



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
July 28, 2026
6:30 PM**

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time at City Hall, 10 East Center Street, North Salt Lake, Utah. Some Commissioners may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits:

AGENDA ITEMS

1. Welcome and Introduction
2. Public Comment
3. Consideration of a plat amendment to lot 1301 of Eaglewood Cove Subdivision, Phase 13 and 1302A of the Eaglewood Cove Subdivision, Phase 13 Amendment No. 3 located at 725 and 715 South Tanglewood Loop, Eric Beard, Beard Construction, applicant (Administrative)
4. Consideration of a plat amendment combining lot 3A and 3B of the Foxboro South Plat 1 Lot 3 Amended Subdivision located at 360 North Cutler Drive and 335 North Redwood Road, Konrad Thiel, Bunnell Incorporated, applicant (Administrative)
5. Consideration of site plan approval for an accessory storage structure for Bunnell Incorporated at 330 North Cutler Drive, Dylan Lloyd, Protec, applicant (Administrative)
6. Consideration of site plan approval for the Crete Carrier parking lot replacement and expansion at 723 and 695 West 1100 North, Gary Tyler, Hughes General Contractors, applicant (Administrative)
7. Work Session – Town Center Urban Design Standards (Mark Morris w/ Voda)
8. Report on City Council actions on items recommended by the Planning Commission
9. Approval of Planning Commission Minutes of July 14, 2026
10. Adjourn

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:

<https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://nslcity.gov/>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: July 27, 2026



Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: July 28, 2026

SUBJECT: Consideration of a plat amendment to lot 1301 of the Eaglewood Cove Subdivision, Phase 13 and 1302A of the Eaglewood Cove Subdivision, Phase 13 Amendment No. 3 located at 725 and 715 South Tanglewood Loop

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment combining lot 1301 of the Eaglewood Cove Subdivision, Phase 13 and 1302A of the Eaglewood Cove Subdivision, Phase 13 Amendment No. 3 located at 725 and 715 South Tanglewood Loop and vacating the dividing drainage easement with the following condition:

1. Correction of redlines.

BACKGROUND

This plat amendment combines two vacant lots into a single building lot and vacates a 14 foot wide internal lot line drainage easement. The drainage easement is being vacated to allow modification to the building envelope. The City Engineer has confirmed that this easement is not being used and it is not necessary if the lots are combined. This amendment modifies the building envelopes by connecting the two existing buildable areas across the shared property line. The building envelope modification is not extended beyond that connection.

The amended lot 1301A is subject to the same requirements and plat notes from the original plats, as well as the recorded covenants for the subdivision.

The applicant has provided a revised plat after receiving the initial redlines from city staff. That revision is under review.

PROPOSED MOTION

I move that the Planning Commission approve the plat amendment combining lot 1301 of the Eaglewood Cove Subdivision, Phase 13 and 1302A of the Eaglewood Cove Subdivision, Phase 13 Amendment No. 3 located at 725 and 715 South Tanglewood Loop and vacating the dividing drainage easement with the following condition:

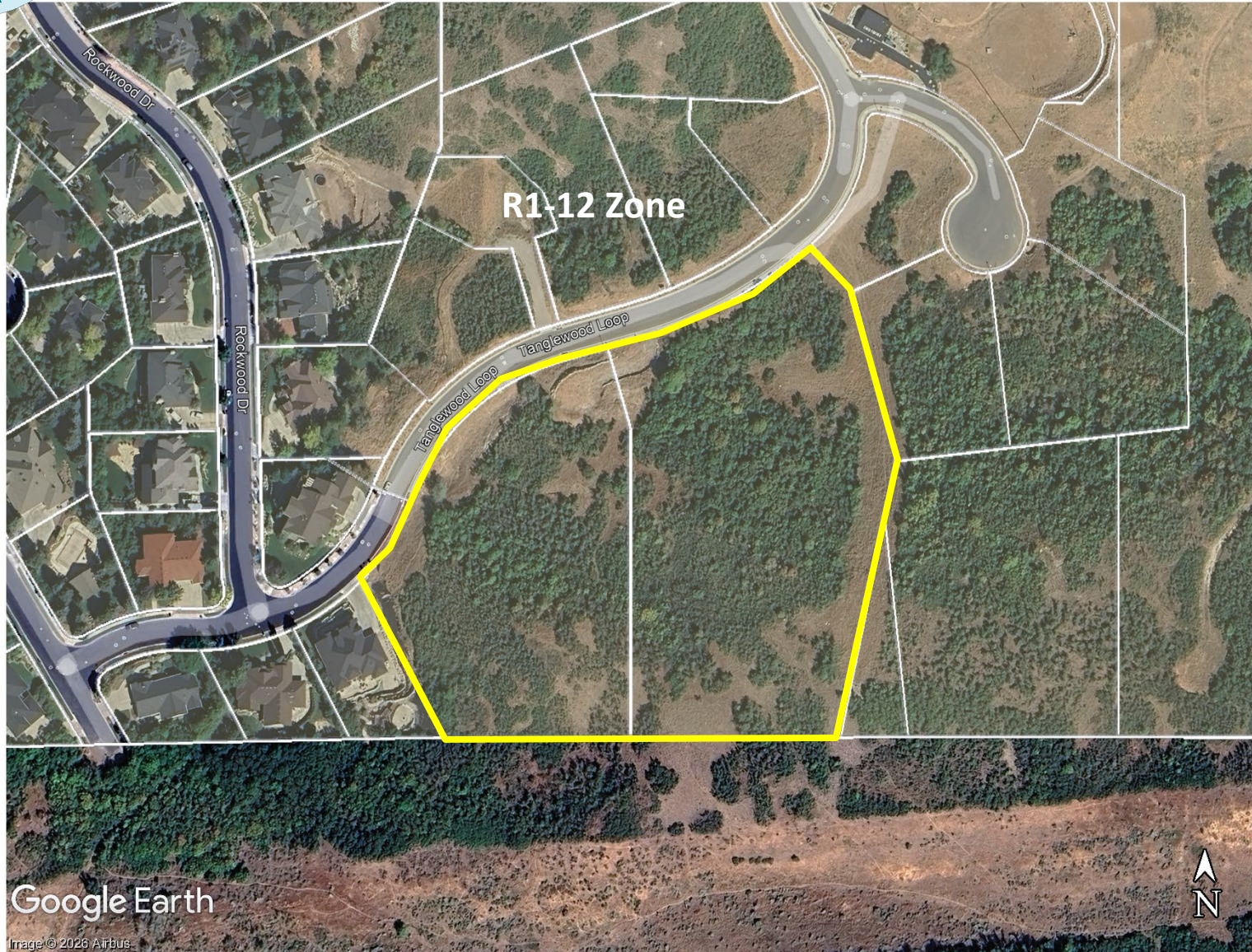
1. Correction of redlines.

Attachments

- 1) Aerial/Zoning Map
- 2) Plat



Lot 3A & 3B, Foxboro South Plat 1 Plat Amendment 360 North Cutler Drive & 335 North Redwood Road Zoning Map



NOTES

- 1.) 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. PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.
- 2.) 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.
- 3.) 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.
- 4.) ALL LOTS AND PARCELS ARE DEEMED RESTRICTED AND GOVERNED ACCORDING TO NORTH SALT LAKE CITY CODE, TITLE 10, CHAPTER 12, SENSITIVE AREA DISTRICT AND GEOLOGIC HAZARDS, AS AMENDED.
- 5.) FIRE SPRINKLING: DUE TO THE SLOPE OF THE STREETS, SOUTH DAVIS METRO FIRE SHALL REQUIRE THAT THE HOME ON LOT 1302A BE FIRE SPRINKLED
- 6.) BUILDING LOT ENVELOPES: ALL HOMES AND STRUCTURES SHALL BE CONTAINED WITHIN THE BUILDING ENVELOPES AS SPECIFIED ON THE PLAT. 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, RETENTION OF NATIVE VEGETATION AND SLOPE, OR WHERE THE SUBMISSION OF A TOPOGRAPHICAL SURVEY JUSTIFIES THE ADJUSTMENT OF THE BUILDING ENVELOPE TO INCLUDE ADJACENT AREAS LESS THAN 30% SLOPE AND EXCLUDE AREAS EQUAL TO OR IN EXCESS OF 30% SLOPE. LOT GRADING OUTSIDE OF THE DESIGNATED BUILDING ENVELOPES SHALL NOT BE ALLOWED TO MODIFY THE NATURAL GRADE FOR THE PURPOSES OF MEETING THIS REQUIREMENT.
- 7.) BUILDING CONSTRUCTION. APPLICATION FOR CONSTRUCTION OF ANY STRUCTURE SHALL BE ACCOMPANIED BY:
- a.) ENGINEERED BUILDING PLANS, WHERE REQUIRED BY BUILDING CODE, 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 THEREIN;
- b.) A SITE PLAN CONTAINING:
- i.) LOT LINES & BUILDING ENVELOPE;
- ii.) SETBACKS;
- iii.) EXISTING AND PROPOSED STRUCTURES;
- iv.) EXISTING GRADE OF THE AREA TO BE DISTURBED AND PROPOSED FINAL GRADING.
- v.) ALL AREAS WITH SLOPES IN EXCESS OF THIRTY PERCENT (30%); AND
- vi.) DRIVEWAY LOCATION, DIMENSIONS AND SLOPE, NO DRIVEWAY SHALL EXCEED 10% GRADE.
- c.) A LANDSCAPE PLAN DEMONSTRATING COMPLIANCE WITH NORTH SALT LAKE CITY CODE, TITLE 10, CHAPTER 22 WATER EFFICIENT LANDSCAPE STANDARDS.
- 8.) CRITICAL SLOPE EASEMENT
- a.) CRITICAL SLOPE EASEMENT AREA DEFINED:
- i.) BUILDING LOTS: THE CRITICAL SLOPE EASEMENT SHALL APPLY TO ALL THOSE PORTIONS OF EACH BUILDING LOT WHERE THE SLOPE IS GREATER THAN THIRTY PERCENT (30%) AND ALL AREAS OUTSIDE THE DESIGNATED BUILDING ENVELOPE. IF THE BUILDING ENVELOPE IS MODIFIED AS PROVIDED IN NOTE 13 12 ABOVE, THE CRITICAL SLOPE EASEMENT SHALL NO LONGER APPLY TO THAT AREA. EXCEPTION: THE HEREIN DESIGNATED CRITICAL SLOPE EASEMENT AREA MAY BE REDUCED BY THE CITY ENGINEER UPON SUBMITTAL OF A TOPOGRAPHICAL SURVEY DEMONSTRATING THOSE AREAS UPON WHICH THE SLOPE IS LESS THAN THIRTY PERCENT (30%). CRITICAL SLOPE EASEMENT AREA MAY NOT BE REDUCED ON AREAS WHICH INCLUDE A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, OR SEWER EASEMENT WITHOUT A PLAT AMENDMENT AND VACATION OF SAID EASEMENT.
- b.) UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS. UTILITY EASEMENTS WITHIN THE CRITICAL SLOPE EASEMENT AREAS ARE LIMITED TO THOSE DESIGNATED ON THE PLAT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ANY UTILITY SERVICES AND UTILITY LINES WHICH SERVE THE SUBDIVISION.
- c.) RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS USE AND OCCUPANCY OF ALL CRITICAL SLOPE EASEMENT AREAS IS LIMITED TO THOSE USES EXPRESSLY IDENTIFIED HEREIN AND ARE TO BE USED EXCLUSIVELY BY THE RESPECTIVE OWNERS OF THE LOT AND THEIR GUESTS AND INVITEES IN ACCORDANCE WITH THESE RESTRICTIONS:
- i.) SUCH USE WILL BE RESTRICTED TO FOOT TRAFFIC ONLY AND INCIDENTAL PERSONAL OHV (OFF HIGHWAY VEHICLE) USE ONLY. THE USE OF OHVS SHALL BE LIMITED TO PURPOSES OF TRAVERSING THE PROPERTY AND NOT FOR RACING, HILL CLIMBING, MOTOCROSS OR OTHER SUCH ACTIVITIES THAT MAY UNDULY DISTURB VEGETATION AND CAUSE EROSION.
- ii.) NO PAVING, OUTBUILDING, SHED OR TEMPORARY BUILDING OF ANY KIND SHALL BE ERCTED, CONSTRUCTED, PERMITTED OR MAINTAINED IN, UNDER, OR WITHIN THE CRITICAL SLOPE EASEMENT AREAS.
- iii.) EXCEPT AS PROVIDED HEREIN, THE LOT UPON WHICH ANY OF THE CRITICAL SLOPE EASEMENT AREAS ARE LOCATED SHALL NOT BE E 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.
- iv.) SOILS EXCAVATED AS PART OF THE CONSTRUCTION OF APPROVED STRUCTURES SHALL NOT BE DEPOSITED NOR STORED WITHIN THE CRITICAL SLOPE EASEMENT AREA. SOILS MAY BE TEMPORARILY STORED WITHIN THE BUILDING ENVELOPE FOR THE PURPOSES OF BACKFILLING THE FOUNDATION AND THE REMAINING SOIL SHALL BE REMOVED FROM THE SITE.
- v.) 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. NATIVE VEGETATION SHALL NOT BE DISTURBED ON SLOPES GREATER THAN 30% EXCEPT AS ALLOWED IN THIS SECTION.
- vi.) PRIVATE RECREATIONAL USES. CRITICAL SLOPE EASEMENT AREAS MAY BE PERMITTED BY LAND USE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT FOR THE PURPOSES OF PRIVATE RECREATIONAL (NON-COMMERCIAL) USE ONLY.
- d.) 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.
- e.) 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.
- f.) 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.
- 9.) 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 OR LAND USE 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.
- 10.) A 20.0-FOOT-WIDE ACCESS EASEMENT OVER LOT 1302A AND IN FAVOR OF LOT 1301, CREATED BY CREATED BY THE EAGLEWOOD COVE SUBDIVISION PHASE 13 (ENTRY NO. 3514812, D.C.R.), TO BE VACATED BY THE RECORDING OF THIS PLAT.
- 11.) A 14.0-FOOT-WIDE DRAINAGE EASEMENT ALONG THE COMMON LOT LINE OF LOTS 1301 AND 1302, CREATED BY THE EAGLEWOOD COVE SUBDIVISION PHASE 13 (ENTRY NO. 3514812, D.C.R.), TO BE VACATED BY THE RECORDING OF THIS PLAT.
- 12.) THE RECORD OF SURVEY FOR THE EAGLEWOOD COVE SUBDIVISION PHASE 13 WAS PREPARED BY BINGHAM ENGINEERING AND FILED AS SURVEY NO. 8199 (D.C.S). THIS AMENDED PLAT IS BASED ON A SURVEY PREPARED BY ENTELLUS AND FILED AS SURVEY NO. 8276 (D.C.S.). THE BASIS OF BEARING FOR THIS PLAT HOLDS THE DAVIS COUNTY SURVEYOR'S BEARING ALONG THE SECTION LINE, AS SHOWN, AND THIS DOES NOT MATCH THE BASIS OF BEARING FOR THE ORIGINAL PLAT OR RECORD OF SURVEY BECAUSE THE FOUND MONUMENTS DO NOT MATCH THE RECORD BEARINGS OR THE DAVIS COUNTY SURVEYOR'S BEARINGS BETWEEN THE SECTION MONUMENTS IN THIS SECTION.

