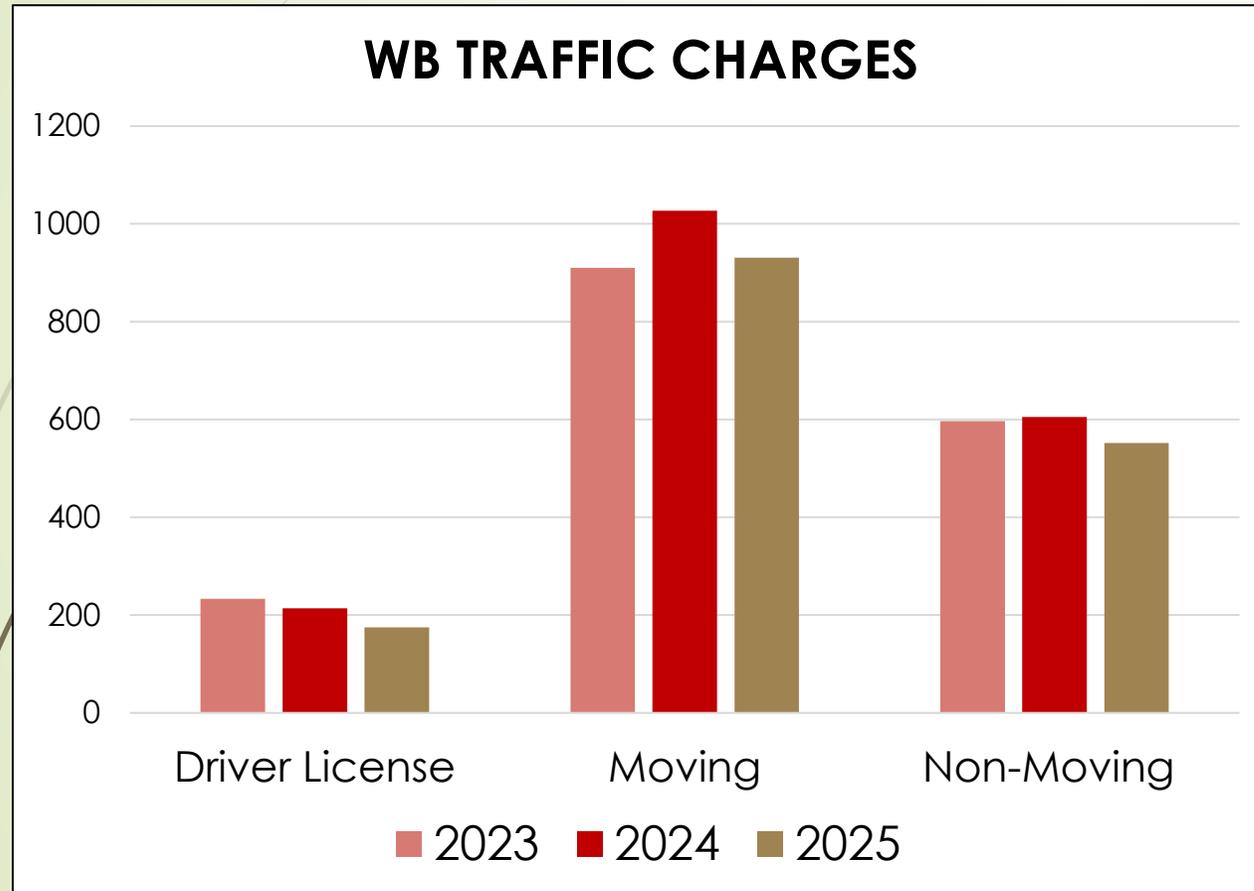
Bench trials are set on Fridays

Jury trials scheduled on Fridays (must be held in person)

