

PLANNING COMMISSION MEETING

July 28, 2026
6:30 p.m.



CITIZEN COMMENT

Plat Amendment
Eaglewood Cove Ph. 13
Lots 1301 and 1302A
725 and 715 South Tanglewood Loop
Eric Beard, Beard Construction

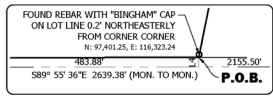


Lots 1301 and 1302A of Eaglewood Cove Ph. 13
Plat Amendment
Zoning & Aerial Map



SURVEYOR'S CERTIFICATE

-
- VICINITY MAP**
- The map shows the project location at the intersection of Highway 101 and Highway 102. Other roads shown include Oakwood Dr, Highway 101, Highway 102, and the project location. A scale bar indicates 1 inch equals 60 feet.

[illegible]

DETAIL B
SCALE: 1"=5'

DAVIS COUNTY RECORDER

THIS _____ DAY OF _____, 20____.

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____
DEPUTY _____



Plat Amendment
Lots 1301 and 1302A of Eaglewood Cove Phase 13

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.

Plat Amendment

Foxboro South Plat 1, Lot 3 Amended

Lots 3A and 3B

330 N Cutler Dr and 335 N Redwood Rd

Konrad Thiel, Bunnell Incorporated

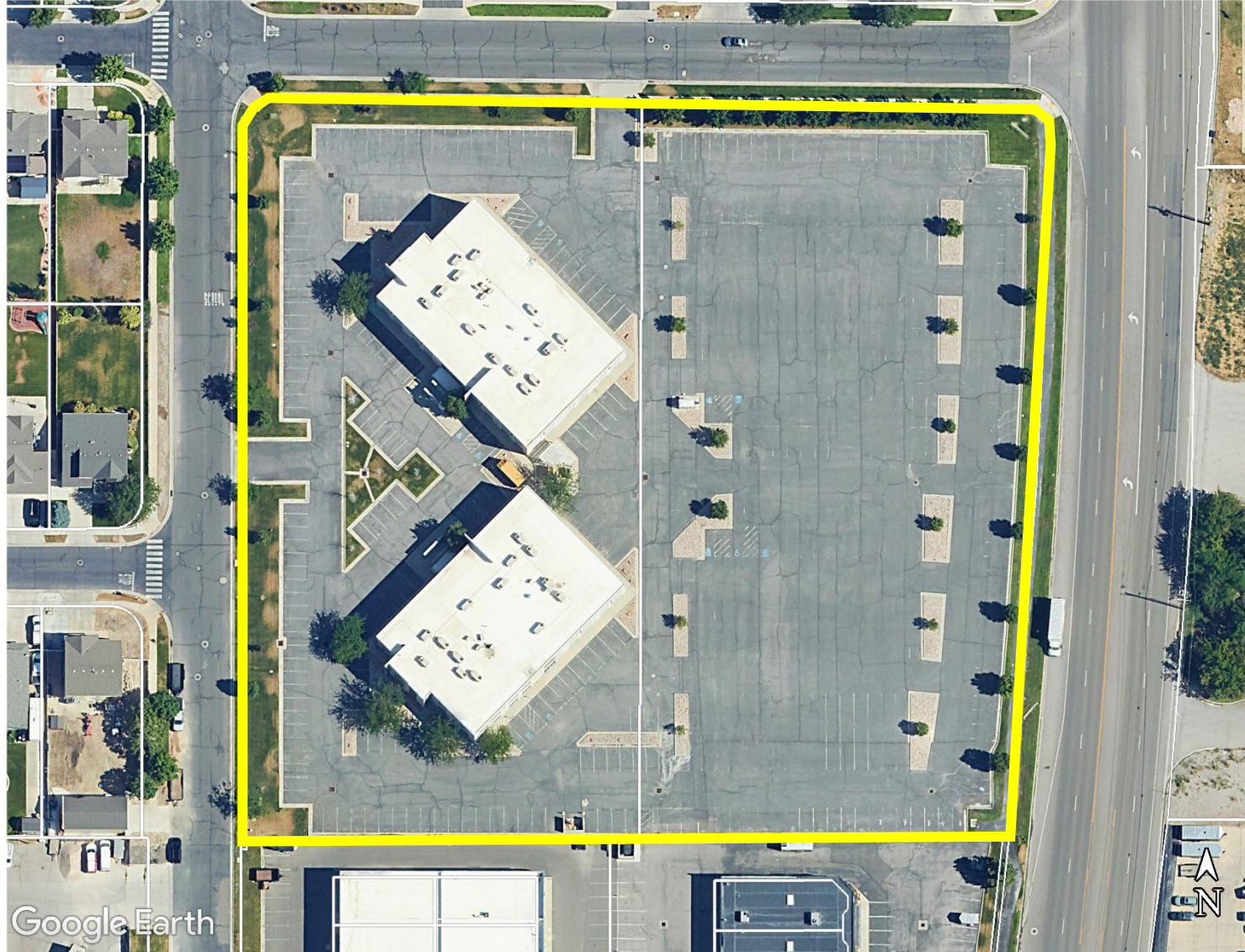


Lot 3A & 3B, Foxboro South Plat 1 Plat Amendment
360 North Cutler Drive & 335 North Redwood Road
Zoning Map



