



CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT

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

**NORTH SALT LAKE PLANNING COMMISSION
NOTICE & AGENDA
REVISED 9/26/2022
September 27, 2022
6:30 p.m.**

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council Chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Welcome and Introduction
- 2) Public comments
- 3) Consideration of a plat amendment to Lots 28B and 28C of the North Salt Lake Industrial Park Plat C, a manufacturing-distribution subdivision, located at 450 and 470 West 100 North, VRM Properties LLC, Tyler McNeil, applicant
- 4) *Consideration of final plat approval for Eaglewood Cove Subdivision Phase 15, Plat 1, a 2 lot residential subdivision located at 1380 East and 616 South Wood Oaks Loop, EWC 15 Development LLC, Wilford Cannon, applicant*
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 9/13/2022

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: September 27, 2022, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting:

<https://us02web.zoom.us/j/83394893843?pwd=ZzdBdDZwd0RMUTNJeHo5MGN0OVZQT09>

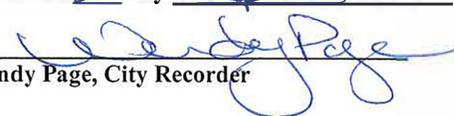
Meeting ID: 833 9489 3843

arrangements to be made. The agenda items may be heard in a different order as warranted by the Commission.

Notice of Posting:

I, the duly appointed 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 20th day of September, 2022.

Dated this 20th day of September 20 22


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: September 27, 2022
SUBJECT: Plat Amendment to Lots 28B and 28C of the North Salt Lake Industrial Park Plat C Subdivision located at 450 and 470 West 100 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment to subdivide Lots 28B and 28C of the North Salt Lake Industrial Park Plat C Subdivision located at 450 and 470 West 100 North with the following condition:

1. Correction of all engineering and planning redlines prior to City Council review.

BACKGROUND

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

REVIEW

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

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

POSSIBLE MOTION

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

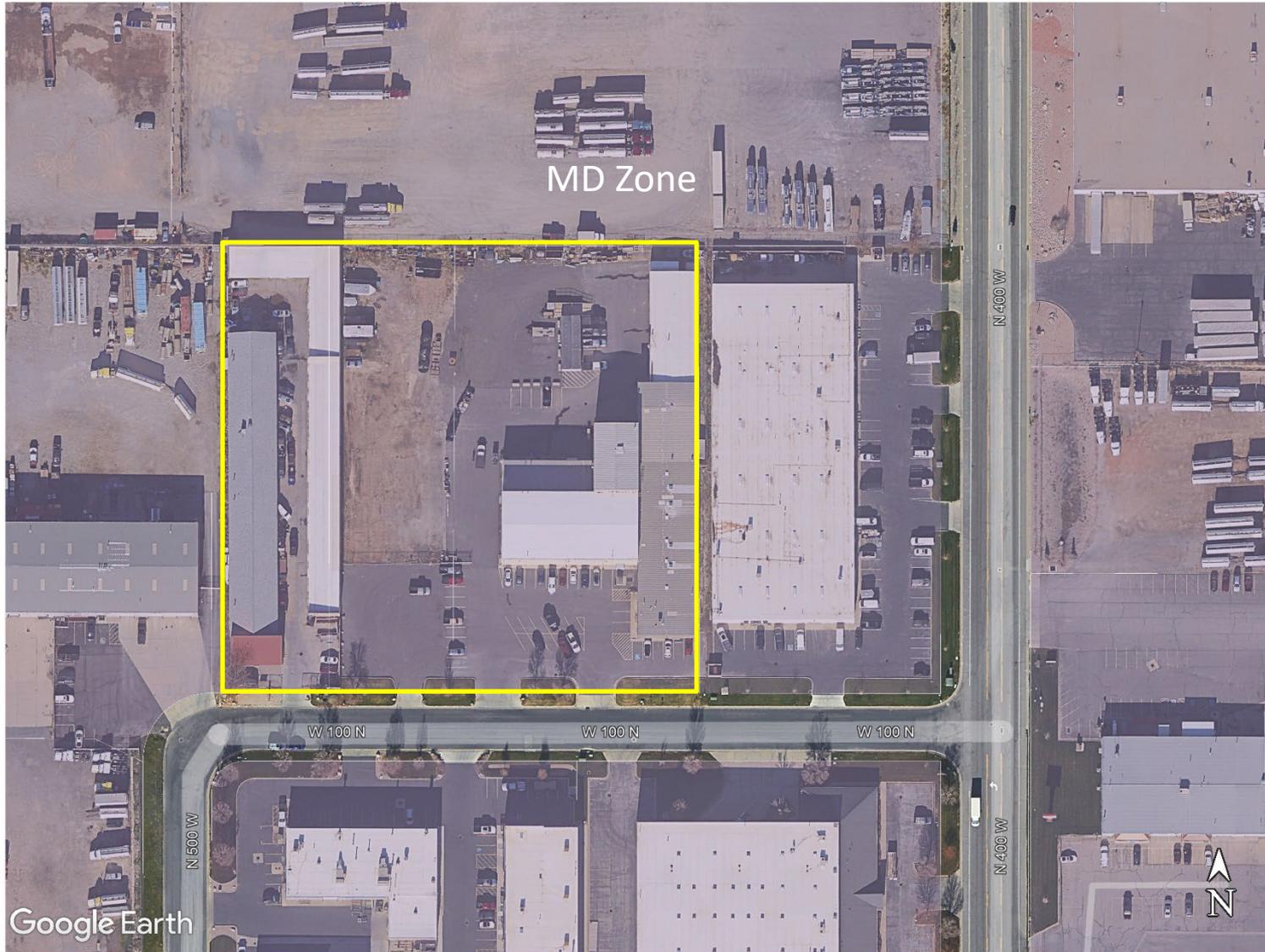
1. Correction of all engineering and planning redlines prior to City Council review.

Attachments

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



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





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





SCALE 1"=100'

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

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

NORTH SALT LAKE INDUSTRIAL PARK PLAT C

SURVEYOR'S CERTIFICATE

I, LAMAR P. SMITH DO HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER AND LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 1409 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS AMENDED PLAT OF LOTS 28 & 29 NORTH SALT LAKE INDUSTRIAL PARK PLAT "C" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 29 NORTH SALT LAKE INDUSTRIAL PARK PLAT "C", SAID CORNER BEING S 89° 50' 07" E 1210.01 FEET AND NORTH 40.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 1163.48 FEET TO THE NORTHWEST CORNER OF LOT 28 OF SAID NORTH SALT LAKE INDUSTRIAL PARK PLAT "C"; THENCE EAST 955.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 1166.22 FEET TO THE SOUTHEAST CORNER OF LOT 29 OF SAID NORTH SALT LAKE INDUSTRIAL PARK PLAT "C"; THENCE N 89° 50' 07" W 955.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 25,538 ACRES.