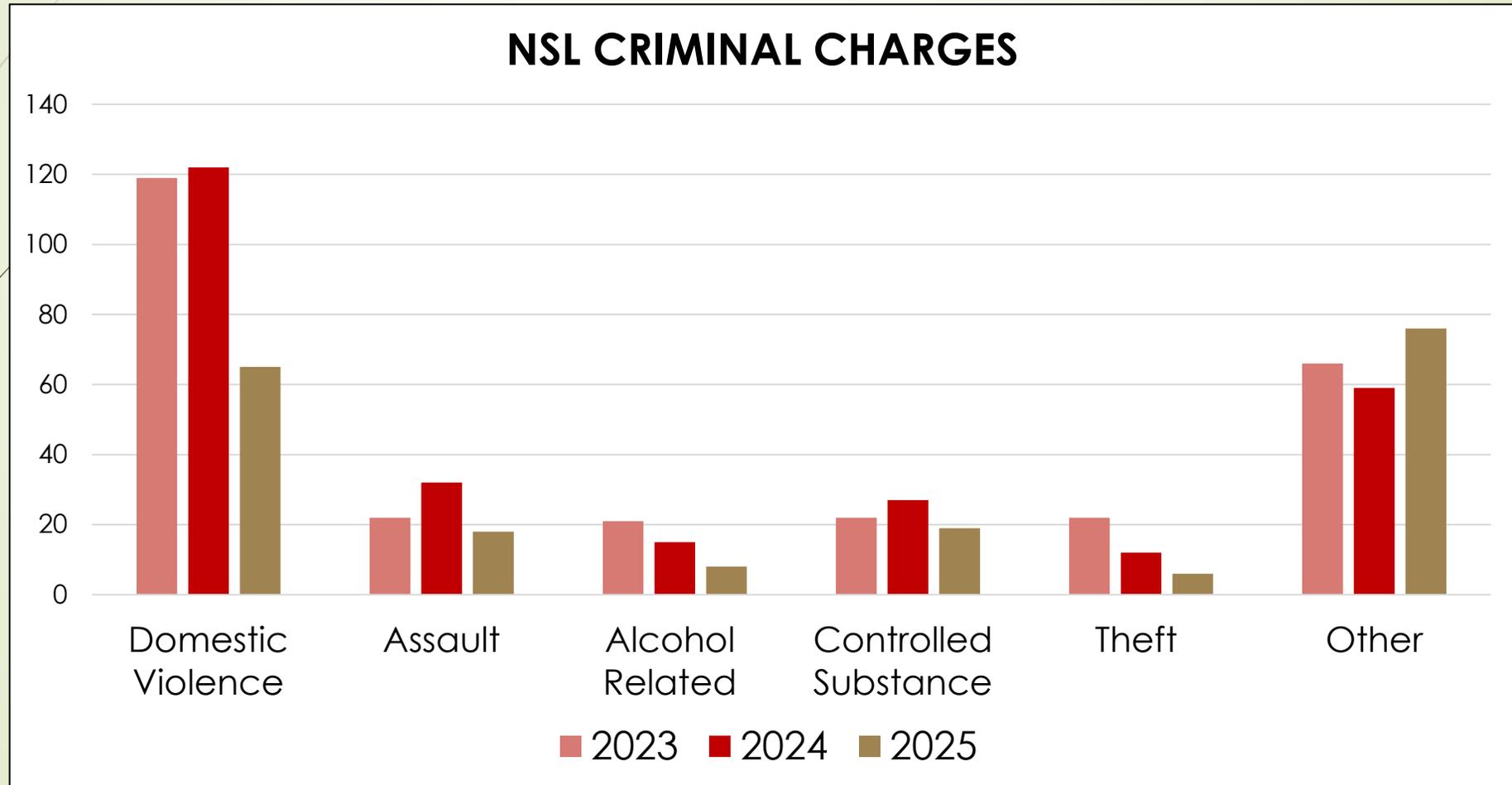
NORTH SALT LAKE TRAFFIC CASES



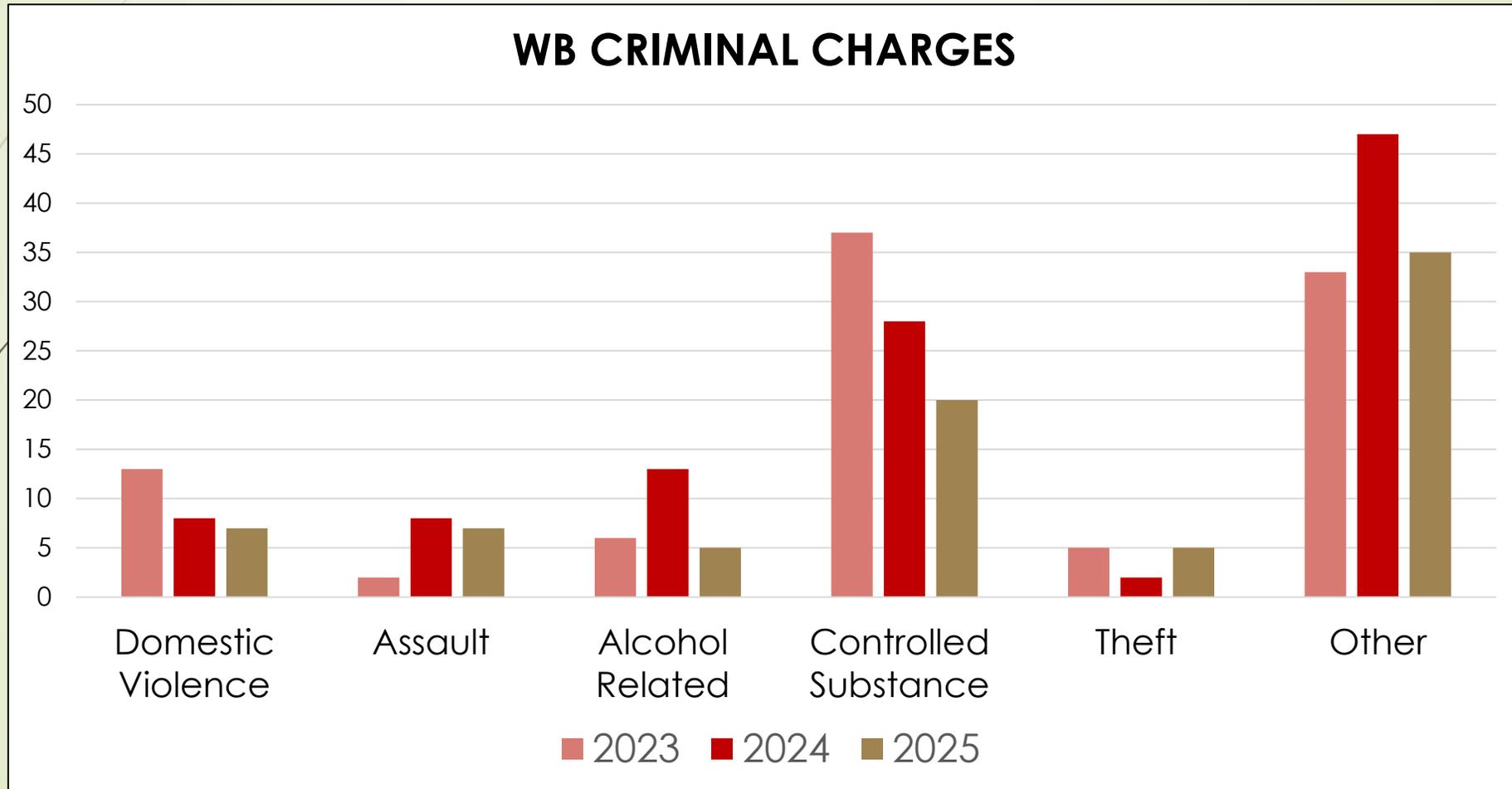
WEST BOUNTIFUL TRAFFIC CASES



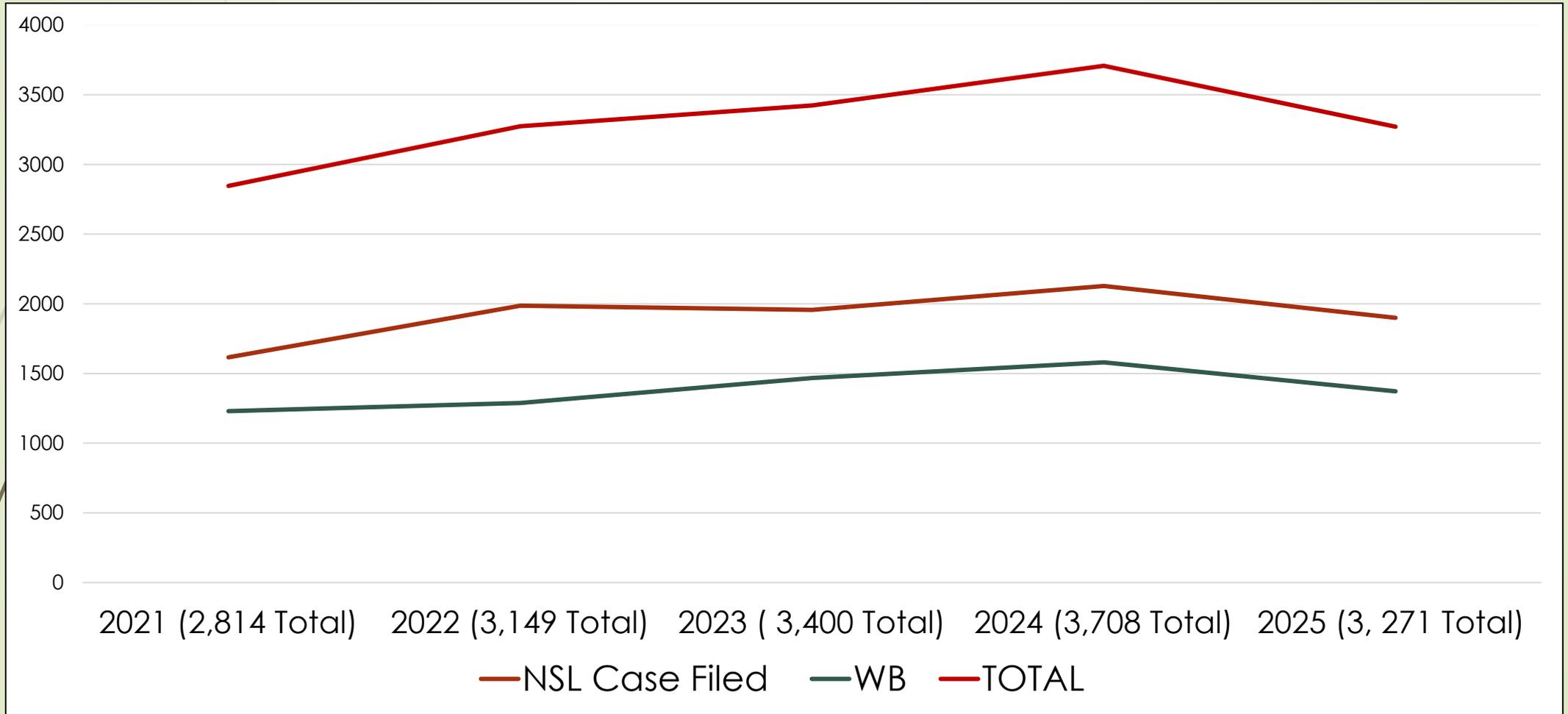
NORTH SALT LAKE CRIMINAL CASES



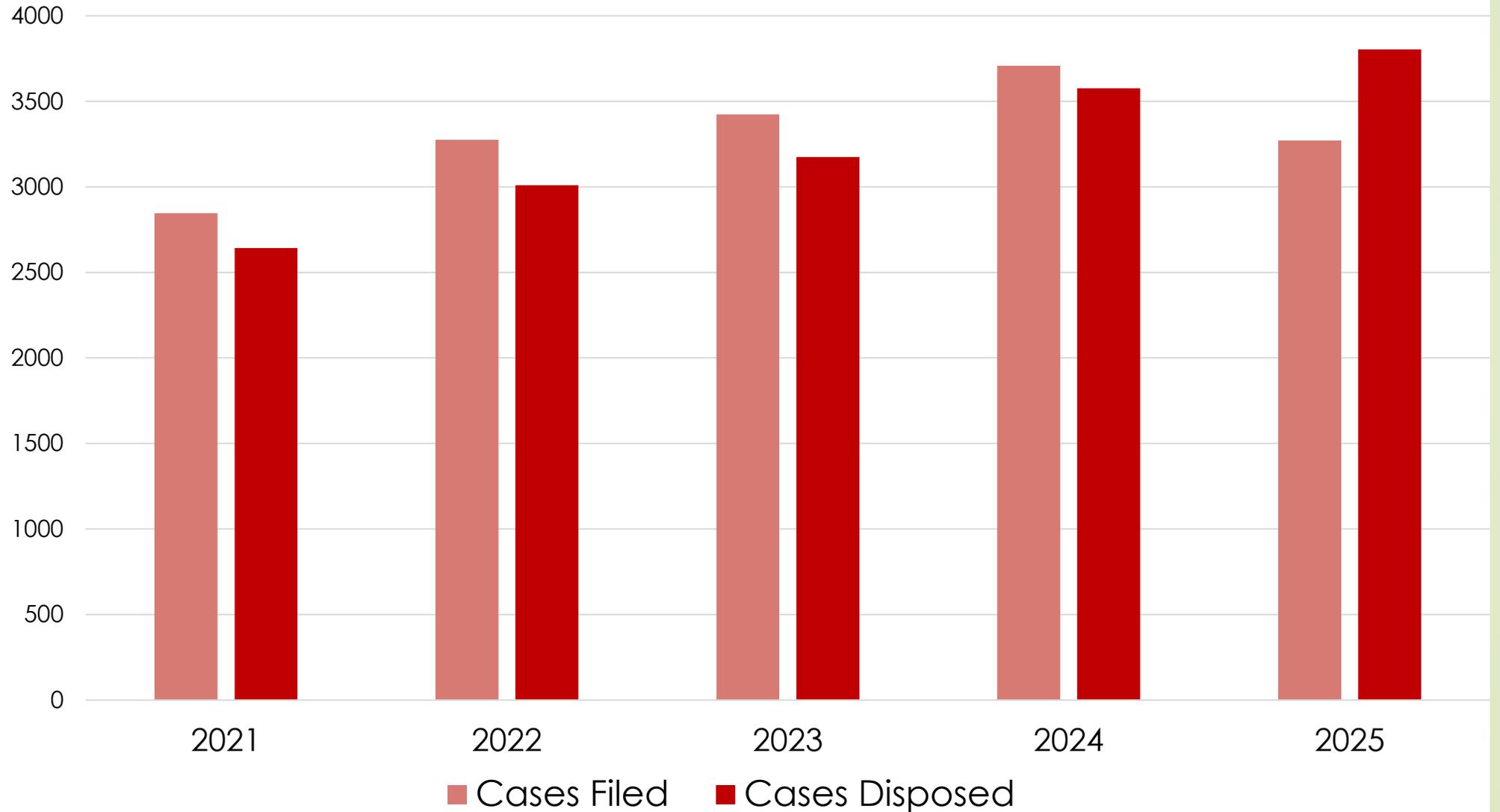
WEST BOUNTIFUL CRIMINAL CASES



TOAL CASES FILED



COMBINED CASE LOAD

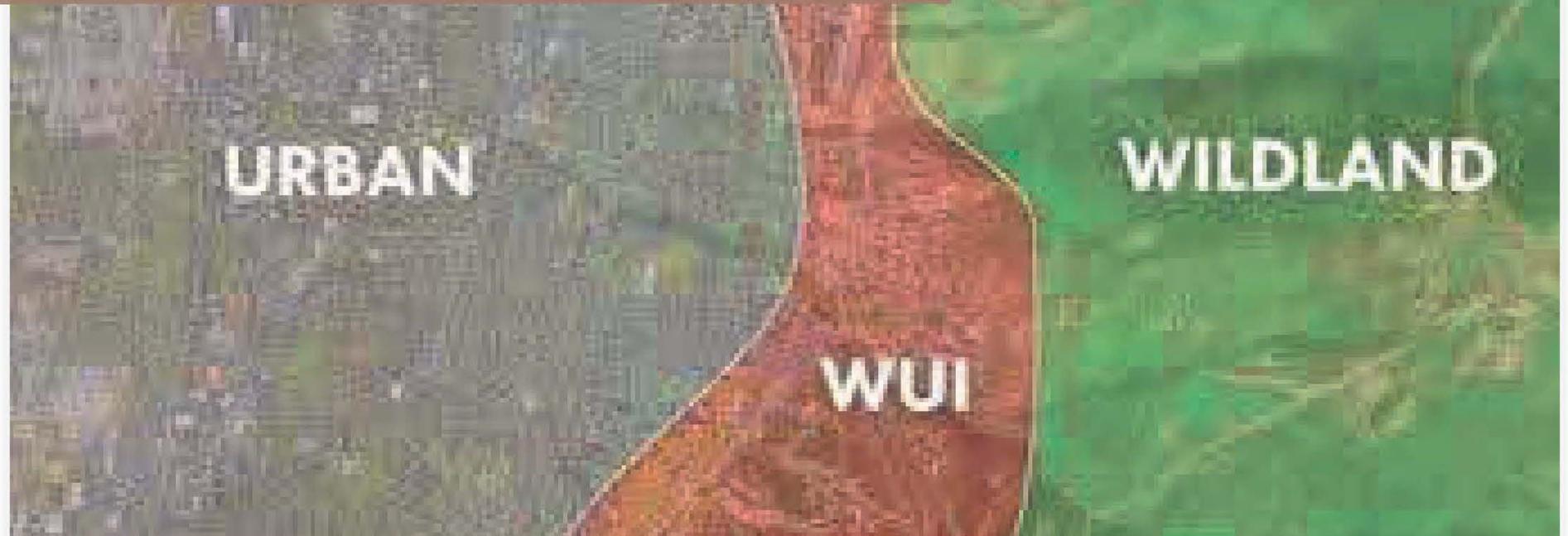




QUESTIONS?

OVERVIEW OF HB48
Wildland Urban Interface Code

What is “the WUI”?



The Wildland Urban Interface (WUI) is the zone where structures and other human development meets, or intermingles with, undeveloped wildland.



2025 HB 48: From Bill to Law

January 31 – Bill introduced in House BLC Committee

February 10 – Bill heard on House floor

February 20 – Bill heard on Senate floor

February 28 – Bill introduced in Senate NRAES Committee

March 5 – Bill passes House and Senate floors

March 19 – Governor Cox signs Bill into Law

Major Elements of HB 48

1. WUI Code adoption
2. High-Risk WUI boundary
3. Structures assessed a fee
4. Lot assessments
5. Insurance requirements



WUI Code Adoption

- Municipalities must adopt and enforce the WUI code.

Counties were required to prior to HB 48.

- Requires the municipality to identify the WUI zone.
- This is the enforcement mechanism for reducing wildfire risk on private land.



WUI Zone

Where the counties & municipalities enforce the WUI code.

- Counties and Municipalities are required to adopt and enforce Utah's WUI code by **January 1, 2026**.
- The local jurisdiction must specify where the WUI code will apply by creating a boundary map.

VS. High-Risk WUI Boundary

Where property owners are assessed a fee.

- FFSL is required to create a High-Risk WUI boundary map.
- Structures within this boundary will be assessed a fee
- Property insurance carriers must use this High-Risk WUI Map when evaluating wildfire risk.



Fee Amount

House Bill 48, line 610

“The division shall annually set a fee amount that is based on the square footage of a structure within the high risk wildland urban interface to pay for the costs associated with the implementation of this part to be assessed and collected by a county in accordance with Section 17-16-22.”