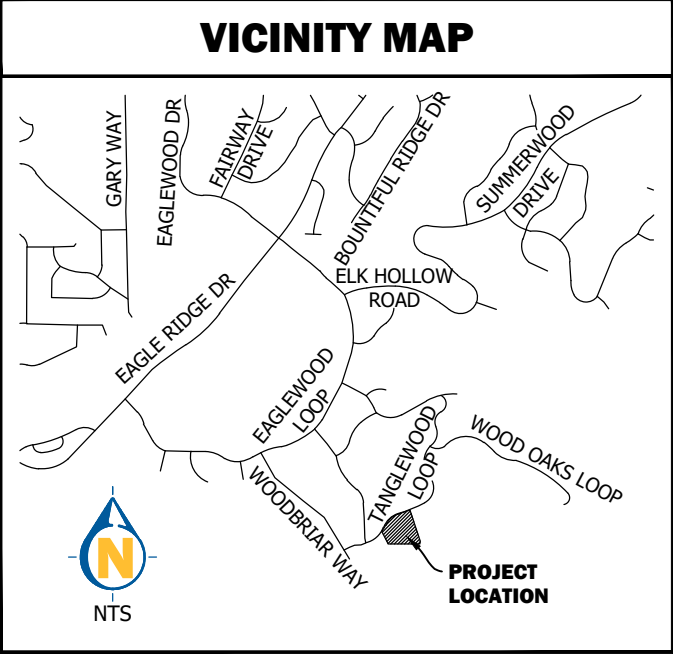
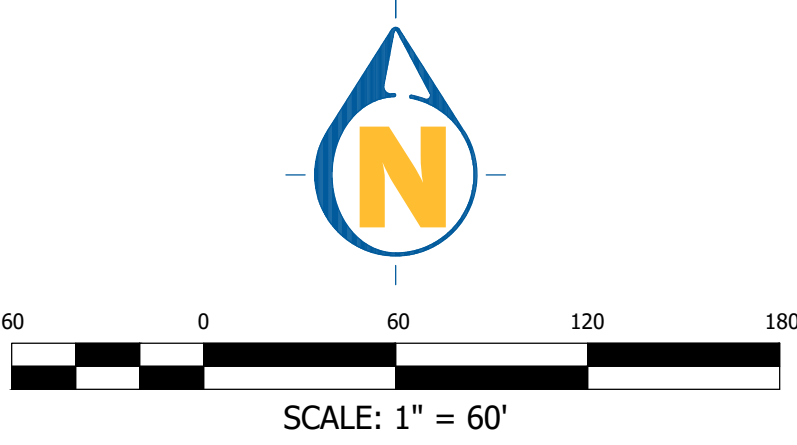
EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO. 5

COMBINING LOT 1301 OF EAGLEWOOD COVE SUBDIVISION PHASE 13 AND LOT 1302A OF EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO. 3 AND VACATING CERTAIN DRAINAGE AND ACCESS EASEMENTS LOCATED IN THE SE 1/4 OF SECTION 7, T.1N., R.1E., S.L.B.& M. CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH JULY 2026

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	274.96'	112.40'	023° 25' 17"	N32° 17' 59"E	111.62
C2	276.00'	257.29'	053° 24' 39"	N47° 17' 22"E	248.07
C3	524.00'	237.26'	025° 56' 32"	N61° 01' 26"E	235.23
C4	300.00'	279.66'	053° 24' 39"	N47° 17' 22"E	269.64
C5	500.00'	242.50'	027° 47' 19"	N60° 06' 02"E	240.13
C6	250.02'	176.73'	040° 30' 05"	N40° 50' 11"E	173.08
C7	544.00'	236.31'	024° 53' 20"	N61° 33' 02"E	234.46

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N67° 46' 10"W	0.95'
L2	N73° 59' 41"E	94.26'
L3	S41° 57' 00"E	75.45'
L4	N00° 00' 00"E	0.74'
L5	N73° 59' 41"E	94.26'
L6	N00° 00' 00"E	0.84'
L7	S08° 24' 00"E	29.11'
L8	N16° 03' 06"W	6.49'

LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ADJACENT PROPERTY ROW	_____
BUILDING ENVELOPE LINE	_____
CENTER LINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
RECORD CALLS () PUBLIC UTILITY EASEMENT (P.U.E.)	
SET 5/8" REBAR WITH "ENTELLUS" CAP., AT CORNER (UNLESS OTHERWISE NOTED)	● DAVIS COUNTY SURVEYOR (D.C.S.)
FOUND PROPERTY MARKER (AS NOTED)	○ DAVIS COUNTY RECORDER (D.C.R.)



SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7098776-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE RETRACED RECORD OF SURVEY FILE NO. 8276, FILED WITH DAVIS COUNTY, AND HAVE VERIFIED THAT THE LOCATIONS OF THE BOUNDARIES ON SAID SURVEY REPRESENT THE EXISTING PROPERTY BOUNDARIES SHOWN ON THIS PLAT. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO. 5.

STEPHEN M. BURT, P.L.S. UT #7098776-2201

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH, SALT LAKE BASE AND MERIDIAN, SAID PARCEL COMPRISES LOTS 1301, 1302, AND 1303 OF THE EAGLEWOOD COVE SUBDIVISION PHASE 13 RECORDED AS ENTRY NO. 3514812 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.R.) AND ALSO LOT 1302A OF THE EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO. 3 (ENTRY NO. 3540285, D.C.R.), SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1302A, SAID POINT IS SOUTH 00°07'31" EAST 2644.69 FEET ALONG THE WEST SECTION LINE, AND SOUTH 89°55'36" WEST 2155.50 FEET ALONG THE SOUTH SECTION LINE AND NORTH 00°00'00" EAST 0.74 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 89°56'22" WEST 475.61 FEET ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISIONS TO THE SOUTHEAST CORNER OF LOT 408 OF EAGLEWOOD COVE SUBDIVISION PHASE 4; THENCE NORTH 27°31'10" WEST 211.48 FEET ALONG THE EAST LINE OF SAID LOT TO THE SOUTH RIGHT-OF-WAY LINE OF TANGLEWOOD LOOP; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF TANGLEWOOD LOOP THE FOLLOWING (5) COURSES: (1) NORTHEASTERLY 112.40 FEET ALONG A NON-TANGENT, 274.96-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°25'17" (CHORD BEARING NORTH 32°17'59" EAST 111.62 FEET) TO A POINT OF NON-TANGENCY; (2) NORTH 67°47'10" WEST 0.95 FEET TO A POINT ON A NON-TANGENT, 276.00-FOOT-RADIUS CURVE TO THE RIGHT; (3) NORTHEASTERLY 257.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°24'39" (CHORD BEARING NORTH 47°17'22" EAST 248.07 FEET) TO A POINT OF TANGENCY; (4) NORTH 73°59'41" EAST 94.26 FEET TO A POINT ON A TANGENT, 524.00-FOOT-RADIUS CURVE TO THE LEFT; (5) NORTHEASTERLY 237.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°56'32" (CHORD BEARING NORTH 61°01'26" EAST 235.23 FEET) TO A POINT OF NON-TANGENCY AND TO THE NORTHWEST CORNER OF LOT 1304 OF EAGLEWOOD COVE SUBDIVISION PHASE 13; THENCE SOUTH 41°57'00" EAST 75.54 FEET TO THE NORTHWEST CORNER OF LOT 1305 OF SAID SUBDIVISION; THENCE SOUTH 14°27'48" EAST 210.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 11°28'37" WEST 337.03 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.093 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO. 5, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

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

BRANDON NIELSON

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 20_____, IN THE STATE OF UTAH, IN THE COUNTY OF DAVIS, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRANDON NIELSON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

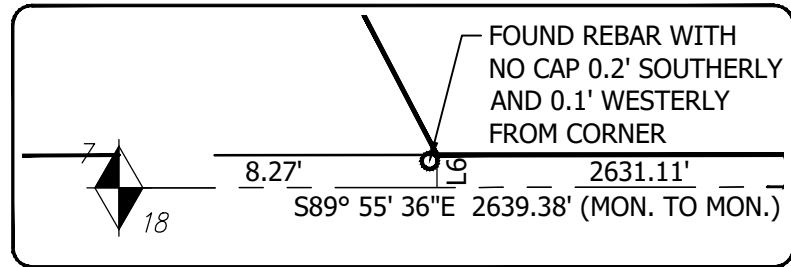
NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC NAME: _____

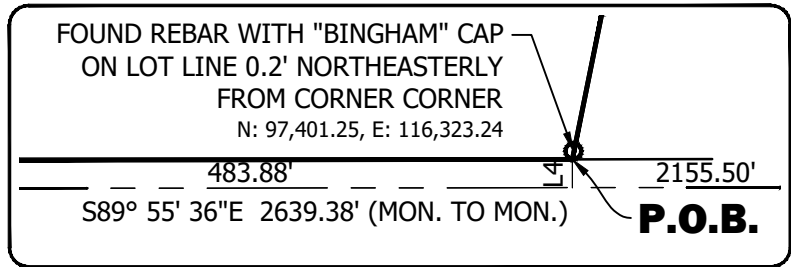
COMMISSIONED IN THE STATE OF: _____

COMMISSION NUMBER: _____

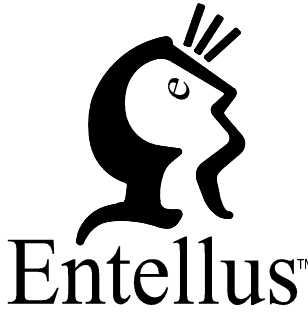
MY COMMISSION EXPIRES: _____



DETAIL A
SCALE: 1"=5'



DETAIL B
SCALE: 1"=5'



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1006038
2026/06/03 JJS
2026/07/16 JJS

NORTH SALT LAKE CITY ENGINEER

RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20_____.

NORTH SALT LAKE CITY ENGINEER

NORTH SALE LAKE PLANNING COMMISSION

RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20_____.

CHAIRMAN

NORTH SALT LAKE CITY ATTORNEY

RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20_____.

NORTH SALT LAKE CITY ATTORNEY

MAYOR ACCEPTANCE

THIS _____ DAY OF _____, 20_____.

CITY RECORDER ATTEST

MAYOR

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20_____.

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____

DEPUTY



MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: July 28, 2026

SUBJECT: Consideration of a plat amendment combining lot 3A and 3B of the Foxboro South Plat 1 Lot 3 Amended Subdivision located at 360 North Cutler Drive and 335 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment combining lot 3A and 3B of the Foxboro South Plat 1 Lot 3 Amended Subdivision located at 360 North Cutler Drive and 335 North Redwood Road with the following condition:

1. Correction of redlines.

BACKGROUND

The Foxboro South Plat 1 was recorded in 2005 and created Lot 3 (5.59 acres) known as 335 North Redwood Road. In 2007, that lot was subdivided into Lot 3A (2.83 acres) known as 360 North Cutler Drive and Lot 3B (2.76 acres) known as 335 North Redwood Road. Two buildings were constructed on Lot 3A and Lot 3B was improved as a parking lot.

Bunnell Incorporated is the current user and owner of the properties. They are pursuing a plat amendment to combine lots 3A and 3B back into a single parcel so that they can construct an accessory structure on lot 3B for the use of the business occurring in the existing buildings of 3A.

There are no easements being amended or vacated with this plat amendment application and therefore, this application will not go before the City Council.

The remaining redlines are minor and related to signature blocks, plat notes, and the legend.

PROPOSED MOTION

I move that the Planning Commission approve the plat amendment combining lot 3A and 3B of the Foxboro South Plat 1 Lot 3 Amended Subdivision located at 360 North Cutler Drive and 335 North Redwood Road with the following condition:

1. Correction of redlines.

Attachments

- 1) Aerial/Zoning Map
- 2) Plat

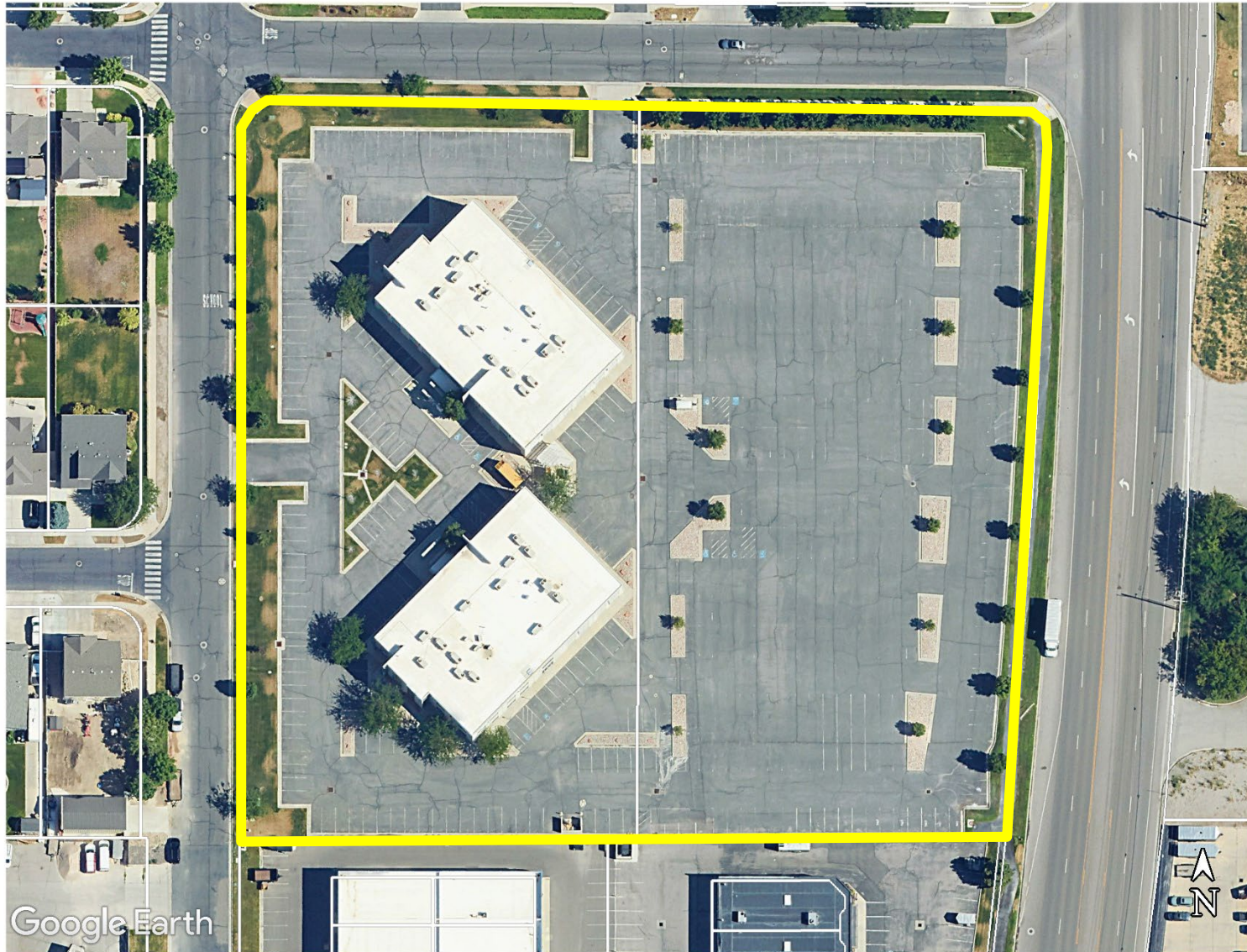


Lot 3A & 3B, Foxboro South Plat 1 Plat Amendment 360 North Cutler Drive & 335 North Redwood Road Zoning Map



