



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING NOTICE & AGENDA July 16, 2019

Posted July 11, 2019

Notice is given that the North Salt Lake City Council will hold a regular meeting on **JULY 16, 2019** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Conference Room followed by the regular session at 7:00 pm in the Council Chambers. Some members may participate electronically. The following items of business will be discussed; the order of business may be changed as time permits.

WORK SESSION –6:00 p.m.

1. Discussion of the City's General Plan and Zoning Districts
2. Approve City Council Minutes – June 18, 2019
3. Action Items
4. City Council Reports
5. Mayor's Report
6. Adjourn

REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Ryan Mumford
3. Citizen Comment
4. Consideration of proposal to add surveillance cameras in Hatch Park.
5. Consideration of a proposed process for public education, public input and data collection related to the hiring of a golf course operator for the Eaglewood Golf Course.
6. Consideration of **Ordinance 2019-08**: An ordinance rezoning property located at 867 West 3800 South from Highway Commercial (CH) to Residential (R1-7), Torey Brown, applicant
7. Consideration of a General Development Plan for The Winnie, Phase 2, located at approximately 650 North Orchard Drive, CW Land, applicant.
8. Consideration of Subdivision Concept Plan approval for Orchard Townhomes PUD a townhome development located at 142 South Orchard Drive, TAG SLC, applicant.
9. Consideration of Subdivision Concept Plan approval for Lake View Subdivision, including a Conditional Use Permit for a flag lot, for a 3 lot subdivision at 824 Eaglepointe Drive, Carl Rupp, applicant.
10. Consideration of authorization to purchase a Public Works Inspector vehicle in the Public Works Department.
11. Consideration of a Bid Award the Jordan River Trail from Center Street to I-215.
12. Consideration of **Resolution 2019-27R**: A Resolution authorizing the City Manager, or his designee, to submit an application to the Utah Department of Transportation for Safe Routes to Schools funding for the construction of sidewalk on Eagleridge Drive between Orchard Drive and Parkview Drive.
13. Approve Poll Workers selected by Davis County for the 2019 Municipal Election.

14. City Attorney Report
15. City Manager Report
16. Adjourn

CLOSED SESSION

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

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 City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 11th day of July, 2019.

Dated this 11th day of July, 2019.

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 JUNE 18, 2019

4
5 **DRAFT**
6

7 Mayor Arave called the meeting to order at 6:04 p.m.

8
9 PRESENT: Mayor Len Arave
10 Council Member Brian Horrocks
11 Council Member Stan Porter
12 Council Member James Hood
13 Council Member Lisa Watts Baskin
14

15 EXCUSED: Council Member Ryan Mumford
16

17 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,
18 Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David
19 Church, City Attorney; Sherrie Llewelyn, Community Development Director; Linda Horrocks,
20 City Recorder; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes
21 Secretary.
22

23 OTHERS PRESENT: Bob Pendleton, Chris Hartel, Pendleton Construction; Ryan Kimball.
24

25 1. EMPLOYEE INTRODUCTION
26

27 Ken Leetham introduced Spencer Quain as a new hire with the position of management analyst.
28 Spencer graduated from BYU with a Master of Public Administration degree as well as a
29 Bachelor's degree in City/Urban, Community and Regional Planning. He gained experience
30 working as an intern for several cities and counties, and had already done some compensation
31 analysis and forecasting for North Salt Lake.
32

33 Spencer Quain commented that he just graduated from BYU in May and interned with Sandy
34 City, Vacaville City in California, and Utah County. He said he was excited to work with City
35 staff.
36

37 2. WILLIAMSBURG LUXURY APARTMENTS ARCHITECTURE DISCUSSION
38

39 Sherrie Llewelyn reported that the Planning Commission reviewed the rezone and site plan for
40 the Williamsburg Luxury Apartments and made a favorable recommendation to the City
41 Council. She explained that the layout, the number of buildings, and the number of units for the
42 project had remained the same as the original plan from four years ago. Mrs. Llewelyn said that
43 Pendleton Construction would be taking over the project going forward. She said that there were

44 issues with the original architectural firm related to cost so the developer was now proposing a
45 change to the exterior architecture.

46

47 Sherrie Llewelyn showed examples of the east elevation that would be seen from Highway 89
48 and the west elevation with the underground parking entrance.

49

50 Chris Hartel, Pendleton Construction, explained that the previous architectural firm wanted
51 \$750,000 and the new firm, Architecture Belgique, would be \$500,000 for the updated plans. He
52 said that the new proposal was a little fresher but the unit count and footprint would remain the
53 same as the original plan.

54

55 Sherrie Llewelyn stated that the east elevation would be five stories with a basement but only
56 four visible stories from the street. The west elevation would have five visible stories. She also
57 highlighted that the east elevation had an exit to the rear, which lead to an adjacent park and
58 suggested that the west elevation also have a rear exit for access to the bus stop as well as similar
59 design features for symmetry on the buildings.

60

61 Chris Hartel asked for feedback from the City Council. Council Member Baskin felt that the new
62 architecture was attractive.

63

64 Sherrie Llewelyn commented that she wanted to present the new elevations to the Planning
65 Commission as they had not seen the new architecture and had recommended approval of the
66 previous façade.

67

68 Council Member Baskin suggested that the developer may want to change the name to better
69 match the new architectural style, as Williamsburg was more fitting for the previous traditional
70 style architecture. She asked if the underground parking would be two stories and how many
71 underground spaces would be available. Sherrie Llewelyn replied that it would be approximately
72 50 underground spaces in each of the larger buildings and 30 spaces for the smaller building with
73 covered surface parking stalls spread throughout the project.

74

75 Council Member Baskin asked how many residential units were part of this development. Chris
76 Hartel replied that it would be 214 units plus 10,444 square feet of retail space.

77

78 Council Member Baskin asked about the removal of the existing boats on the property. Chris
79 Hartel explained that the sale of the property would be finalized tomorrow; however, the boats
80 were being stored on a UDOT owned parcel but could hopefully be used for extra parking in the
81 future. He said that their plans for redevelopment would greatly improve the appearance of the
82 property.

83

84 3. KIMBALL PROPERTY DISCUSSION

85

86 Ken Leetham introduced Ryan Kimball who discussed a new proposal for the 65-acre Kimball
87 property which was surrounded by 1-215, Legacy Highway, Center Street and Redwood Road.
88 He said the newest proposal was for approximately 800,000 square feet of high quality light
89 manufacturing space on 55 acres west of the existing canal and 48,000 square feet of office and
90 retail space on 11 acres east of the canal, which would replace the prior proposal for a sports
91 complex.

92

93 Ryan Kimball showed a site plan of the entire property and explained that they had recently
94 purchased the gun club property plus fifteen acres from UDOT. He said this proposal was for a
95 business park with Class A industrial uses. The buildings would have storefronts with a truck
96 court in the rear and office space for tech companies, etc. Mr. Kimball then showed examples of
97 the type of office and industrial buildings that they would like to build including several photos
98 of White Mountain, a similar type of project they constructed in Draper. He said that the plan
99 was mostly conceptual at this point and asked for feedback from the Council.

100

101 Ryan Kimball then said they felt this would be a good area for this type of development as it was
102 near the airport and downtown Salt Lake. He said the property would be owned and maintained
103 by one management company.

104

105 Council Member Baskin expressed approval that the development would have a unified look and
106 be managed by one company.

107

108 Sherrie Llewelyn commented that staff was proposing a P District type zone with a development
109 agreement to manage multiple uses as well as the overall look and architecture.

110

111 Council Member Horrocks asked if this development would compete with or complement the
112 inland port. Ryan Kimball replied that he did not think the project would compete, as it would be
113 flex space ranging from 45,000 to 100,000 square foot units while the inland port was more for
114 distribution.

115

116 Mayor Arave asked about the adjacent properties on the map that were not included in this
117 development and if there was a way to incorporate similar architecture on those properties. Ken
118 Leetham responded that the Ball and Kelly families owned those properties and that there were
119 no proposals at this time. He said that the only way the properties would change was if the City
120 and a developer partnered in acquiring and incorporate those parcels into a master development.
121 Mr. Leetham said the Ball family had expressed interested in selling the property at fair market
122 value and that Hugh Williams had purchased the Ball property.

123

124 Ken Leetham suggested that the City could potentially place a moratorium to adopt architectural
125 standards for the area. He felt that in the absence of City involvement, these two properties
126 would remain as they are.

127

128 Mayor Arave asked that staff work with both property owners to clean up the streetscape. Ken
129 Leetham said that as this was a CDA area that some funds might be available to improve the
130 streetscapes.

131
132 Ryan Kimball said that if they were able to purchase the Ball and/or Kelly properties they would
133 be able to increase the size of the proposed adjacent buildings, which would be more economical
134 for them.

135
136 The Council discussed the County drainage ditch, which divided the property, and how it could
137 be landscaped to enhance the appearance and be used as an amenity to the site.

138
139 Ryan Kimball commented that they would work with staff on a unique look and feel for the
140 project including implementing different types of architecture.

141
142 Mayor Arave asked about the streetscape along Center Street. Ryan Kimball replied that there
143 would be a trail encroachment and they would intensify landscaping to screen the buildings and
144 the truck courts from the street.

145
146 Mayor Arave then asked about the value generated by the Community Development Area
147 (CDA). Ken Leetham replied that staff had not done an analysis but said it would generate a
148 significant amount of property tax. He said that there were 11 years left of the CDA so the
149 sooner they started the project the better.

150
151 Ryan Kimball said that they would like to start stubbing for utilities now as UDOT was planning
152 to complete Redwood Road in September and would then place a two-year moratorium on
153 cutting into the road for utilities. He said they would also need to complete a traffic study per
154 UDOT to determine the alignment of the road and begin working with City staff on the new
155 zone.

156
157 Ryan Kimball then invited the City Council to tour the White Mountain project in Draper to get a
158 better idea of the business park development they were proposing. Ken Leetham commented that
159 his only concern was that the City already had multiple trucking businesses so he suggested that
160 provisions be placed in the new zone to minimize trucking operations.

161
162 Ryan Kimball stated that those type of provisions may be an issue as a shipping/trucking
163 company had expressed interest in leasing space but said he would be willing to work with the
164 City on any issues.

165
166 Ken Leetham said that the City could enter into discussions to potentially acquire the Ball and
167 Kelly properties and asked Ryan Kimball if his company would be interested in partnering. Ryan
168 Kimball replied that they would be interested but would need the City or CDA funding. He
169 suggested that the City reach out to the property owners before July 3rd.

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4. ACTION ITEMS

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

5. APPROVE CITY COUNCIL MINUTES

The City Council minutes of June 4, 2019 were reviewed and approved. **Council Member Porter moved to approve the City Council minutes of June 4, 2019 as amended. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.**

6. CITY MANAGER’S REPORT

Ken Leetham reported that surface treatment would be placed on several roadways including those in the Edgewood neighborhood from July 9th through the 12th. He said staff would send a map with the affected areas and dates of work to the Council and place notices on the residents’ doors in those areas. Mr. Leetham presented a map to those present showing the affected areas including locations in Foxboro and Eagles Landing that were being treated this week. He said that residents would be required to park elsewhere for 24 hours.

Mayor Arave asked about the schedule for the Orchard Drive construction project. Paul Ottoson replied that asphalt would be striped on Wednesday and the concrete collars would be installed on Friday. He said Orchard drive would be closed until Monday morning.

Paul Ottoson said that the southern part of the Orchard Drive project would extend from the roundabout to Center Street with the sidewalk installation to begin after July 4th and would hopefully be completed before the Tour of Utah on August 15th.

7. ADJOURN

Mayor Arave adjourned the meeting at 6:57 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
JUNE 18, 2019

DRAFT

Mayor Arave called the meeting to order at 7:10 p.m. Council Member James Hood offered the invocation and Tate Vernon, BSA Troop 1777, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Stan Porter
Council Member James Hood
Council Member Lisa Watts Baskin

EXCUSED: Council Member Ryan Mumford

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

OTHERS PRESENT: Dee Lalliss, Milt Buhrman, Mellissa Adams, Barry Bryson, Katie Wang, Mike Mele, Wendy Mele, Cobi Arnett, Caralyn Bingham, Greg Gulso, Manuel Delgado, Natalie Gordon, Karl Badger, residents; Taylor Spendlove, Brighton Development Utah; Garrett Seely, Red Pine Investments; Chris Robinson, Foxboro Marketplace LLC; Bryce Thurgood, Castle Creek Homes; BSA Troop 1777.

1. CITIZEN COMMENT

Dee Lalliss, 300 North, spoke on the future of the golf course and said that while it was an amenity that made money it was still part of the City's parks system and could not be expected to pay for itself. He asked if the finance department could show what the golf course really cost versus the revenue it brought in and also what the golf course cost versus the parks. Ken Leetham commented that the budget was published and staff could let the residents know where to access that information online.

Barry Bryson, 349 Odell Lane, spoke on the Orchard Grove development and said that the new plan for the townhomes was still double the existing PUDs on Orchard Drive. He said his fear with the zoning change to a P District would start a catalyst to allow high density in the area. Mr. Bryson said that the focus should be quantity over quality.

244 Mayor Arave clarified that when something was a conditional use that it was an allowed use
245 upon which the City could place certain conditions.

246
247 Katie Wang, 491 Lyndhurst Drive, commented on the proposed apartments near Lee's
248 Marketplace and said that many of the residents requested that these apartments be a 55+
249 community or for fewer rooms in the units overall.

250
251 Caralyn Bingham, 1053 Manchester, said that there was already a contract for 102 apartment
252 units near Lee's Marketplace. She said that while they were originally supposed to be one to two
253 bedroom units that the developer worked hard to get Lee's Marketplace in the City. Mrs.
254 Bingham said that Mr. Robinson always listened to residents and then tried to make appropriate
255 changes. She said that there was a housing crunch and a need for this type of housing.

256
257 Karl Badger, 837 Springwood Drive, said he had been a resident for 30 years. He referred to the
258 Orchard Grove development and the pushback from residents. He said that he and his family
259 have remained in the City due to the quality of the City, City staff and the residents. Mr. Badger
260 said Orchard Grove was a quality development and offered the opportunity for 14 new families
261 to move into the City. He said that the Planning Commission, which included several
262 professionals such as a nationally recognized traffic engineer, reviewed and approved this
263 development.

264
265 2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2019-23R: A
266 RESOLUTION ADOPTING AN AMENDMENT TO ADJUST THE FISCAL YEAR
267 2018-2019 GENERAL FUND, REDEVELOPMENT AGENCY FUND, HOUSING
268 FUND, LOCAL BUILDING AUTHORITY FUND, CAPITAL PROJECTS FUND,
269 CAPITAL PARK FUND, CAPITAL ROAD PROJECTS FUND AND CULINARY
270 WATER FUND BUDGETS

271
272 Janice Larsen replied that this was the final budget adjustment for fiscal year 2019. She said the
273 significant changes included moving available fund balance from the General Fund to the Road
274 Fund and the Capital Support Fund. The purposes for the transfer was to move the restricted cash
275 which was held unspent from the previous year with an additional \$200,000 for unspecified
276 future projects and \$500,000 into the Capital Fund to stay under the 25% limit set by the State.

277
278 The next budget request included a change to the Redevelopment Agency Fund due to increased
279 tax revenues resulting in an increase in expenditures and an increase in contribution to the fund
280 balance. This increase is related tax increment revenue received annually. The amount actually
281 received was higher than budget resulting in an increase in the amount due to developers and the
282 transfer out of tax income revenue restricted for low-income housing development. This affected
283 Funds 125 and 127 due to the transfer of restricted housing funds.

284

285 A change in the Housing Fund 127 budget included a significant increase related to CDBG
286 Home repair grants that were awarded to the City with an increase in both revenue and
287 expenditures.

288
289 A change in the Capital Fund budget showed an increase in revenue and expenditures with the
290 most significant part of the increase related to a transfer in from the General Fund. The increase
291 in expenditures and increase in revenues was related to two grants for the installation of ADA
292 doors and a FEMA reimbursement for landslide consulting.

293
294 The changes in the Capital Road Project Fund were related to grant revenue received for the
295 Orchard Drive Sidewalk project and a transfer in from the General Fund. The increase in
296 expenditures would be used for various road projects that came in over budget.

297
298 A change in the Culinary Water Fund budget included an increase in use and expenditures to
299 fund the Redwood Road betterment capital project because the bid amount exceeded the
300 budgeted amount.

301
302 **Mayor Arave opened the public hearing at 7:29 p.m. There were no comments and Council**
303 **Member Horrocks moved to close the public hearing at 7:30 p.m. Council Member Hood**
304 **seconded the motion. The motion was approved by Council Members Horrocks, Porter,**
305 **Hood and Baskin. Council Member Mumford was excused.**

306
307 **Council Member Horrocks moved to adopt Resolution 2019-23R: A resolution adopting an**
308 **amendment to adjust the fiscal year 2018-2019 General Fund, Redevelopment Agency**
309 **Fund, Housing Fund, Local Building Authority Fund, Capital Project Fund, Capital Parks**
310 **Fund, Capital Road Project Fund and Culinary Water Fund Budgets. Council Member**
311 **Hood seconded the motion. The motion was approved by Council Members Horrocks,**
312 **Porter, Hood and Baskin. Council Member Mumford was excused.**

313
314 3. CONSIDERATION OF ORDINANCE 2019-04: AN ORDINANCE REZONING
315 PROPERTY LOCATED AT 378 EAST ODELL LANE FROM RESIDENTIAL-
316 MULTIFAMILY (RM-7) TO P DISTRICT AND APPROVING A DEVELOPMENT
317 AGREEMENT (2019-29A) FOR ORCHARD GROVE TOWNHOMES, BRIGHTON
318 DEVELOPMENT UTAH, APPLICANT

319
320 Sherrie Llewelyn reported that this application was previously denied by the City Council. The
321 applicant has since redesigned the project and made multiple changes including increasing the
322 setback of the buildings from Orchard Drive which changed the elevation so that only two stories
323 are visible from the street, the removal of two units, relocation of the dog park area, increasing
324 the tot lot area, and the addition of two more guest parking spaces for a parking ratio of 4.43
325 parking spaces per unit overall.

326

327 Mayor Arave asked for clarification on the increased setbacks. Sherrie Llewelyn replied that the
328 setbacks had increased from ten feet to twenty feet from the sidewalk and with the addition of
329 the new sidewalk, the setback would effectively be 29 feet from the curb.

330
331 Council Member Baskin commented that she appreciated all the accommodations and efforts that
332 were made regarding the setback as it came at the cost of two units. She felt that years from now
333 residents would be pleased with the streetscape.

334
335 Council Member Horrocks said that this was a perfect example of the community working
336 together as this was generally a better project now.

337
338 Council Member Porter stated that everyone had to compromise on this project.

339
340 Council Member Hood said that while the project was getting there he would have liked to see a
341 reduction of two more units.