Fee Amount



- FFSL sets the fee amounts based on the square footage of **taxable structures**
- 2026 & 2027 = flat fee between \$20 and \$100 per structure
- 2028 onward = fees based on:
 - Annual costs of the program
 - Triage score from the lot assessment
 - A lower triage score = a lower fee



Fee Amount

- The county collects the fees
- Fees deposited into Utah Wildfire Fund
- FFSL may allocate fees to county *based on agreement*
- Fees can only be used to cover implementation costs
 - e.g. lot assessments, fee assessment, High-Risk WUI mapping, database software, etc.



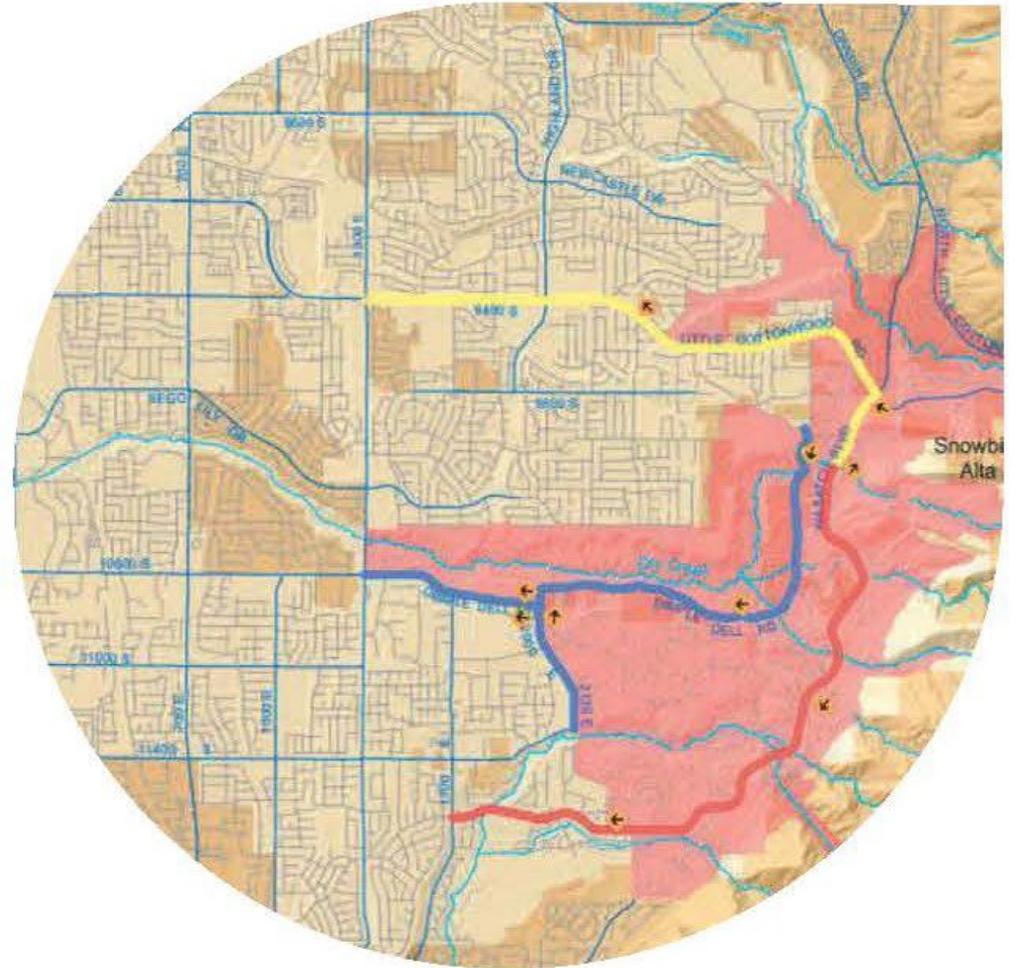
Homeowner Impact

- Structures in designated High-Risk WUI areas will be subject to fees
- Property owners may request lot assessments
- Properties in the local WUI zone will be subject to the WUI Code

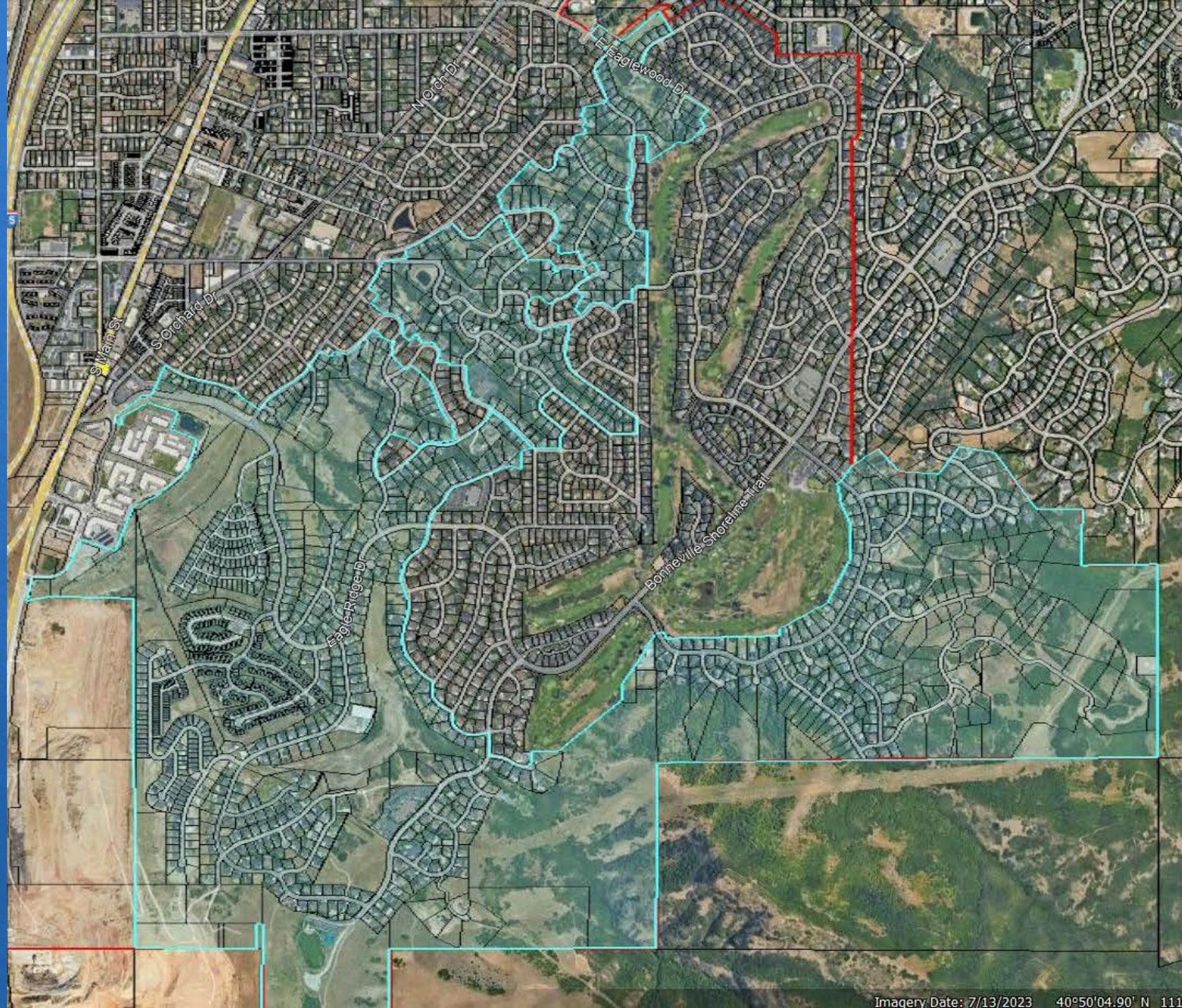


Municipal Impact

- Adopt the Utah WUI Code by **January 1, 2026**
- Create a map boundary for the WUI zone
- Enforce the WUI code within the WUI boundary
- May assist with lot assessments



DRAFT WUI MAP



ADJOURN



City of
NORTH SALT LAKE

CITY COUNCIL
Meeting

December 2, 2025
7:00 p.m.

RECOGNITION

Councilmember Lisa Watts Baskin

CITIZEN COMMENT

COUNCIL REPORTS

CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT

ORDINANCE 2025-19

Amending Title 10 Chapters 10 & 19

Accessory Structures

Section 10-19-17: Residential Accessory Structures

Current Code:

- Max Height 14' Wall Plate/20' Roof Peak
- Max Size Acc. Structure 50% Footprint of Main Structure
- Rear Yard Max 25% Coverage

Proposed Amendment:

- Max Height No change
- Max Size Acc. Structure:
 - Lot size ½ acre or less 50% Footprint of Main Structure
 - Lot size greater than ½ acre No greater than the footprint of main structure
- Additional Setback (>800 sq. ft.):
 - Side and Rear Yard 10 feet
 - Rear w/firewall 5 feet
- Rear Yard Coverage No Change

Section 10-10-3: Use Regulations (Accessory Structures)

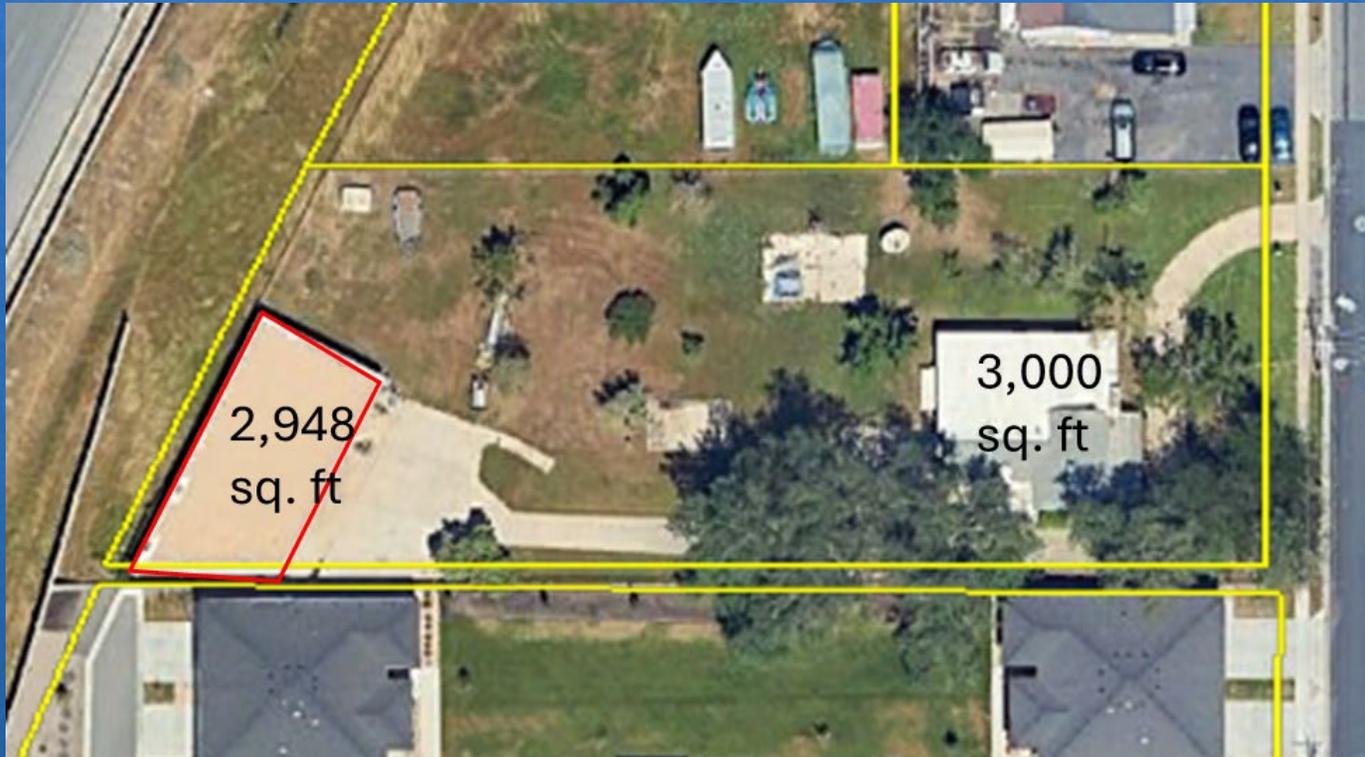
Current Code: (Conflicts with International Building Code)