DATE July 31, 1978

Lamar P. Smith
REGISTERED ENGINEER AND LAND SURVEYOR

OWNERS DEDICATION

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

BENEFICIAL DEVELOPMENT
COMPANY
Marvin C. Steadman
PRESIDENT
Richard R. Neslen
SECRETARY

ZIONS SECURITIES
CORPORATION
J. Howard Dunn
PRESIDENT
Lee T. Simmons
SECRETARY

ACKNOWLEDGEMENT

STATE OF UTAH } ss.
COUNTY OF SALT LAKE }
ON THIS 15TH DAY OF August A.D. 1978 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH MARVIN C. STEADMAN AND RICHARD R. NESLEN WHO BOTH BEING BY ME DULY SWORN DEPOSED AND SAID EACH FOR THEMSELVES THAT THE SAID MARVIN C. STEADMAN IS THE PRESIDENT AND RICHARD R. NESLEN IS THE SECRETARY OF BENEFICIAL DEVELOPMENT COMPANY, A UTAH CORPORATION THAT THE HEREIN OWNERS DEDICATION WAS SIGNED BY EACH AND BOTH OF THEM DULY ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID OFFICERS ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
Richard R. Neslen RESIDING AT Salt Lake City, UT
NOTARY PUBLIC
MY COMMISSION EXPIRES June 10, 1982

ACKNOWLEDGEMENT

STATE OF UTAH } ss.
COUNTY OF SALT LAKE }
ON THIS 17TH DAY OF August A.D. 1978 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH J. HOWARD DUNN AND LEE T. SIMMONS WHO BOTH BEING BY ME DULY SWORN, DEPOSED AND SAID EACH FOR THEMSELVES THAT THE SAID J. HOWARD DUNN IS THE PRESIDENT AND LEE T. SIMMONS IS THE SECRETARY OF ZIONS SECURITIES CORPORATION, A UTAH CORPORATION THAT THE HEREIN OWNERS DEDICATION WAS SIGNED BY EACH AND BOTH OF THEM DULY ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID OFFICERS ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
J. Howard Dunn RESIDING AT Salt Lake City, UT
NOTARY PUBLIC
MY COMMISSION EXPIRES My Commission Expires February 1, 1979

NORTH SALT LAKE CITY APPROVALS

APPROVED *Richard Johnson*
CHAIRMAN, PLANNING AND ZONING COMMISSION
APPROVED *Fredric T. Campbell*
CITY ENGINEER
APPROVED _____
CITY ATTORNEY

PRESENTED TO THE MAYOR AND CITY COUNCIL THIS 5TH DAY OF September A.D. 1978, OF WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
ATTEST *John A. Walden* RECORDER *Robert D. Palmquist* MAYOR

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

ADDRESS AFFIDAVIT ENTRY 3101685,
3229885

NORTH SALT LAKE INDUSTRIAL PARK PLAT A

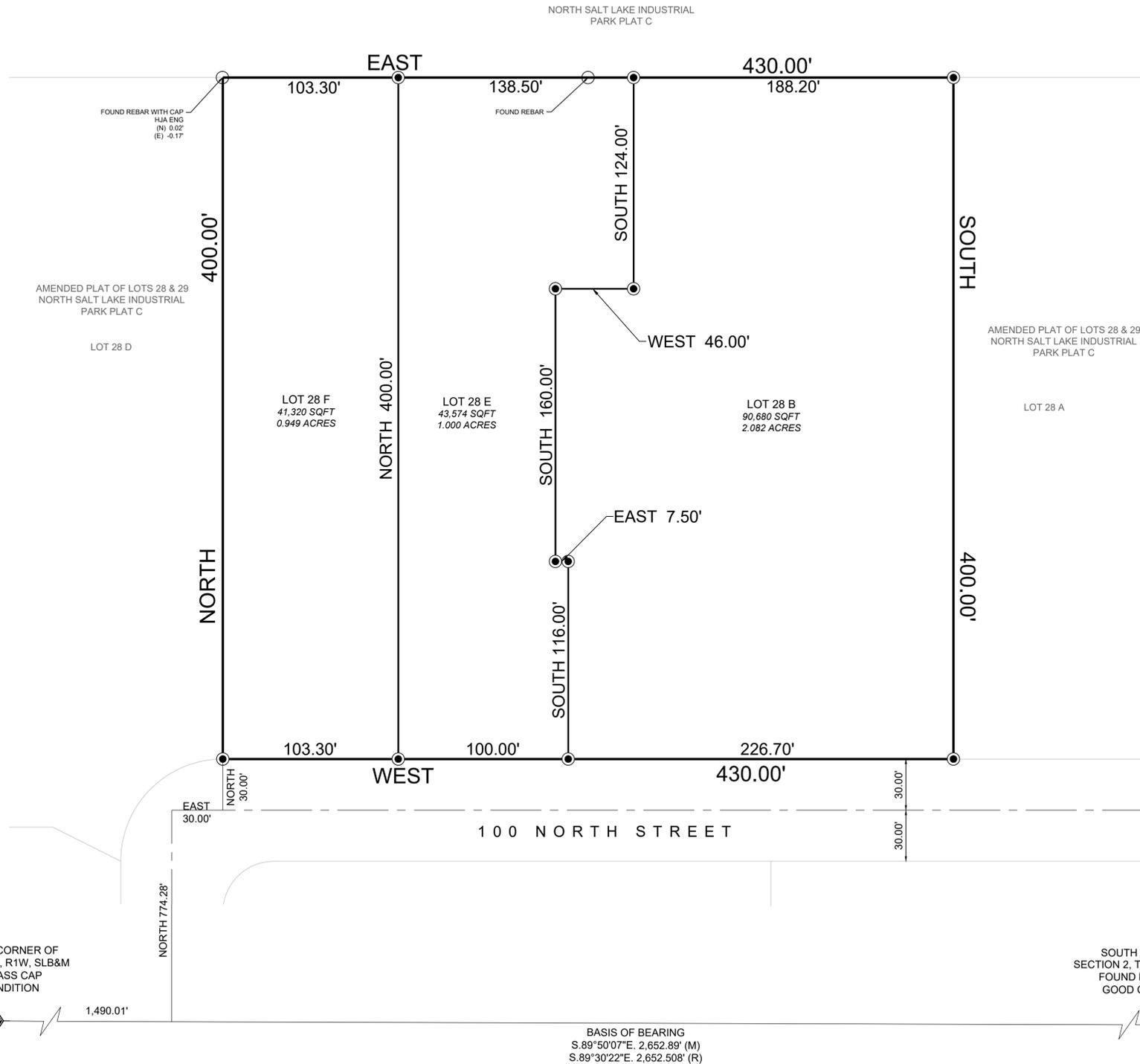
SOUTHWEST CORNER
SECTION 2
T. 1 N., R. 1 W., S. 1 B. & M.