342
343 **Council Member Baskin moved that the City Council adopt Ordinance 2019-04 rezoning**
344 **the property from RM-7 to P District for Orchard Grove Townhomes located at**
345 **approximately 378 East Odell Lane, along with the proposed development agreement with**
346 **the following findings and conditions:**

347
348 **Findings:**

- 349
350 1) **The proposed P district can be substantially completed within two (2) years of the**
351 **establishment of the P district.**
352 2) **The development contains one phase that can exist as an independent unit capable**
353 **of creating an environment of sustained desirability and stability; and that the uses**
354 **proposed will not be detrimental to present and potential surrounding uses, but will**
355 **have a beneficial effect which could not be achieved under other zoning districts.**
356 3) **The proposed increased density will not generate traffic in such amounts as to**
357 **overload the street network outside the P District.**
358 4) **The area surrounding said development can be planned and zoned in coordination**
359 **and substantial compatibility with the proposed development.**
360 5) **Any exception from standard ordinance requirements is warranted by the design**
361 **incorporated into the final plan.**
362 6) **The P district is in conformance with the City General Land Use Plan.**
363 7) **Existing or proposed utility services are adequate for the population and use**
364 **densities proposed.**

365
366 **Conditions:**

- 367 1) **Existing or proposed utility services are adequate for the population and use**
368 **densities proposed.**

369 **2) The CC&Rs and HOA will provide mechanisms to designate that garages of each**
370 **unit are designated as primary resident parking and the individual driveway’s**
371 **primary use is for guest parking.**
372

373 **Council Member Porter seconded the motion. The motion was approved by Council**
374 **Members Horrocks, Porter and Baskin. Council Member Hood voted in opposition to the**
375 **motion. Council Member Mumford was excused.**
376

377 4. CONSIDERATION OF A SUBDIVISION PRELIMINARY PLAN FOR ORCHARD
378 GROVE TOWNHOMES LOCATED AT 378 EAST ODELL LANE, BRIGHTON
379 DEVELOPMENT UTAH, APPLICANT
380

381 Sherrie Llewelyn reported that this was the preliminary plan for the Orchard Grove townhomes.
382

383 Council Member Hood asked if this would be an administrative action at this point. Sherrie
384 Llewelyn clarified that the approval of the preliminary plan was an administrative action.
385

386 **Council Member Porter moved that the City Council approve the proposed preliminary**
387 **plan for Orchard Grove PUD located at 378 East Odell Lane with no conditions. Council**
388 **Member Horrocks seconded the motion. The motion was approved by Council Members**
389 **Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.**
390

391 Council Member Horrocks recommended that a spelling correction to the word “residential” be
392 made in Ordinance No. 2019-04.
393

394 5. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR FOXBORO PUD,
395 A SINGLE FAMILY DEVELOPMENT LOCATED AT 877 NORTH CUTLER, RED
396 PINE INVESTMENTS, GARRETT SEELY APPLICANT
397

398 Sherrie Llewelyn reported that this property was located north of Lee’s Marketplace. Red Pine
399 Land made a purchase agreement with the current property owner, Leo Thurston, as well as a
400 development proposal with a request for a General Development Plan and a rezone to a P District
401 for 23 single-family lots. She presented the concept plan to those present which showed 3,400
402 square-foot lots with the majority of the lots at 40 feet wide and a depth of 82 to 85 feet. The
403 smaller lots would have a width of 27 feet. The development would have private streets and a
404 hammerhead turnaround. Each home would have a two-car garage and two-car driveway.
405

406 Access to the new development would be via Cutler Drive; however, as a portion of Cutler Drive
407 adjacent to the site is a new road there would be moratorium on cutting into the street for five
408 years. The proposed solutions included running the utilities down the side to connect to the older
409 section of Cutler Drive or rebuilding the entire new section.
410

411 Sherrie Llewelyn presented examples of the type of architecture and said that the Planning
412 Commission held a public hearing on the zone change and the general development plan and
413 made a favorable recommendation. She explained the final zone change would come after the
414 General Development Plan was approved.

415
416 Council Member Baskin commented that this project would be compatible with the area and that
417 the designs and materials were first rate. She stated she was in favor of the project as it would
418 provide more housing for families.

419
420 Mayor Arave asked if these lots sizes were similar to the adjacent development. Sherrie
421 Llewelyn replied that these homes would be similar to the Stonehaven project with the addition
422 of driveways on all the units.

423
424 Council Member Baskin asked if the development agreement would include a condition that two
425 identical houses could not be placed next to one another. Sherrie Llewelyn replied that wording
426 could be put in the agreement so that the same model or colors could not be next to each other.

427
428 **Council Member Horrocks moved that the City Council approve the General Development**
429 **Plan for Fox Hollow Homes located at 877 North Cutler Drive with the following conditions**
430 **to be incorporated within the final zone change and development agreement approval:**

- 431
432 **1) Final architectural design, materials, colors with no two homes similar side by side;**
433 **2) Submittal of a required development agreement; and**
434 **3) Final approval of the P District rezone.**

435
436 Council Member Horrocks asked if soil contamination needed to be addressed at the site. Sherrie
437 Llewelyn replied that the developer had done soil testing and would have to remove any
438 contamination during construction.

439
440 **Council Member Porter seconded the motion. The motion was approved by Council**
441 **Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.**

442
443 **6. CONSIDERATION OF RESOLUTION 2019-14R: A RESOLUTION AMENDING**
444 **THE GENERAL DEVELOPMENT PLAN & DEVELOPMENT AGREEMENT**
445 **RELATED TO THE MULTI-FAMILY HOUSING APPROVED AT FOXBORO**
446 **MARKETPLACE, LOT 7 LOCATED AT 790 NORTH CUTLER DRIVE, FOXBORO**
447 **MARKETPLACE, CHRIS ROBINSON, APPLICANT**

448
449 Sherrie Llewelyn reported that the developer held two additional community meetings regarding
450 this development. The developer made several changes to the original plan including the
451 relocation of the clubhouse and the pool to the north end of the property. All the buildings would
452 now be three stories, the number of units was reduced to 120, and the parking was increased to

453 2.25 spaces per unit. She said that several issues which would need to be addressed at site plan
454 review included increasing the landscape buffer to eight feet on the north property line,
455 additional parking islands on rows that exceed 20 parking spaces, and the identification of three
456 ADA spaces. The Planning Commission reviewed and recommended approval with ten
457 conditions.

458
459 Council Member Horrocks commented that one of the concerns from the community meeting
460 was the potential overcrowding of the schools. He said that he felt the developer had done
461 everything to be accommodating to make the project work. Council Member Horrocks said the
462 viability of the grocery store was a factor in approving this development and the end result was a
463 good project. Council Member Baskin echoed these sentiments.

464
465 Council Member Porter said that the existing commercial was excellent. He said the commercial
466 needed to be sustained and the apartment complex would help to support that.

467
468 Council Member Hood commented that the Council had just approved 23 single family homes
469 near this development and that the City Council should stick to the original agreement of 102
470 units. He said that even though the developer had done a lot to obtain commercial development
471 in this location he could not support this plan when he felt there was a better use for the property.

472
473 **Council Member Baskin moved that the City Council approve Resolution 2019-14R and**
474 **the proposed 3rd amendment to the Foxboro Marketplace Development Agreement with**
475 **the following conditions:**

- 476
477 **1) An additional three ADA parking spaces be added to the site plan, as well as the**
478 **required landscaped islands with trees**
479 **2) Landscape buffers surrounding the parking areas be increased to 8' in width**
480 **3) The minimum required landscape be increased in the development agreement from**
481 **20% to 30%**
482 **4) Appropriately sized street trees be provided within the park strip along Cutler**
483 **Drive**
484 **5) Required street trees along Redwood Road be placed within the park strip and the**
485 **park strip be of sufficient width to support the tree species chosen**
486 **6) The proposed landscape berm along the east property line will be of adequate height**
487 **to shield headlights of parked cars from Redwood Road traffic**
488 **7) Fencing along the north property line be either composite fencing or masonry**
489 **8) Fencing along the west, south and east property line be either composite split rail or**
490 **wrought iron type decorative fencing, with appropriate pedestrian entries to Cutler**
491 **Drive, the shopping center, and the Redwood Road Trail**

492
493 **Council Member Horrocks seconded the motion.**
494

495 Chris Robinson thanked the City Council for their efforts in reviewing the project and for those
496 that attended the open houses. He said that the height of the buildings would be 45 feet and not
497 the 40 feet shown in the packet.

498

499 **The motion was approved by Council Members Horrocks, Porter and Baskin. Council**
500 **Member Mumford was excused. Council Member Hood voted in opposition to the motion.**

501

502 7. CONSIDERATION OF RESOLUTION 2019-25R: A RESOLUTION AUTHORIZING
503 THE CITY MANAGER, OR DESIGNEE, TO ENTER INTO A CONTRACT WITH
504 THE UTAH OFFICE OF OUTDOOR RECREATION FOR THE RECEIPT OF GRANT
505 FUNDS TO BE USED FOR THE CONSTRUCTION OF A PORTION OF THE
506 FOXBORO WETLANDS PARK

507

508 Ken Leetham reported that while all of the funding necessary for the completion of the project
509 had not been obtained, that the City had been awarded a grant for the Foxboro Wetlands Park.
510 Mr. Leetham gave an overview of the entire project, a 23- acre wetland divided into three pieces
511 and bordered by Cutler Drive to Legacy Highway. He said that while the wetland was currently
512 in various states of functionality, the concept plan included the re-creation of a water channel,
513 the eradication of invasive plant species and planting of appropriate wetland plants, the
514 construction of boardwalks, viewing piers, and a fishing pond on the west end of the site at the
515 cost of \$1.7 million.

516

517 Ken Leetham said the \$150,000 grant would be used towards the creation of a pond on the west
518 side of the park and the installation of the boardwalk. As the City would have two years to
519 complete the project he suggested that the Council accept the grant award and then work
520 diligently to obtain the funding for Phase 1. He said staff would work with Big West Oil to
521 obtain \$105,000 which was promised for this project, as well as pursue in-kind work, apply for
522 matching grants, or reduce the size of the project depending on the amount of funding obtained.

523

524 Council Member Baskin commented that there would be no diversion of funds from the General
525 Fund or obtained through a tax increase. She asked about the potential for additional donations.
526 Ken Leetham replied that there was a possibility for further donations and that staff would reach
527 out to the local refineries as well as researching federal grants. He said Phase 1 would allow the
528 public to access the wetlands via the boardwalk.

529

530 Mayor Arave asked what the different color designations represented on the concept map. Paul
531 Ottoson showed which areas were jurisdictional wetlands, lowlands, highlands, and streams.

532

533 Council Member Baskin asked if there was an issue with phragmites in this area. David Frandsen
534 replied that the Public Works Department was on the third year of phragmite removal.

535

536 Greg Gulso, 320 Boston Drive, expressed concern with mosquito abatement and feral cats in this
537 area. Ken Leetham replied that he felt that the improvements to the wetlands would improve the
538 mosquito issue by reducing standing water in the area.

539
540 Caralyn Bingham, 1053 Manchester Drive, commented that she was worried about flooding and
541 asked how deep the pond would be. She asked that the boardwalks be constructed to avoid
542 damaging the ecosystem there. Ken Leetham replied that the deepest part of the pond would be
543 15 feet deep.

544
545 Caralyn Bingham asked if the City would be liable for drownings once the pond was constructed.
546 Ken Leetham responded that the City would have the same liability as they did today and said
547 the area would not be inherently more dangerous. He said that no swimming or boating would be
548 allowed.

549
550 Caralyn Bingham then asked when the completion date for the pond and boardwalks would be.
551 Ken Leetham replied that the boardwalk and pond would have a two-year timeframe per the
552 grant. He said that the City would need to assemble the funds to complete phase 1, and that phase
553 1 and 2 would take five years.

554
555 **Council Member Horrocks moved that the City Council approve Resolution 2019-25R**
556 **authorizing the City Manager, or designee, to enter into a contract with the Utah Office of**
557 **Outdoor Recreation for the receipt of grant funds to be used for the construction of a**
558 **portion of the Foxboro Wetlands Park. Council Member Porter seconded the motion. The**
559 **motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council**
560 **Member Mumford was excused.**

561
562 8. CITY COUNCIL REPORTS

563
564 Council Member Hood reported that the Youth City Council (YCC) was conflicted on whether
565 they would host a 2019 movie in the park. He said the hesitation was selecting a movie that
566 would draw a big enough crowd to make it worth it.

567
568 Council Member Horrocks commented that the problem was paying to show a movie and also
569 finding a decent movie to show.

570
571 Council Member Porter said that if the YCC did the event that they needed to advertise well to
572 ensure that the turnout was worth it.

573
574 Council Member Baskin asked how much it cost to rent a movie. Council Member Hood replied
575 it was generally about \$400 to \$500.

576

577 Council Member Baskin felt that it was worth having the movie in the park to unify the youth in
578 the City. Council Member Horrocks suggested having food trucks at the event.

579

580 9. MAYOR'S REPORT

581

582 Mayor Arave reported that the State Tax Task Force would be in Kaysville at the Davis Tech
583 Business Resource Center on July 8th from 6-9pm. He invited the Council and residents to attend.

584

585 Mayor Arave spoke on the two community meetings that were held regarding the golf course
586 management proposal. He said that it seemed like residents had split opinions on the proposal.
587 Mayor Arave then reported on the South Davis Recreation District and the revision to their
588 Master Plan. He said some improvements would be made which would cost several million
589 dollars. There was also a proposal for a sports facility in the North Salt Lake area. He asked if
590 CDA funds could be used and if the Council was interested in being more proactive in obtaining
591 this facility.

592

593 Council Member Porter commented that it would be a matter of finding funding and obtaining
594 the land.

595

596 10. ADJOURN TO CLOSED SESSION FOR THE PURPOSE OF DISCUSSING
597 PENDING OR REASONABLY IMMINENT LIGATION; TO DISCUSS THE
598 PURCHASE, EXCHANGE, SALE OR LEASE OF REAL PROPERTY

599

600 **At 8:30 p.m. Council Member Horrocks moved to go into closed session for the purpose of**
601 **talking about strategy on pending litigation and the acquisition of property. Council**
602 **Member Baskin seconded the motion. The motion was approved by Council Members**
603 **Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.**

604

605 11. RECONVENE INTO REGULAR SESSION

606

607 **At 9:57 p.m. Council Member Horrocks moved to go out of closed session and into the**
608 **regular session. Council Member Hood seconded the motion. The motion was approved by**
609 **Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was**
610 **excused.**

611

612 12. ADJOURN

613

614 Mayor Arave adjourned the meeting at 9:58 p.m.

615

616

617

618

Mayor

Recorder

Action Items (for July 16, 2019)

Item	Staff	Description
<u>New</u>		
1	Ken Sherrie Janice	<u>Items for staff to do related to proposed Kimball property development:</u> a. potential for a moratorium to adopt architectural standards for the area and work with developer on type of architecture b. work with Ball and Kelly families on potential purchasing properties (before July) and/or cleaning up streetscapes c. determine value generated by CDA and potential to increase percentage and length of time? d. work with developer on zoning for the area including talking about potential for provisions to minimize trucking operations (?) e. setup Council tour of White Mountain development in Draper
2	Janice	Provide information to residents on the budget which highlights how much is spent on maintaining the parks compared to the golf course cost. Ken Leetham suggested letting the public know where to access the budgets that were published online. <i>Information was provided at July 9th open house.</i>
3	Ken	Staff to contact SDRC director for details about a possible South Davis Rec Center facility in NSL, and will perform a review of possible uses of CDA funds for property acquisition.
<u>Current</u>		
1	Paul Sherrie Ken	Staff to review what stipulations were placed on the road within the Eaglewood project (Eaglewood Village proposal with Brighton Homes) and the potential to vacate that road.
2	David Ken	Staff to work with Woods Cross to improve their dog park and discuss potential for a new dog park in the area. <i>City Staff is reviewing other communities' dog parks and preparing a recommendation for the City Council.</i>
3	Ken	Review security at City Hall and Parks building. <i>Staff to meet with Mollerup Glass to look at options.</i>
4	David	Parks & Arts Board to review pickle ball options. <i>Staff is preparing a recommendation for the City Council.</i>
5	David	Bikes coming too fast from flow trails into Wild Rose Park – need better signage to stay on trail out to parking lot. <i>Staff has inspected the problem and will be installing signage and possibly barriers that will protect and separate pedestrians from cyclists.</i>
6	Janice	CM Mumford asked for cost of the youth soccer program <i>(Staff to provide closer to end of season).</i>
7	Ken Craig	Staff to work on emergency preparedness reporting and coordination with Davis County rather than NSL – and whether it should be organized and run by South Davis Fire. <i>Staff is working with surrounding communities and Fire District to evaluate staffing needs and possible employee sharing</i>
8	Paul David Ken	Various assignments related to water and water planning including: collection of water usage data by area, analysis and recommendation related to water conservation rate structure, and long-range planning for water needs. <i>Staff met with Weber Basin Water Conservancy District and requested their assistance with a water rights application for re-use water and to evaluate the City's report on water usage, source, storage and distribution.</i>
9	David, Ken	Staff to follow-up on adding trees to park strips on Fox Hollow at roundabout. <i>Ken will report.</i>
10	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>Staff reviewing history committees of other cities and will draft resolution.</i>
11	Paul Ken	Staff to review current ordinance regarding road cuts including adding more restrictive provisions to the current three year wait on new roads as well as conditions in franchise agreements. <i>Paul is researching possible code amendments.</i>
12	Linda	Staff to arrange a tour of Wasatch Resource Recovery Plant for interested City Council members and staff. <i>Schedule with Matt Myers (Wait until July to be fully operational.)</i>
13	Ken	Staff to report back on the progress of mining on Monte Thomas parcel. <i>Ken had a phone call with David Church and Jody Burnett on this matter. More research will be required and staff will continue</i>

		<i>to work to understand the impacts of HB288, Critical Infrastructure bill (gravel and mining operations).</i>
14	Paul Sherrie	Look at sidewalk on 3800 S. and US89 where residents are walking in the street to get to bus stop on US89. <i>Davis County is hoping to start construction in July.</i>
15	Ken	Staff to follow up with City attorney on Media One issue. <i>Attorney to look at next enforcement steps.</i>
16	Craig David	Look at monitoring options for Tunnel Springs including DVR system and other technology, police access, motion sensors, public access, etc. <i>Staff is proceeding w/ enhanced camera system.</i>
17	Paul David Sherrie	Staff to prepare options for repair/replacement of Eaglewood Village dock. Also look at placing trees around the pond or adding this area to Arbor Day. <i>Draft concept plan was presented to Parks and Arts Board. Concept plan was cost prohibitive - will look at a simpler design.</i>
18	David	Council review the parks & trails brochures before printed. <i>Parks & Arts comm. to review draft.</i>



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, City Manager

DATE: July 16, 2019

SUBJECT: Consideration of proposal to add surveillance cameras in Hatch Park

RECOMMENDATION

I recommend that the City Council instruct City staff to pursue the installation of new surveillance cameras at Hatch Park.

BACKGROUND

Since the media recently highlighted our surveillance camera situation in Hatch Park, several Council members asked to place an item on the Council agenda to address camera needs. Since that time, we have also had a request by Ashley Fine, a friend of Mackenzie Lueck, to come to the City Council meeting in order to request that the City place additional cameras at this park. When I spoke to Ashley, I informed her that the City Council had also asked for an item to be placed on the Council agenda and that I believed there would be support for additional expenditures to place cameras in Hatch Park.

The Mayor, Craig and I also met with Ashley Fine's mother and she told us that there is a group of people, including the Fine's, that are wanting to educate the public about issues of online friendships and connections, sex trafficking and other related issues. So, at our meeting, I expect that we'll have media interest and that Ashley or others will want to take a few minutes to discuss not only cameras, but possibly other topics related to the Mackenzie Lueck case.

A second part of this item is that staff has prepared some information about cameras that could be located in various public properties throughout the City. I will include that information in a confidential communication since we are authorized to protect information about security. You are also authorized to go into a closed executive session if you wish to discuss confidential security measures that exist or are contemplated.



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
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Len Arave
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: July 16, 2019

SUBJECT: Consideration of a process for public education and input related to the hiring of a golf course operator at Eaglewood Golf Course

RECOMMENDATION

I recommend approval to the City Council of a process to educate the public, allow for public input and to gather survey data related to the hiring of a golf course operator for Eaglewood Golf Course.

BACKGROUND

As you know, we have been considering an operator arrangement with GreatLIFE, Utah for the day-to-day work of operating the Eaglewood Golf Course. There have been several meetings with many residents and one information meeting at the clubhouse (July 9) which many of you attended. At the open house/information meeting, we discussed the idea of putting together a plan to inform the public more thoroughly and factually about this potential arrangement together with a method for the public to provide us input. We also shared the idea of hiring an outside firm to perform a City-wide survey on this question so that the Council can have some feedback from the citizens at large on this issue. Finally, though Council approval isn't needed for this, many members of the public have requested that we have a public hearing on this matter and I agree with that request.