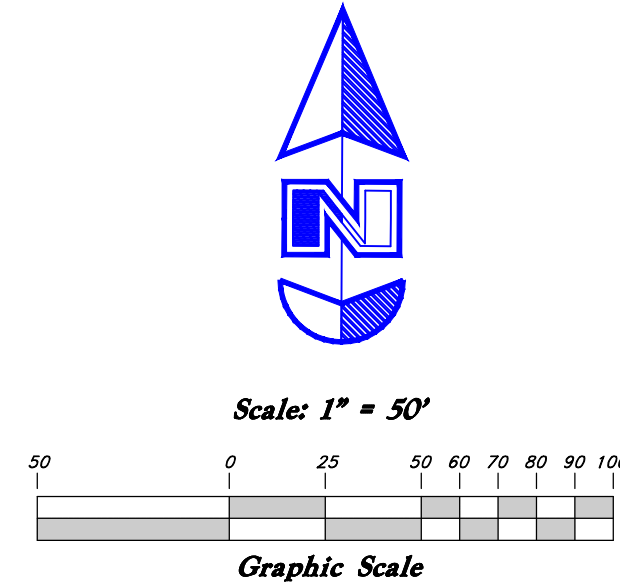
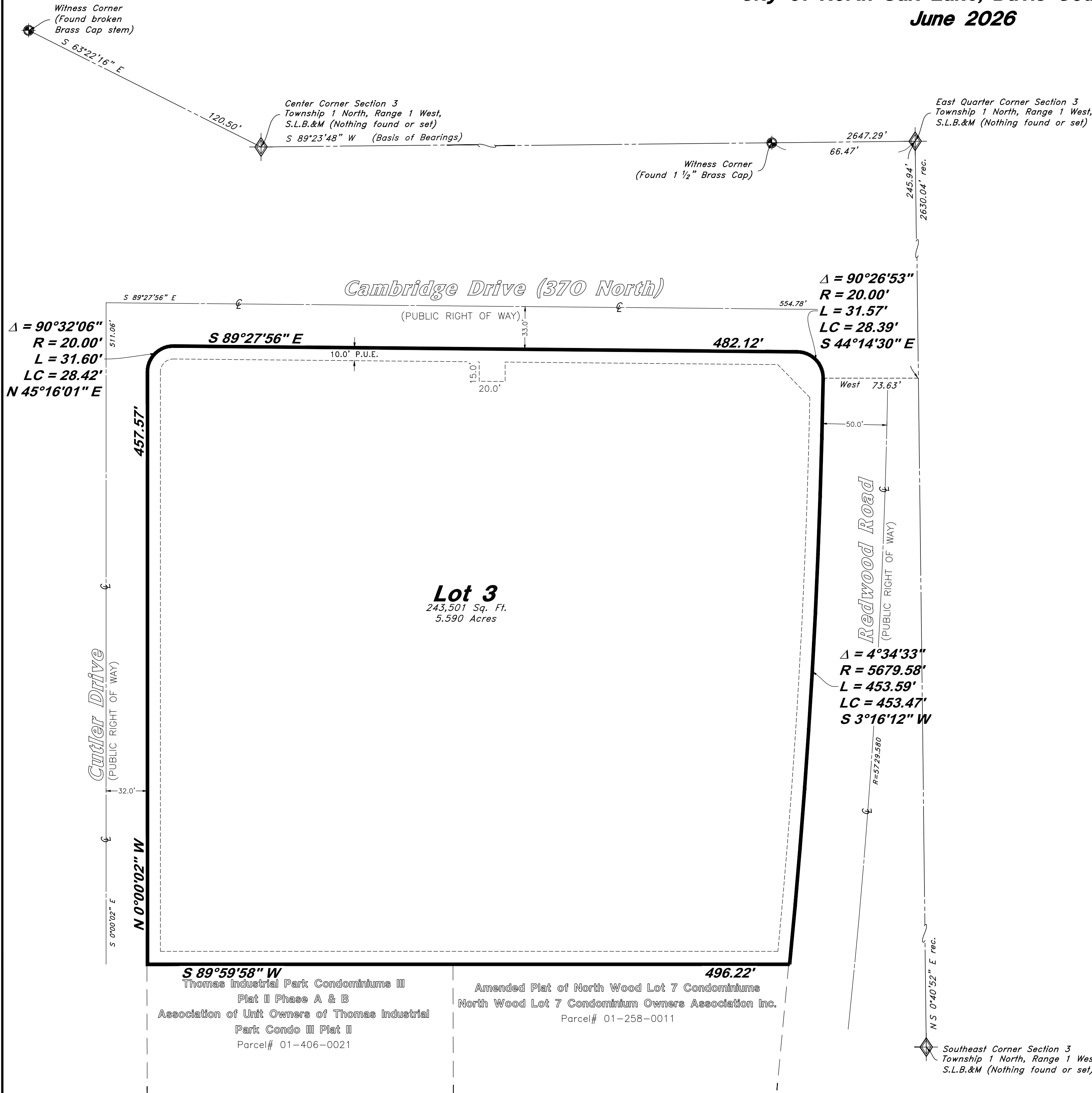


Lot 3A & 3B, Foxboro South Plat 1 Plat Amendment
360 North Cutler Drive & 335 North Redwood Road
Aerial



Foxboro South Plat 1 Lot 3, 2nd Amended

Amending Lots 3A and 3B of Foxboro South Plat 1, Lot 3, Amended
A part of the Southeast Quarter of Section 3, T1N. R1W, SLB&M
City of North Salt Lake, Davis County, Utah
June 2026

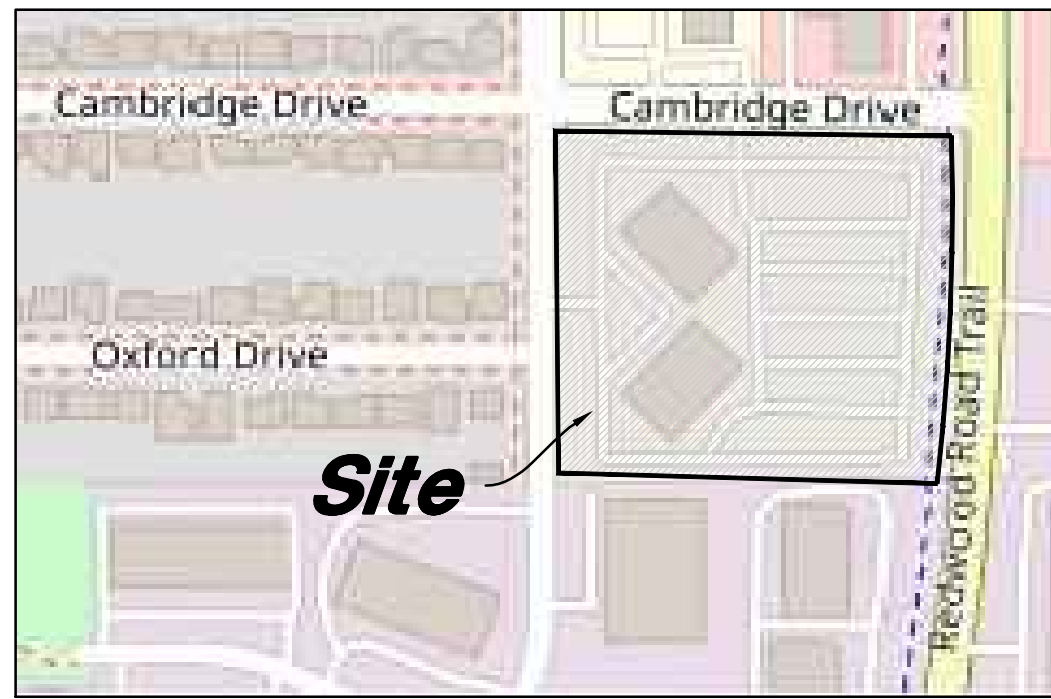


- LEGEND**
- Note that not all Legend items may appear on survey
- Section Corner Found
 - Section Corner Calc'd
 - Exist. Monument
 - Set Nail & Washer
 - Set 5/8 x 24" Rebar & GBE Cap
 - P.U.E. (Rec.) Record
 - (Meas.) Measured
 - (Calc'd.) Calculated
 - Exist. Existing
 - Boundary Line
 - Parcel Line
 - Adjoining Parcel Line
 - Section Line
 - Easement Line
 - Centerline
 - Exist. Fence Line
 - Exist. Building Line

SURVEYOR'S NARRATIVE

This survey and subdivision was requested by Konrad Thiel of Bunnell Holdings, Inc. to combine Lots 3A and 3B.

Found Witness Corners for the East Quarter Corner and the Center of Section 3 were recovered, and a line calculated between Section Corners bearing S 89°23'48" W was assigned as the Basis of Bearings to honor and retrace the underlying Foxboro South Plat 1, Lot 3, Amended Subdivision.



Vicinity Map
(Not to Scale)

SURVEYOR'S CERTIFICATION

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 8707113, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-73-504 and that I have verified all measurements shown hereon this plat of Foxboro South Plat 1, Lot 3, 2nd Amended, in City of North Salt Lake, Davis County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 20____.

8707113
Ken B. Hawkes
License No. Ken B. Hawkes

DESCRIPTION

All of Lots 3A and 3B, Foxboro South, Plat 1, Lot 3, Amended, recorded as Entry No. 2312190, in book 4384 at Page 1057, Davis County Recorder's Office.

Contains: 5.59 Acres

OWNERS DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and combine the same into lots as shown hereon and name said tract and hereby dedicate, grant and convey to City of North Salt Lake, Davis County, Utah all those parts or portions of said tract of land designated as public utility easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals, or any other utility or street-related facility as authorized by the City.

Signed this _____ Day of _____, 20____.

Bunnell Holdings, LLC
By: Jean Larson
Its: Manager

ACKNOWLEDGMENT

State of _____ } ss
County of _____ }

The foregoing instrument was acknowledged before me this _____ day of _____ 2026 by Jean Larson, Manger of Bunnell Holdings, LLC.

Residing At: _____ A Notary Public commissioned in _____

Commission Number: _____

Commission Expires: _____ Print Name



CITY OF NORTH SALT LAKE CITY ATTORNEY

Approved as to form by the City of North Salt Lake ATTORNEY this _____ day of _____, 20____.

Signature City of North Salt Lake Attorney

CITY OF NORTH SALT LAKE 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 agree with the lines and monuments on record in this office. Signed this _____ day of _____, 20____.

Signature City of North Salt Lake Engineer

CITY OF NORTH SALT LAKE PLANNING COMMISSION

Approved by the City of North Salt Lake PLANNING COMMISSION this _____ day of _____, 20____.

Signature Chairperson

CITY OF NORTH SALT LAKE COUNCIL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Council of City of North Salt Lake, UTAH this _____ day of _____, 20____.

Attest: City Recorder

Mayor

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED ON _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

DAVIS COUNTY RECORDER

BY: _____ DEPUTY



MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: July 28, 2026

SUBJECT: Consideration of site plan approval for an accessory storage structure for Bunnell Incorporated at 330 North Cutler Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for an accessory storage structure for Bunnell Incorporated at 330 North Cutler Drive with the following conditions:

1. Correction of redlines;
2. The plat amendment combining Lot 3A and 3B of the Foxboro South Plat 1 Lot 3 Amended is recorded prior to issuance of Certificate of Occupancy for the accessory structure.

BACKGROUND

When the plat amendment combining lot 3A and 3B of the Foxboro South Plat 1 Lot 3 Amended is finalized, the subject property will be addressed 330 North Cutler Drive and be 5.59 acres in size. The property is zoned General Commercial (CG). It has a primary frontage on Cutler Drive and also frontages on Cambridge Drive and Redwood Road. Existing conditions of the property include two buildings, a large parking lot, and landscape improvements along the frontages.

The owner and user is Bunnell Incorporated. Bunnell has had an active business license since 2022 to develop and distribute neo-natal respirators. The operations have grown causing a need for additional storage. This site plan application is for a new accessory storage structure (approximately 8, 400 sq. ft.) behind the existing buildings and adjacent to Redwood Road.

REVIEW

Approximately 31,200 sq. ft. of the entire property will be disturbed as part of this development. There are no modifications to property access including the quantity, placement, and width of driveways. There is currently one improved access from Cutler Drive and one from Cambridge Drive.

The property and buildings were used as a call center and required more parking than the current land use. The existing buildings have since undergone an interior remodel. The placement of the proposed accessory structure will result in a loss of 68 parking stalls. The remaining parking stalls are compliant with the minimum off street parking stall requirements in City Code.

Code 10-11-4 requires that a minimum of 15% of the lot be improved landscaping. The proposed plan provides 15.4%. The maximum landscaped area allowed to be sod is 5% or no more than 5,000 sq. ft., whichever is less. The existing landscaping will remain. Approximately 2,000 sq. ft. landscaping on the Redwood Road side of the proposed accessory structure will be added. That area must comply with the City's Water Efficient Landscape Standards (Title 10, Chapter 22) and may not be sod. The plans have been redlined to ensure that the area is xeriscape.

The proposed structure is setback over 44 ft from Redwood Road and complies with all setback and lot coverage requirements. It is 38.5 ft from finished grade to roof peak and 40' from finished grade to finished grade to top of parapet on the Redwood Road side. The maximum height for structures in the CG zone is 60 ft.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The standards require all buildings that are visible from a public right of way comply with the standards. The proposed structures meet architectural design guidelines and is compliant with code.

Massing

- Horizontal Articulation every 100 feet-Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)
- Vertical Articulation every 30 feet in height-max height 45 feet (meets standard)
- Parapet Variation every 60 linear feet-All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)
- Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. (Not applicable – accessory structure with no primary entrance)

The proposed accessory structure will be constructed with white and gray metal panels. City Code 10-1-43 permits accessory structures to be metal if they have a minimum of a 4 foot wainscot finish on any façade visible from a public right of way. The wainscot finish shall be compatible with the primary structure. The proposed metal panels for the wainscot finish are architectural grade "artisan series" and do not have the appearance of metal.