- Setback, Rear Yard:
 - 3 feet
 - 1 foot with 1 hour firewall
- Setback, Side Yard
 - 3 feet
 - 1 foot with 1 hour firewall

Proposed Amendment:

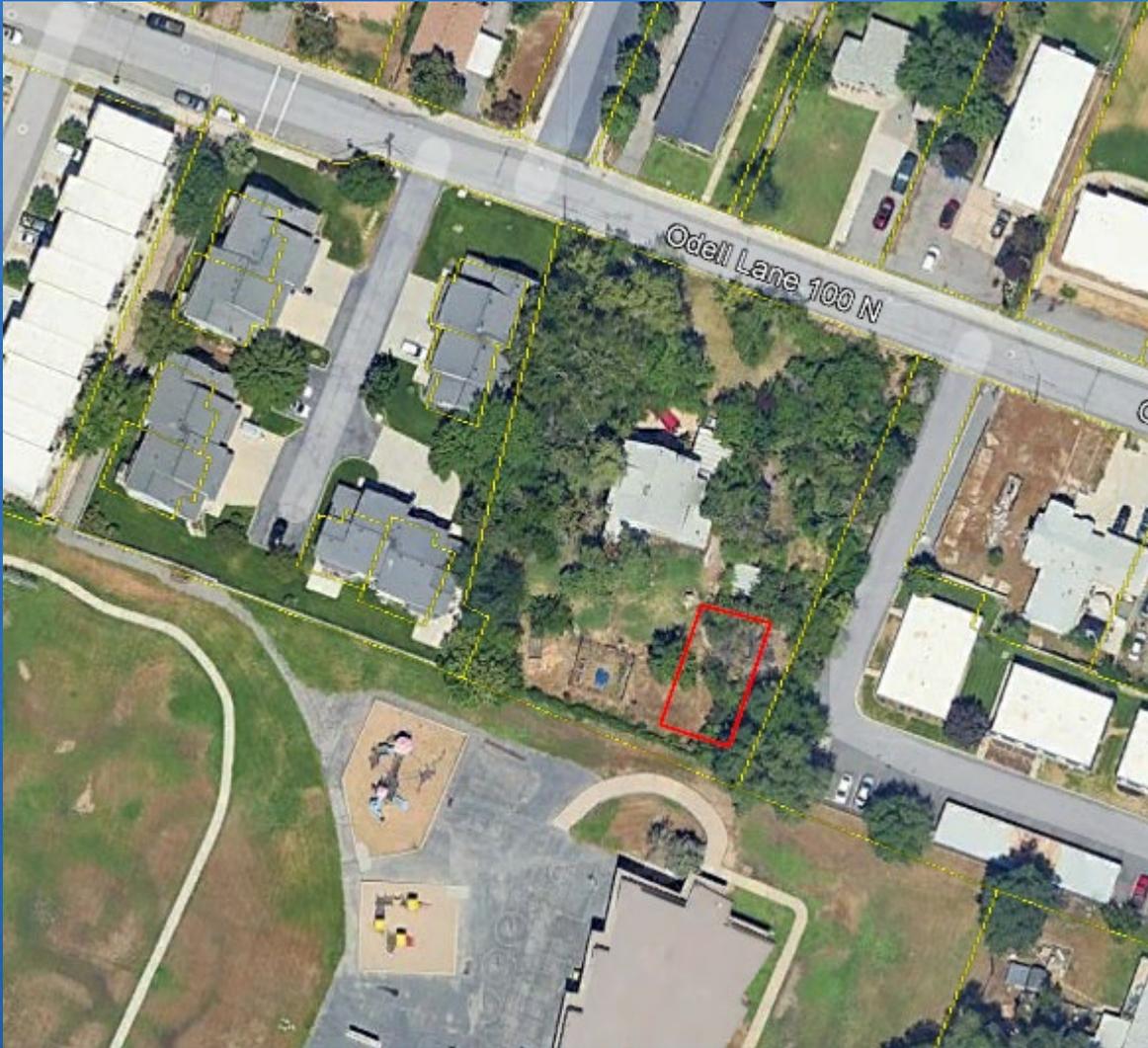
- Setback, Rear Yard:
 - 5 feet
 - 3 feet with 1 hour firewall
- Setback, Side Yard
 - 5 feet
 - 3 feet with 1 hour firewall

Example: 0.84 acres
Rear Yard=24,500 sq. ft.
dwelling~3,000 sq. ft.
Acc. Structure=2,968 sq. ft. (41x84)



Example: 0.72 acre
Rear yard=21,500
Dwelling=2,900 sq. ft.
Acc. Structures=2,800 sq. ft. (63x30)



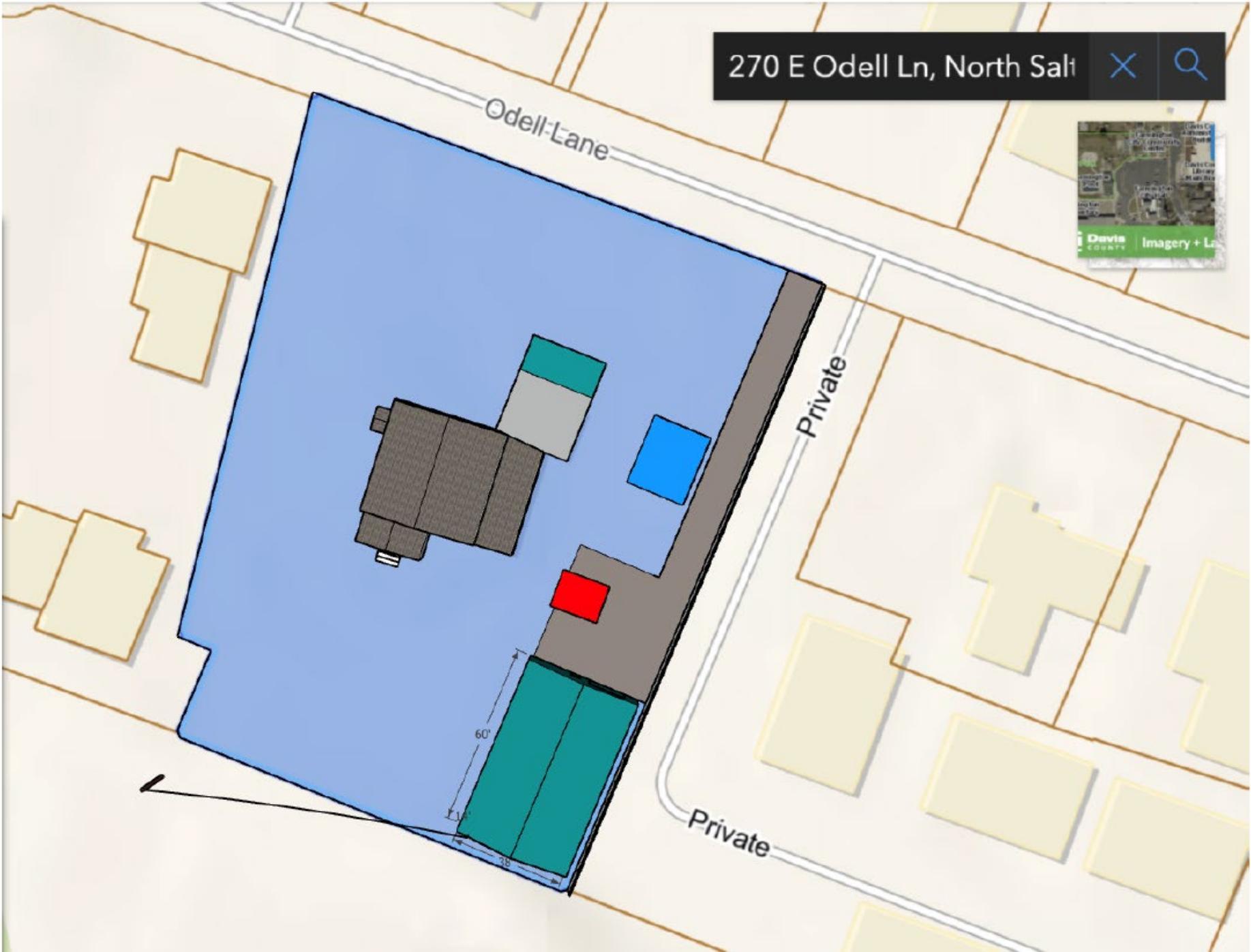


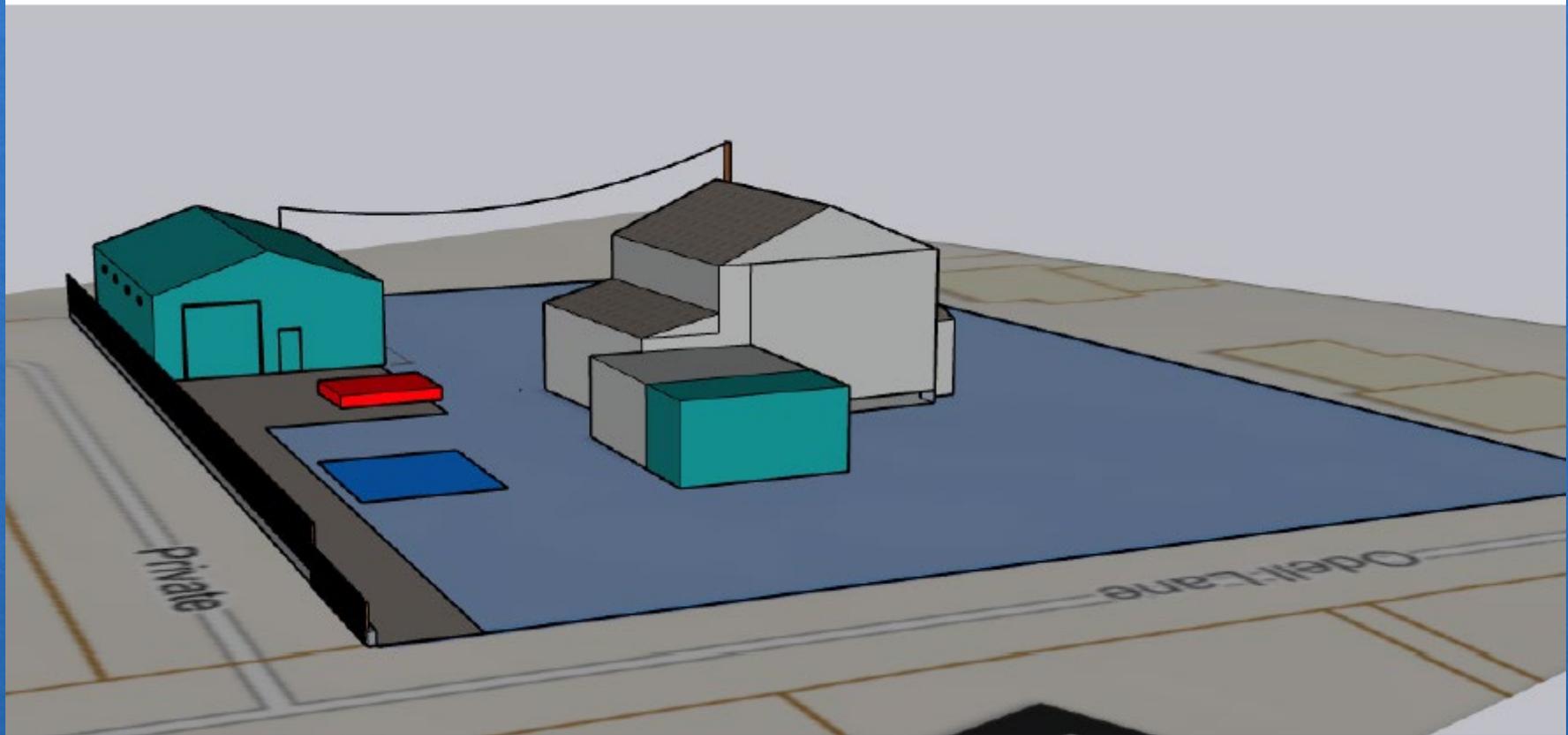
Applicant Property: 0.88 acre
Rear yard=15,000
Dwelling=2,506 sq. ft.

