

ORDINANCE NO. 2024-06

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

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

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

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

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

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

WHEREAS, on October 4, 2022, the City Council approved ORD 2022-07 approving the rezone on this property and the property known as Clifton South, subject to execution of the approved development agreement; and

WHEREAS, on May 21, 2024 the City Council approved an amendment to the General Development Plan and Development Agreement to include only this property; and

WHEREAS, a new ordinance is required to enact the zoning change for the Clifton North PUD, P-District to take affect.

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

Section 1. Zoning Map Amendment. The City of North Salt Lake Zoning Map is

hereby amended to change the zoning of approximately 6.045 acres of property located generally at 2596 South Redwood Road within the city limits of the City of North Salt Lake, and more particularly described as Davis County parcel numbers: 06-082-0283 and 06-082-0284 from CG, General Commercial to P, Planned District.

Section 2. Development Agreement. The City of North Salt Lake hereby includes the provisions provided in the approved Agreement 2024-011A, a Development Agreement for Clifton Place North PUD pertaining to the development and regulations for said Clifton Place North PUD P District.

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

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting and execution of Agreement 2024-11A.

PASSED AND ADOPTED by the City Council of the City of North Salt Lake, Utah, this 1th day of October, 2024.



CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE
City Recorder

City Council Vote as Recorded:

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

aye
aye
aye
aye
aye

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2024-06 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this 1st day of October, 2024.

Wendy Page, City Recorder

[Seal]

Property Description:

All property included in Davis County Parcel Identification numbers: 06-082-0283 and 06-082-0284 and containing approximately 6.045 acres.

Legal Description:

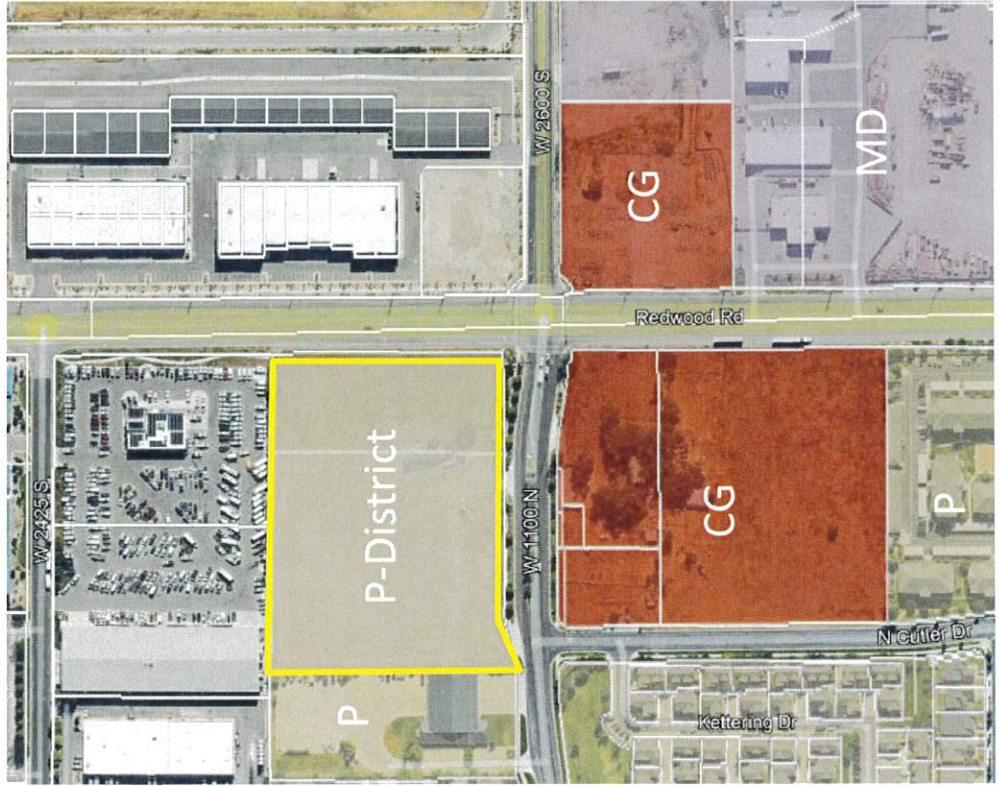
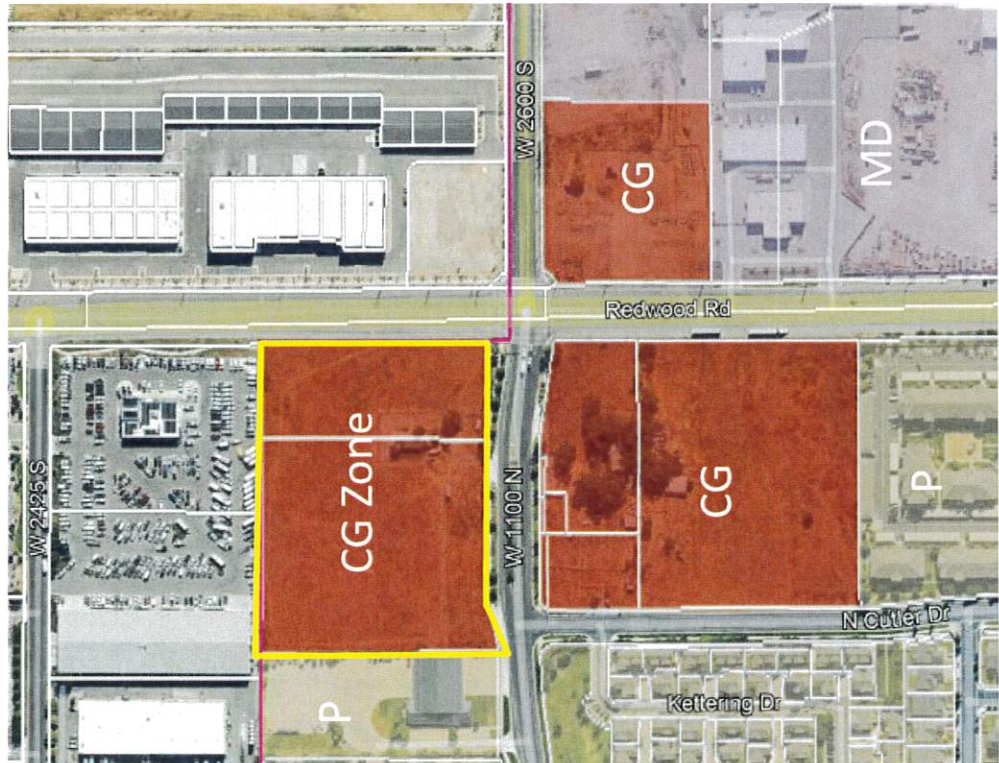
PART OF THE SE 1/4 OF SEC 34-T2N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT ON THE N'LY R/W LINE OF 1100 NORTH STR, SD PT BEING 774.05 FT S 00°43'42" E & 2388.31 FT N 89°16'18" E FR THE CENTER OF SD SEC 34 (CENTER BEING N 00°43'42" W 2726.29 FT FR THE S 1/4 COR OF SD SEC 34); TH ALG SD N'LY R/W LINE OF 1100 NORTH STR THE FOLLOWING FOUR (4) COURSES: (1) S 89°49'56" W 285.29 FT; (2) ALG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FT, AN ARC LENGTH OF 43.00 FT, A DELTA ANGLE OF 11°24'22", A CHORD BEARING OF S 84°07'45" W, & A CHORD LENGTH OF 42.93 FT; (3) S 77°36'15" W 72.74 FT; & (4) ALG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 34.00 FT, AN ARC LENGTH OF 7.36 FT, A DELTA ANGLE OF 12°24'10", A CHORD BEARING OF S 83°48'20" W, & A CHORD LENGTH OF 7.35 FT TO THE E'LY LINE OF LOT 102 OF FOXBORO NORTH PLAT 1; TH N 00°37'35" W 460.10 FT ALG SD E'LY LINE TO THE S'LY LINE OF LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT H; TH S 89°48'29" E 414.92 FT ALG SD S'LY LINE & THE S'LY LINE OF LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT G; TH DUE S 342.20 FT; TH S 89°44'12" W 3.56 FT; TH DUE S 94.83 FT TO THE POB. (NAD83 BEARING OF N 00°26'35" W BETWEEN THE CENTER & THE S 1/4 COR OF SEC 34-T2N-R1W) CONT. 4.168 ACRES

