



CITY OF NORTH SALT LAKE

CITY COUNCIL-NOTICE & AGENDA
January 3, 2017 – 7:00 PM

Posted December 29, 2016

Notice is given that the North Salt Lake City Council will hold a regular meeting on **TUESDAY, JANUARY 3, 2017 at 7:00 p.m.** in the Council Chambers at City Hall. Some council members may participate electronically. The following items of business will be discussed; the order of business may be changed as time permits.

REGULAR SESSION - 7:00 p.m.

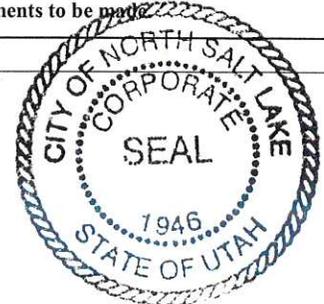
- 7:00 Introduction by Mayor Len Arave
- 7:02 Invocation and Pledge of Allegiance ~ Council Member Horrocks
- 7:05 Citizen Comment
- 7:15 Presentation: Just Serve – Volunteer Recruitment Tool, Lorna Koci, Bountiful Community Food Pantry
- 7:30 Consideration of **Ordinance No. 2017-01**: An ordinance rezoning real property from C-H to P-District related to Chesham Village located generally at 260 East 350 North.
- 7:45 Consideration of Development **Agreement 2017-01A** for the Chesham Village General Development Plan located generally at 260 East 350 North.
- 7:55 Consideration of the Chesham Village Preliminary Design Plan, Phases 1 & 2 located generally at 260 East 350 North.
- 8:10 Consideration of a General Development Plan for Foxboro Marketplace South located generally at 555 North Redwood Road.
- 8:15 Consideration of **Ordinance No. 2017-02**: An ordinance amending the City's Land Use Ordinance, Section 10-1-43: Building Design Standards and Section 10-1-44: Definitions related to metal buildings. Requested by Steve Merrell, Sandbar LC
- 8:25 Consideration of **Ordinance No. 2017-03**: An ordinance amending the City's Land Use Ordinance, Section 10-1-33: Fence Standards & 10-11-3: Use Regulations.
- 8:35 Approve City Council minutes: November 15, 2016, November 29, 2016, December 13, 2016
- 8:15 Action Items
- 8:20 City Council Reports
- 8:25 Mayor's Report
- 8:30 City Manager's Report
- 8:35 Adjourn

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

Notice of Posting:

I, the duly appointed deputy recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 29 day of Dec., 2016.

Dated this 29 day of Dec, 2016.





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: January 3, 2017

SUBJECT: Ordinance No. 2017-01: An ordinance rezoning real property from CH to P-District for Chesham Village located generally at 260 East 350 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the rezone request from CH to P-District for Chesham Village located at approximately 260 East 350 North with the following conditions:

1. Redline corrections: inclusion of ADA loading areas and correction of site triangle note at 350 North; and,
2. Approved fencing material shall be Trex Composite Fencing, with decorative elements such as brick or stone columns at property corners.

On December 13, 2016 the Planning Commission conducted a public hearing and recommended approval of this application to the City Council with the above conditions.

BACKGROUND

The purpose of this application is to facilitate the general development plan known as Chesham Village (formerly The Preserve) located at approximately 260 East 350 North. The property is a total of 5.67 acres. The general development plan for The Preserve was approved by the City Council on November 1, 2016, with 83 multi-family residential units (owner-occupied) in a total of 17 buildings. The rezoning of the property requires a public hearing at the Planning Commission, a recommendation from the Commission to the City Council and then final action by the Council.

The City Council establishes by ordinance a P District, provided the following findings can be made:

1. The proposed P district can be substantially completed within two (2) years of the establishment of the P district.
2. Each phase of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained; and that the uses proposed will

not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.

3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P district.
4. Commercial development can be justified economically at the locations proposed, if any, to provide commercial facilities.
5. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
6. Any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the final plan.
7. The P district is in conformance with the city general land use plan.
8. Existing or proposed utility services are adequate for the population and use densities proposed.

This application is concurrent to the preliminary plan approval which will become part of the final development agreement. The City Council will consider a development agreement with the recommendation on rezone. The development agreement addresses the following items:

- Approved General Development Plan, including the site plan and landscape plan;
- Development layout of buildings, parking, landscaping, sidewalks, fencing, amenities, lighting, etc.;
- Total density allowed of 83 dwelling units;
- Proposed parking of 2.45 spaces per unit;
- Architectural design and building materials;
- Fencing;
- Future commercial development of parcel A;
- Phasing and construction; and
- Other miscellaneous legal requirements.

REVIEW

Site Plan

The site abuts the existing Incredible Auto Sales site on the corner of Highway 89 and 350 North. Access to the development is proposed via two private street entrances from 350 North Street with no Highway 89 access. The existing portion of the property which abuts Highway 89 will remain a commercial lot and will be transferred to the commercial property owner to the south (Luggage Store). The proposed two story for sale town homes are designed with shared courtyards and pedestrian access to the front doors of each unit. Amenities proposed include a pool with cabana, tot lot and small park area with a pergola.

The new CH zone requires a front setback of 10 feet to encourage pedestrian orientation and walkability. Each unit has a 2 car garage and 37 guest parking spaces. The proposed parking ratio is 2.45 spaces/unit. 4 ADA spaces are provided, unloading zones will need to be shown for 3 spaces. Cross walks will be provided using paint or other material change, such as stamped asphalt or concrete. Due to the reduced clear view areas on the interior private streets the DRC has requested that internal traffic control measures be installed, including stop signs and reduced speed limit signs of 5-10 mph.

The developer is proposing a 6 foot composite fence on the west, east and south boundaries. The DRC has reviewed the proposed fencing for use in the Town Center and finds the material to be superior to the previously proposed vinyl. Composite fencing is a durable low maintenance material. The DRC has requested that the developer provide upgrades to the fencing in the form of either brick or rock pillars on key corners and entries, as well as a trellis feature. The developer is not in favor of the requested decorative elements, the requested fence design is attached, along with additional options recommended by the DRC for approval by the Planning Commission.

Landscape Plan

The Landscape plan has been updated to include street trees along 350 North. The total landscaped area is 58,827 sq. ft. (24%). The commercial lot 152 contains 18,158 sq. ft. of landscape. This area will be reserved for future commercial use in conjunction with possible redevelopment of the existing business on the corner of Highway 89 and 350 North. At that time the 10 shared parking spaces and landscaping will be reconfigured as necessary. The proposed landscaping is attractive and meets the city standards.

Conceptual Building Plans

Townhome design consists of two story traditional architecture, with three bedroom units. The townhomes have unfinished basements and possibly root top patio on some units. Townhome exteriors will vary from unit to unit, with alternate colors, materials, and architectural features to provide an individualized appearance. Exterior materials include painted Fiber Cement Board, Dartmouth Brick, Asphalt Shingles, and Metal Railings. Each townhome is approximately 2005 sq. ft. (basement included). The roof design has been updated on the ends of each building to accommodate the cross slop on the property, as individual units will be stepped in final floor elevation.

Pedestrian connection/trails plan

The proposed site plan contains good internal pedestrian circulation and connections to sidewalks on 350 North Street. The only pedestrian access to Highway 89 will be via sidewalk along 350 North. Future pedestrian access to commercial redevelopment along Highway 89 will be required with the development of the commercial parcel and will be included in the development agreement.

Phasing Plan

The project has been divided into two phases. Phase 1 includes 53 townhomes, park and pool amenity, and the two commercial lots. Phase 2 contains the remaining 30 townhomes on the south portion of the property. The developer plans to complete Phase 1 amenities and several townhomes for inclusion in the Parade of Homes scheduled for early summer 2017. The developer has requested that the development agreement provide a provision for the construction of units abutting 350 North concurrent to infrastructure installation in Phase 1.

POSSIBLE MOTION

I move that the City Council approve Ordinance No. 2017-03 amending the City's zoning map from CH to P-District for Chesham Village located at approximately 260 East 350 North with the following conditions:

1. Redline site plan corrections: inclusion of ADA loading areas and correction of site triangle note at 350 North;
2. Approved fencing material shall be Trex Composite Fencing, with decorative elements such as brick or stone columns at property corners;
3. Approval of a development agreement as required by City Code for all P-District projects.

Attachments:

- 1) Ordinance No. 2017-01
- 2) Aerial Map
- 3) Zoning Map
- 4) General Development Plan Map
- 5) Site Plan
- 6) Landscape Plan
- 7) Elevations
- 8) Floor Plans
- 9) Proposed Fencing

ORDINANCE NO. 2017-01

AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 260 EAST 350 NORTH WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM HIGHWAY COMMERCIAL, CH TO PLANNED (P) DISTRICT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of North Salt Lake has received an application from Brighton Development Utah to amend the zoning for property located generally at 260 East 350 North from Highway Commercial (CH) to Planned (P) District; and

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, AS FOLLOWS:

Section 1. Zoning Map Amendment. The City of North Salt Lake Zoning Map is hereby amended to change the zoning of property generally located at 260 East 350 North within the city limits of the City of North Salt Lake, and more particularly described in Exhibit "A", from Highway Commercial (CH) to Planned (P) District.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon publication or posting and only after approval by the City Council of a development agreement for the subject property.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, THIS 3RD DAY OF JANUARY, 2016.

CITY OF NORTH SALT LAKE

By: _____
Len Arave, Mayor

ATTEST:

City Recorder

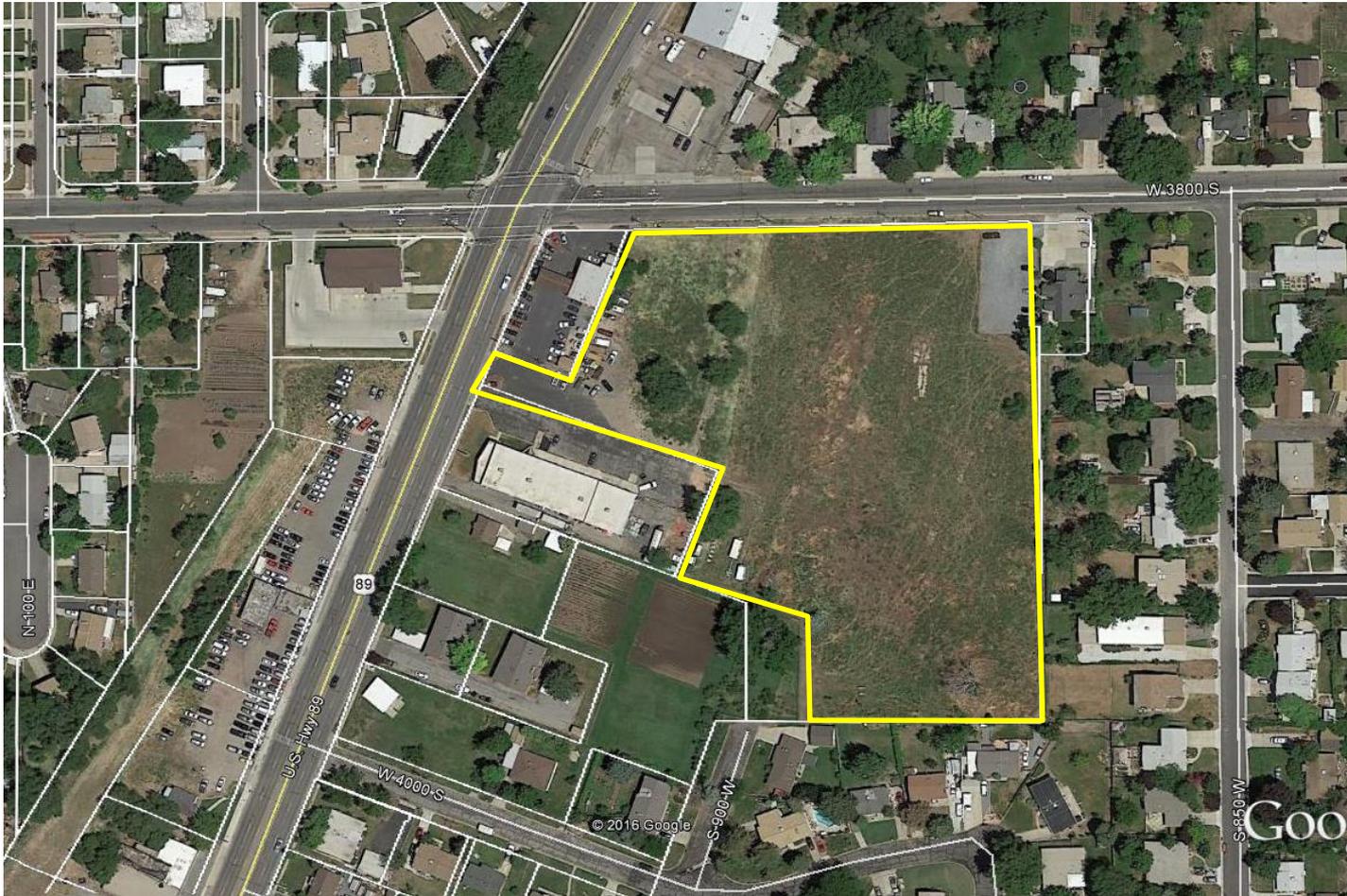
City Council Vote as Recorded:

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

EXHIBIT "A"
LEGAL DESCRIPTION



P-District Rezone Chesham Village–260 East 350 North Aerial-Project Boundary

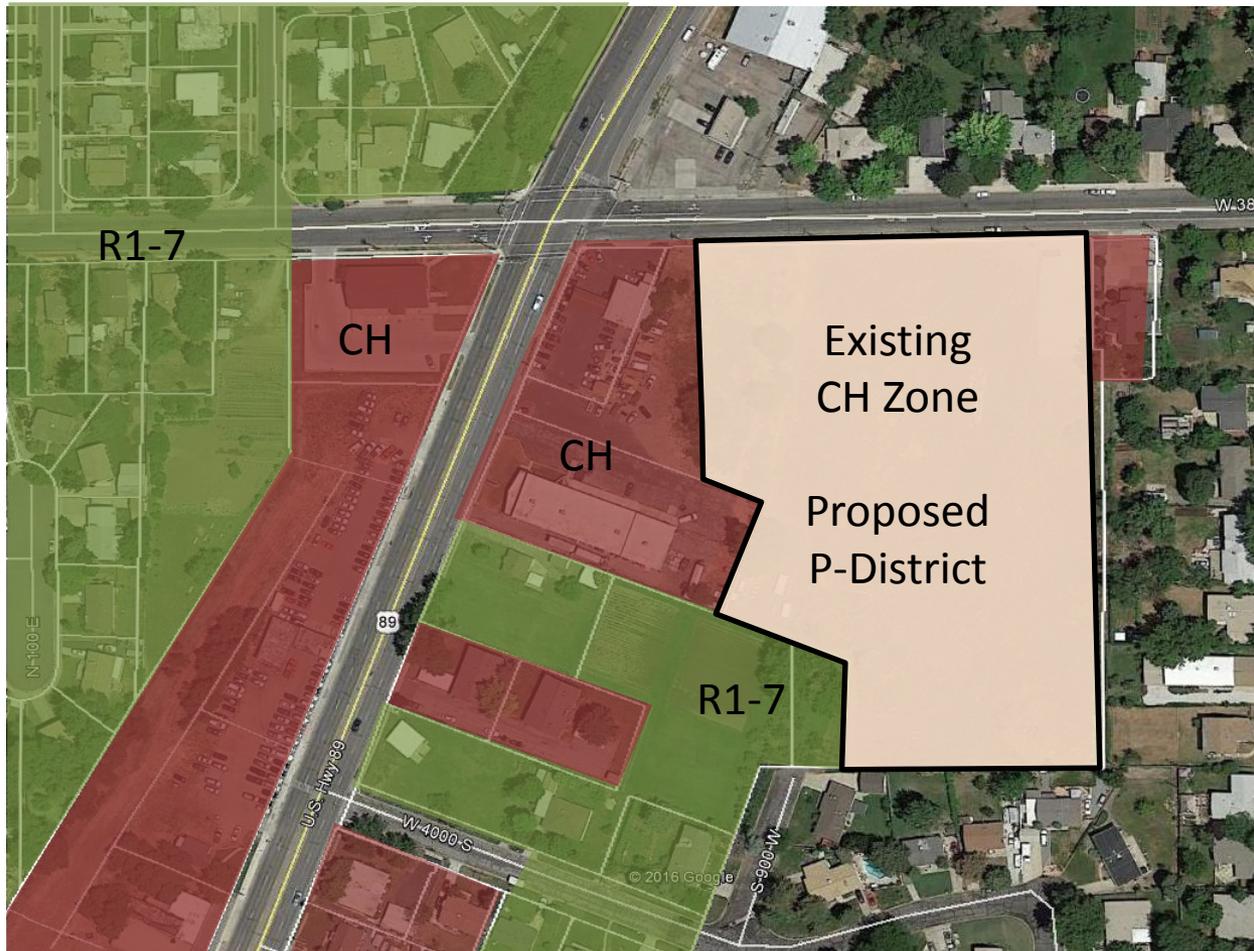




P-District Rezone

Chesham Village—260 East 350 North

Zoning



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



P-District Rezone
Chesham Village—260 East 350 North
Front Elevation



Front Elevation



P-District Rezone

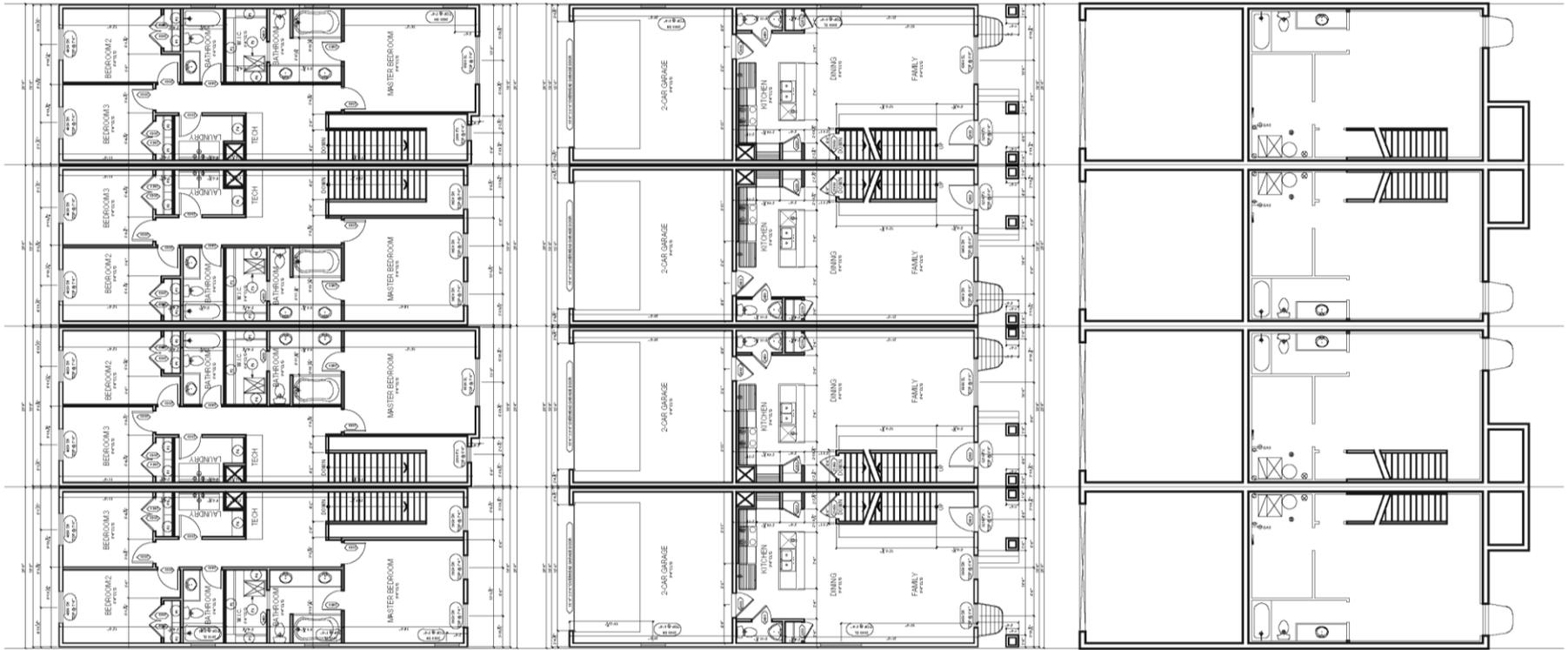
Chesham Village—260 East 350 North

Front & Side Elevation



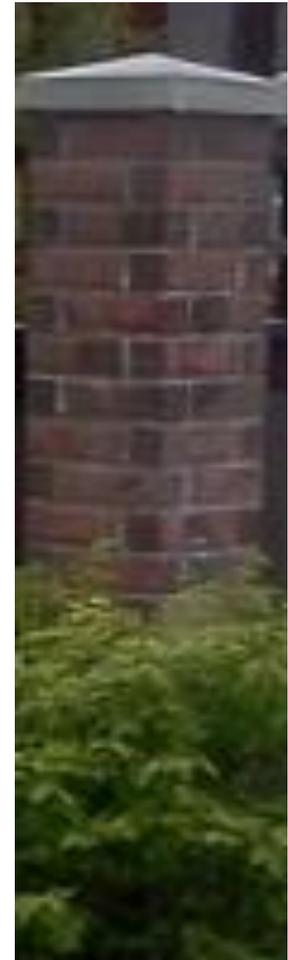


P-District Rezone Chesham Village—260 East 350 North Floor Plan





P-District Rezone
Chesham Village—260 East 350 North
Proposed Fencing with Masonry Corners





P-District Rezone

Chesham Village—260 East 350 North

Composite Fencing Material/Colors





NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: January 3, 2017

SUBJECT: Consideration of Development Agreement for the Chesham Village General Development Plan located generally at 260 East 350 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed development agreement for Chesham Village. The Planning Commission does not make recommendations to the Council on development agreements.