Max Acc.< 2,506 sq. ft.

Proposed structure=2,280 sq. ft.(60x38)

270 E Odell Ln, North Salt Lake



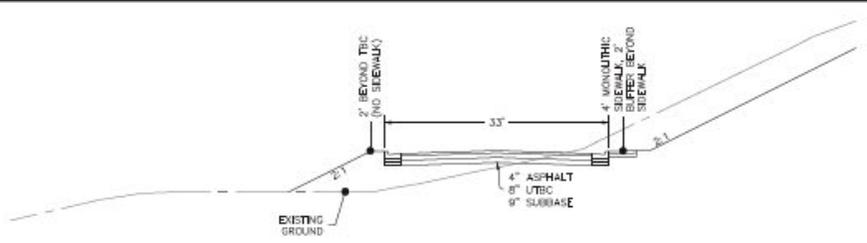
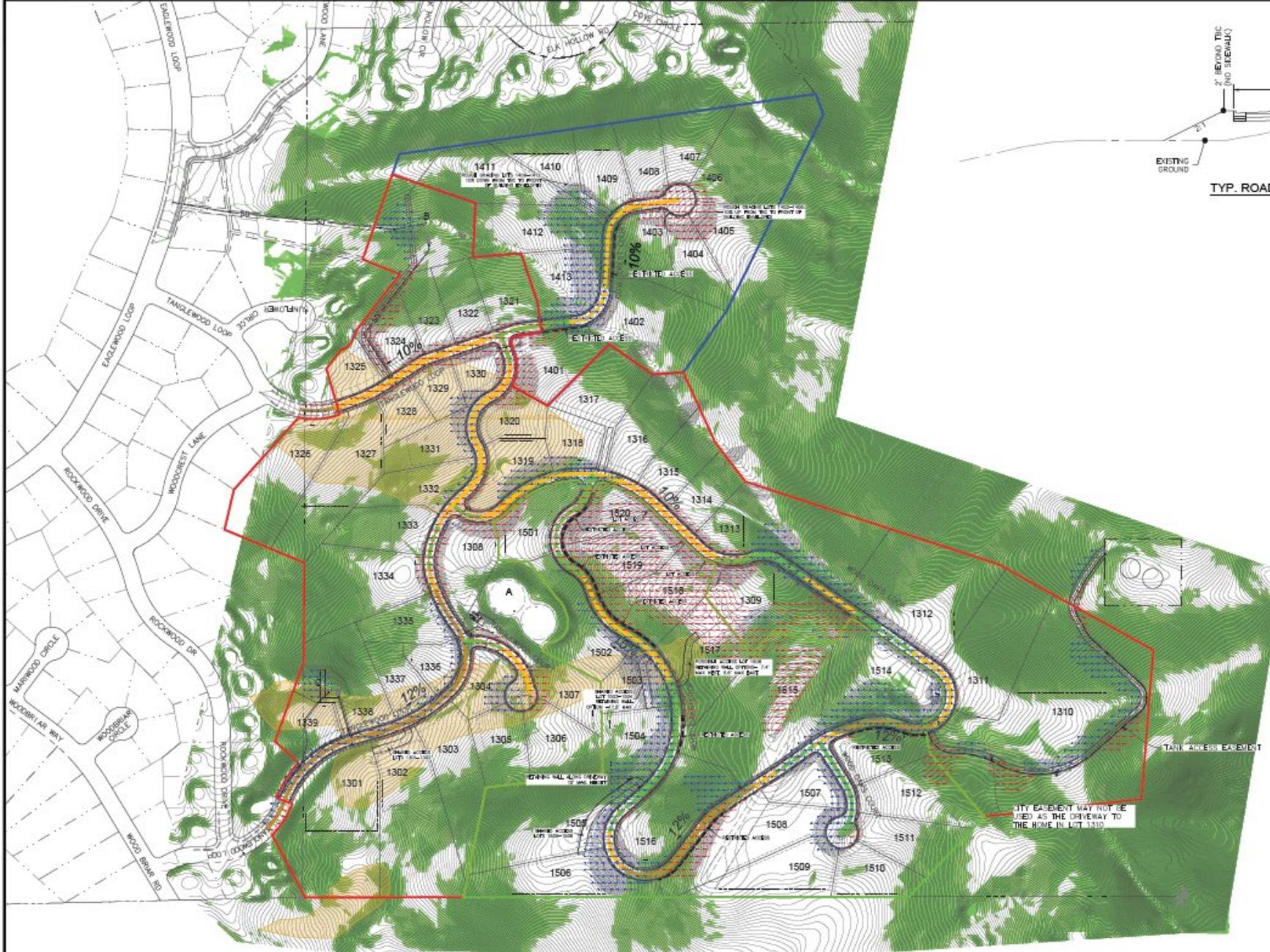


Proposed Motion

I move that the City Council approve Ordinance 2025-19 amending City Code Sections 10-10-3 and 10-19-17 regarding the setbacks for accessory structures and the maximum size of accessory structures for lots greater than one-half acre in size with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

ORDINANCE 2025-20
Amending Title 10 Chapters 1 & 12
Geologic Hazards



TYP. ROAD X-SECTION

MAPPING CONTOUR INTERVAL: 2' & 10'
 CONTOURS SHOWN FOR CLARITY
 DATE OF RECORDING TOPOG: JAN. 29, 2020

Spot Elevation	
Color	Meaning
Blue	Spot Elevation
Green	Spot Elevation

City region taken from
 ICS Geotechnical and
 Geological Hazard Study
 dated April 7, 2020.

- 12% GRADE
- 10% GRADE
- < 10% GRADE
- - - - - VERTICAL CURVE

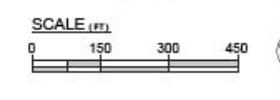
TOTAL
 CUT = 127,306 CY
 FILL = 136,289 CY
 NET = 8,983 CY FILL

PHASE 13
 CUT = 53,310 CY
 FILL = 50,374 CY
 NET = 2,936 CY CUT

PHASE 14
 CUT = 20,325 CY
 FILL = 30,752 CY
 NET = 10,427 CY FILL

PHASE 15
 CUT = 53,597 CY
 FILL = 55,154 CY
 NET = 1,557 CY FILL

+ FILL
 - CUT



EAGLEWOOD DEVELOPMENT

EAGLEWOOD COVE PLAT 13

MASTER GRADING PLAN

BINGHAM ENGINEERING

M2

SALT LAKE CITY • (801) 533-2520
 (801) 533-1663

Prep: JLS 12/16/20
 Check: JLS
 Date: JLS
 of 3

Plot Date: 12/16/2020
 Sheet: 12/16/20
 Proj: # 4955

12/16/2020 12:16:20 PM
 R:\4823\CAD\PRJ\4823\13 Master Grading.dwg

Rev	By	Date	Description
A	JLS	12/16/20	CITY REVIEW

Section 10-1-39: Definitions

Proposed Amendment:

- Geologic Hazard Change “Unstable Soil” to “Problem Soil”
- Geologic Hazards Study Definition added (req. specifics in ch. 12)
- Lot Area, Buildable Grammatical, added reference to 10-12-22
- Lot Area, Nonbuildable
 - Correction of term “Geologic Hazard Study”
 - Clarification: outside building envelope that are greater than 30% slope
 - Clarification: portion of lot inside building envelope greater than 30% slope, except as provided in 10-12-22
 - Clarification: any portion of a lot with geologic hazards that cannot be mitigated
- Nonbuildable Area Deleted as redundant to “Lot Area, Nonbuildable”
- Problem Soil Added to define what types of soils may be geologic hazards (Necessary: Ch. 12 amends “unstable soil” to “problem soil”)

Chapter 12 Sensitive Area (SA) District & Geologic Hazards

Proposed Amendment:

Section 10-12-22: Lot Standards and Identification of Building Envelope

- Require identification of a building envelope when any portion of a lot has slopes greater than 15% for an elevation change of 8 feet or greater
- Exclusions from building envelope
 - Setbacks
 - Easements
 - Geologic hazards that have not or will not be mitigated
 - Slopes greater than 30% (except as provided in following subsection)
 - Critical vegetation to prevent erosion
 - Areas designated for avoidance in Approved Study

Chapter 12 Sensitive Area (SA) District & Geologic Hazards

Proposed Amendment:

Section 10-12-22: Lot Standards and Identification of Building Envelope (cont')

- Building envelopes with slopes greater than 30% but less than 50%
 - Existing subdivision lots with building envelopes that contain slopes, may be disturbed if Approved Study with mitigation and slope stability modeling meeting the min. factors of safety
 - New subdivision lots with said slopes must include the same mitigation and slope stability, cannot exceed 25% of the envelope and a min. of 5,000 sq. ft. must be less than 30%
 - No building permit may be issued within areas between 30-50% without Approved Study (site specific) and meeting factors of safety
 - Clarification of identification required on site plan

Chapter 12 Sensitive Area (SA) District & Geologic Hazards

Proposed Amendment:

Section 10-12-24: Slope Protection Easements

- Required on slopes greater than 30% for an elevation rise of 8 feet (current 5 feet)
- Grammatical corrections

Proposed Motion

I move that the City Council approve Ordinance 2025-20: an ordinance amending Title 10, Chapter 1, Section 39, Definitions and Chapter 12 Sensitive Area District and Geologic Hazards, related to the buildable envelopes for properties which are located within the Sensitive Lands Overlay Zone, with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

BID AWARD

Hatch Park Expansion

Early Site Mass Grading

Hatch Park Expansion Early Site Mass Grading



- Mass site grading
- Structural fill as required
- Relocation of storm drain detention basin location
- Grading to subbase depth for pavement & concrete flatwork
- Seeding of disturbed areas
- SWPPP controls

Hatch Park Expansion Early Site Mass Grading

Bid Results:

SWPPP	Cearley SWPPP	\$ 1,750
	ECS	\$ 4,220
Earthwork & Utilities	BH Inc.	\$ 901,013
	Wind River Excavation	\$1,098,205
	Hogan Construction	\$1,374,000
	Reynolds Construction	\$1,471,541
Seeding	Great Western	\$40,000
Site Survey	Hogan Construction	\$ 5,000

Previous Earthwork & Utilities Bid: \$1,249,068

Previous Survey: \$45,000

Proposed Motion

I move that the City Council award the Reseeding of future phases to Great Western for \$40,000, and the Earthwork and Utilities of the Hatch Park Early Site Package to BHI for \$901,013.

PROPOSED WAGE ADJUSTMENTS

Public Works Department



**Public Works Wage and Grade Adjustment Proposal to
Support Retention, Recruitment, and Internal Equity**

Purpose

The purpose of this request is to request adjustments to specific Public Works pay grades and to recommend a targeted wage increase for current employees in order to:

- Maintain a high-performing team.
- Improve recruitment for difficult-to-fill positions.
- Protect internal equity and morale while remaining competitive in today's labor market.





