



*City of*  
NORTH SALT LAKE

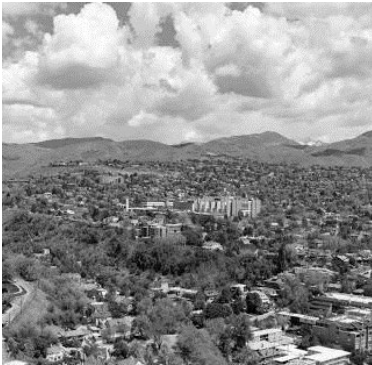
CITY COUNCIL  
PLANNING COMMISSION  
Joint Work Session

December 3, 2024  
6:00 p.m.

# CITY LEADERSHIP JOINT BRIEFING

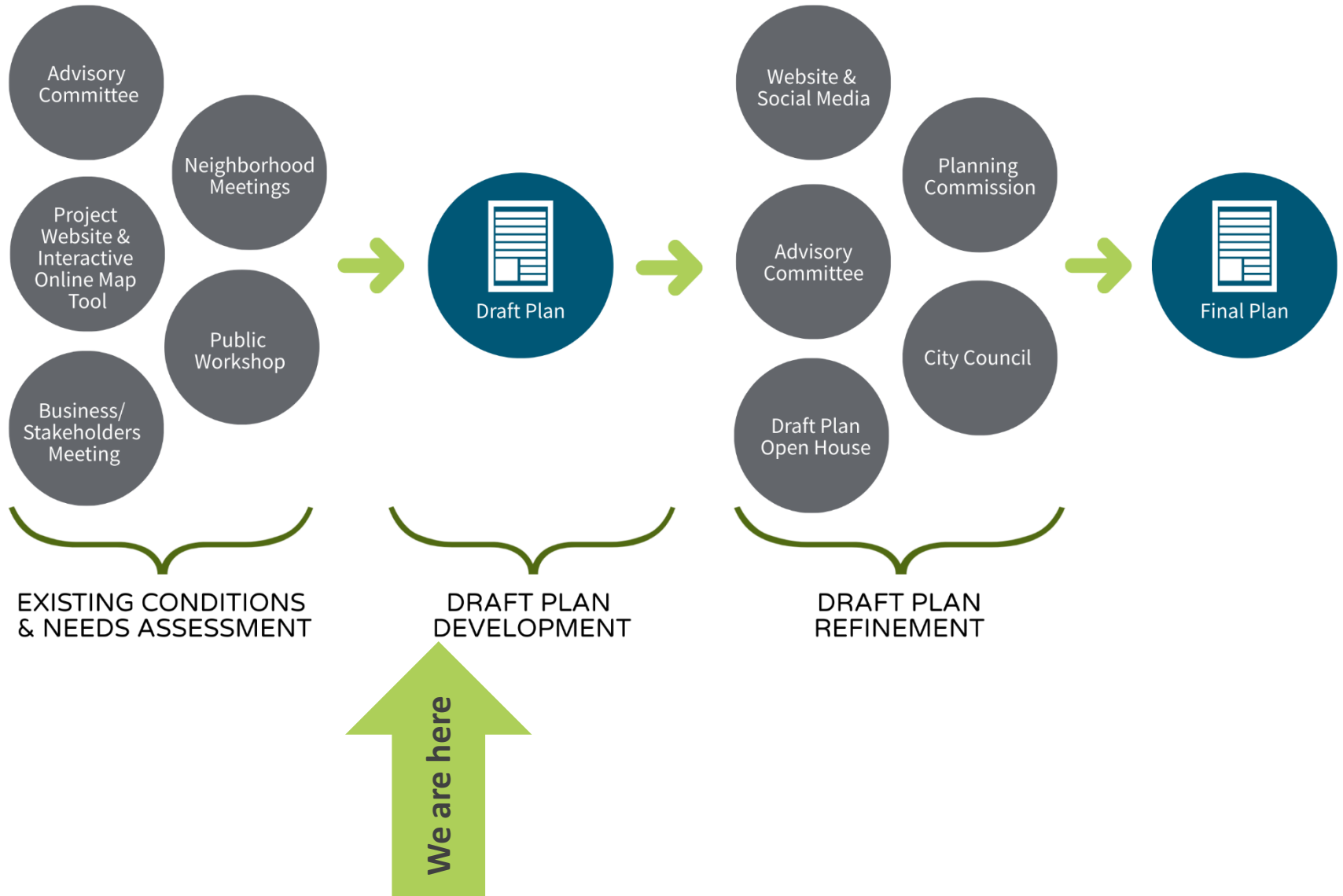
## Planning Process, Analysis, and Concept

### NORTH SALT LAKE GENERAL PLAN



December 3, 2024

# PLANNING PROCESS





# COMMUNITY ENGAGEMENT Key Takeaways

# PRELIMINARY PUBLIC MEETINGS & WEBSITE

## Top 5 Takeaways

1. NSL neighborhoods are disconnected
2. Residents are missing key amenities
3. Air quality is a concern
4. NSL lacks alternative transportation options
5. Residents value parks, trails, and open space

# BUSINESS & STAKEHOLDERS MEETING

## Top Takeaways

1. Access - south end of Redwood is best for industry and commerce, smell is downside
2. Industrial Park Tenants - good interest in tenancy and ownership, typically don't need storefronts
3. Industrial Park Development - could use night life activities and business incubation, desire for development on Redwood and Center but by the right users
4. NSL Draws - includes Sunshine Cafe, Maverik, Cross E. Ranch, Sand Bar, and Club V, proximity to the airport, and the community's pleasant and friendly character

# GUIDING PRINCIPLES

1. **COMMUNITY CHARACTER** - establish a distinct framework of activity centers and gateways that uniquely define NSL's neighborhoods and create community destinations.
2. **HEALTHY LIVING** - create an interconnected community centered on active mobility and lifestyles.
3. **MOBILITY & ACCESS** - Transform key corridors to absorb growth, connect neighborhoods, and provide a full range of transportation modes.
4. **ECONOMIC OPPORTUNITY** - Shape NSL's industrial area into a modern center of commerce and innovation.
5. **ENVIRONMENT** - Reconnect North Salt Lake to the natural environment and strengthen it as a sustainable and resilient community
6. **BALANCED GROWTH** - Preserve the unique features of existing neighborhoods while adding new housing options to meet the diverse needs of residents.
7. **COMMUNITY LIFE** - Enhance community life through the provision of public facilities, services, and programming.

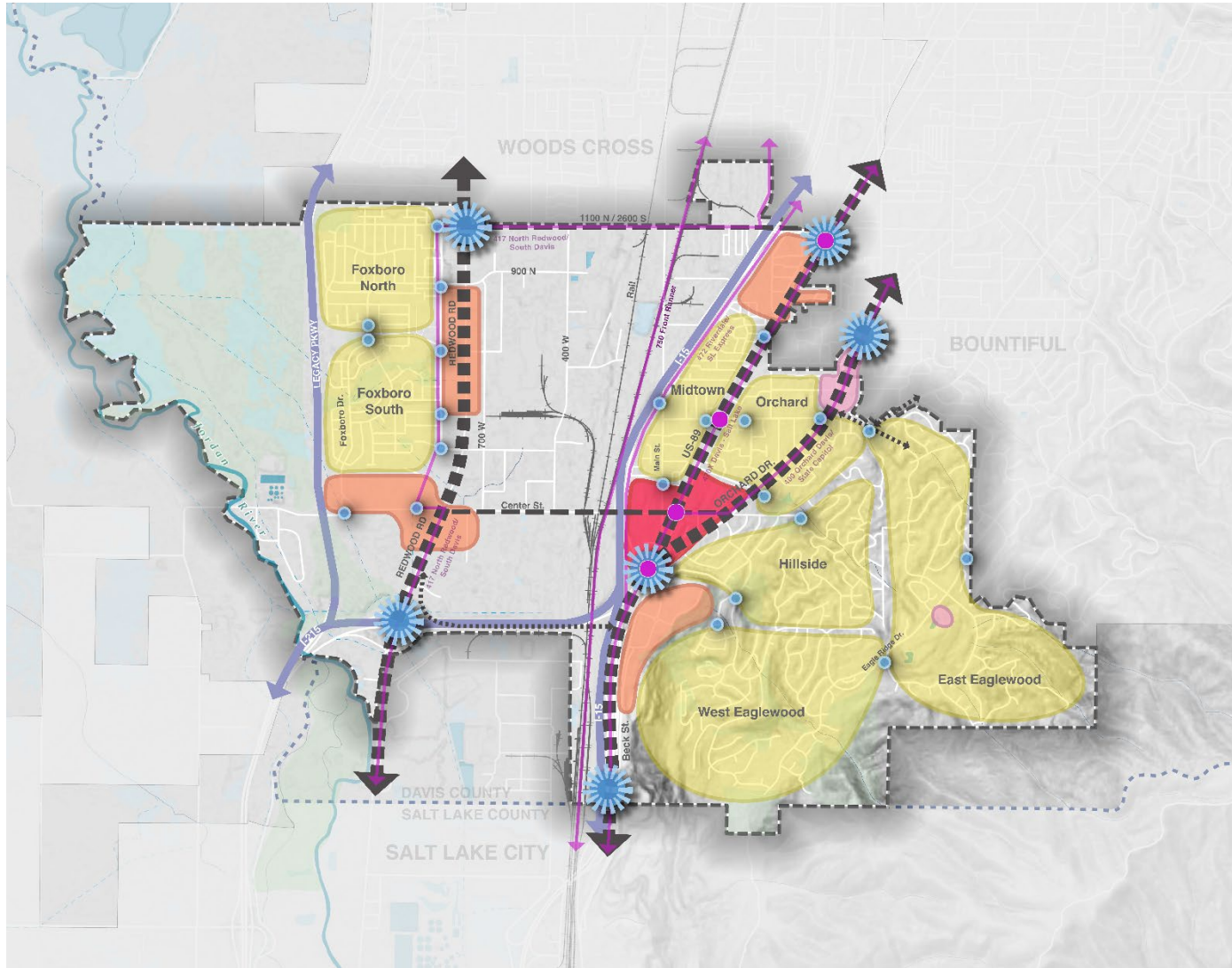
# PIZZA & PLANNING WORKSHOP











## Workshop Overview

City residents and stakeholders connected with city staff and the planning team in small groups to learn and discuss three General Plan Concepts. These concepts focused on three identities:

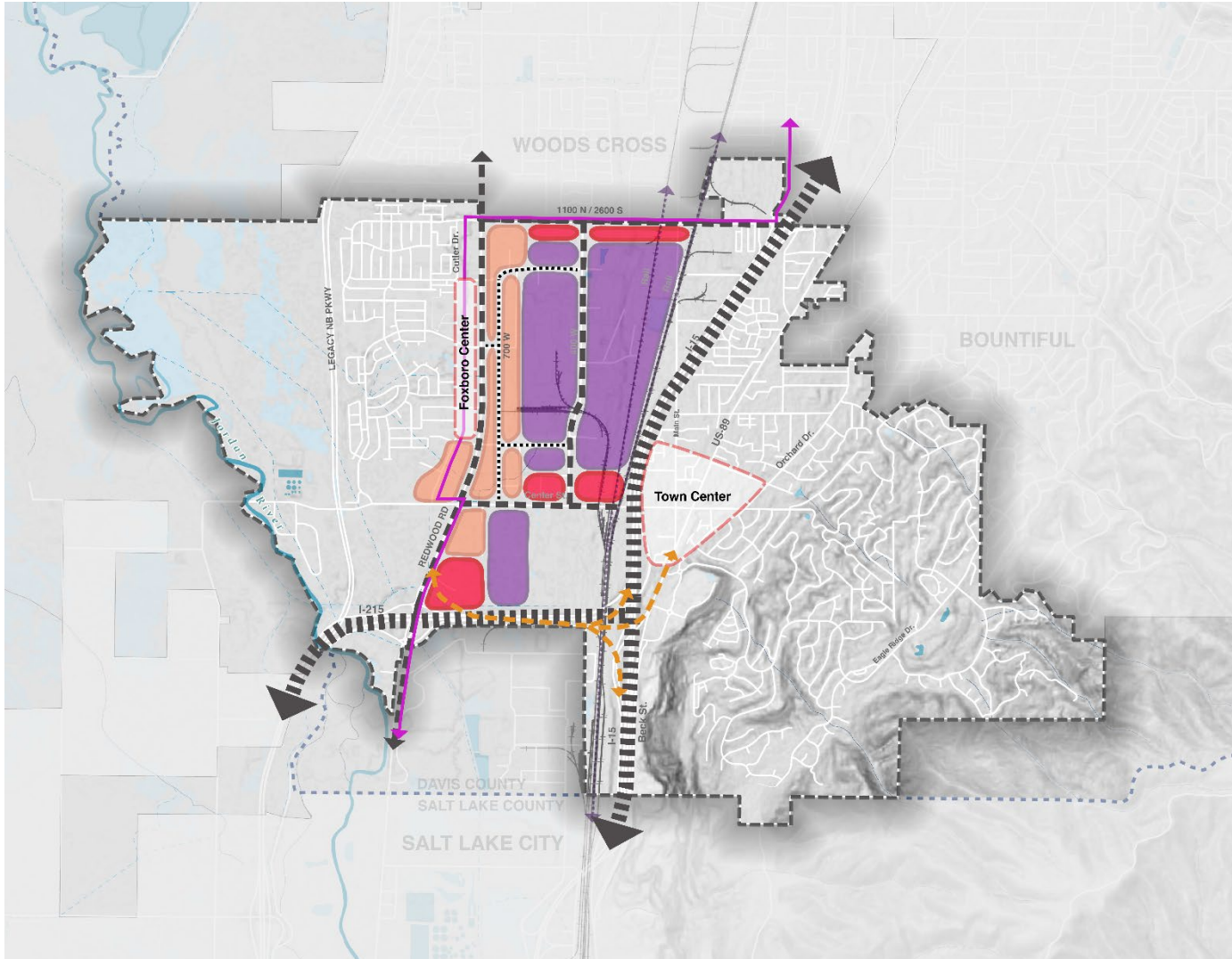
1. Shaping Distinctive Neighborhoods
2. Embracing Industry & Innovation, and
3. Expanding the Green Network










# SHAPING DISTINCTIVE NEIGHBORHOODS



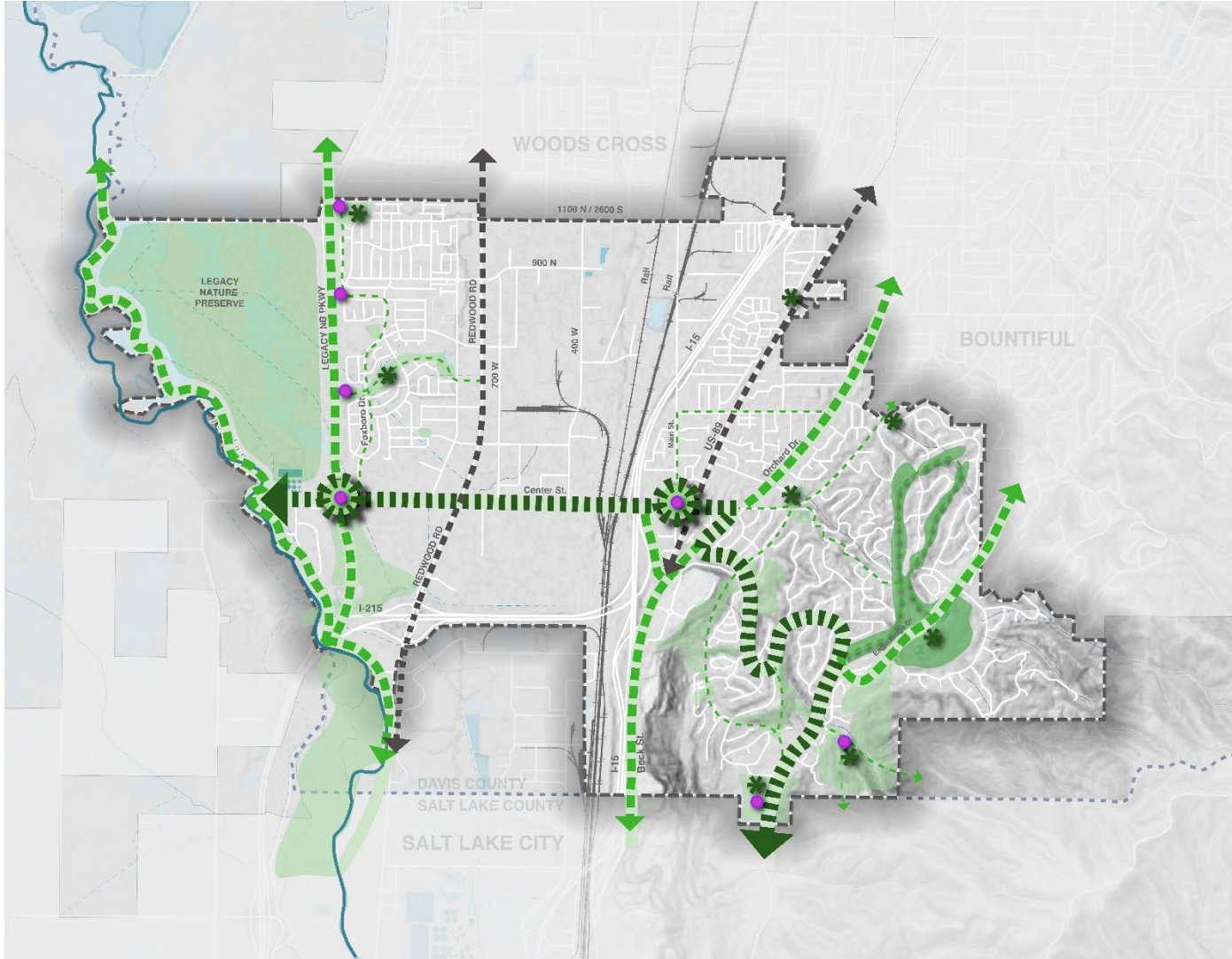
-  City Gateway
-  Neighborhood Gateway
-  Key Community Corridor
-  Multimodal & Streetscape Improvements
-  Improved Connectivity
-  Bus Rapid Transit (BRT) Route/Station
-  Interstate
-  Neighborhood
-  Primary Activity Center
-  Secondary Activity Center
-  Minor Activity Center