BACKGROUND

You may recall that whenever the City approves a general development plan and a rezoning action to the P-District there is a development agreement prepared so that all parties know the implementation and details of the approved plan. The subject agreement is for the project now called Chesham Village located generally at the southeast corner of Highway 89 and 350 North. The project is being developed by Brighton Homes and is formerly known as The Preserve. The general development plan for this project was approved by the City Council on November 1, 2016.

The attached agreement memorializes the architectural and zoning (setbacks, road widths, fencing, etc.) standards that will apply to this project. You'll note that there are a couple of unique characteristics of the plan that have also been placed in the attached agreement. First, there is a portion of the plan, Lot 152, which is reserved for future commercial development. This property is not going to be rezoned to the P-District, but will remain Highway Commercial. It will contain, temporarily, ten (10) parking spaces and some landscaping. Those amenities may be re-arranged at a future time when this property may be combined with other property for non-residential development. The City staff believes that this is a responsible and prudent way to keep our commercial development options open and available for the future development this and surrounding properties.

Second, the agreement contemplates allowing the commencement of some building on 350 North Street prior to all of the interior infrastructure being completed. This does not allow certificates of

occupancy to be issued earlier than our code allows, just the construction to begin early. The developer is attempting to have their project in the 2017 Parade of Homes and we believe that this consideration would be helpful in that regard.

Finally, there are fencing standards contained in Exhibit "I" of the agreement which reflect the high quality of development that we expect to see in this corridor.

Attachments

- 1) Proposed development agreement

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

DEVELOPMENT AGREEMENT

CHESHAM VILLAGE AT NORTH SALT LAKE

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

RECITALS

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

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

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

- (1) a General Development Plan (the “General Development Plan”) for the Property consisting of Eighty-Three (83) townhomes; and
- (2) the re-zoning of the Property to the Planned P District, (the “P District Zoning”) subject to approval of an acceptable development agreement.

D. The project to be developed upon the Property pursuant to the General Development Plan is known as Chesham Village (formerly The Preserve) and is generally located 260 East 350 North in the City of North Salt Lake (the “Project”).

E. Pursuant to the City’s approval of the General Development Plan on the 1st day of November, 2016, the Plan consists of eighty-three (83) residential units, with associated parking, landscaping, amenities, and other improvements. A copy of the approved General Development Plan is attached hereto as **Exhibit “B.”**

F. Pursuant to section 10-13-2-D, exceptions to or modification of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted. By this Agreement, the Parties desire to stipulate the required standards with respect to: land use; building size, layout, materials and architecture; landscaping; parking; signage size, placement, height, and design; lighting; fencing materials; and any other standards specified herein and included within the Project’s P District Zoning. The property shall be divided into two (2) areas of development, residential and commercial. The residential area shall be rezoned to P District. The remaining property to be reserved for future commercial use shall remain under the Highway Commercial (CH) District, until and unless a zone change application is received and

approved by the City. A copy of the approved zone change and legal description is attached hereto as **Exhibit “C”**.

AGREEMENT

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

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

2. General Development Plan Approval. To the fullest extent of its legal powers and authority and for the duration of the Term (as described below) of this Agreement, the City hereby approves the General Development Plan for the Project, including the density, use, configuration, and specification designations as described in the General Development Plan and as described elsewhere herein. The developer may not substantively deviate from the General Development Plan without prior approval by the City. Subject to the terms of this Agreement and subject to the Developer’s compliance with other provisions of the Code not specifically modified herein, the Developer shall have the right to have Preliminary Design Plan, Site Plan, Final Plat, Construction Plans and Building Permits (as those terms are defined in section 10-3 of the Code) approved by the City and to develop the Project as proposed and approved. The Developer hereby agrees that the Project is subject to all City ordinances except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

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

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

a. Notwithstanding anything in the Code to the contrary, the general layout, parking, fencing, and landscaping of the project shall be substantially in the form of **Exhibit “D”** of this Agreement and are entitled Landscape and Site Plans. Landscaping of lot 152, Commercial Lot, shall be as per the plan and shall be maintained by the HOA until such time that the lot is redeveloped for commercial use. At such time the landscaping shall be reconfigured and integrated with the landscape of the residential area and shall be approved through the site plan approval process. The minimum amount of landscaping for the commercial development of Lot 152 shall be 10%.

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

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

d. Developer and City hereby agree that signage and design standards should be applied to the development on the Project. The approved sign and materials are shown in **Exhibit “G”** of this Agreement and are entitled, “Signage Design & Standards for Chesham Village Entry Monument Sign”.

e. Phasing Plan. The Developer intends to construct the project in two (2) phases, as shown in **Exhibit “H”** Preliminary Design Plans, Phase 1 & 2. In order to facilitate the developer’s desire to include this project in the 2017 Parade of Homes a modified construction schedule shall be permitted as follows. Upon final approval and execution of this Development Agreement by the Parties, including preliminary design approval for Phase 1, and subsequent approval of the Phase 1 final construction documents and civil drawings by the City Engineer; the developer may begin construction on the required infrastructure for Phase 1 and request building permit approvals for those townhome units which front upon 350 North Street along with the swimming pool and associated amenities. Building construction may occur concurrently to the installation of the infrastructure for Phase 1. In conformance with City Ordinance no Certificate(s) of Occupancy for these structures will be issued until such time that all infrastructure related Phase 1 is complete and has been inspected and approved by the City Engineer.

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

g. Parking. Within the boundary of Commercial Lot 152 a minimum of 10 guest parking spaces will be provided for the use of the residents of the project. Any future commercial redevelopment of this lot shall be integrated with the residential portion of the project in terms of landscape, vehicular and pedestrian access, and the reconfiguration of the 10 guest parking spaces as shared retail and guest parking. Parking for the project shall be provided at a rate of 2.45 parking space per townhome unit which includes two (2) covered garage spaces for each unit.

h. Streets. All streets within the development shall be maintained in perpetuity as private streets. Due to the reduced clear view area of the street corners within the development, the Developer will install traffic control signs and the HOA will maintain and enforce said traffic control signs which limits the vehicle speed within the development to no more than ten (10) miles per hour.

i. Fencing. The perimeter of the project shall be fenced with a minimum six (6) foot sight obscuring Trex fence constructed with the addition of stone or brick pillars at key corners and entry. The fence design, materials, and location of decorative pillars is shown in **Exhibit “I”**.

5. Payment of Fees. Developer agrees to pay fees, except for any waivers, credits or other considerations noted in this agreement, as required by the City’s adopted fee schedule in effect at the time of the submittal of their respective development applications.

6. Plating of Individual Units. The Developer shall file application for the final plat approval of Phase 1 & 2 in conformance with the approved preliminary design plans shown in **Exhibit “J”** which plat individual townhome units for sale. Upon receipt of an application and payment of any required development review fees, in affect at the time of application, the City shall process the application for a Final Plat Approval. The Final Plat shall meet all requirements of the Development Code, except where design and standards have been varied by this agreement. No additional impact fees shall be required, unless additional property and units are incorporated into the project and amended to this agreement. All units shall be constructed with separate water meters, utility connections, fire walls, and any other as required by

the International Building Codes or the Codes adopted by the City. Platting of units shall include recordation of appropriate CC&R's which limit the number of individual townhome units to no more than two (2) that may be owned by a single entity and offered for rent, incorporation of a Homeowner's Association, and provision for professional management of all landscaping and amenities.

7. Agreement to Run with the Land/Assignment. A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit "K"**. The rights and obligations of Developer under this Agreement shall be those affecting the Property, and shall run with and be binding upon the Property and its successors and assigns, or any portion thereof. The terms of this Agreement shall be deemed to expire as to any portion of the Property upon the issuance of a certificate of occupancy for a structure on the subject portion of the Property. Neither Developer nor their successors and assigns shall have the right to assign this Agreement, in whole or in part, unless: (a) such assignee becomes the owner of fee simple title to that portion of the Property affected by the rights and obligations under this Agreement that are being assigned, and (b) the City has consented in writing to the assignment, which consent shall not be unreasonably withheld.

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

To Developer: Brighton Development Utah LLC
Attn: Nathan W. Pugsely
215 N. Redwood Rd. Suite #8
North Salt Lake, Utah 84054

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

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

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

a. All rights and remedies available at law and in equity, including injunctive relief, specific performance and/or damages.

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

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

d. The right to terminate this Agreement.

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

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

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

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

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

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

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

ATTEST:

CITY
CITY OF NORTH SALT LAKE

City Recorder

By: Len Arave
Its: Mayor

DEVELOPER

Brighton Development Utah LLC
A Utah Limited Liability Company

By:

Title:

EXHIBIT A
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers 01-047-0103, containing approximately 5.667 acres.

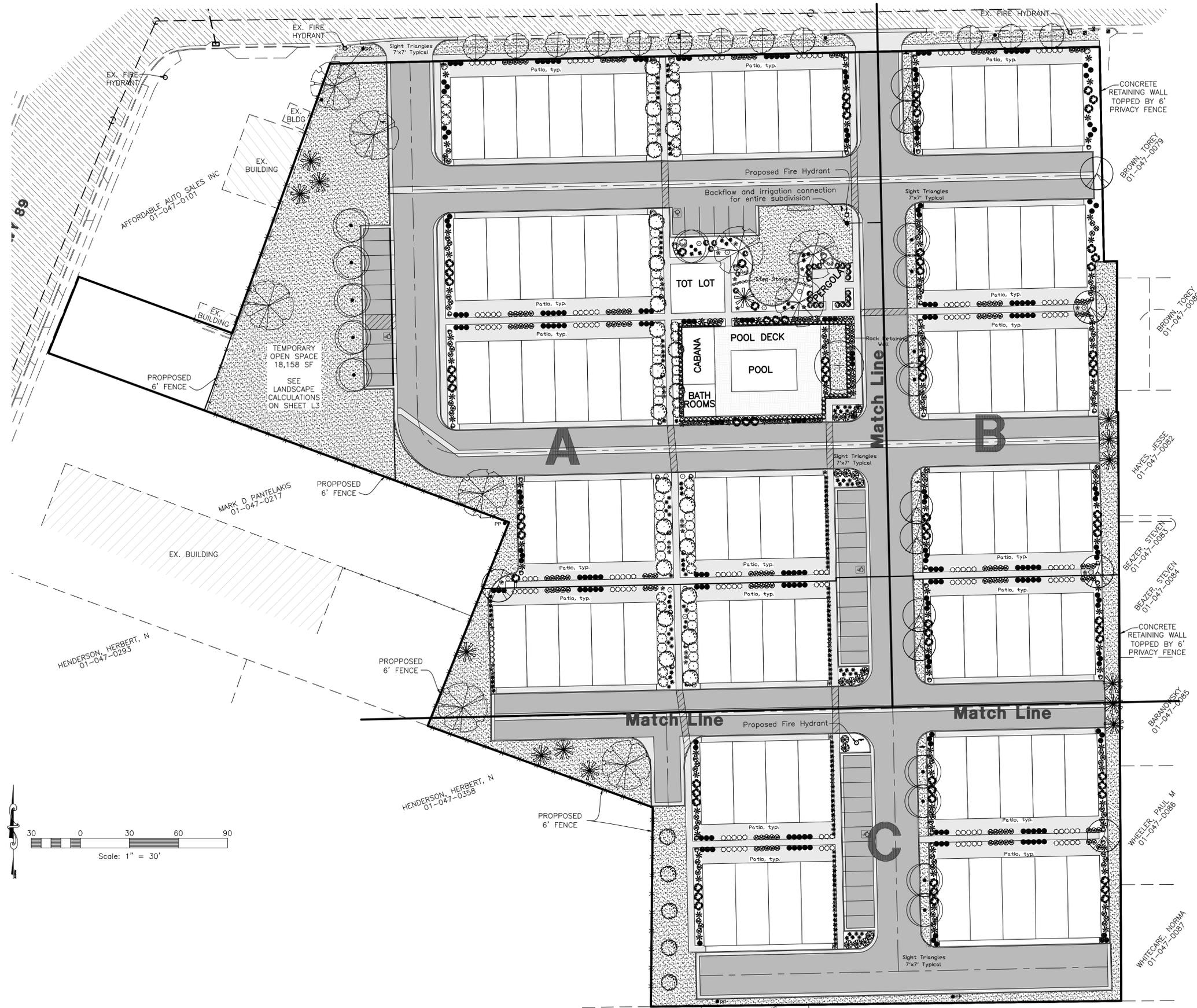
Insert Legal Description

EXHIBIT B
GENERAL DEVELOPMENT PLAN

The General Development Plan for Chesham Village (formerly The Preserve) project approved by the City Council on November 1, 2016.

EXHIBIT C
ZONE CHANGE

EXHIBIT D
LANDSCAPE & SITE PLANS



Developer:
 Brighton Homes
 215 North Redwood Rd. Ste. 8
 North Salt Lake, UT. 84054
 (801) 397-9755

Chesham Village

North Salt Lake City, Davis County, Utah

Reeve & Associates, Inc.
 5160 S. 1500 W., RIVERDALE, UTAH 84405
 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Chesham Village
 PART OF THE SW 1/4 OF SECTION 1, T.1N., R. 1W., S.1B & M., U.S. SURVEY
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

Overall Landscape Plan

Project Info.

Engineer:	N. Reeve
Designer:	D. REYNOLDS
Begin Date:	July 20, 2016
Name:	Chesham Village
Number:	6440-08

EXHIBIT “E”

CHESHAM VILLAGE P DISTRICT BUILDING STANDARDS

1. Purpose. This Exhibit outlines the standards pursuant to which Chesham Village Residential uses shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances.

2. Residential Standards for Townhomes.
 - a. Lot Area:
 - i. Due to the nature of townhome development, there shall be no minimum lot area; however, no residential unit constructed in the P district shall have a living area less than _____ square feet and a minimum of 3 bedrooms.
 - b. Maximum Coverage Area.
 - i. Due to the nature of townhome development and the unusual shape of the property, there shall be no maximum coverage area per lot.
 - c. Maximum Height of Buildings.
 - i. The maximum height for all residential structures in the P District shall be forty (40) feet from finished final grade.
 - d. Lot Width and Depth:
 - i. The minimum lot width and depth for the lot shall be as depicted on the approved preliminary design plan.
 - e. Setbacks from 350 North Street:
 - i. The front yard setback shall be ten (10’) feet from right-of-way line for the units fronting 350 North Street.
 - f. Setbacks for individual units:
 - i. The side yard setbacks shall be zero (0) feet between units.
 - ii. The minimum distance between residential buildings and project boundary property lines shall be five (5) feet.
 - g. Minimum Landscape Percentage.
 - i. The minimum landscape percentage for the entire development shall be 24%.
 - h. Accessory Buildings:
 - i. Accessory buildings shall not be allowed for individual residential units.
 - ii. Accessory buildings within the common area shall include those approved on the General Development Plan, to include the swimming pool, cabana, and pergola.
 - i. Fence:
 - i. The maximum solid fence height within 20 feet of a public street shall be four (4’) feet.
 - ii. The maximum height for the remainder of the perimeter fence shall be eight (8) feet. A minimum six foot composite Trex fence shall be required in the P District on the perimeter of the residential portion of the property in accordance with the Development Agreement.
 - j. Parking shall be provided as follows

- i. Each unit shall include a two (2) car garage, for a total of 166 spaces.
 - ii. Guest parking shall be provided in the amount of 37 spaces, including a minimum of 1 ADA space per guest parking area, for a total of 4 spaces.
 - iii. Total parking of 203 spaces, 2.45 spaces per unit.
- 3. Permitted Uses.
 - a. Single family attached dwellings
 - b. Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended.

EXHIBIT “F”

ARCHITECTURAL STANDARDS FOR CHESHAM VILLAGE AT NORTH SALT LAKE

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

Design Standards:

A. Exterior Elevations

All exterior residential elevations shall be consistent with general scheme and design as depicted below and as approved in the General Development Plan for Chesham Village. The units shall utilize shared courtyards with limited common space and rear entry garages. In order to create a varied streetscape individual units shall be varied in architectural accents, colors, and materials. All homes in the community will have two-garages.



Front Elevation

B. Exterior Finishes and Colors

- 1. Materials and Colors.** Exterior materials shall consist of Fiber Cement Board, Dartmouth Brick, Asphalt Shingles, and Metal Railings. The following colors and materials shall be used in the construction of all townhomes. Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color pallet.

Insert Graphic

C. Garages and Driveways

Interiors of garages shall be sheet-rocked and taped. All homes must have at least a 2 car garage. Sanded, textured and painted drywall is optional.

D. Lamp Posts, Building Lighting

The entire development shall be regularly interspersed by themed lighting/light poles. Declarant will install one of the following commercial quality lamp post, or another mutually agreed upon between the City and Developer:

INSERT GRAPHIC

Declarant will submit a lighting plan detailing the location of the proposed lamp posts.

All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

E. Landscaping

Upon completion of each unit, the Declarant shall install landscaping in accordance with the approved landscape plan. A unity of the design of an overall development master plan shall be achieved by the repetition of certain plant varieties, colors and materials to tie the overall

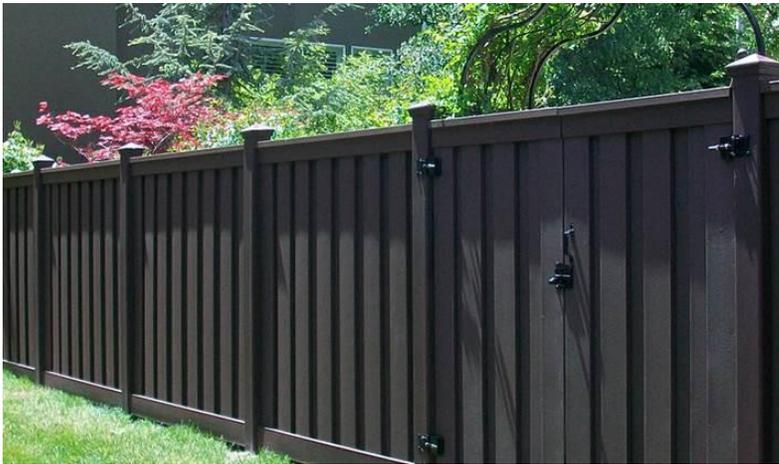
development together. All landscaping and irrigation shall utilize efficient landscaping techniques and drought tolerant species where possible.

F. Mailboxes

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

G. Fencing Material

The project perimeter fencing material with stone or brick pillars on entry ways and significant corners per the development agreement.



Fencing of individual limited common spaces shall be white washed picket fencing with a maximum height of 3 feet.