PROPOSED MOTION

I move that the Planning Commission approve the site plan for an accessory storage structure for Bunnell Incorporated at 330 North Cutler Drive with the following conditions:

1. Correction of redlines;
2. The plat amendment combining Lot 3A and 3B of the Foxboro South Plat 1 Lot 3 Amended is recorded prior to issuance of Certificate of Occupancy for the accessory structure.

Attachments

- 1) Aerial/Zoning Map
- 2) Site Plan
- 3) Elevations

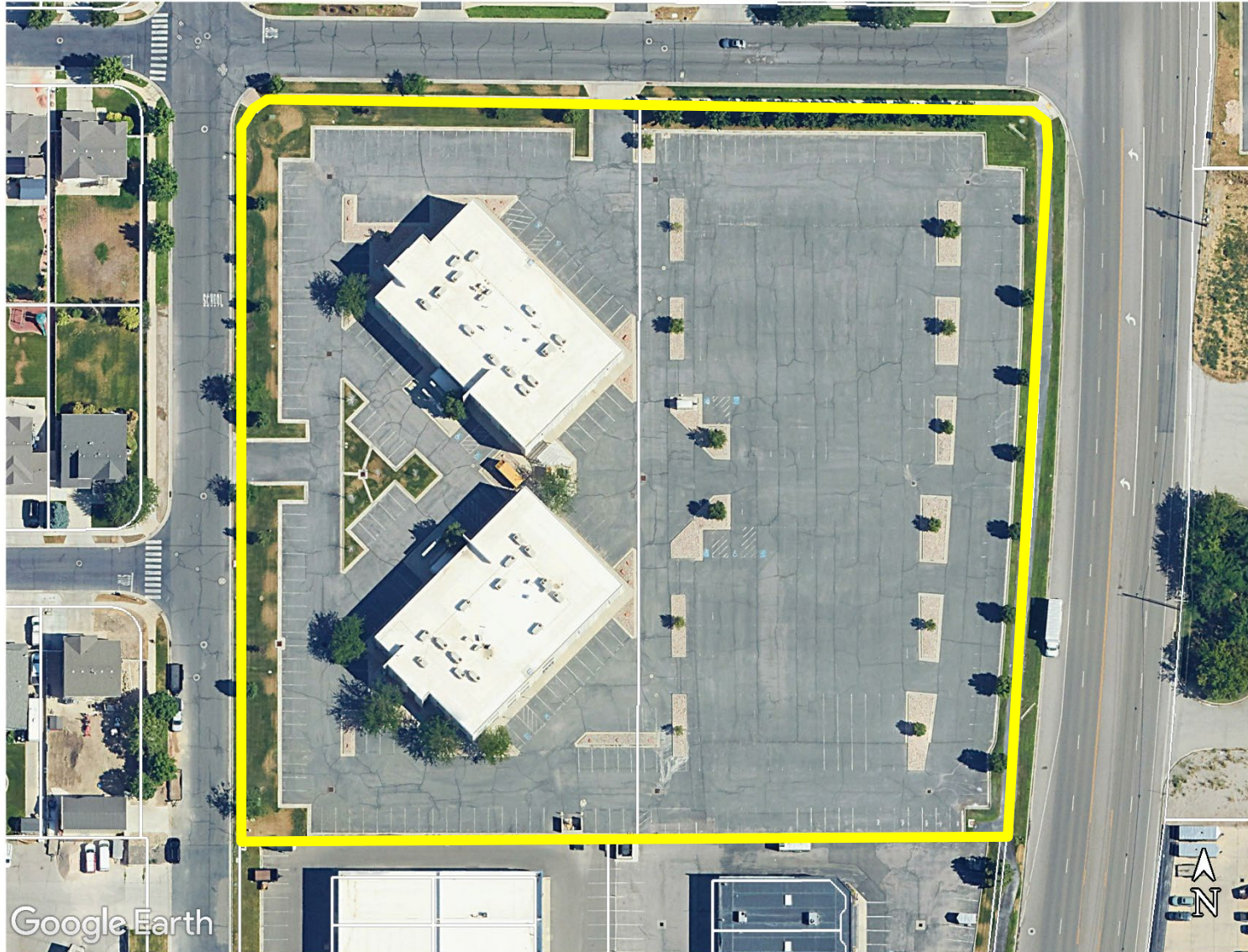


Lot 3A & 3B, Foxboro South Plat 1 Plat Amendment 360 North Cutler Drive & 335 North Redwood Road Zoning Map



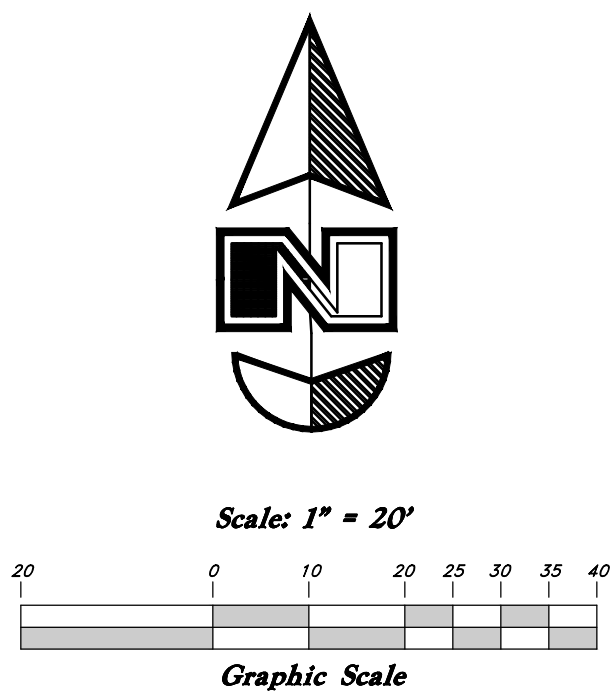
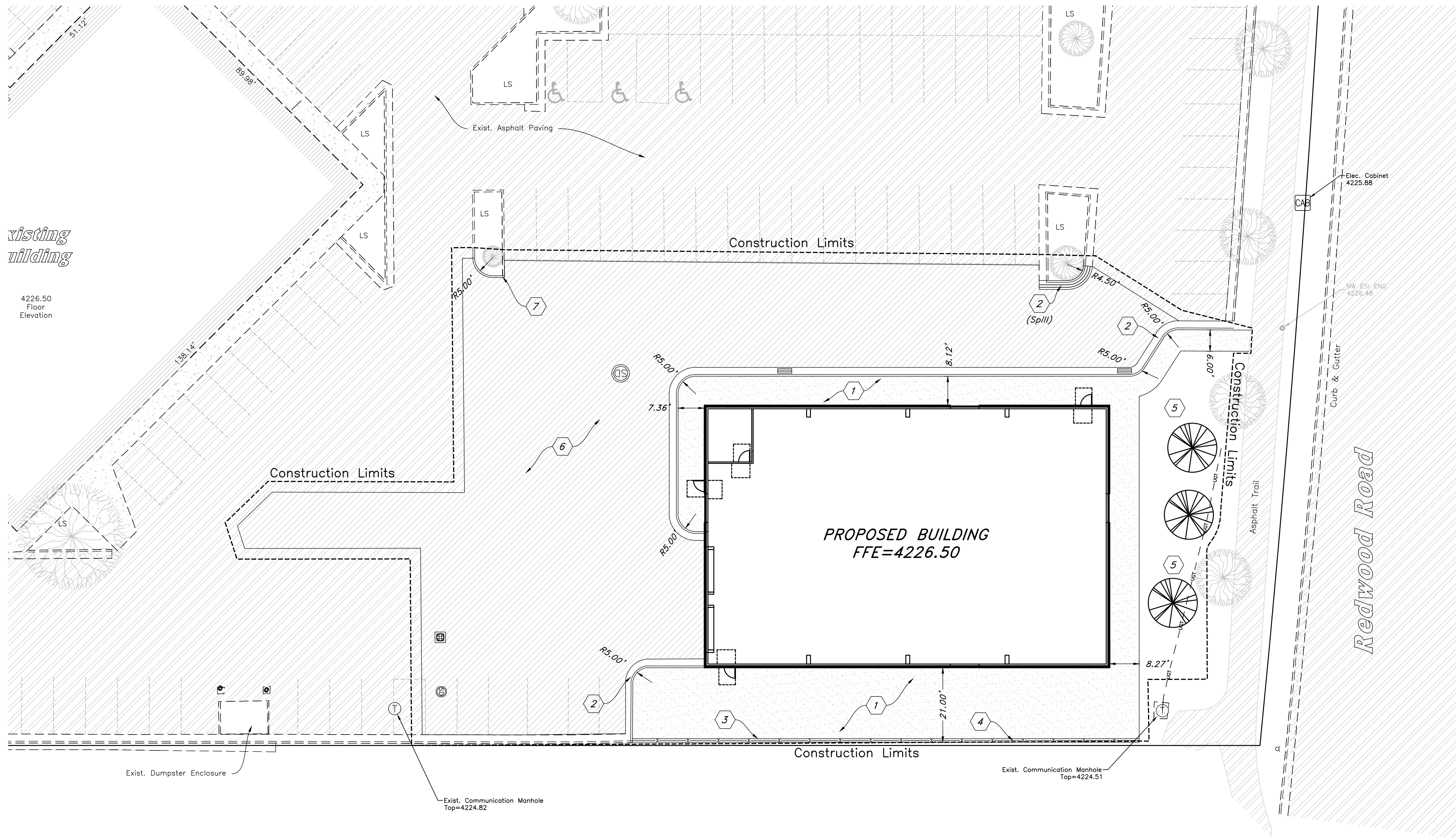


Lot 3A & 3B, Foxboro South Plat 1 Plat Amendment
360 North Cutler Drive & 335 North Redwood Road
Aerial



6/8/2026 4:08:10 PM Address Docs Photos - Bunell Warehouse_26.0056 Photos - Bunell Warehouse_25.rvt

FOR REVIEW ONLY
Not for Construction

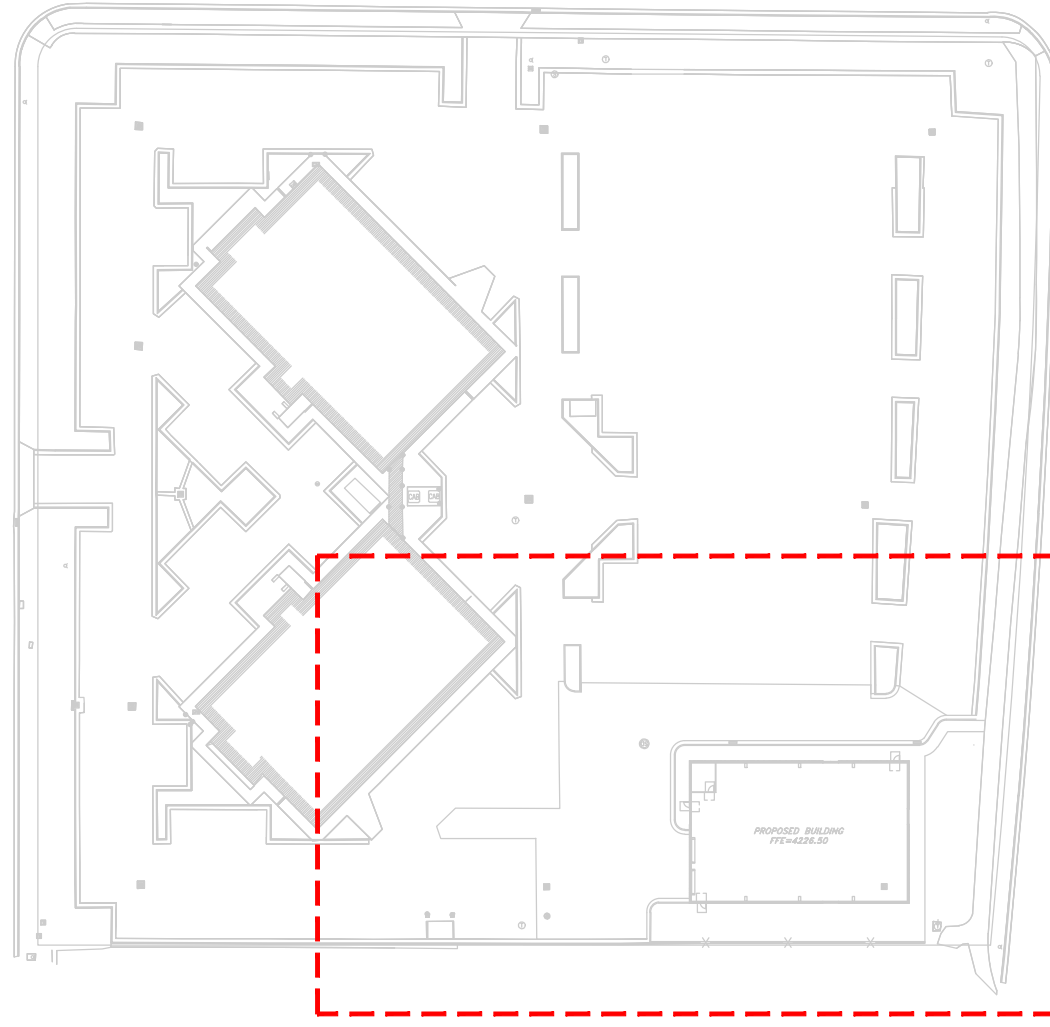


Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edges of Asphalt
- Centerline
- Flowline
- Finished floor
- Top of Curb
- Top of Wall
- Top of Concrete
- Natural Ground
- Finished Grade
- Fire Department Connection
- Finished Contour
- Exist. Contour
- Finished Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Spill
- Curb & Gutter
- Demo Tree

Site Key Map



Site Construction Key Notes		
①	Construct Concrete Pavement, T=4"	5/SD005
②	Construct 30" Curb & Gutter	4/SD005
③	Construct Concrete Curb Wall	7/SD005
④	Construct Privacy Fence	See Arch. Plans
⑤	Proposed Landscaping	See Landscape Plans
⑥	Construct Asphalt Paving	6/SD005
⑦	Construct Ribbon Curb	Per Existing

- GENERAL SITE NOTES:**
- Stalls designated as accessible will require a painted accessible symbol and sign. (See Details).
 - Fire lane markings and signs to be installed as directed by the Fire Marshall.
 - Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 - All dimensions are to back of curb unless otherwise noted.
 - Contractor must meet all North Salt Lake City Specifications and standards within the City right-of-way.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

NOT FOR CONSTRUCTION



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO, INC.

project:
**PROTECS -
BUNNELL
STORAGE**

330 N. Cutler Dr.
North Salt Lake, UT 84054

project #: 26.0056
date: 06/12/2026

revisions :