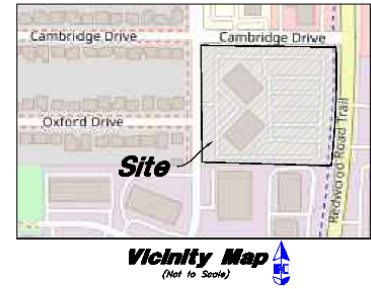
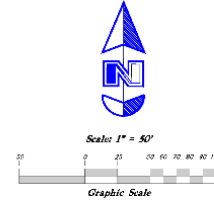
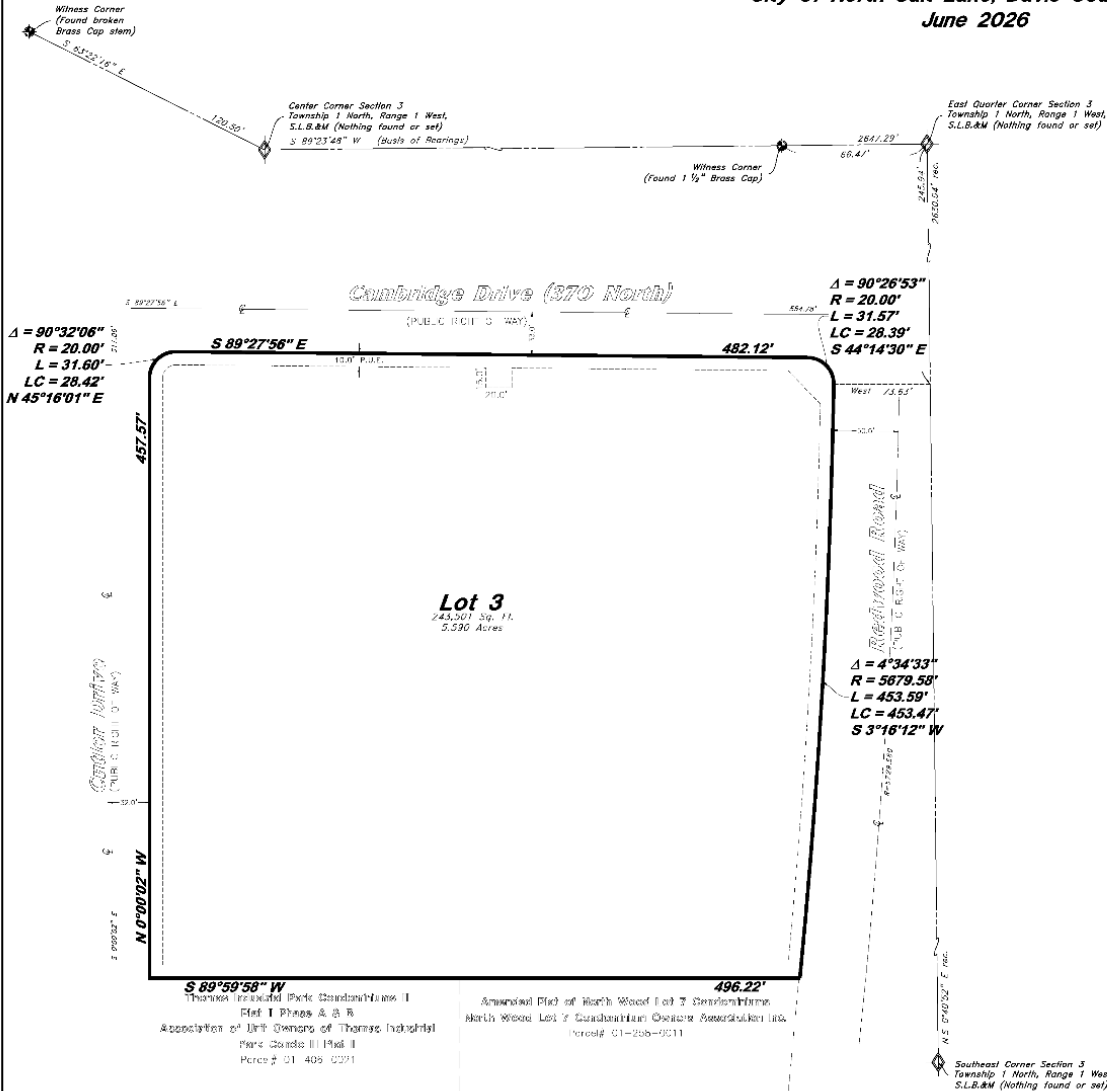


Lot 3A & 3B, Foxboro South Plat 1 Plat Amendment
360 North Cutler Drive & 335 North Redwood Road
Aerial



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



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 herein in accordance with Section 17-75-504 and that I have verified all measurements shown herein 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 15 day of JUNE, 2026
License No. 8707113
Ken B. Hawkes



DESCRIPTION

All of Lots 3A and 3B, Foxboro South, Plat 1, Lot 3, Amended, recorded as Entry No. 7317190, in Book 4584 of Page 1957, Davis County Recorder's Office.
Contains: 5.59 Acres

OWNERS DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby sell apart and combine the same into lots as shown herein 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 15 day of JUNE, 2026

Bunnell Holdings, LLC
By: Jean Larson
Vice Manager

ACKNOWLEDGMENT

State of UTAH
County of DAVIS

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2026 by Jean Larson, Manager of Bunnell Holdings, LLC.

Residing At: A Notary Public commissioned in
Commission Number: _____
Commission Expires: _____
Print Name

DAVIS COUNTY RECORDER

ENTRY NO.	FILED FOR RECORD AND
RECORDED ON	AT
IN BOOK	IN OFFICE
RECORDS, PAGE	RECORDED
DAVIS COUNTY RECORDER	
BY: _____	
DEPUTY	



CITY OF NORTH SALT LAKE
CITY ATTORNEY
Approved as to form by the City of North Salt Lake Attorney this 15 day of JUNE, 2026
Signature City of North Salt Lake Attorney

CITY OF NORTH SALT LAKE
ENGINEER
I hereby certify that I have carefully investigated the data of survey on the foregoing plat and legal description of the same embraced herein and find them to be correct and agree with the same and recommend as correct in this office.
Signed this 15 day of JUNE, 2026
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 15 day of JUNE, 2026
Signature Chairperson

CITY OF NORTH SALT LAKE
COUNCIL
This is to certify that this survey and dedication of this plat were duly approved and accepted by the City Council of City of North Salt Lake UTAH this 15 day of JUNE, 2026
Attest: City Recorder
Mayor

Plat Amendment
Lot 3A & 3B of Foxboro South Plat 1 Lot 3 Amended

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.