We reached out to Y2 Analytics and provided them with details about the proposed operating agreement with GreatLIFE, Utah. They are a surveying and polling company that has worked with many cities in Utah on several questions of public interest. They are preparing a proposal to perform a survey and I will distribute that proposal to you on Monday after I receive it. After a survey is performed and we can all review the results, I believe that this will provide to the Council and to the public a better idea of what the majority community feeling is on this matter. I have no pre-conceived ideas about results and I believe that a third party is an excellent method for insuring an objective survey that is non-biased.

Also, this method will have the effect of adding more time to the decision. The public education process will be ongoing, but we anticipate that we can get an online presence put together and operating for

about 3 weeks prior to the survey. Then the survey will take a few weeks to perform, analyze and prepare results. So, this puts off the contract start time, if we enter into an arrangement, to the spring of 2020. This gives us plenty of time to consider all of the public input we will receive, continue to work on contract terms and hold a public hearing with plenty of time to prepare for the starting date, if there is one.

There are many opinions and feelings about this matter, both in support and in opposition. I believe that we have reached a point in the process where some bona fide and scientifically valid data will provide important assistance to the Council on this issue. I would encourage you to consider this method as an acceptable way to move forward through all of the input you're receiving as we know that we have many voices on all sides of the issue.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 16, 2019
SUBJECT: Consideration of Ordinance 2019-XX, a request to rezone property located at 867 West 3800 South from Highway Commercial (CH) to Residential (R1-7) for 38 Street Salon

RECOMMENDATION

The Planning Commission recommend approval to the City Council of the proposed rezone from Highway Commercial (CH) to Residential (R1-7) for the parcel located at 867 West 3800 South with the following conditions:

1. Reduction of vehicular access to one thirty foot (30') maximum wide driveway or two fifteen foot (15') access for a circular drive;
2. Installation of a park strip and sidewalk as well as the restoration of the curb and gutter in accordance with City standards;
3. Removal of the 38 Street Salon Sign; and
4. Submission of a site plan depicting how the commercial parking area will be renovated to become a residential front yard.

BACKGROUND

The requested rezone is from Highway Commercial (CH) to Residential (R1-7) for the parcel located at 867 West 3800 South. The property contains approximately 11,238 square feet and has one structure. The parcel is adjacent to Chesham Village. This property is owned by Torey Brown and currently used as the 38 Street Salon. The Browns plan to renovate the building, converting the commercial building into a home, and live there with a home occupation salon. The Highway Commercial (CH) zone does not permit single residential development containing less than five (5) dwelling units. To allow for a single family parcel, the applicant is requesting a rezone to Residential (R1-7).

The residential use of this property is compatible with the surrounding residential uses. The parcels to the north, south, and east of the parcel are unincorporated Davis County and Bountiful single family homes with similar lot sizes. The proposed R1-7 zone has similar lot and setback requirements to these adjacent unincorporated parcels. Properties zoned R1-7 have a minimum size of 7,000 which this parcel complies with.

REVIEW

The applicant has submitted a proposed floorplan for the building which will modify its internal use to a residential home with an area for a home occupation. This renovation will include a five foot addition to provide space for a kitchen. A two chair in-home salon will be created. Home occupations are permitted in all residential zones as long as they are incidental and secondary to the use of the dwelling. Only members of the family who reside in the dwelling may work on site with the exception that one additional person may be employed as a secretary, apprentice or assistant.

Currently, the front portion of the lot contains a parking lot and two driveway access areas. Section 10-6-2 of the City Code states that residential lots with less than 100 feet of frontage cannot have more than one driveway. The maximum width of the driveway is also noted as thirty feet (30') wide at the street lot line. Due to this requirement in the code, the DRC recommends conditioning approval on the reduction of vehicular access to one thirty foot (30') wide driveway. The curb and gutter will need to be restored along with the installation of both a park strip and sidewalk in accordance with City standards. Currently the sidewalk and park strip in front of Chesham Village stop at this parcel's property line. The curbing along the parcel's frontage is also not to City standards and appears to have been cut when the driveways were installed.

Due to the commercial appearance of the building, a site plan depicting how the commercial parking area will be renovated to become a residential front yard is recommended. While there is no front yard impervious surface area limitation in the Code, the front yard area should be required to be restored to a residential design. This site plan should also demonstrate the removal of the commercial signage which is not permitted for home occupations nor in residential zones.

The Planning Commission held a public hearing on June 25, 2019 and recommended approval of the proposed zone change.

POSSIBLE MOTION

I move that the City Council approve Ordinance 2019-XX to rezone property located at 867 West 3800 South from Highway Commercial (CH) to Residential (R1-7) with the following conditions:

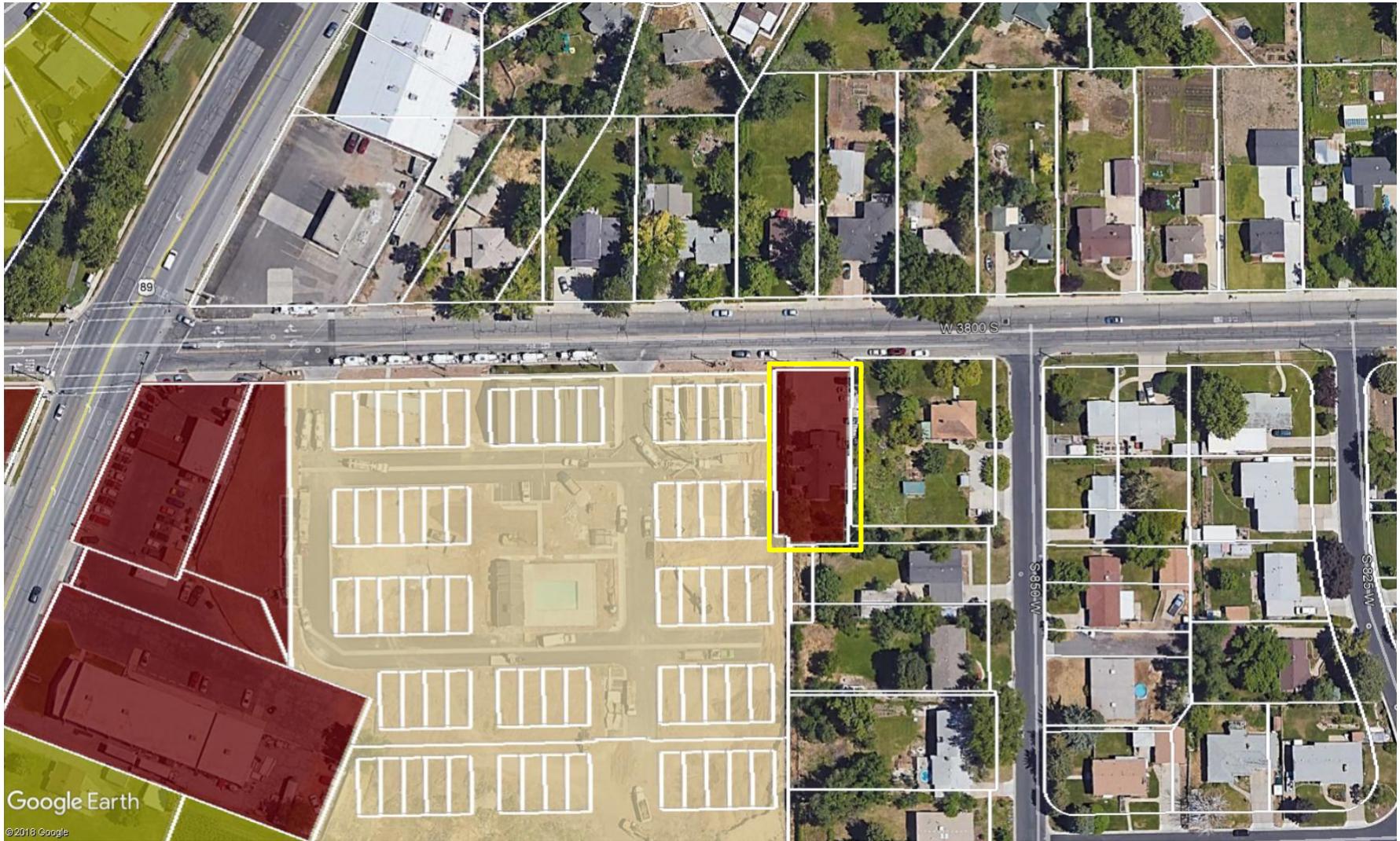
1. Reduction of vehicular access to one thirty foot (30') maximum wide driveway or two fifteen foot (15') access for a circular drive;
2. Installation of a park strip and sidewalk as well as the restoration of the curb and gutter in accordance with City standards;
3. Removal of the 38 Street Salon Sign; and
4. Submission of a site plan depicting how the commercial parking area will be renovated to become a residential front yard.

Attachments

- 1) Aerial/Zoning Map
- 2) ORD2019-XX



Rezone 867 West 3800 South Aerial/Zoning



Floor Plan

867 West 3800 South



ORDINANCE NO. 2019-XX

AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 867 WEST 3800 SOUTH WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM CH, HIGHWAY COMMERCIAL TO R1-7, RESIDENTIAL.

WHEREAS, the City of North Salt Lake has received an application from Torey Brown to amend the zoning for property located generally at 867 West 3800 South from CH, Highway Commercial to R1-7, Residential; and

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

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

WHEREAS, the City Council has reviewed this application and finds that it is consistent with the comprehensive general plan, goals and policies of the City and that changed conditions make the proposed amendment reasonably necessary to carry out the purposes stated in Title 10 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 approximately 0.258 acres of property located generally at 867 West 3800 South within the city limits of the City of North Salt Lake, and more particularly described as Davis County parcel number 01-047-0079, from CH, Highway Commercial to R1-7, Residential.

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.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, THIS 16th DAY OF JULY, 2019.

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 Baskin	_____
Council Member Mumford	_____
Council Member Porter	_____

Property Description:

All property included in Davis County Parcel Identification numbers: 01-047-0079 containing approximately 0.258 acres.

Legal Description:

BEG AT A PT ON THE S LINE OF 3800 SOUTH STR (A 66.00 FT WIDE STR), AT A PT WH IS S 0°18'19" W 282.20 FT ALG THE 1/4 SEC LINE & S 88°45'30" W 947.00 FT ALG THE S LINE OF SD 3800 SOUTH STR FR THE CENTER OF SD SEC 1-T1N-R1W, SLB&M; SD PT BEING ON POB OF BNDRY LINE AGMT RECORDED 06/09/2008 AS E# 2371204 BK 4550 PG 916; TH W 69.23 FT; TH S 120.26 FT; TH E 11 FT; TH S 33.14 FT, M/L, TO THE N LINE OF PPTY DESC AS 01-047-0080; TH E'LY 53.36 FT, M/L, TO END PT OF SD BNDRY LINE AGMT; TH ALG SD AGMT THE FOLLOWING COURSE: N 1°48'52" E 153.73 FT ALG AN EXIST 4 FT HIGH CHAIN LINK FENCE TO BEG. CONT. 0.258 ACRES



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 16, 2019
SUBJECT: Consideration of a General Development Plan for the Winnie Ph. 2 at 650 North Orchard Drive

RECOMMENDATION

The Planning Commission recommends to the City Council approval for the Winnie Ph. 2 at 650 North Orchard Drive with the following conditions:

1. The total unit count for the phase will be 20 units
2. The required parking density for phase 2.45 shall be spaces per unit by adding 3 additional guest spaces
3. Amenities within the common area shall be added as part of the final approval of the zone change and development agreement

BACKGROUND

This item and public hearing was tabled on March 26, 2019 by the Planning Commission with a request to the developer to amend the concept and architecture and return to the PC at a future date. The Planning Commission reviewed the revised submittal on May 14, 2019 and made a favorable recommendation. The City Council tabled review on this request on the May 21, 2019 to allow the applicant the opportunity to determine what amenity would be added to the development proposal. The proposal is to add a dog park as an amenity for the entire project, both phases 1 & 2.

The proposed general development plan is located at 650 North Orchard Drive. The site is lot 54 in the Winnie PUD recently approved. The lot is 0.83 acres in size of the total 3.5 acre project. When the original application was filed the developer had expressed interest in retaining the lot for future possible mixed use building. The owner has evaluated the marketability of the site and has determined that the best use for the site is to develop it similarly to the other 53 townhome sites. Since making application for Phase 1, the development code was amended to require that future multi-family housing in a CS zone would be required to apply for a P-District Rezone.

The proposed GDP has been reduced from the previously proposed 22 units to 20 units. The units have been reconfigured to provide additional green space and common area between phase 1 and 2. At the

time of concept approval the Planning Commission approved a density of up to 22 units/acre for the project. Phase 2 adds 20 units to the already approved 53 townhomes for a total of 73 townhomes and a density of 21.22 units/acre.

REVIEW

The proposed concept plan for this project will have access from Orchard Drive through the existing access to Phase 1. The 12 units that front Orchard Drive have rear entry 2 car side by side garages and a front setback of 20', see exhibit. The remaining 8 units front a common green space with phase 1 and all have 2 car tandem garages. The townhomes are 3 stories and 28 feet. All 20 units are proposed as rental units.

The proposed parking for the development has 2 garage spaces per unit and an additional 9 guest spaces (increased by 3 from the PC review). Phase 1 exceed the required guest parking by 6 spaces which are proposed to be shared by phase 2. The total parking for phase 1 & 2 are detailed in the following table:

	Garage	Guest	Total	Ratio
Phase 1	106	27	133	2.51/unit
Phase 2	40	9	49	2.45/unit
Project Total	146	36	182	2.49/unit

The standard parking requirement is 2.25 spaces per unit. Some of the tandem garages were removed from the previous proposed GDP, and the PC approved the remaining tandem garages based upon the addition 3 surface parking spaces.

Pedestrian access through the site is achieved with sidewalks in front of each unit. Units 1-12 each have sidewalks from the front doors to the sidewalk. Area will need to be provided for a bus shelter that will be placed at the existing stop to be installed with approved UTA Prop 1 funding.

The landscaping proposed is up from approximately 24% to 34% of the site (this will be slightly reduced due to the addition of 3 more parking spaces). As part of the plan, a common green area is proposed between phase 1 & 2. No amenities have been proposed for this phase or as part of phase 1 as the developer is doing additional market research to determine the most appropriate amenity for the demographic. The Planning Commission has recommended that the applicant determine the appropriate amenities on the site prior to final rezone and development agreement.

The proposed architecture for the units along Orchard Drive is a modern style, flat roof, three story townhomes with brick, cement fiber board, and stucco trim. The proposed elevations have been revised and improved with more brick and colors that are more appealing. The units along Orchard Drive will be designed to provide live/work opportunities for the tenants on the main entry of each unit. Both designs have been modified with varying roof lines, as well as both horizontal and vertical relief.

POSSIBLE MOTION

I move that the City Council approve the proposed General Development Plan for The Winnie, Phase 2 located at 650 North Orchard Drive with the following conditions to be incorporated within the final zone change and development agreement approval:

1. The total unit count of phase 2 will be 20 units
2. The required parking density for phase 2 shall be 2.45 spaces per unit

Attachments

- 1) Aerial Map
- 2) Zone Map
- 3) Surrounding Land Uses
- 4) Revised Proposed General Development Plan
- 5) Architecture exhibit

the WINNIE

PRESENTED BY C.W. URBAN



the WINNIE

ARCHITECTURE EXHIBIT



Traditional materials with a modern flair

Varied Parapet Heights

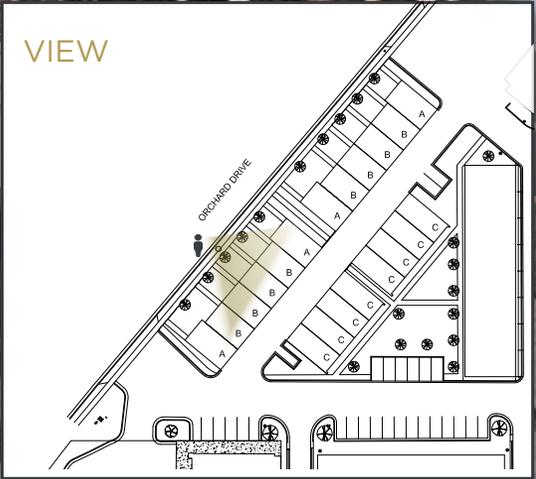
Mixed use unit with full bath on main level

Masonry is cohesive with neighboring developments

Level 2 Outdoor Space

Eyes on the street with living space on main floor

Walkable site design with inviting green space



the WINNIE

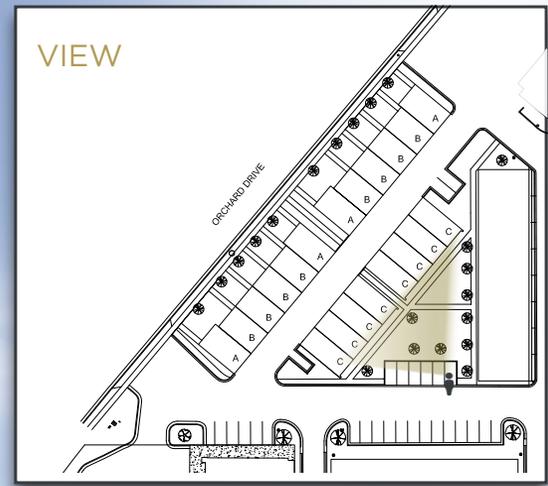
ARCHITECTURE EXHIBIT

Traditional materials with a modern flair

Recessed areas provide depth and interest to park facing facades

Large trees to provide privacy and shade

Ample green space for the community to gather



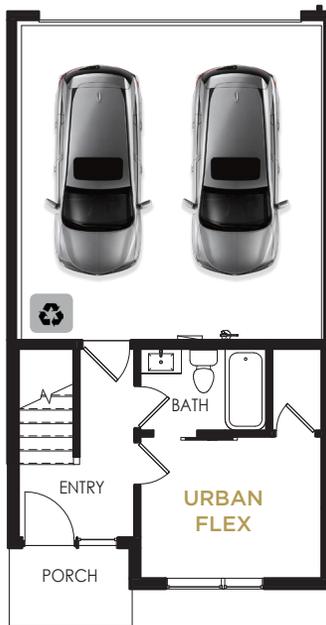
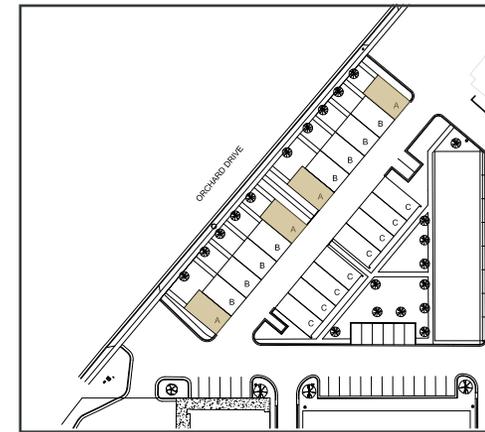
the WINNIE