INSERT GRAPHIC

[End]

EXHIBIT "G"
SIGNAGE STANDARDS
ENTRY MONUMENT DETAILS

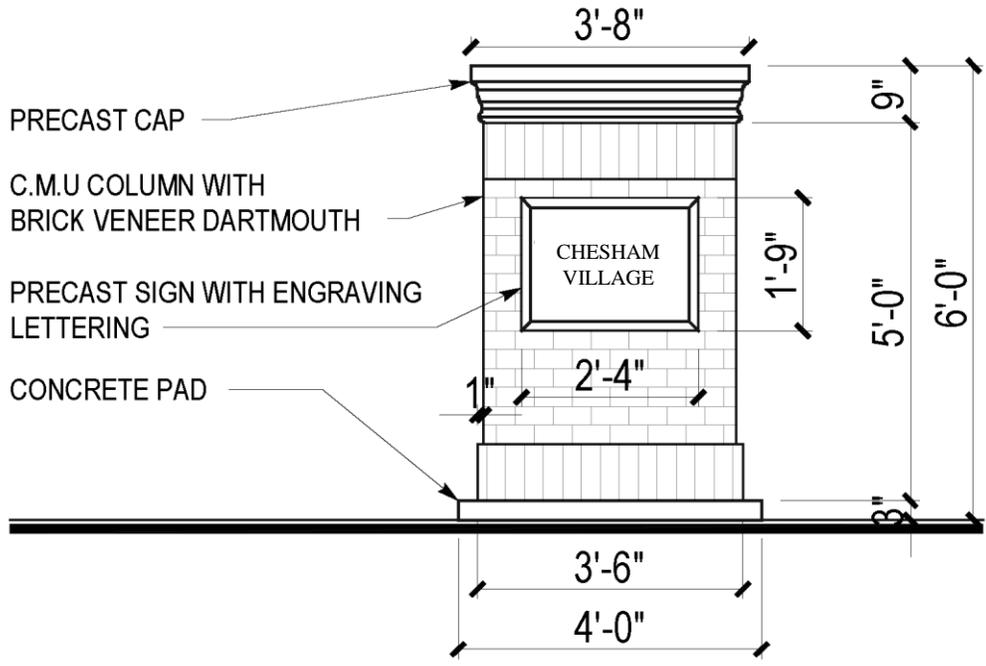
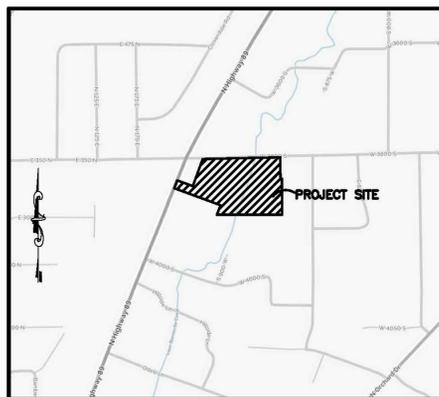


EXHIBIT "H"

PRELIMINARY DESIGN PLAN, PHASE 1 & 2

CHESHAM VILLAGE PHASE 1 A PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
DECEMBER, 2016



VICINITY MAP
SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 3800 SOUTH STREET, SAID POINT BEING N89°56'29"E 1208.24 FEET AND S00°03'31"E 313.90 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N88°45'41"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 3800 SOUTH STREET, 470.70 FEET; THENCE S01°09'52"E 130.65 FEET; THENCE N88°51'00"E 8.13 FEET; THENCE S00°14'52"W 91.87 FEET; THENCE N89°46'00"E 0.99 FEET; THENCE S00°18'19"E 98.99 FEET; THENCE S88°45'41"W 125.63 FEET; THENCE N01°14'19"W 2.00 FEET; THENCE S88°45'41"W 47.50 FEET; THENCE S01°14'19"E 2.00 FEET; THENCE S88°45'41"W 216.26 FEET; THENCE N21°52'35"E 43.42 FEET; THENCE N69°54'25"W 300.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89; THENCE N21°52'35"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 50.00 FEET; THENCE S69°56'12"E 100.00 FEET; THENCE N20°01'18"E 174.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,414 SQUARE FEET OR 3.706 ACRES

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N89°56'29"E

NOTES

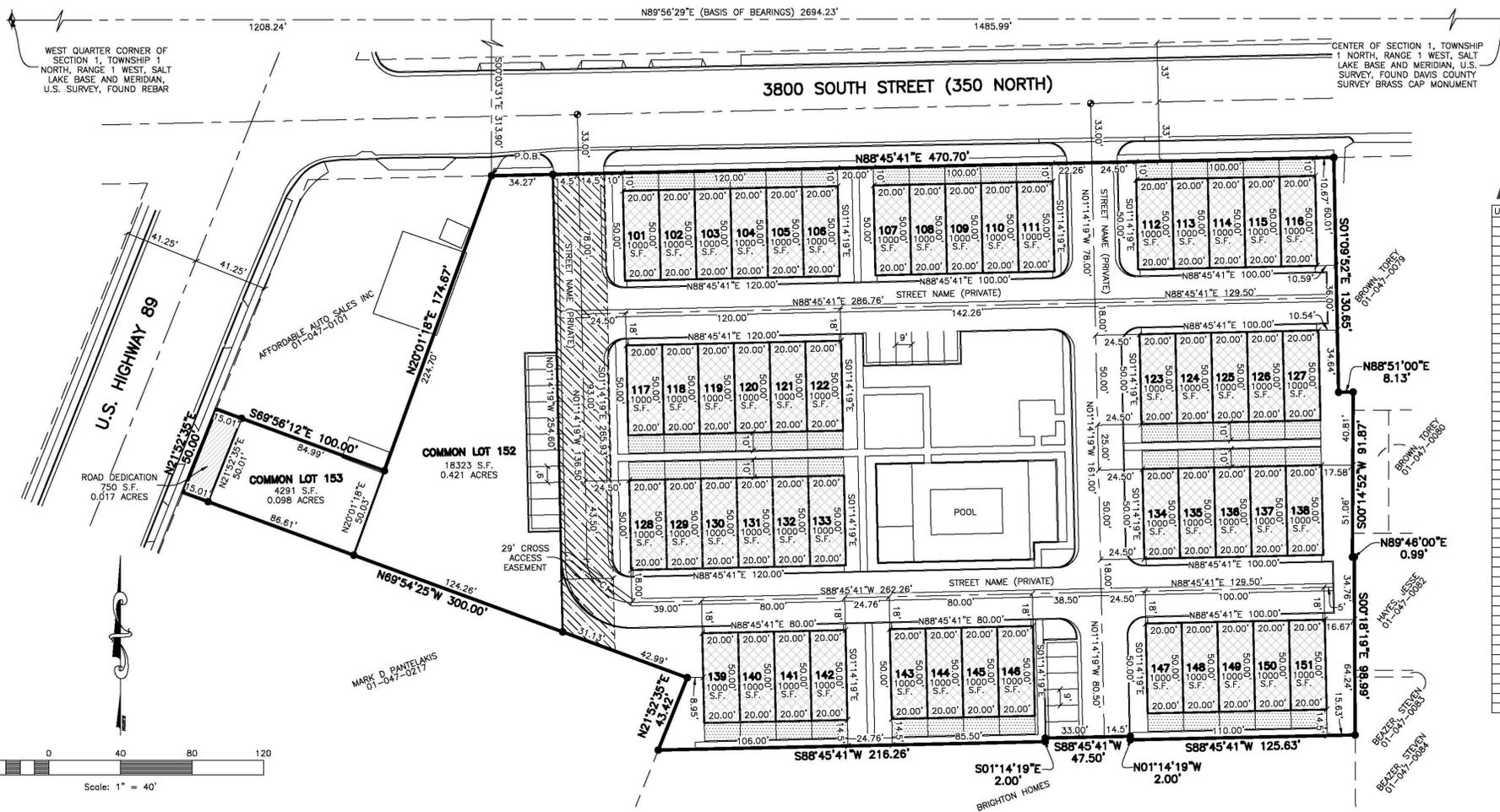
1. ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. ALL AREA NOT LABELED AS PRIVATE UNIT, PRIVATE STREET, OR LIMITED COMMON AREA IS TO BE CONSIDERED COMMON AREA.
3. ALL COMMON AREA TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
4. PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4407.04' NAVD 88 AS DERIVED FROM GPS RTK VRS MEASUREMENTS.
5. ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	24.50'	38.48'	34.65'	24.50'	S48°14'19"E	90°00'00"

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
-
- = PRIVATE UNITS
- = COMMON AREA
- = LIMITED COMMON AREA
- = ROAD DEDICATION
- = CROSS ACCESS EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE



ADDRESS TABLE

UNIT #	ADDRESS
101	X
102	X
103	X
104	X
105	X
106	X
107	X
108	X
109	X
110	X
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142	X
143	X
144	X
145	X
146	X
147	X
148	X
149	X
150	X
151	X

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CHESHAM VILLAGE PHASE 1 A PLANNED UNIT DEVELOPMENT IN NORTH SALT LAKE, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH SALT LAKE, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **CHESHAM VILLAGE PHASE 1 A PLANNED UNIT DEVELOPMENT** AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PRIVATE THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: **T. HATCH**
Project Name: **CHESHAM VILLAGE PHASE 1**
Designer: **N. ANDERSON**
Number: **8440-08**
Scale: **1"=40'**
Begin Date: **11-17-16**
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER

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

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,

DEVELOPER:

BRIGHTON HOMES
215 NORTH REDWOOD ROAD, SUITE B
NORTH SALT LAKE, UT. 84054
(801) 397-9755

NORTH SALT LAKE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.

CHAIRMAN, NORTH SALT LAKE CITY PLANNING COMMISSION

NORTH SALT LAKE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

NORTH SALT LAKE CITY ENGINEER DATE

NORTH SALT LAKE CITY COUNCIL

PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NORTH SALT LAKE MAYOR CITY RECORDER

NORTH SALT LAKE CITY ATTORNEY

APPROVED BY THE NORTH SALT LAKE CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

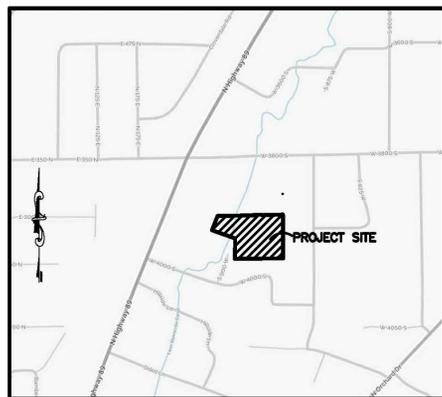
NORTH SALT LAKE CITY ATTORNEY

ATTEST:



CHESHAM VILLAGE PHASE 2 A PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
DECEMBER, 2016



VICINITY MAP
SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°56'29"E 1301.11 FEET AND S00°03'31"E 633.55 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N88°45'41"E 216.26 FEET; THENCE N01°14'19"W 2.00 FEET; THENCE N88°45'41"E 47.50 FEET; THENCE S01°14'19"E 2.00 FEET; THENCE N88°45'41"E 125.63 FEET; THENCE S00°18'19"E 259.40 FEET; THENCE S89°18'18"W 287.70 FEET; THENCE N00°31'39"E 121.30 FEET; THENCE N70°10'01"W 146.33 FEET; THENCE N21°52'35"E 80.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 87,567 SQUARE FEET OR 2.010 ACRES

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N89°56'29"E

NOTES

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- ALL AREA NOT LABELED AS PRIVATE UNIT, PRIVATE STREET, OR LIMITED COMMON AREA IS TO BE CONSIDERED COMMON AREA.
- ALL COMMON AREA TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT
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- ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.

LEGEND

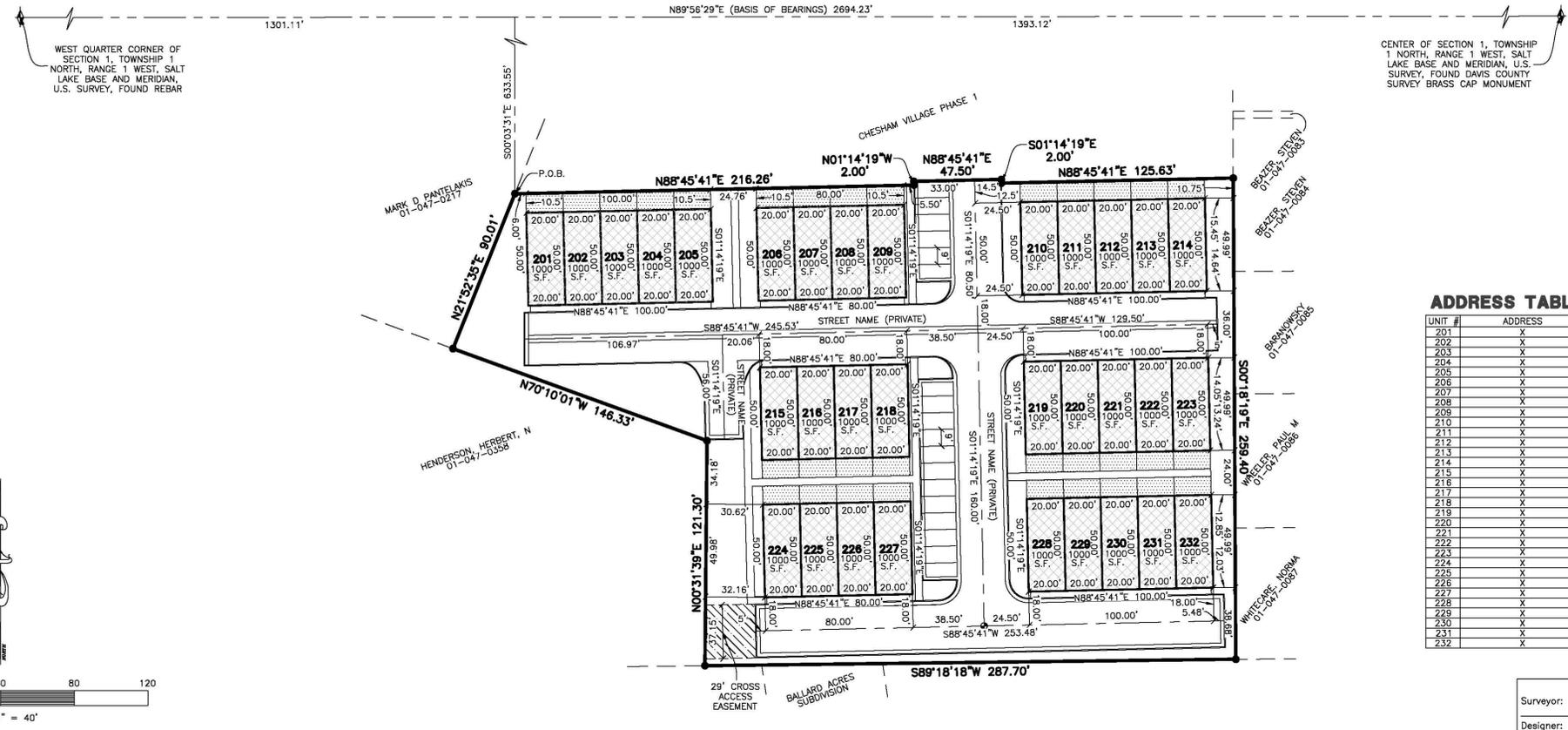
- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PRIVATE UNITS
- = COMMON AREA
- = LIMITED COMMON AREA
- = CROSS ACCESS EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE

SURVEYOR'S CERTIFICATE
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CHESHAM VILLAGE PHASE 2 A PLANNED UNIT DEVELOPMENT IN NORTH SALT LAKE, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH SALT LAKE, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.
9031945
UTAH LICENSE NUMBER **TREVOR J. HATCH**
STATE OF UT

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **CHESHAM VILLAGE PHASE 2 A PLANNED UNIT DEVELOPMENT** AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PRIVATE THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

SIGNED THIS _____ DAY OF _____, 20____.



ADDRESS TABLE

UNIT #	ADDRESS
201	X
202	X
203	X
204	X
205	X
206	X
207	X
208	X
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223	X
224	X
225	X
226	X
227	X
228	X
229	X
230	X
231	X
232	X

ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFORMATION
Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **11-17-16**
Project Name: **CHESHAM VILLAGE PHASE 2**
Number: **6440-08**
Scale: **1"=40'**
Revision: _____
Checked: _____

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

DAVIS COUNTY RECORDER

DEPUTY,



NORTH SALT LAKE CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____, BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.

CHAIRMAN, NORTH SALT LAKE CITY PLANNING COMMISSION

NORTH SALT LAKE CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

NORTH SALT LAKE CITY ENGINEER DATE

NORTH SALT LAKE CITY COUNCIL
PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NORTH SALT LAKE MAYOR

NORTH SALT LAKE CITY ATTORNEY
APPROVED BY THE NORTH SALT LAKE CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

NORTH SALT LAKE CITY ATTORNEY

DEVELOPER:
BRIGHTON HOMES
215 NORTH REDWOOD ROAD, SUITE B
NORTH SALT LAKE, UT. 84054
(801) 397-9755

EXHIBIT "1"
FENCING PLAN

INSERT FENCING PLAN SHOWING LOCATION OF BRICK PILLARS

EXHIBIT "J"
RECORDABLE MEMORANDUM OF AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

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

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the "City," and **Brighton Development Utah, LLC, a Utah limited liability company**, whose address is 215 N. Redwood Rd. Suite #8, North Salt Lake, Utah, 84054 ("Developer").

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

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

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

"CITY"

CITY OF NORTH SALT LAKE

ATTEST:

City Recorder

By: _____
Mayor

“DEVELOPER”

By: _____

State of Utah)
 ss.
County of Davis)

This instrument was acknowledged before me on _____, 2017, by _____ as _____ of City of North Salt Lake, a Utah municipal corporation.

[Seal]

NOTARY PUBLIC

My Commission Expires: _____

State of Utah)
 ss.
County of Davis)

This instrument was acknowledged before me on _____, 2017, by _____ as _____ of _____, a Utah Limited Liability company.

[Seal]

NOTARY PUBLIC

My Commission Expires: _____

SCHEDULE "A"

LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers:



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: January 3, 2017

SUBJECT: Preliminary Design Plan for Chesham Village, Phases 1 & 2 located at approximately 260 East 350 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Preliminary Design Plan for Chesham Village, Phases 1 & 2 located at approximately 260 East 350 North with the following conditions:

1. Engineering corrections of civil drawings prior to final plat approval and construction; and,
2. Redlines: correction of label and note 2 for lots 152 & 153 as commercial lots

On December 13, 2016 the Planning Commission recommended approval of this application to the City Council with the above conditions.

BACKGROUND

The purpose of this application is to facilitate the general development plan known as Chesham Village (formerly The Preserve) located at approximately 260 East 350 North. The property is a total of 5.67 acres. The general development plan for The Preserve was approved by the City Council on November 1, 2016, with 83 multi-family residential units in a total of 17 buildings. In conjunction with the P-District rezone request, the development agreement will include preliminary plat approval of Phases 1 & 2 of the project.

REVIEW

The project has been divided into two phases. Phase 1 includes 53 townhomes, park and pool amenity, and the two commercial lots. Phase 2 contains the remaining 30 townhomes on the south portion of the property. The developer plans to complete Phase 1 amenities and several townhomes for inclusion in the Parade of Homes scheduled for early summer 2017.

The DRC has reviewed the preliminary plat for compliance with applicable standards. The Engineering

division will require final civil drawing corrections prior to final plat related to grading and water meter placement. Minor redline corrections on the plats include the correction of labeling and notes for lots 152 & 153 as commercial lots, not common lots. Demonstration of Stormwater Management LID Compliance will be required as part of the final civil drawings. The development agreement will contain language related to the shared parking provision on lot 152 as it relates to any future commercial redevelopment.