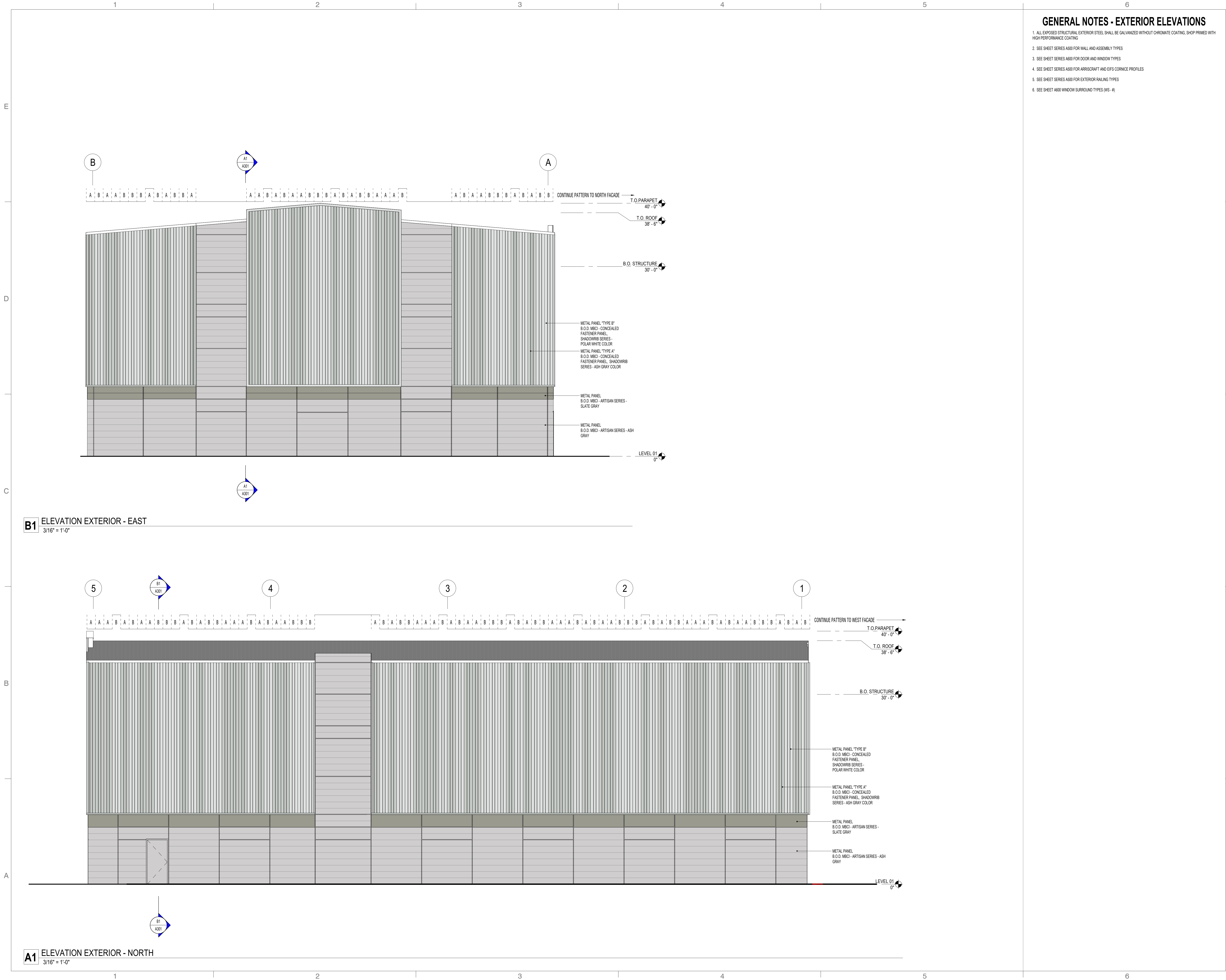
title:
**SITE
PLAN**

sheet:

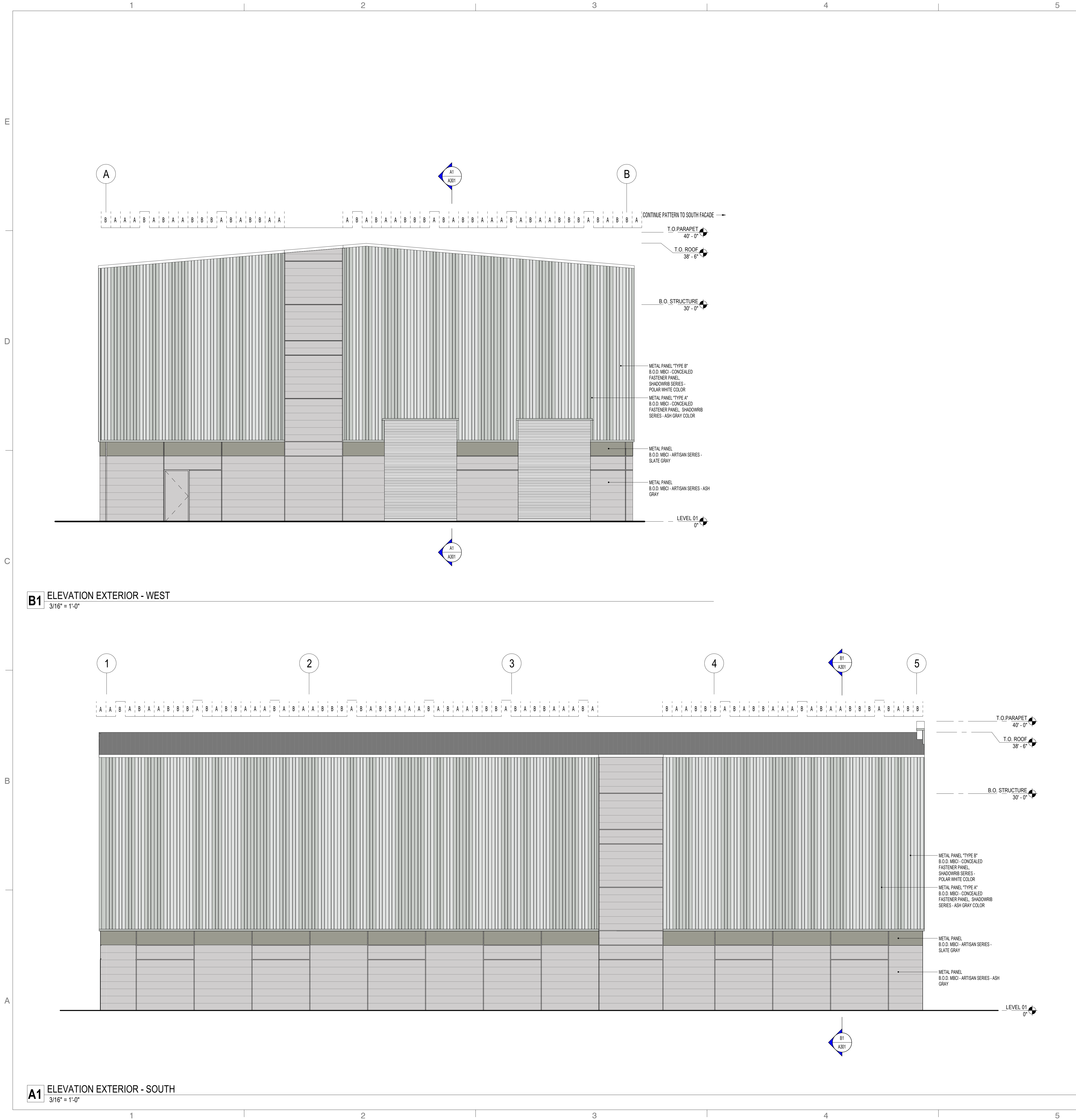
C002

PRE-SD PKG.

7/9/2024 4:03:32 PM Autodesk Docs\\Protec-Bunnell Warehouse\\A26.0056 Prints - Bunnell Warehouse_025.rvt



7/9/2025 4:03:33 PM Autodesk Docs\\Protec - Bunnell Warehouse\\A26.0056 Protec - Bunnell Warehouse_025.rvt



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

NOT FOR CONSTRUCTION



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:
**PROTECS -
BUNNELL
STORAGE**

330 N. Cutler Dr.
North Salt Lake, UT 84054

project #: 26.0056
date: 07/03/2026
revisions :

title:
**EXTERIOR
ELEVATIONS**

sheet:
A202
50% CD REVIEW

GENERAL NOTES - 3D

1. 3D PERSPECTIVES ARE SHOWN AS A COURTESY TO PROVIDE CLARITY OF OVERALL PROJECT MASSING, PROPORTIONS, AND ELEMENT RELATIONSHIPS. ALL ELEMENTS MAY NOT NECESSARILY BE REPRESENTED. REFER TO ALL 2D PLANS, SECTIONS, ELEVATIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

NOT FOR CONSTRUCTION



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO INC.

project:
**PROTECS -
BUNNELL
STORAGE**

330 N. Cutler Dr,
North Salt Lake, UT 84054

project # : 26.0056
date : 07/03/2026

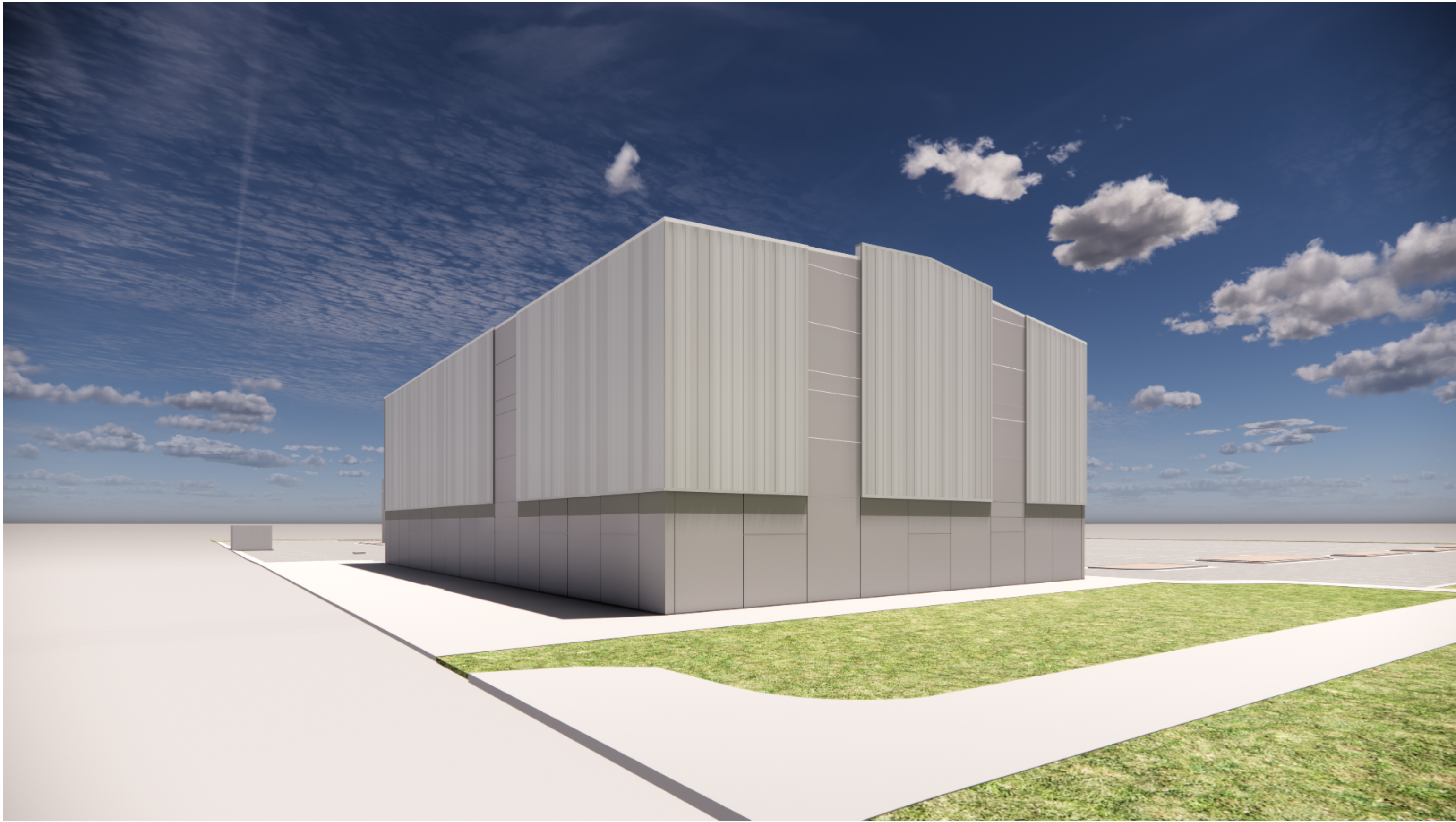
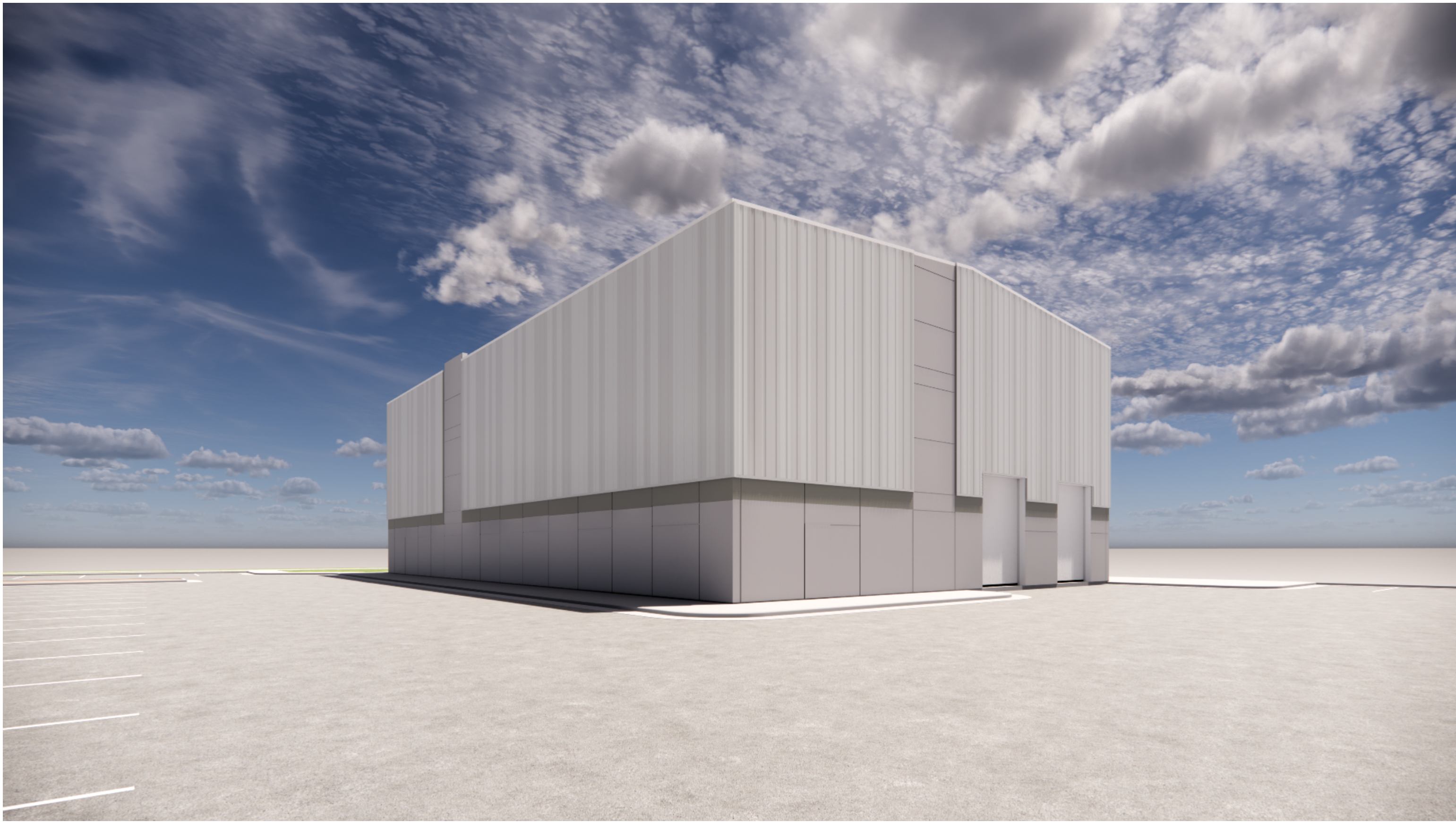
revisions :

title:
**3D
AXONOMETRIC
VIEWS**

sheet:

A211

50% CD REVIEW





MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: July 28, 2026

SUBJECT: Consideration of site plan approval for the Crete Carrier parking lot replacement and expansion at 723 and 695 West 1100 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for the Crete Carrier parking lot replacement and expansion at 723 and 695 West 1100 North with the following conditions:

1. Correction of redlines;
2. Obtain approval from the FAA on the landscaping, fencing, and lighting before installation of those items.