UNIT A | MIXED USE

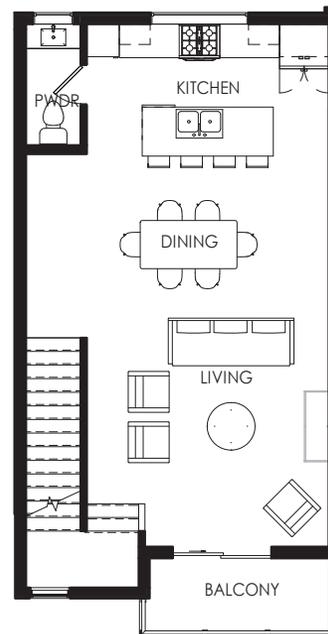
Square Feet: 1462

Bedrooms: ■■■■

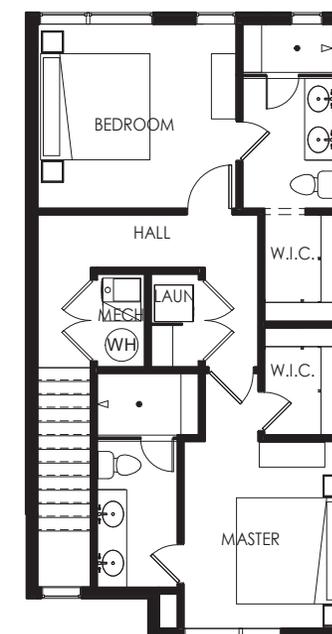
Bathrooms: ■■■■



LEVEL ONE



LEVEL TWO



LEVEL THREE



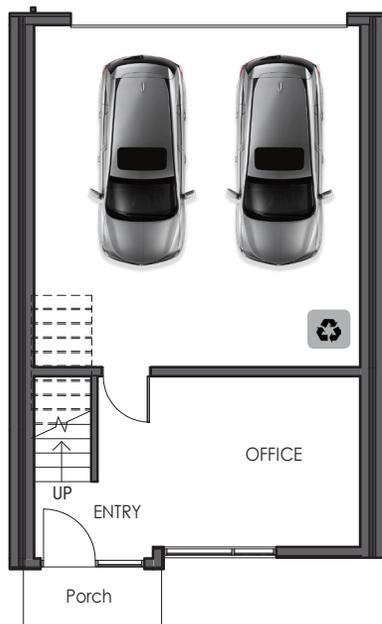
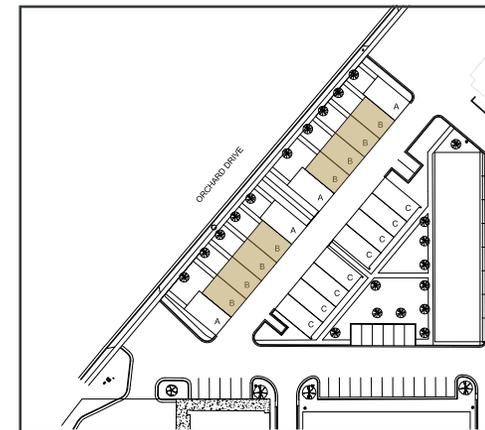
the WINNIE

UNIT B | STREET FACING FACADE

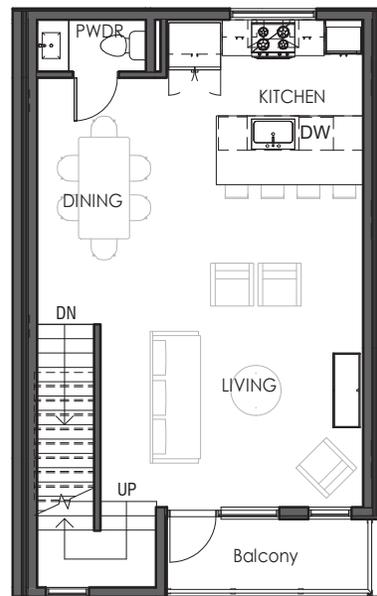
Square Feet: 1366

Bedrooms: ■■

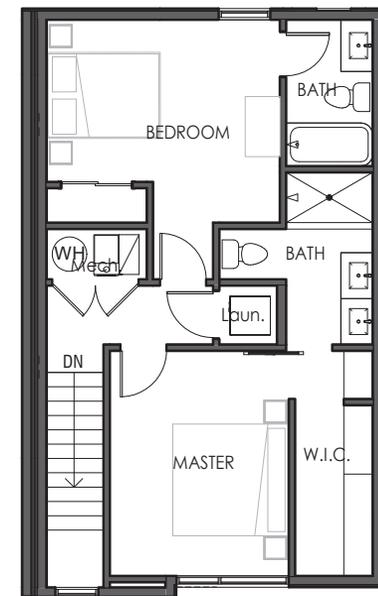
Bathrooms: ■■■



LEVEL ONE



LEVEL TWO



LEVEL THREE



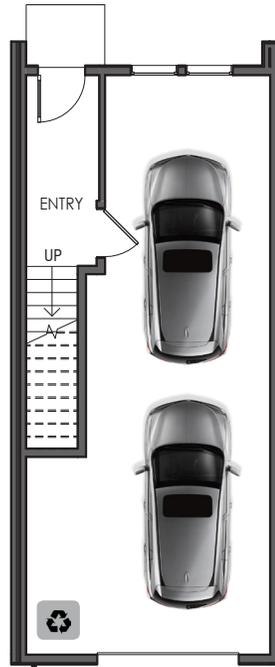
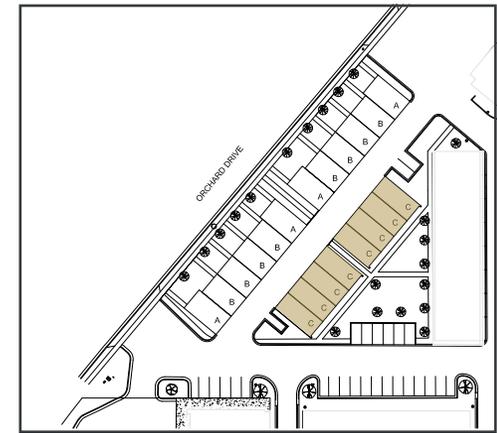
the WINNIE

UNIT C | PARK FACING FACADE

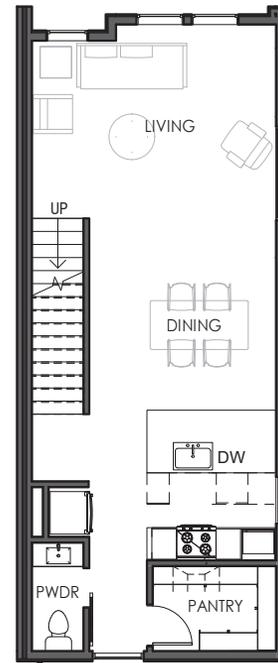
Square Feet: 1331

Bedrooms: ■■

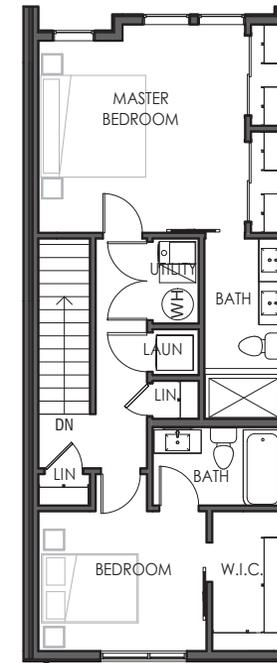
Bathrooms: ■■■



LEVEL ONE



LEVEL TWO



LEVEL THREE



the WINNIE

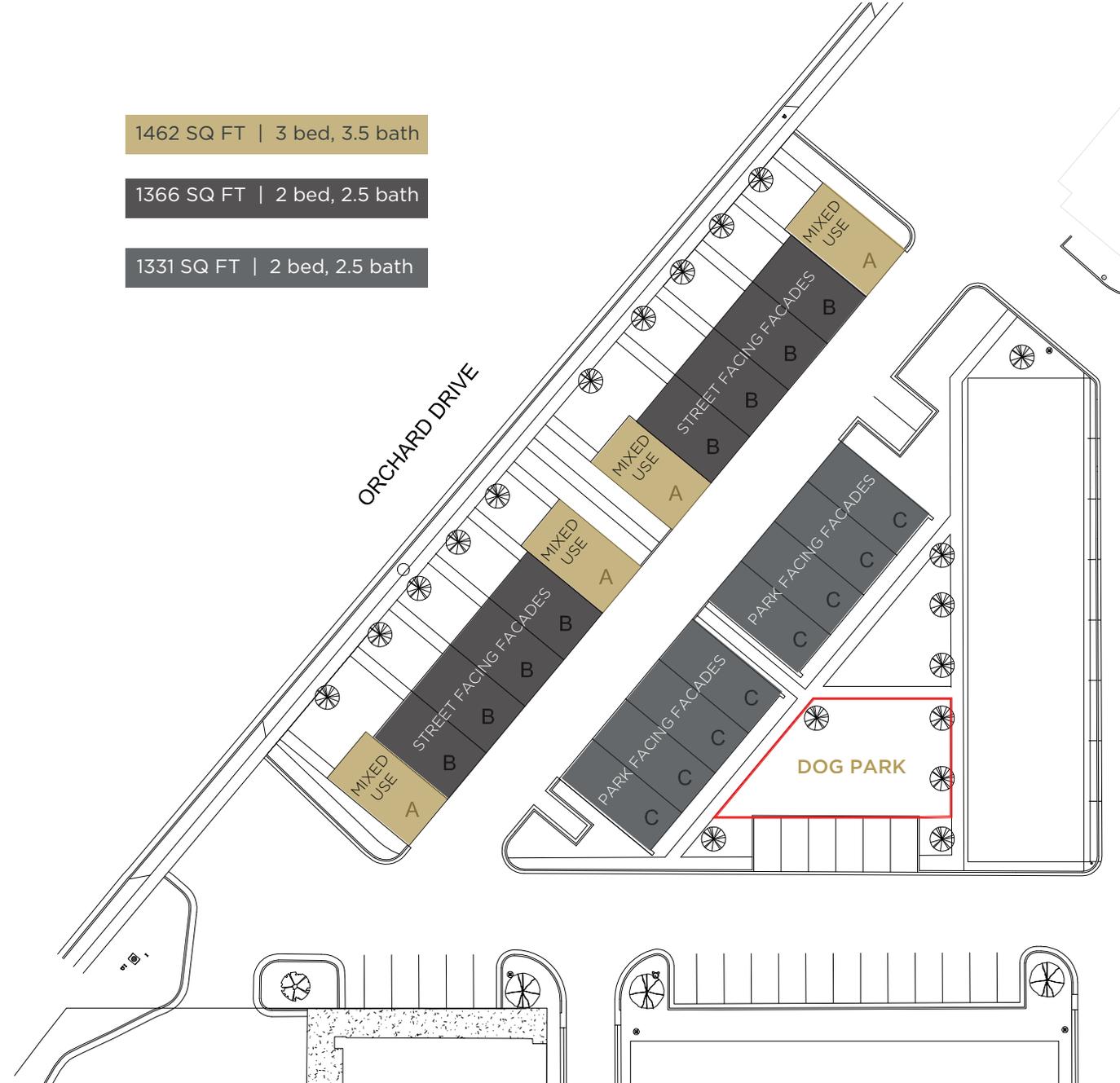
UNIT MIX EXHIBIT

- 0.83 acre parcel of land planned for 20 lot for-rent apartment project
- 3 Unique Floorplans
- Size of units ranges from 1,331-1462 sq ft
- 2 car side by side or tandem garage

1462 SQ FT | 3 bed, 3.5 bath

1366 SQ FT | 2 bed, 2.5 bath

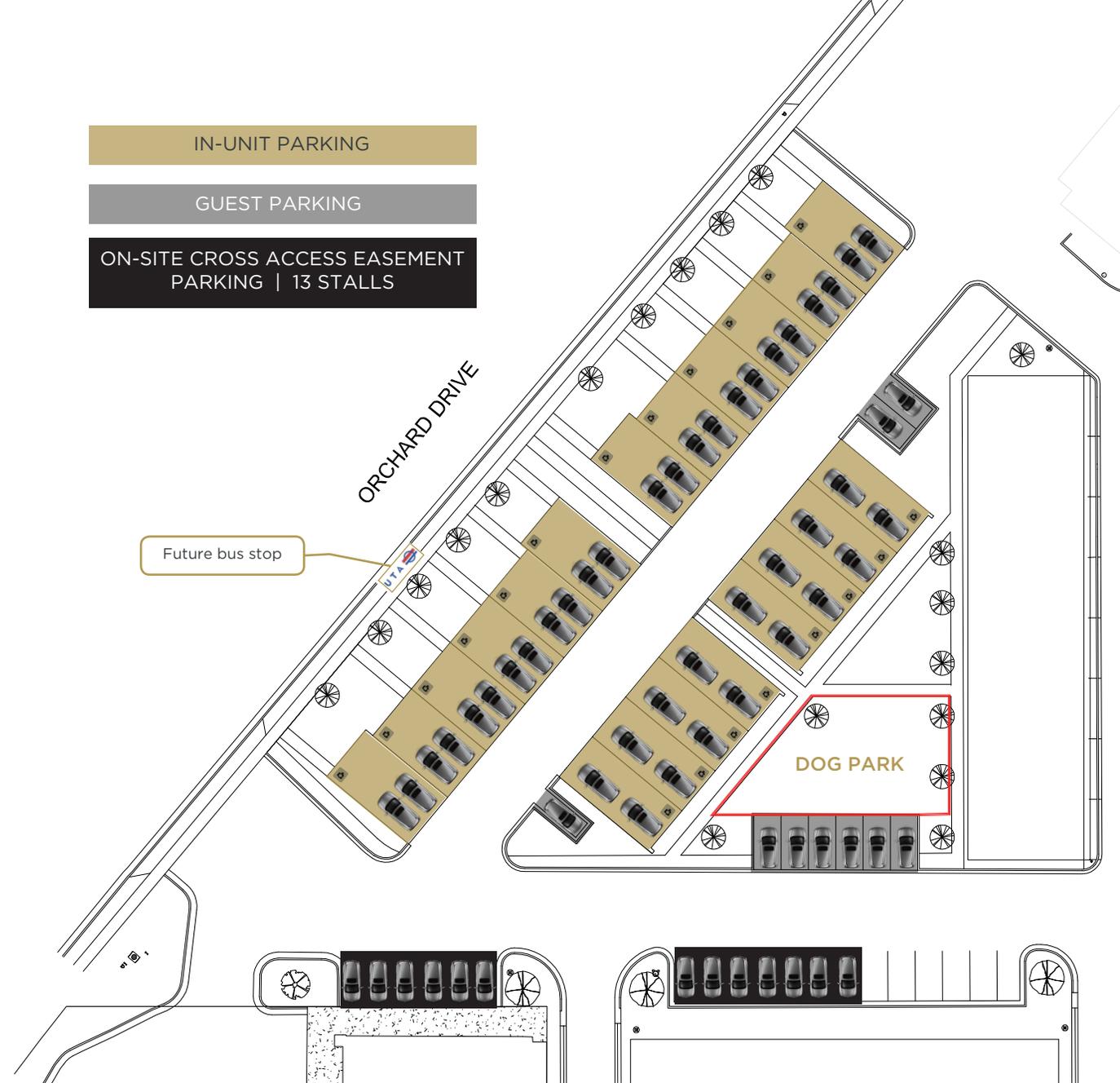
1331 SQ FT | 2 bed, 2.5 bath



the WINNIE

PARKING EXHIBIT

- All units have a 2 car garage
- 9 onsite guest parking stalls
- 2.45 parking stalls per unit
- 13 additional stalls
- Future bus stop
- Each unit gets 1 garbage can



c.w.

URBAN

646 N Orchard Drive, North Salt Lake, UT

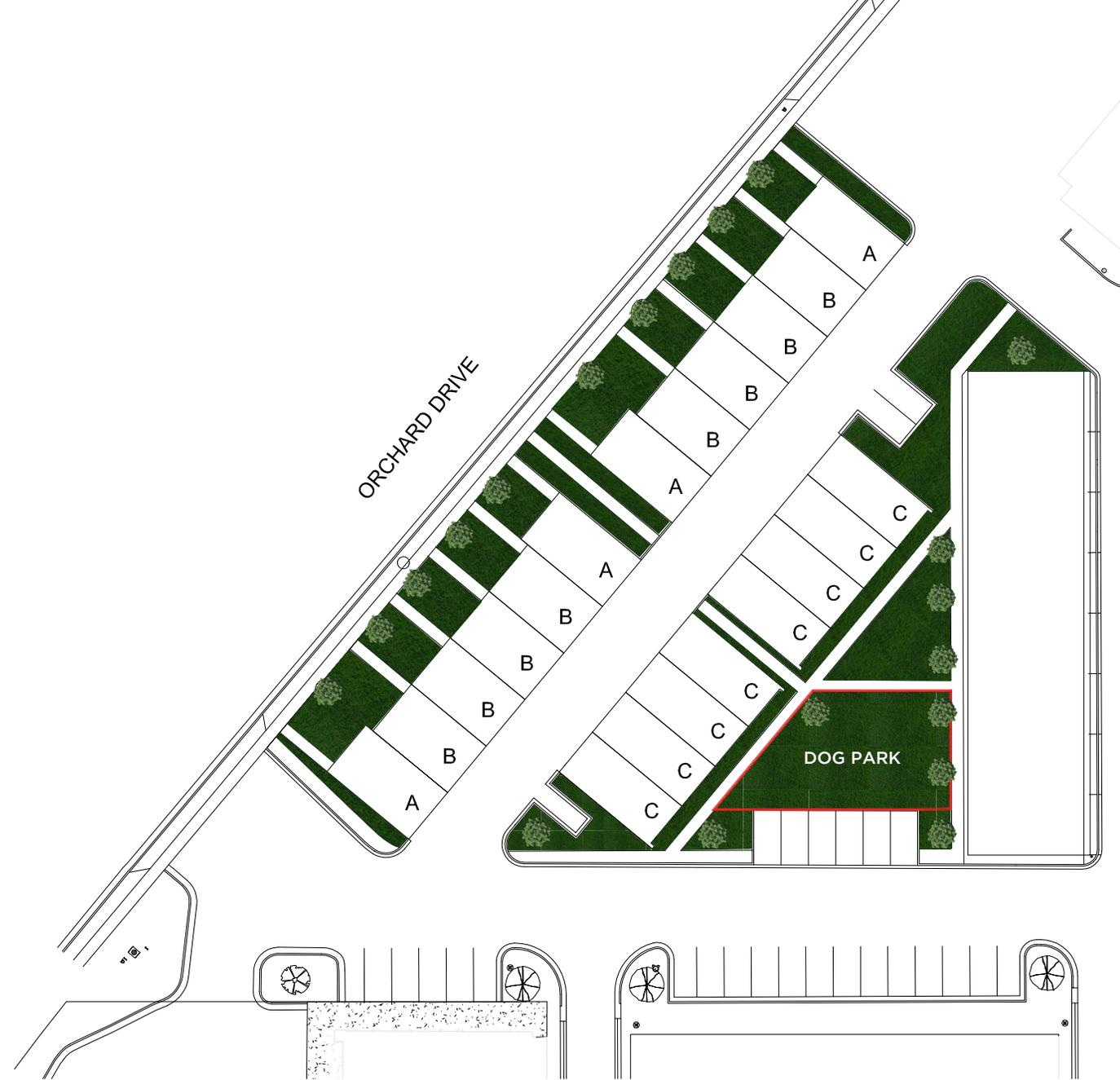


the WINNIE

GREEN SPACE EXHIBIT

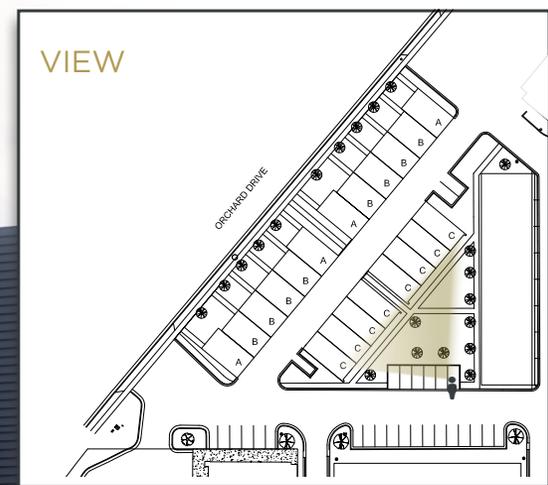
- Area of green space: 18,978 square feet
- Populated with large trees to provide ample shade
- Orchard drive activated by street facing facade units and walkways
- View corridor from street facade
- Private and public walkways

LOT 54/ WINNIE PHASE 2	AREA	
	SQFT	ACRE
Total Area	36,290	0.83
Open Space	11,719	0.27
Percent Open Space		32%



the WINNIE

AMENITY EXHIBIT





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 16, 2019
SUBJECT: Consideration of

RECOMMENDATION

The Planning Commission recommends approval to the City Council of the concept plan for Orchard Drive Townhomes PUD, located at 142 South Orchard Drive with the following findings and conditions:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the RM-20 Zone, including lot size, height, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage

Conditions:

1. That the minimum standards shall be varied per the PUD ordinance provisions for property setbacks as follows: Front-15', and Side-6';
2. That the minimum standards shall be varied per the PUD ordinance provisions for maximum height of 39' for buildings not adjacent to Orchard Drive; and
3. The 4 guest parking spaces in the middle of the project be signed "Guest Parking Only, No Resident Parking", so that they will be available for guests of the home owners.