POSSIBLE MOTION

I move that the City Council approve the proposed preliminary design plan for Chesham Village, phases 1 & 2 located at approximately 260 East 350 North with the following conditions:

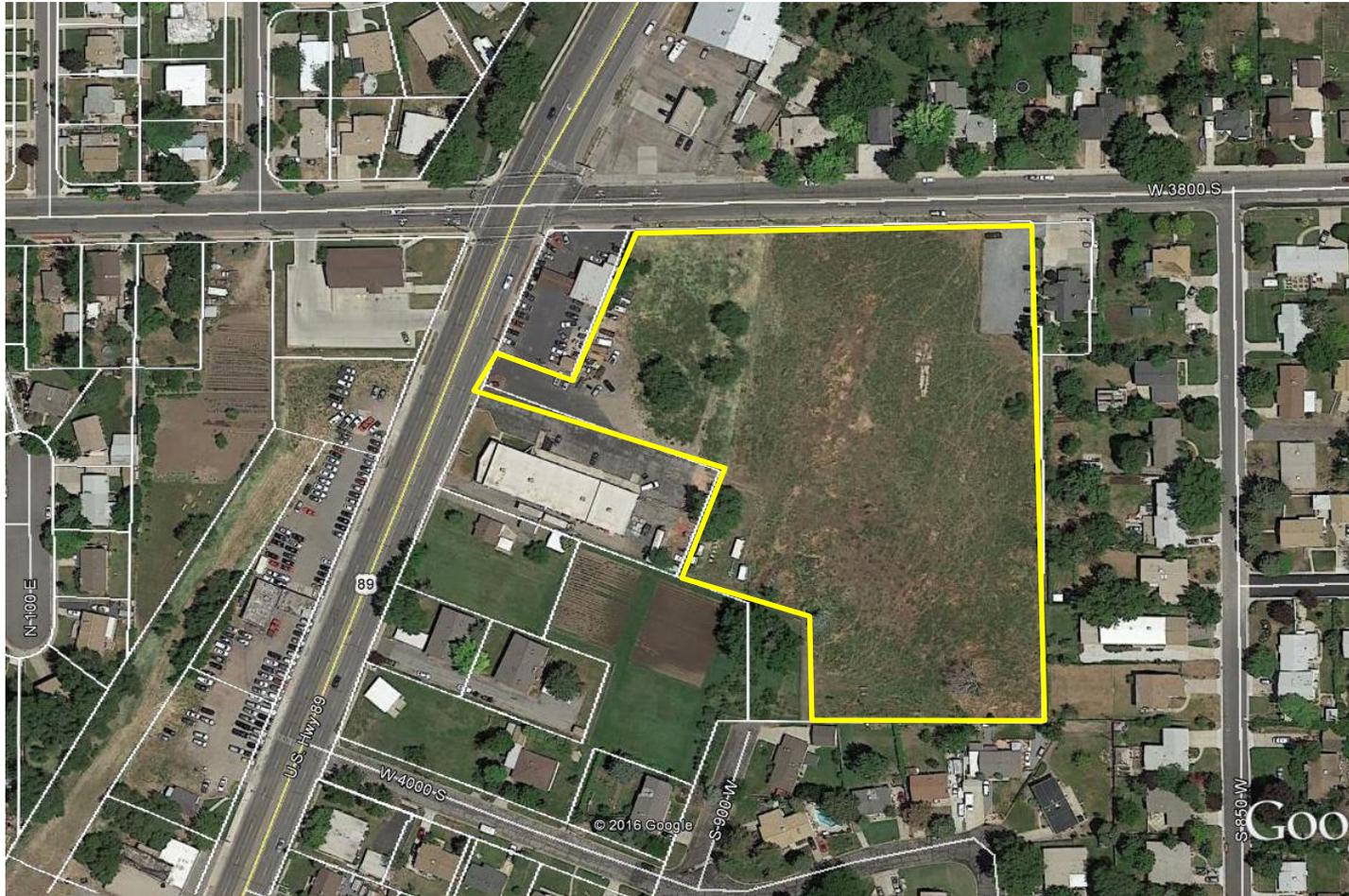
1. Engineering corrections of civil drawings prior to final plat approval and construction
2. Redlines: correction of label and note 2 for lots 152 & 153 as commercial lots

Attachments:

- 1) Aerial Map
- 2) General Development Plan Map
- 3) Preliminary design plan



Preliminary Design Plan Chesham Village—260 East 350 North Aerial

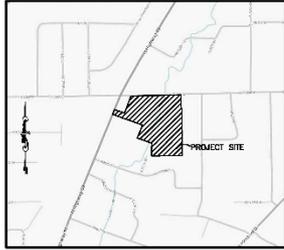




Preliminary Design Plan

Chesham Village-260 East 350 North

General Development Plan



Vicinity Map
SCALE: NONE

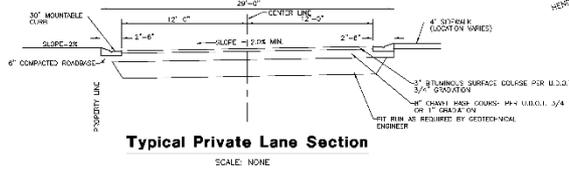
Legend

- - - - - BOUNDARY LINE
- - - - - ADJOINING PROPERTY
- - - - - PROPOSED 6" VINYL FENCE
- ⊙ - - - - PROPOSED FIRE HYDRANT
- ⊙ - - - - EXISTING FIRE HYDRANT
- ▭ - - - - EXISTING BUILDING
- ▭ - - - - CURB AND GUTTER
- ▭ - - - - PROPOSED ASP. INT. SURFACE

Scale: 1" = 30'

Curve Table

#	STATIONS	ARC LENGTH	CHORD LENGTH	TANGENT	Δ (°)	BEARING	CSLTA
1	24.50'	38.46'	37.85'	24.50'	54°14'57"	N60°00'20"	



Developer:
Brighton Homes
215 North Redwood Rd. Ste. B
North Salt Lake, UT. 84054
(801) 397-9755

Fadel Property



Preliminary Design Plan Chesham Village 260 East 350 North Phase 1

SHEET 1 OF 1

CHESHAM VILLAGE PHASE 1 A PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
DECEMBER, 2016



VICINITY MAP
SCALE: NONE

BOUNDARY DESCRIPTION

"PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY," DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 3800 SOUTH STREET, 260 FEET BEING THE POINT OF BEGINNING; THENCE S88°45'12"E 213.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1, THENCE N88°45'12"E 470.70 FEET TO THE SOUTHERLY RIGHT OF WAY OF 3800 SOUTH STREET, 470.70 FEET; THENCE S0°00'00"E 100.00 FEET; THENCE N88°45'12"E 8.13 FEET; THENCE S00°14'52"W 87 FEET; THENCE N88°45'12"E 0.89 FEET; THENCE S00°14'52"W 87 FEET; THENCE N88°45'12"E 125.63 FEET; THENCE N01°14'10"W 2.00 FEET; THENCE S88°45'12"W 216.25 FEET; THENCE S01°14'10"W 2.00 FEET; THENCE S88°45'12"W 216.25 FEET; THENCE S45°52'00"E 43.40 FEET; THENCE N88°45'12"W 300.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1, THENCE S88°45'12"W 470.70 FEET; THENCE S01°14'10"W 2.00 FEET; THENCE N88°45'12"W 125.63 FEET TO THE POINT OF BEGINNING.

2001.412 100.114 SQUARE FEET OF 3,706 SQUARE FEET

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO DEDICATE THIS PROPERTY INTO LOTS AND "NAME" STREETS AS SHOWN ON THIS PLAN. ALL BOUNDARY CORNERS NOT FOLLOWS HERE SET WITH A "W" ROD AND PLASTIC CAP MARKED "T" AND "ASSOCIATED".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREIN AS N88°45'12"E.

NOTES

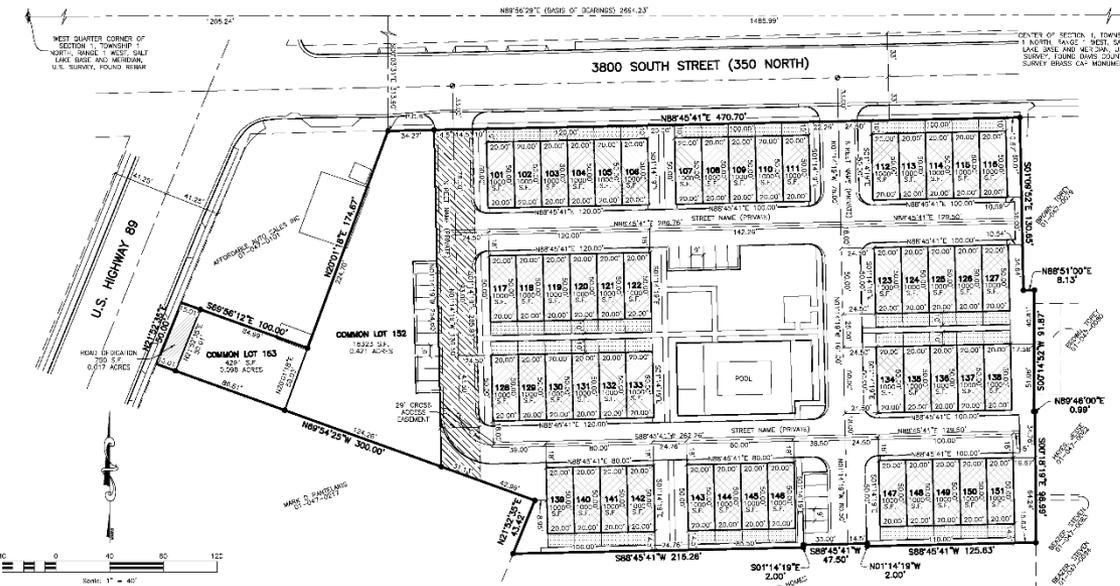
1. ALL BUILDING TIES ARE "PROVISIONAL" UNLESS OTHERWISE NOTED.
2. ALL AREA NOT LABELED AS PRIVATE LOT, PRIVATE STREET, OR LIMITED COMMON AREA IS TO BE CONSIDERED COMMON AREA.
3. ALL COMMON AREA IS TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
4. PROJECT BENCHMARK: POLARIS DAVIS COUNTY 5 RAY BRASS CAP MONUMENT AS THE CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4407.00 FEET AS DETERMINED FROM GPS TIE SURVEY MEASUREMENTS.
5. ALL STRUCTURES IN THIS SUBDIVISION SHALL BE BUILT AND SET LEADING WITHIN THE 100 YEAR FLOODPLAIN OF THE CURRENT EFFECTIVE FIRM FIVE (5) FEET.

CURVE TABLE

CHORD BEARING	CHORD LENGTH	ANGLE	PIECE	PIECE CENTER	PIECE BEARING

LEGEND

- SECTION CORNER
- TYP. BENCHMARK
- SET 3/8" IRON AND PLASTIC CAP MARKED "T" AND "ASSOCIATED"
- PAVEMENT UNITS
- COMMON AREA
- LIMITED COMMON AREA
- ROAD DEDICATION
- CROSS ACCESS EASEMENT
- BOUNDARY LINE
- LOT LINE
- ABANDONING PROPERTY
- EASEMENT
- SECTION LINE
- ROAD CENTERLINE



ADDRESS TABLE

LOT	ADDRESS
101	
102	
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SURVEYOR'S CERTIFICATE
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 7-2-17 AND HAVE VETTED ALL MEASUREMENTS, AND "W" PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF CHESHAM VILLAGE PHASE 1 A PLANNED UNIT DEVELOPMENT IN NORTH SALT LAKE CITY, DAVIS COUNTY, HAS BEEN DRAWN ACCORDING TO THE PROVISIONS OF SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED PROPERTY INTERESTS IN SAID SUBDIVISION, BASED ON DATA OBTAINED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH SALT LAKE CITY, DAVIS COUNTY, (INCLUDING DAVIS COUNTY ORDINANCES 101.10, 101.100, 101.101, 101.102, 101.103, 101.104, 101.105, 101.106, 101.107, 101.108, 101.109, 101.110, 101.111, 101.112, 101.113, 101.114, 101.115, 101.116, 101.117, 101.118, 101.119, 101.120, 101.121, 101.122, 101.123, 101.124, 101.125, 101.126, 101.127, 101.128, 101.129, 101.130, 101.131, 101.132, 101.133, 101.134, 101.135, 101.136, 101.137, 101.138, 101.139, 101.140, 101.141, 101.142, 101.143, 101.144, 101.145, 101.146, 101.147, 101.148, 101.149, 101.150, 101.151, 101.152, 101.153, 101.154, 101.155, 101.156, 101.157, 101.158, 101.159, 101.160, 101.161, 101.162, 101.163, 101.164, 101.165, 101.166, 101.167, 101.168, 101.169, 101.170, 101.171, 101.172, 101.173, 101.174, 101.175, 101.176, 101.177, 101.178, 101.179, 101.180, 101.181, 101.182, 101.183, 101.184, 101.185, 101.186, 101.187, 101.188, 101.189, 101.190, 101.191, 101.192, 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101.859, 101.860, 101.861, 101.862, 101.863, 101.864, 101.865, 101.866, 101.867, 101.868, 101.869, 101.870, 101.871, 101.872, 101.873, 101.874, 101.875, 101.876, 101.877, 101.878, 101.879, 101.880, 101.881, 101.882, 101.883, 101.884, 101.885, 101.886, 101.887, 101.888, 101.889, 101.890, 101.891, 101.892, 101.893, 101.894, 101.895, 101.896, 101.897, 101.898, 101.899, 101.900, 101.901, 101.902, 101.903, 101.904, 101.905, 101.906, 101.907, 101.908, 101.909, 101.910, 101.911, 101.912, 101.913, 101.914, 101.915, 101.916, 101.917, 101.918, 101.919, 101.920, 101.921, 101.922, 101.923, 101.924, 101.925, 101.926, 101.927, 101.928, 101.929, 101.930, 101.931, 101.932, 101.933, 101.934, 101.935, 101.936, 101.937, 101.938, 101.939, 101.940, 101.941, 101.942, 101.943, 101.944, 101.945, 101.946, 101.947, 101.948, 101.949, 101.950, 101.951, 101.952, 101.953, 101.954, 101.955, 101.956, 101.957, 101.958, 101.959, 101.960, 101.961, 101.962, 101.963, 101.964, 101.965, 101.966, 101.967, 101.968, 101.969, 101.970, 101.971, 101.972, 101.973, 101.974, 101.975, 101.976, 101.977, 101.978, 101.979, 101.980, 101.981, 101.982, 101.983, 101.984, 101.985, 101.986, 101.987, 101.988, 101.989, 101.990, 101.991, 101.992, 101.993, 101.994, 101.995, 101.996, 101.997, 101.998, 101.999, 102.000, 102.001, 102.002, 102.003, 102.004, 102.005, 102.006, 102.007, 102.008, 102.009, 102.010, 102.011, 102.012, 102.013, 102.014, 102.015, 102.016, 102.017, 102.018, 102.019, 102.020, 102.021, 102.022, 102.023, 102.024, 102.025, 102.026, 102.027, 102.028, 102.029, 102.030, 102.031, 102.032, 102.033, 102.034, 102.035, 102.036, 102.037, 102.038, 102.039, 102.040, 102.041, 102.042, 102.043, 102.044, 102.045, 102.046, 102.047, 102.048, 102.049, 102.050, 102.051, 102.052, 102.053, 102.054, 102.055, 102.056, 102.057, 102.058, 102.059, 102.060, 102.061, 102.062, 102.063, 102.064, 102.065, 102.066, 102.067, 102.068, 102.069, 102.070, 102.071, 102.072, 102.073, 102.074, 102.075, 102.076, 102.077, 102.078, 102.079, 102.080, 102.081, 102.082, 102.083, 102.084, 102.08



Preliminary Design Plan

Chesham Village—260 East 350 North

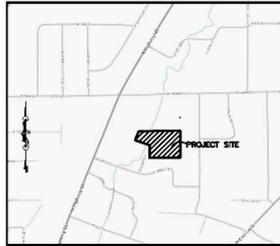
Phase 2

SHEET 1 OF 1

CHESHAM VILLAGE PHASE 2

A PLANNED UNIT DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
DECEMBER, 2016



VICINITY MAP
SCALE: N=1C

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SAID POINT BEING N82°50'30" E 1307.11 FEET AND SUBSEQUENTLY S83.50 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 1, THENCE N88°45'41" E 216.28 FEET, THENCE N01°14'19" W 2.00 FEET, THENCE N88°45'41" E 47.50 FEET, THENCE S27°41'02" E 2.00 FEET, THENCE N88°45'41" E 125.63 FEET, THENCE S01°14'19" W 2.00 FEET, THENCE S88°45'41" E 125.63 FEET, THENCE N03°15'02" E 2.00 FEET, THENCE S88°45'41" E 287.70 FEET, THENCE N03°15'02" E 2.00 FEET, THENCE S88°45'41" E 125.63 FEET, THENCE N01°14'19" W 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 87,687 SQUARE FEET OR 2.010 ACRES.

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO DIVIDE THIS PROPERTY INTO LOTS AND PHASED STREETS AS SHOWN ON THE PLAN. ALL BOUNDARY CORNERS NOT FOUND HEREON SET WITH 1/4" IRON PIPES AND 1/2" IRON CAPS WITH 1/4" IRON RODS AND 1/2" IRON CAPS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N03°52'29" E.

NOTES

1. ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. ALL AREA NOT LABELED AS PRIVATE, LOT, PHASE, STREET, OR LIMITED COMMON AREA IS TO BE CONSIDERED COMMON AREA.
3. ALL COMMON AREA TO BE CONSIDERED FOR UTILITY AND DRAINAGE CAPACITY.
4. PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WITH AN INSULATION OF 440.04' N89°58' AS TO BEING FROM DAVIS COUNTY SURVEY BRASS CAP MONUMENT.
5. ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN OF THE CURRENT STREAMING TIER IMA RIVER.

LEGEND

- SECTION CORNER
- IRON BOUNDARY MONUMENT
- 3/8" DIA. IRON AND PLASTIC CAP SAID "REDC" & ASSOCIATES
- PRIVATE UNITS
- COMMON AREA
- LIMITED COMMON AREA
- CROSS ACCESS EASEMENT
- LOT LINE
- EXISTING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT AND THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SEC. 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED BENCHMARKS AS REPRESENTED ON THIS PLAN AND THAT THIS PLAN OF **CHESHAM VILLAGE PHASE 2 A PLANNED UNIT DEVELOPMENT IN NORTH SALT LAKE CITY, UTAH** HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS IN ACCORDANCE WITH THE UTAH SUBDIVISION ACT AND THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH SALT LAKE CITY, DAVIS COUNTY** CONCERNING ZONING REGULATIONS RELATING TO APPLICABLE SUBDIVISIONS. THIS PLAN WAS COMPLETED ON THIS DATE.

SIGNED THIS _____ DAY OF _____ 20____.

8031945
UTAH LICENSE NUMBER

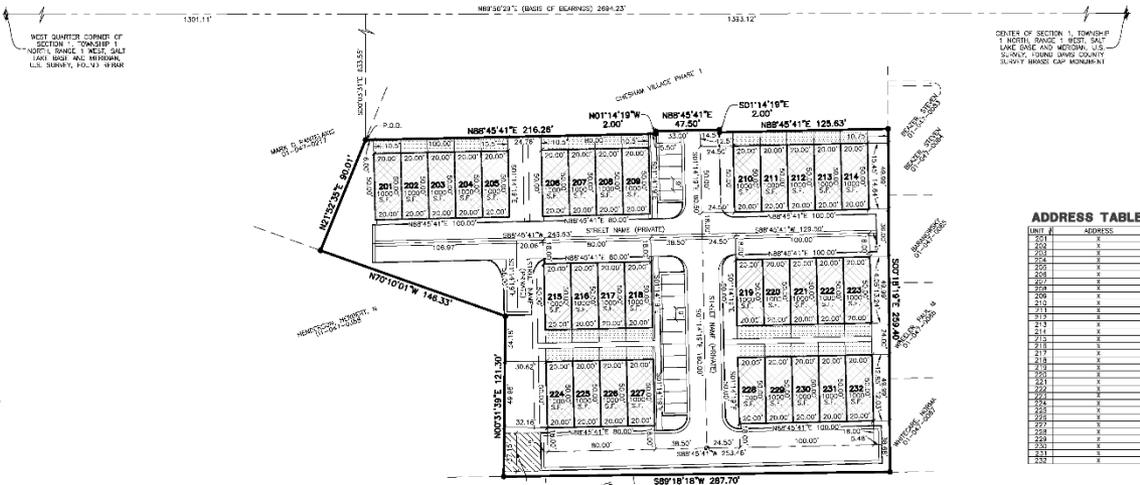
TREVOR J. HATCH

803166
TREVOR J. HATCH
STATE OF UT.

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAN AND NAME SAID TRACT **CHESHAM VILLAGE PHASE 2 A PLANNED UNIT DEVELOPMENT**, AND DO HEREBY INTEND TO PERMIT THE USE OF SAID TRACT OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PRIVATE STREETS. WE ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESCRIBED HEREON AS PERMITTED BY LAW TO THE PUBLIC TO USE SAID TRACT OR PORTIONS OF SAID TRACT OF LAND AS PUBLIC UTILITY, SIDEWALK, WALKWAY, PATHWAY, DRIVE, AND BRIDGEWAY. WE WILL NOT HOLD OR SUE FOR STRUCTURE DAMAGE INCURRED WITHIN SAID EASEMENTS AND ALSO TO DEDICATE ALL NECESSARY LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

SIGNED THIS _____ DAY OF _____ 20____.



ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ (NAME) OWNER(S) OF THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, WHO SWORE BY ME DULY SWORN, TO ACKNOWLEDGE TO ME THAT THEY ARE _____ (NAME) OF THE COUNTY OF _____, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ (NAME) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE _____ (NAME) OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNERS' DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN FULL OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: **T. HATCH**
Drawn: **N. ANDERSON**
Begin Date: **11-17-16**
Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ PFF PAGE _____
AND RETURNED TO THE RECORDER OF SAID COUNTY FOR THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
DAVIS COUNTY RECORDER
DEPUTY: _____

Reeve & Associates, Inc.