BACKGROUND

The property of 695 West 1100 North is 7 acres and zoned Manufacturing-Distribution (MD). It's owned and used by a trucking company called Crete Carriers Corporation. Crete has had an active business license at this location since at least 2005. The property is improved with one building that has a footprint of approximately 19,000 sq. ft. and asphalt parking area.

Crete purchased the adjacent property to the west known as Lot 2 of the 1100 North Krause Crossing Subdivision located at 723 West 1100 North. This property is zoned MD, 2.474 acres in size, vacant, and in the direct flight path of the Skypark Airport runway. Due to the proximity of the runway, the applicant must obtain approval from the Federal Aviation Administration (FAA) on any vertical improvements including landscaping, lighting, and fencing on the subject lot prior to installation.

Crete also purchased 1.046 acres of Lot 1 of the 1100 North Krause Crossing Subdivision, located at 1096 North Redwood Road, that is zoned MD. They have formally added the 1.046 acres of Lot 1 into Lot 2. The new total lot size is 3.52 acres. The remaining 1.59 acres of 1096 North Redwood will be used by McDonalds which is under construction.

A site plan application has been submitted to replace the existing parking lot with concrete, improve landscaping along the entire frontage, removing sod, and expand the parking facilities.

REVIEW

Crete has two existing driveways on the 695 West 1100 North property that will remain and no new driveways are proposed. The existing driveway at 723 West 1100 North will be removed and curb and gutter will be installed. Crete will access this property via the existing driveways on the 695 West property.

The existing parking lot is asphalt. The area for passenger vehicle parking is paint only with no parking islands. The proposed parking lot improvements must comply with City Code 10-6-7 regarding safety and ease of movement, which includes the installation of landscaped parking islands at the end of each parking row and every 20 parking stalls. The plans have been redlined and must be revised to add those parking islands. The site improvements provide ample parking that exceeds the minimum requirements of City Code for the building square footage and land use. The area designated for commercial vehicles is not required to be improved with landscaped parking islands due to the nature of the use and distance from the building and roadway.

The 695 West 1100 North property has approximately 95 feet of chain link fence along the 1100 North frontage at the eastern end. The existing chain link section is slated to remain on the property. The remaining frontage will be fenced with either a 6 ft decorative metal or solid wall (masonry or concrete). Originally, the applicant planned to fence the entire frontage with chain link but City Code 10-1-29 prohibits chain link fencing on frontages along Center Street, Redwood Road, Cutler Drive, and 1100 North and the plans are being revised. The new fence will be setback 30 feet from the roads edge in line with the existing fence.

The proposed landscape plan is to improve the frontage of the vacant lot, remove the existing sod on the 695 West property and replace it with rock mulch and drought tolerant vegetation in compliance with the City's Water Efficient Landscape Standards (Title 10, Chapter 22). The plans have been redlined to remove the planned trees from the park strip across from the Skypark Airport runway and replace them with low growing shrubs due to FAA restrictions related to safety. The park strip that is not directly adjacent to the runway will be landscaped with snowdrift crabapple trees and in compliance with the City's tree ordinance regarding spacing. The parking area will be buffered by a 6-12 ft. area landscaped with rock mulch.

There is no architectural review as all improvements are exterior and the building is not being modified as part of this project.

PROPOSED MOTION

I move that the Planning Commission approve the site plan for the Crete Carrier parking lot replacement and expansion at 723 and 695 West 1100 North with the following conditions:

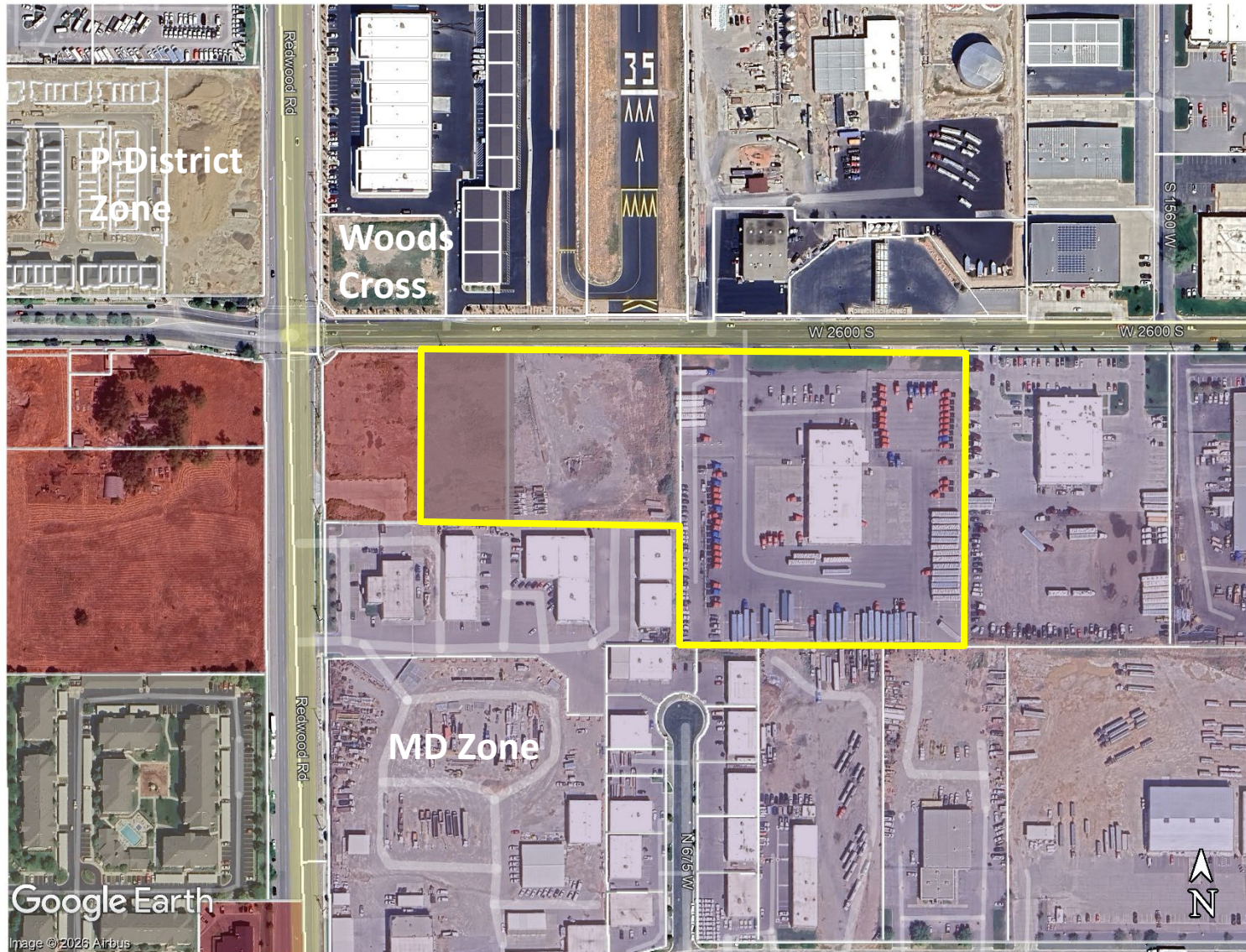
1. Correction of redlines;
2. Obtain approval from the FAA on the landscaping, fencing, and lighting before installation of those items.

Attachments

- 1) Aerial/Zoning Map
- 2) Site Plan
- 3) Landscape Plan

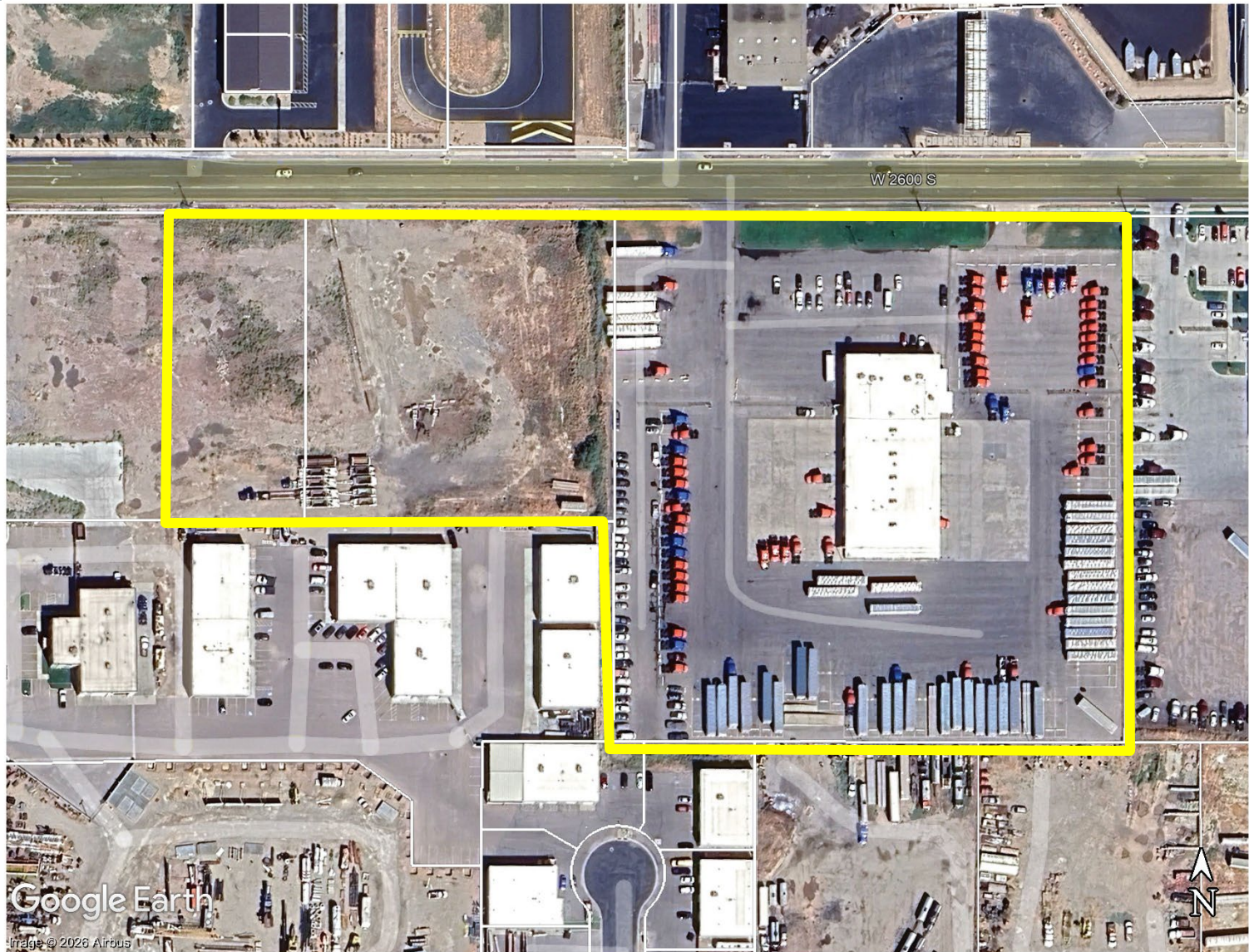


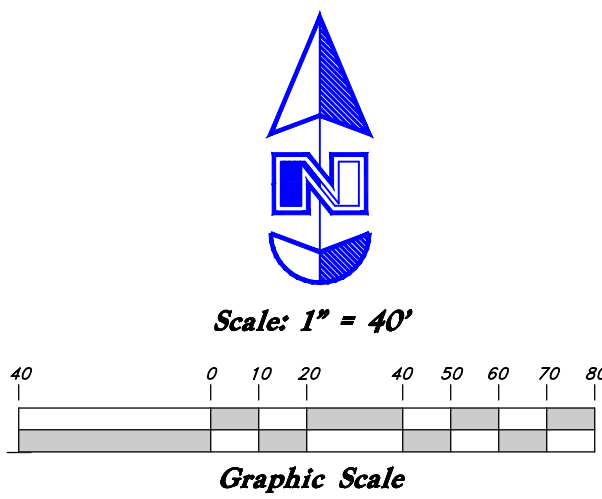
Crete Carrier Site Plan 723 & 695 West 1100 North Zoning Map





Crete Carrier Site Plan 723 & 695 West 1100 North Aerial





(Note: All items may not appear on drawing)

- | | |
|----------------------------|---------|
| San. Sewer Manhole | R |
| Water Manhole | W |
| Storm Drain Manhole | SD |
| Cleanout | CO |
| Electrical Manhole | E |
| Catch Basins | CB |
| Exist. Fire Hydrant | H |
| Exist. Fire Hydrant | H |
| Exist. Water Valve | W |
| Water Valve | W |
| Sanitary Sewer | SS |
| Culinary Water | CW |
| Gas Line | G |
| Irrigation Line | I |
| Storm Drain | SD |
| Telephone Line | T |
| Secondary Waterline | SW |
| Power Line | P |
| Fire Line | F |
| Land Drain | LD |
| Power pole | PO |
| Power pole w/guy | PG |
| Light Pole | L |
| Fence | F |
| Flowline of ditch | FL |
| Overhead Power line | OH-P |
| Corrugated Metal Pipe | CMP |
| Concrete Pipe | CP |
| Reinforced Concrete Pipe | RCP |
| Duct Iron | DI |
| PVC | PVC |
| Top of Asphalt | TA |
| Edge of Asphalt | EAC |
| Centerline | CL |
| Flowline | FL |
| Finished Floor | FF |
| Top of Curb | TC |
| Top of Wall | TW |
| Top of Walk | TW |
| Top of Concrete | TCN |
| Natural Ground | NG |
| Finished Grade | FG |
| Match Existing | ME |
| Fire Department Connection | FDC |
| Finished Contour | FC |
| Exist. Contour | EC |
| Finished Grade | 95.53TA |
| Exist. Grade | 95.72TA |
| Ridge Line | R |
| Direction of Flow | → |
| Existing Asphalt | AS |
| New Asphalt | NA |
| Heavy Duty Asphalt | HA |
| Existing Concrete | CS |
| New Concrete | NC |
| Spill Curb & Gutter | SCG |
| Demo Tree | DT |