- 3 Employees have recently interviewed with other organizations
- Exit interviews consistently report “I loved working here”
- We have had 2 employees leave and come back

Adding Context

Over the last ten years:

- 22 Separated from the organization
- 6 employees removed
- 8 went to other government entities (Higher pay and opportunity)
- 6 went to private sector (Higher Pay)
- 1 Retirement/1 Health reasons

Healthy turnover will always exist. Especially when you develop people well

Recruitment Challenges

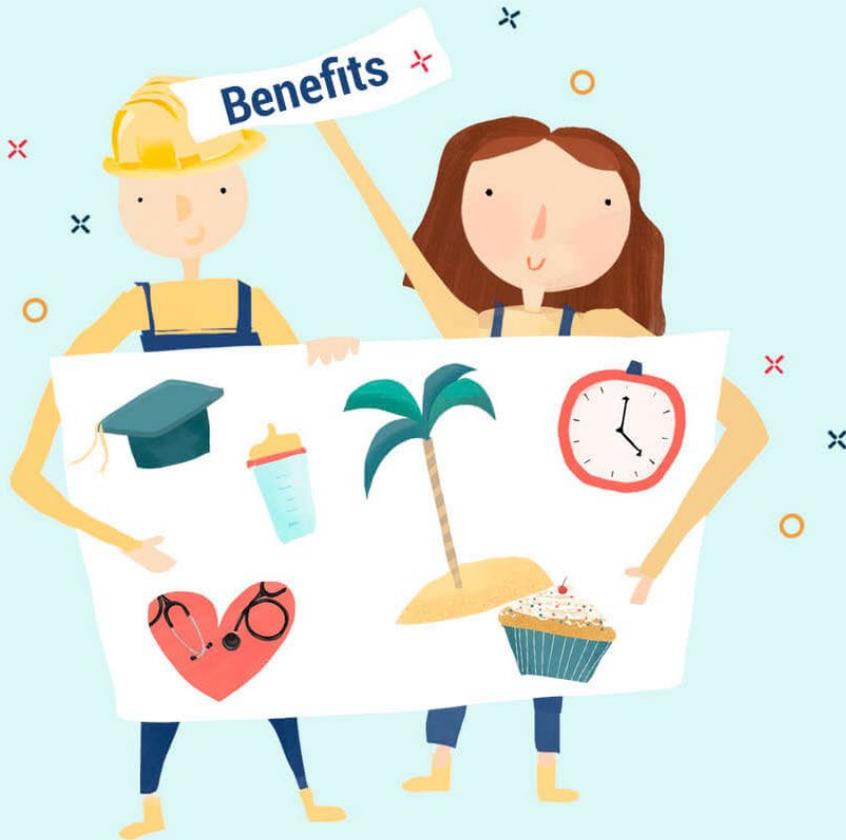
- Starting wage is around \$20
- Fast food jobs are around the same wage
- Most construction jobs are around \$24-\$25

RECRUITMENT



Our Strength is Our Benefits

- One-bedroom apartment is around \$1,500 per month
- Average home price is \$550,000
- Especially difficult for employees with responsibilities like mortgage payments and children



What Our Competition is Doing

- Some cities are hiring entry-level employees higher in the scale (Some at midpoint)
- Some cities offer signing bonuses to new employees
- Some cities recruit experienced employees
- Construction companies offer higher hourly wages



**Why Not Match
Our Competition?**



What is Wage Compression?

Wage compression happens when the pay differences between employees with different skills, experience, and job responsibilities diminish or disappear.

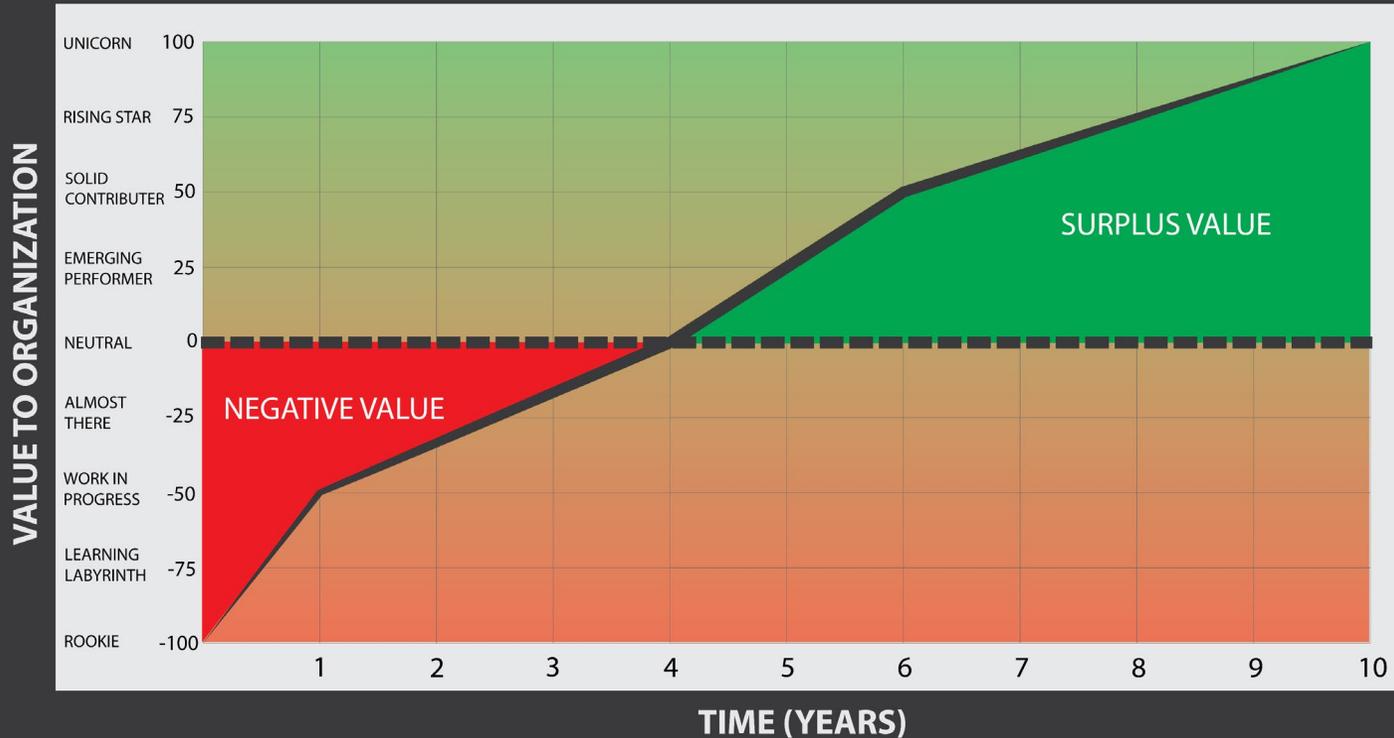


What Our Competition is Doing

- Some cities are hiring entry-level employees higher in the scale (Some at midpoint)
 - No experience the same as someone with lots
- Some cities offer signing bonuses to new employees
 - Perceived as unfair to employees who didn't receive one/Pay before contribution
- Some cities recruit experienced employees
 - Love to get experience too
 - The problem with keeping and getting new employees
- Construction companies offer higher hourly wages



THE VALUE TRAJECTORY MATRIX (THE EMPLOYEE NEGATIVE TO SURPLUS VALUE CURVE)



What We Lost!

- Other Government (6.63 Years Experience Average)
- Private sector (1.18 Years Experience Average)

Average new hire costs us about \$3,000 in training in the first year.

Employee Ladder

- High Expectations/High Support
- Required project



Public Works
CDL A with Air Brake & Trailer Endorsement
ATSSA Flagger Certification
Confined Space
LTAP Bachoe Level 1
LTAP Bachoe Level 2
LTAP Excavator Level 1
LTAP Excavator Level 2
HAZWOPER Certificate
Temporary Traffic Control Technician

Water
Certified Backflow Technician
Water Distribution Certification
Parks
Applicator of Herbicides and Pesticides
Certified Pool Operator
Master Gardner Certification
Irrigation Auditor
Streets
ATSSA Traffic Control Supervisor
LTAP Road Scholar
LTAP Road Master
Storm Water
Registered SWPPP
Registered Storm Water Inspector (RSI)
Fleet
MACS Automotive Refrigerant Certification
Utah UDOT Heavy Truck Inspection Cert
ASE Automoblle & Light Truck Certification
ASE Meduim & Heavy Truck Certification
ASE Truck Certification

Job Comparison Survey

- Conducted the past 5 years
 - First year we are misaligned
 - Technology Net
- Following Positions are low grade:
 - Operations Manager
 - Streets and Storm Supervisor
 - Parks Superintendent
 - Parks Maintenance Worker





Misalignment

- Employees are lower inside the grade
- Product of hiring at higher rates and recruiting

This proposal is designed to preserve that internal equity while giving us enough room to compete.