BACKGROUND

The project is being processed under the current zoning of RM-20. Multi-family dwellings are a conditional use and the applicant has applied for a concept plan to develop the property into for sale townhomes within the minimum standards of the zone and the PUD Subdivision Ordinance.

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

10-7-4: PLANNED UNIT DEVELOPMENTS; SPECIAL REQUIREMENTS:

C. Planned Unit Developments To Meet Use Limitations Of Districts Wherein Located: No conditional use permit for a planned unit development shall be granted unless such development will meet the use limitations of the zoning district in which it is to be located, including planned unit developments in planned districts, and meet the density and other limitations of such districts, except as such requirements may be lawfully modified as provided by this chapter or by district

regulations. Compliance with the regulations of this title in no sense excuses the development from the applicable requirements of the subdivision regulations, except as modifications thereof are specifically authorized in the approval of the application for the planned unit development.

D. Required Conditions:

1. *Area: No planned unit development shall have an area less than that approved by the planning commission as adequate for the proposed development.*
2. *Arrangement of Structures; Open Space: The planning commission shall require such arrangements of structures and open spaces as necessary to assure that adjacent properties will not be adversely affected. In particular:*
 - a. *Where feasible, buildings of the least height and the least intensity of buildings and uses shall be arranged around the boundaries of the development.*
 - b. *Lot area, width, yard, height and coverage requirements shall be determined by approval of the preliminary design plan.*
 - c. *Where feasible, buildings or landscaping shall not prohibit the free flow of air or direct exposure to sunlight, specifically in regard to solar heating or cooling structures by solar energy systems.*
 - d. *The development will be planned so as to provide solar access to all of the residential units, unless waived by the planning commission.*

LAND USE CODE SECTIONS

10-11-3: Use Regulations							
	Zone						
	R1-12	R1-10	MU	R1-7	RM-7	RM-20	
Multiple-family dwelling.	-	-	-	-	C	C	
Planned unit developments.	C	C	C	C	C	C	
Area Regulations							
The minimum lot area in square feet for a single-family dwelling structure in the districts regulated by this chapter shall be:	12,000	10,000	96,800	7,000	7,000	7,000	
The additional lot area in square feet for each additional dwelling unit shall be:	-	-	-	-	6,000	1,900	
Building Site Regulations:							
Height Regulations:							
The maximum height for all buildings and structures in feet. See section 10-1-25 of this title.	35	35	35	35	35	35	

Area & Yard Regulations:

The maximum coverage in percent for any lot in the districts regulated by this chapter shall be:	30	35	-	35	50	50
Front Setback	25	25	25	25	25	25
Side yard	8	8	60	8	8	8
Total combined side yard	20	20	60	20	20	20
Rear yard	25	25	60	25	20	20

10-6-5: Minimum Off Street Parking Stall Requirements (by use)

F. Residential:

More than 4 dwelling units	2 stalls per unit, plus 0.25 stall per unit for guest parking with minimum of 1 covered stall per unit
Guest/visitor parking	Off street parking stalls in multi-family development shall be distributed proportionally to the dwelling unit locations. Generally, such parking shall not be located more than 200 feet from the dwelling units intended to be served

REVIEW

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

There are several items addressed in administrative actions for a conditional use development:

1. **Density:** The PUD Subdivision Ordinance requires that the density of a PUD meet the density limitation of the current zoning, unless a zone change is requested and approved. The developer has not requested a zone change from the current RM-20 zone. The RM-20 zone allows multi-family housing with the minimum lot area of 7,000 sq. ft. for the first unit and an additional 1,900 sq. ft. for each additional unit.
- 2.

Total Area		56,631 sq. ft. (1.3 Acres)		
R.O.W.		959 sq. ft.		
Net Area		55,672 sq. ft.		
Multi-family Dwellings	RM-20	Lot Size	Calculation	Total
1 st unit	7,000 sq. ft.	7,000 sq. ft.	7,000/7,000	1
Each additional unit	1,900 sq. ft.	48,672 sq. ft.	48,672/1,900	25.6
			Total:	26.6 Units

3. **Layout:** The proposed layout places 26 townhomes on the 1.3 acre site. The two single family homes on the site will be razed. The lots are to be platted as “for sale” townhomes in a PUD with the shared private road and common area. There are 7 units that face Orchard Drive, with rear entry garages. All units will have rear entry garages. There is a 20 foot drop in elevation from east to west. The main private street on the lot will have a slope of 10% for the longest portion of its run.
4. **Setbacks:** Standard setbacks under the RM-20 zone are front 25’, side 8’ (total of 20’) and rear 20’. Under a PUD Subdivision, the Planning Commission determines the required setbacks, which may be varied from the standard. The proposed layout has a front setback (Orchard Drive) of 15 feet from the new property line after the dedication of 4.5’ to complete the required 66’ right of way width. A 5’ sidewalk is proposed. The setback distance from the building to the curb is 22.5’. Proposed side yard setbacks are 6’. The layout meets the minimum rear setback. The Planning Commission approved the variance in setbacks per their authority within the PUD ordinance.
5. **Height and Stories:** The maximum height for the RM-20 Zone is 35 feet and with no maximum number of stories. Under a PUD Subdivision, the Planning Commission determines the maximum height, which may be varied from the standard. The proposed townhomes facing Orchard Drive will be 2 stories high with a pitched roof for a total height of 29’. The downhill side of the units will be 3 stories with a rear entry garage on the basement level. The 2 most western units will also be this type with 2 stories at the front door and 3 stories on the downhill garage side. The middle 3 buildings will all be three stories with a maximum height of 39’. The Planning Commission approved the variance in height for those units not adjacent to Orchard Drive per their authority within the PUD ordinance.
6. **Lot Size:** The minimum lot size for the zone has been met.
7. **Coverage:** The townhomes constitute approximate 18,185 sq. ft. of the 1.3 acre townhome site, which is 32% coverage. The maximum coverage by buildings is 50%.
8. **Landscaping:** The proposed landscaping on the townhome site is approximately 15,194 sq. ft. or approximately 27% of the site. The minimum requirement is 10% landscaping.
9. **Parking:** Required parking under the code is 2.25 parking spaces for each residential unit, of which 1 stall per unit must be covered. Each of the proposed townhomes have 2 car wide garages, providing 52 parking spaces. Additionally 6.5 spaces are required for guest parking and 11 spaces are proposed. Units 10-13 have driveways capable of parking 2 cars each for another 8 parking spaces, and unit 9 has a driveway that 1 additional car could be parked on. The townhome site exceeds the minimum requirement. The proximity of the guest parking to the individual units cannot be proportionally dispersed throughout the units due to the topography of the site. The upper units 1-6 and 19-26 have 4 guest parking spaces within the required 200 feet walking distance. The lower units have 7 guest parking spaces and the 9 driveway spaces.
10. **Amenities:** Neither the subdivision ordinance, nor the PUD ordinance, requires the provision of any amenities in a subdivision. No amenities, (pool, tot lot, etc.) have been proposed.

An environmental notice was sent out, as is required for all concept plans, asking for any information or concerns regarding the following topics only:

1. Erosion, dust, soils and top soil loss;
2. Grades, slope stability and Geologic hazards;
3. Ground water, water courses, flood hazards and areas;
4. Vegetative types;
5. Wildlife and habitat;
6. Essential urban services presently available;
7. Fire potential;
8. Accumulation of solid and liquid wastes;
9. Potential area-wide economic impact of the development.

Two written comments have been submitted as of 6/07/2019 and are attached. One expressed concern over the density of the project and one regarding the storm drainage and a retaining wall. The City Engineer spoke neighbor to the south about his drainage and retaining concerns, he is now aware of the issues and will review the final plans to assure that the situation will be addressed. As an administrative action, concept plan approval does not require a public hearing.

POSSIBLE MOTION

I move that the Planning Commission recommends to the City Council approval of the concept plan for Orchard Drive Townhomes PUD, located at approximately 142 South Orchard Drive with the following findings and conditions:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the RM-20 Zone, including lot size, density, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage
3. The Planning Commission approved that the minimum standards shall be varied per the PUD ordinance provisions for property setbacks as follows: Front-15' and Side-6'; and
4. The Planning Commission approved that the minimum standards shall be varied per the PUD ordinance provisions for maximum height of 39' for buildings not adjacent to Orchard Drive

Conditions:

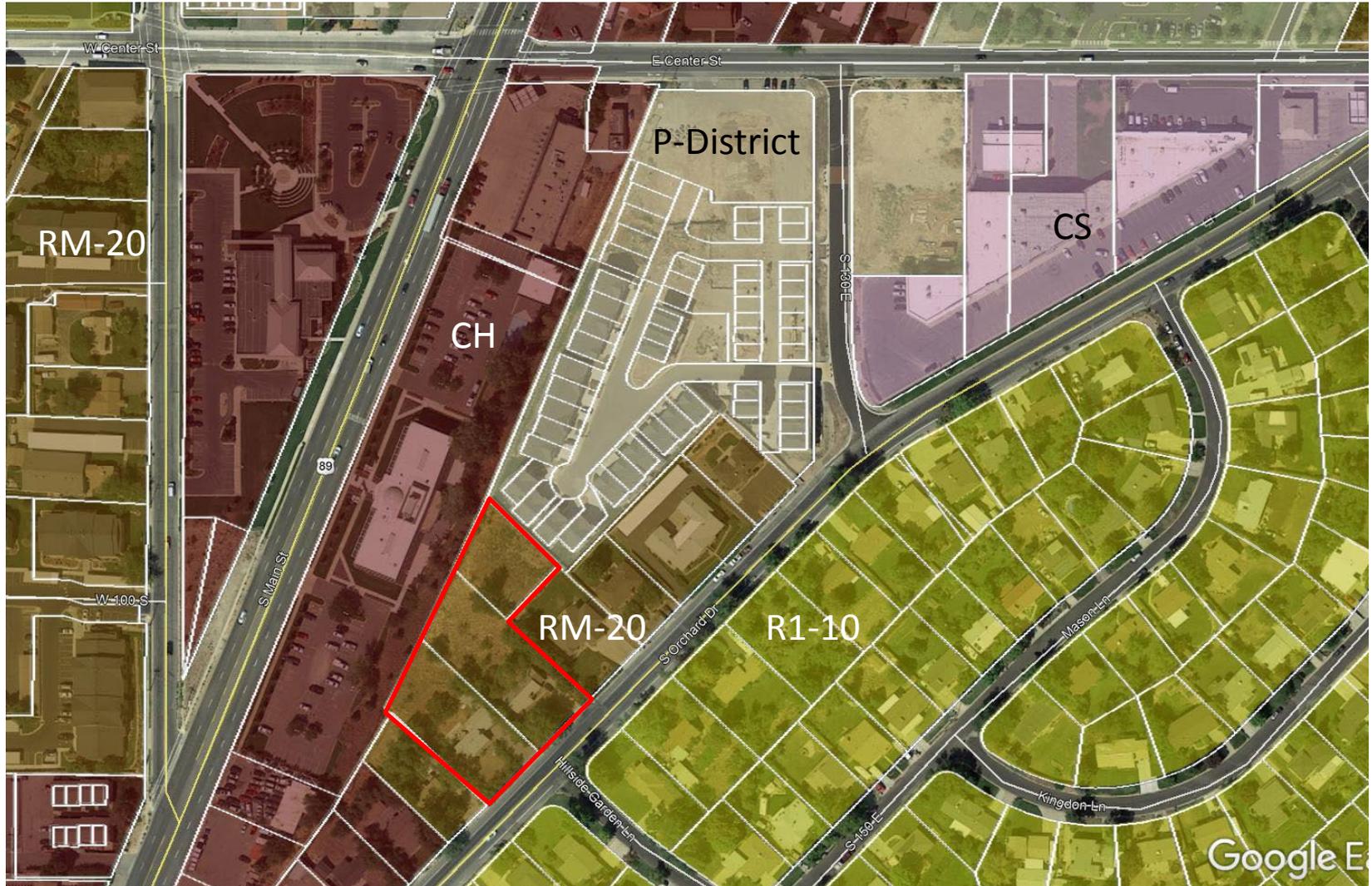
1. The 4 guest parking spaces in the middle of the project be signed "Guest Parking Only, No Resident Parking", so that they will be available for guests of the home owners.

Attachments

- 1) Aerial Map
- 2) Zoning Map
- 3) Concept Plan
- 4) Site Plan
- 5) Elevations/Floor Plans



General Development Plan Orchard Drive Townhomes Zoning





General Development Plan Orchard Drive Townhomes Aerial



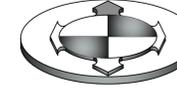
POINT #	NORTHING	EASTING
10000	101647.74	107986.18
10001	101784.52	107844.09
10002	101875.65	107893.61
10003	101967.99	107941.88
10004	102065.15	107985.14
10005	101972.66	108081.23
10006	101899.68	108012.85
10007	101791.84	108124.88
10008	102670.91	107925.53
10009	102675.22	110574.41

ORCHARD DRIVE TOWNHOMES

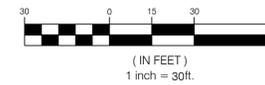
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DEVELOPER/OWNER: TAGS SLC, LLC

NORTH



GRAPHIC SCALE



PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 43°54'24" E	6.00'
L2	N 43°54'24" E	6.00'
L3	N 43°54'24" E	20.91'
L4	N 43°54'24" E	6.00'
L5	N 43°54'24" E	6.00'
L6	N 43°54'24" E	6.00'
L7	N 43°54'24" E	6.00'
L8	S 46°05'36" E	49.00'
L9	S 46°05'36" E	49.00'
L10	N 61°28'49" W	24.21'
L11	N 52°35'05" W	4.18'
L12	N 46°05'36" W	20.00'
L13	N 61°28'49" W	10.00'
L14	N 43°54'24" E	90.99'
L15	N 46°05'36" W	17.00'
L16	N 43°54'24" E	71.02'
L17	S 43°08'13" W	71.02'
L18	S 46°05'36" E	20.00'
L19	N 46°05'36" W	17.00'
L20	S 43°54'24" W	90.99'
L22	S 46°05'36" E	20.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	46.52'	77.00'	34°36'51"	N 28°47'10" W	45.81'
C2	63.71'	73.00'	50°00'05"	N 36°28'47" W	61.70'
C3	10.74'	40.00'	15°23'13"	S 36°12'48" W	10.71'
C4	37.46'	62.00'	34°36'51"	N 28°47'10" W	36.89'
C5	64.64'	88.00'	42°05'17"	N 32°31'23" W	63.20'
C6	38.11'	24.00'	90°58'56"	S 08°04'33" E	34.23'
C7	13.43'	50.00'	15°23'13"	S 36°12'48" W	13.39'
C8	15.71'	10.00'	90°00'00"	N 16°28'49" W	14.14'
C9	55.68'	28.00'	113°55'51"	S 85°29'07" W	46.95'
C10	28.21'	62.00'	26°04'14"	N 24°30'51" W	27.97'
C11	53.16'	88.00'	34°36'51"	N 28°47'10" W	52.36'

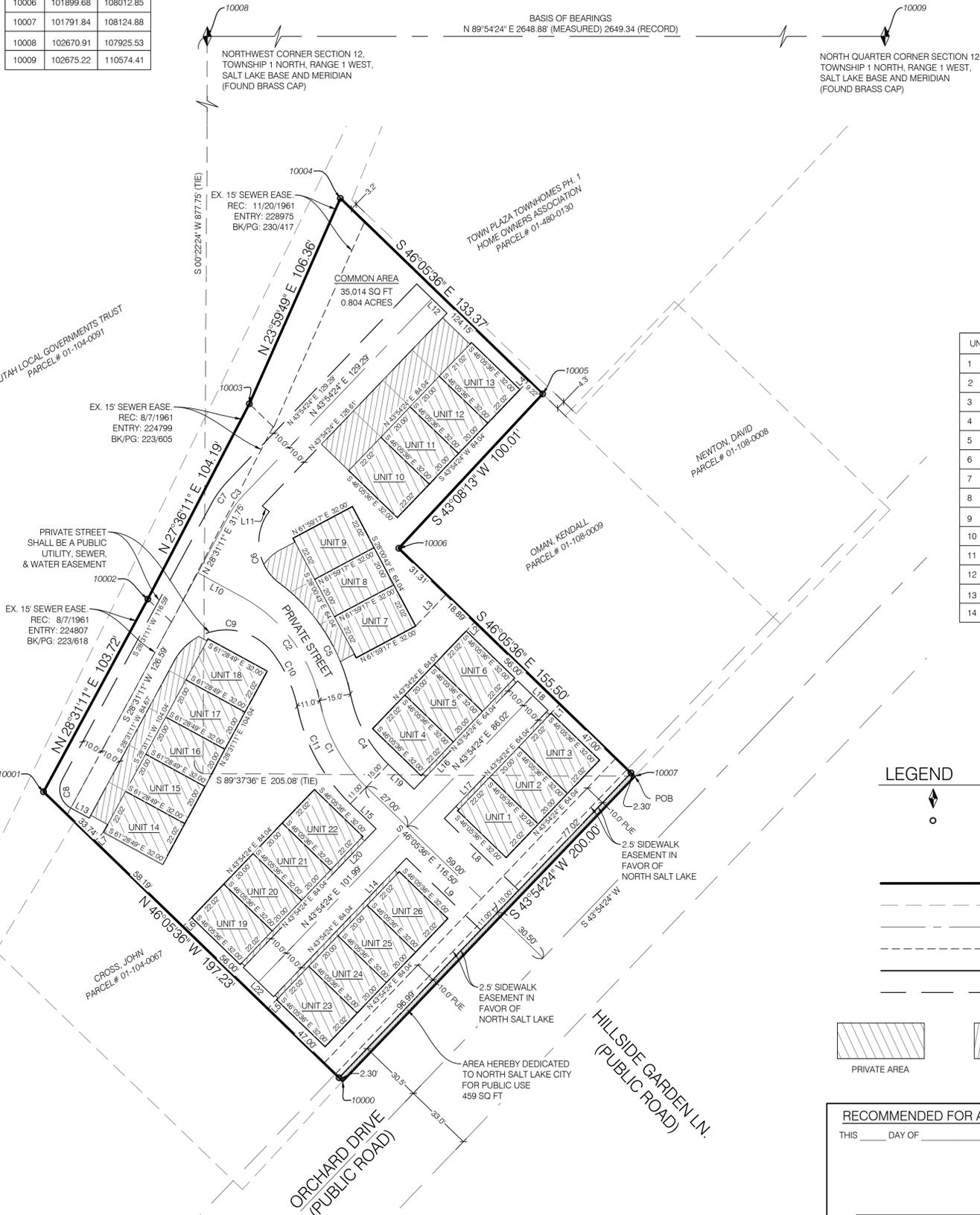
SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

ORCHARD DRIVE TOWNHOMES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
BEGINNING AT POINT SOUTH 00°22'24" WEST 877.75 FEET AND SOUTH 89°37'36" EAST 205.08 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°54'24" EAST 2648.88 FEET FROM SAID NORTHWEST CORNER OF SECTION 12 TO THE NORTH QUARTER CORNER OF SAID SECTION 12), AND RUNNING THENCE SOUTH 43°54'24" WEST 200.00 FEET; THENCE NORTH 46°05'36" WEST 197.23 FEET TO THE SOUTHEAST SIDE OF THE LOWER BONNEVILLE CANAL, RIGHT OF WAY; THENCE ALONG SAID SOUTHEAST SIDE THE FOLLOWING THREE (3) COURSES: 1) NORTH 28°31'11" EAST 103.72 FEET; 2) NORTH 27°36'11" EAST 104.19 FEET; 3) NORTH 23°59'49" EAST 106.36 FEET; THENCE SOUTH 46°05'36" EAST 133.37 FEET TO A POINT ON AN EXISTING VINYL FENCE LINE; THENCE SOUTH 43°08'13" WEST 100.01 FEET ALONG SAID FENCE LINE; THENCE SOUTH 46°05'36" EAST 155.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 56,631 SQ FT OR 1.300 ACRES, MORE OR LESS
26 UNITS



UNIT	AREA (SQ FT)	ADDRESS
1	705	
2	640	
3	705	
4	705	
5	640	
6	705	
7	705	
8	640	
9	705	
10	705	
11	640	
12	640	
13	705	
14	705	

15	640	
16	640	
17	640	
18	705	
19	705	
20	640	
21	640	
22	705	
23	705	
24	640	
25	640	
26	705	
COMMON	35,014	

NOTES:
1. ALL EASEMENTS SHOWN ARE 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.).
2. ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
3. APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.