10	CONSTRUCT LIGHT POLE	
11	LANDSCAPE	SEE LANDSCAPE PLAN
12	CONSTRUCT DRIVE APPROACH	C4.0/7
13	CONSTRUCT DOLLY PAD	C4.0/6
14	CONSTRUCT ADA RAMPS	C5.0/15
15	CONSTRUCT CONCRETE SIDEWALKS	C5.0/17
16	CONSTRUCT ADA STRIPING	C5.0/12
17	CONSTRUCT GATE KEYPAD	

GENERAL SITE NOTES:

1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Crete Carrier Remodel

695 W 1100 N
North Salt Lake, Davis County, Utah
A part of the SW 1/4 of Section 35, T2N. R1W, SLB&M. U.S. Survey

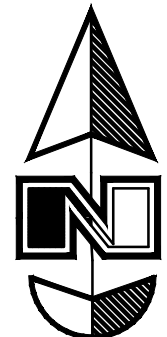
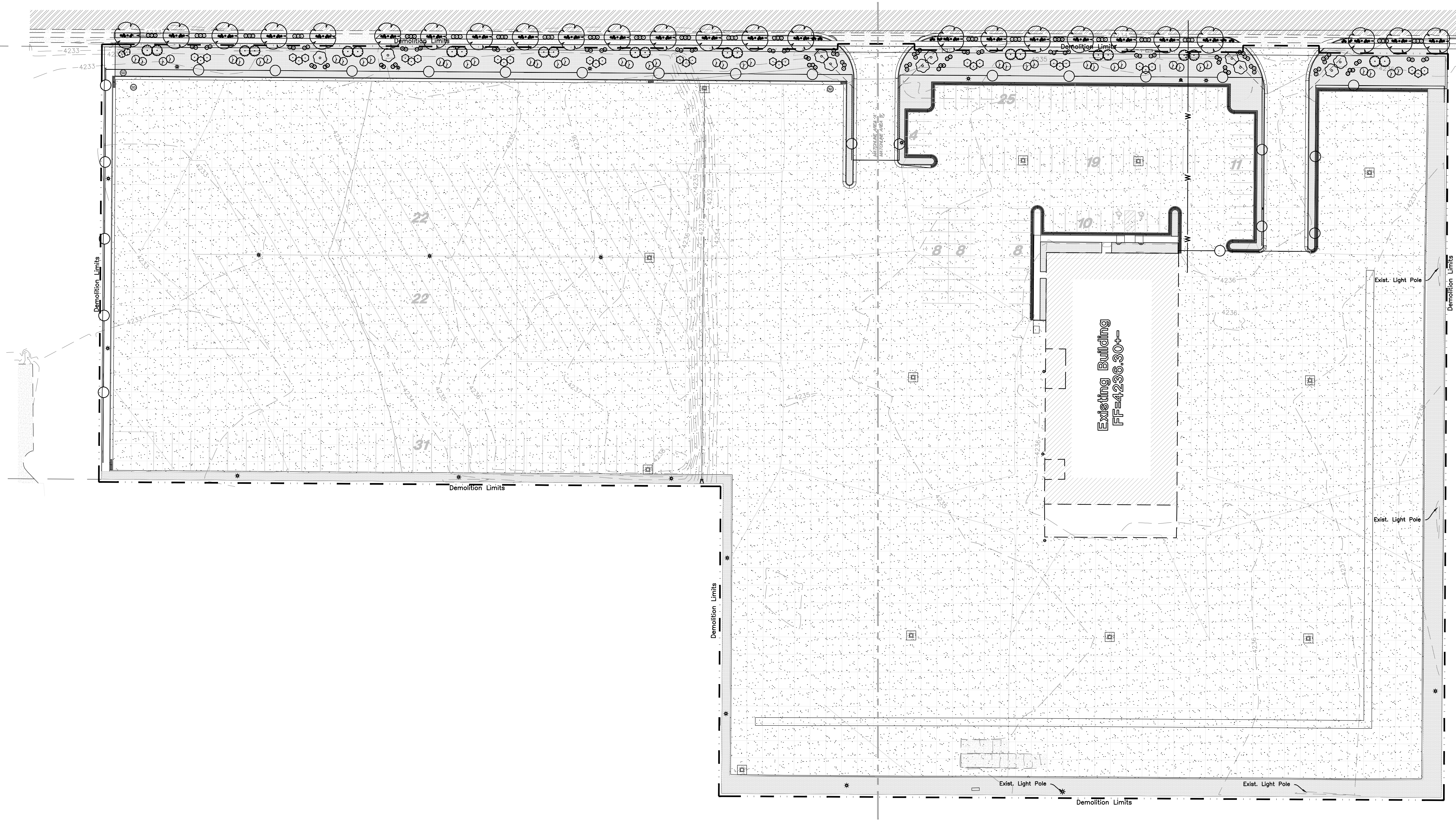
18, June 2026

SHEET NO.

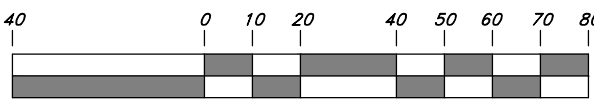
C1.0

26-806-S

5" E
(.85' R1)



Scale: 1" = 40'



Graphic Scale

95% Construction Documents

Overall Landscape Plan

Crete Carrier Remodel

695 W 1100 N
North Salt Lake, Davis County, Utah
A part of the SW 1/4 of Section 35, T2N, R1W, SLB&M, U.S. Survey

28, May 2026

SHEET NO.

LP100

26-806-LS



GREAT BASIN
ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515, S.L.C (801)521-0222, FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

REV. DATE DESCRIPTION

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 JULY 14, 2026
5

6 **DRAFT**
7

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

10 PRESENT: Commission Chair BreAnna Larson
11 Commission Vice Chair Ryan Holbrook
12 Commissioner Scott Jones
13 Commissioner Jacob Kapp
14 Commissioner Jonathan Marsh
15 Commissioner Irene Stone
16

17 EXCUSED: Commissioner Ron Jorgensen
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner; Ali Avery, Long Range Planner; Abbi Anderson, Planning Intern.
21

22 OTHERS PRESENT: Dee Lalliss, Brandon Tucker, residents; Mark Morris, Voda Landscape +
23 Planning.
24

25 1. PUBLIC COMMENT
26

27 There were no public comments.
28

29 2. WORK SESSION-TOWN CENTER URBAN DESIGN STANDARDS (MARK
30 MORRIS W/VODA)
31

32 Mark Morris, VODA, reported on design standards for the Town Center. He presented a map of
33 the Town Center which was divided into five subdistricts. He summarized that the five
34 subdistricts were the Core Center, Boulevard, South Boulevard, Neighborhood Transition, and
35 Park Neighborhood. He clarified that each subdistrict was regulated differently based on context,
36 street frontage (streetscape types), setbacks, building height, parking, etc. He noted that these
37 types of design standards focused on building heights and parking.
38

Mr. Morris presented the building heights table and spoke on the parameters including minimum and maximum building heights and that heights were regulated by number of stories and heights of those stories. He reviewed minimum and maximum heights in each subdistrict:

Core	3 stories	7 stories
Boulevard	3 stories	6 stories
South Boulevard	4 stories	7 stories
Neighborhood Transition	2 stories	4 stories
Park Neighborhood	2 stories	3 stories

Commissioner Marsh asked about allowing more height in the Park Neighborhood subdistrict for properties bordering/adjacent to the north side of the park. He commented that the two story minimum would fit with the neighborhood but may not be cohesive. Commissioner Jones agreed and noted that there were three stories on the south.

Mark Morris commented that it was a minimum two stories and maximum three stories in the Park Neighborhood subdistrict. Commissioner Marsh added that the Neighborhood Transition subdistrict allowed for four stories and suggested a similar maximum height for the Park Neighborhood. He recommended more density adjacent to the redeveloped Hatch Park and suggested a minimum of three stories and a maximum of four stories in the Park Neighborhood subdistrict.

Commissioner Kapp was also in agreement for a four story maximum and three story minimum in the Park Neighborhood subdistrict.

Commissioner Marsh said the intent was to set design standards adjacent to the park that provided for more usage of the park, particularly to the north. He noted the south end was already relatively well developed and the desire for additional positive density adjacent to the park. Mark Morris added more concentration along the Center Street and Main Street corridors, especially with the investment in the park. He said there was already a good amount of three story development south of Center Street.

Sherrie Pace asked if the change was made to the Park Neighborhood district for three story minimum and four story maximum if there should also be a change in the step back for stories similar to the Neighborhood Transition district, as it also abutted some existing single family properties. Mark Morris responded that this was a good point and said if there was a fourth story there would need to be some step back there. He also spoke on the goal of concentrating activity in the Town Center and allowing higher maximums and minimums.

Commissioner Marsh asked about a similar increase to the Neighborhood Transition subdistrict to require a three story minimum. Mark Morris replied that allowing a two story minimum adjacent to predominantly one story neighborhoods was appropriate. He said the minimum height for any new development would be two stories for a step up in use. He continued that it may also be difficult for larger transition in building height on certain sides of town due to elevation change.

Commissioner Stone spoke on the subdistricts adjacent to the freeway and the reason for the two story minimum. Mark Morris said the two story minimum was due to the adjacent one story neighborhoods. He explained that in the event a single family home was demolished that this would encourage two story development rather than another one story building.

Commissioner Stone was in favor of a two story minimum and a four story maximum for the Park Neighborhood subdistrict. She spoke on concerns with the development near the freeway or overpass and whether the windows in those buildings would face a cement wall of the overpass.

Sherrie Pace clarified that the freeway sound walls would be 14-17 feet in height.

Mark Morris commented that this code would not solve every issue so if a developer was going to build adjacent to the freeway, the City could allow some design consideration for those units to ensure the windows of the housing units were not facing right into the freeway.

Mark Morris asked for clarification on a two story minimum and four story maximum.

Commissioner Holbrook preferred the Neighborhood Transition and Park Neighborhood both had two story minimum and four story maximum heights with additional appropriate setbacks. He then said the setbacks on the Neighborhood Transition referenced Orchard Drive and how that would be referenced in the Park Neighborhood. Mark Morris replied that this reference was there specifically because the Neighborhood Transition subdistrict had single family homes across the street which would not necessarily occur in the Park Neighborhood subdistrict. He suggested that the code could say front facades along primary streets or something to specify that the step back would occur from the front property line.

Ali Avery commented that the Park Neighborhood was like two different districts including south of Center Street which already had three story buildings including stacked apartment buildings. She said the two story minimum may not be applicable south of Center Street but was applicable north of Center Street where there was the Neighborhood Transition area. She suggested a different minimum north of Center than south of Center Street.

Commissioner Holbrook suggested that the area south of Center Street in the Park Neighborhood could become part of South Boulevard (SB). Mark Morris replied that the SB subdistrict was more generous in height and concentration with a height maximum of seven stories. He said the south side of the Park Neighborhood subdistrict was already redeveloped recently. He continued that north of the park was gaining housing and inventory that was more likely to redevelop sooner. He said the question was how high and whether it should be a two story or three story floor.

Commissioner Marsh commented that it was unlikely to see redevelopment south of the park but when it did occur it would not be a bad place to allow additional height such as what is allowed in the SB subdistrict. Commissioner Holbrook agreed.

Ali Avery noted that the seven story maximum would be west of City Hall. Commissioner Marsh said that height would have minimal impacts to the freeway, Hatch Park, City Hall, and the South Boulevard subdistrict on the south.

Sherrie Pace asked for clarification if the dividing line should be the Bamberger corridor and if west of the Bamberger corridor should stay in the Park Neighborhood but east would be part of the Core Center subdistrict.

Ali Avery commented that the South Boulevard had higher heights due to the topography and proximity to the gravel pit. She continued that there was a huge elevation change with no houses that would have a disrupted view. She noted that the green area south of Center Street did have houses above that may potentially have their view blocked by a seven story building.

Mark Morris said the mission of the South Boulevard subdistrict was different than the rest of the Park Neighborhood. He continued that the discussion was how far up to extend the line. He said the Core Center subdistrict was where the bulk of concentration should occur.

Commissioner Marsh was in favor of allowing additional height between the Core Center and south of Center Street due to the significant grade change, future bus rapid transit (BRT), and freeway redevelopment.

Commissioner Stone added that that lower heights were more appropriate for north of Center Street but not south of Center Street.

Sherrie Pace asked if Boulevard or Core Center would be the right subdistrict. She noted that City Hall was part of the Core Center. Commissioner Marsh suggested extending the Core Center to east of Bamberger or all the way to the Core Center subdistrict.

Mark Morris noted that there was more commonality between the Core and Park Neighborhood subdistricts than extending the South Boulevard subdistrict up. He suggested allowing some increased height on the west side of Main Street, east of Bamberger.

Ali Avery commented that she envisioned the south section of Main Street as an area that could be closed off for festivals or similar events. She continued that the Core District or where activities were occurring included City Hall and the section of Main Street to Hatch Park. She added that it made sense for the proposed area to be part of the Core Center subdistrict.

Commissioner Kapp mentioned the ground story height in the Core Center subdistrict which was 15 foot minimum and 20 foot maximum versus the South Boulevard subdistrict which was a 10 foot minimum for residential and a 15 foot minimum for all other buildings. He asked if the Core Center would need a similar requirement for residential.

Commissioner Marsh asked if the goal was to encourage more mixed use or residential within the discussion area. Mark Morris replied that the market study showed that retail could not be mandated in too broad of an area. He spoke on encouraging concentrated retail, restaurants, cafes, and active uses in the Core Center subdistrict and then allowing residential as it moved further out.

Mark Morris noted that the 15 foot height was very high for residential use and may need to be calibrated if the Core Center subdistrict was extended further west. Sherrie Pace commented that residential would not be allowed on the first story in the Core Center subdistrict. She noted that it would be required to be mixed use.

Mark Morris clarified that ground floor residential was not allowed in the Core Center subdistrict. Sherrie Pace spoke on the idea of turning Main Street into a pedestrian corridor and potentially allowing residential on the Main Street frontage.

The Commission reviewed several properties including single family homes, a fourplex, and Greenwood Kennels which would be part of the Park Neighborhood subdistrict that would potentially redevelop and where to place the dividing line between the two subdistricts.

Mark Morris said a decision had to be made regarding reconciling this primarily residential area. Deciding if residential would not be allowed on the ground floor of new development and what that would look like on Main Street.