Site Plan
Bunnell Incorporated
Accessory Storage Structure
330 North Cutler Drive
Dylan Lloyd, Protecs



Bunnell Incorporated Accessory Storage Structure Site Plan

330 North Cutler Drive

Zoning Map

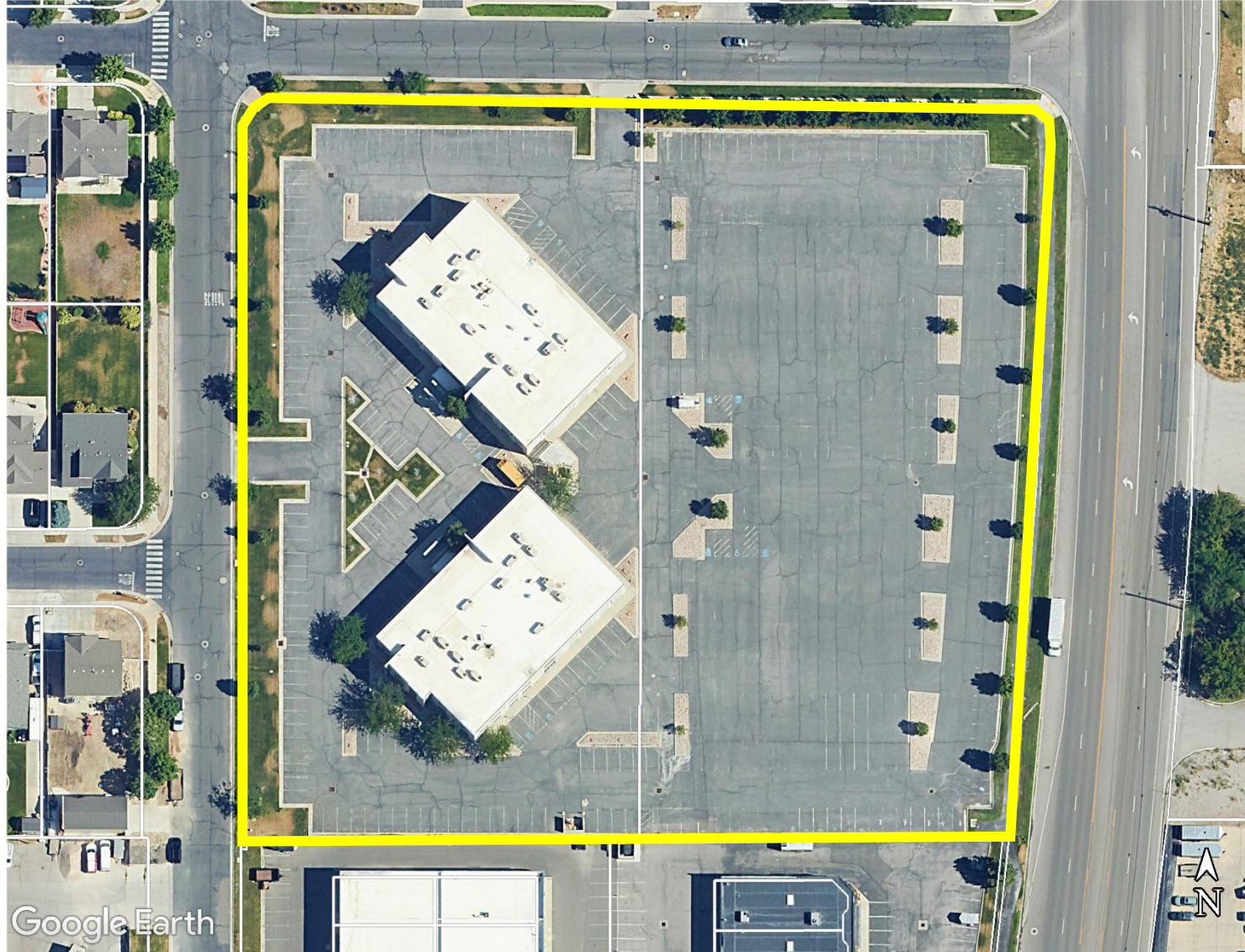


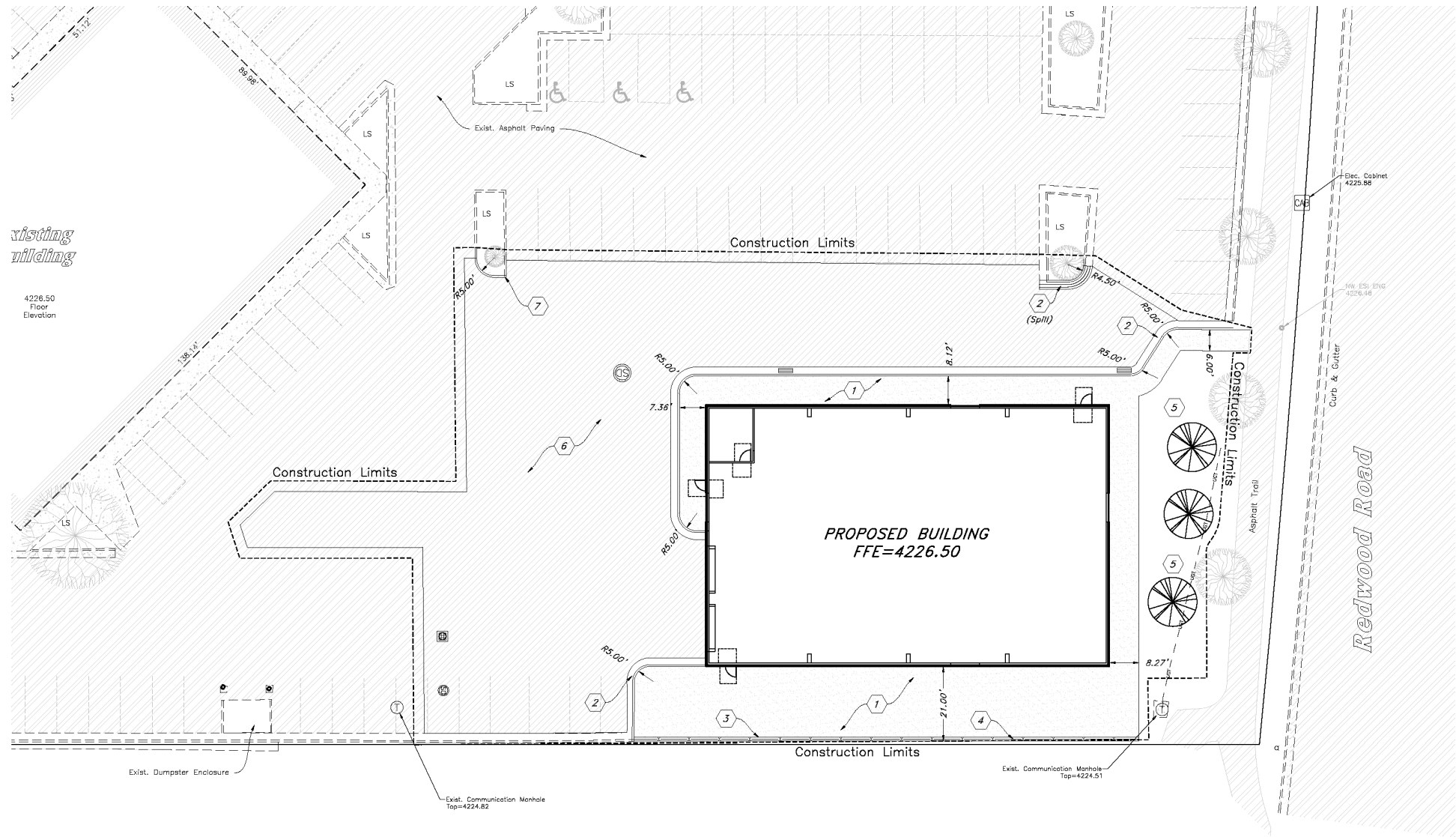


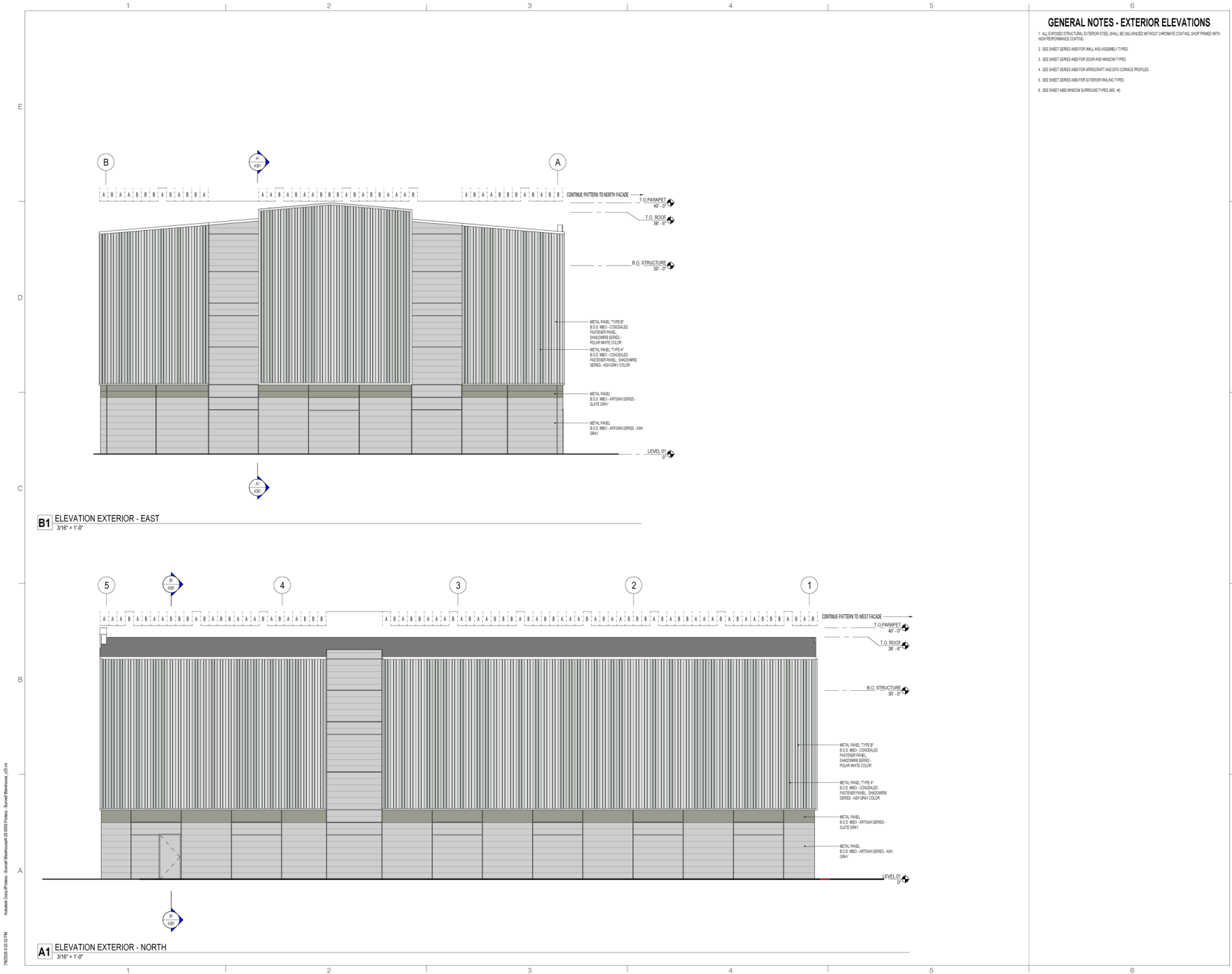
Bunnell Incorporated Accessory Storage Structure Site Plan

330 North Cutler Drive

Aerial







GENERAL NOTES - EXTERIOR ELEVATIONS

- 1. ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH-PERFORMANCE COATING.
- 2. SEE SHEET SERIES ADD FOR WALL AND ASSEMBLY TYPES
- 3. SEE SHEET SERIES ADD FOR DOOR AND WINDOW TYPES
- 4. SEE SHEET SERIES ADD FOR ARCHICRAFT AND EPS CORNICE PROFILES
- 5. SEE SHEET SERIES ADD FOR EXTERIOR RAILING TYPES
- 6. SEE SHEET ADD WINDOW SURROUND TYPES (HS - H)



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. RESERVING PURPOSES OF IMPLEMENTATION.