# EMBRACING INDUSTRY & INNOVATION



-  Primary Freight Corridor
-  Freight & Multi-modal Improvements (Bike/Ped/Transit)
-  Improved Connectivity/ Access
-  Multi-modal (Bike/Ped) & Streetscape Improvements
-  Rail Lines
-  Future Bus Route
-  Primary Center
-  Industrial Infill
-  Flex/Startup Infill
-  Mixed-Use Live/Work (Residential/Commercial/ Light Industrial)

# EXPANDING THE GREEN NETWORK



-  **Nature/Community Center**
-  **Community Recreation Destination**
-  **Trailhead**
-  **Foothills-to-River Corridor**
-  **Primary Greenways**
-  **Community Connectors (Non-Recreational Focus)**
-  **Neighborhood Network**

# PIZZA & PLANNING WORKSHOP

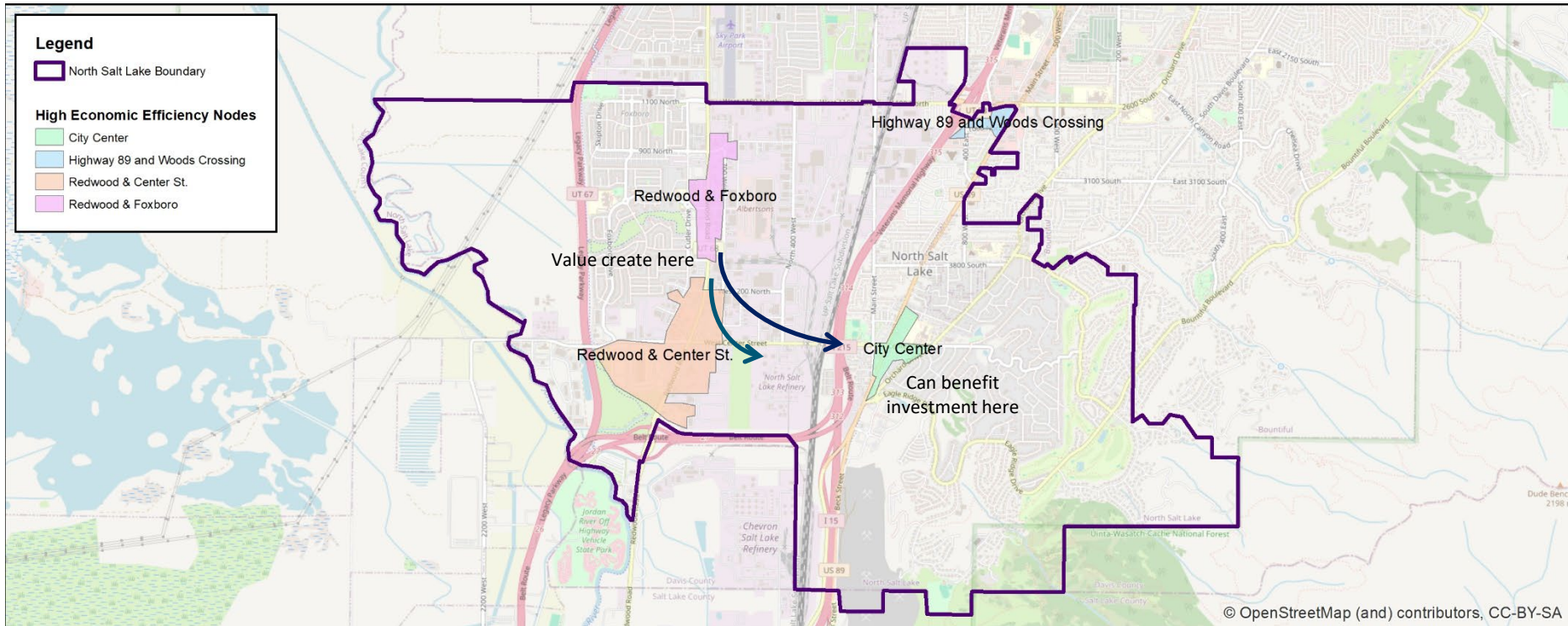
## Top 5 Takeaways

1. The Expanding the Green Network identity resonated with workshop participants the most.
2. Workshop participants were very interested in a beautified Center Street.
3. NSL residents want to see more small businesses and community amenities such as a library and recreation center.
4. Residents are eager for Hatch Park improvements and demonstrated interest in the potential of mixed-use development in the surrounding area as part of the development of Town Center.
5. Workshop participants like the pedestrian and bike improvements and connections presented.

# ACTIVITY CENTER FEASIBILITY MODEL

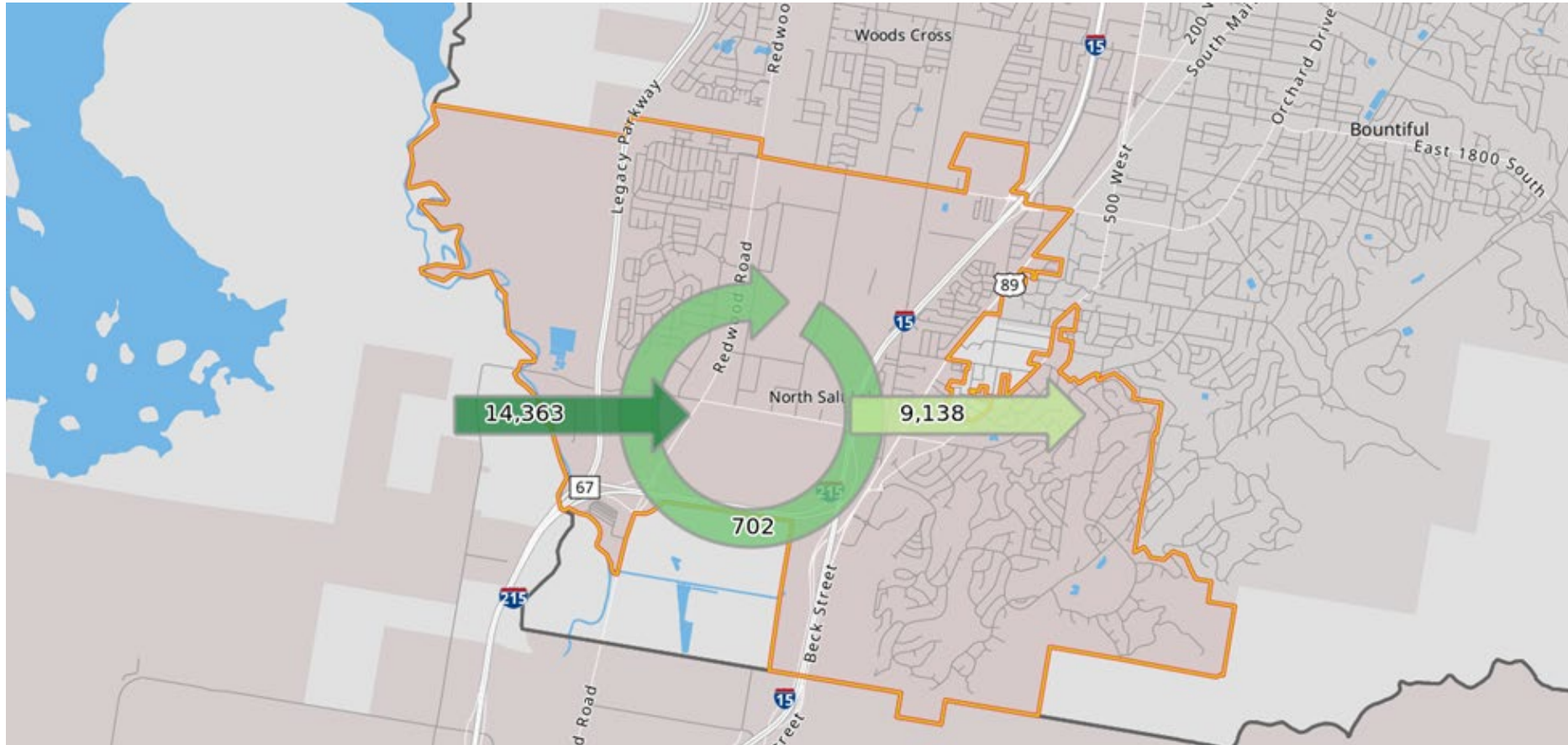
# Key Opportunity: Additional Development in Redwood & Foxboro Can Drive Investment into Additional Public Assets

Redwood & Foxboro have existing opportunity for additional infill in potential residential and industrial development. Additional future value created within these high efficiency nodes can be captured to implement further public infrastructure investments and projects within North Salt Lake’s City Center.



## Key Opportunity: Significant Daily Worker In-Migration

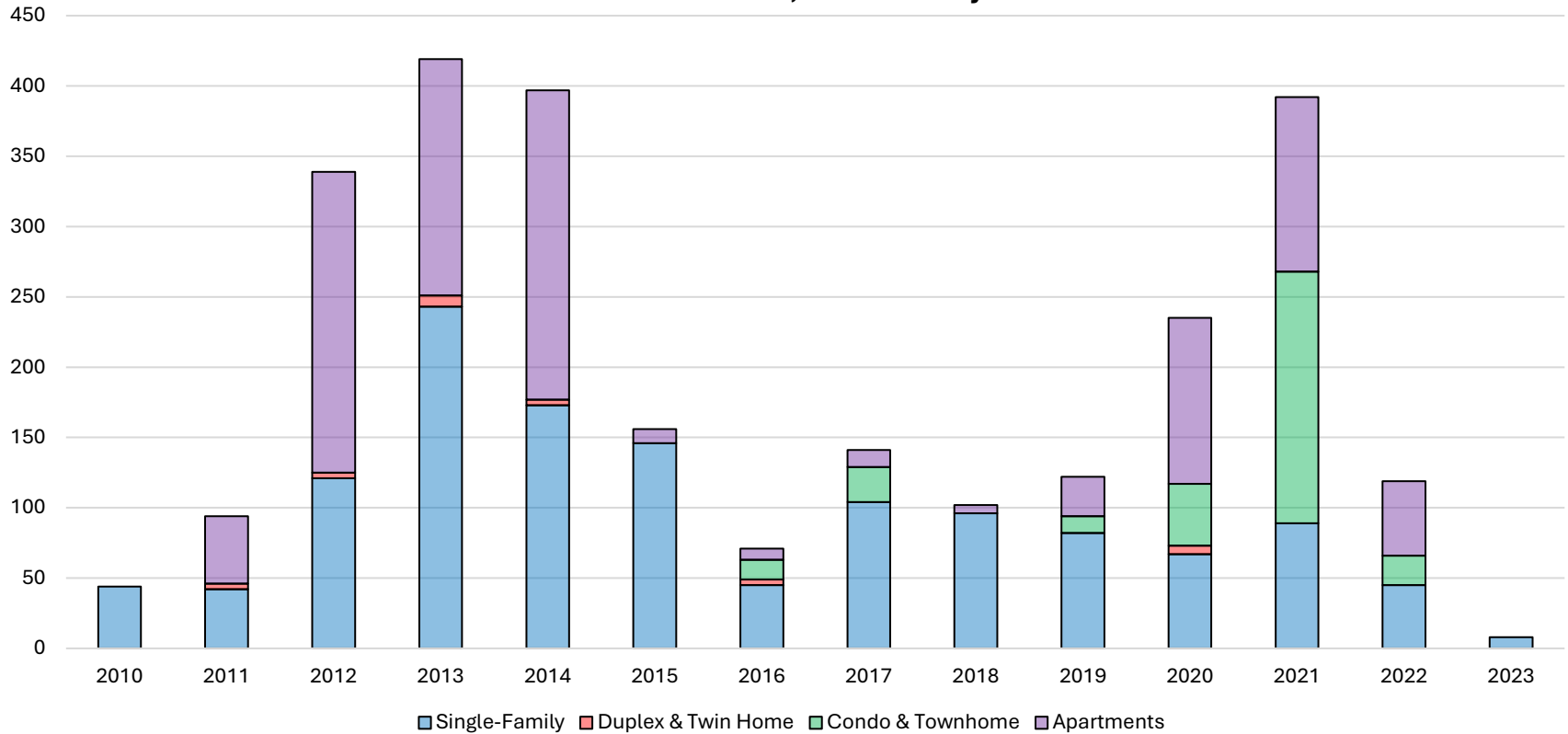
Approximately 14,363 workers enter the City each day according to the U.S. Census Bureau OnTheMap. Creating additional live/work opportunities for these workers may provide a boost for additional housing and sales demand in North Salt Lake.



## Key Opportunity: Continue to Permit Diverse Range of Housing

North Salt Lake has increasingly permitted a range of housing forms over the past five years. This trend will continue to add flexibility to housing developers and homeowners. Additionally, permitting these uses in key opportunity will continue to generate value for additional public investments.

Housing Units Permitted by Type  
North Salt Lake, 2010-2023 by Year



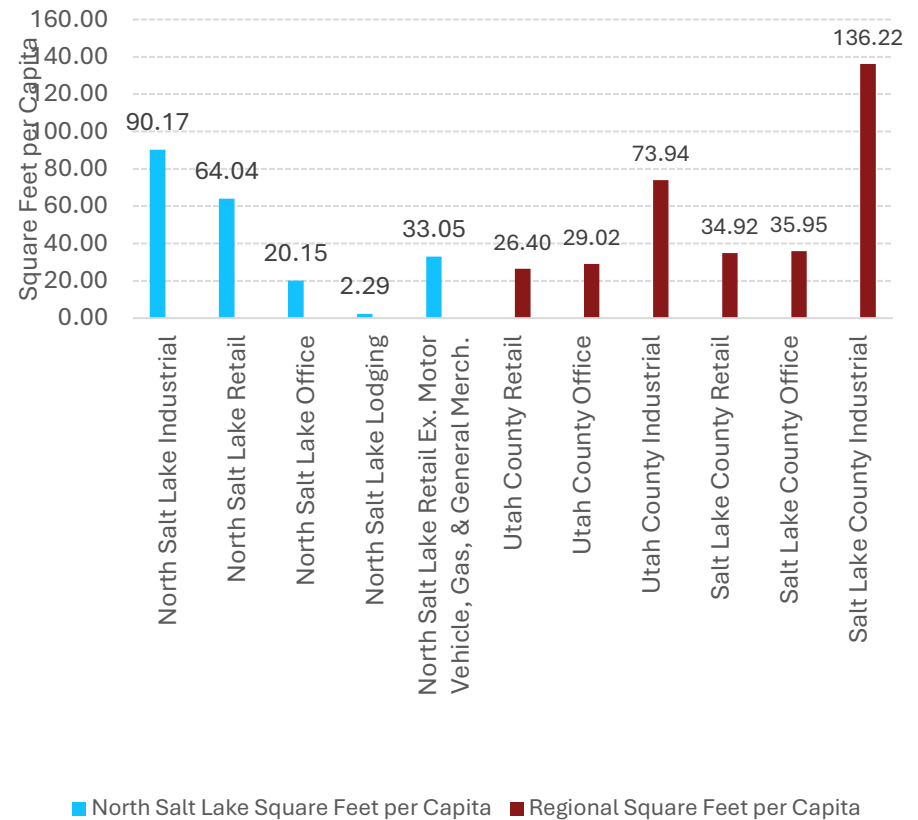
## Key Opportunity: Target Complementary, High-Value, Retail and Industrial Uses

North Salt Lake has a strong industrial base with excellent access to transportation infrastructure. Continuing to incentivize high-value industrial uses will compliment North Salt Lake and Salt Lake City’s existing industrial bases.

### North Salt Lake & Wasatch Front Commercial Square Footage

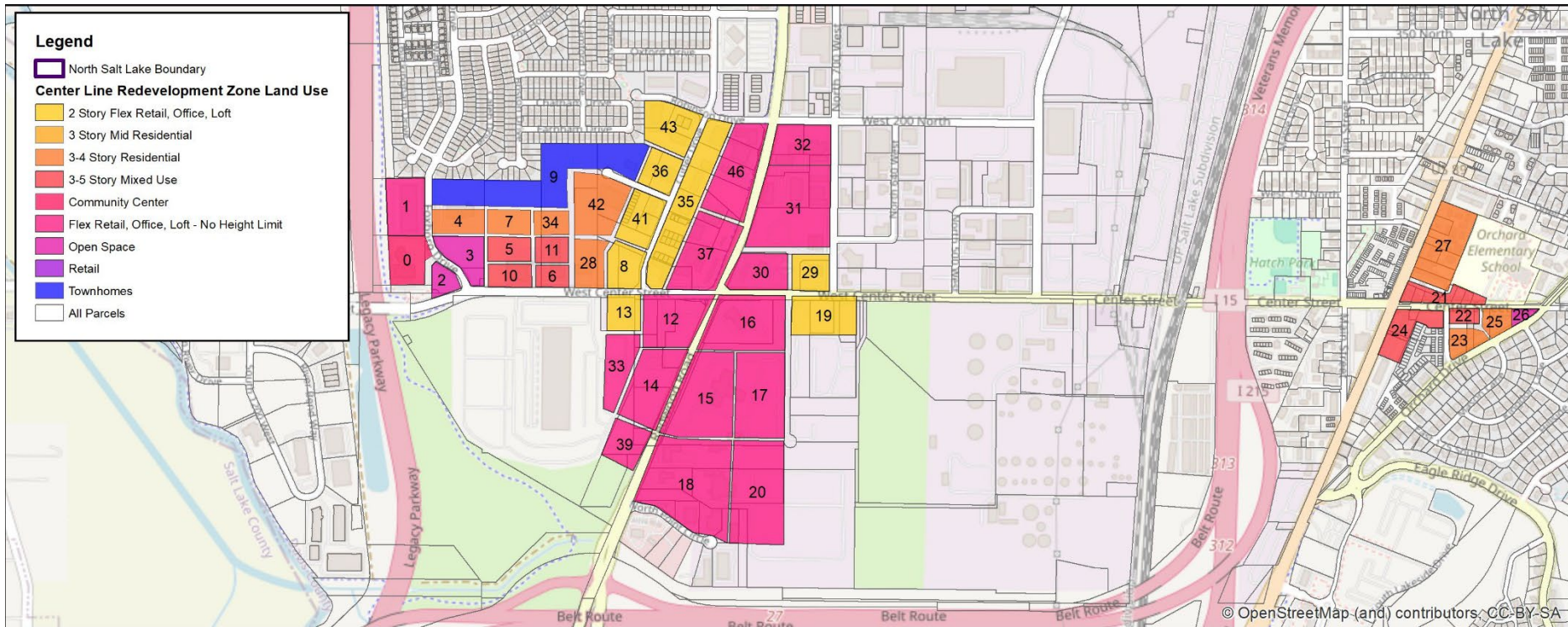
Commercial Real Estate Category	Square Feet	Square Feet per Capita
North Salt Lake Industrial	2,202,224	90.17
North Salt Lake Retail	1,564,059	64.04
North Salt Lake Office	492,077	20.15
North Salt Lake Lodging	55,981	2.29
North Salt Lake Retail Ex. Motor Vehicle, Gas, & General Merch.	807,121	33.05
Utah County Retail	17,409,111	26.40
Utah County Office	19,134,203	29.02
Utah County Industrial	48,753,946	73.94
Salt Lake County Retail	41,388,208	34.92
Salt Lake County Office	42,604,534	35.95
Salt Lake County Industrial	161,451,509	136.22