UPGRADE

Step #1

Adjust Pay Grades on following positions

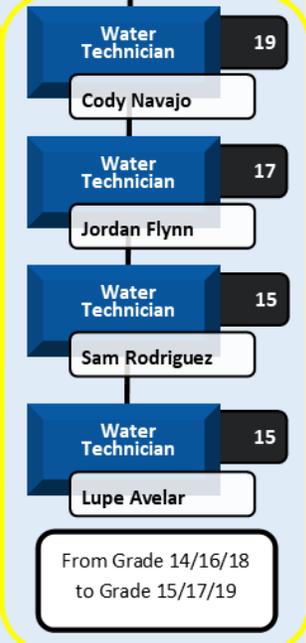
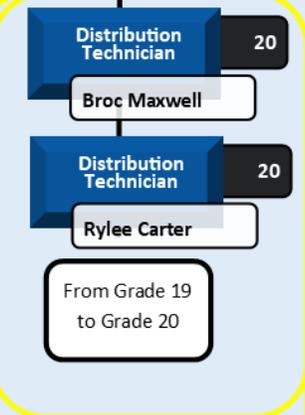
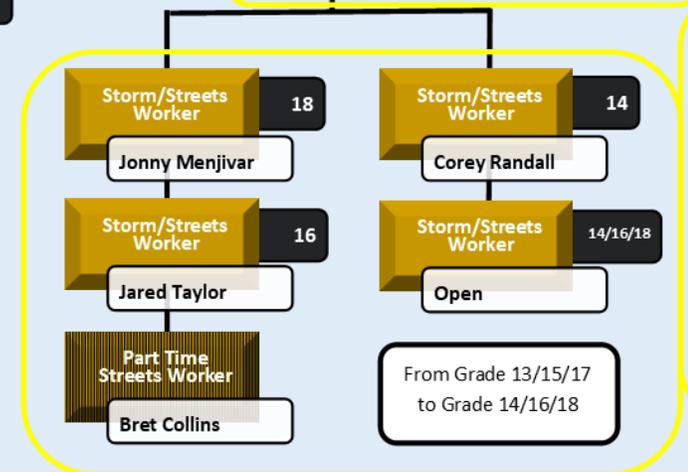
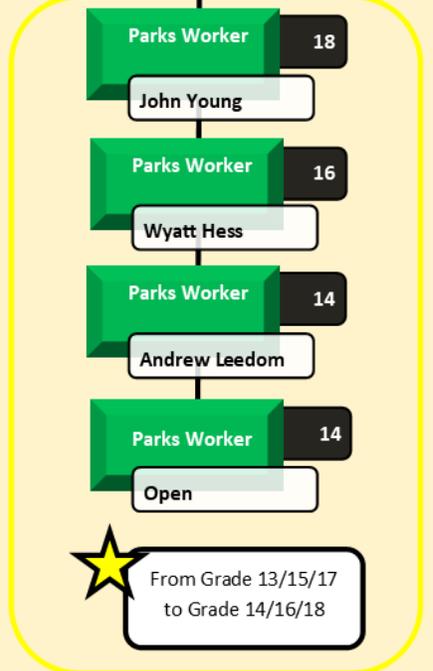
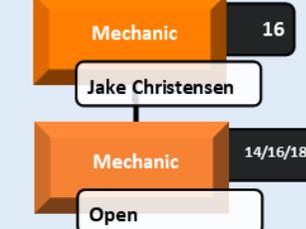
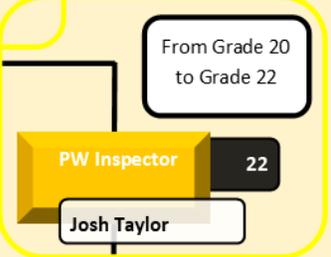
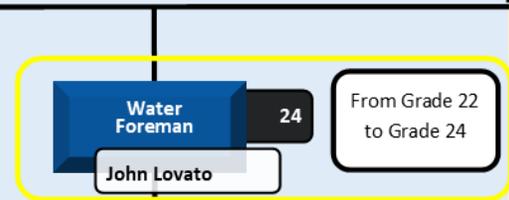
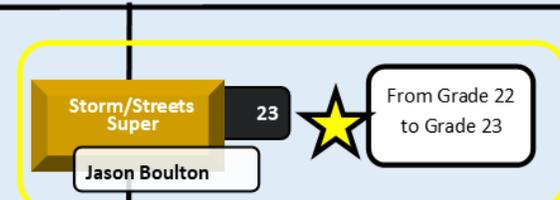
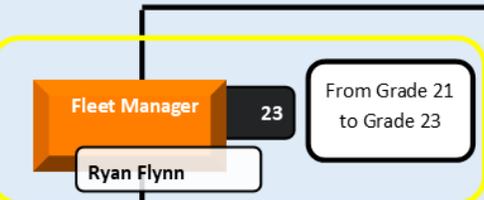
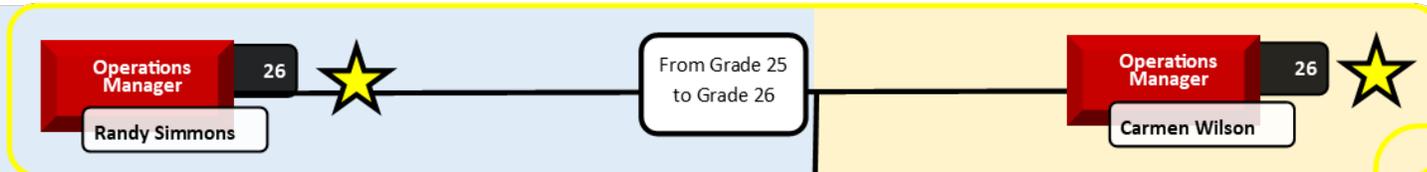
- Operations Manager
- Streets and Storm Supervisor
- Parks Superintendent
- Parks Maintenance Worker
- Fleet Manager
- Storm/Streets Leadworker
- Water Foreman
- Construction Leadworker
- Distribution Technicians
- Water Technicians
- Public Works Inspector

Step #2

**Move all employees up inside grade a
minimum of \$2.00**

(Average is about \$2.24)





★ Wage survey said this job was below average
*All others based on internal equity

General Fund

GENERAL FUND	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
SALES TAX	6,919,400	7,057,800	7,199,000	7,343,000	7,489,900	7,639,700	7,792,500	7,948,400	8,107,400	8,269,500
PROPERTY TAX	3,378,700	3,412,500	3,446,600	3,481,100	3,515,900	3,551,100	3,586,600	3,622,500	3,658,700	3,695,300
EAGLEWOOD VILLAGE END	-	45,000	45,450	45,905	46,364	46,827	47,295	47,768	48,246	48,729
REDWOOD RD CDA END						155,000	156,550	158,116	159,697	161,294
FRANCHISE TAX	2,509,900	2,509,900	2,509,900	2,509,900	2,509,900	2,509,900	2,509,900	2,509,900	2,509,900	2,509,900
TOTAL AVAIL TAX REVENUE	12,808,000	13,025,200	13,200,950	13,379,905	13,562,064	13,902,527	14,092,845	14,286,684	14,483,943	14,684,722
ANNUAL ANTICIPATED NEW REVENUE		217,200	175,750	178,955	182,159	340,464	190,318	193,838	197,259	200,779
PROPOSED FLAT \$2	1/2 YEAR									
PARKS WAGES/BENEFITS	16,100	33,545	35,100	36,700	38,400	40,100	41,900	43,800	45,800	47,900
STREETS WAGES/BENEFITS	12,300	24,499	25,600	26,800	28,000	29,300	30,600	32,000	33,400	34,900
ESTIMATED ANNUAL COST	28,400	58,043	60,700	63,500	66,400	69,400	72,500	75,800	79,200	82,800
REVENUE GROWTH FOR OTHER USES	(28,400)	159,157	115,050	115,455	115,759	271,064	117,818	118,038	118,059	117,979

Water Fund

WATER FUND	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	NOTES:
USER FEES	6,014,532	6,375,400	6,757,900	6,893,100	7,031,000	7,171,600	7,315,000	7,461,300	7,610,500	7,762,700	2%
TOTAL AVAIL REVENUE	6,014,532	6,375,400	6,757,900	6,893,100	7,031,000	7,171,600	7,315,000	7,461,300	7,610,500	7,762,700	
ANNUAL ANTICIPATED NEW REVENUE		360,868	382,500	135,200	137,900	140,600	143,400	146,300	149,200	152,200	
PROPOSED FLAT \$2	1/2 YEAR										
WATER WAGES/BENEFITS	29,200	61,100	63,850	66,723	69,725	72,863	76,142	79,568	83,149	86,890	4.50%
ESTIMATED ANNUAL COST	29,200	61,100	63,850	66,723	69,725	72,863	76,142	79,568	83,149	86,890	
REVENUE GROWTH FOR OTHER USES	(29,200)	299,768	318,651	68,477	68,175	67,737	67,258	66,732	66,051	65,310	

Storm Water Fund

STORM WATER FUND	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	NOTES:
USER FEES	1,305,359	1,435,900	1,566,600	1,597,900	1,629,900	1,662,500	1,695,800	1,729,700	1,764,300	1,799,600	2%
TOTAL AVAIL REVENUE	1,305,359	1,435,900	1,566,600	1,597,900	1,629,900	1,662,500	1,695,800	1,729,700	1,764,300	1,799,600	
ANNUAL ANTICIPATED NEW REVENUE		130,541	130,700	31,300	32,000	32,600	33,300	33,900	34,600	35,300	
PROPOSED FLAT \$2	1/2 YEAR										
WATER WAGES/BENEFITS	10,000	20,900	21,841	22,823	23,850	24,924	26,045	27,217	28,442	29,722	4.50%
ESTIMATED ANNUAL COST	10,000	20,900	21,841	22,823	23,850	24,924	26,045	27,217	28,442	29,722	
REVENUE GROWTH FOR OTHER USES	(10,000)	109,641	108,860	8,477	8,150	7,676	7,255	6,683	6,158	5,578	