Commissioner Marsh felt it was appropriate to have more height in this area but not north of Hatch Park. Mark Morris suggested that the proposed area should stay in the Park Neighborhood with the requirement that north of Center Street would have a maximum height and south of Center Street would have a different maximum height.

Sherrie Pace added that commercial would not be prohibited on the main floor for mixed use adjacent to Highway 89.

Mark Morris commented that the market study emphasized concentrating activity in the places where it was wanted. He suggested keeping the Park Neighborhood area as recommended.

Commissioner Kapp mentioned the Core area east of the Bamberger area and leaving the existing apartments in the Park Neighborhood as that would allow the main floor to be commercial across from City Hall. Mark Morris replied that when redevelopment occurred, commercial would be allowed there but if it was part of the Core, then residential would not be allowed at all. He spoke on retaining the property as the Park Neighborhood subdistrict and working with developers on property across from City Hall, and adjacent to the Core Center subdistrict. This would be a location for commercial without excluding the option of doing residential in the rest of the subdistrict.

Commissioner Marsh asked about extending the South Boulevard north. Mark Morris said the question was how far north to extend.

Sherrie Pace suggested only extending the South Boulevard subdistrict north to Main Street right where it intersected. Commissioner Marsh recommended extending South Boulevard north to Center Street.

Chair Larson asked why there was hesitation to extend the South Boulevard further. Mark Morris replied that the South Boulevard was structured to be permissive in height and concentration. He said if the Commission was in favor of adding more to the South Boulevard subdistrict, he would recommend adding the area east into the South Boulevard and leaving the area west of Bamberger in the Park Neighborhood.

Ali Avery suggested the area west of Bamberger become part of the South Boulevard because there were already three story buildings and it was adjacent to the freeway. She asked why a taller height was being allowed east of the Bamberger property than west in the Park Neighborhood subdistrict which bordered the freeway.

The Commission and staff discussed the differences in the South Boulevard, including it being more auto oriented with drive-throughs and lower ground floor heights versus being more pedestrian oriented with mixed use and higher ground floor heights to encourage commercial use in the other subdistricts.

Ali Avery commented that with the mixed use it would only be commercial on the street frontage and would only apply to a handful of properties along Main Street.

Commissioner Marsh suggested the properties that abutted Main Street become part of the Core Center subdistrict and extend the South Boulevard subdistrict to the western edge. He explained that this would provide pedestrian centric mixed use along Main Street. He clarified that the parcels along Main Street would be in the Core Center subdistrict and everything west of that to the freeway would be the South Boulevard subdistrict.

Mark Morris asked if any of the parcels fronting Main Street went all the way through and explained that the boundaries had to follow the parcel lines. Ali Avery replied that realistically all the parcels could redevelop except the Ridgeview Apartments, which were three stories.

Mark Morris clarified that the question was whether the properties that fronted Main Street should be in the Core Center subdistrict or the South Boulevard subdistrict. He spoke on the benefits of allowing more height and said the decision was mandating the ground floor.

Commissioner Marsh said for some of the parcels in the selected area, this would be appropriate in encouraging a specific type of redevelopment that provided for pedestrians and mixed use.

Sherrie Pace highlighted several properties that may redevelop soon and could be part of the Core Center subdistrict.

The Commission and staff then discussed whether to extend the Core Center subdistrict all the way west to the Bamberger Corridor or the freeway. They reviewed properties that may or may not redevelop in the next 25 years including the Ridgeview Apartments.

Commissioner Marsh commented on trails and east/west connectivity along Center Street with bike lanes and pedestrian activation. He spoke on encouraging a core use within that area, and concentration of housing density.

Ali Avery gave the example of Millcreek Commons which had a plaza in the middle, flanked by housing that was six or seven stories in height. She noted that a six story building across from Hatch Park could really activate the Core Center subdistrict. Mark Morris added that the

reasoning behind these standards was to bring more activity to the Town Center and allowing for those heights.

Commissioner Marsh asked if this would lead to oversaturating the market with ground floor commercial. Mark Morris replied that the frontage along Center Street and Main Street would be where the ground floor commercial would be located and redevelopment may not occur for 10 or 20 years.

Ali Avery commented how there were limited opportunities for ground floor retail in the Core that fronted a street due to recent redevelopment and City Hall.

Mark Morris replied that extending the Core Center subdistrict west in front of Hatch Park would be a great approach. He continued that north of Center Street should remain the Park Neighborhood and raise the maximum to four stories with a minimum two stories in that subdistrict. He clarified that the South Boulevard District would extend to Main Street and follow the property lines. He added that the Core Center would extend west.

Ali Avery expressed concern in raising the height to four stories adjacent to neighborhoods with one story buildings. Mark Morris responded that there would be a requirement for setbacks where they abutted residential zones in the Park Neighborhood.

Mark Morris summarized that the South Boulevard subdistrict would extend north to where Main Street touched Highway 89 and the Core Center subdistrict would be extended west to the I-15 freeway and north to Center Street. He clarified that the Park Neighborhood subdistrict would decrease in size while the Core Center and South Boulevard subdistricts would increase.

Mark Morris then reviewed parking and shared the proposed parking requirement table for each subdistrict. He said they had coordinated with several other cities that were also establishing a town center area including Millcreek, Clearfield, and Murray. He noted one issue was parking for town homes as residents utilized garages for storage rather than parking. He added that the parking requirements could be reviewed and updated in the future, allowing for shared parking, and reduced parking adjacent to transit (BRT stations). Mr. Morris shared the parking study performed by Wasatch Front Regional Council (WFRC) in 2021. He said this study provided recommendations for a reduction in parking requirements for the Town Center.

Sherrie Pace spoke on shared parking in certain developments which could alleviate the issue with having enough guest parking in townhome developments. She gave the example of the townhome development across from City Hall, and clarified that the shared parking there

included commercial parking that could be utilized for residential after 7 p.m., before 7 a.m., and on weekends or holidays.

Ms. Pace also noted that the code could be amended and would be consistently analyzed.

Commissioner Marsh made the comment that the development pattern would shift and change with the freeway redevelopment, reconstruction, and BRT. He continued that this meant it would be difficult to determine parking requirements, and development could be under or overparked. Mark Morris said the utilization of parking was always shifting so it was best to determine parking needs based on current conditions and then readjust as needed.

Chair Larson mentioned the public hearings from residents on Orchard Lane and concerns about parking there. Sherrie Pace replied that there were different standards for the NSL Lofts which had not yet been built, as well as the Town Plaza townhomes with four bedrooms and 2.25 parking spaces per unit.

Mackenzie Johnson spoke on the general development plan amendments for The Lofts at North Lake. She shared how the parking ratio (per unit and per bedroom) was determined for the Lofts compared to similar developments including Williamsburg, Village Station, Eaglewood Lofts, and Mirella at Foxboro.

Sherrie Pace noted that the parking issues at Eaglewood Lofts were due to the property management company unbundling the parking and charging extra for onsite parking.

Chair Larson commented that she had noticed parking did not seem problematic for the Mirella at Foxboro. Mackenzie Johnson also noted that Village Station had ample parking.

The Commission reviewed parking issues including with an HOA in Foxboro, and the appropriate use of guest parking on Cutler Drive due to semi truck parking.

Sherrie Pace commented that in her observation when units were owner occupied, they generally led to parking problems versus parking for rental units where parking was enforced by management.

Mark Morris continued his review of the parking requirements table per subdistrict. He said that while most of the subdistricts had similar parking, the Core Center had lower requirements including a percentage reduction based on proximity to transit.

Commissioner Jones asked what the parking requirements for restaurants were based on. He mentioned parking issues at Nacho House and Sunshine Café. Mark Morris replied that parking requirements for restaurants in each subdistrict were based on per seat capacity and per employee. He said this was common for bars and restaurants, and would provide for shared parking requirements with mixed use and residential.

Sherrie Pace said a good analysis would be to review parking at those aforementioned restaurants on a Friday night versus their seating capacity.

Mark Morris noted that this code also introduced EV parking requirements. He explained that they had reviewed EV parking requirements for other cities including those with mandated EV parking for new development. He continued that the proposed requirements included a certain percentage of the total stalls need to have an EV charger, and that a certain additional percentage of stalls must be EV capable.

The Commission was in agreement to set the certain additional percentage of stalls that must be EV capable to 20%.

Commissioner Holbrook commented that the requirement for the overall number of parking spaces, especially without the BRT, was low. Sherrie Pace replied that a one bedroom unit could have zero to two cars per unit. She spoke on multifamily considerations, including dedicated guest parking for townhomes or row houses. She commented that the Commission could increase the parking requirements for a one bedroom unit.

Commissioner Jones was in agreement to increase the parking requirement for one bedroom units as easy access to transit was not currently available.

Sherrie Pace commented that the one bedroom units were less problematic than the two or three plus bedroom units because this could result in roommates and multiple cars per unit.

Commissioner Marsh mentioned Clearfield's parking requirements at 1.125, 2.125, and 2.625. He noted that Clearfield was similar in some aspects to the city. Mark Morris replied that Clearfield reported that these numbers had been working but added that the city could increase the requirements for multifamily units. He shared that Clearfield had been using the same parking requirements for ten years with the exception of the townhouse requirements which had been updated more recently to add stipulations for visitor parking.

Mark Morris suggested that the parking requirements for the Core Center subdistrict remain as drafted as there was more access to transit, while the requirements for the other subdistricts could

be increased. He agreed to obtain additional information on Clearfield's townhouse requirements, as well as how long the current parking numbers had been in place.

Commissioner Marsh noted the point made by staff to encourage the shared parking model especially in the Core Center subdistrict. He mentioned the current autocentric nature, flexibility, and creativity with parking. Mark Morris replied that the best solution was to review requirements in other cities and implement the most informed guess while not overparking.

Commissioner Marsh commented that per the Greenway Committee there would be separated bike paths between the City and downtown Salt Lake along Beck Street. He said there could be a huge transformation in the next five years of bike commuting per the protected bike lane.

Chair Larson asked for feedback on increasing parking for one bedroom units. Mark Morris suggested increasing the parking requirements to more closely align with Clearfield.

The Commission discussed increasing multifamily parking requirements in all subdistricts. The Commission was in favor of leaving the Core and SB requirements as drafted and increasing the other subdistricts to match the parking requirements of Clearfield City. The Commission also discussed encouraging shared parking in all subdistricts. Mark Morris added that the code was drafted to encourage shared parking and provided percentages and methods for implementation.

Commissioner Marsh asked for clarification on the bike requirements with one lock for every 200 linear feet. He suggested this amount be increased. Mark Morris spoke on bike storage and parking facilities with the requirements for one bike rack with a capacity for four bikes per 200 feet of street frontage of the project.

Ali Avery commented that this was a minimum requirement for a developer, and that restaurants could also add a bike rack out front. She added that the City could also install additional bike racks in the public realm. Sherrie Pace noted that ebikes, bike shares, and scooters had built in parking areas and could be incorporated to compliment the South Davis Greenway and the Utah Trail Network.

Commissioner Stone noted that while she would like to see increased bike usage, she did not anticipate residents riding from Foxboro, or downhill from the east hills to the Town Center area.

Commissioner Jones mentioned pedestrian engaging businesses, and how the main street feel was a critical part of developing a community center. He asked where this would be located in the city. Ali Avery replied that the point was not to oversaturate the market and require too much commercial space that could not be filled. She said there was limited opportunity for retail

frontage and ground floor retail spaces. She was in favor of expanding the Core subdistrict into the Park Neighborhood as there were few opportunities.

Commissioner Jones continued that he was looking for an area in the City that could have that quaint small town community feel. Mark Morris replied that the Core subdistrict with ground floor uses would be limited to encourage pedestrian engagement. He said Center Street (east and west of Highway 89) would be the prime place for creating that type of feel with the greenway, BRT, ground floor retail, restaurants, etc. He continued that ground floor retail would be required in the Core subdistrict.

Sherrie Pace commented that there would also be opportunities along Highway 89 and Main Street for redevelopment as well.

Commissioner Holbrook asked if the requirement for buried utilities had been added to the code. Ali Avery responded affirmatively and noted that existing above ground utility lines would be buried, the need to address the utility box locations, and screening of the utility box locations.

Sherrie Pace reviewed next steps including completing the draft, noticing property owners within the boundaries of the town center, holding a public hearing, and then review by the City Council. Ali Avery noted that there would be a code amendment as well as a zone change.

Commissioner Holbrook requested two weeks for further review. Sherrie Pace responded that she would like to make the proposed changes before the public hearing was held.

Mackenzie Johnson suggested another review of the proposed Town Center Urban Design Standards during the next Planning Commission on July 28th, followed by a public hearing during either the August 11th or 25th Commission meeting.

Ali Avery suggested the public hearing should be held on August 25th to allow staff and the consultant to finalize the draft and provide adequate notice to the public.

Commissioner Marsh clarified that the maximum height for Neighborhood Transition was four stories.

Mackenzie Johnson concluded that the next meeting on July 28th would be a review with any proposed amendments, a potential work session on August 11th, followed by the public hearing on August 25th, and review by the City Council on September 1st.

Mark Morris shared the administrative process including a pre-application meeting where the applicant would receive a worksheet specific to the Town Center Design Standards. He continued that the administrative section of the code would address how to deal with nonconformities or properties that did not conform to current design standards.

Commissioner Marsh asked if it was a State requirement that if an existing property owner changed more than 40% of the structure that they would have to meet current code. Mark Morris replied that the 40% requirement was determined during this process and was not required by the State.

Ali Avery spoke on the need to determine how to apply the Planned (P) District Development Agreements that were currently in place once the properties were rezoned.

Sherrie Pace said the City wanted to honor those agreements, as they were legally binding contracts. She spoke on adding language to say that if a property was part of an existing P District, those regulations would still stand, or the property owner could amend their P District to come into conformance with the revised Town Center code.

Ali Avery mentioned the potential for a type of P District overlay so property owners could continue as approved with Development Agreements.

Commissioner Marsh asked if there was a need for an overlay with an existing Development Agreement in place. Sherrie Pace replied that she felt the Development Agreement would work without an overlay, but said the code should specify that those who had an existing P District could continue with that agreement, or they could make the change to amend their general development plan and P District agreement that any changes would have to be in conformance with the proposed Town Center code. She continued that the map of the area should also denote which properties are a P District, as well as part of a certain subdistrict. Staff resolved to work on the best way to handle the issue of a P District in the Town Center area.

Ali Avery mentioned the removal of the administrative approval process from the flowchart. She noted that staff had determined items must go through the Planning Commission for approval and not just approved administratively.

3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE PLANNING COMMISSION

Mackenzie Johnson reported that there were no items to review as the July 7th City Council meeting had been canceled. She shared that the annual APA Utah Fall Conference would be held on September 9th and 10th in Layton at the Davis Conference Center.

4. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of May 12, 2026 were reviewed and approved.

Commissioner Kapp moved to approve the Planning Commission minutes for May 12, 2026. Commissioner Jones seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Kapp, Larson, Marsh, and Stone. Commissioner Jorgensen was excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 8:38 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, July 28, 2026 by unanimous vote of all members present.

BreAnna Larson, Chair

Wendy Page, City Recorder