AND

PART OF THE SE 1/4 OF SEC 34-T2N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT ON THE N'LY R/W LINE OF 1100 NORTH STR, SD PT BEING 774.05 FT S 00°43'42" E & 2388.31 FT N 89°16'18" E FR THE CENTER OF SD SEC 34 (CENTER BEING N 00°43'42" W 2726.29 FT FR THE S 1/4 COR OF SD SEC 34); TH N 00°00'03" W 94.83 FT; TH N 89°44'12" E 3.56 FT; TH DUE N 342.20 FT TO THE S LINE OF LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT G; TH S 89°48'29" E 184.25 FT ALG SD S LINE TO THE W'LY R/W LINE OF REDWOOD ROAD; TH S 00°36'55" E 435.89 FT ALG SD W'LY R/W LINE TO THE N'LY R/W LINE OF 1100 NORTH STR; TH S 89°49'56" W 192.48 FT ALG SD N'LY R/W LINE TO THE POB. (NAD83 BEARING OF N 00°26'35" W BETWEEN THE CENTER & THE S 1/4 COR OF SEC 34-T2N-R1W). CONT. 1.877 ACRES



Clifton Place North Zoning Amendment



REDWOOD ROAD

Phase 1B
Lot 1
(commercial)

1100 NORTH STREET

68 numbered lots (1-68) arranged in a grid pattern.

Landscaping: Trees and shrubs are shown throughout the site.

Notes:

- 5' COMPOSITE OR 2" HAL FENCE FUTURE COMMERCIAL USE TO COVER
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- 5' COMPOSITE OR 2" HAL FENCE FUTURE COMMERCIAL USE TO COVER

Phase 1B
Lot 1
(commercial)