Industrial, Retail, and Office Square Feet per Capita Across the Region



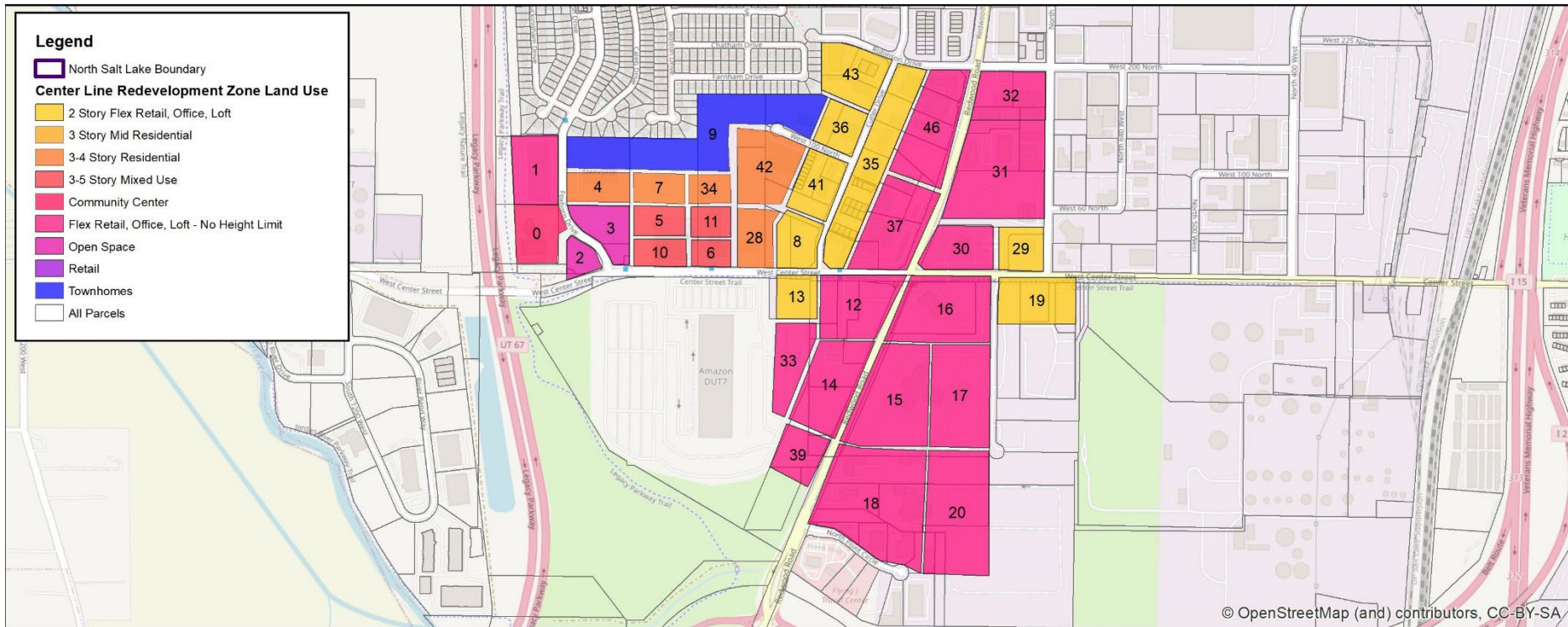
# Land Use Concept

Potential future land use concept on Center Street corridor incentivizes dense development near existing key economic nodes.



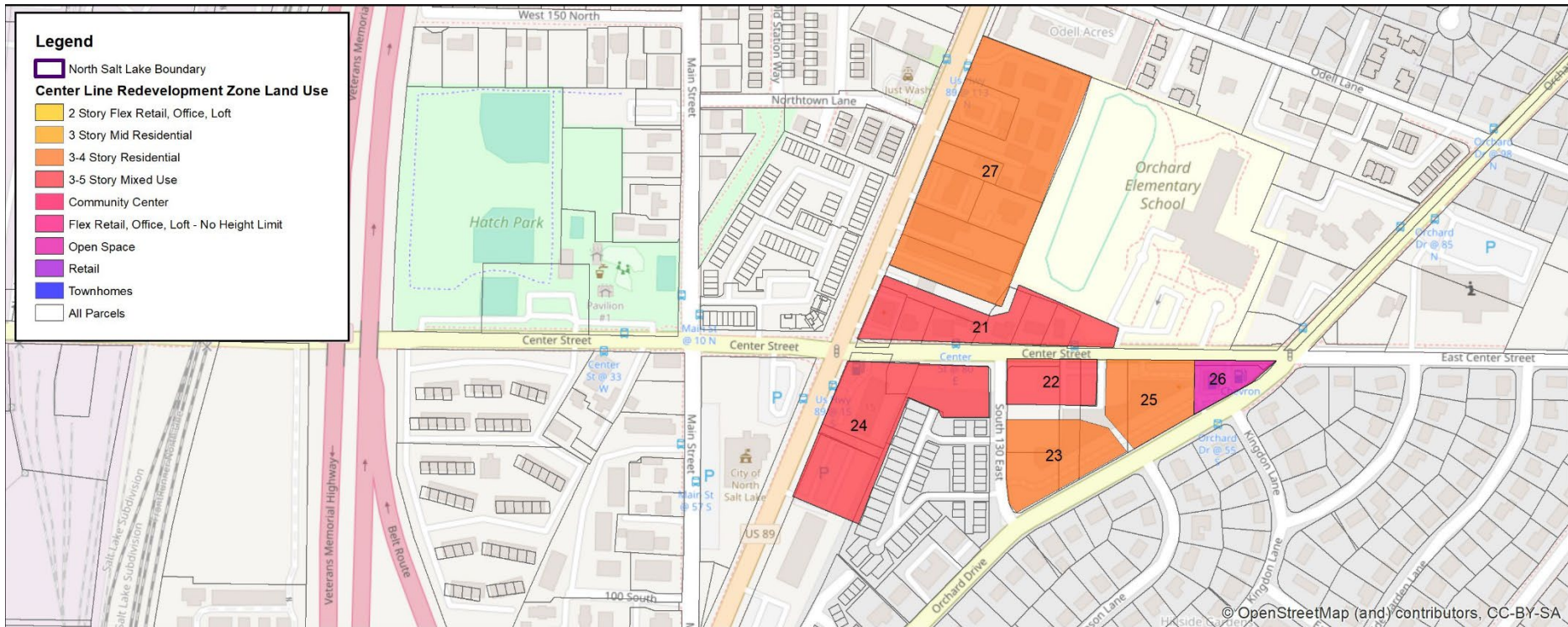
# Land Use Concept: Foxboro

The Foxboro area is already a key driver of sales in North Salt Lake. Incentivizing development to continue moving South can add value for the City, offer new retail experiences residents want, and help facilitate reinvestment in key North Salt Lake corridors.



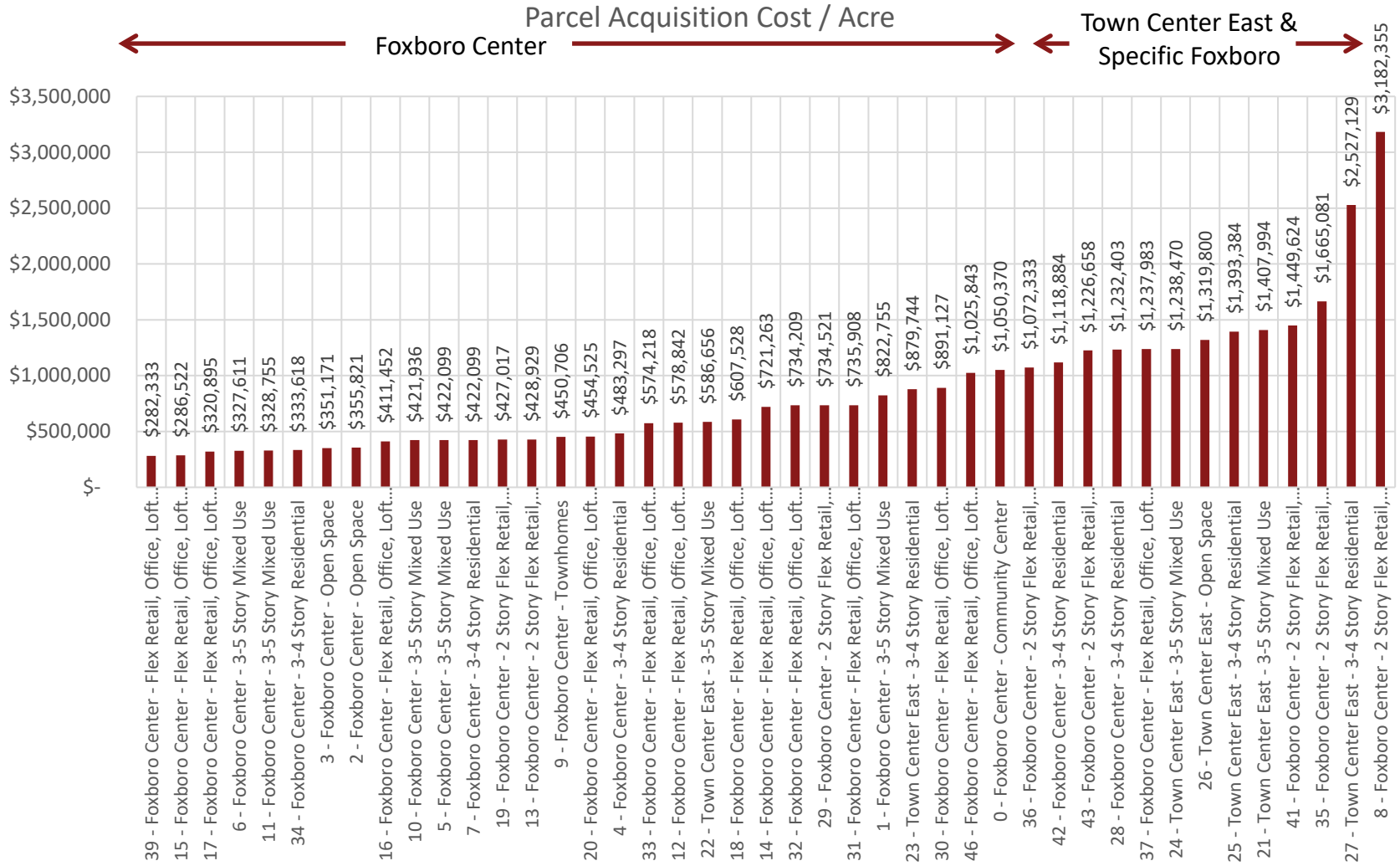
# Land Use Concept: Town Center East

North Salt Lake’s Town Center area has higher parcel values per acre than the Foxboro area, which creates benefits to existing landowners but also potential challenges for redevelopment. Opportunities along Center Street connecting to Orchard Drive may prove fruitful over time.



# Land Acquisition Costs

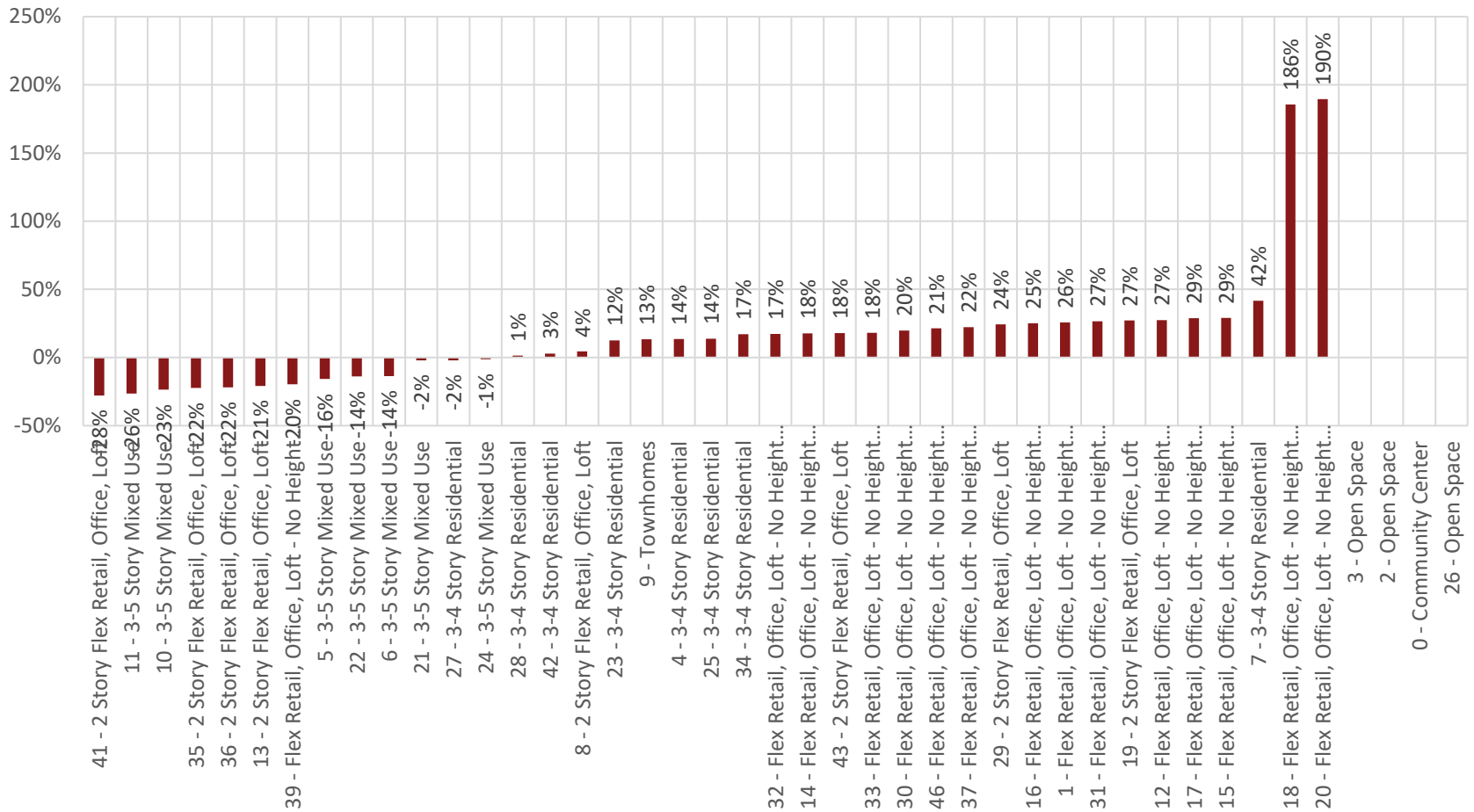
Regarding potential land acquisition costs – Town Center East has higher cost per acre, which may slow progress.



# Key Development Metric: Profit on Cost

Profit on cost is a key metric when analyzing project feasibility for new development or redevelopment. Potential hotels near I-215 and Redwood Road could generate significant profits if they could be attracted to the area.