110 S. 1000 E. SUITE 100, SALT LAKE CITY, UT 84143
TEL: 313.333.3333 FAX: 313.333.3333
WWW.REEVE-ASSOCIATES.COM

DEVELOPER: NORTH SALT LAKE CITY PLANNING COMMISSION 20____ BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.	NORTH SALT LAKE CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	NORTH SALT LAKE CITY COUNCIL PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS 11th DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	NORTH SALT LAKE CITY ATTORNEY AUTHORIZED BY THE NORTH SALT LAKE CITY ATTORNEY THIS 11th DAY OF _____, 20____.
CHAIRMAN, NORTH SALT LAKE CITY PLANNING COMMISSION	NORTH SALT LAKE CITY ENGINEER DATE	NORTH SALT LAKE CITY MAYOR CITY RECORDER	NORTH SALT LAKE CITY ATTORNEY



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: January 3, 2017

SUBJECT: General Development Plan for Foxboro Marketplace South located at approximately 550 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the general development plan for Foxboro Marketplace South located at approximately 550 North Redwood Road with the following Conditions for inclusion in the Development Agreement:

1. Commercial & Residential Sign information (height, size, multi-tenant, design aesthetic);
2. Fencing permitted as presented on the site plans with composite privacy fence between the commercial and residential components;
3. Commercial architectural design elements and standards which are similar in quality and design to the approved Foxboro Marketplace.

BACKGROUND

The proposed general development plan is located at approximately 550 North Redwood Road. The site is south of Foxboro Drive and the new Foxboro Marketplace development which includes Lee's Market, now under construction. The property is a total of 7.4 acres, with approximately 3.8 acres of retail commercial development and 3.6 acres containing 40 owner-occupied single family townhomes. The proposal includes the construction of a convenience store/gas station, auto parts, and two fast food retailers, approximately 17,000 sq. ft.

The General Development Plan and P-District is a flexible zoning tool with negotiated terms of development. Every aspect of the development is negotiated between the property owner and the City. The General Development Plan is an important step of the process that determines many of the ultimate P-District requirements that will be memorialized in the development agreement. The tool allows the City greater flexibility to ensure developments are high quality both in construction and amenities and allow the property owner to achieve higher densities to facilitate said improvements. Items to be addressed within the development agreement are:

- Overall residential and commercial density

- Types of units
- Architecture
- Fencing
- Landscaping
- Amenities
- Parking
- Signage
- Pedestrian connectivity
- Trails
- Open spaces

According to the Planned (P) District regulations in Chapter 13 of the City's Land Use Ordinance, a general development plan must be approved by the Planning Commission and City Council, prior to moving forward with a re-zoning to a P District. The general development plan must receive a positive recommendation from the Planning Commission prior to moving forward to the City Council.

LAND USE ANALYSIS

The property included in this project has previously been the subject of debate regarding the appropriate land use for the property. The DRC worked with the applicant to identify potential land uses for the property. The current zoning on the property is General Commercial. The property is approximately 600 feet wide and 530 feet deep. Adjacent land uses include the Foxboro Marketplace to the north, a charter school and wetlands area to the west, undeveloped property to the south, followed by an additional charter school, and industrial to the east across Redwood Road. The southwest corner of the property is 139 feet from single family detached homes within the Foxboro Subdivision.

General Commercial zoning would allow full development of the property with commercial and office uses. Under the zone, the site could be developed with building footprints up to 200,000 sq. ft., and buildings to height of 4 stories and 60 feet tall. The depth of the property would be appropriate for a large anchor type business, similar to Lee's Market, however demographics would not support a second retail commercial anchor at this location. In review of the property it became apparent to the DRC that only the east half of the property is ideal for commercial development since it has visibility from and direct access to Redwood Road. The east portion of the property is suitable for small to medium size retail establishments between 2,000 and 8,000 sq. ft. in size. Uses suitable for this location are convenience stores, auto parts, banks, food service, etc.

Analysis of the west portion of the property suggested that it was too far removed from Redwood Road and too close to the residential and civic uses for retail commercial. Office space would also be a permitted use in the zone. In analysis of potential office space for this property, the city must consider not only market demands for office space in this area but also the compatibility with adjacent land uses. While offices could theoretically be built at this location, the property owner/developer indicates that there is not a demand for that land use.

The DRC believes that the compatibility issue is the greatest factor when choosing the appropriate land use for the west half of the property. If an office structure of four stories up to 60 feet tall were constructed on the site it would have significant visual impact on the nearby single family residential and schools in the area. According to the Institute of Traffic Engineers study on parking generation, an office

building has an average density of 3.4 employees per 1,000 sq. ft. City ordinance requires one parking space per 250 sq. ft. If a 50,000 sq. ft. multi-story office building were constructed on the site, parking requirements would be 200 spaces. Average trip generation for an office building is 11.7/1,000 sq. ft. equating to 585 vehicle trips per day.

The DRC further analyzed the potential of the west property for residential as proposed. Given the two-story height the visual impact is less than potential office. The trip generation is also significantly less than that of office at an average of 6-10 trips/dwelling. The DRC believes that owner occupied townhome dwellings provide a better transition from commercial retail to the neighboring schools and single family neighborhood.

The DRC worked with the developer to reduce the number of units proposed from 44 to 40. The developer was asked to eliminate one building and add a community amenity space near the tot lot. Other improvements included the addition of landscaped areas between driveways, moving trees and structures from the clear view area, adding the trail on the south property line, and the addition of the landscape buffer on the commercial side of the project.

REVIEW

Site Plan

The commercial component consists of four pad sites with vehicle access from Redwood Road and Foxboro Drive. Parking has been provided in sufficient amounts to exceed the minimum parking requirements of the land use code. Circulation, stall size, landscaping, and ADA parking have been addressed and meet the standard. The architectural style for the commercial structures will be similar to Foxboro Marketplace and architectural design guidelines will be provided within the development agreement to ensure a high quality design aesthetic.

The residential component of the site includes 40 townhomes that will be offered for sale as owner occupied townhomes. Each unit has a 2 car garage and driveway. 10 additional guest parking spaces are being provided. The proposed parking ratio including garages, driveways and guest parking is 4.25 spaces/unit.

Conceptual Landscape Plan

The commercial portion of the project contains 18% landscaped areas, consisting of a 10 foot landscape buffer adjacent to the residential area and privacy fence, landscaped islands, and the required 24 feet of landscape along Redwood Road. The residential component contains approximately 35% of landscaped area, consisting of a pocket park with tot lot and pergola, large grass detention areas, and improved street scape with park strip and street trees. The proposed landscaping is attractive and meets the city standards.

Conceptual Building Plans

Townhome design consists of two story traditional architecture, with three bedroom units. Townhome exteriors have been designed to downplay the individuality of each unit, in favor of the appearance of one cohesive structure not easily identified as having multiple units. The DRC has recommended the roof structure be modified to a hip roof design for the structures to achieve this. The building includes

covered front porches with columns. Exterior materials include Painted Fiber Cement Board, Stucco, and Asphalt Shingles. Each townhome is approximately 1600 sq. ft. of living space and 400 sq. ft. of garage space.

Pedestrian connection/trails plan

The proposed site plan contains good internal pedestrian circulation and connections to sidewalks on Foxboro Drive and Cutler Drive. Trails will be constructed along Redwood Road and on the south side of the property connecting the Redwood Road trail and Cutler Drive, per the City General Plan. Internal crosswalks have been provided in the commercial portion of the project.

Phasing Plan

A phasing plan has not been determined at this time.

POSSIBLE MOTION

I move that the City Council approve the general development plan for Foxboro Marketplace South located at approximately 550 North Redwood Road with the following findings and subject to the following conditions:

Findings:

1. The General Development plan conforms to the city's comprehensive general plan;
2. The plan meets all requirements of the development code.

Conditions for inclusion in the Development Agreement:

1. Commercial & Residential Sign information (height, size, multi-tenant, design aesthetic);
2. Fencing permitted as presented on the site plans with composite privacy fence between the commercial and residential components;
3. Commercial architectural design elements and standards which are similar in quality and design to the approved Foxboro Marketplace.

Attachments:

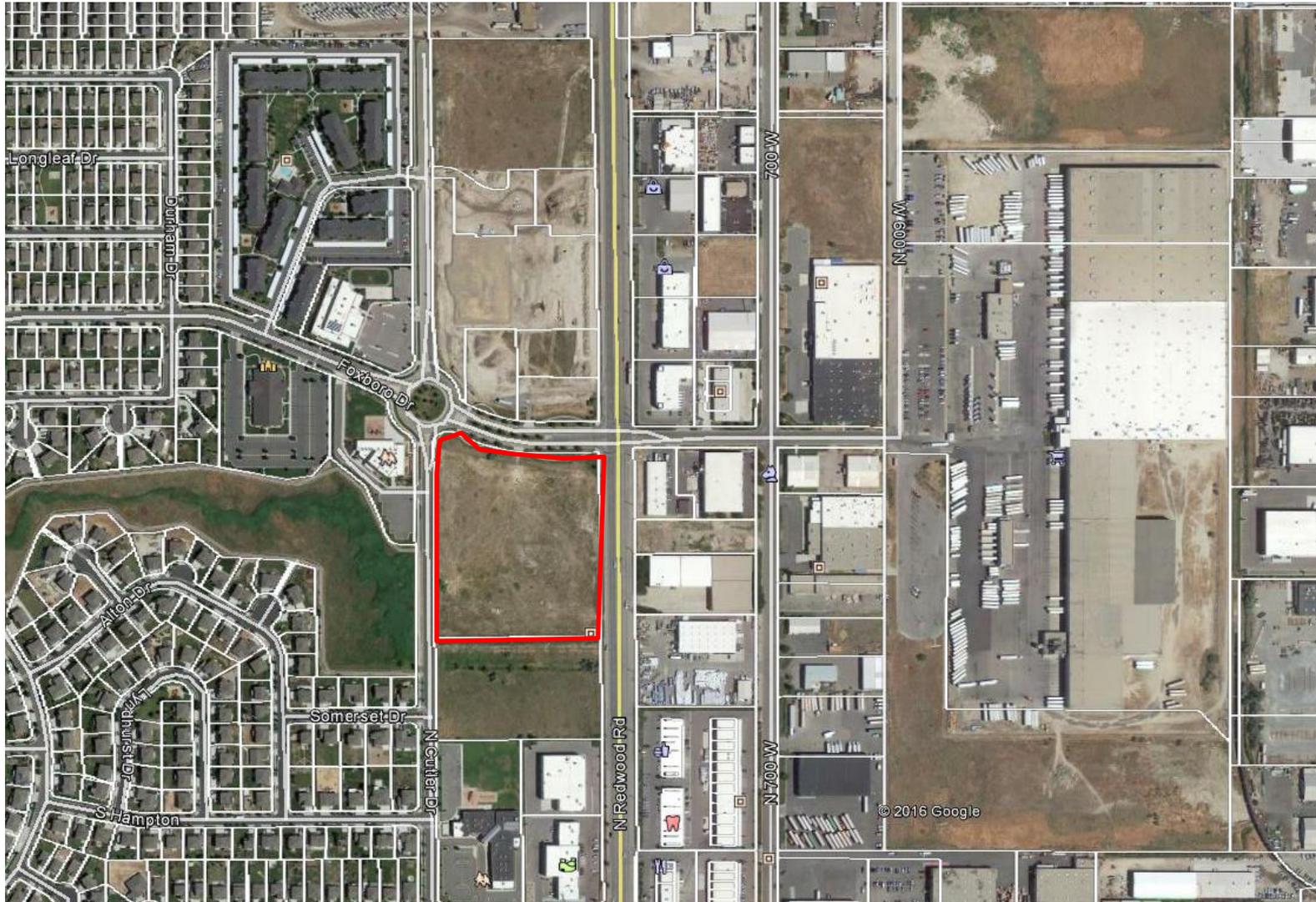
- 1) Location Map
- 2) Proposed general development plan (site plan)
- 3) Landscape plans
- 4) Proposed residential elevations
- 5) Proposed residential floor plans



General Development Plan

Foxboro Marketplace South– 550 North Redwood Road

Aerial

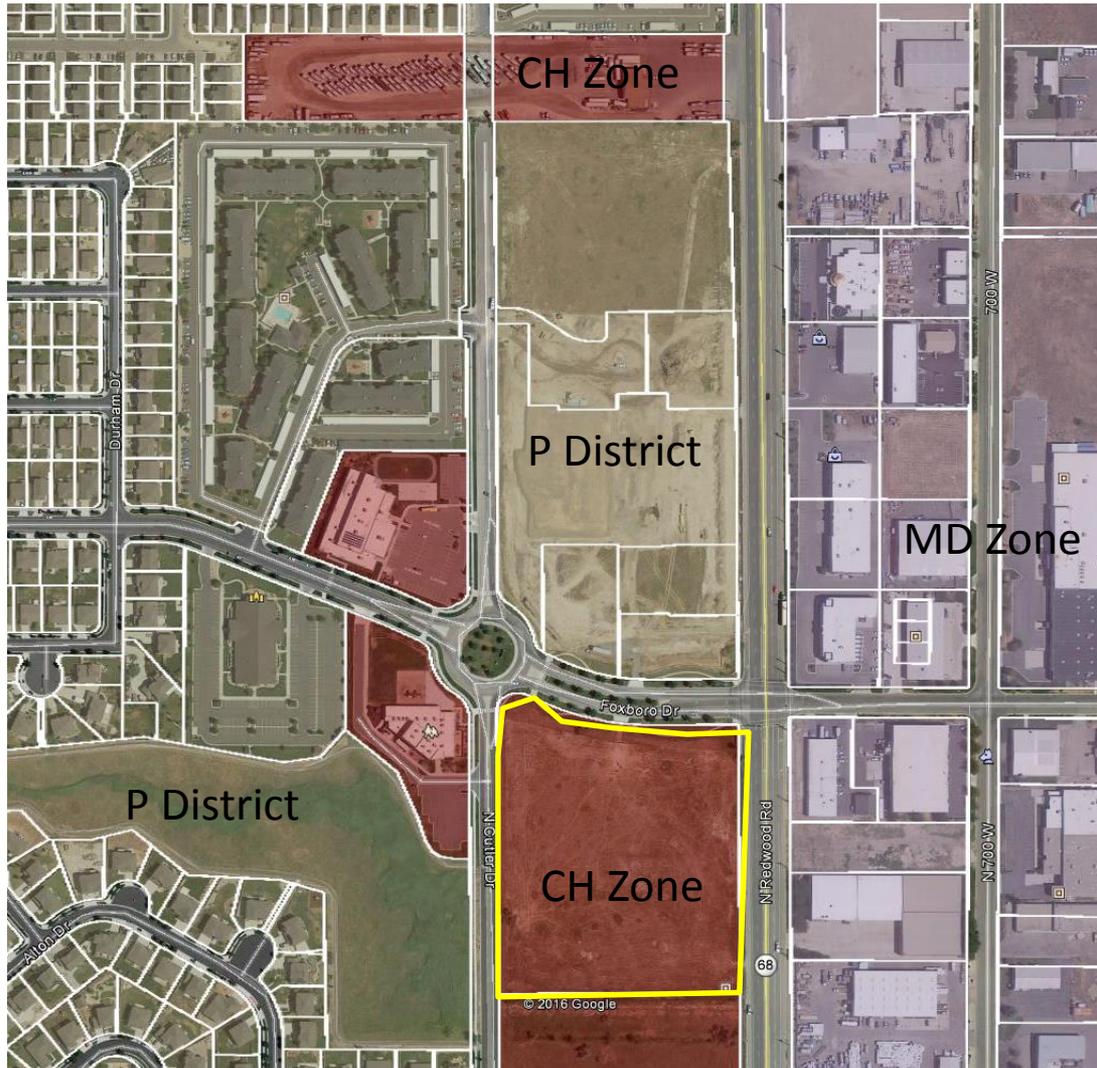




General Development Plan

Foxboro Marketplace South– 550 North Redwood Road

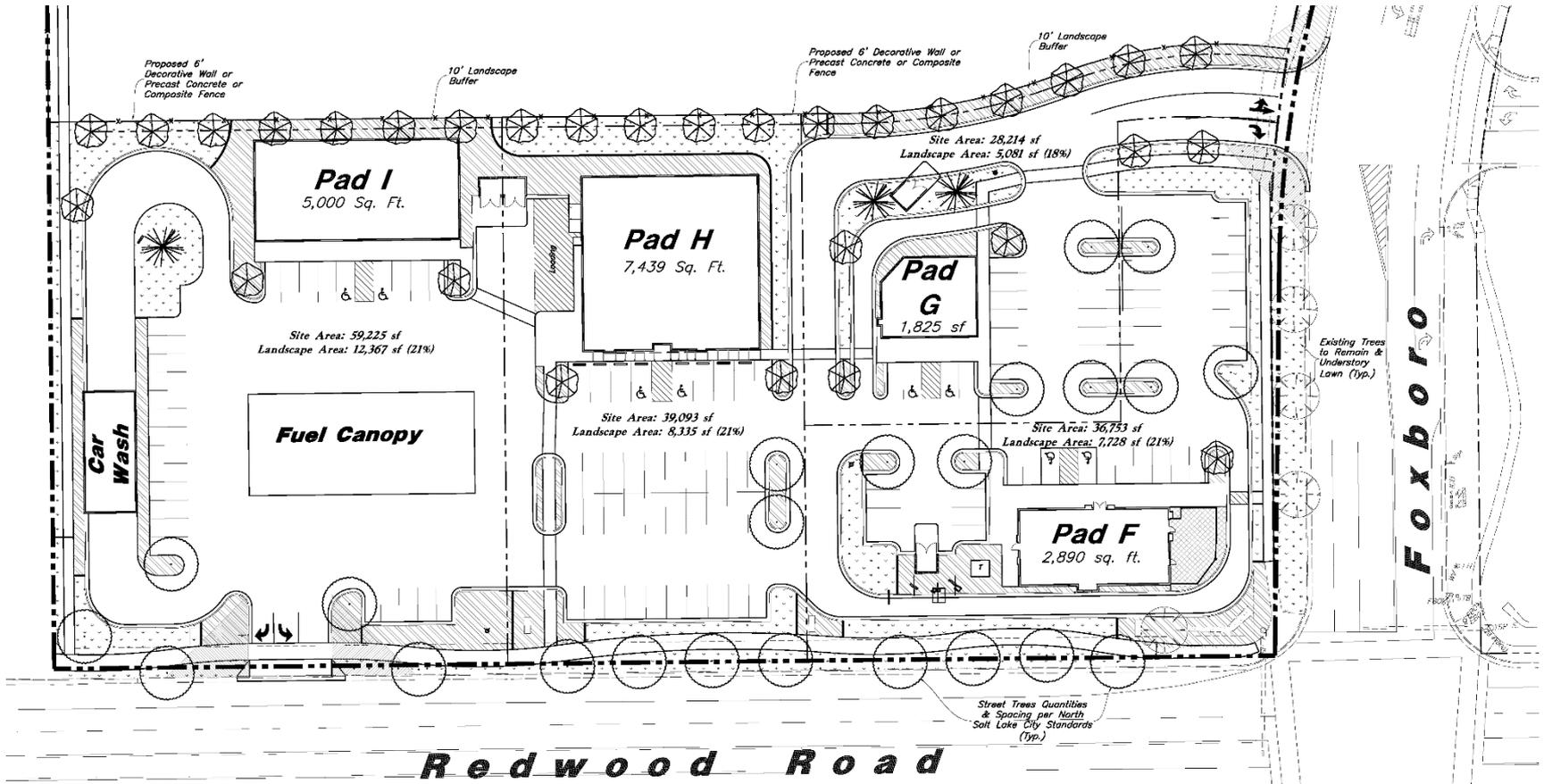
Zoning



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



General Development Plan Foxboro Marketplace South— 550 North Redwood Road Landscape Plan-Commercial