LAND USE AREA TABLE

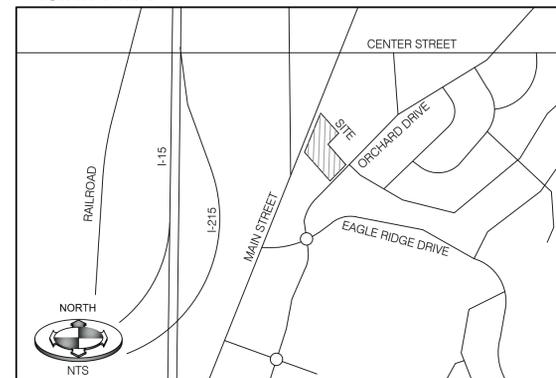
1. PRIVATE AREA	17,550 SQ FT
2. LIMITED COMMON	3,608 SQ FT
3. DEDICATION	459 SQ FT
4. COMMON AREA	35,014 SQ FT
TOTAL	56,631 SQ FT

SURVEYOR'S NOTES:
THE BOUNDARY OF THIS SURVEY WAS DETERMINED DURING THE PERFORMANCE OF THE ALTA/NSPS SURVEY ON RECORD WITH THE DAVIS COUNTY SURVEYOR'S OFFICE AS FILE NO. 7112.

- LEGEND**
- SECTION CORNER (BRASS CAP MONUMENT)
 - BOUNDARY CORNER (SET % REBAR AND CAP OR AS NOTED ON PLAT) *STAMPED BENCHMARK ENG.*
 - BOUNDARY LINE
 - ADJACENT PROPERTY
 - STREET MONUMENT LINE EXISTING
 - EASEMENT
 - LOT LINE
 - PRIVATE STREET LINE



VICINITY MAP



OWNER'S DEDICATION AND CONSENT TO RECORD
KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVISION INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS ORCHARD DRIVE TOWNHOMES, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

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

TAGS SLC, LLC
BY: (SIGNATURE) _____ (PRINT NAME)
TITLE: _____

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of _____ }
ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF TAGS SLC, LLC, A UTAH LIMITED LIABILITY COMPANY, FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____
PRINT NAME _____ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____

NORTH SALT LAKE CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____

NORTH SALT LAKE CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____

NORTH SALT LAKE CITY ATTORNEY

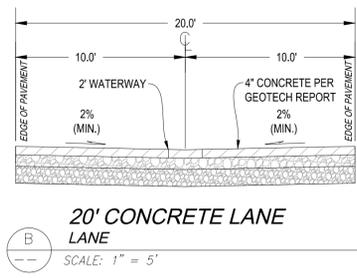
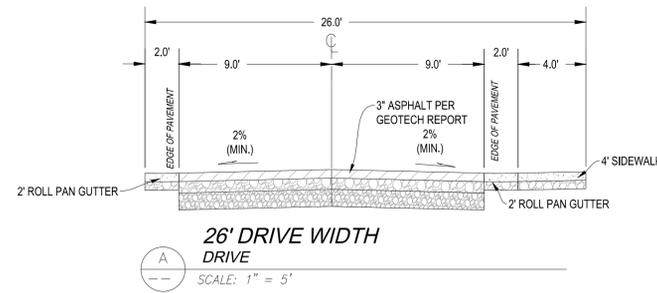
NORTH SALT LAKE CITY COUNCIL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST _____ MAYOR

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, YEAR _____ AT _____, IN BOOK _____ AT PAGE _____
COUNTY RECORDER _____ (DEPUTY)

ORCHARD DRIVE TOWNHOMES
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

BENCHMARK
 THE FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
 ELEVATION = 4334.60

Blue Stakes of UTAH
 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL DUMPSTERS, TRASH HANDLING AREAS OR OUTDOOR STORAGE AREAS SHALL BE COMPLETELY FENCED OR ENCLOSED AND SCREENED FROM PUBLIC VIEW, AT LEAST ONE FOOT (1') HIGHER THAN THE DUMPSTER. THE SIGHT OBSCURING SCREEN SHALL BE AT LEAST SIX FEET (6'), BUT NOT GREATER THAN TEN FEET (10'), IN HEIGHT. ANY SUCH STORAGE AREA SHALL BE CONSTRUCTED OF MATERIALS AND COLORS COMPATIBLE WITH THOSE OF THE PRIMARY STRUCTURE ON SITE. CHAINLINK OR CYCLONE FENCING (WITH OR WITHOUT SLATS) IS NOT ALLOWED. REINFORCED CONCRETE APRONS IN FRONT OF TRASH STORAGE AREAS ARE REQUIRED TO ACCOMMODATE TRASH REMOVAL VEHICLES. FIVE FOOT (5') LANDSCAPING STRIPS AROUND ALL TRASH ENCLOSURES ARE REQUIRED.
- KEYNOTES**
- 24" COLLECTION CURB AND GUTTER PER APWA STD. PLAN NO. 205 TYPE "G"
 - 24" REVERSE PAN CURB AND GUTTER PER DETAIL #/C-500
 - 30" STANDARD CURB AND GUTTER PER NSL CITY STD. DWG. #1
 - TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER
 - 4" CONCRETE SIDEWALK PER NSL CITY STD. DWG. #1. CONCRETE SIDEWALK TO BE 6" THICK IN DRIVE APPROACH AREA.
 - FLARED DRIVE APPROACH PER NSL CITY STD. DWG. #2
 - 4" WIDE SOLID WHITE PAVEMENT MARKINGS PER MUTCD STDS.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVED HARDSCAPE	22,793	40.6%
BUILDING	18,185	32.4%
LANDSCAPING	15,194	27.0%
TOTAL SITE	56,172	1.29 ACRES

PARKING DATA TABLE	
REQUIRED GUEST STALLS	6.5
PROVIDED GUEST STALLS	11



FINISH GRADE ENGINEERING
 1982 W PLEASANT GROVE BLVD, STE D
 PLEASANT GROVE, UT 84062
 801.922.1332

CLIENT: TAG SLIC
 Jordan Atkin
 801-478-0662
 2751 East Fort Union Blvd
 Cottonwood Heights, UT 84121

REVISIONS:

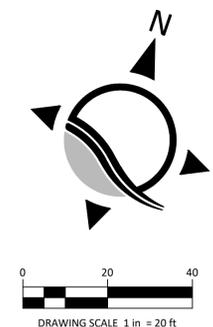
TAG ORCHARD
 130 SOUTH ORCHARD DRIVE, NORTH SALT LAKE, UT

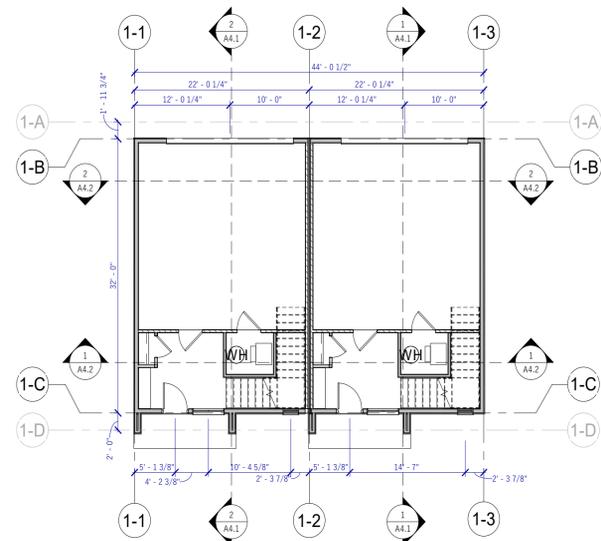
PROJECT FILE: 1059
 DATE PLOTTED: 7/2/19
 PROJECT MANAGER: B Preece



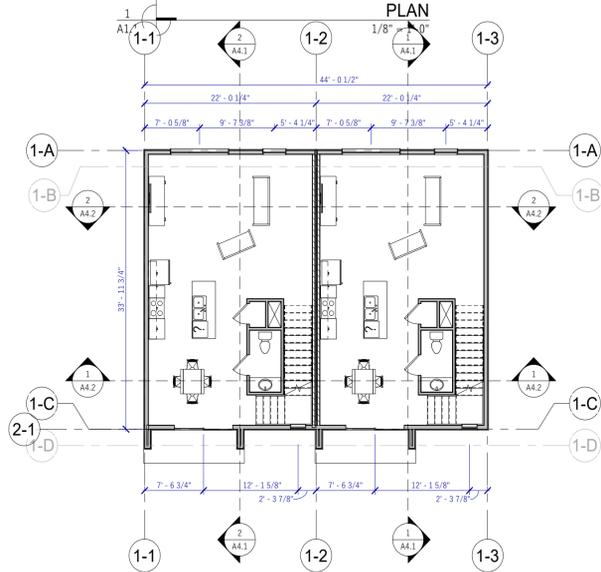
Submittal 7/2/19
SITE PLAN

C200

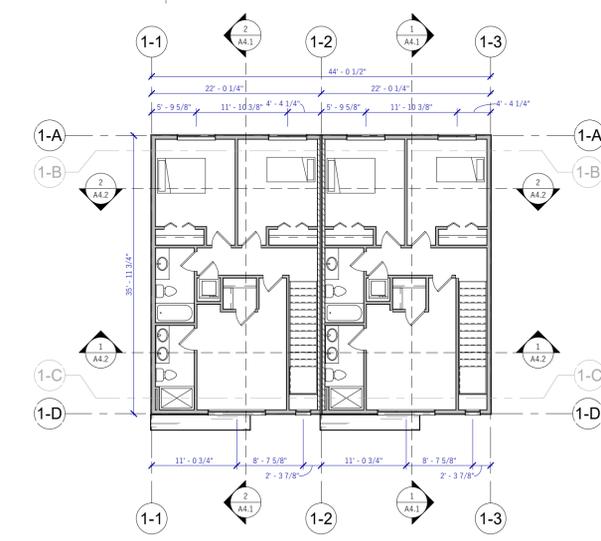




TYPE 1 OVERALL MAIN FLOOR PLAN
1/8" = 1'-0"



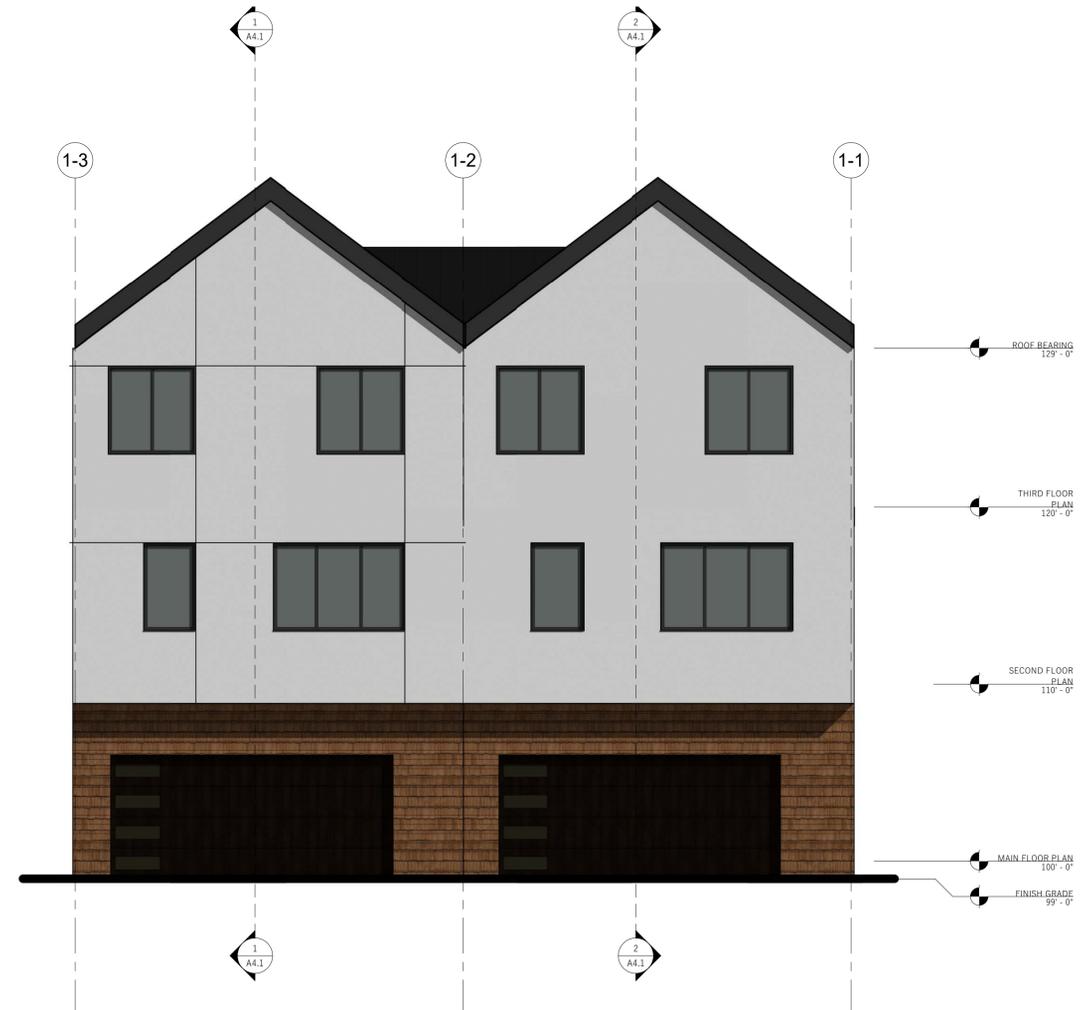
TYPE 1 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"



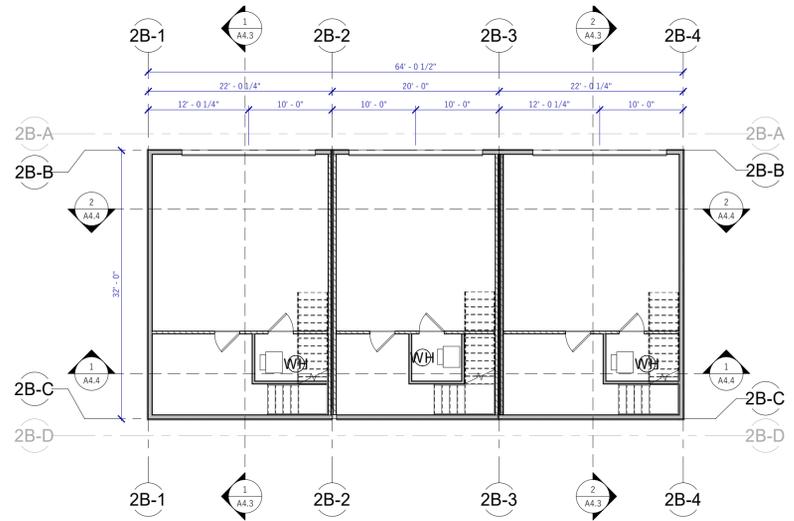
TYPE 1 OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"



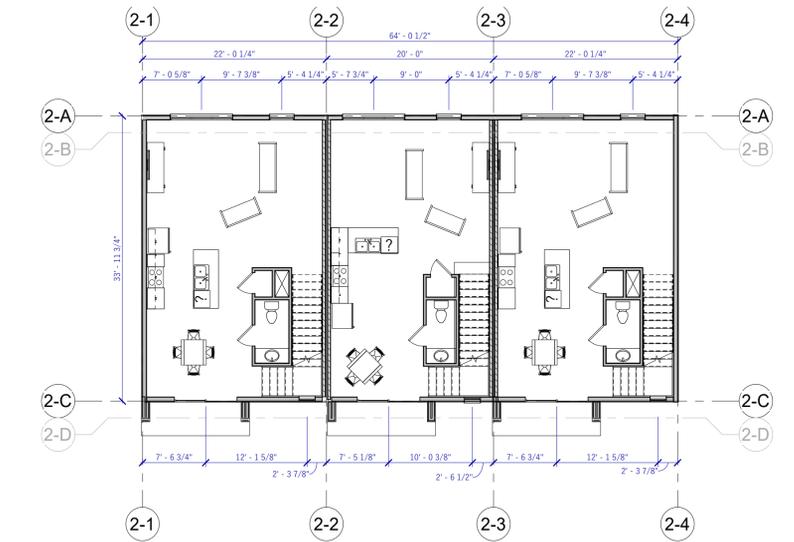
TYPE 1 FRONT ELEVATION
1/4" = 1'-0"



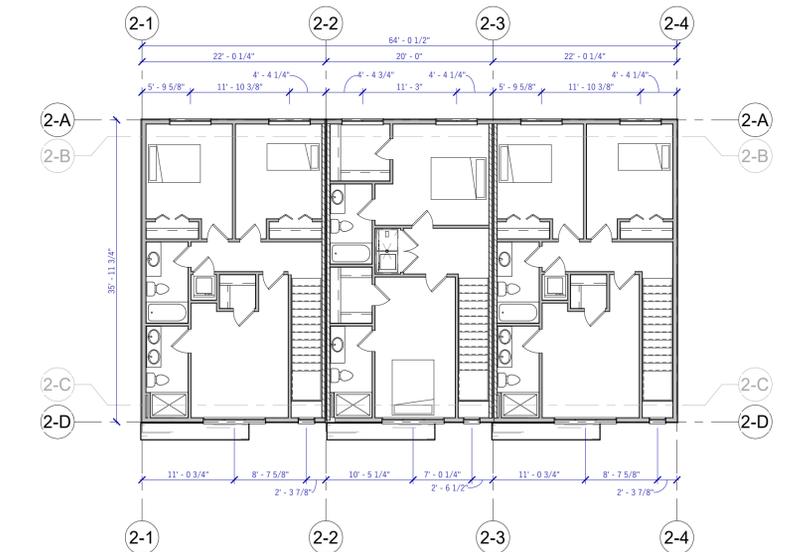
TYPE 1 REAR ELEVATION
1/4" = 1'-0"