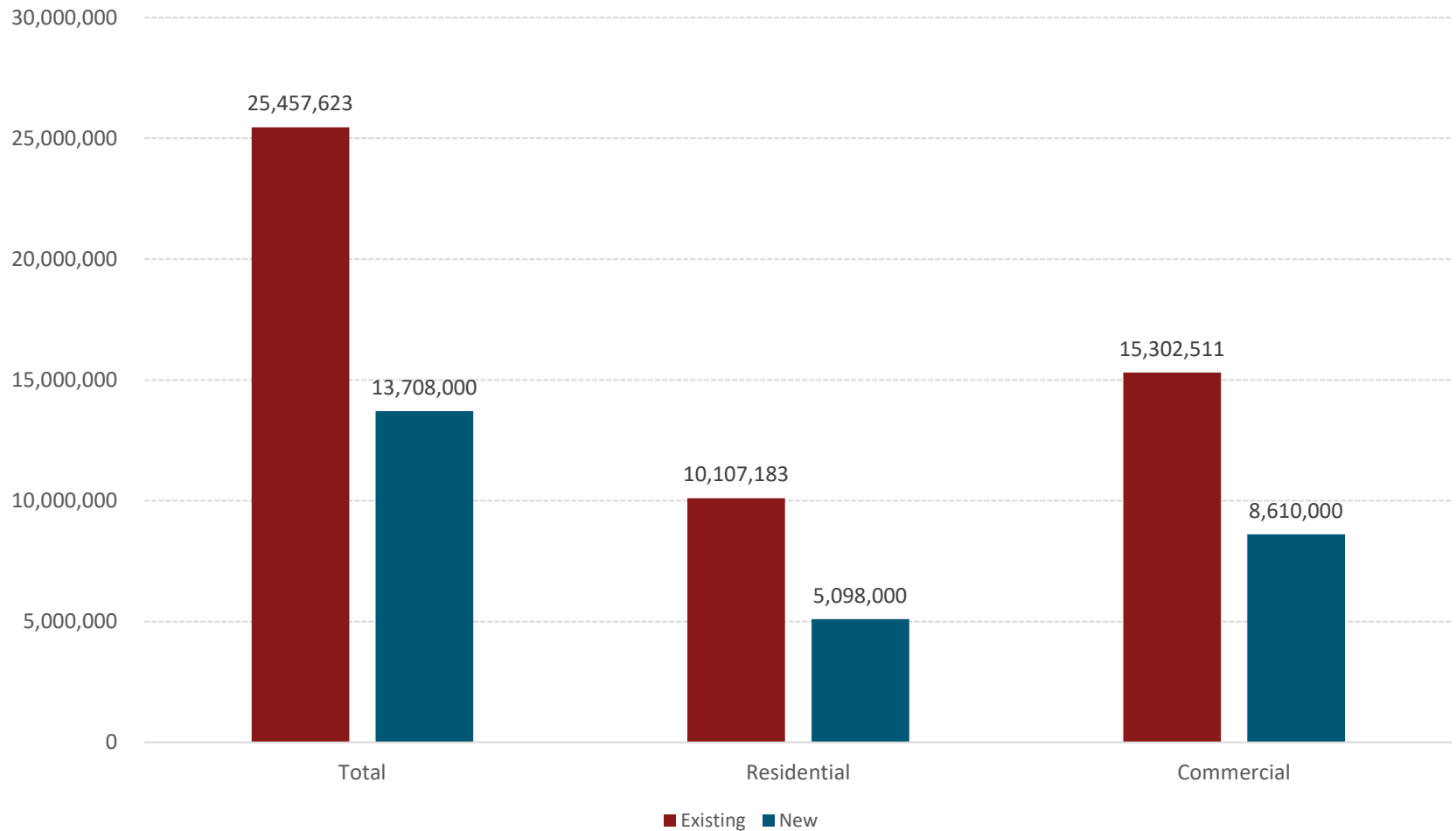
% Profit on Cost by Development



# Capacity to Absorb New Development

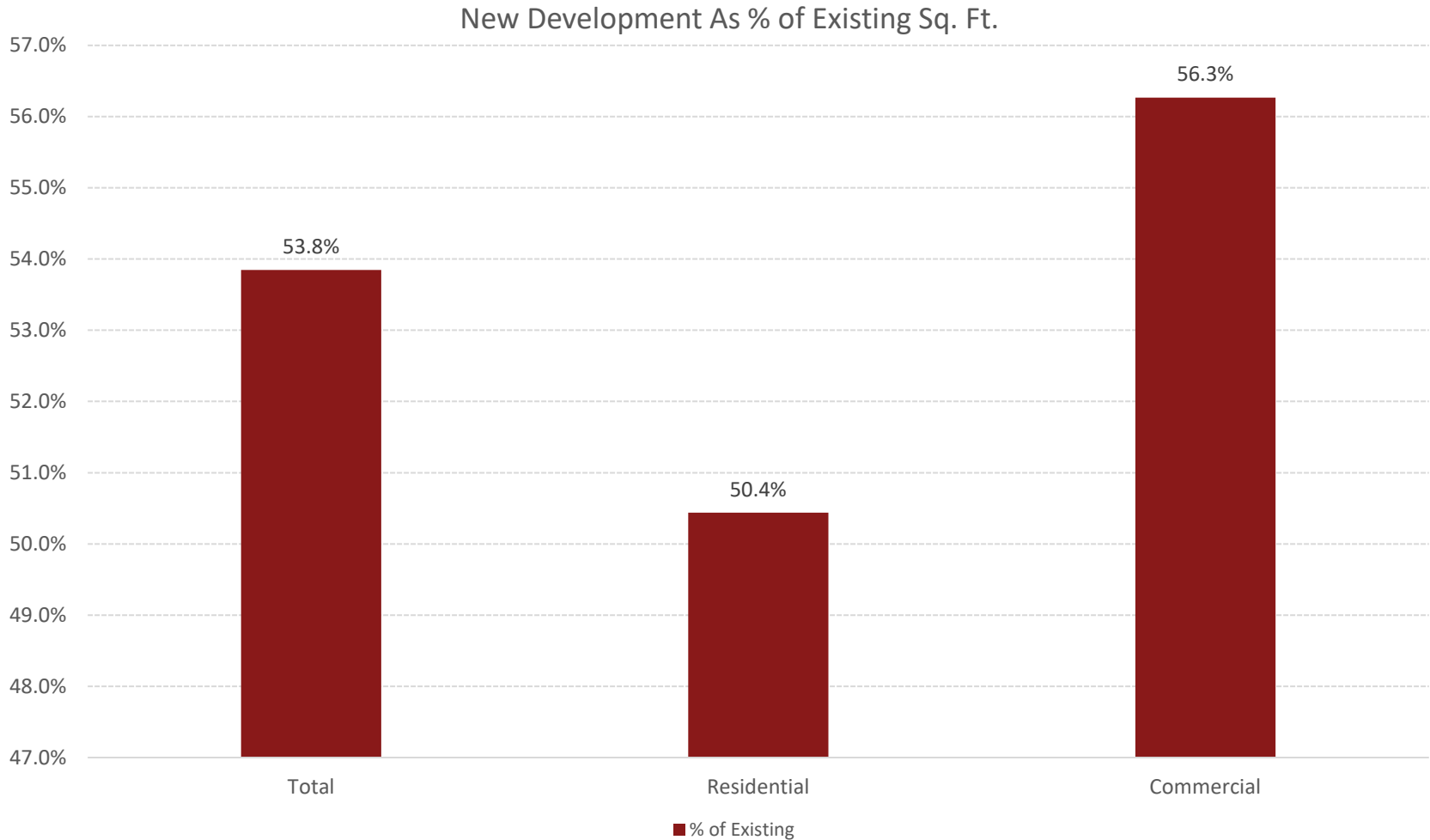
New vs. existing square footage shows potential new square footage is significant, will take time to absorb, and will likely require at least a 20-year period.

Existing Residential and Commercial Sq. Ft. vs. Future Sq. Ft.



# Capacity to Absorb New Development

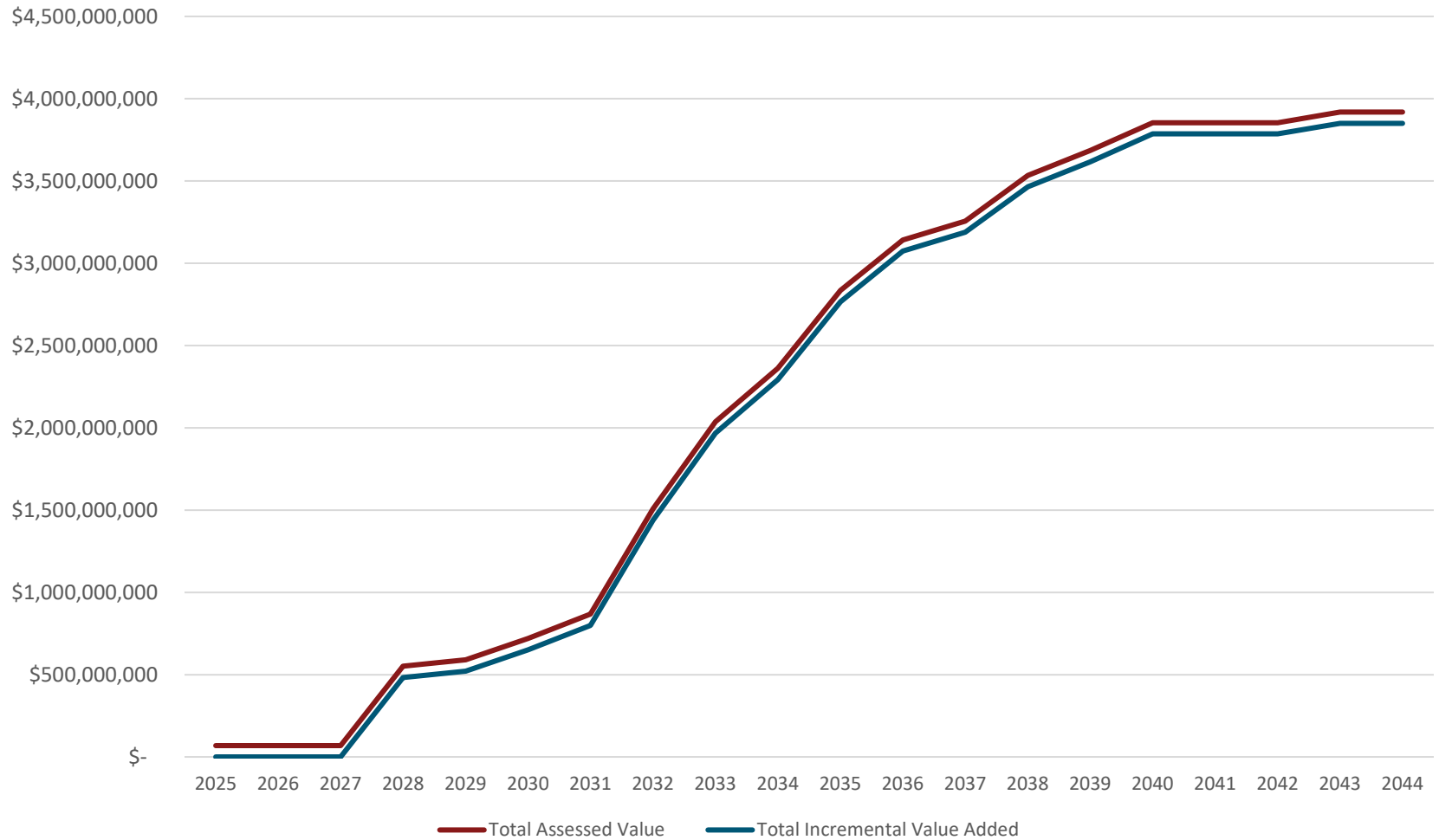
New vs. existing square footage shows potential new square footage is significant, will take time to absorb, and will likely require at least a 20-year period.



# New Assessed Value Unlocks Additional Fiscal Tools

The illustrative development program has the potential to unlock significant new assessed value.

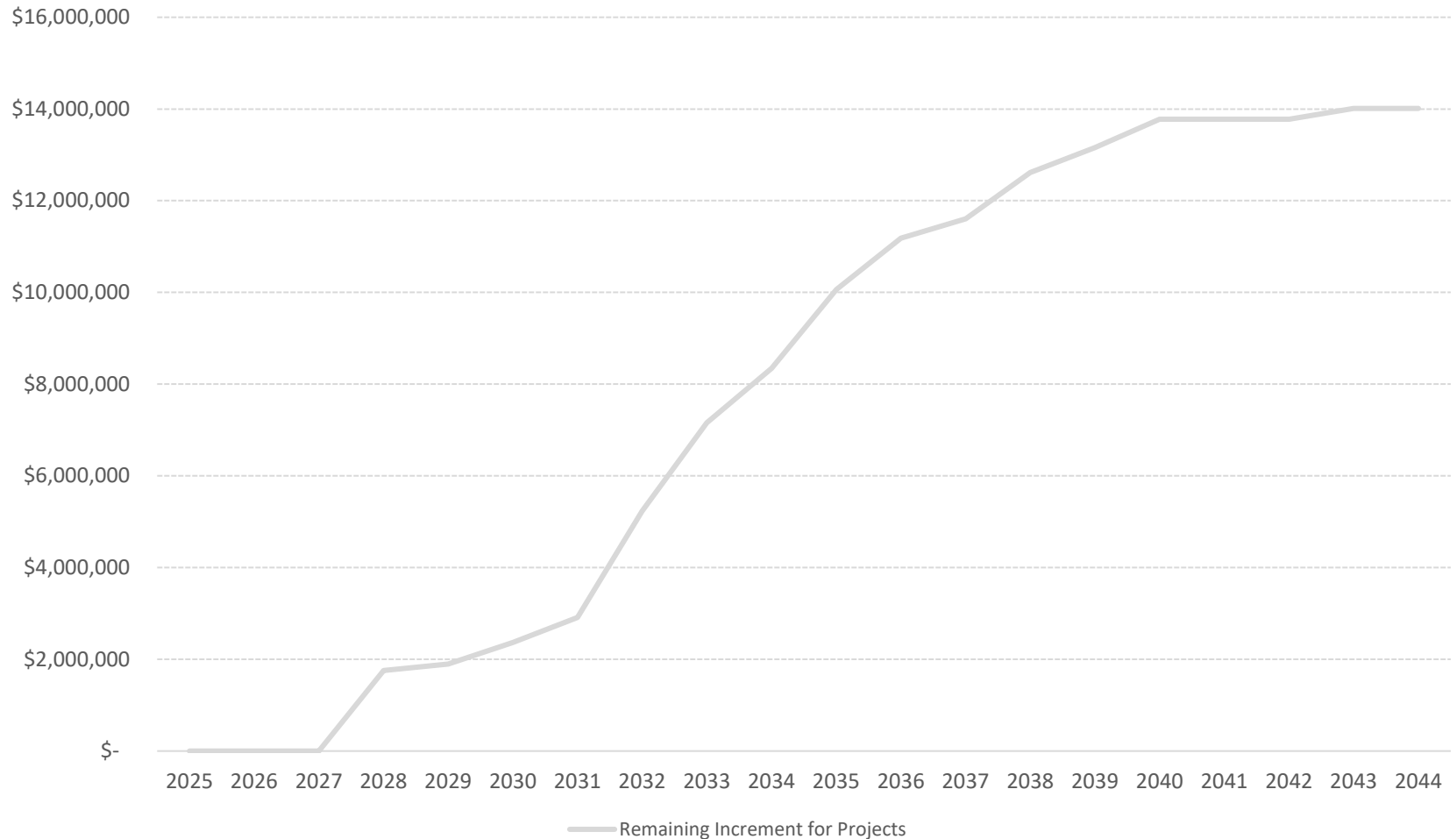
Projected Increase in Incremental Value Added



# New Assessed Value Unlocks Additional Fiscal Tools: Expanded or New CRA

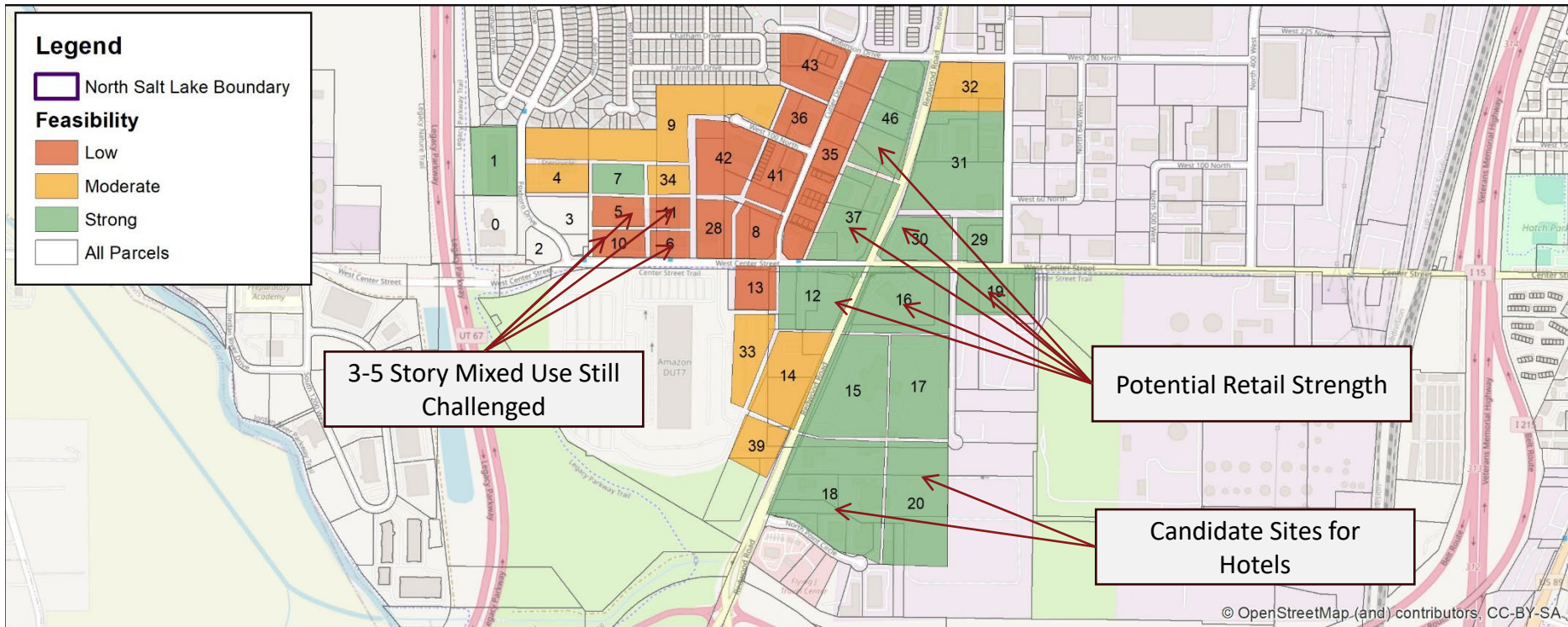
Potential CRA revenue generates \$85M in bonding capacity over a 20-year term at 45% participation rate by taxing entities.

Potential Annual Agency Revenue Available for Projects



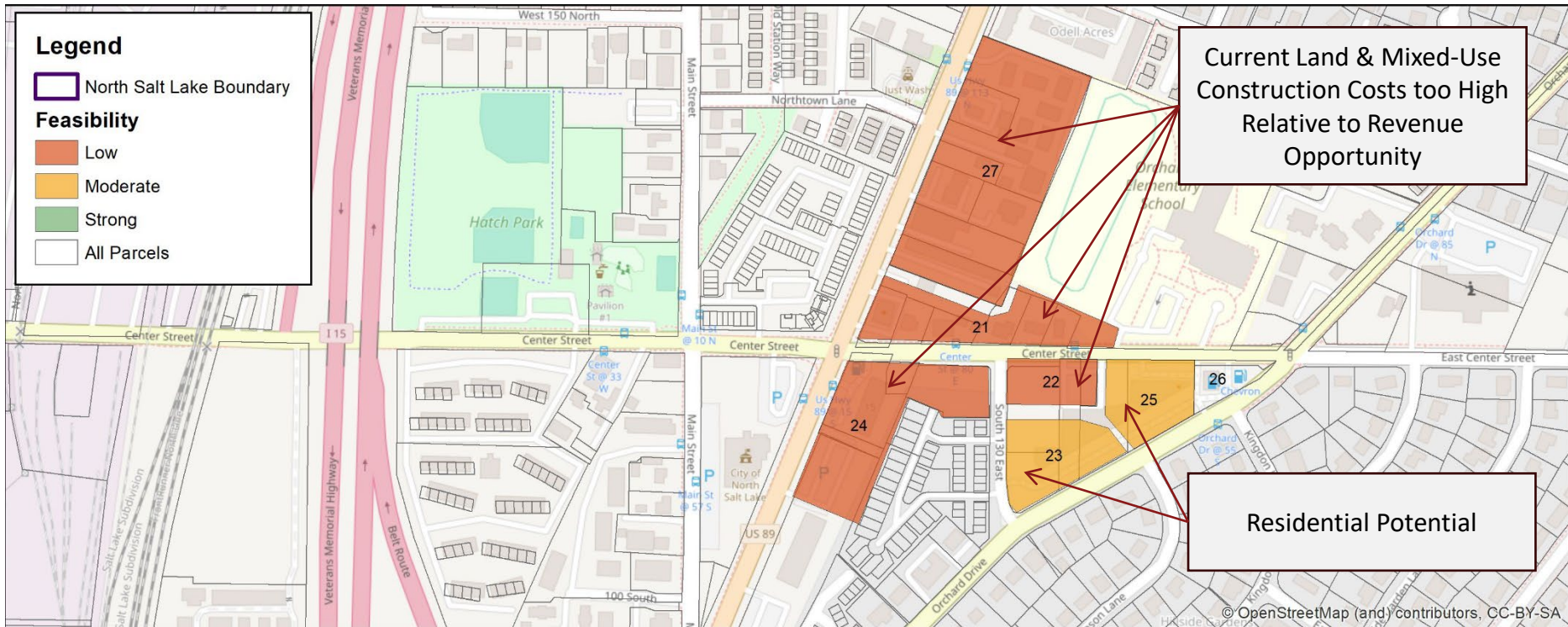
# Feasibility: Foxboro

Only strong and moderately feasible uses are included in the financial model.