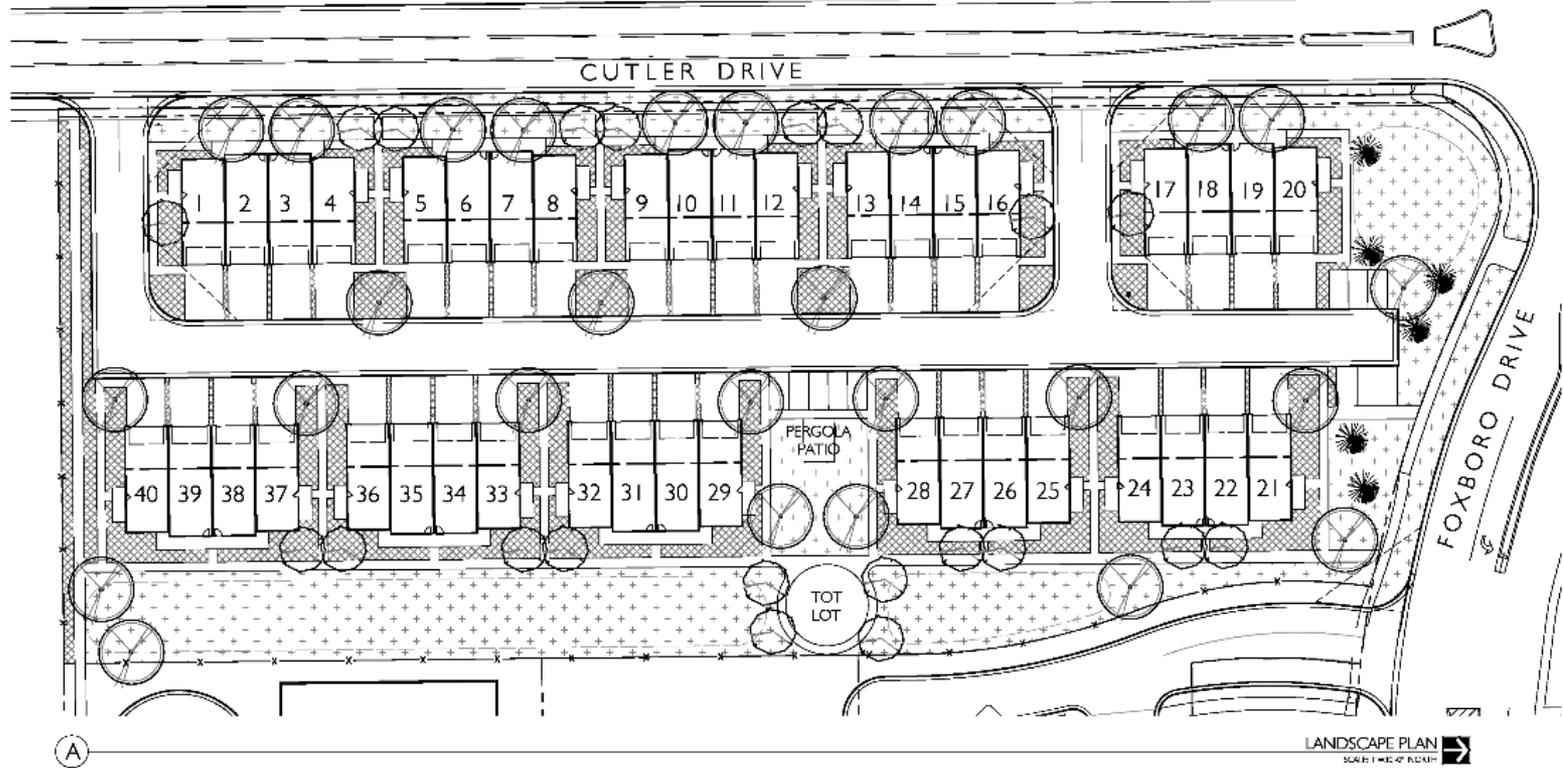




General Development Plan

Foxboro Marketplace South– 550 North Redwood Road

Landscape Plan-Residential



LANDSCAPE LEGEND

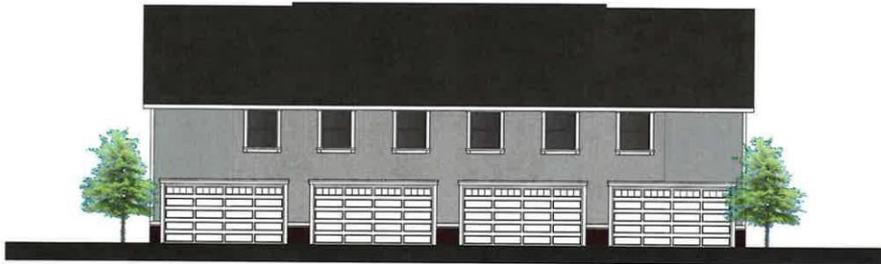
-  EVERGREEN TREE
-  SHADE TREE
-  ORNAMENTAL / SCREENING TREE
-  PLANTING AREA
- UTILITY AREA



General Development Plan

Foxboro Marketplace South— 550 North Redwood Road

Residential Elevations

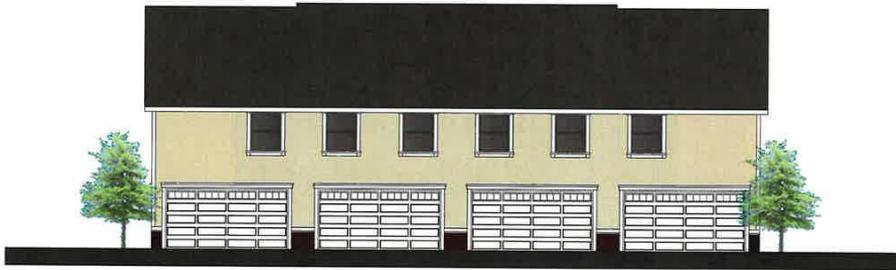




General Development Plan

Foxboro Marketplace South— 550 North Redwood Road

Residential Elevations

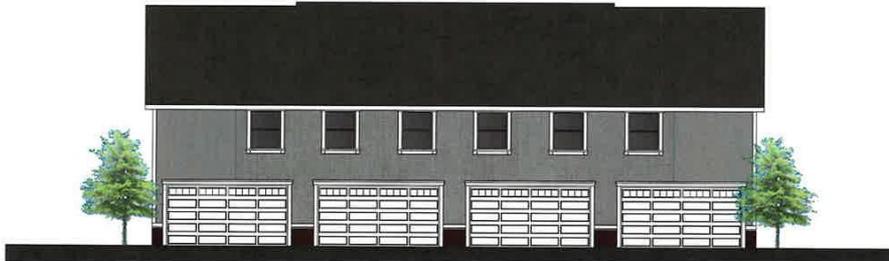




General Development Plan

Foxboro Marketplace South— 550 North Redwood Road

Residential Elevations

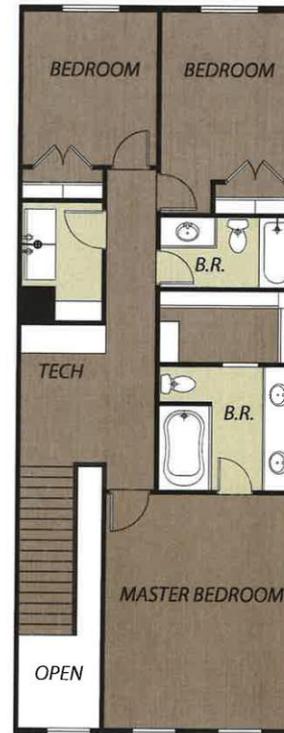




General Development Plan

Foxboro Marketplace South— 550 North Redwood Road

Floor Plan



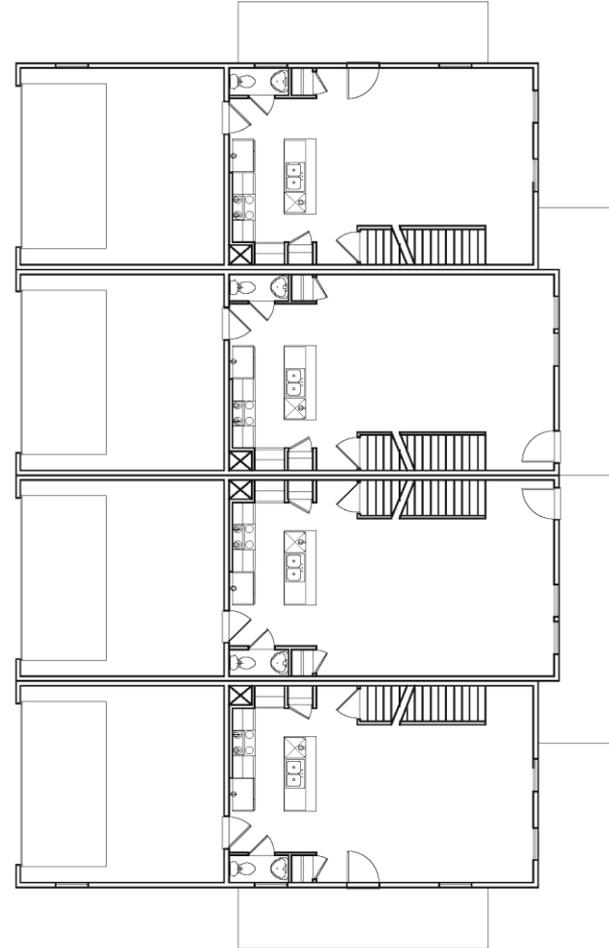
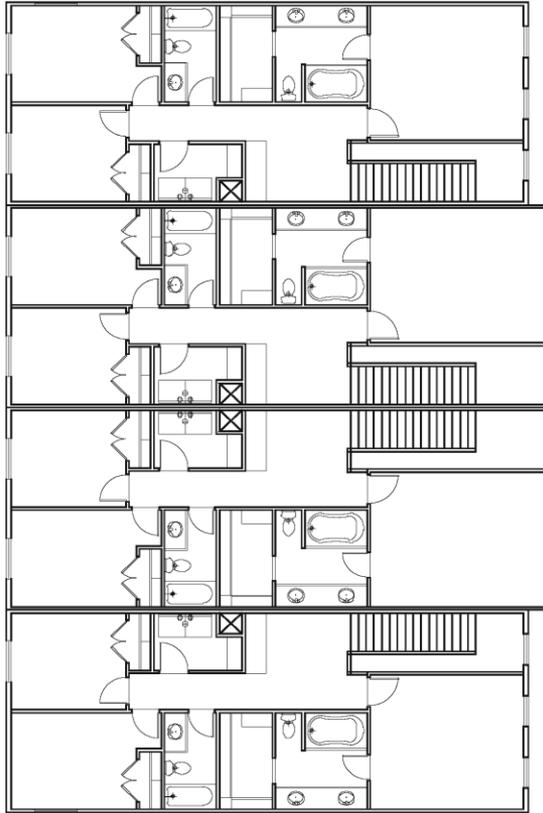
3 BEDROOM
2.5 BATHROOM
2 CAR GARAGE
1466 - 1546 SQ.FT.



General Development Plan

Foxboro Marketplace South— 550 North Redwood Road

Floor Plan





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: January 3, 2017

SUBJECT: Consideration of Ordinance No. 2017-02: An ordinance amending the City's Land Use Ordinance, Section 10-1-43: Building Design Standards and Section 10-1-44: Definitions related to metal buildings.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed amendments to the City's building design standards for metal buildings.

On December 13, 2016 the Planning Commission recommended approval of the attached proposed code changes.

BACKGROUND

The applicant, Steve Merrell is the owner of Sandbar, LLC and proposes the construction of a facility to be used for indoor and outdoor sand volleyball training and matches. The facility will be located at 680 South Redwood Road. Upon submission of a site plan application, it was brought to the attention of Mr. Merrell that the metal building he was proposing for the facility is not permitted under the development code. Mr. Merrell requested review by the DRC of insulated metal panels that do not have the appearance of metal but can be designed to look like stucco or tilt-up concrete. The DRC reviewed the material and found that although the proposed material was attractive, it could not be approved under the current code.

The applicant subsequently filed application to amend the code related to non-residential design standards of Section 10-1-43. The applicant proposed the following language:

- B. Materials Of Primary Structure: The following building design standards shall apply to all nonresidential primary structures, regardless of zoning district:
 - 1. The outside surface of a nonresidential primary structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.

2. Metal siding, or materials which appear to be metal siding, are a prohibited exterior finish material, except when:

a. Panel is 2" minimum in profile thickness and surface pattern delineations are spaced at 8" or greater both horizontally and vertically.

b. When used as an architectural accent, not to exceed twenty percent (20%) of the exterior surfacing material. Exterior surface is measured per face of the building.

The DRC reviewed the proposed amendment and determined that it was inadequate to provide the necessary design protections, should the Planning Commission and City Council desire to amend the design standards. Staff also identified two deficiencies in the existing language related to roof height regulations which only consider a flat roof with parapet, rather than other styles such as gabled roofs, as well as the need for a provision for a clearly defined entrance. The draft language accomplishes the following:

1. Defines required roof variations for buildings with roof structures other than flat roofs.
2. Adds a requirement for defined entryways.
3. Allows architectural metal panels to be permitted when the panels are designed and mimic the appearance of tilt-up concrete, stucco, brick, or similar material.

POSSIBLE MOTION (S)

I move that the City Council approve Ordinance No. 2017-02 amending the City's Land Use Ordinance related to metal buildings.

OR,

I move that the City Council deny Ordinance 2017-02 amending the City's Land Use Ordinance related to metal buildings with the following findings:

1. The proposed amendment is not in accord with the comprehensive general plan, goals and policies of the city.
2. There are no changed or changing conditions that make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title;
3. The proposed amendment is not in the best interest of the economic and aesthetic goals of the City for commercial and industrial projects; and

Attachments

- 1) Ordinance No. 2017-02
- 2) Examples of Buildings and Insulated Metal Panels

ORDINANCE NO. 2017-02

AN ORDINANCE ADOPTING CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE LAND USE ORDINANCE SECTIONS 10-1-43 AND 10-1-44 RELATED TO BUILDING DESIGN STANDARDS FOR METAL BUILDINGS AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of North Salt Lake City has determined that certain amendments to the Land Use Ordinance related to building design standards for metal buildings should be made; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on December 13, 2016 and made a recommendation to the City Council on the proposed amendments on December 13, 2016; and,

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake Land Use Ordinance be amended at this time in order to provide improved building design standards; and,

WHEREAS, the City Council finds further that the proposed amendment is in accord with the comprehensive general plan, goals and policies of the City and that changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in the Land Use Ordinance.

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

- 1) Section 10-1-43: BUILDING DESIGN STANDARDS; NONRESIDENTIAL is hereby amended as shown in Exhibit "A".
- 2) Section 10-1-44: DEFINITIONS is hereby amended as shown in Exhibit "A".
- 3) This ordinance shall take effect immediately upon posting as required by Utah Code.

Passed by the Governing Body this 3rd day of January, 2017.

CITY OF NORTH SALT LAKE

By:

LEONARD K. ARAVE
Mayor

ATTEST:

City Council Vote as Recorded:

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

EXHIBIT "A"

10-1-43: BUILDING DESIGN STANDARDS; NONRESIDENTIAL:

This section provides design standards applicable to all nonresidential buildings.

A. Building Massing, Form and Pedestrian Scale: Buildings shall relate to each other in their massing and forms. Square "boxlike" structures with large, blank, unarticulated wall surfaces are deemed to be unacceptable. Any facade(s) visible from a public right of way, including pedestrian, transit, and bicycle corridors, shall incorporate architectural features and treatments to diminish the building mass. Architectural design shall anticipate the combination of the following techniques or other appropriate techniques to be reviewed and approved through the development review process. All facades visible from a public right(s) of way, including pedestrian, transit, and bicycle corridors, shall meet the following ~~three-four~~ (34) standards:

1. Horizontal Articulation: Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet;
2. Vertical Articulation: Each principal building greater than thirty feet (30') in height shall have a change in cladding material or surface plane or other building material treatments, colors and textures that visually interrupt the wall plane. No single cladding material or surface plane (as applicable) may extend for an uninterrupted vertical distance of more than thirty feet (30'); and
3. Roof & Parapet Variation: ~~All-Any~~ facades visible from a public right of way, including pedestrian, transit, and bicycle corridors, shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that ~~varies-vary~~ in height by at least two feet (2') for each sixty (60) linear feet of facade length.

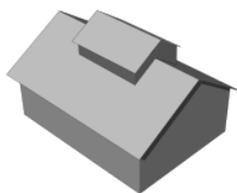


Figure 1-Clerestory



Figure 2-Cupola

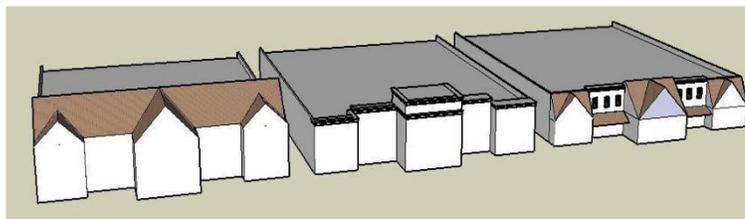


Figure 3-Roof Line Variation

4. Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather.

B. Materials Of Primary Structure: The following building design standards shall apply to all nonresidential primary structures, regardless of zoning district:

1. The outside surface of a nonresidential primary structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.

2. Metal siding, or materials which appear to be metal siding, are a prohibited exterior finish material, except when used as an architectural accent, not to exceed twenty percent (20%) of the exterior surfacing material. Exterior surface is measured per face of the building.

3. Architectural Metal Panels may be permitted with the following restrictions:

a. Any structures using metal panels shall be designed to have an exterior appearance of a non-metal building and shall appear to be constructed of conventionally built structure materials such as stucco, stone, concrete, brick or wood. Approved panel patterns ~~are~~ shall have a flat finish which mimic the appearance of concrete panels or embossed finish which mimics the appearance of stucco, stone, brick, or wood.

b. A metal panel system shall include high quality finished profile panels and concealed fastener systems, with a baked-on enamel painted to the manufacturer's standards. Corrugated metal, plastic, or fiberglass panels are prohibited.

c. Panel placement shall include a repeating pattern through a change in plane, offset, and reveal, pilaster, projection, fenestration patterns, or piers.

d. One-third (1/3) of an exterior wall, not including gable ends, shall be finished with materials such as hardie plank or wood siding, stucco, plaster, glass, stone, brick, or other decorative masonry, unless the planning commission waives or reduces this requirement upon determination that panel color, design, layout, pattern or texture will result in the appearance that more than one primary material was used on the wall in equivalent proportion or greater.

e. Minimum width for any metal panel is 36".

4. The use of ~~metal~~ metal roofs and metal doors ~~are~~ is permitted and shall utilize contrasting or complimentary colors when used in conjunction with architectural metal panel systems.

45. Structures which are not visible from a public right of way, including pedestrian, transit, and bicycle corridors, may be exempt from these requirements upon written recommendation from the development review committee and approval by the planning commission.

56. Publicly owned or operated utility buildings may be exempted from this requirement upon review of the planning commission and approval of the city council.

C. Materials Of Accessory Structure: The following building design standards shall apply to all nonresidential accessory structures, regardless of zoning district:

1. The outside surface of any nonresidential accessory structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.
2. Metal siding, or materials which appear to be metal siding, are permitted for nonresidential accessory structures subject to the following provisions:
 - a. A wainscot finish, a minimum of four feet (4') in height, shall be provided on any facade visible from a public right of way, including pedestrian, transit, and bicycle corridors.
 - b. The wainscot finish shall be of a material that is compatible with the primary structure on site.
3. Metal roofs and metal doors are permitted on any nonresidential accessory structure.
4. Publicly owned or operated utility buildings may be exempted from this requirement upon review of the planning commission and approval of the city council.

D. Noncomplying Nonresidential Structure: Any nonresidential structure that was lawfully approved prior to enactment of this section, and that does not comply with the building design standards contained herein, shall be considered a noncomplying structure. The following regulations shall apply to all noncomplying nonresidential structures:

1. Any addition shall be made in full compliance with the provisions of this section. Portions of the structure not affected by additions may remain without any requirement to retrofit the existing surfacing.
2. Damaged or destroyed noncomplying structures may be restored in accordance with section 10-5-4 of this title. (Ord. 2015-12, 5-5-2015)

10-1-44: DEFINITIONS:

Architectural Metal Panels: A modular exterior cladding system comprised of insulated or uninsulated prefinished metal panels and supporting framework attached to the structural frame of a building.



Cod Amendment-Design Standards Insulated Metal Panels Example





Cod Amendment-Design Standards

Insulated Metal Panels

Example-Salt Lake City





Cod Amendment-Design Standards Insulated Metal Panels Example-Salt Lake City





Cod Amendment-Design Standards Insulated Metal Panels Example-Salt Lake City





Cod Amendment-Design Standards Insulated Metal Panels Example-Manufacture Website





Cod Amendment-Design Standards Insulated Metal Panels Example

All Weather
Insulated Panels
(heavy
embossed)





Cod Amendment-Design Standards
Insulated Metal Panels
Building Proposed





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: January 3, 2017

SUBJECT: Consideration of Ordinance No. 2017-03: An ordinance amending the City's Land Use Ordinance, Section 10-1-33: Fence Standards and Section 10-11-3: Use Regulations related to fencing standards.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed amendments to the City's fencing requirements.