RECORDED # 513833
STATE OF UTAH COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

DATE NOV. 9, 1978 TIME 8:30 AM BOOK 737 PAGE 849
FEE \$ 17.50
Marguerite S. Bourne Marguerite S. Bourne
DAVIS COUNTY RECORDER

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

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



SURVEYORS CERTIFICATE

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

DATE _____ DARREN R. WILLIAMS
PLS NO. 4975981

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF LOTS 28 B AND 28 C OF AMENDED PLAT LOTS 28 & 29 NORTH SALT LAKE INDUSTRIAL PARK PLAT "C", RECORDED IN THE DAVIS COUNTY RECORDERS OFFICE ON NOVEMBER 9, 1978 AS ENTRY NUMBER 513833 IN BOOK 737 AT PAGE 849.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 172,000 SQUARE FEET OR 3.949 ACRE, MORE OR LESS.
THE BASIS OF BEARING IS S.89°50'07"E. (S.89°30'22"E. PER NAD83 BEARINGS) FROM THE SOUTH WEST CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 2.

OWNER'S DEDICATION

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

DATED THIS _____ DAY OF _____, 2022

VRM PROPERTIES LLC EAGLEWOOD BUSINESS CENTER LLC

ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

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

PROJECT NUMBER _____
DRAWN BY _____
CHECKED BY _____
DATE _____

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

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

NORTH SALT LAKE CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS RECORDED IN THIS OFFICE. SIGNED THIS _____ DAY OF _____, 20____.

CITY ENGINEER

NORTH SALT LAKE CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CITY ATTORNEY

NORTH SALT LAKE CITY COUNCIL APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF _____, UTAH SIGNED THIS _____ DAY OF _____, 20____.

RECORDER

NORTH SALT LAKE CITY COUNCIL APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF _____, UTAH SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ DAVIS COUNTY RECORDER



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: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: September 27, 2022

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

RECOMMENDATION

The Development Review Committee has reviewed the Final Plat and finds that it meets the minimum standards for Final Plat approval with the following conditions:

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

BACKGROUND

The previously approved concept plan for Eaglewood Cove Phases 13-15 consisted of 75 lots east of the existing phases of Eaglewood Cove development. The concept plan was approved by the City Council on July 19, 2016. Since that approval the developer has been conducting an extensive Geological Hazards Investigation of the property leading to numerous changes in layout design and a reduction from 75 lots to 72 lots. The proposed development is divided into three phases, 13, 14, and 15. Preliminary Plan approval was granted on November 10, 2020 with a condition that sidewalks be added to one side of each street. That correction has been made. The subdivision will also be a planned unit development (PUD) subdivision to provide for common ownership of the private street, the HOA maintained storm water detention facilities, and for architectural review prior to building permits.

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

REVIEW

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

if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

Phase 13, plat 1 contains 1.6 acres and contains 2 lots with lot sizes, lot 1501 being 0.80 acres and lot 1520 contains 0.59 acres. The final plat have been reviewed by staff for final plat approval. There may be some minor engineering redlines that will need to be corrected prior to recordation, but at this time all planning redlines have been completed.

POSSIBLE MOTION(S)

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

Findings:

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

Conditions:

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

Attachments:

1. Aerial/Zoning Maps
2. Final Plat

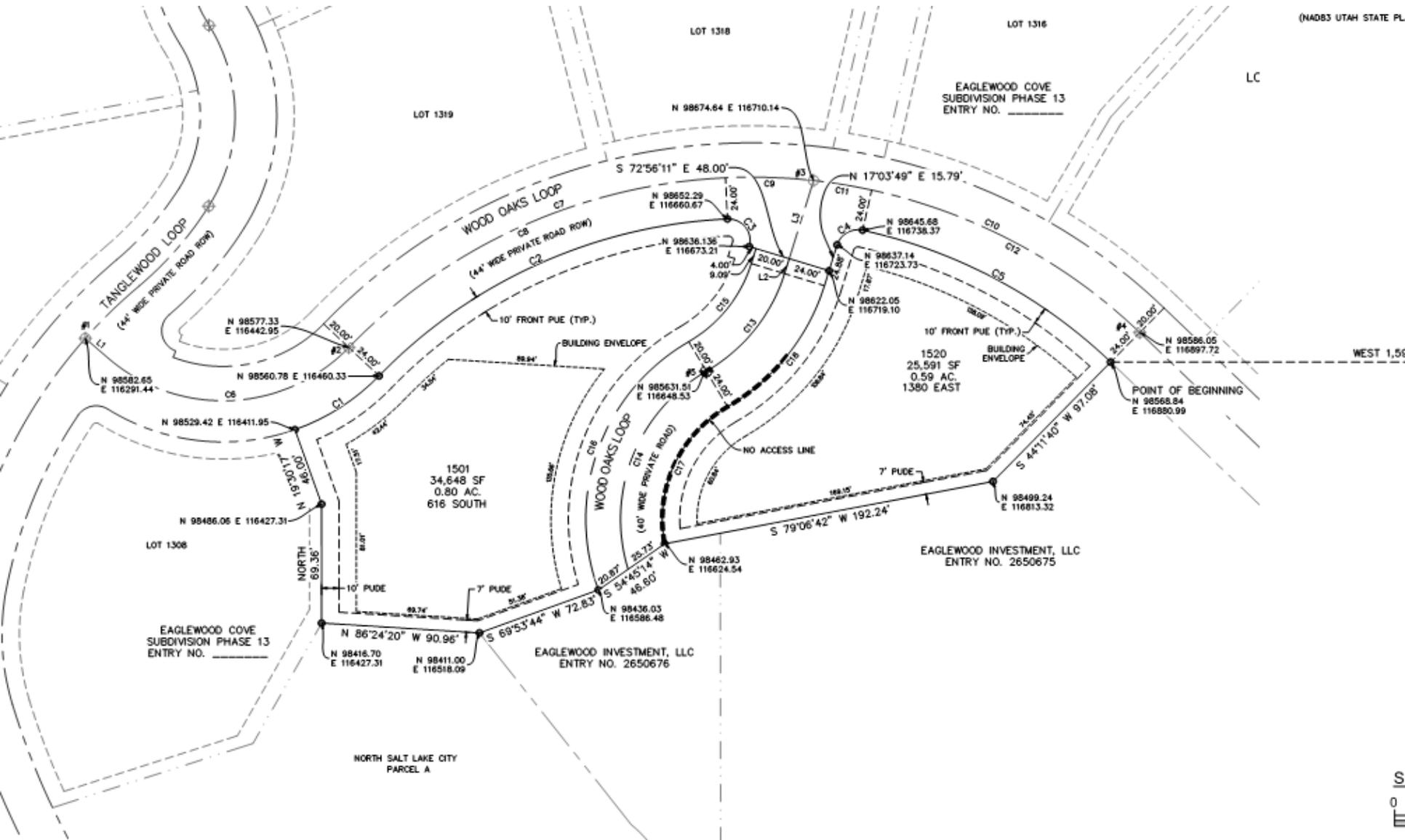


Final Plat

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

Aerial





EAGLEWOOD COVE
SUBDIVISION PHASE 13
ENTRY NO. _____

NORTH SALT LAKE CITY
PARCEL A

EAGLEWOOD INVESTMENT, LLC
ENTRY NO. 2650676

EAGLEWOOD INVESTMENT, LLC
ENTRY NO. 2650675

EAGLEWOOD COVE
SUBDIVISION PHASE 13
ENTRY NO. _____

LEGEND:



DAVIS COUNTY SECTION
POWER UTILITIES BOARD

S
O
E

NOTES

- All un-fenced property corners will be set with a 5/8" rebar and plastic cap stamped "Bingham Eng.", a rivet or a carved "X" where the property corner is in concrete or asphalt.
- Private roadways (44' wide right-of-way, sidewalk one side only) shall be covered by a blanket easement for private and public utilities. Said easement shall be created by this reference.
- Private roadways shall have an access easement across it to allow access to adjoining private parcels. Said easement shall be created by this reference.
- Private roadways shall be owned and maintained by the Eaglewood Cove Homeowners Association.
- All front and rear public utility easements shown hereon are 10.00 feet wide unless otherwise noted. All side public utility easements are 7 feet unless otherwise noted.
- The plat coordinates shown hereon are based on the datum of the Davis County Surveyor. Record bearings, distances and coordinate values are shown in brackets []. All other dimensions and coordinate values are measured. Bearings and distances shown in () are easement dimensions. Bearings and distances shown in < > are buildable area dimensions. Rotate all bearings 00°19'28" to match the NAD83 Utah State Plane coordinate system, North Zone.
- Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater tables.
- Street lights on private streets within the P.U.D. shall be operated and maintained by the Eaglewood Cove Homeowners Association.
- Detention basins, along with storm drain mains, inlet boxes, and storm drain manholes located within the private roadways and lots shall be owned and maintained by the Eaglewood Cove Homeowners Association.
- Development on corner lots within this plat shall conform to the City's adopted clear vision requirements found in Section 10-1-31, City Code.
- All lots are deemed restricted lots and governed according to North Salt Lake City Code, Title 10., Chapter 12, Sensitive Area District and Geologic Hazards, as amended.
- FIRE SPRINKLING**
 - Due to the required fire flow capacity and the fixed culinary tank size for the development (325,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.
- BUILDING ENVELOPES:** All homes and structures shall be contained within the building envelopes as specified on the plat. Approval of accessory structures outside the building envelope shall only be permitted on slopes less than 30% within the required setbacks for the zone. Lot grading outside of the designated building envelopes shall not be allowed to modify the natural grade for the purposes of meeting this requirement. Adjustments to the building envelope up to 10% may be approved by the Community Development Director with the advice of the City Engineer and a finding that requested modification is warranted by environmental features, site conditions, location of existing improvements, architecture or sustainability consideration, or retention of native vegetation and slope. For purposes of this restriction "accessory structures" shall not include mechanical equipment, cabinets or systems necessary for operation of permitted private recreational uses, such as ski or sledding tow rope motors and pulleys, which may be constructed on areas greater than 30% slope.
- CRITICAL SLOPE EASEMENT**
 - AREA OF APPLICATION** The Critical Slope Easement restrictions set forth hereinbelow shall apply to all those portions of each lot that are situated outside of the building envelope of each lot and the slope of which is in excess of thirty percent (30%). Said portions of the lot that are situated outside of the building envelope of each lot and the slope of which is in excess of thirty percent (30%) shall be collectively referred to as the "Critical Slope Easement Area". The site plan shall contain existing grade and proposed final grading and shall clearly identify those areas of the respective lot that are situated outside of the building envelope that have slopes in excess of thirty percent (30%)
 - UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS** There is reserved unto North Salt Lake City and any public utility company or private utility, easements within the Critical Slope Easement Areas for the installation, construction, maintenance, repair, and replacement of any utility services and utility lines which serve the Subdivision.
 - RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS** Except as set forth herein, the Critical Slope Easement Areas shall be used and occupied by the respective owners of the lots and their respective guests and invitees in accordance with the restrictions set forth hereinbelow.
 - Such use will be restricted to foot traffic only.
 - No paving, outbuilding, shed or temporary building of any kind shall be erected, constructed, permitted or maintained on, under, or within the Critical Slope Easement Areas except as allowed below for recreational uses.
 - Except as provided herein, the Lot upon which any of the Critical Slope Easement Areas are located shall not be excavated, graded, filled, littered upon, dumped or vegetation disturbed (except as is reasonably necessary when planting additional plants, shrubs, or trees) nor be used to store materials upon, over, or across the Critical Slope Easement Area.
 - Soils excavated as part of the construction of approved structures within the building envelope may be temporarily stored within the building envelope for the purposes of backfilling the foundation and the remaining soil should be removed from the site and shall not be deposited on critical slope easements.
 - Additional plants, shrubs, and trees may be planted upon the Critical Slope Easement Areas including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation and disturbance will be limited to hand digging and the use of a small trencher for irrigation purposes.
 - PRIVATE RECREATIONAL USES.** The owners of the Lots may request a land use permit from the Community Development Department for construction of accessory structures or recreational land uses outside of the building envelope for the purposes of private recreational (non-commercial) use with the following restrictions:
 - Submittal of a survey, prepared by a licensed surveyor, demonstrating the slope of the area where an accessory structure is to be placed has a slope less than 30%.
 - The property owner has demonstrated that the construction for the land use can be completed in a manner which protects and preserves the native vegetation; or minimizes disturbing vegetation and an appropriate restoration bond is submitted equal to the estimated restoration costs. No cuts or fills shall be permitted to create construction pads, work staging area, nor access for any heavy equipment upon the critical slope area.
 - Construction of structures shall be limited to a maximum one structure, 200 sq. ft. or less, and a maximum height of 14' to the top of roof. Accessory dwelling units and garages shall not be permitted outside the building envelope.
 - Land use permits shall be accompanied by a letter from the HOA acknowledging their approval and conditions for the structure and land use requested.
 - Structures shall be designed and use similar materials of the main structure on the property or shall be designed to blend into the natural environment.
 - Examples of appropriate land uses outside the building envelope are: private recreational picnic areas, small pavilions, gazebos, trails, gardens and garden sheds, sports courts (200 sq. ft. or less), etc. Land uses such as private ski or sledding runs which require the use of motorized tow ropes, may only be permitted with mechanical systems that are contained entirely within an accessory structure or cabinet, and are constructed to reduce or dampen noise from the tow motor. Operation of a tow rope shall only be permitted during daytime hours. No lighting of the runs is permitted.
 - DEVELOPER** The foregoing notwithstanding, said restrictions upon excavation, grading, and filling shall not apply to grading and filling performed by the developer in accordance with an approved development grading plan.
 - MAINTENANCE** The respective owners of the Lots upon which any portion of the Critical Slope Easement Areas may be located shall be responsible for maintaining that portion of the Critical Slope Easement Areas which is located on their respective lots.
 - EASEMENTS DEEMED CREATED** Any and all conveyances of any lot shall be construed to grant and reserve such Critical Slope Easement Area as provided herein even though no specific reference to such easements appears in any such conveyance.