# Feasibility: Town Center East

Only strong and moderately feasible uses are included in the financial model.



## Approaches City Could Take to Facilitate Vision

The City could take a range of actions to incentivize growth in the highlighted areas.

Risk Level for City	Potential Policy Actions	Potential Benefits	Potential Costs
High	Utilize existing City resources and bonding capacity against future tax increment to acquire consolidated areas of land. Subsequently seek private development on these parcels.	Large directional buyer can create investable scale and speed up redevelopment process.	Government is directionally aligned with market risk.
Moderate	Provide fee reductions or waivers to developments in these areas. Authorize Public Infrastructure Districts in exchange for public benefits.	Aids in financial feasibility of projects on development side while not utilizing City financial resources.	Development pattern potentially more disjointed, slower growth.
Low	Rezone key areas only and otherwise allow market to operate.	Also does not utilize existing City financial resources. Lightest touch in terms of market influence.	Development pattern likely to be most disjointed and slowest among the three.

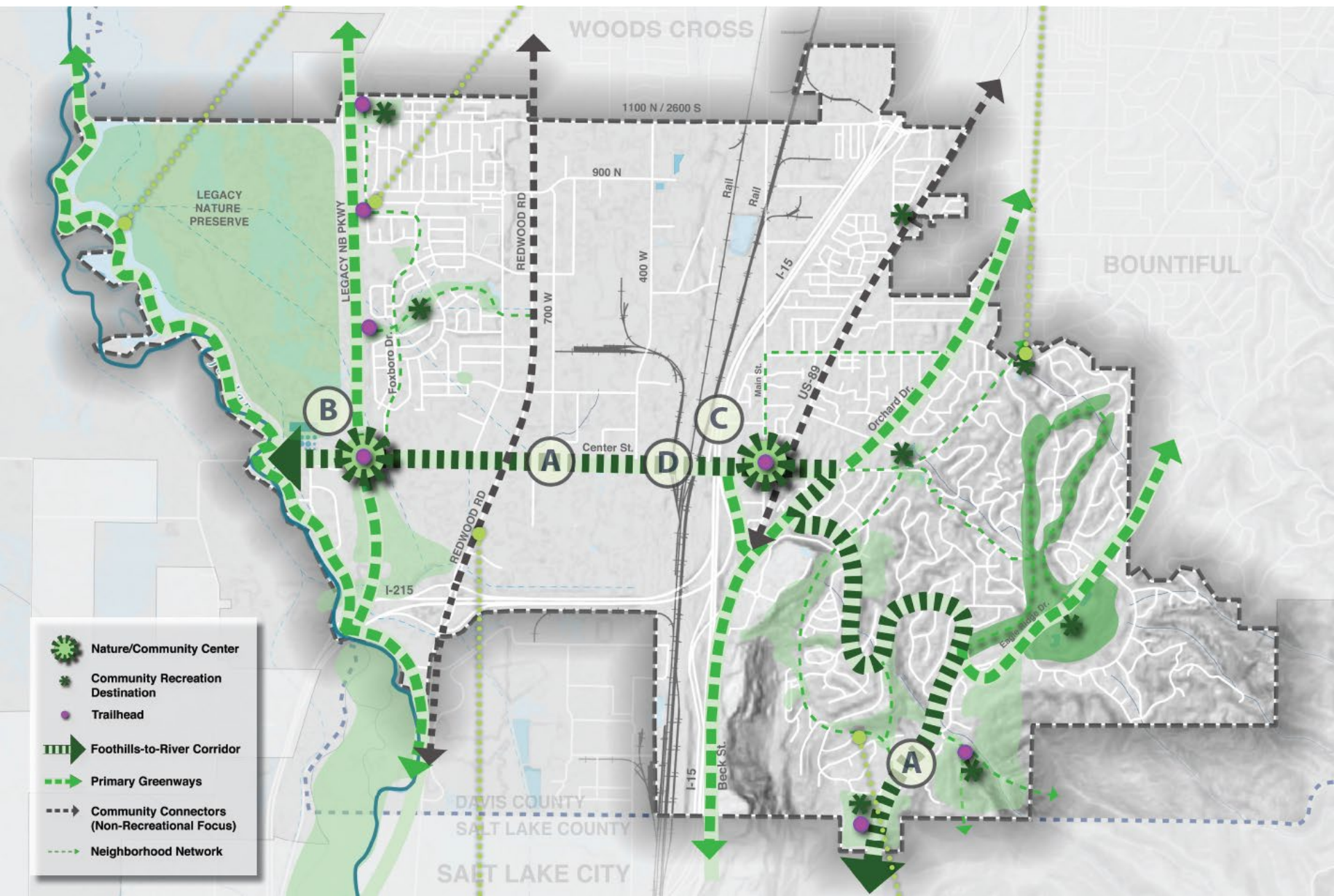
# PROPOSED FRAMEWORK

## CASE FOR A FOCUSED PLAN

- Many general plans tend to bake every potential project or policy into the document
- This results in a plan that lacks direction and is difficult to implement
- A plan can still be comprehensive while being focused
  - Focus on priority items while leaving support details in the background (ie. Project list vs supporting map)
  - Leave flexibility for future interpretation (and plan update) after priority items have been completed

## PRIORITY GOALS FOR NSL PLAN 2025

- Priority network of regional and neighborhood linking trails – focus on Center St, Orchard Dr, US 89, Redwood, and BST
- Development of the Town Center
- Development of a west side activity center/innovation district
- Strengthening the identity of NSL – i.e. gateways, branding
- Supplying existing parks and trails with high quality amenities
- Tackling air quality issues that can be influenced – i.e. electrification/emissions, active transportation, GSL conservation, sewer district



-  Nature/Community Center
-  Community Recreation Destination
-  Trailhead
-  Foothills-to-River Corridor
-  Primary Greenways
-  Community Connectors (Non-Recreational Focus)
-  Neighborhood Network

WOODS CROSS

1100 N / 2600 S

900 N

400 W

700 W

Center St.

Main St.

Orchard Dr.

Engelhardt Dr.

Beck St.

B

A

D

C

A

LEGACY NATURE PRESERVE

LEGACY NB PKWY

Foxboro Dr.

REDWOOD RD

REDWOOD RD

I-15

US-89

Rail

Rail

I-15

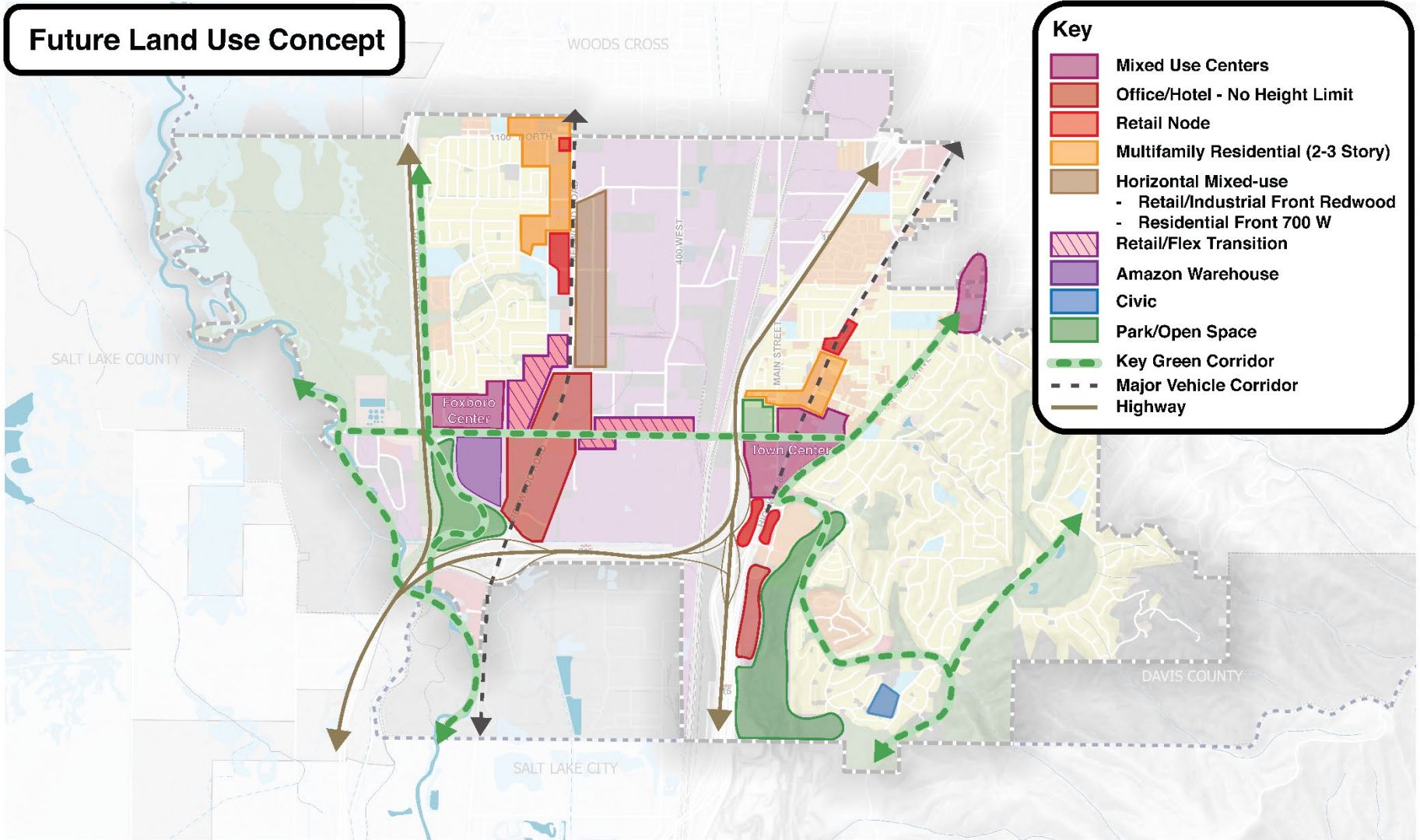
I-215

DAVIS COUNTY  
SALT LAKE COUNTY

SALT LAKE CITY

BOUNTIFUL

# Future Land Use Concept



### Key

- Mixed Use Centers
- Office/Hotel - No Height Limit
- Retail Node
- Multifamily Residential (2-3 Story)
- Horizontal Mixed-use  
- Retail/Industrial Front Redwood  
- Residential Front 700 W
- Retail/Flex Transition
- Amazon Warehouse
- Civic
- Park/Open Space
- Key Green Corridor
- Major Vehicle Corridor
- Highway

- Canal/Ditch
- Stream/River - Intermittent
- Lakes/Waterbodies
- Wetland
- Commercial
- Industrial
- Institutional
- Multi-Family Residential
- Office
- Parks/Open Space
- Public/Civic
- Single-Family Residential
- Utility
- Vacant or Underutilized
- Annexation Declaration Boundary
- North Salt Lake Boundary
- County Boundary
- Municipalities

# Town Center Concept

Hatch Park

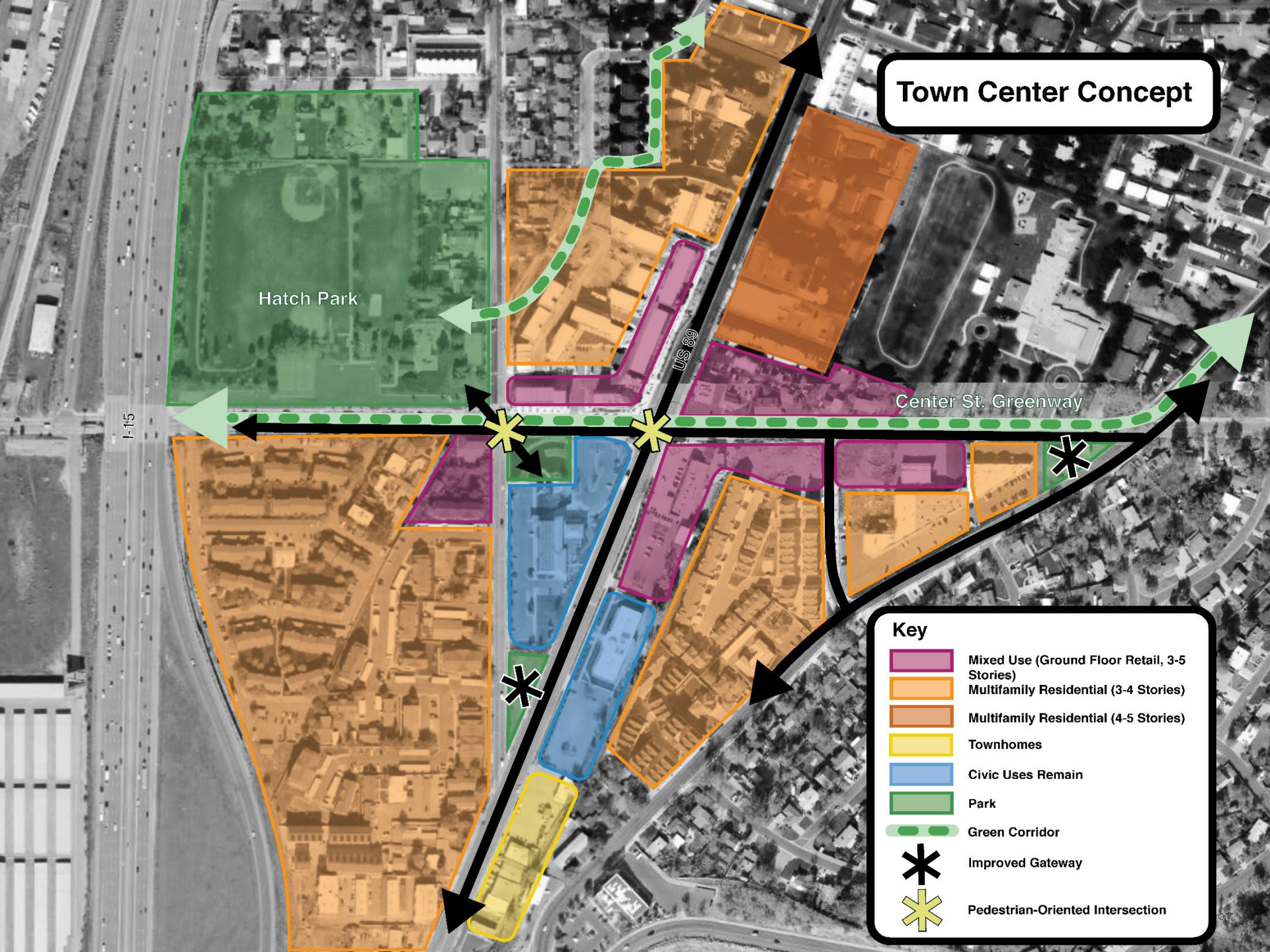
Center St. Greenway

I-15

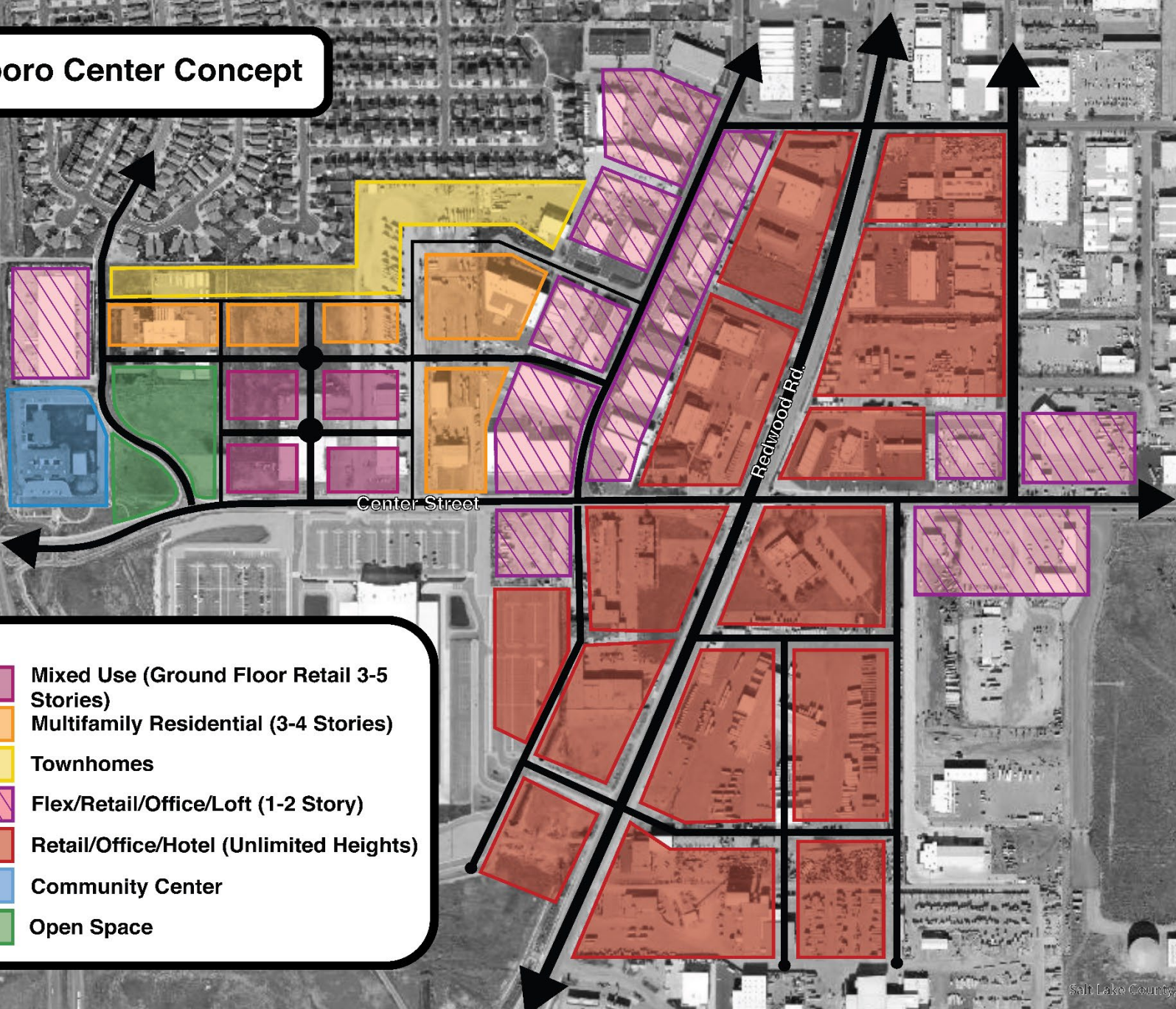
US 89

**Key**

- Mixed Use (Ground Floor Retail, 3-5 Stories)
- Multifamily Residential (3-4 Stories)
- Multifamily Residential (4-5 Stories)
- Townhomes
- Civic Uses Remain
- Park
- Green Corridor
- Improved Gateway
- Pedestrian-Oriented Intersection



# Foxboro Center Concept



## Key

- Mixed Use (Ground Floor Retail 3-5 Stories)
- Multifamily Residential (3-4 Stories)
- Townhomes
- Flex/Retail/Office/Loft (1-2 Story)
- Retail/Office/Hotel (Unlimited Heights)
- Community Center
- Open Space

## DISCUSSION

- Does our proposed direction align with what we've heard from the public and the guiding principles?
- What are we missing? Are there any items not in focus that should be?
- How committed do we feel to this vision for the community? Are we willing to wait for its realization? How proactive does the City want to be in securing future development?