NOT FOR CONSTRUCTION



THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL DETAILS, DIMENSIONS, GRAPHIC REPRESENTATIONS, MODELS THEREOF, AND INFORMATION, CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALIZED FOR ANY PURPOSE OR IN ANY MANNER WITHOUT THE WRITTEN PERMISSION FROM METHOD STUDIO, INC.

project:
**PROTECS -
BUNNELL
STORAGE**

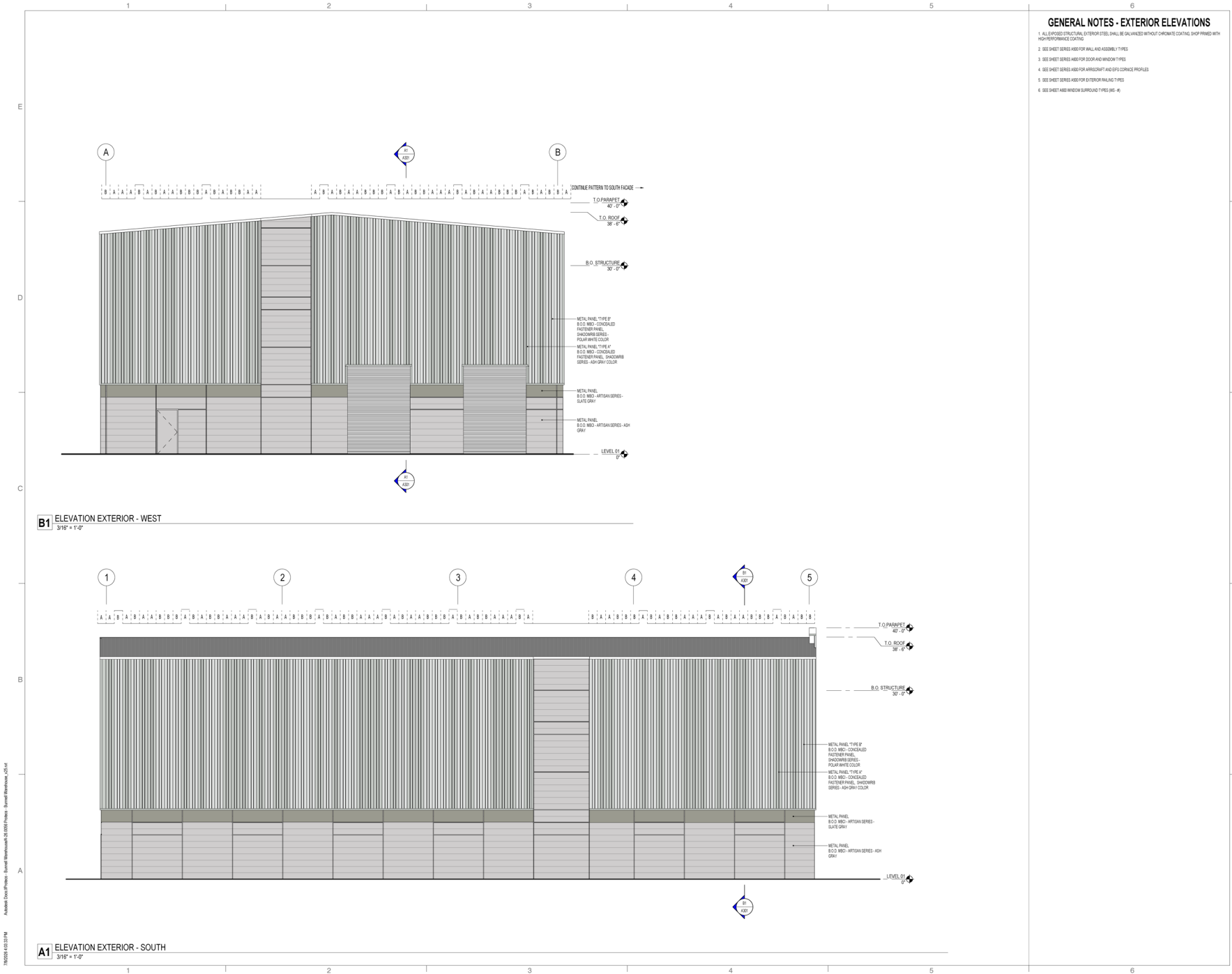
330 N. Cutler Dr.
North Salt Lake, UT 84054

project # : 2610006
date : 07/03/2026
revisions :

title:
**EXTERIOR
ELEVATIONS**

sheet:
A201
50% CD REVIEW

1762025.6.03.07 PM Autodesk Docs/Photos - Bunnell Warehouse 2010006/Photos - Bunnell Warehouse.ctb



GENERAL NOTES - EXTERIOR ELEVATIONS

- 1. ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH-PERFORMANCE COATING.
- 2. SEE SHEET SERIES ADD FOR WALL AND ASSEMBLY TYPES
- 3. SEE SHEET SERIES ADD FOR DOOR AND WINDOW TYPES
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- 6. SEE SHEET ADD WINDOW SURROUND TYPES (HS - H)