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

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

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

18.) **GEOTECH:** IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 FOR ALL LOTS, IT SHALL BE A REQUIREMENT TO SUBMIT WITH A BUILDING PERMIT APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING (IBC) and an engineered construction plan which has been designed in compliance with the recommendations made within the geotechnical report for site excavation, grading, slope stability, structural components, landscaping, or any other geologic hazard mitigation specified.

THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS contained within the "Geotechnical & Geologic Hazard Investigation Report: Eaglewood Cove Residential Development, Phases 13-15", prepared by Intermountain GeoEnvironmental Services Inc. (IGES) dated June 30, 2020 and updated march 31, 2021. The report must address Section 7.0 Geologic conclusions and recommendations, Section 8.0 Engineering conclusions and recommendations, and Table H special recommendations by lot.

EAGLEWOOD COVE SUBDIVISION PHASE 15, PLAT 1

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

OWNER'S DEDICATION AND CONSENT TO RECORD

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

EAGLEWOOD COVE SUBDIVISION PHASE 15, PLAT 1

Wilford W. Cannon, Manager
EWC 15 Development, LLC

ACKNOWLEDGMENT

State of Utah)
County of Davis)

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

Notary Public for the State of _____

Notary Seal

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I D. Gregg Meyers do hereby certify that I am a Professional Land Surveyor, and that I hold License Number 312770 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described hereon in accordance with Section 17-23-17 Utah State Code, and have verified all measurements and placed monuments as represented on this plat, and have subdivided said tract of land into private roads, lots and parcels together with public utility easements hereafter to be known as Eaglewood Cove Subdivision Phase 15, Plat 1.

Date: 09/23/2022

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



REVIEW ONLY

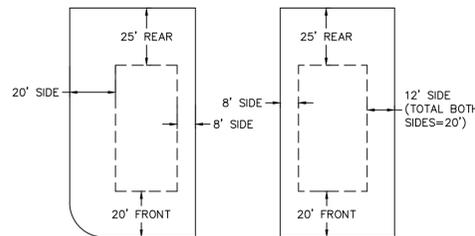
BOUNDARY DESCRIPTION:

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

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

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

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



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

TYPICAL SETBACK DETAILS

Plat Prepared By:

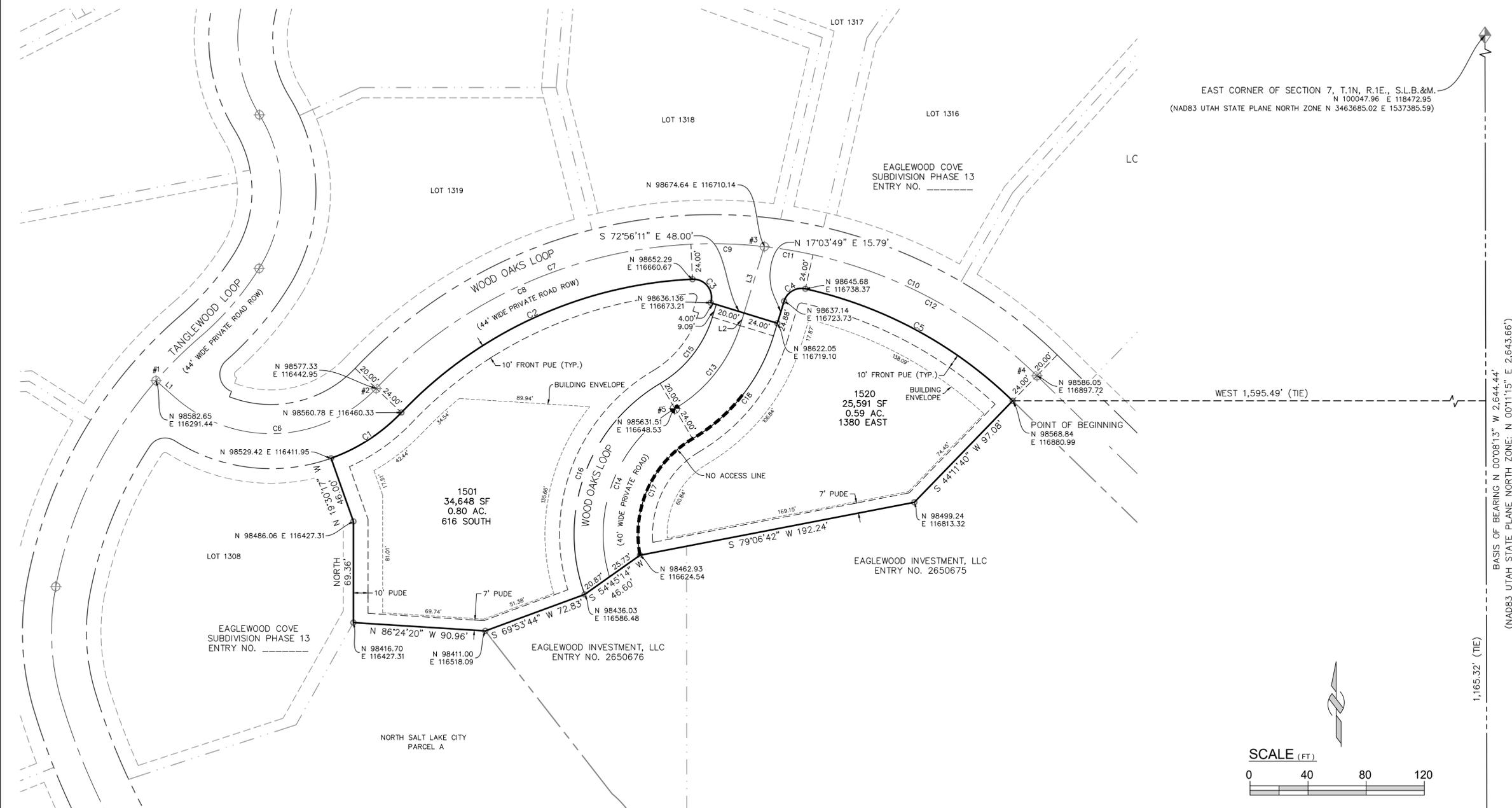


Design: _____
Drawn: JJS
Checked: GM
Reviewed: JRL

City Council Approval	Recommended for Approval	Recommended for Approval	Recommended for Approval	Davis County Recorder
Presented to the City Council of North Salt Lake City, Utah This _____ day of _____, 2022 at which time this subdivision was approved and accepted.	This _____ day of _____, 2022.	This _____ day of _____, 2022.	This _____ day of _____, 2022.	Entry No. _____ Fee Paid _____ Filed for record and recorded this _____ day of _____, 2022 at _____ in Book _____ of Official Records Page _____
Mayor _____ Attest: City Recorder _____	City Engineer _____	Chairman, Planning Commission _____	City Attorney _____	County Recorder _____ By: _____ Deputy Recorder _____
				Date 09/23/2022 Proj. # 4893 Sht 1 of 2