TYPE 2 (DOWNHILL) OVERALL
MAIN FLOOR PLAN
1/8" = 1'-0"



TYPE 2 OVERALL SECOND
FLOOR PLAN
1/8" = 1'-0"



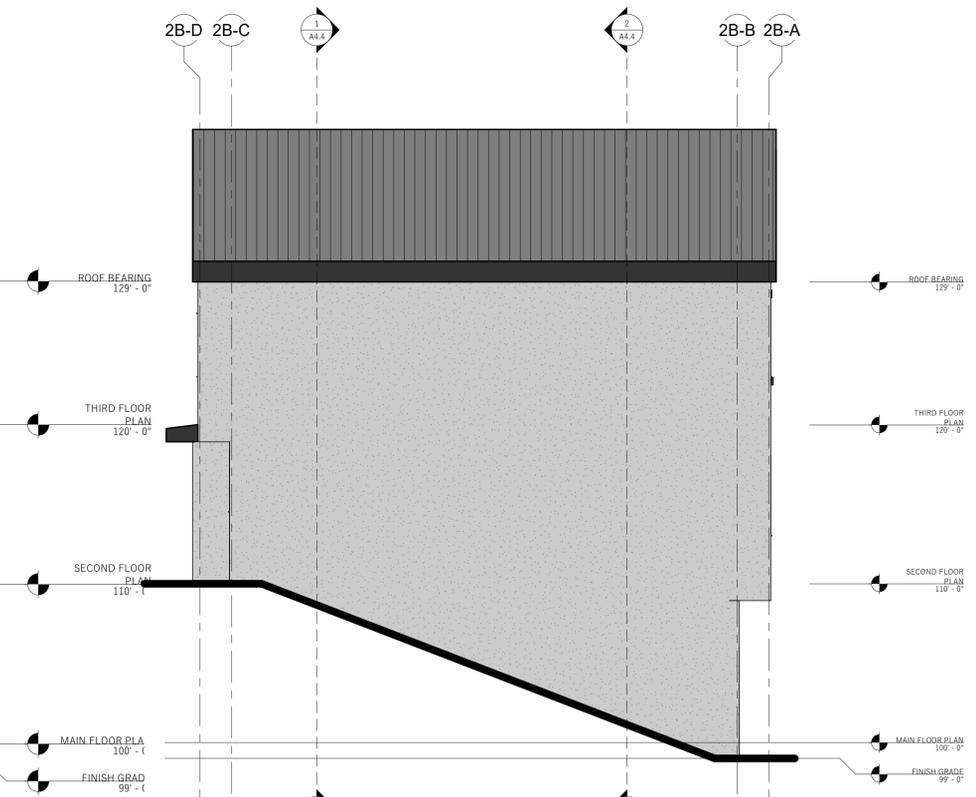
TYPE 2 OVERALL THIRD FLOOR
PLAN
1/8" = 1'-0"



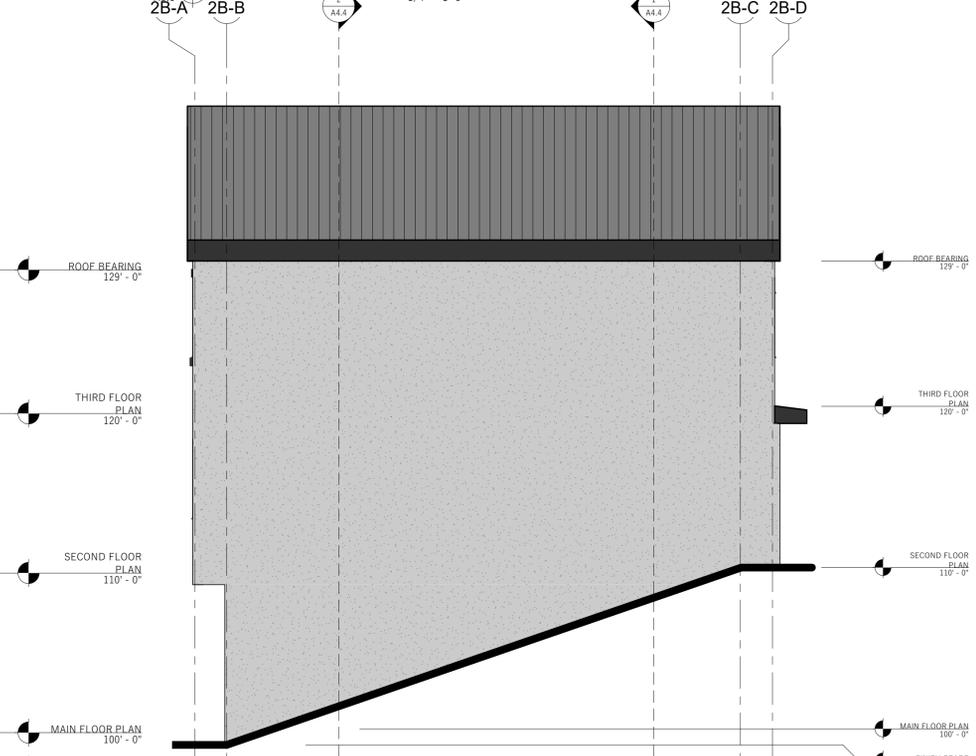
TYPE 2 (DOWNHILL) FRONT
ELEVATION
3/16" = 1'-0"



TYPE 2 REAR ELEVATION
3/16" = 1'-0"



TYPE 2 (DOWNHILL) RIGHT
ELEVATION
1/4" = 1'-0"



TYPE 2 (DOWNHILL) LEFT
ELEVATION
1/4" = 1'-0"



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 16, 2019
SUBJECT: Consideration of a Concept Plan for a three lot subdivision, Lake View Subdivision and conditional use permit for a flag lot at 824 Eaglepointe Drive

RECOMMENDATION

The Planning Commission recommends approval to the City Council the concept plan for a three lot subdivision, Lake View Subdivision, at 824 Eaglepointe Drive, and have approved a conditional use permit for a flag lot subject to the following conditions:

1. Approval of a geotechnical study required by Title 10, Chapter 12 of the Land Use Management Code, prior to submission of a preliminary plan application;
2. The staff portion of lot 3 must be increased to the minimum width requirement of 30'; and
3. Submission of slope analysis demonstrating building envelopes for each lot of at least 5,000 sq. ft. with a slope under 30%.

BACKGROUND

These properties are located at 824 Eaglepointe Drive and contain approximately 3.34 acres. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots. The property is located south of the Parkway Drive landslide adjacent to the now vacated Phase 19 of Eaglepointe Estates Subdivision. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots, as a PUD subdivision with one flag lot. The following regulations apply:

APPLICABLE ORDINANCES

10-7-7: SUBDIVISIONS (LAND DEVELOPMENT)

10-7-8: FLAG LOTS

A summary of the applicable ordinance follows:

- A. Flag lots are only permitted if very specific circumstances exist, such as: necessary to reduce the number of accesses on to major streets, necessary to utilize irregularly shaped land, land with severe topography, or for the protection of natural or environmentally sensitive areas. These properties are irregularly shaped and within the sensitive overlay zone. The allowance for a flag lot reduces the need to build a new public street and allows development of the land with building envelopes farther away from the top scarp of the Parkway Drive Landslide.

- B. Flag lots are prohibited where it will increase access to major thoroughfares, density of the development would exceed the immediately adjacent area, and if the flag lot is a division of property already within a subdivision. None of these prohibitions apply in this circumstance
- C. Flag lots are a conditional use and must receive planning commission approval. The applicant proposing a flag lot must have demonstrated to the planning commission that because of topographical features and/or unique situations as set forth in subsection A of this section, creation of a flag lot should be allowed.
- D. The design of a flag lot requires: that the staff have direct frontage on a public street of a minimum of 30 feet and a maximum length of 150 feet; the building portion of the lot must meet the minimum lot size of the zone; lot must be a similar shape of the adjacent lots, all required minimum setbacks for the building portion of the lot are those of the zone; to protect privacy the front adjacent lot, the dwelling may not have large decks or windows on the second floor that are oriented to the abutting property; the drive width must be a minimum 20 feet paved surface with landscaping and drainage; flag lots greater than 150 feet must have fire marshal approval along with additional conditions;

10-11-3: Use Regulations						
	Zone					
	R1-12	R1-10	MU	R1-7	RM-7	RM-20
Single-family dwelling.	P	P		P	P	P
Area Regulations						
The minimum lot area in square feet for a single-family dwelling structure in the districts regulated by this chapter shall be:	12,000	10,000	96,800	7,000	7,000	7,000
Building Site Regulations:						
Height Regulations:						
The maximum height for all buildings and structures in feet. See section 10-1-25 of this title.	35	35	35	35	35	35
Area & Yard Regulations:						
The maximum coverage in percent for any lot in the districts regulated by this chapter shall be:	30	35	-	35	50	50
Front Setback	25	25	25	25	25	25
Side yard	8	8	60	8	8	8
Total combined side yard	20	20	60	20	20	20
Rear yard	25	25	60	25	20	20

REVIEW

These properties are located at 824 Eaglepointe Drive and contain approximately 3.34 acres. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots. Lots 1 & 2 have direct frontage along Eaglepointe drive and meet the minimum width requirement of 80'. The flag lot staff as currently shown is less than the required 30 feet of width, but can be revised prior to preliminary plat to meet the requirement.

Concept plan review requires a fourteen (14) day public comment period. Letters were mailed to all property owners within 300 feet of the boundary of the proposed development. Staff has received no public comment on the proposed subdivision.

All lots meet the minimum lot size of 10,000 sq. ft.; lot 1 is 0.575 acres, lot 2 is 0.626 acres, and lot 3 is 2.144 acres. Each lot must demonstrate a minimum 5,000 sq. ft. of building envelope. The City Engineer has reviewed the lots and believes they all exceed this requirement but will be verified with the geotechnical analysis that will occur prior to preliminary plan submittal.

The new geologic hazards ordinance requires the following steps prior to application for preliminary plan:

1. Geologic Hazards Investigation Scoping Meeting and Permit: at this meeting the city geologic consultant and staff meet with the developer and his/her geologic consultant(s) to determine the consultant's qualifications and define the scope of the investigation and permit.
2. Submittal of a geologic hazards report outlining geologic hazards including slope stability, debris flow, rock fall, fault rupture, etc. The report will must contain scientific data required in the ordinance, safety factors, and recommendations regarding: hazard mitigation, engineering design, drainage plans, and vegetation.
3. The city consultant and city engineer must approve the report, including the scientific methods used, data collection, findings, and recommendations.

The concept plan submission meets all the requirements of Code Section 10-3-3: Step 1-Concept Plan.

The following items have been reviewed with the developer and are to be addressed with the preliminary plan, engineering and geotechnical review:

1. Cuts and fills design based upon the approved conceptual plan
2. Detention/retention location (ie. size, construction, overflow, outlet)
3. Geotechnical analysis in conformance to new ordinance required prior to Preliminary Plan Application, slope stability which may require mitigation
4. Covenants/restrictions/building envelopes limiting the removal of natural vegetation on lots
5. Possible irrigation/landscape restrictions for lots
6. Roof drains may require pump to storm drain

POSSIBLE MOTION

I move that the City Council approve the concept plan for Lake View Subdivision, a three lot subdivision at 824 Eaglepointe Drive subject to the following conditions:

1. Approval of a geotechnical study required by Title 10, Chapter 12 of the Land Use Management Code, prior to submission of a preliminary plan application;

2. The staff portion of lot 3 must be increased to the minimum width requirement of 30'; and
3. Submission of slope analysis demonstrating building envelopes for each lot of at least 5,000 sq. ft. with a slope under 30%.

Attachments

- 1) Aerial/Zone Map
- 2) Concept Plan

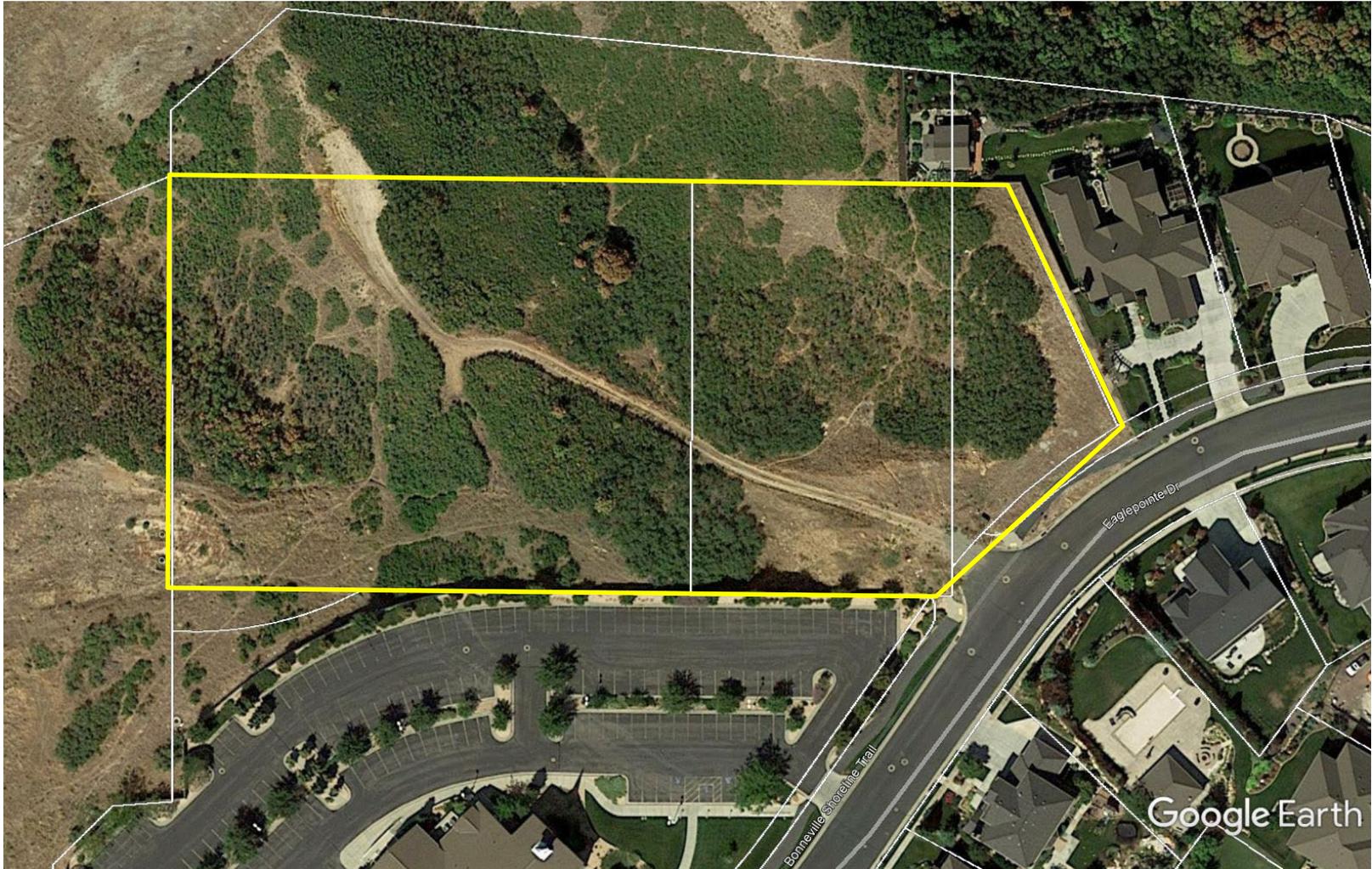


Concept Plan Lake View Subdivision Zoning





Concept Plan Lake View Subdivision Aerial



811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
Know what's below. Call before you dig.

BENCHMARK
BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (FOUND)
ELEVATION 5107.93

Lake View Subdivision

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

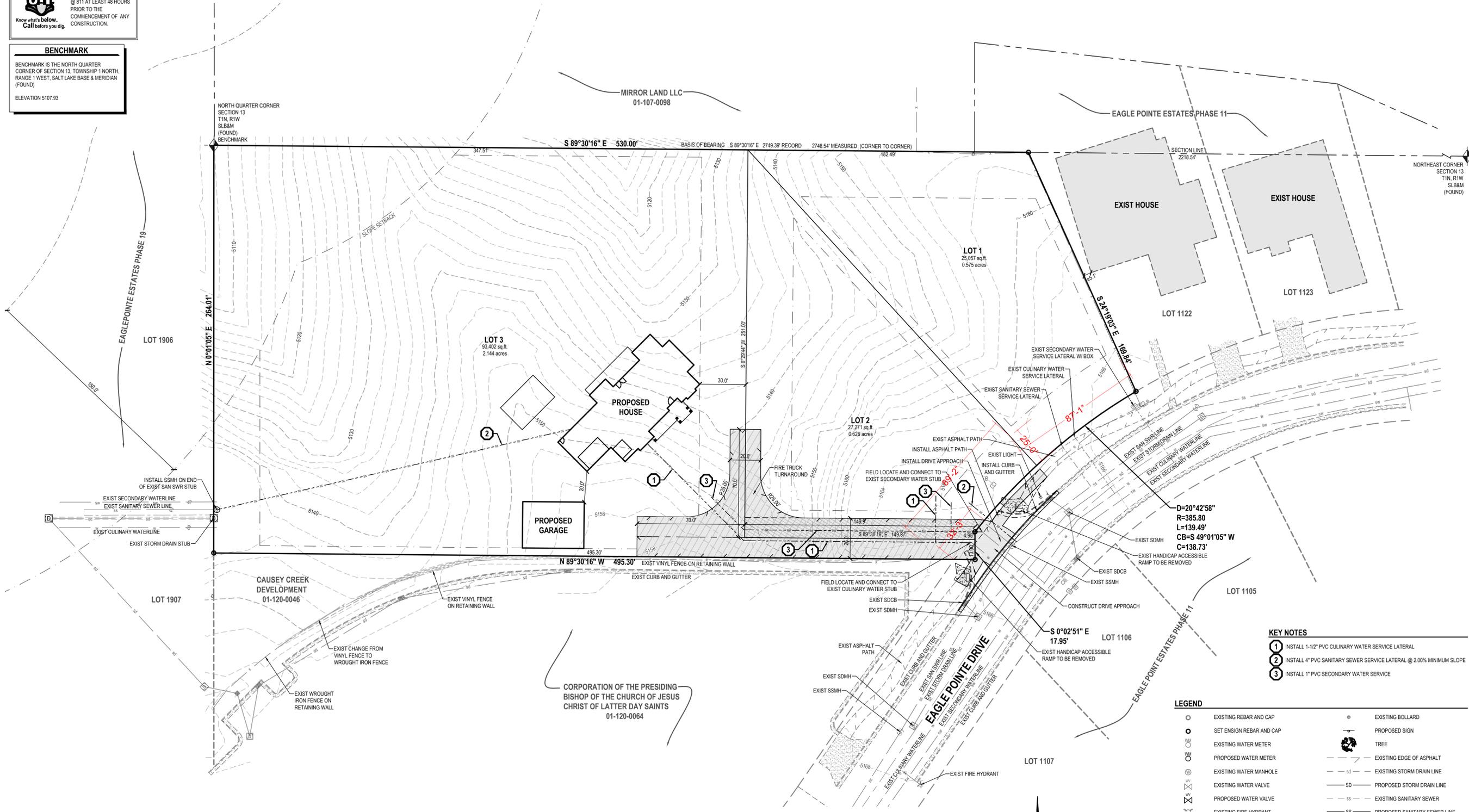
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CARL RUPP