## NEXT STEPS

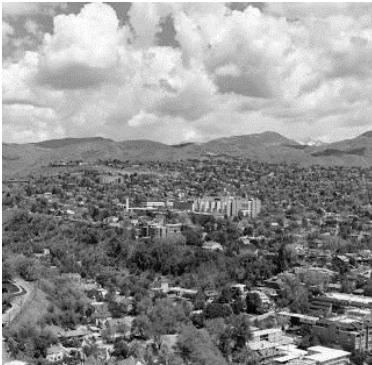
### Winter

- Draft Plan Development

### Spring

- Staff & Advisory Committee Review
- Leadership Briefing
- Draft Plan Open House

Thank you!



# Appendix

# Key Assumptions

## Land Use, Construction Cost, and Rent Revenue Assumptions

Land Use Form Assumptions						
Asset	Max Height Stories	Max Height Feet	Parking Res per Unit	Parking Commercial per 1,000	Parking Type	
<b>Community Center</b>						
3-5 Story Mixed Use	6 Stories	50	1.25	0.75	Structured	
Open Space		0				
3-4 Story Residential	4 Stories	48	1.25		Surface	
Townhomes	3 Stories	36	1.25		Surface	
Retail				1.5	Surface	
3 Story Mid Residential	3 Stories	36	1.25		Surface	
2 Story Flex Retail, Office, Loft		24	1.25	1.5	Surface	
Flex Retail, Office, Loft - No Height Limit		36	1.25	1.5	Surface	

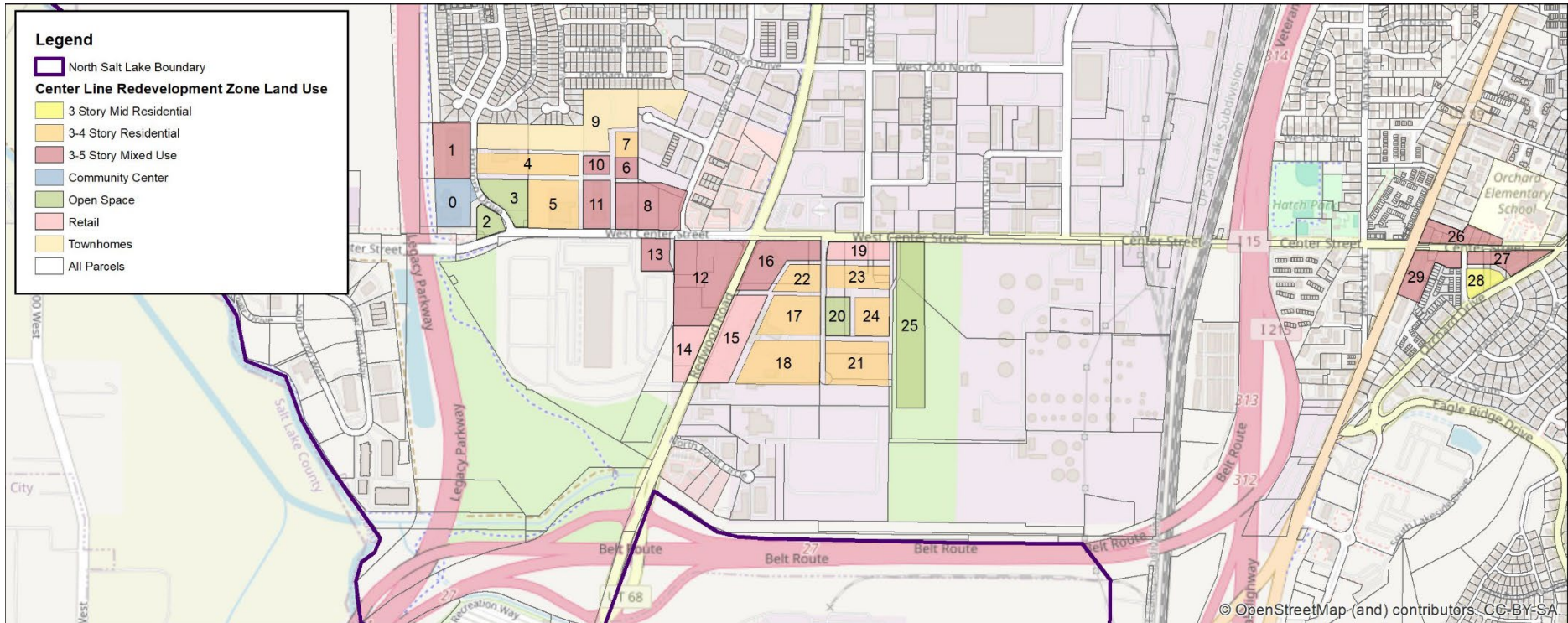
Construction Cost Assumptions						
Asset	Direct/Sq. Ft	Indirect/Sq. Ft	Parking Cost per Space			
Community Center	\$ 300.00	\$ 60.00	\$ 6,000.00			
3-5 Story Mixed Use	\$ 300.00	\$ 45.00	\$ 30,000.00			
Open Space						
3-4 Story Residential	\$ 225.00	\$ 50.00	\$ 6,000.00			
Townhomes	\$ 225.00	\$ 50.00	\$ 6,000.00			
Retail	\$ 200.00	\$ 30.00	\$ 6,000.00			
3 Story Mid Residential	\$ 225.00	\$ 50.00	\$ 6,000.00			
2 Story Flex Retail, Office, Loft	\$ 200.00	\$ 30.00	\$ 6,000.00			
Flex Retail, Office, Loft - No Height Limit	\$ 200.00	\$ 30.00	\$ 6,000.00			
Zillow Median Rent	200.00	\$ 30.00	\$ Zillow Median Rent + 10% For New Build			

Apartment				Apartment			
Unit Size	Homes	s	Townhomes	Unit Size	Homes	s	Townhomes
Studio				Studio	\$ -	\$ -	\$ -
1 Bedroom		\$ 1,400		1 Bedroom	\$ -	\$ 1,540	\$ -
2 Bedroom	\$ 2,100	\$ 1,400	\$ 2,000	2 Bedroom	\$ 2,310	\$ 1,540	\$ 2,200
3 Bedroom	\$ 2,400	\$ 2,000	\$ 2,500	3 Bedroom	\$ 2,640	\$ 2,200	\$ 2,750
4+ Bedroom	\$ 3,300		\$ 2,550	4+ Bedroom	\$ 3,630	\$ -	\$ 2,805

Loopnet, Colliers - Annual Lease per Sq. Ft.				
Retail	Office	Industrial	Hotel	Hotel ADR
\$ 22.47	\$ 20.86	\$ 14.00	\$ 55.07	\$ 107.08

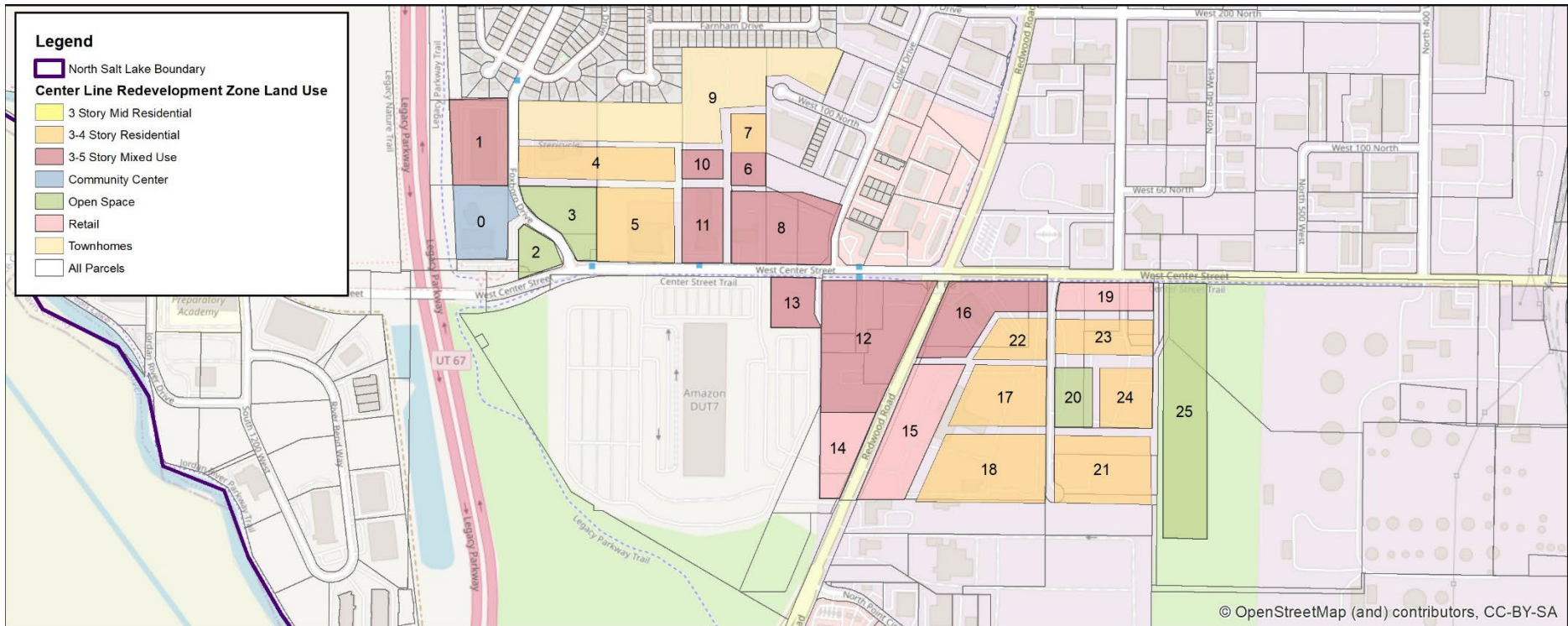
# Concept 1

Potential future land use on Center Street.