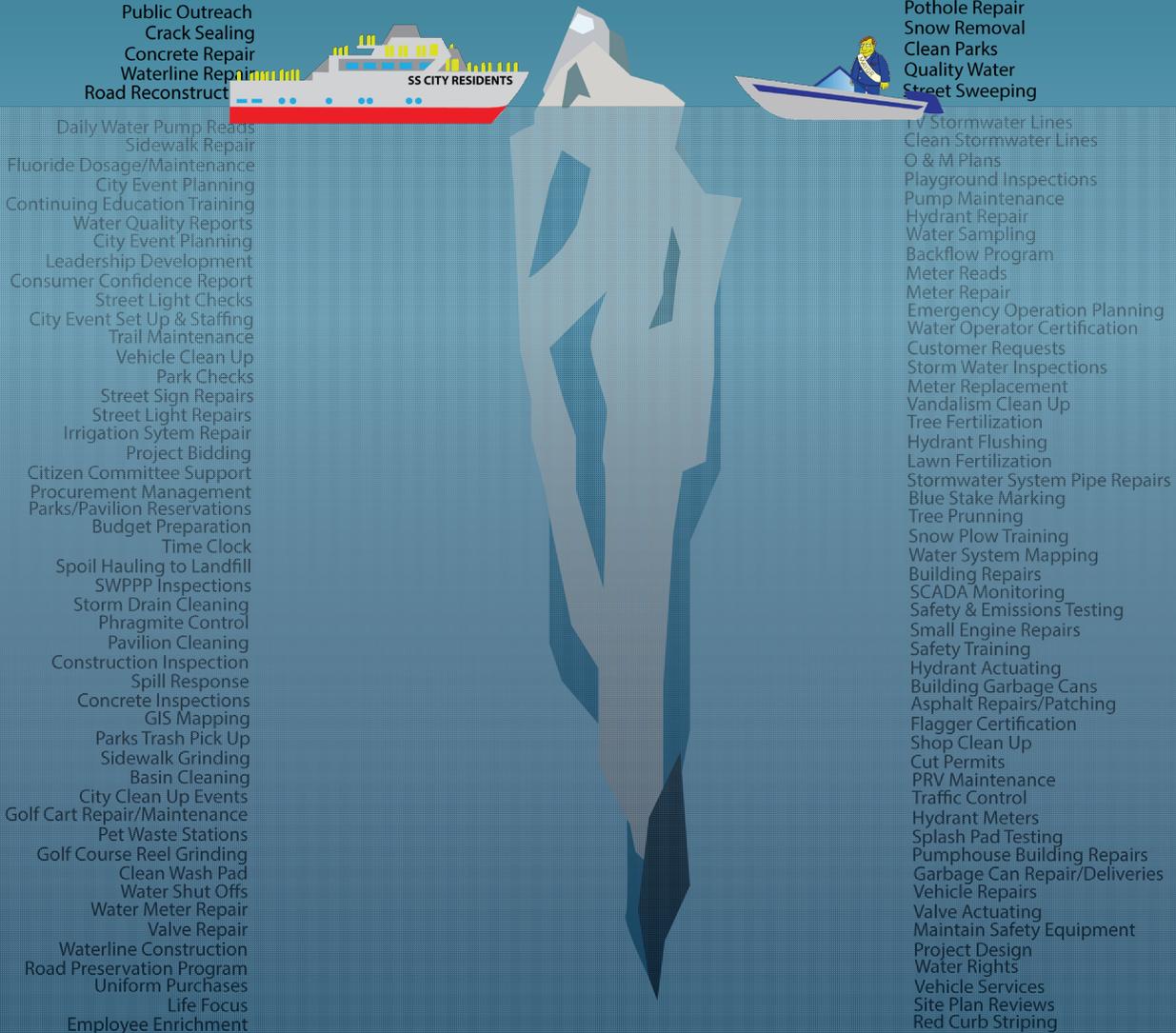
Rationale

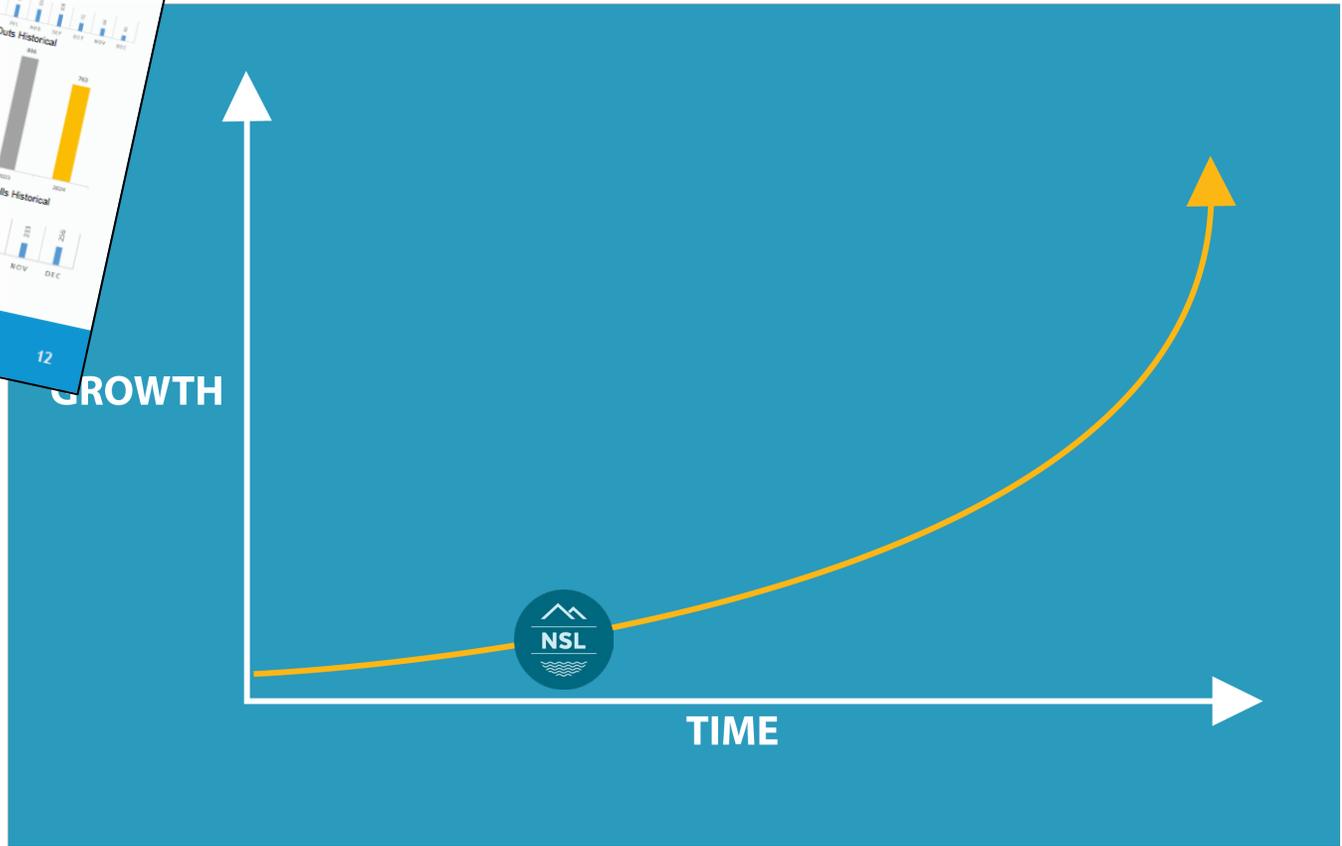
1. Support a High Performing culture
2. Competitive Recruitment and Retention
3. Fairness and Equity

THE PUBLIC WORKS ICEBERG

Hummock

Bummock







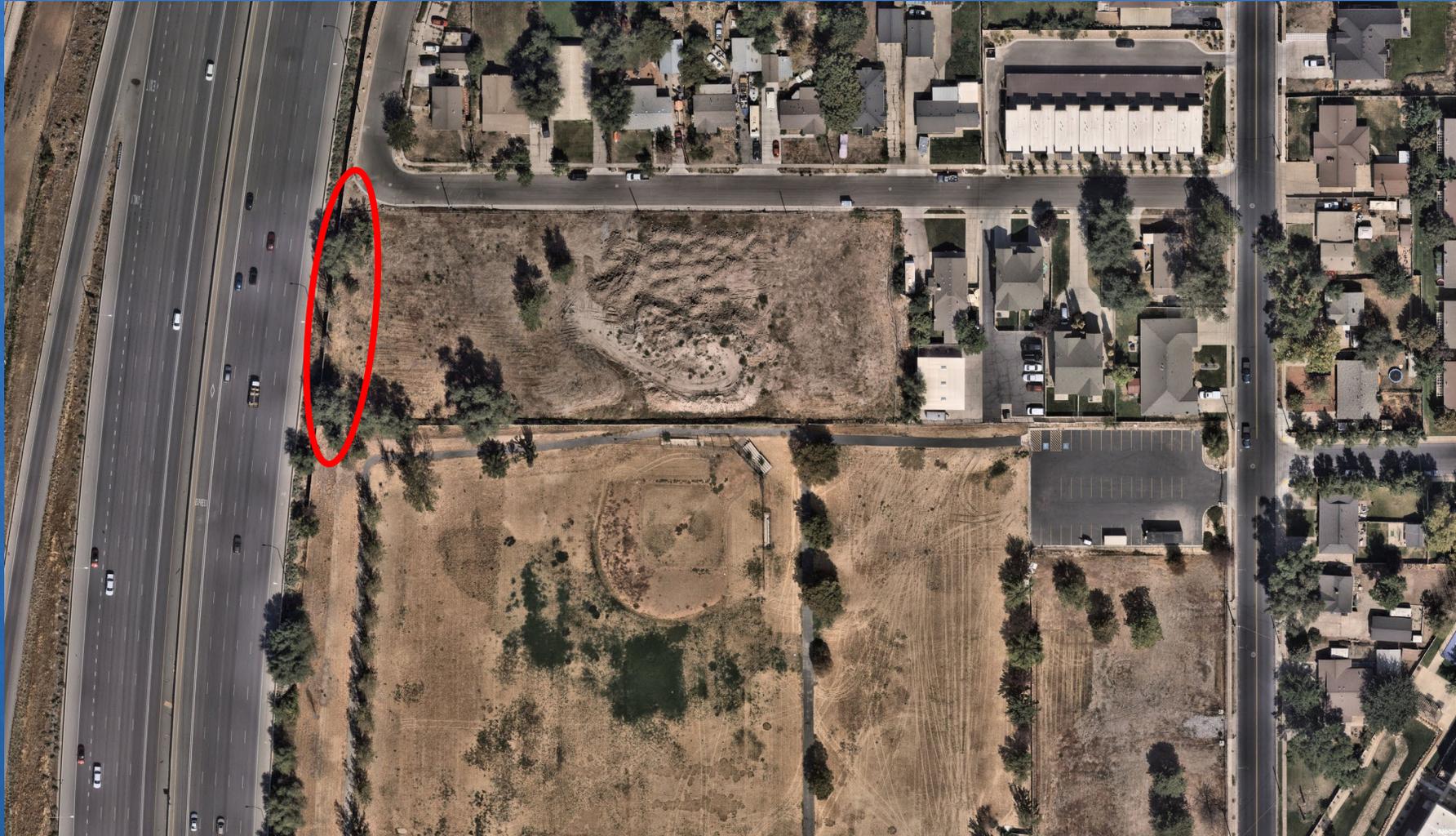
NOTIFICATION

South Davis Recreation District's
Tentative FY2026 Budget and
Proposed Property Tax Increase

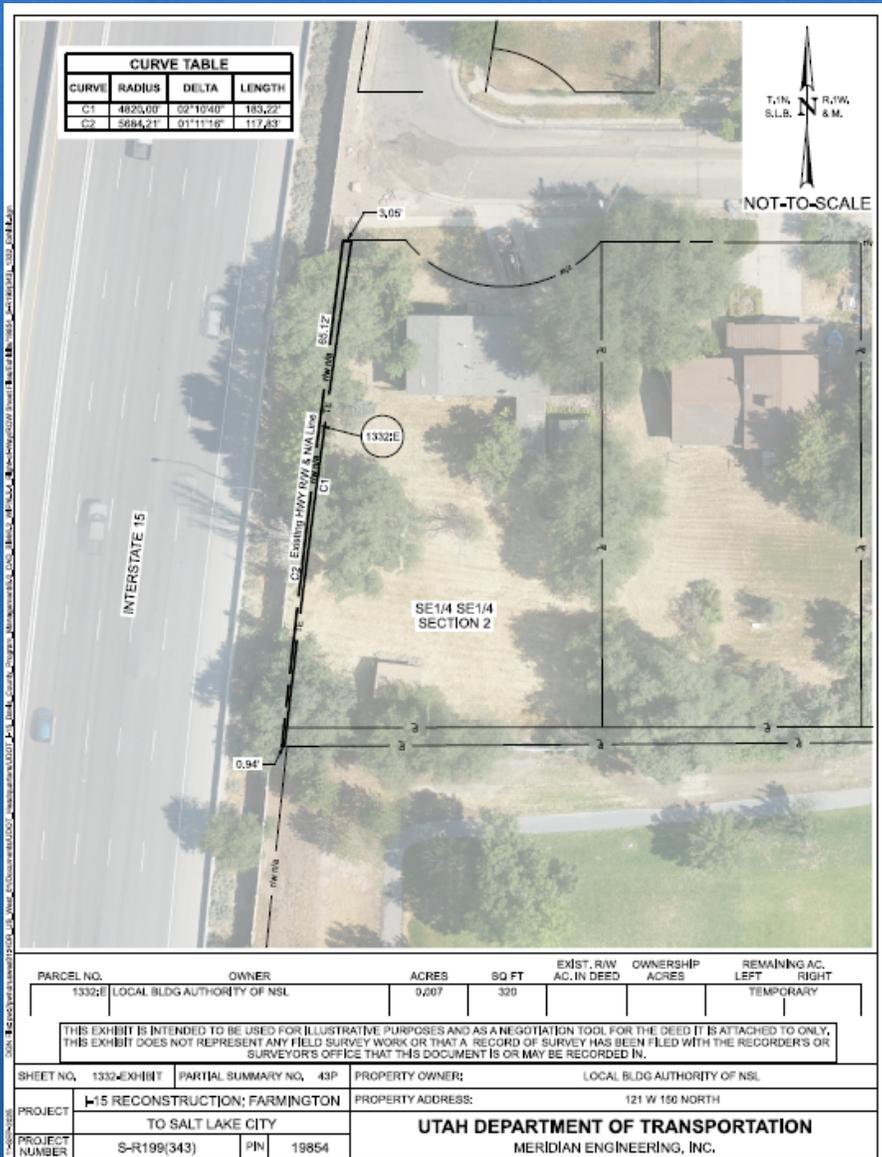
RESOLUTION 2025-58R

UDOT Purchase of Temporary Construction
Easement at 121 West 150 North

Purchase of Temporary Construction Easement 121 West 150 North



Purchase of Temporary Construction Easement



- TCE is only for construction, no permanent property acquisition
- Easement is non-exclusive (owner may use property at any time that does not conflict with construction activities)
- Width of 3 feet at north end

Purchase of Temporary Construction Easement



- UDOT utilizes “Cost to Cure”, which is for the replacement of existing improvements
- Payment is made for the subject property, including all improvements thereon
- Cost to Cure at this location includes 16 feet of fence and trees which must be removed
- Total payment will be \$11,500 plus \$3,000 incentive to expedite agreement

Proposed Motion

I move that the City Council approve Resolution 2025-58R: A resolution approving an agreement with the Utah Department of Transportation (UDOT) for the purchase of a temporary construction easement on City property located at 121 West 150 North and adjacent to the proposed I-15 reconstruction project.

APPROVAL OF MINUTES

November 18, 2025

Possible Motion

I move that the City Council approve the minutes of the November 18, 2025 meeting, as written.

ACTION ITEMS

CLOSED SESSION

Proposed Motion

I move that the City Council hold a closed session as allowed by State Code 52-4-205 for the purpose of [specify reason(s)]:

- discussing the character professional competence, or physical or mental health of an individual;
- discussing pending or reasonably imminent litigation;
- discussing the purchase, exchange, sale, or lease of real property;
- discussing the deployment of security personnel, devices, or systems.

ADJOURN