EAGLEWOOD COVE SUBDIVISION PHASE 15, PLAT 1

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



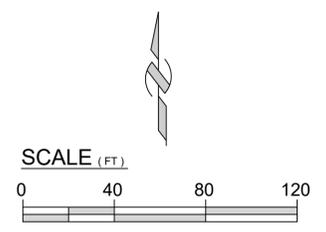
EAST CORNER OF SECTION 7, T.1N, R.1E., S.L.B.&M.
 N 100047.96 E 118472.95
 (NAD83 UTAH STATE PLANE NORTH ZONE N 3463685.02 E 1537385.59)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	58.19'	124.00'	26°53'10"	57.65'	N 57°03'08" E
C2	225.68'	296.00'	43°41'01"	220.25'	N 65°27'04" E
C3	23.95'	12.50'	109°46'14"	20.45'	S 37°49'18" E
C4	18.62'	12.50'	85°22'04"	16.95'	N 59°44'51" E
C5	164.09'	296.00'	31°45'47"	162.00'	S 61°41'14" E
C6	152.88'	100.00'	87°35'34"	138.42'	N 87°24'20" E
C7	294.65'	320.00'	52°45'27"	284.35'	S 69°59'17" W
C8	243.98'	320.00'	43°41'01"	238.11'	S 65°27'04" W
C9	50.68'	320.00'	90°4'26"	50.63'	N 88°10'12" W
C10	211.27'	320.00'	37°49'39"	207.45'	N 64°43'10" W
C11	33.87'	320.00'	60°3'52"	33.85'	N 80°36'03" W
C12	177.40'	320.00'	31°45'47"	175.14'	N 61°41'14" W
C13	74.20'	100.00'	42°30'44"	72.51'	N 38°19'11" E
C14	133.61'	100.00'	76°33'17"	123.89'	S 21°17'54" W
C15	59.36'	80.00'	42°30'44"	58.01'	N 38°19'11" E
C16	166.88'	120.00'	79°40'49"	153.76'	S 19°44'08" W
C17	93.47'	76.00'	70°27'51"	87.69'	S 24°20'37" W
C18	92.01'	124.00'	42°30'44"	89.91'	N 38°19'11" E

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

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

BASIS OF BEARING N 00°08'13" W 2,644.44'
 (NAD83 UTAH STATE PLANE NORTH ZONE: N 0011'15" E 2,643.66')



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

REVIEW ONLY



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

Plat Prepared By:

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

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

Davis County Recorder	
Entry No. _____	Fee Paid _____
Filed for record and recorded this _____ day of _____, 2022 at _____ in Book _____ of Official Records Page _____	
County Recorder _____	
By: _____ Deputy Recorder	
Date 09/23/2022	Proj. # 4893
Sht 2	of 2

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 SEPTEMBER 13, 2022

6
7 **DRAFT**
8

9 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m.

10
11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Katherine Maus
15 Commissioner Irene Stone
16 Commissioner Brandon Tucker
17 Commissioner William Ward
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner; Ali Avery, Long Range Planner (via Zoom).
21

22 OTHERS PRESENT: Carson Cronk, Legend Partners; Taylor Spendlove, Brighton Homes Utah
23 LLC; Dee Lalliss, resident; Brad Nelson, Spectrum Academy.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. PUBLIC HEARING: CONSIDERATION OF AN UPDATE TO THE MODERATE
30 INCOME HOUSING ELEMENT OF THE CITY'S GENERAL PLAN
31

32 Ali Avery reported that the State required each city to prepare a General Plan to address the
33 present and future needs of the City and to guide development. One element of the General Plan
34 was Moderate Income Housing. That element has three requirements including providing a
35 realistic opportunity to meet the need for additional moderate income housing within the next
36 five years, selecting three or more moderate income housing strategies, and an implementation
37 plan with benchmarks for meeting those goals and strategies. The City was required to report to
38 the State annually on progress made pertaining to the Moderate Income Housing Element. She
39 explained that the State required the strategies be worded exactly as listed in State code. An
40 amendment to the City's plan would be necessary to include the benchmarks, the implementation
41 plan, and rewording the strategy to match the language of the State code.
42

43 Ms. Avery said the State would require additional reporting next year and staff proposed to apply
44 for grant funding to update the entire General Plan including the Moderate Income Housing
45 Element. Staff updated the implementation strategies and did not update any of the data this year
46 in anticipation of updating the entire General Plan next year. She reviewed the changes made to
47 the moderate income housing plan. The first goal was to increase opportunities for low to
48 moderate income households to purchase affordable housing including working with the Davis
49 Community Housing Authority. This included programs such as the Family Self Sufficiency
50 Program and the Down Payment Assistance for First Time Home Buyers Program. The
51 implementation strategy was to refer prospective residents to the Davis Community Housing
52 Authority. The second strategy was to inventory sites for consideration of rezoning especially
53 those within close proximity to public transit. The implementation strategy was to create an
54 inventory of sites that would be appropriate for rezoning to allow for more diverse owner
55 occupied housing options.

56
57 The second goal was to increase affordable rental opportunities for low to moderate income
58 households. The first strategy was to work with Davis Community Housing Authority to address
59 affordable housing needs in the City including support for the Section 8 Housing Choice
60 Voucher Program. The implementation strategy for this would be to refer prospective residents
61 to the Davis Community Housing Authority to participate in affordable housing programs and
62 advertise their programs on the City’s website and social media. The second strategy was to
63 create or allow for, and reduce regulations on internal or detached accessory dwelling units in
64 residential zones. This would be implemented by continuing to promote the establishment of
65 “accessory dwelling units” such as basement apartments and could be accomplished by
66 continuing to provide free permits for existing ADUs. The third strategy was to promote the
67 construction of housing units across all income categories to facilitate the natural attrition of
68 existing housing stock to become available for low to moderate income households. The
69 implementation strategy would be to create an inventory of the housing stock in the City and
70 consider rezoning to allow for diverse housing options. The fourth strategy was to demonstrate
71 utilization of a moderate income housing set aside from a community reinvestment agency,
72 redevelopment agency, or community development and renewal agency to create or subsidize
73 moderate income housing. The implementation strategy would be to use moderate income
74 housing set aside funds from the US 89 CDA to incentivize moderate income housing
75 developments in the Town Center. The fifth strategy was to amend land use regulations to allow
76 for single room occupancy developments. This would be accomplished through the adoption of
77 the Town Center Form-Based Code to explicitly allow for single room occupancy developments
78 in the Town Center.