360 WEST ASPEN AVENUE
SALT LAKE CITY, UTAH 84101
801.532.4422

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project:
**PROTECS -
BUNNELL
STORAGE**

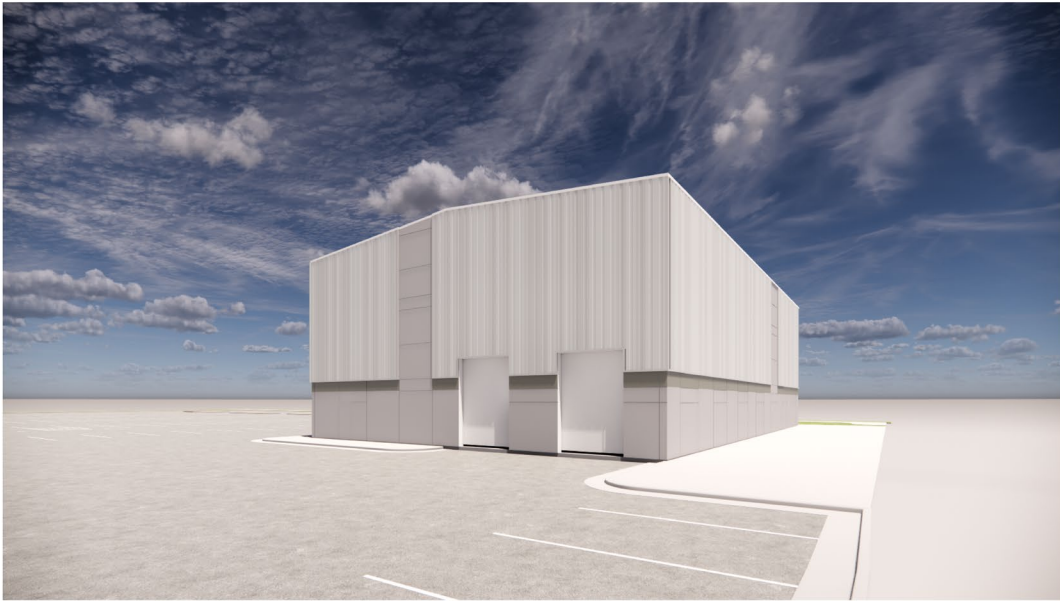
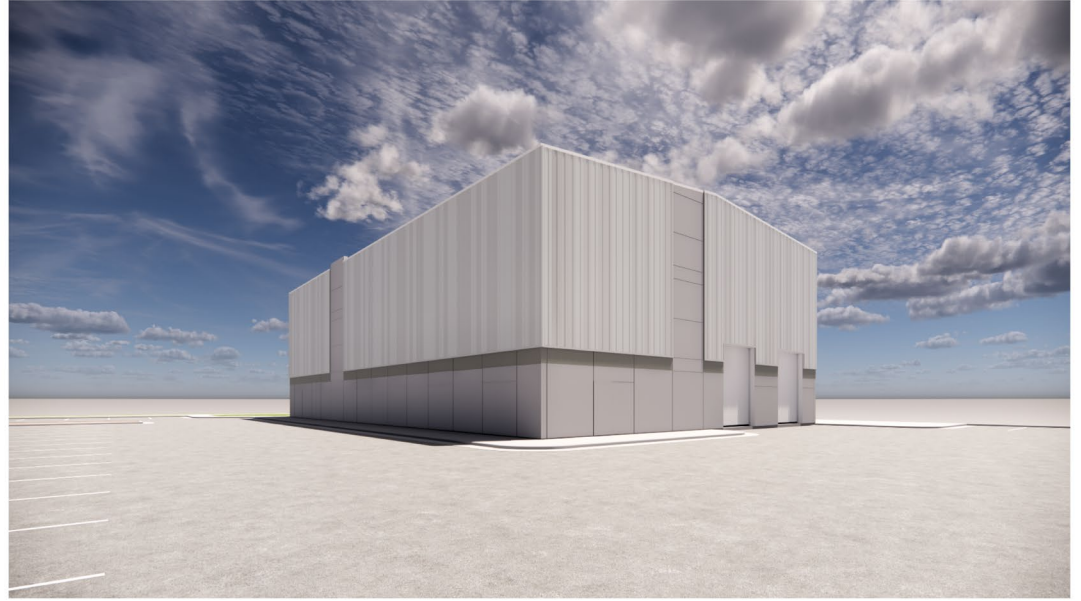
330 N. Cutler Dr.
North Salt Lake, UT 84054

project #: 2610066
date: 07/03/2026
revisions :

title:
**EXTERIOR
ELEVATIONS**

sheet:
A202
50% CD REVIEW

176255 4.02.23 PM Autodesk DocuPrint - Bunnell Warehouse 32.0066 1/28/26 - Bunnell Warehouse_02.dwg