On December 13, 2016 the Planning Commission recommended approval of the attached proposed code changes.

BACKGROUND

Several months ago a site plan was presented for approval for an industrial building. The color elevation detailed a decorative wrought iron fence on the front of the property adjacent to the building. The applicant informed the Planning Commission and Council that the architectural rendering did not reflect the fencing material to be used, which was to be chain link. The City Council subsequently directed staff to draft language that would require fencing that ran parallel to the street be of a more decorative nature with would improve the visual aesthetics and value of the industrial areas.

The attached draft language for Code Section 10-1-33 Fence Standards does the following:

1. Clearly identifies the land uses affected by the regulation.
2. Prohibits chain link fence along street property lines.
3. Clarifies the wall material required for outdoor storage areas.
4. Adds composite fencing to approved materials and removes vinyl for fences buffering commercial and residential land uses.
5. Requires a landscape buffer between the either the sidewalk (where applicable) or curb of a fence installed as part of a subdivision approval on residential lots with a streets adjacent to the rear property line and specifies the approved material types.
6. Specifies approved fencing materials for perimeter fencing on subdivisions, PUDs, or other multifamily developments.

POSSIBLE MOTION (S)

I move that the City Council approve Ordinance No. 2017-03 amending the City's Land Use Ordinance related to fencing requirements.

OR,

I move that the City Council deny Ordinance No. 2017-03 amending the City's Land Use Ordinance with the following findings:

1. The proposed amendment is not in accord with the comprehensive general plan, goals and policies of the city.
2. There are no changed or changing conditions that make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title;
3. The proposed amendment is not in the best interest of the economic and aesthetic goals of the;
and

Attachments

- 1) Ordinance No. 2017-03

ORDINANCE NO. 2017-03

AN ORDINANCE ADOPTING CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE LAND USE ORDINANCE SECTIONS 10-1-33 AND 10-11-33 RELATED TO FENCING REQUIREMENTS AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of North Salt Lake City has determined that certain amendments to the Land Use Ordinance related to fencing standards and requirements should be made; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on December 13, 2016 and made a recommendation to the City Council on the proposed amendments on December 13, 2016; and,

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake Land Use Ordinance be amended at this time in order to provide for more effective fence standards and requirements and to provide better separation and buffering between potentially incompatible land uses; and,

WHEREAS, the City Council finds further that the proposed amendment is in accord with the comprehensive general plan, goals and policies of the City and that changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in the Land Use Ordinance.

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

- 1) Section 10-1-33: FENCE STANDARDS is hereby amended as shown in Exhibit "A".
- 2) Section 10-11-33: USE REGULATIONS is hereby amended as shown in Exhibit "A".
- 3) This ordinance shall take effect immediately upon posting as required by Utah Code.

Passed by the Governing Body this 3rd day of January, 2017.

CITY OF NORTH SALT LAKE

By:

 LEONARD K. ARAVE
 Mayor

ATTEST:

City Council Vote as Recorded:

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

EXHIBIT "A"

10-1-33: FENCE STANDARDS:

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

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

1. A wall or fence shall be a maximum of six feet (6') in height, with the exception that any wall or solid fence located within twenty feet (20') of a public street shall be a maximum of three feet (3') in height, ~~and any Any chainlink fence or~~ fence seventy five percent (75%) or more open, located within twenty feet (20') of a public street, shall be a maximum of four feet (4') in height.

2. Commercial and industrial properties are permitted to use a chain link fence only on the side and rear property lines and shall not extend beyond the front façade of the building. Fencing and gates visible from the street and running more or less parallel to the street or side-street, may not be chain link. All gates for vehicular access to areas used for parking or storage shall slide sideways or swing inward.

23. Any outdoor storage area shall be screened from view by a minimum six foot (6') high composite fencing or a wall of tilt up concrete or masonry wall constructed of or finished with materials to match or complement the main building material on site. (Ord. 07-13, 6-5-2007)

34. Any roof mounted mechanical equipment shall be screened from the public view by a parapet wall or similar device that is no lower in height than six inches (6") below the height of the mechanical equipment on the exposed side or sides. No chainlink fencing, with or without slats, shall be allowed as a screening device for roof mounted mechanical equipment. (Ord. 07-13, 6-5-2007; amd. 2012 Code)

45. A solid screening device or wall of masonry, wood, ~~vinyl composite~~, or similar material shall be constructed along property lines which are located within twenty feet (20') of a single-family residential development or zone. Such wall shall be a minimum of six feet (6') in height, except that the first twenty feet (20') in from the street property line shall be stepped down to three feet (3') in height.

56. Subdivisions, planned unit developments or multifamily developments.

a. Rear frontage lots: A wall or fence of six feet (6') shall be required along the rear lot line of a reverse frontage lot. In conjunction with a subdivision plat or planned unit development, a wall or fence along the rear lot line of a reverse frontage lot may have a maximum height of eight feet (8')-with specific approval of the planning commission-and shall have a minimum five (5) foot landscape buffer between the wall and the sidewalk, or curb, whichever distance is greater.

b. Residential Developments adjacent to multiple family or non-residential development: Any walls or fences along rear lot lines and development perimeters ~~Such walls~~ shall be constructed of masonry, tilt up concrete panels, decorative rod iron, wood, vinyl composite

fencing or other decorative material approved by the Planning Commission with the exception of vinyl fencing which is prohibited. similar material as determined by the land use authority.

10-11-3: USE REGULATIONS:

	Fence and wall standards (fence and wall standards are detailed further in section 10-1-33 of this title):	C-S	C-G	M-D	M-G
	Maximum wall or solid fence height (within 20 feet of a public street <u>right of way</u>)	3'	3'	3'	3'
	Maximum fence height - 75 percent or more open (within 20 feet of a public street <u>right of way</u>)	4'	4'	4'	4'
	Minimum solid fence or wall height - outdoor storage	N	N	6'	6'
	Barbed wire - no more than 3 strands strung tightly atop a minimum 6 foot high fence	N	N	P	P
	Electric fences	N	N	P	P

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING – WORK SESSION
3 NOVEMBER 15, 2016
4

5 **DRAFT**
6

7 Mayor Arave called the meeting to order at 6:00 p.m.
8

9 PRESENT: Mayor Len Arave
10 Councilmember Brian Horrocks
11 Councilmember Stan Porter
12 Councilmember Matt Jensen
13 Councilmember Ryan Mumford
14 Councilmember James Hood
15

16 STAFF PRESENT: Barry Edwards, City Manager; Ken Leethem, Assistant City Manager; Paul
17 Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public
18 Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church,
19 City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Connie
20 Larson, Minutes Secretary.
21

22 OTHERS PRESENT: Youth City Council members.
23

24 1. DEPARTMENT REPORT
25

26 David Frandsen, Public Works Director, distributed the North Salt Lake Snow Removal Plan
27 booklet. The main purpose of the presentation was to communicate the process and level of service
28 that is expected in North Salt Lake. The Public Works objective is to get the road surfaces back to
29 safe winter driving conditions as soon as possible. The Snow Removal Plan includes guidelines
30 for winter storms, preparedness, public relations, personal training, and weather monitoring. Luke
31 Lantz will coordinate storm activities with employees, and respond to service complaints and
32 requests.
33

34 Mr. Frandsen said parking violation warnings will be issued for cars parked on the streets during
35 snow storms. He will meet with administrative staff about complaints and requests from citizens
36 who call City Hall, and what can be done to provide better service. He will also issue Snow
37 Removal Warnings for residents who blow their snow onto the street. Sidewalk crews will remove
38 the snow from the sidewalks at the golf course, and at the parking lot and sidewalks at City Hall.
39

40 Councilmember Horrocks commented that many compliments are received from residents on snow
41 removal. Often, the complaints are from residents who live in the flat areas of the city and
42 subdivisions who are second day recipients for snowplows, who feel their streets are neglected. A
43 letter will be sent to the Police Department requesting that they inform the Public Works
44 Department of streets that need immediate snow removal.

45 Councilmember Mumford asked about snow removal for the unincorporated area of Davis County,
46 and if there is a confirmation from the Davis County Commissioners if they are going to provide
47 snowplow service for this area. Barry Edwards, City Manager, said they have not responded to the
48 letter and, therefore, nothing will change on snow removal this year.

49

50 2. ACTION ITEMS

51

52 There were no action items to report.

53

54 3. APPROVE CITY COUNCIL MINUTES – NOVEMBER 1, 2016

55

56 **Councilmember Horrocks made a motion to approve the November 1, 2016 City Council**
57 **meeting minutes as amended. Councilmember Hood seconded the motion, which was passed**
58 **by unanimous vote (5-0).**

59

60 4. COUNCIL REPORTS

61

62 Councilmember Horrocks reported November 17, 2016 will officially end the mosquito season.
63 There have been two deaths of elderly people this year from West Nile Virus.

64

65 Councilmember Hood reported he attended the Neighborhood Watch meeting in Foxboro. The
66 residents are requesting a City Council member attend their Neighborhood Watch meetings, which
67 are held twice a year. The Foxboro residents want their street lights to be up to code, as they have
68 had problems with lighting. Jon Rueckert, Assistant Public Works Director, reported the lights
69 are up to code and placed every 500 feet. He reported 30 lights were fixed before Halloween. Some
70 of the lights are owned by the power company, but the City still repairs them. Police Chief Craig
71 Black will send Mayor Arave an invitation to attend the Neighborhood Watch meetings.

72

73 Councilmember Hood suggested instituting the RAD Kids program, which is a self-defense class
74 for youth ages eight to twelve years of age. He asked if the City Recreation Program would be
75 interested in doing this class. Councilmember Jensen said The RAD program is done at Wasatch
76 Peak Academy, and the Legacy Preparatory Academy is training a new instructor. The public
77 schools have not shown an interest in this program, so this could be part of the summer recreation
78 program. The Youth City Council want to adopt a family for Sub for Santa. They would go through
79 the Bountiful Food Pantry to get a family that is in North Salt Lake, and it would be for only
80 families the Bountiful Food Pantry has screened. The Youth Council held a food drive on
81 November 13th in conjunction with the Bountiful Food Pantry, and they gathered 500 pounds of
82 food, and \$141 to buy Thanksgiving turkeys.

83

84 Councilmember Mumford thanked staff for helping him with his Waste Management issue this
85 past week. There were residents on several streets who were missed on waste collection. Barry
86 Edwards, City Manager, asked that Waste Management complaints received by Councilmembers
87 be directed to him.

88 Councilmember Jensen reported the November Second Sunday Interfaith Concert was held on
89 November 13th and was well attended, but The South Davis Mid Singles Choir did not attend. The
90 last concert of the year will be on December 11th at 6 p.m. He also reported that on Saturday,
91 November 19th, at 9:00 a.m., the trail behind Wild Rose Park will be moved for his son's Eagle
92 Scout project.

93

94 Councilmember Porter reported he attended the Jordan River Commission meeting last week,
95 which went very well. Councilmember Porter will be the Chair of the Commission next year.

96

97 5. MAYOR'S REPORT

98

99 Mayor Arave reported Wasatch Integrated Waste has invited the Council to tour their facility. They
100 want to expand their material resource facility to be able to pull out plastics and metals. In order
101 to pay for the expansion, they want to charge \$2 per can. Mayor Arave stated he is not in favor of
102 the increase, and this item will be discussed at a future meeting.

103

104 Mayor Arave reported he received a letter from Dal Wayment who said he is moving forward on
105 financing for the waste expansion for the South Davis Sewer District. Mayor Arave went to San
106 Francisco last week to meet with the rating agency to get the bonds rated. The meeting went well.

107

108 Barry Edwards, City Manager, talked with a consultant for the sewage treatment plant, and he
109 arranged for a site visit to the East Bay Mud Facility, and the facility in Marin County. They would
110 like to meet with the City Council on Tuesday, November 29th to act on their application. Those
111 who would like to attend the field trip will leave late on November 21st, and return on November
112 22nd.

113

114 6. CITY ATTORNEY'S REPORT

115

116 David Church, City Attorney reported he talked with Jody Burnett, and the Eaglepointe landslide
117 litigation discovery is moving forward. Depositions will be taken through the end of year, and the
118 witnesses are being prepared. The mediator with the current positions was not helpful to work out
119 a deal. All parties are moving forward to finishing the discovery and a trial date.

120

121 7. ADJOURN

122

123 At 6:52 p.m., the work session was adjourned to begin the regular session.

124

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING
NOVEMBER 15, 2016

DRAFT

125
126
127
128
129
130
131 Mayor Arave called the meeting to order at 7:03 p.m.
132

133 PRESENT: Mayor Len Arave
134 Council Member Brian Horrocks
135 Council Member Stan Porter
136 Council Member Matt Jensen
137 Council Member Ryan Mumford
138 Council Member James Hood
139

140 STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul
141 Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public
142 Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church,
143 City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Connie
144 Larson, Minutes Secretary.
145

146 OTHERS PRESENT: Mark Green, M.C. Green; Steve Bowler, Grass Roots Development; Matt
147 Nielson, Grass Roots Development, Lisa Baskin, NSL Planning Commission.
148

149 VISITORS: Larry Fisher, Carol Fisher, Danny Blackburn, Raul Weston, Mark Burghardt, Trisha
150 Burghardt, Marty Peterson, and Boy Scouts from Troop 1185, and 1626.
151

152 1. INVOCATION – Councilmember Ryan Mumford
153

154 PLEDGE OF ALLEGIANCE – Boy Scout Troop 1185
155

156 2. CITIZEN COMMENT
157

158 **At 7:06 p.m., the public hearing was opened by Mayor Len Arave.**
159

160 Mark Burghardt said his parkway backs Tunnel Springs Park. He is concerned about the sidewalk
161 that runs along Eaglepointe Drive. Currently, there is no walking access to Tunnel Springs Park,
162 and the children have to walk in the middle of the road to get to the park. There is a need for a
163 pathway to the park.
164

165 Larry Fisher lives next to Mr. Burghardt and he supports the motion to have a safety walkway for
166 safer access to Tunnel Springs Park.
167

168 Raul Weston lives next to the park, and he strongly supports a pathway for the children. There
169 have been children walking to the park that have had close calls with cars. He is a physician and
170 has seen children hit by cars.

171

172 3. CONSIDERATION OF MAYOR ARAVE'S RE-APPOINTMENT OF STEPHEN GARN
173 AND LISA BASKIN TO EACH SERVE A SECOND TERM ON THE CITY OF NORTH
174 SALT LAKE PLANNING COMMISSION

175

176 Mayor Arave recommended the appointment of Stephen Garn and Lisa Baskin to serve second
177 terms on the Planning Commission. Councilmember Mumford said Stephen and Lisa have been
178 doing wonderful work, and their insights and expertise are highly valued on the Planning
179 Commission.

180

181 **Councilmember Mumford made a motion to reappoint Stephen Garn and Lisa Baskin to**
182 **serve second terms on the North Salt Lake Planning Commission. Councilmember Porter**
183 **seconded the motion, which was passed by unanimous vote (5-0).**

184

185 4. CONSIDERATION OF A PREVIOUS AGREEMENT TO PURCHASE CITY-OWNED
186 PROPERTY LOCATED AT 961 NORTH FOX HOLLOW DRIVE

187

188 Barry Edwards, City Manager, explained that several years ago when this subdivision was
189 developed, there was an agreement reached between the property owner, the developer, and the
190 City to sell this property to the first property owner. The agreement was made, but there is no
191 record of any money being paid or documents filed that executed this arrangement. This was part
192 of the Wetlands Mitigation Area, and at first, it was thought there was a problem with the
193 homeowner using the property because it was designated as wetlands. The property was developed
194 by the prior property owner, and a policy decision is needed from the City Council. The agreement
195 was for \$2,600. Staff recommends the City Council honor the original agreement, and collect the
196 funds that are due. There is no beneficial reason to keep the property.

197

198 Councilmember Mumford said the original agreement needs to be honored. Councilmember
199 Horrocks said a no interest penalty should be added. Mr. Edwards stated there is no survey on this
200 property because it was a divided lot.

201

202 **Councilmember Porter made a motion to sell the property at the original agreed price of**
203 **\$2,600. Councilmember Mumford seconded the motion, which was passed by unanimous**
204 **roll-call vote (5-0).**

205

206 CONSIDERATION OF REQUEST TO LEASE CITY-OWNED PROPERTY FOR PARKING
207 FOR A DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 89
208 AND 2600 SOUTH

209 Ken Leetham, Assistant City Manager, displayed a proposed plan for the redevelopment of the
210 property located at the southwest corner of Highway 89 and 2600 South where there is currently a
211 Texaco Gas Station and Subway Restaurant. The property is next to City property. The City
212 Council and staff have discussed the redevelopment of this property with other parcels, and the
213 DRC feels leasing the parking spaces for a long period of time would be a barrier to future
214 assembly of property. Barry Edwards, City Manager, said this property would be better suited for
215 another substantial proposal. There is a city well on the south end of the property that has not been
216 developed, but it has been drilled.

217
218 Steve Bowler, Grass Roots Development, said he is a commercial real estate agent, and his
219 company does representation work with restaurants. He also does tenant driven development for
220 retailers, such as Smith's and Blackbird Diners. This property is part of the redevelopment area,
221 and it should continue to be developed. The property is narrow and the constraints make it difficult
222 for many retailers. He would like to keep Subway on this property, but he would like to build a
223 new building that is 200 feet smaller. A small section of property is being donated to UDOT on
224 2600 South to turn right onto Highway 89.

225
226 Mr. Bowler said his company developed the area directly across the street where Walgreens is,
227 and now Smith's will be where KMART was located. He believes 90 percent of the time there will
228 be adequate parking, but he believes the parking can be shared. He asked for help from the City
229 to share parking. He offered to pave the parking area, and to do the snow removal.

230
231 Councilmember Mumford asked Mr. Bowler why he is asking for a long term lease instead of
232 purchasing the property. Mr. Bowler responded the issue is cost, and he cannot afford to purchase
233 it. Councilmember Jensen asked why he wants shared parking. Mr. Bowler said he needs to meet
234 the parking requirements of the retailers, which is 56 stalls. Mr. Bowler is looking at a ten to fifteen
235 year lease with a 25-year option. Mr. Bowler said he could not obtain the Apollo Burger site, as
236 the owner is not interested in selling.

237
238 Barry Edwards, City Manager, said the property is worth \$200,000, and the lease would be \$20,000
239 per year.

240
241 **Councilmember Mumford made a motion to continue this discussion at a later date.**
242 **Councilmember Porter seconded the motion, which was passed by unanimous vote (5-0).**

243
244 5. CONSIDERATION OF TUNNEL SPRINGS PARKING LOT TRAIL
245

246 Paul Ottoson, City Engineer, reported a few meetings ago, the City Council asked for a quote to
247 put in a trail at the Tunnel Springs Park parking lot. Mr. Ottoson displayed a drawing of the park
248 that shows extending the sidewalk on the east side of Eaglepointe Drive to the trail. There is a
249 swell area where an eight-foot wide asphalt trail will be made that will tie into the ramp. Barry
250 Edwards, City Manager, said there is a contractor who is willing to start on the trail tomorrow.
251 Staff feels this is a good idea and will improve access to the park.

252 Councilmember Mumford said residents want the red zone marked with “no parking allowed” to
253 protect children crossing the street, as children cannot be seen by trucks or large cars that are
254 parked in that area. Mr. Ottoson said this project can be completed in three days.

255

256 **Councilmember Mumford made a motion to award the Tunnel Springs Parking Lot Trail**
257 **project to Staker Parson Company for the price of \$12,150. Councilmember Jensen**
258 **seconded the motion, which was passed by unanimous roll-call vote (5-0).**

259

260 6. APPROVAL OF EAGLERIDGE STORM DRAIN OUTFALL REPAIR PROJECT

261

262 Paul Ottoson, City Engineer, reported this project starts at the intersection of Eagleridge Drive,
263 and the original cost estimates are different from the contractor prices. Over the years, the water
264 from the pond blew out the pipe, and has caused a 25-foot drop that is eroding the hillside.
265 Originally, a design was made on replacing the pipe all the way down, and adding a better
266 anchoring system that would keep the waterfall feature.

267

268 There were six different options, with three options to continue the pipe all the way to bottom.
269 There was also three different options for the waterfall feature. Alternate A would cost \$294,000,
270 and Alternate B is for \$598,000 from M. C. Green and Sons. There is \$260,000 left in the budget.
271 Mr. Ottoson recommends Option A3 if there is no waterfall. If the waterfall is used, he
272 recommends Option B3. All of the options are designed to handle storm events.