79
80 The third goal was to rehabilitate existing housing to increase rental opportunities,
81 homeownership, retention, and reinvestment in North Salt Lake. The first strategy would be to
82 promote the use of the Emergency Repair Program (supported by CDBG funds and administered
83 by Davis Community Housing Authority) to low and moderate income households. This
84 program would offer grants for maintaining and rehabilitating housing. Implementation would

85 include referring prospective residents to the Davis Community Housing Authority as well as
86 creating a City sponsored Home Repair Grant Program to provide low to moderate income
87 homeowners the ability to make needed repairs to their homes. The second strategy would be to
88 identify low to moderate income families that needed weatherization assistance. This would be
89 implemented by referring prospective residents to the appropriate utility companies to participate
90 in weatherization programs and advertise their programs on the City's website and social media.
91

92 Ali Avery stated that the City previously offered a Home Repair Grant Program that assisted
93 lower income homeowners with home repairs such as electrical or plumbing issues. The County
94 funded this program through CDBG funds and has paused CDBG funding this year. Staff has
95 proposed renewing the Home Repair Grant Program as a City sponsored program.
96

97 The fourth goal was to reduce household transportation expenses for low to moderate income
98 households. The first strategy included zoning or rezoning for higher density or moderate income
99 residential development in commercial or mixed use zones near major transit investment
100 corridors, commercial centers, or employment centers. This would be implemented by promoting
101 the establishment of low to moderate income housing within and near the Town Center. The
102 second strategy included amending land use regulations to allow for higher density or new
103 moderate income residential development in commercial or mixed use zones near major transit
104 investment corridors. This would be implemented by promoting the establishment of low to
105 moderate income housing near public transportation routes. The third strategy included
106 amending land use regulations to eliminate or reduce parking requirements for residential
107 development where a resident was less likely to rely on their own vehicles such as residential
108 development near major transit corridors or senior living facilities. This would be implemented
109 by reducing parking requirements for housing development in the Town Center and near public
110 transportation routes to reduce the cost of parking infrastructure that is passed on to tenants. This
111 should be accomplished through the adoption of the Town Center Form-Based Code and in the
112 interim should be included in the Planned District development agreements within the Town
113 Center.
114

115 Ali Avery explained that State code required including at least three of the implementation
116 strategies in the City's Moderate Income Housing plan. She said if the plan included more than
117 five strategies this would place the City at priority level for grant funding opportunities.
118

119 Commissioner Jorgensen mentioned the second goal to increase affordable rental opportunities
120 for low to moderate income households and strategy 5 (2.5) related to amending the land use
121 regulations to allow for single room occupancy developments. He asked if the current draft of the
122 Form-Based Code included an allowance for single room occupancy developments. Ali Avery
123 replied that she did not think the current draft restricted the number of bedrooms.
124

125 Commissioner Maus asked how the Home Repair Grant Program was funded. Ali Avery
126 explained that the City previously participated in this program for several years and was funded

127 through Community Development Block Grant Funds (CDBG). She said Davis County
128 administered this program but funding was paused. Going forward the City could potentially use
129 US 89 CDA funding or the General Fund to provide grants to low to moderate income
130 homeowners for home repairs.

131
132 Sherrie Pace commented that there may be additional funding sources for a housing program
133 such as grants or charitable organizations.

134
135 Commissioner Jorgensen said that there should be some distinguishment between a full plan
136 update and just a revision. Ali Avery replied that staff could include a revision date.

137
138 Chair Larson asked about the full revision as well as the General Plan revision target date. Ali
139 Avery replied that the revision was due by October 1st, 2022 and the General Plan revision date
140 would be October 1, 2023.

141
142 Ali Avery noted that the City had already implemented a majority of the goals and strategies
143 mentioned in the revision.

144
145 **Commissioner Ward moved that the Planning Commission recommend to the City Council**
146 **the proposed Moderate Income Housing Element as an amendment to the City's General**
147 **Plan with an amendment under Implementation 3.1.2 and subject to the following findings:**

- 148
149 **1) The State legislature has determined that cities must facilitate a reasonable**
150 **opportunity for a variety of housing, including moderate income housing; and**
151 **2) The proposed draft meets the requirements of the State code to address moderate**
152 **income housing.**

153
154 **Commissioner Holbrook seconded the motion.**

155
156 Commissioner Jorgensen commented notating that the sections of the plan that were being
157 revised, as opposed to a full plan amendment.

158
159 **Commissioner Ward amended his motion to add that it be made clear that a revision date**
160 **be added to those revised sections. Commissioner Jorgensen seconded the amended motion.**

161
162 **The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone,**
163 **Tucker and Ward.**

164

165 3. CONSIDERATION OF PRELIMINARY PLAN APPROVAL FOR CLIFTON PLACE
166 LOCATED AT APPROXIMATELY 2596 SOUTH AND 1095 NORTH REDWOOD
167 ROAD, PROPOSING 185 FOR SALE TOWNHOMES AND TWO COMMERCIAL
168 LOTS, TAYLOR SPENDLOVE, BRIGHTON HOMES UTAH LLC, APPLICANT
169

170 Mackenzie Johnson reported that the general development plan or concept plan for this
171 application was reviewed by the Planning Commission in July under the name Clifton Towns.
172 The Planning Commission recommended approval to the City Council with a revision that more
173 commercial be added to the project. The City Council was in agreement to extend the
174 commercial along the entire frontage of Redwood Road on the northern property and to retain
175 the commercial on just the corner of the southern property to be compatible with surrounding
176 uses. This project is located at the intersection of 1100 North and Redwood Road. The two
177 parcels were zoned General Commercial (CG) but would be rezoned to a Planned (P) District by
178 the City Council per a development agreement. The parcel on the north side of the intersection
179 was 6.12 acres and the southern parcel was 7.185 acres. The City Council approved the concept
180 plan on July 19, 2022. Clifton Place would consist of 2.93 acres of commercial and 185
181 townhome units. There would be 75 two bedroom units and 110 three bedroom units. The
182 development's amenities would consist of a swimming pool, tot lot, and pickleball courts. Staff
183 recommended a crosswalk be added on 1100 North to ensure connectivity between the northern
184 and southern properties and their amenities. There would be open space throughout the
185 development with some xeriscape overall and sod in the courtyard areas for 26% total
186 landscaping in the residential portion. The commercial portion would need to comply with
187 existing landscaping standards at the time of review.
188

189 The City code required residential developments with four or more units to provide a minimum
190 of 2.25 parking spaces per unit. This development provided a ratio of 2.9 parking spaces per unit
191 on the northern property and 2.5 parking spaces per unit on the southern property. Those ratios
192 included counting only one space for tandem parking garages.
193