Site Plan

Bunnell Incorporated Accessory Storage Structure

PROPOSED MOTION

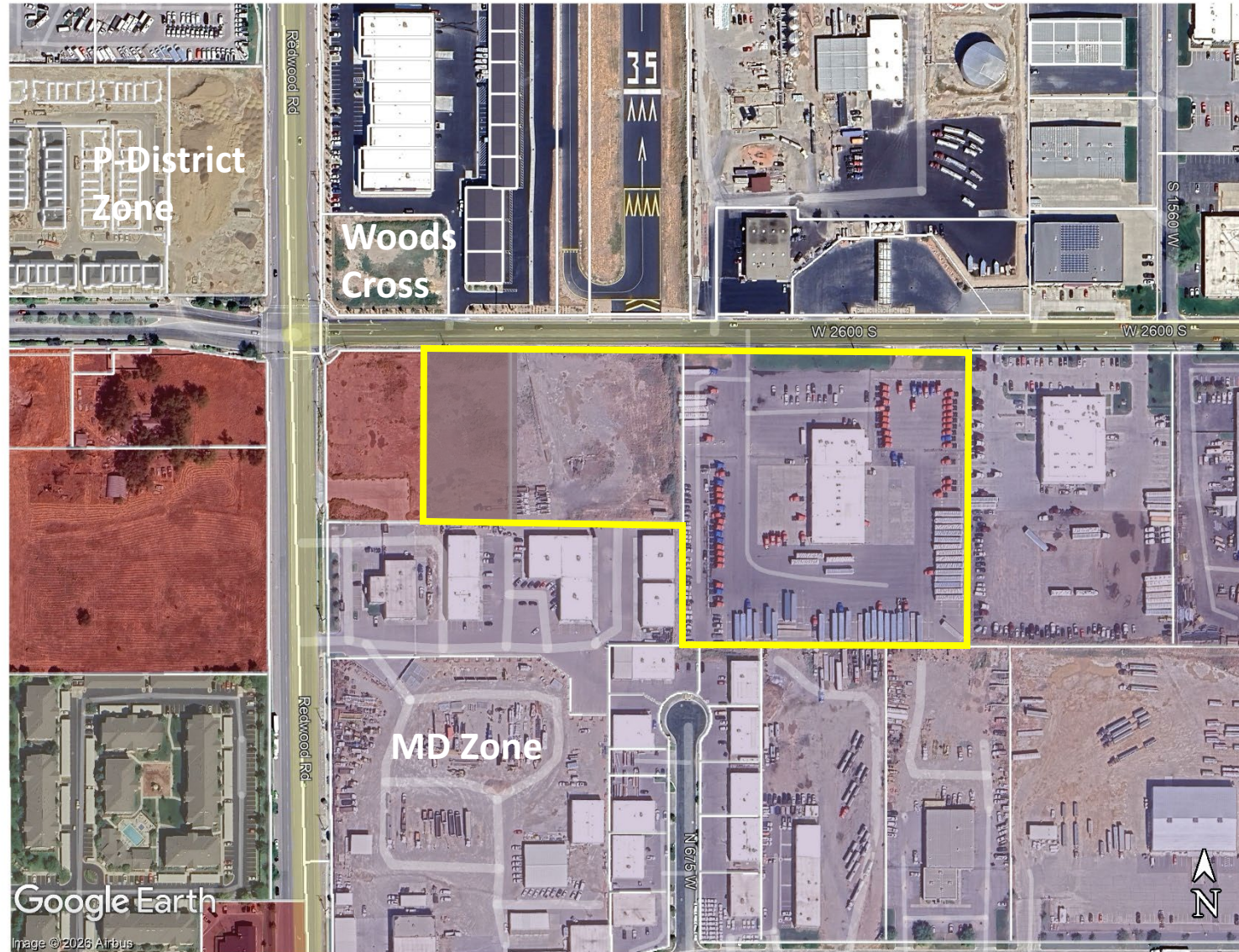
I move that the Planning Commission approve the site plan for an accessory storage structure for Bunnell Incorporated at 330 North Cutler Drive with the following conditions:

1. Correction of redlines; and
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.

Site Plan
Crete Carrier Parking Lot
723 and 695 West 1100 North
Gary Tyler, Hughes General Contractors