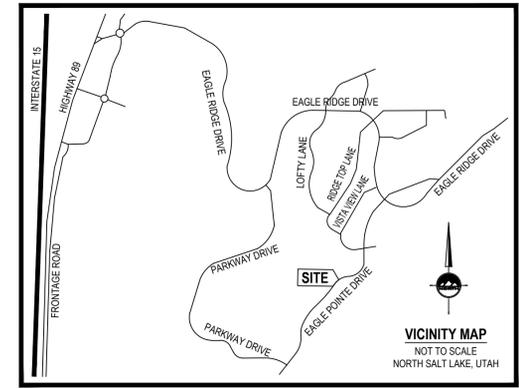
CONTACT:
CARL RUPP
PHONE: 801-301-9676



- KEY NOTES**
- 1 INSTALL 1-1/2" PVC CULINARY WATER SERVICE LATERAL
 - 2 INSTALL 4" PVC SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE
 - 3 INSTALL 1" PVC SECONDARY WATER SERVICE

LEGEND

○	EXISTING REBAR AND CAP	●	EXISTING BOLLARD	
○	SET ENSIGN REBAR AND CAP	●	PROPOSED SIGN	
○	EXISTING WATER METER	●	TREE	
○	PROPOSED WATER METER	---	EXISTING EDGE OF ASPHALT	
○	EXISTING WATER MANHOLE	---	EXISTING STORM DRAIN LINE	
○	EXISTING WATER VALVE	---	SD --- PROPOSED STORM DRAIN LINE	
○	PROPOSED WATER VALVE	---	SS --- EXISTING SANITARY SEWER	
○	EXISTING FIRE HYDRANT	---	SS --- PROPOSED SANITARY SEWER LINE	
○	PROPOSED FIRE HYDRANT	---	W --- EXISTING CULINARY WATER LINE	
○	EXISTING SANITARY SEWER MANHOLE	---	W --- PROPOSED CULINARY WATER LINE	
○	PROPOSED SANITARY SEWER MANHOLE	---	ohp --- EXISTING OVERHEAD POWER LINE	
○	EXISTING STORM DRAIN CLEAN OUT BOX	---	e --- EXISTING ELECTRICAL LINE	
○	PROPOSED STORM DRAIN CLEAN OUT BOX	---	g --- EXISTING GAS LINE	
○	EXISTING STORM DRAIN CATCH BASIN	---	l --- EXISTING TELEPHONE LINE	
○	PROPOSED STORM DRAIN CATCH BASIN	---	---	EXISTING CONTOURS (2' INCREMENTS)
○	PROPOSED STORM DRAIN COMBO BOX	---	---	PROPOSED CONTOURS
○	EXISTING ELECTRICAL BOX	---	---	EXISTING CONCRETE
○	EXISTING UTILITY POLE	---	---	PROPOSED CONCRETE
○	EXISTING LIGHT	---	---	EXISTING BUILDING
○	PROPOSED LIGHT	---	---	PROPOSED BUILDING
○	EXISTING TELEPHONE MANHOLE	---	---	FIRE TRUCK TURNAROUND AREA
○	EXISTING TELEPHONE BOX	---	---	ACCESS EASEMENT IN FAVOR OF LOT 2 & 3
○	EXISTING TRAFFIC SIGNAL BOX	---	---	PROPOSED ASPHALT
○	EXISTING CABLE BOX	---	---	



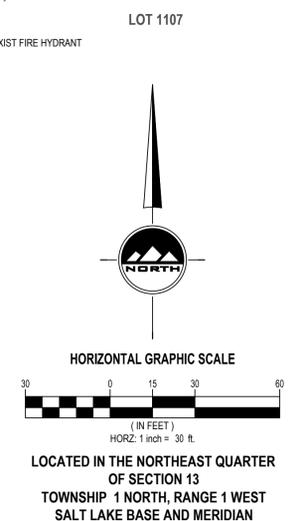
Boundary Description

Beginning at the North Quarter Corner of Section 13, Township 1 North, Range 1 West, Salt Lake Meridian, and running:
 Thence South 89°30'16" East 530.00 feet along the section line to and along the south line to an interior corner of Lot 1122, Eaglepointe Estates Phase 11;
 Thence South 24°19'03" East 169.84 feet along the west line to the Southwest Corner of Lot 1122 Eaglepointe Estates Phase 11, also being on the northwesterly right of way line of a 12 foot wide landscape strip shown on Eaglepointe Estates Phase 11;
 Thence southwesterly 139.49 feet along the arc of a 385.80 foot radius curve to the left, (center bears South 30°3'26" East and long chord bears South 49°01'08" West 138.73 feet, with a central angle of 20°42'58") along the northwesterly right of way line of a 12 foot wide landscape strip, also being the boundary line to an angle point in the boundary line of Eaglepointe Estates Phase 11;
 Thence South 0°02'51" East 17.96 feet along the boundary line to an interior corner of Eaglepointe Phase 11;
 Thence North 89°30'16" West 495.30 feet along and beyond the boundary line of Eaglepointe Estates Phase 11 to the east line of Eaglepointe Estates Phase 19;
 Thence North 0°01'05" East 264.01 feet along the east line of Eaglepointe Estates Phase 19, (North 0°02'21" East on said plat) to the point of beginning.

Contains 145,733 square feet, 3.346 acres.

Date: March 23, 2016
 Keith R. Russell
 License no. 164386

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
 01-120-0064



JACOBSON PROPERTY
 Lake View Subdivision
 NORTH SALT CITY, UTAH

PRELIMINARY PLAT
 NOT TO BE RECORDED

PROJECT NUMBER: L2198
 PRINT DATE: 6/5/19
 DRAWN BY: MELMER
 CHECKED BY: C.PRESTON
 PROJECT MANAGER: C.PRESTON

1 OF 1



NORTH SALT LAKE PUBLIC WORKS

10 East Center Street
North Salt Lake, Utah 84054
801-335-8700
www.nslcity.org

Leonard K. Arave
Mayor
David Frandsen
Public Works Director

TO: Honorable Mayor and City Council
FROM: David Frandsen, Public Works Director
DATE: July 11, 2019
SUBJECT: Purchase of Public Works Vehicle – Inspector Position

BACKGROUND

We budgeted \$34,000 for a pickup truck for the Public Works Inspector, we are currently in the process of receiving bids from multiple dealerships and will give a full presentation with our findings on Tuesday night. We have currently have State bid prices on these vehicles but are negotiating to see if we can get a better deal.



NORTH SALT LAKE ENGINEERING

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

LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council
From: Paul Ottoson
Date: July 16, 2019
Subject: Jordan River Trail – Center Street to I-215

RECOMMENDATION

Staff recommends awarding the Jordan River Trail – Center Street to I-215 project to ACME Construction, Inc. for the price of \$282,155.00.

BACKGROUND

This project begins at the south side of Center Street just east of the Jordan River bridge. It then parallels the east side of the Jordan River until it meets the property owned by Salt Lake City where the Jordan River intersects the “Oil Drain”. It then follows the Oil Drain where the trail goes under the Legacy Parkway and from there it connects to the Legacy Parkway Trail at the fork of I-215 and the Legacy Parkway.

The City has received several grants for this project which total \$205,000. The City’s share is \$115,000 for the total project funding of \$320,000.

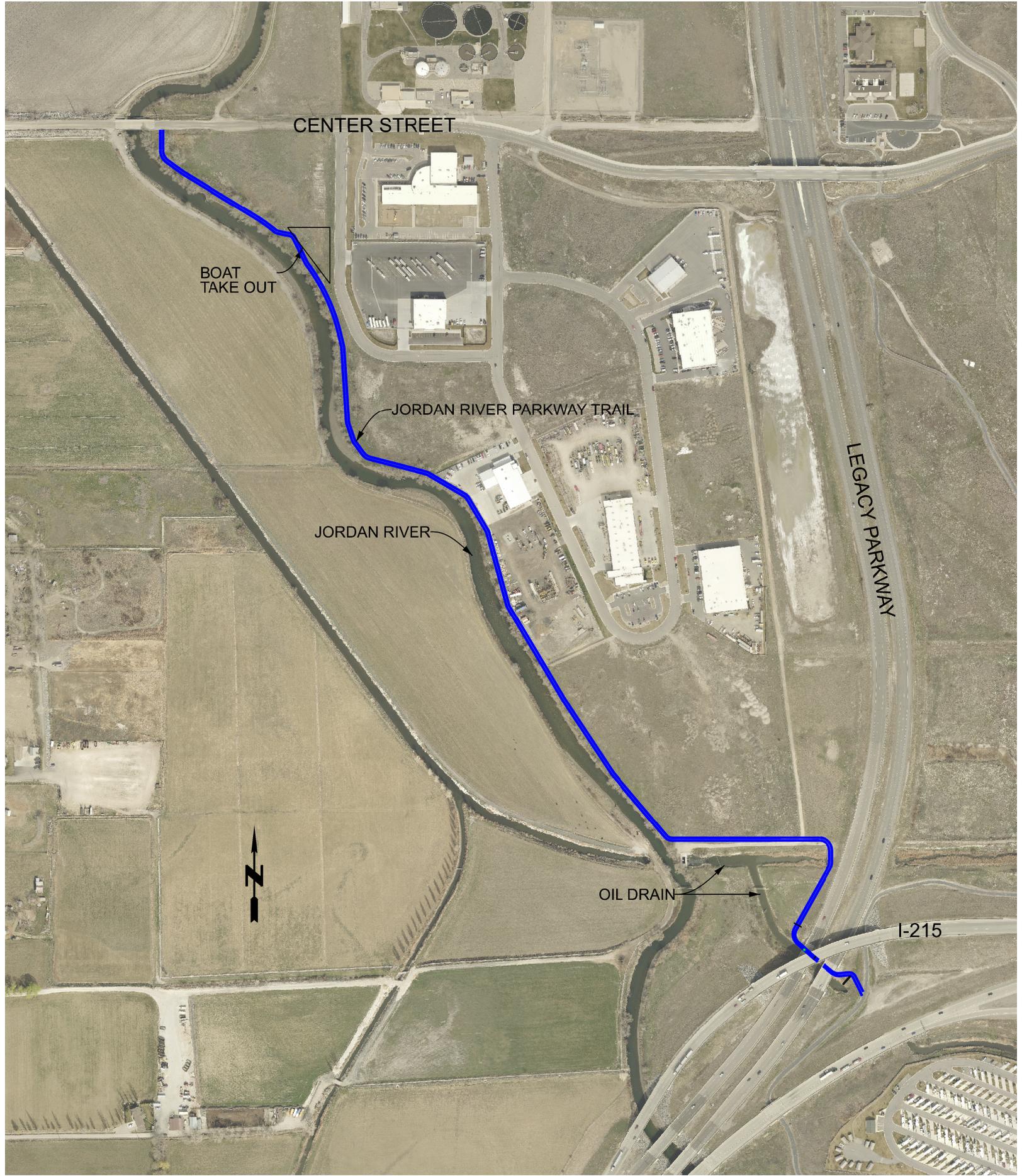
The City received four bids and they are shown below:

<u>Contractor</u>	<u>Price</u>
ACME Construction	\$282,155.00
Black Forest Paving	\$295,890.00
Silver Spur Construction	\$317,611.25
Post Asphalt	\$371,543.75

The project is currently funded with \$320,000. Staff is also getting pricing to have lighting installed where the trail goes under the Legacy Parkway.

POSSIBLE MOTION

I recommend City Council award the Jordan River Trail – Center Street to I-215 project to ACME Construction, Inc. for the price of \$282,155.00.



CENTER STREET

BOAT TAKE OUT

JORDAN RIVER PARKWAY TRAIL

JORDAN RIVER

LEGACY PARKWAY



OIL DRAIN

I-215







NORTH SALT LAKE ENGINEERING

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

LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
City Engineer

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Paul Ottoson, City Engineer
DATE: July 16, 2019
SUBJECT: Resolution No. 2019-27R: A resolution authorizing the City Manager, or his designee, to submit an application to the Utah Department of Transportation soliciting funds through the Safe Routes To Schools grant for the construction of sidewalk on Eagleridge Drive between Orchard Drive and Parkview Drive.

RECOMMENDATION

Staff recommends approval of the resolution authorizing the submittal of an application for the UDOT SRTS grant for the construction of sidewalk on Eagleridge Drive between Orchard Drive and Parkview Drive, and setting aside city matching funds.

BACKGROUND

Staff is preparing an application for the UDOT Safe Routes To Schools (SRTS) grant for the construction of sidewalk on the south side of Eagleridge Drive between Orchard Drive and Parkview Drive. The City has applied for the same grant for this project in previous years, but have not successfully been awarded the funds. The SRTS grant funds are to be used for safety and accessibility improvements for children to be able to walk or bike to school. The funds may be used for infrastructure improvements, educational programs, etc.

The segment of sidewalk proposed for construction is the only safe walking route to Orchard Elementary for any students living south of Eagleridge Drive. Currently, there is a major conflict between vehicular traffic and pedestrians (students) having to illegally cross the street to access the existing sidewalk on the north side of Eagleridge Drive in order to get to the school. The Davis School District has denied a request to have a hazardous bus route for the students impacted by this unsafe route. The proposed sidewalk will be 6 feet wide and will be installed immediately adjacent to the curb due to the slope constraints on the south side of the road. This sidewalk installation will complete a safe walking route to school for over 100 students living south of Eagleridge Drive in North Salt Lake.

The total estimated cost of the project is \$149,000. There is no match required for this grant, but the grant reviewer's look more favorably on applications that have a matching component. Staff is recommending a 20% match for this project at \$29,800. That would make the grant request \$119,200.

POSSIBLE MOTION

I move that the City Council approve Resolution 2019-27R authorizing the submittal of an application for the UDOT SRTS grant for the construction of sidewalk on Eagleridge Drive between Orchard Drive and Parkview Drive, and setting aside city matching funds.

Attachments:

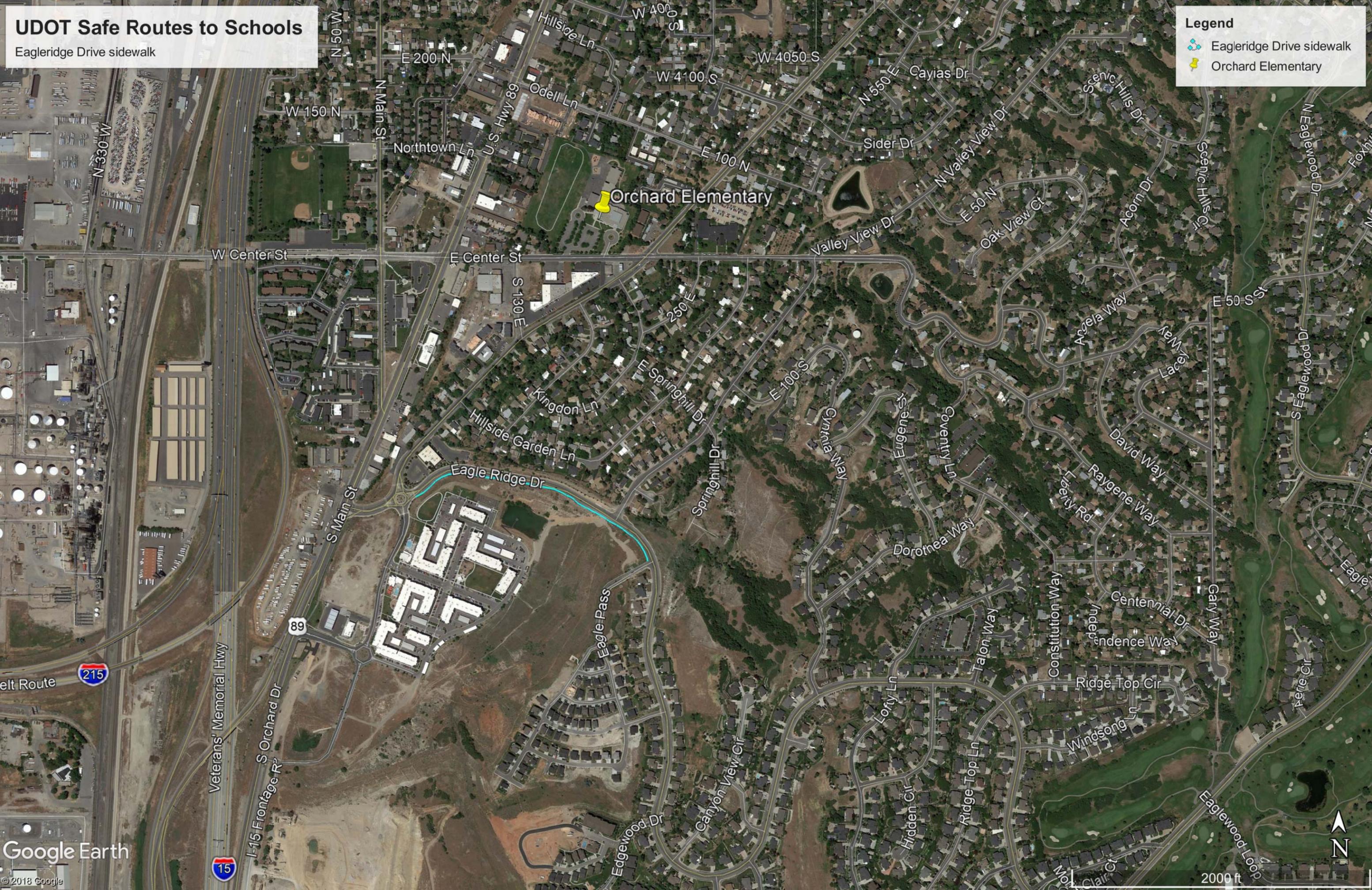
- 1) Location Map
- 2) Resolution No. 2019-27R

UDOT Safe Routes to Schools

Eagleridge Drive sidewalk

Legend

-  Eagleridge Drive sidewalk
-  Orchard Elementary



RESOLUTION NO. 2019-27R

**A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE,
TO SUBMIT AN APPLICATION TO THE UTAH DEPARTMENT OF
TRANSPORTATION SOLICITING FUNDS THROUGH THE SAFE ROUTES TO
SCHOOLS GRANT FOR THE CONSTRUCTION OF SIDEWALK ON
EAGLERIDGE DRIVE BETWEEN ORCHARD DRIVE AND PARKVIEW DRIVE**

WHEREAS, UDOT has a grant program designed to fund sidewalk and other pedestrian improvements on school walking routes; and,

WHEREAS, City Staff has identified a section of Eagleridge Drive that currently has no pedestrian facilities for children walking to Orchard Elementary,

WHEREAS, the Governing Body of the City of North Salt Lake finds that it is in the public interest to improve the safety and accessibility of walking routes for school children.

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

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

The construction of sidewalk on the south side of Eagleridge Drive between Orchard Drive and Parkview Drive. The total cost of the project is \$149,000. The request is for \$119,200 in SRTS funds and \$29,800 in matching funds from the City.

2. City Staff is hereby instructed and authorized to set aside \$29,800.00 from the City's Streets Fund for matching funds for the Eagleridge Drive sidewalk project.
3. The resolution hereby adopted shall be effective immediately.

PASSED and APPROVED this 16th day of July, 2019.

CITY OF NORTH SALT LAKE:

ATTEST:

Leonard K. Arave, Mayor

Linda D. Horrocks, City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>vote</u>
James Hood	_____
Brian Horrocks	_____
Lisa Baskin	_____
Ryan Mumford	_____
Stan Porter	_____



CITY OF NORTH SALT LAKE

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Len Arave
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: July 16, 2019

SUBJECT: Approval of poll workers for the 2019 Municipal Elections.

BACKGROUND

We are required by law to approve the specific poll workers that will be assisting the County and City in its 2019 municipal elections. These workers are hired by Davis County and approved by the City for participation in our elections at our one poll location at City Hall. At the time of the preparation of the Council packet, the County has not yet provided to us the names of those poll workers. They will provide those names to us prior to the Council meeting and as soon as we receive them, we will forward them on to you.

The purpose of this item is to provide some formality and oversight into the process of selecting individuals who will work at our polling location. They will be vetted by Davis County personnel for any potential conflicts of interest.