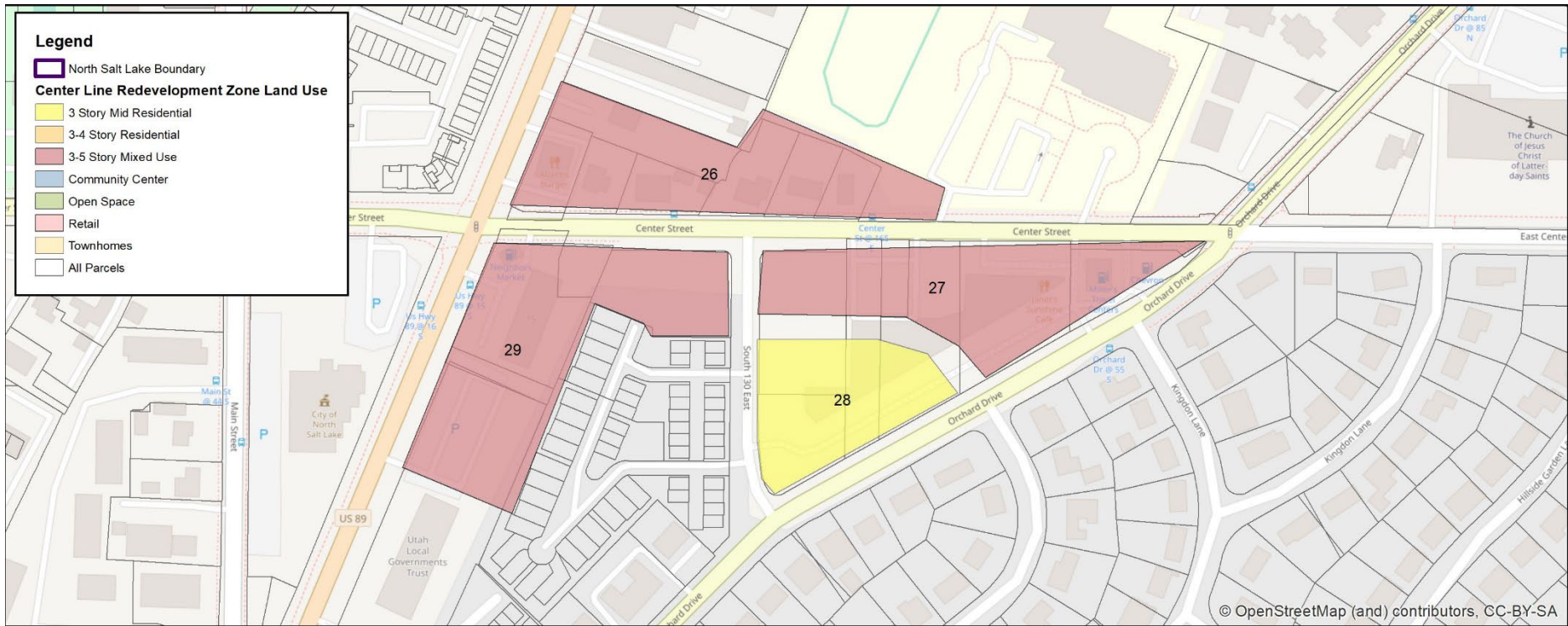
# Concept 1

## Potential Foxboro Town Center.



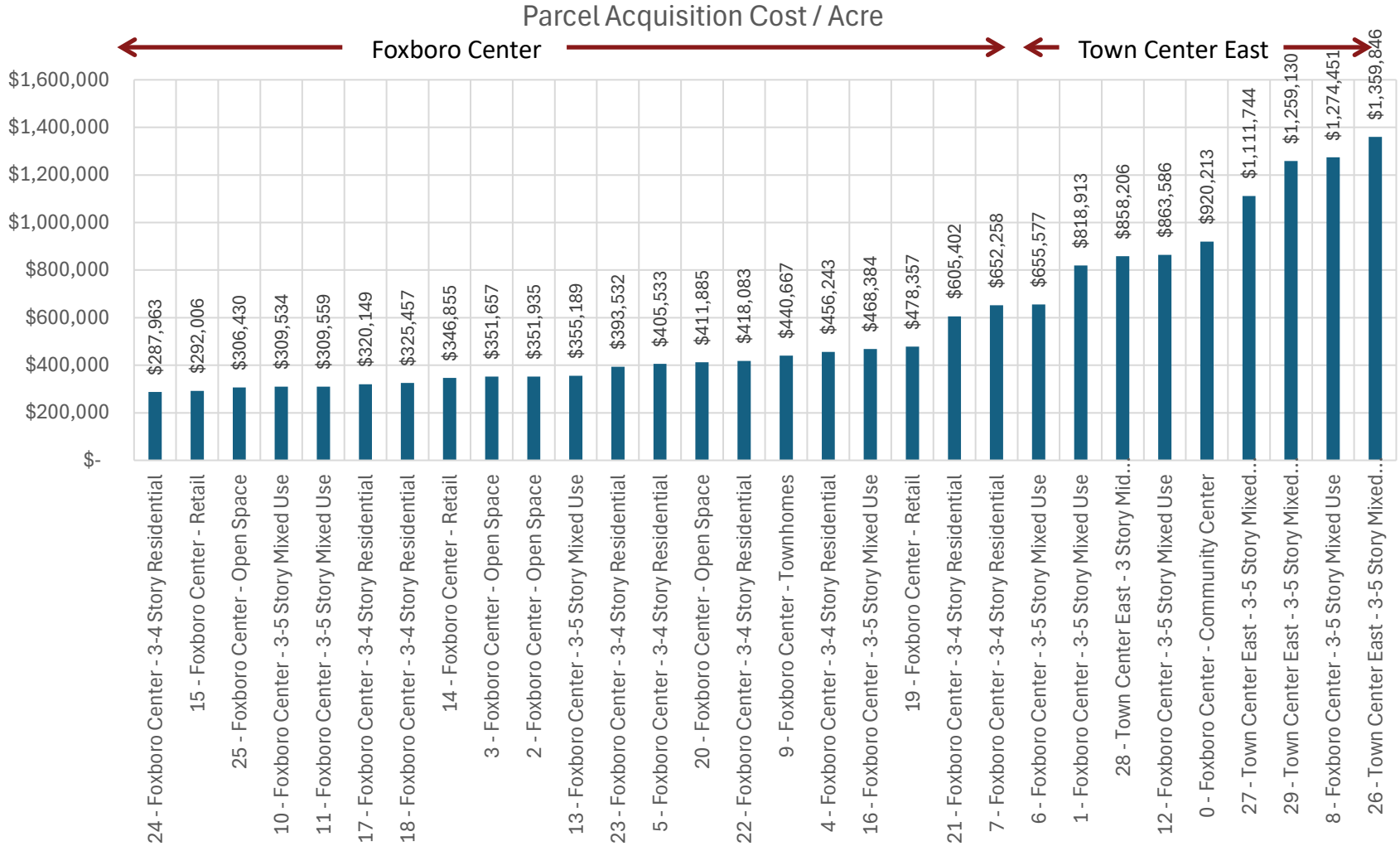
# Concept 1

## Town Center East.



# Concept 1

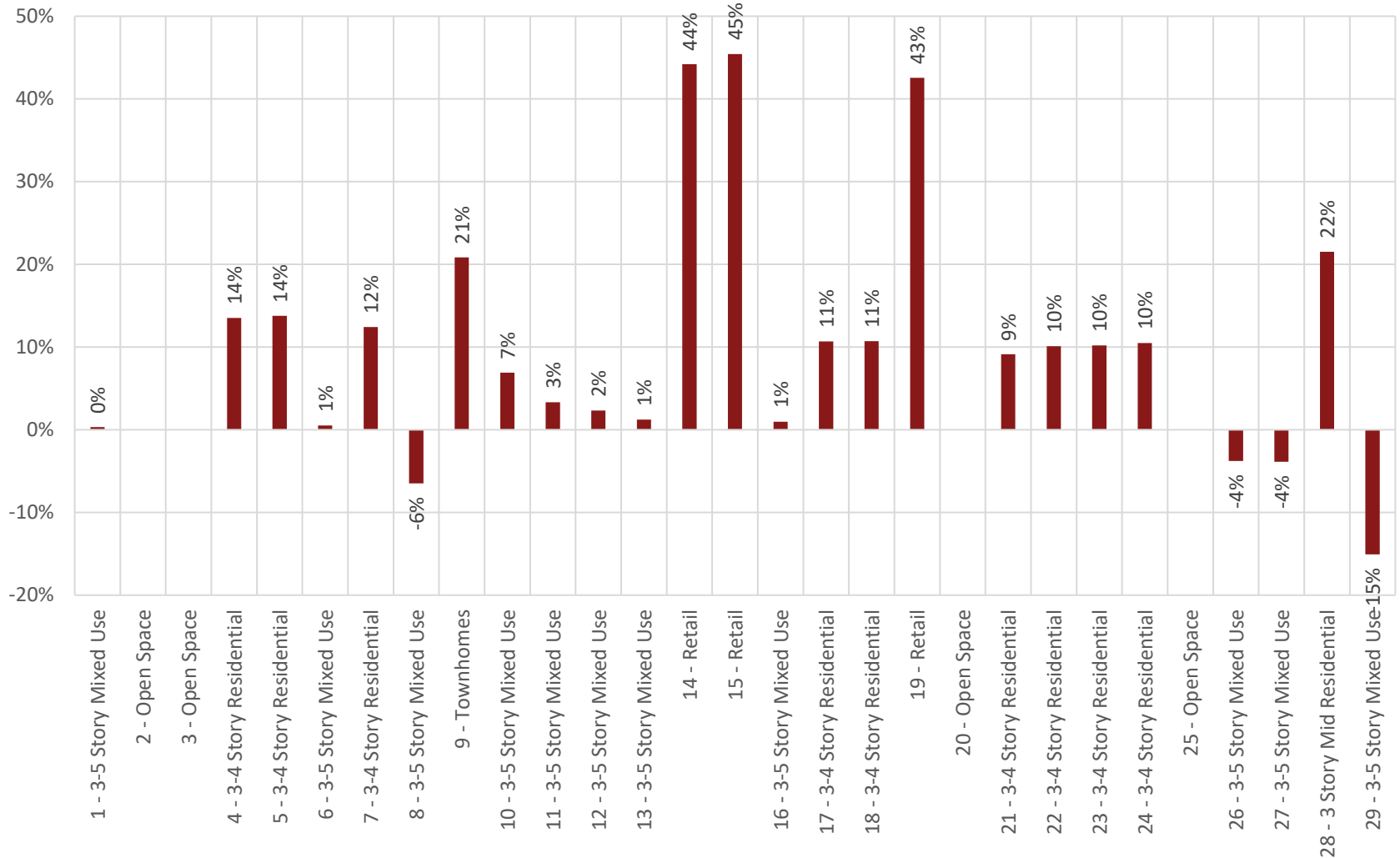
Potential Acquisition Costs – Town Center East has higher cost per acre, which may slow progress.



# Concept 1

Profit on cost is a key metric when analyzing project feasibility.

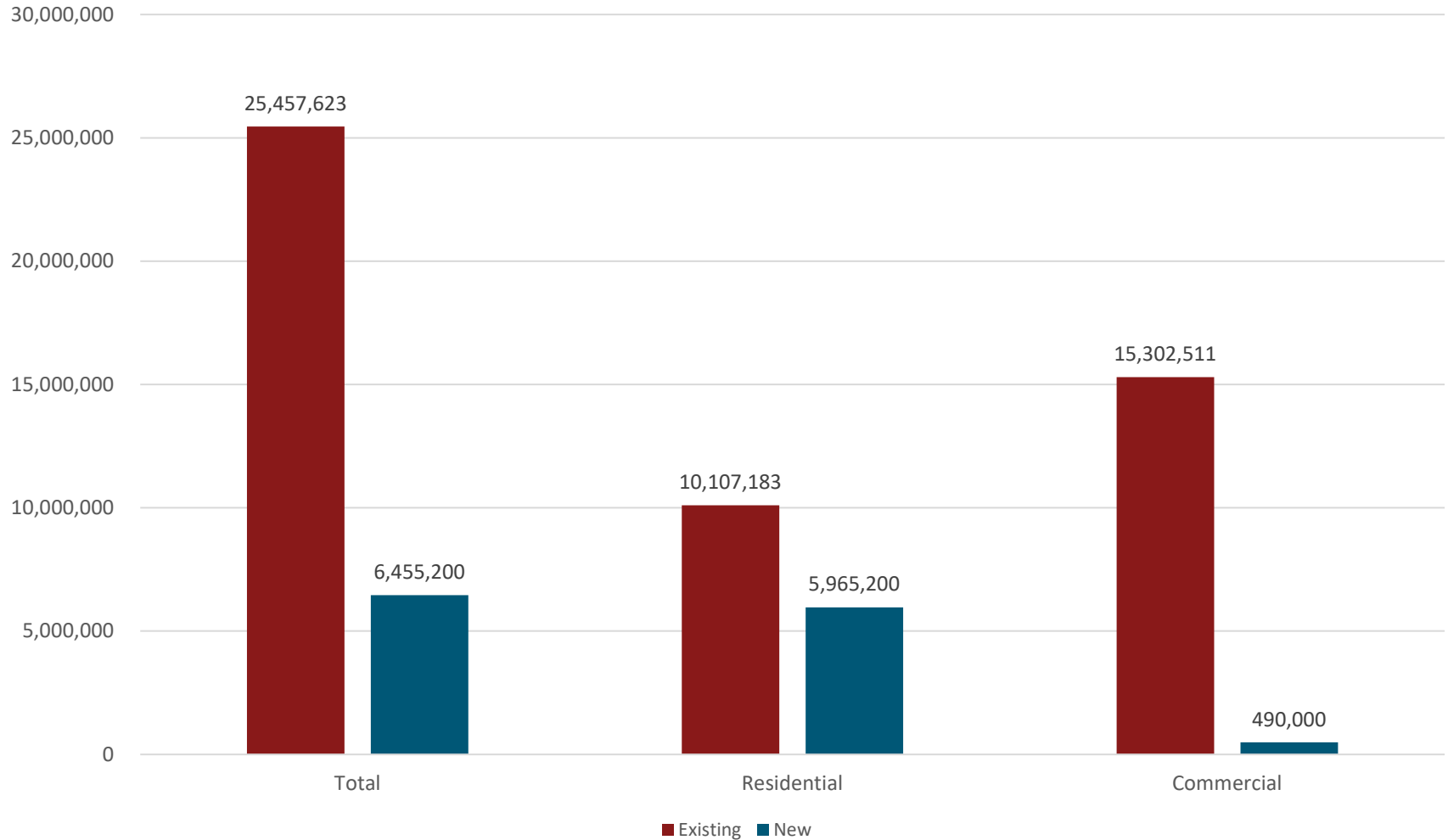
% Profit on Cost by Development



# Concept 1

New vs. existing square footage can likely be absorbed over the projected 20-year period.

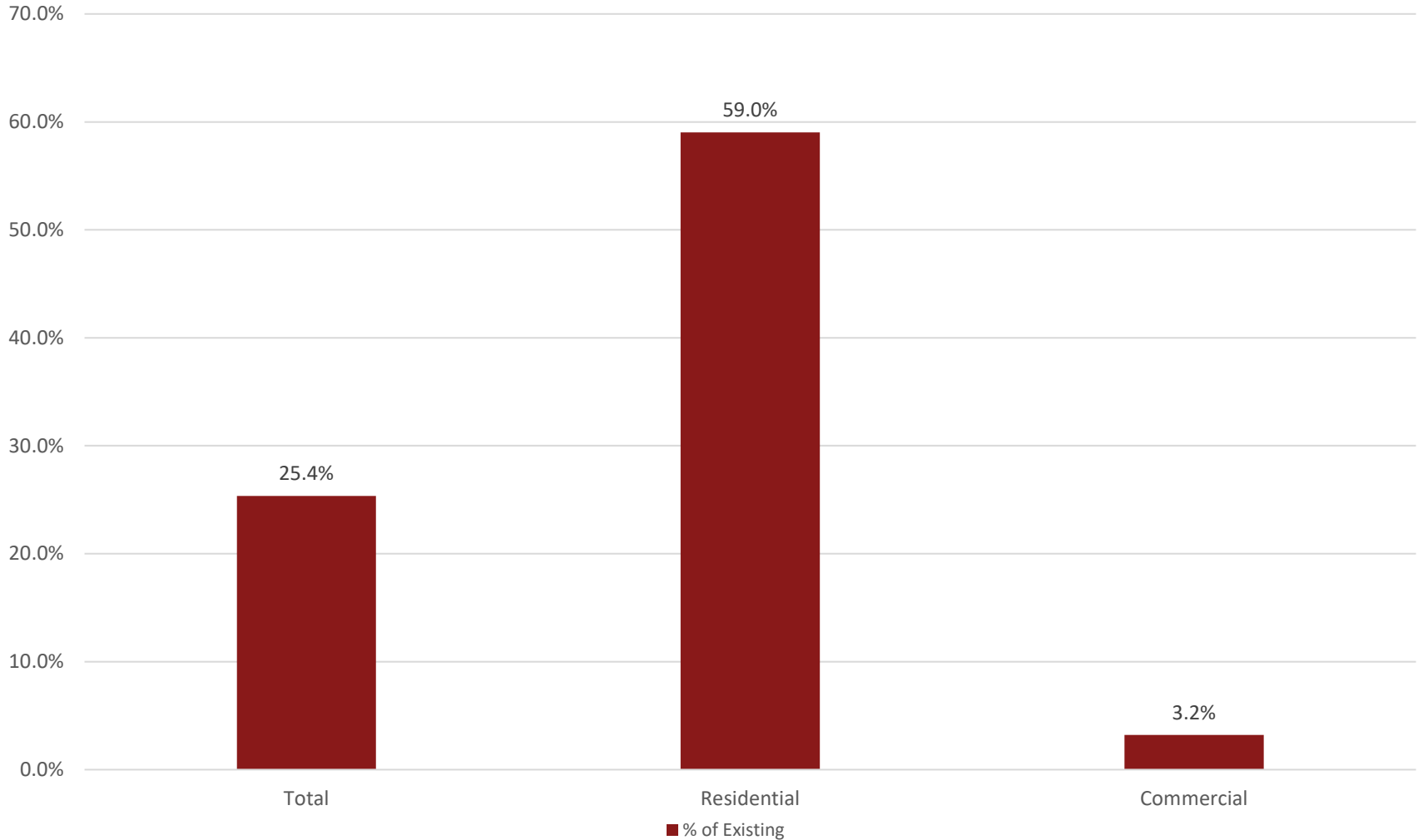
Existing Residential and Commercial Sq. Ft. vs. Future Sq. Ft.



# Concept 1

New vs. existing square footage can likely be absorbed over the projected 20-year period.

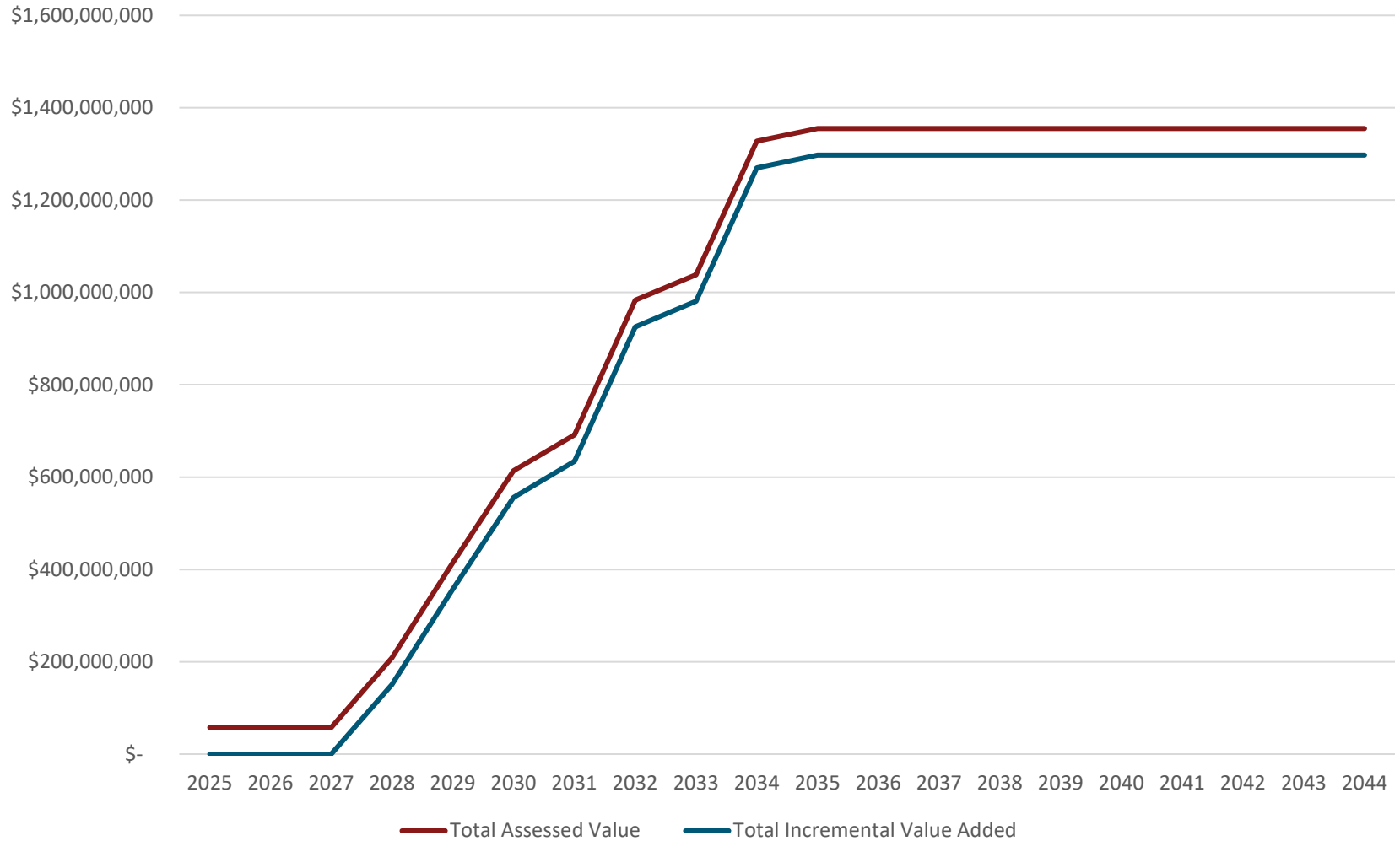
New Development As % of Existing Sq. Ft.



# Concept 1

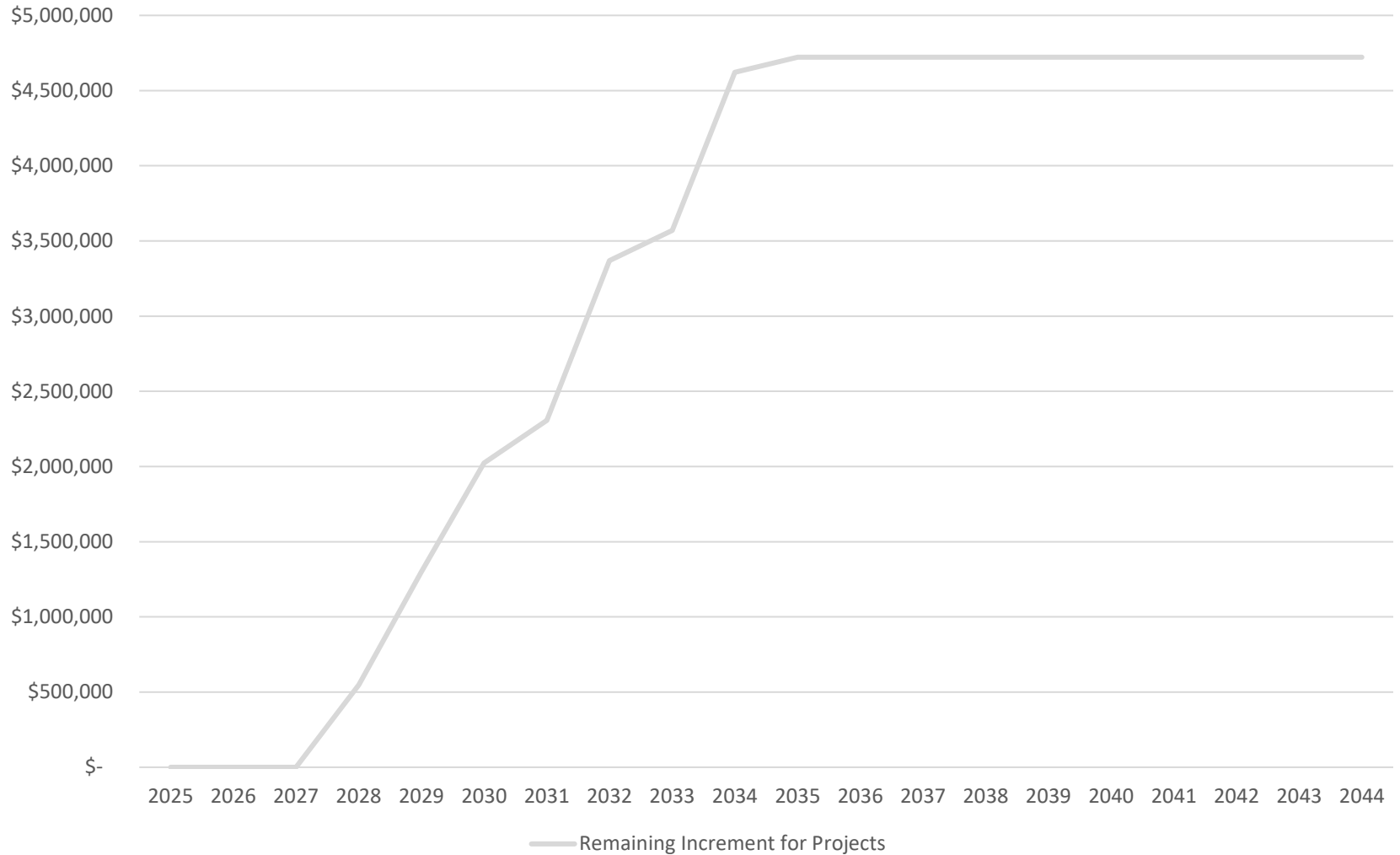
Projected increase in assessed value.