194 Mackenzie Johnson showed a rendering with samples of the proposed architectural design. This
195 included materials such as stucco, shingles, masonry, and fiber cement board. Due to the
196 commercial uses being unknown the development agreement outlined specific architectural
197 standards for those buildings. This included architectural massing, materials, colors, grading,
198 pedestrian access and orientation, etc. The project would be developed in phases with
199 commercial developing separately from residential. The residential development would occur in
200 four phases with Phases 1 and 2 on the northern property and 3 and 4 on the southern property.
201 The phases may not develop in numerical order due to purchase agreements and financing.
202

203 Mackenzie Johnson spoke to the planning and engineering redlines which included an issue with
204 Unit 18 on the northern property which was adjacent to South Davis Metro Fire Agency and an
205 area they used for fire training. The developer was asked to relocate Unit 18 to allow more of a
206 buffer between the residential and South Davis Fire. Other redlines included renumbering the

207 units and small issues on the civil drawings. This development would comply with the goals of
208 the City's General Plan.

209
210 The Development Review Committee (DRC) recommended approval of the preliminary design
211 plan for Clifton Place, along with the proposed development agreement, with the following
212 conditions including correction of planning and engineering redlines prior to final plat review
213 and finalization of the development agreement.

214
215 Commissioner Holbrook asked if there was an approved entrance onto Redwood Road for the
216 northern property. Taylor Spendlove, Brighton Homes, replied that they met with UDOT to
217 discuss access and were told that access onto Redwood Road would not be allowed unless a
218 median was constructed. He said there would be an access point on the east side of the north
219 parcel that would split a shared access for the commercial and residential.

220
221 Mackenzie Johnson commented that this was taken into account for the commercial building
222 regulations for gas stations. If a gas station were to be built at this location it would only be able
223 to accommodate passenger vehicles due to the access problem.

224
225 Commissioner Tucker said he was in agreement with UDOT on the access. He commended the
226 traffic layout, the pedestrian amenities, and the landscaping.

227
228 Commissioner Jorgensen asked who would be responsible for maintaining the landscaped strip
229 on 1100 North. Taylor Spendlove responded that it was currently nicely landscaped and
230 maintained by the Foxboro HOA. He stated that per the development agreement, the existing
231 landscaping should remain intact. He explained that Brighton would potentially take over the
232 maintenance of that area but that was still being negotiated. He shared that Brighton uses the
233 same management company as the Foxboro HOA. .

234
235 Commissioner Stone questioned if the commercial space would face Redwood Road. Mackenzie
236 Johnson replied that per the development agreement the commercial would need a pedestrian
237 presence and would need to front either the Redwood Road or 1100 North sidewalk. The intent
238 was for the parking to be in the back of the building as a buffer for the residential and
239 commercial uses.

240
241 **Commissioner Stone moved that the Planning Commission recommend approval to the**
242 **City Council of the preliminary design plan and Planned (P) District Rezone for Clifton**
243 **Place located at 2596 South and 1095 North Redwood Road with the following conditions:**

- 244
245 **1) Correction of planning and engineering redlines prior to final plat review; and**
246 **2) Finalization of the development agreement.**

247

248 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
249 **Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

250

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

255

256 Sherrie Pace reported that the Planning Commission reviewed this project and made a
257 recommendation to the City Council on the concept plan in July 2022. The four acre property,
258 located at 480 North Cutler Drive, fronted both Redwood Road and Cutler Drive. The proposed
259 subdivision, located in the General Commercial (CG) zone, would divide the property into two
260 parcels of equal size with one fronting onto Cutler Drive and one onto Redwood Road. The
261 minimum lot size in the CG zone was one acre with 100 feet of frontage and each lot would meet
262 the minimum standards for lot size and frontage. All redlines have been corrected as requested
263 and no outstanding issues remain.

264

265 The applicant dedicated additional right of way on Cutler Drive to accommodate possible future
266 widening of the street and would only be utilized if needed. The DRC also requested that either
267 additional right of way be dedicated on Redwood Road for the required Redwood Road Trail
268 improvements, or alternatively a public use and trail easement. Installation of the trail would be
269 required when lot 2 was developed by the property owner and funded either by grants or by the
270 commercial user. Both dedications were provided on the plat. At the time of Planning
271 Commission review, no specific use for lot 2 was identified.

272

273 Chair Larson asked if both fields would be used by Spectrum Academy. Sherrie Pace replied that
274 one of the lots would be used by Spectrum Academy for a play field and the property where their
275 play field presently was would be converted to a new school. The front parcel would be
276 marketed for future commercial/retail development.

277

278 **Commissioner Holbrook moved that the Planning Commission recommend to the City**
279 **Council the approval of the proposed 2 Lot Phoenicia Place Subdivision preliminary plan**
280 **and final plat at 480 North Cutler Drive with no conditions.**

281

282 **Commissioner Jorgensen seconded the motion. The motion was approved by**
283 **Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

284

285 5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
286 PLANNING COMMISSION

287

288 Sherrie Pace reported that the County Commission had asked the City to annex the
289 unincorporated area between the City and Bountiful. The previous Thursday the County sent out

290 notices to all residents in the area for a public hearing on September 27th for recommendation to
291 the City to annex that area. Under State code there was a provision that islands of unincorporated
292 area could be annexed without a petition by the area residents if the County made a formal
293 finding with recommendations to the City Council for adoption. If the County Commission made
294 a recommendation to the City then the City Council could adopt a resolution with the intent to
295 annex the area. A public hearing with the City Council would then be scheduled for November
296 15th. She said some citizens in that area were not interested in annexing and had signed a
297 petition. Ms. Pace said that this item may become quite controversial and could go before the
298 County Boundary Commission due to the petition. She explained the reasons why the area would
299 most likely annex into the area regardless of the petition. She shared the advantages for those in
300 the unincorporated area to annex into the City. She also shared the city website page dedicated to
301 the annexation.

302
303 Commissioner Holbrook asked why this was occurring now. Sherrie Pace replied that the County
304 Commission wanted this resolved by the end of the year. She said that the Planning Commission
305 would be involved in determining the zoning for the unincorporated area.

306
307 Sherrie Pace commented that the Commission would continue to review the Form-Based Code in
308 October.

309
310 6. APPROVAL OF MINUTES

311
312 The Planning Commission meeting minutes of August 9, 2022 were reviewed and approved.

313
314 **Commissioner Jorgensen moved to approve the meeting minutes as drafted for August 9,**
315 **2022. Commissioner Maus seconded the motion. The motion was approved by**
316 **Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

317
318 7. ADJOURN

319
320 Commission Chair Larson adjourned the meeting at 7:27 p.m.

321
322 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
323 *Tuesday, September 27, 2022 by unanimous vote of all members present.*

324
325
326 _____
Wendy Page, City Recorder