273

274 Councilmember Mumford asked about visuals of the waterfall feature. Mr. Edwards said the
275 contractor has shied away from the waterfall. There would have to be an access road that would
276 become an access trail to the waterfall. Mr. Ottoson said 15 contractors attended the bid meeting,
277 but only five bid after they saw how steep the slope is, as they did not want the liability. The
278 waterfall drops 25 feet, and the pipe was added to drop it to 15 feet. Something must be done soon
279 or the water damage will take out the road.

280

281 Barry Edwards, City Manager, said the Storm Sewer Impact Fees are in zones, and this particular
282 zone has revenue attached to it, so it can be used in other zones as part of the Capital Facilities
283 Plan. Janice Larsen, Finance Director, explained this project did qualify for an upgrade, and it
284 carries more water, so it would qualify for Storm Sewer Impact Fees. There is \$900,000 in
285 unrestricted cash and, it is an Impact Fee, but that money is for inspection, repair and capital
286 replacement. The cash is there, but it would take away from future repairs and replacements. The
287 money would not be taken from the General Fund. Mayor Arave stated we have significant need
288 for storm drain funds. Paul Ottoson, City Engineer, reported \$250,000 per year is used for cleaning
289 and repairing storm drain pipes each year. Councilmember Horrocks asked if there is a way to
290 assess the users for the water feature. City Attorney, David Church, said an assessment is possible,
291 but only with the agreement of the land owners. The City Council agreed they would like to see a
292 list of proposed plans and expenses before a list of priorities and decisions can be made.

293 **Councilmember Porter made motion to continue this discussion until the next City Council**
294 **meeting on Tuesday, November 29, 2016, so that more information can be obtained on this**
295 **issue. Also, the owners of the apartments will be contacted to see if they are willing to give**
296 **money for the water feature. Councilmember Mumford seconded the motion, which was**
297 **passed by unanimous vote (5-0).**

298

299 7. APPROVAL OF SURPLUS LIST

300

301 Barry Edwards, City Manager, reported several items of City property have been accumulated that
302 have been used and need to be sold. Most of the items are from the Stoltenberg property.

303

304 Police Chief, Craig Black, reported their K-9 police dog, Cairo, is four years old, and is doing great
305 at drug seizures, but the dog cannot search large buildings any longer because it has hip dysplasia.
306 Mr. Black requested permission for the dog to be listed as surplus, so that when the time comes to
307 put him down, it can be done without waiting several weeks for City Council approval. Chief
308 Black said if another officer would like to have a K-9 dog in the future, it will be considered. The
309 K-9 program is usually funded through private donations, as a K-9 dog costs around \$7,500. A
310 typical K-9 dog gives five to six years of service.

311

312 **Councilmember Jensen made a motion to approve the surplus miscellaneous items on the**
313 **property located at 75 West 150 North in North Salt Lake, as well as the Police Department**
314 **dog, Cairo. Councilmember Porter seconded the motion, which was passed by unanimous**
315 **roll-call vote (5-0)**

316

317 8. CONSIDERATION OF RESOLUTION 2016-33R APPROVING THE PUBLIC MEETING
318 SCHEDULE FOR THE CITY COUNCIL AND PLANNING COMMISSION FOR
319 CALENDAR YEAR 2017

320

321 Councilmember Jensen said November 7, 2017 is election night, and will be deleted from the City
322 Council meeting schedule.

323

324 **Councilmember Horrocks made a motion to approve Resolution 2016-33R, with the**
325 **correction that November 7, 2017 be removed from the City Council schedule.**
326 **Councilmember Mumford seconded the motion, which was passed by unanimous vote (5-0).**

327

328 9. APPROVAL OF EMPLOYMENT CONTRACT AND APPOINTMENT OF KEN
329 LEETHAM AS CITY OF NORTH SALT LAKE CITY MANAGER, EFFECTIVE
330 JANUARY 15, 2017

331

332 Barry Edwards, City Manager, said he has reviewed the contract for the City Manager, along with
333 the City Attorney. Mr. Edwards said the provisions are standard, and that he believes Ken Leetham
334 is the right person for the job.

335 **Councilmember Jensen made a motion to approve the contract appointing Ken Leetham as**
336 **the City Manager for the City of North Salt Lake, and changing the pay stipulation which is**
337 **on 2F, so that the verbiage will apply for the next seven years from the date of his signature.**
338 **Councilmember Hood seconded the motion, which was passed by unanimous roll-call vote**
339 **(6-0).**

340
341 10. CITY MANAGER'S REPORT

342
343 Barry Edwards, City Manager, said he attended a meeting with UDOT on the I-215 and Redwood
344 Road improvements. Negotiations are moving forward on the cross section of Redwood Road, I-
345 215 and Center Street. This project will start in one-year with the surcharging of the ground where
346 the new structure will go, and construction will start in 2018, which is one-year earlier than
347 planned. The City exercised the right of first refusal on the gun club property. The idea of the truck
348 stop issue is also being discussed with UDOT. Mr. Edwards said the plan is to split the road into
349 one-way in and one-way out, so that all trucks would enter at the same entrance and exit together
350 further north. The road will have a 14-foot median with a two-lane road on each side. There will
351 be an open house on November 17th, where UDOT will show the proposed plans for this
352 improvement.

353
354 Mr. Edwards then said the new boat take-out is in need of a name, and it was agreed it will be
355 named the Porter Takeout if no other name is agreed upon.

356
357 11. ADJOURN

358
359 **At 8:35 p.m., Councilmember Mumford made a motion to adjourn to the RDA Meeting.**

360
361
362
363 _____
Mayor

Date Approved

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING
3 NOVEMBER 29, 2016
4

5 **DRAFT**
6

7 Mayor Len Arave called the meeting to order at 7:07 p.m., and welcomed those present.
8

9 PRESENT: Mayor Len Arave
10 Councilmember James Hood
11 Councilmember Matt Jensen
12 Councilmember Stan Porter
13

14 EXCUSED: Councilmember Brian Horrocks; Councilmember Ryan Mumford; Linda Horrocks,
15 Deputy Recorder
16

17 STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul
18 Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public
19 Works Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes,
20 Golf Course Director; Connie Larson, Minutes Secretary.
21

22 OTHERS PRESENT: Dal Wayment, South Davis Sewer District, Angello Gazeni, Brad
23 Rasmussen, Dallas Stanger, Amanda Smith, Scott Rogers.
24

25 1. APPROVAL OF AND AWARDING BID FOR EAGLERIDGE STORM DRAIN
26 OUTFALL REPAIR PROJECT
27

28 Paul Ottoson, City Engineer, explained at the last City Council meeting, it was discussed that this
29 project must be designed to handle a 100-year flood. A conceptual drawing showing the design
30 of the storm drain outfall repair project was viewed. The storm drain will be constructed of
31 concrete, welded riprap, and stone. The storm drain will have rock with top soil that will have
32 vegetation growing on top.
33

34 Mr. Ottoson said at the last City Council meeting, it was recommended to approve the A2 Option
35 for \$332,000 from Allied Underground Technology. Councilmember Jensen asked if there will be
36 a roof on the storm drain. He expressed concern about someone trying to climb inside the storm
37 drain. Mr. Ottoson said there are six-foot sidewalls but no roof, which will make it difficult to
38 climb.
39

40 Mayor Arave asked if anyone is interested in Alternative B. Councilmember Porter asked if it
41 would be possible to pursue a parallel pipe at the bottom to see if it could generate electricity. Mr.
42 Ottoson said they would explore the feasibility of installing a pipe for electricity and what it would
43 cost. Councilmember Jensen suggested looking at alternate energy dissipation solutions.

44 **Councilmember Jensen made a motion to award the Eagleridge Storm Drain Outfall Repair**
45 **Project Alternate A2 for the price of \$332,113 to Allied Underground Technologies.**
46 **Councilmember Porter seconded the motion, which was passed by unanimous roll-call vote**
47 **(3-0). Mayor Arave noted that Councilmembers Horrocks and Mumford were excused from**
48 **the meeting.**

49

50 2. CONSIDERATION OF ORDINANCE NO. 2016-17; AN ORDINANCE UPDATING
51 THE NORTH SALT LAKE WATER CONSERVATION PLAN

52

53 Paul Ottoson, City Engineer, explained that every five years, the State Division of Water Resources
54 requires cities to provide an updated conservation plan that is due by the end of the year. Mayor
55 Arave asked how much more water is needed to meet buildout. Karyn Baxter, Assistant City
56 Engineer, explained with the introduction of the secondary water, North Salt Lake will reach
57 capacity at buildout with the sources we currently have. North Salt Lake does not have a backup
58 source, and there is not enough water on peak days. Currently, there is just enough water capacity
59 to meet buildout, but the City should have a back-up source of 1,000 gallons per minute on peak
60 days.

61

62 **Councilmember Porter made a motion to adopt the Water Conservation Plan Ordinance No.**
63 **2016-17. Councilmember Jensen seconded the motion, which was passed by unanimous roll-**
64 **call vote (3-0).**

65

66 3. CONSIDERATION OF ORDINANCE NO. 2016-17: AN ORDINANCE AMENDING
67 THE CITY OF NORTH SALT LAKE ZONING MAP FOR PROPERTY LOCATED
68 GENERALLY AT 1370 WEST CENTER STREET FROM NATURAL OPEN SPACE
69 (NOS) TO GENERAL INDUSTRIAL (MG)

70

71 Ken Leetham, Assistant City Manager, explained this request is a rezoning action for the South
72 Davis Sewer District property from Natural Open Space (NOS) to the MG Zone, which will allow
73 for the construction of a food resource recovery plant on the south property. The proposed plan
74 would take liquid and other food waste, and run it through a treatment process plant where methane
75 would be captured and treated and then released. Staff went on a site visit to two plants in San
76 Rafael, California last week. The first plant was small that receives one truck per day. The drop
77 off of food waste takes place in enclosed building, and food odors were not an issue outside of 50
78 feet from the building. The second plant was larger and captures methane to generate electrical
79 power.

80

81 Dal Wayment, General Manager, South Davis Sewer District, explained food waste is a major
82 environmental issue in the United States. There is 35 million tons of food waste each year, and 95
83 percent goes into the landfills, which produces methane and hydrogen sulfuric gases. In the last
84 ten to 15 years, there has been a significant movement in waste water treatment business driven
85 by the EPA and water treatment plants. Along the Wasatch Front, there is 2.3 million people, which
86 produce one ton of solid waste a year, and 20 percent is food waste. The proposed project will
87 convert 110,000 tons of food waste for animal feed, industrial uses, and composting.

88 Mr. Wayment displayed a chart showing the process of how food waste is processed. This process
89 can generate electricity with food waste; produce natural gas; generate bio-based agriculture land
90 application; and produce commercial fertilizer that can be marketed. The proposed facility would
91 be behind the current building to the west. This operation would receive grease, food processing
92 waste, and bottle waste. Under current conditions, the food waste is going to landfills which
93 produces 528,000 tons of carbon dioxide. The carbon dioxide would be reduced by 90 percent to
94 50,000 tons under the new process. Air quality benefits to the environment is it reduces ammonia,
95 reduces methane, captures the carbon dioxide for growing algae, and produces water suitable for
96 reuse, and uses no potable water in the process.

97
98 Councilmember Jensen asked if water goes through a filter to kill the algae in the process. Mr.
99 Wayment explained the water goes through an ultrafilter of .5 microns, so there is zero suspended
100 solids. The water is clean, and can be used for everything except for drinking. This process captures
101 4,500 acre feet of water a year for the City that can be used for industry, the golf course, and other
102 watering needs. Mayor Arave stated the water from Weber Basin area is severely over allocated.

103
104 Benefits to the district and community are:
105 • Improved bio solids utilization options.
106 • Becomes energy neutral.
107 • Prevents the release of methane in the environment.
108 • Diverts waste from landfills, which extends the life of the landfill.
109 • Reduces emissions and creates biogas for a city the size of Bountiful. Center Street
110 will be widened to Redwood Road, and rebuilt into a three-lane road with a wide turn
111 lane. UDOT study shows 200 vehicle trips per day on Center Street, many of which
112 are large trucks.

113
114 Benefits to North Salt Lake:
115 • North Salt Lake has the lowest water rates in the State.
116 • Last water increase was 28 years ago.
117 • Better odor control for the existing facility.
118 • Reclaimed waste water for irrigation and industrial needs.
119 • Improved air quality.

120
121 Councilmember Jensen reported he went on the field trip to the treatment plants in California. He
122 believes there are great benefits to the State and the environment, but the cost is increased traffic
123 and odor issues. He said there are no odors 20 feet or more away from the building, but he could
124 smell diesel fuel from the trucks. The North Salt Lake plant will have better technology than the
125 plants that were visited, and most residents will not see an impact. Councilmember Jensen visited
126 the North Davis Sewer Plant on Antelope Drive, and he said the outside drying beds had the
127 strongest odors, which odors would be eliminated by the new process.

128 Mr. Wayment said they have two campaigns in spring and fall, which will haul 150-200 truckloads
129 in a two week period. The Legacy Charter School administrators support the project. At the
130 Planning Commission meeting, the three administrators attended the meeting and spoke in favor
131 of the project. Mr. Wayment stated the Governor's Office of Renewable Energy is supportive of
132 this project, along with the Davis County Health Department and the Salt Lake County Health
133 Department.

134
135 Councilmember Porter displayed a chart showing the cycle of converting food waste into
136 renewable energy. Councilmember Hood reported the administrators are supportive of the plant,
137 but parents of children who attend the Legacy Charter School are concerned because the school is
138 close to the plant, and will generate more traffic. He asked why the new plant is not being placed
139 at the north plant. Mr. Wayment explained the south plant has a Quester high pressure gas main
140 just south of the gate, and the Kern River Pipeline is one-half mile away that provides the two
141 major gas sources. Power is an important issue, and there is a large substation near the south plant,
142 which makes power cheaper. The north plant would require \$500,000 to install gas lines under the
143 Legacy Highway from the Kern River Pipeline. The access is better for the trucks at the south
144 plant, as they cannot use the Legacy Highway. When the Sewer District was created in 1959, there
145 were five small communities that were spread out with the Cudahy Packing Plant near the south
146 plant. When the plants expanded in the early 1990's the capacity was doubled, with most of the
147 capacity at the north plant. Looking to the future, the day may come when a new plant may have
148 to be built. Another issue is the nature preserve at the north end.

149
150 **At 8:05 p.m., Mayor Arave opened the public hearing for comments.**

151
152 Dallas Stanger has lived in Foxboro for ten years. Prior to this, he lived in West Bountiful for 32
153 years. He is concerned about the cost from tax dollars to enhance Center Street in North Salt Lake,
154 and the amount of traffic that would be generated. He believes the north facility has great access,
155 and it is not near residential or industrial areas. Dal Wayment said the problem is putting in the
156 natural gas line. The other facility has two large natural gas lines that would require running gas
157 lines to the facility. There is expansion room at the north plant, and it is not next to residential,
158 industrial, and a school. Mr. Stanger expressed concern about the large trucks that travel on Center
159 Street.

160
161 Mayor Arave explained the Center Street upgrades were planned before the sewer plant proposal,
162 and Center Street needed to be upgraded with the new industrial park being constructed.
163 The proposed facility at the south plant will reduce odors and generate additional water in areas
164 that are useable for the City.

165
166 **At 8:11 p.m., Mayor Arave closed the public hearing.**

167
168 **Councilmember Hood made a motion to continue this discussion until the next City Council**
169 **meeting. Councilmember Jensen seconded the motion, which was passed by unanimous roll-**
170 **call vote (3-0).**

171 4. ADJOURN

172

173 **At 8:16 p.m., Councilmember Jensen made a motion to adjourn.**

174

175

176

177

178

179

Mayor

Secretary

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING - SPECIAL
3 DECEMBER 13, 2016
4

5 **DRAFT**
6

7 Mayor Len Arave called the meeting to order at 5:40 p.m., and welcomed those present.
8

9 PRESENT: Mayor Len Arave
10 Councilmember James Hood
11 Councilmember Brian Horrocks
12 Councilmember Matt Jensen
13 Councilmember Stan Porter
14

15 EXCUSED: Councilmember Ryan Mumford
16

17 STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager, Paul
18 Ottoson, City Engineer; David Frandsen, Public Works Director; Chief Craig Black, Police chief;
19 David Church, City Attorney; Connie Larson, Minutes Secretary.
20

21 OTHERS PRESENT: Brad Rasmussen, Scott Rogers, and Dal Wayment
22

- 23 1. CONSIDERATION OF ORDINANCE NO. 2016-14: AN ORDINANCE AMENDING
24 THE CITY OF NORTH SALT LAKE ZONING MAP FOR PROPERTY LOCATED
25 GENERALLY AT 1370 WEST CENTER STREET FROM NATURAL OPEN SPACE
26 (NOS) TO GENERAL INDUSTRIAL (MG)
27

28 Mayor Arave stated that an open house on the rezone was held at Legacy Elementary School in
29 which two couples and one individual attended. The one couple expressed concern about the
30 traffic. Councilmember Hood reported that one couple came who were against the rezone, but they
31 left in favor of the proposal after learning the details of the sewer district's project.
32

33 **Councilmember Jensen made a motion to approve Ordinance No. 2016-14 amending the**
34 **North Salt Lake Zoning Map for property located generally at 1370 West Center Street from**
35 **Natural Open Space (NOS) to General Industrial (MG). Councilmember Porter seconded**
36 **the motion. Mayor Arave noted that Councilmember Mumford was not in attendance at the**
37 **meeting. The motion was passed by unanimous roll-call vote (4-0).**
38

- 39 2. CONSIDERATION OF AGREEMENT NO. 2016-55A: A DEVELOPMENT
40 AGREEMENT BETWEEN THE CITY OF NORTH SALT LAKE AND THE SOUTH
41 DAVIS SEWER DISTRICT
42

43 Barry Edwards, City Manager, explained this agreement is to allow excess water to come to North
44 Salt Lake, which is a benefit for North Salt Lake. Staff recommends approval of the agreement.

1 Councilmember Hood reported at the open house the question was asked if the water would go to
2 North Salt Lake, or would it go through the Weber Water Basin first. Mr. Edwards said there is
3 controversy about who owns the water that goes to the sewer plant, but it would not have to go
4 through Weber Basin Water. He said there is a process that needs to be established before North
5 Salt Lake can obtain the water rights.

6
7 **Councilmember Porter made a motion to adopt Agreement No. 2016-55A, a Development**
8 **Agreement between North Salt Lake and the South Davis Sewer District. Councilmember**
9 **Hood seconded the motion, which was passed by unanimous roll-call vote (4-0).**

10
11 3. ADJOURN

12
13 **At 5:50 p.m., Councilmember Jensen made a motion to adjourn the meeting.**

14
15
16
17
18 _____
Mayor

Minutes Secretary

Action Items (for January 3, 2017)

Item	Chair	Committee	Description
NEW			
1	Craig		Chief Black will send Mayor Arave invitations to attend the Neighborhood Watch meetings.
2	Paul	Janice	Council would like to see a list of proposed plans and expenses of water projects before a list of priorities and decisions can be made... <i>(as part of discussion during Eagleridge storm drain outfall repair project)</i>
3	Paul		Councilmember Porter asked if it would be possible to pursue a parallel pipe at the bottom of the Eagleridge storm drain project to see if it could generate electricity. Paul agreed to explore feasibility of installing a pipe for electricity. CM Jensen suggested looking at alternate energy dissipation solutions.
4	Ken	Paul	Work on process by which the city would get the water rights for the water acquired with the SDS D waste expansion project. <i>(Note: as of 12-27-16, Dal has original agreement – wanted their attorney to review before signature.)</i>
OLD			
1	David	Barry	Staff to look into current costs to maintain parks and potential for outsourcing. <i>David still researching.</i>
2	David Church		Mayor Arave asked that staff review the City code in regards to vape/smoke shops and tattoo parlors.
3	David F		Staff to look into a vehicle trade-in program or purchase and re-sale (similar to what South Davis Sewer District does each year). <i>David has put together policy where vehicles will be reviewed each year.</i>
4	Ken		Mayor Arave asked if the City could change the ordinance to require more than a 100' buffer for mining activities. Barry Edwards replied that staff would be reviewing the literature on gravel extraction to see what the current standards are. <i>Ken will work on ordinance changes.</i>
5	Ken	Janice	Council Member Mumford also asked that the rates in the Good Landlord program be set to adjust for inflation, etc. Analysis to be done?
6	Ken		<i>Council Member Mumford asked that staff follow up with the County on whether the City should take over services for the unincorporated areas. Increased amount taken to the board. Barry met with all commissioners. Will be a county budget discussion.</i>