### Projected Increase in Incremental Value Added

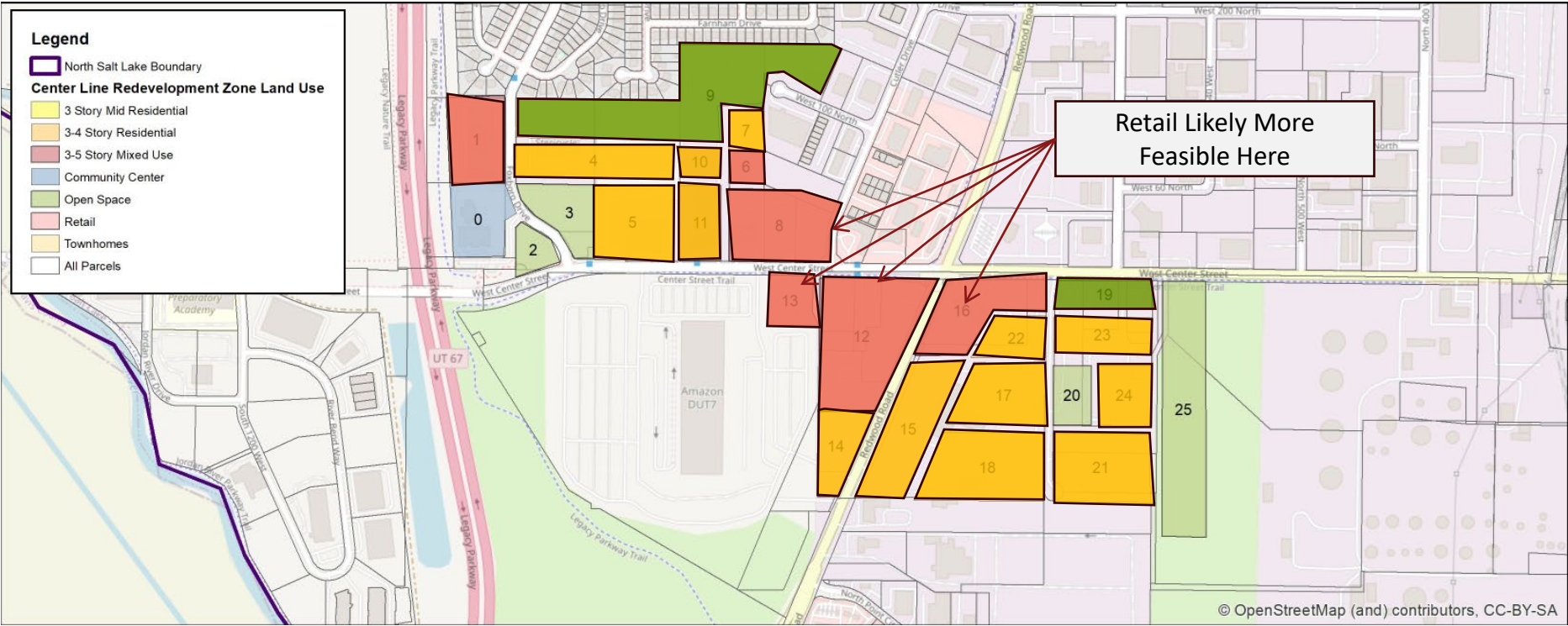


# Concept 1

Potential CRA revenue generates \$37M in bonding capacity at 45% participation by taxing entities.  
 Agency Revenue Available for Projects

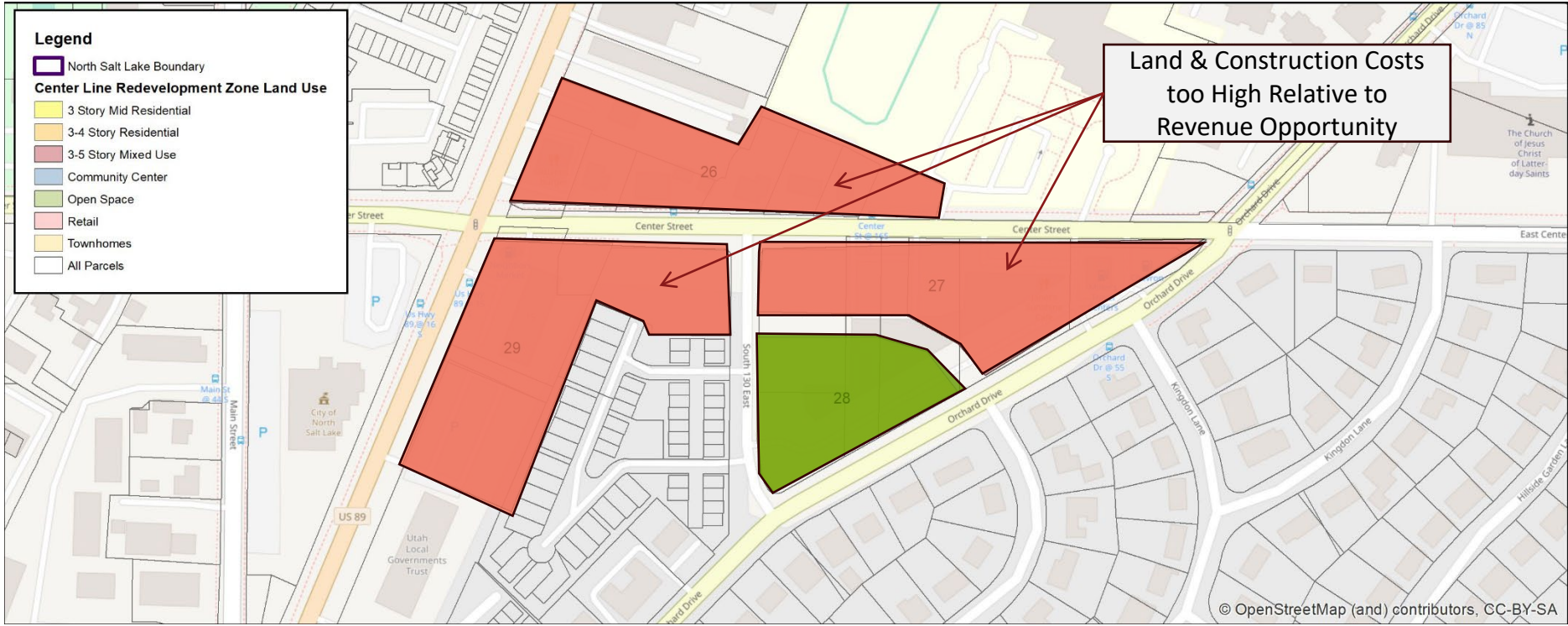


# Concept 1 - Feasibility - Foxboro



# Concept 1 - Feasibility – Town Center East

Strong Moderate Low



ADJOURN



*City of*  
NORTH SALT LAKE

CITY COUNCIL  
Meeting

December 3, 2024  
7:30 p.m.

# CITIZEN COMMENT

# PLANNING COMMISSION

Re-appointments

Irene Stone

Jon Marsh

Seat 3	
Term Period	
10/22/2014-10/22/2017	Kent Kirkham
10/22/2017-1/1/2021	Kent Kirkham
1/1/2021-1/1/2025	Ted Knowlton (1/1/2021-1/4/2022) Irene Stone (1/4/2022-1/1/2025)
1/1/2025-1/1/2029	Irene Stone

Seat 4	
Term Period	
1/7/2014-1/7/2017	Stephen Garn
1/7/2017- 1/1/2021	Stephen Garn
1/1/2021-1/1/2025	Katherine Maus (1/1/2021-4/1/2024) Jon Marsh (7/16/2024-1/1/2025)
1/1/2025-1/1/2029	Jon Marsh

## Proposed Motion

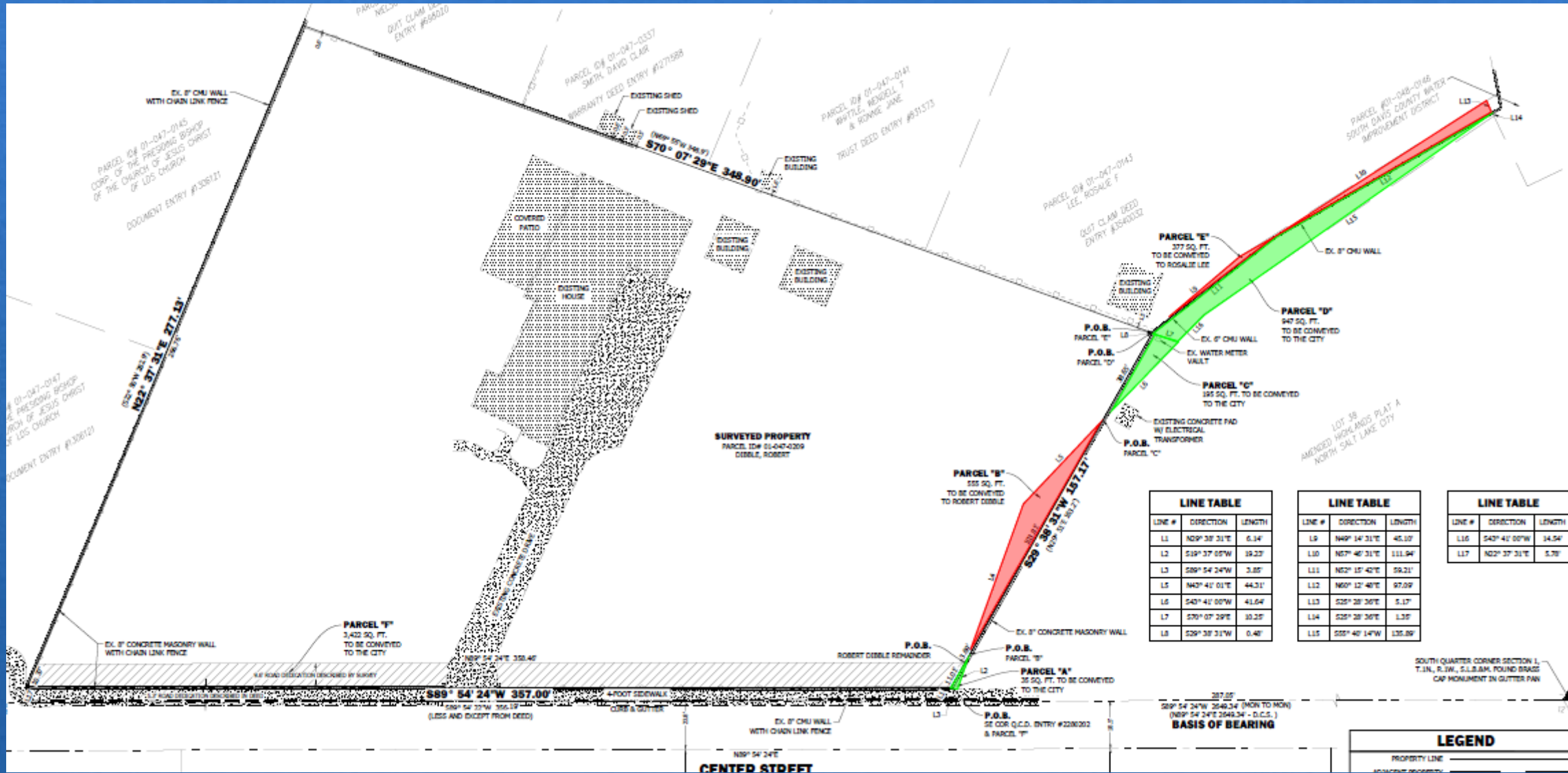
I move that the City Council approve Mayor Horrocks re-appointment of Irene Stone and Jon Marsh to the Planning Commission to seats 3 & 4 respectively for the term of January 1, 2025 to January 1, 2029.

RESOLUTION 2024-39R  
Boundary Line Agreement  
Right of Way Dedication









LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N09° 38' 31"E	6.34'
L2	S39° 37' 05"W	19.23'
L3	S89° 54' 24"W	3.85'
L5	N40° 41' 01"E	44.31'
L6	S40° 41' 00"W	41.64'
L7	S70° 07' 29"E	33.25'
L8	S29° 38' 31"W	0.40'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N49° 14' 31"E	45.07'
L10	N07° 40' 31"E	111.94'
L11	N02° 15' 42"E	59.21'
L12	N00° 12' 40"E	97.09'
L13	S25° 28' 30"E	5.17'
L14	S25° 28' 30"E	1.35'
L15	S55° 40' 14"W	135.89'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	S40° 41' 00"W	34.54'
L17	N02° 37' 31"E	5.70'

287.87'  
 289° 54' 24" W 2549.14' (MON TO MON)  
 (N09° 54' 24" E 2549.34' - D.C.S.)  
**BASIS OF BEARING**

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY

## Proposed Motion

I move that the City Council approve Resolution 2024-39R authorizing the approval of boundary line adjustments along the west property boundary of Palmquist Park and accepting a dedication of approximately 9.6 feet of right of way on Center Street with the following findings and corrections:

### Findings:

1. The boundary line adjustments correct a property description discrepancy with the historically actual boundary wall/fence location;
2. The right of way dedication provides the dedication of the additional area necessary on the north side of Center Street between Orchard Drive and Valley View Drive to match the existing right of way.

### Conditions:

1. Redline corrections are submitted to the satisfaction of the City Engineer.

# Proposed Citizen Committees

# Proposed Citizen Committees

- ~ Code Change: Title 10 to eliminate PTAR Committee
- ~ Selection of citizen committee members
- ~ Selection of City Council committee members

# Current Parks, Trails, Arts and Recreation Committee

<u>Seat #</u>	<u>Current Member</u>	<u>Appointed By</u>	<u>Expiration</u>
1	Suzette Jackson	Mayor Horrocks	1/1/28
2	Emily Carr	Tammy Clayton	1/1/26
3	Dallas Golden	Alisa VanLangeveld	1/1/25
4	Peter Wirthlin	Suzette Jackson	1/1/25
5	Kyle Poulter	Ted Knowlton	1/1/25
6	Camille Thorpe	Lisa Watts Baskin	1/1/26
7	Brent Crowther	Mayor Horrocks	1/1/26

# Proposed Citizen Committees - continued

## Major Parts of Each Resolution

- ~ Each committee has 5 citizen members chosen by the City Council
- ~ Mayor will assign City Council committee members
- ~ All committees will prepare an annual report to the City Council (1<sup>st</sup> quarter)
- ~ All resolutions allow for non-voting members
- ~ Committees work to create by-laws

RESOLUTION 2024-40R  
Citizen's Art Committee

# Work Session Discussion - Citizen Committees

## Arts Committee

### Duties

Support for Branding and Signage

Recommendations re: public art, creative urban design

Support for fundraising (public grants and private donors)

Plan/recommendations for the arts in the City (long-range/performing arts/art events/arts council, etc.)

Various projects (Murals, public art pieces in public spaces)

Staff Support: David Frandsen, Sherrie Pace\*, communications staff as needed + City Councilmember

\* This requires Exhibit A to be amended to include the Community Development Director

## Proposed Motion

I move that the City Council approve Resolution 2024-40R: A Resolution Establishing a Citizen Arts Committee with this change to Exhibit A: Under Committee Membership, paragraph (a), add the Community Development Director as a non-voting member.

RESOLUTION 2024-41R  
Citizen's Trails and Active Transportation  
Committee

# Work Session Discussion - Citizen Committees

## Trails & Active Transportation Committee

### Duties

Long-range Trail Master Plan & Active Transportation Plans, as needed

Preparation of signage and trail marking system

Support for fundraising (public grants and private donors)

Assist with annual budgetary recommendations to CC re: public investment

Recommendation related to trail maintenance and clean-up

Various projects (Purge the Spurge, Trail restoration, Summer Trail Series)

Staff Support\*: Ali Avery, TJ Riley, Jon Rueckert

\*This requires Exhibit A to exclude the Community Development Director or his/her designee

## Proposed Motion

I move that the City Council approve Resolution 2024-41R: A Resolution Establishing a Citizen Trails and Active Transportation Committee with the following change to Exhibit A: Under Committee Membership, paragraph (a), remove “Community Development Director or her/his designee”.

RESOLUTION 2024-42R  
Citizen's Civic Events Committee

# Work Session Discussion - Citizen Committees

## City Events Committee

### **Primary Events**

NSL Reads Essay Contest & Author Night

Kite Festival

Golden Spoke

NSL Photo Contest

Halloween Trot & Treat Spooktacular

Winter Lights Fest

### **Additional Events**

Arbor Day

9/11 Day of Service

Get to the River

Unity in the Community

Staff Support: Jon Rueckert, Carmen Wilson, Randy Simmons, Linda Horrocks

## Proposed Motion

I move that the City Council approve Resolution 2024-42R: A Resolution Establishing a Citizen Civic Events Committee.

MONTHLY FINANCIAL REPORT  
October 31, 2024

# APPROVAL OF MINUTES

November 19, 2024

## Proposed Motion

I move that the City Council approve the minutes of the November 19, 2024 meetings, as written.

# ACTION ITEMS

# COUNCIL REPORTS

# CITY ATTORNEY REPORT

# MAYOR'S REPORT

# CITY MANAGER REPORT

ADJOURN