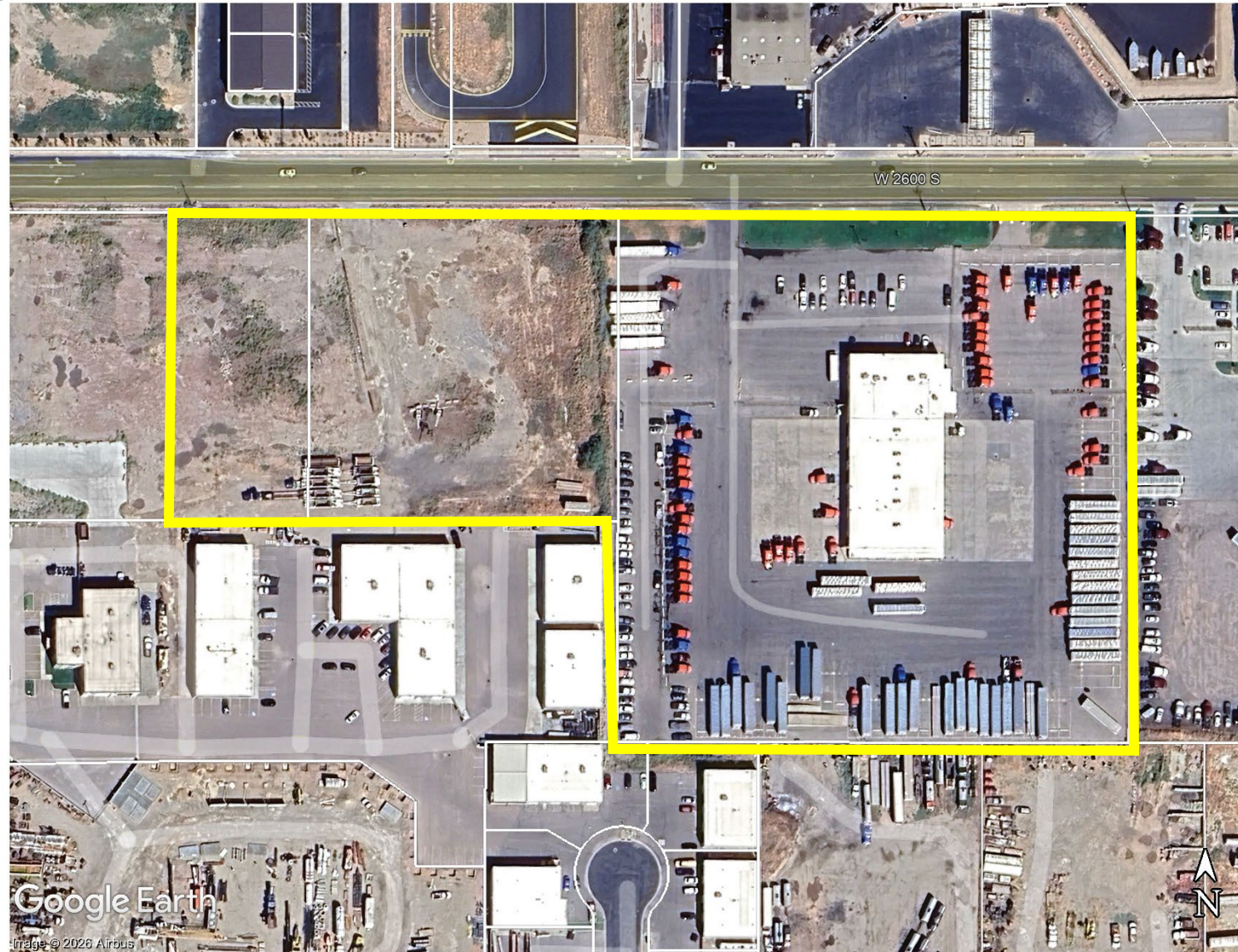


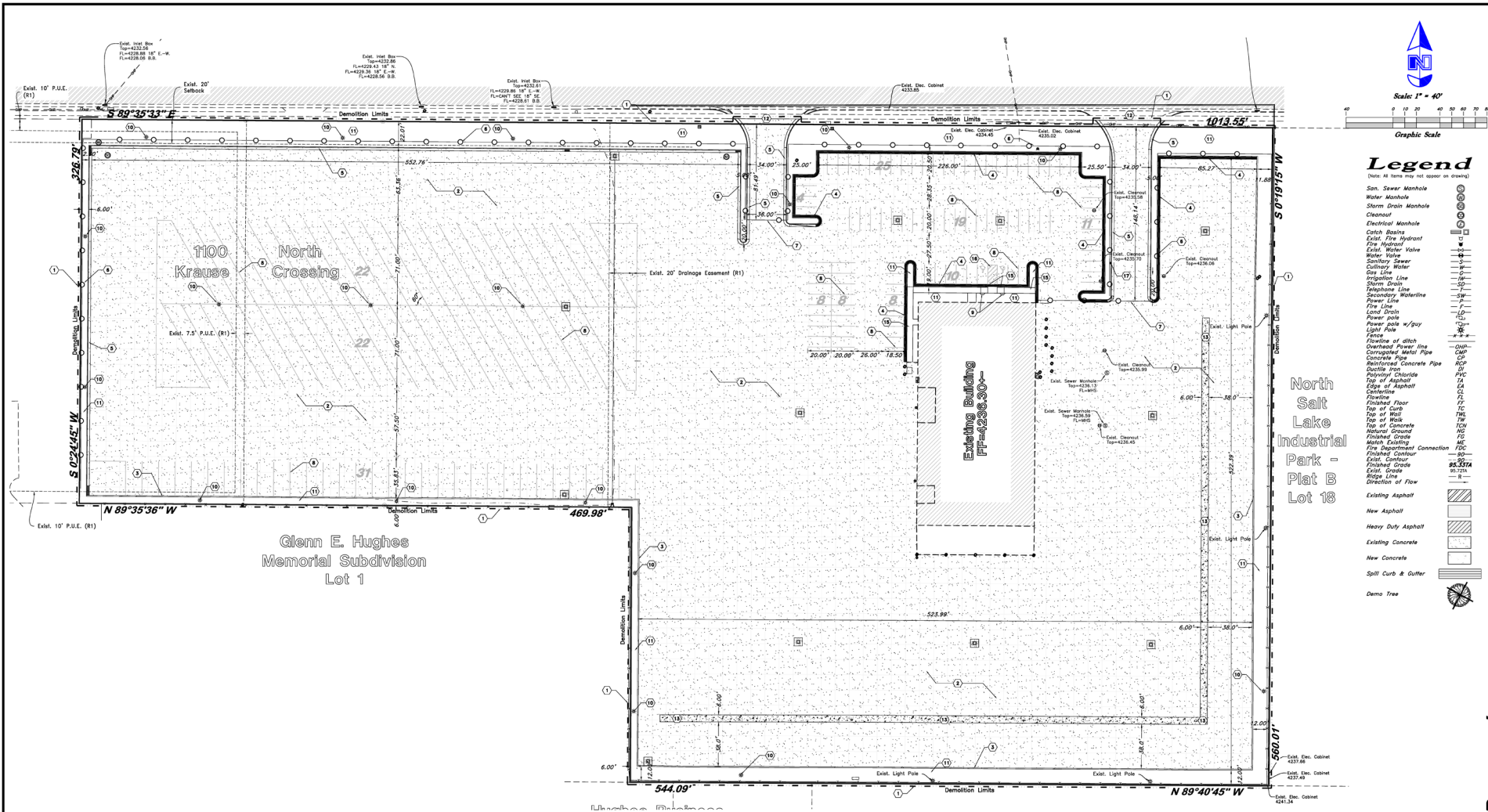
Crete Carrier Site Plan 723 & 695 West 1100 North Zoning Map





Crete Carrier Site Plan 723 & 695 West 1100 North Aerial





PROFESSIONAL ENGINEER
No. 181089
PAUL C. AMERSON
07/8/28
STATE OF UTAH

GREAT BASIN ENGINEERING
1475 EAST 8000 SOUTH, SUITE 240
SALT LAKE CITY, UTAH 84143
PHONE: (801) 392-7500
WWW.GREATBASINENGINEERING.COM

Site Plan

Crete Carrier Remodel

89° W 1100 N North Salt Lake, Utah
A part of the SW 1/4 of Section 35, T2N, R11E, S18E4, U.S. Survey

18, June 2026

SHEET NO.

C1.0

28-608-S

Site Construction Key Notes		
1	CONSTRUCTION LIMIT LINE	
2	CONSTRUCT CONCRETE PAVING	C5.0/16
3	CONSTRUCT 10" CURB STOP	C5.0/10
4	CONSTRUCT 24" SPILL CURB & GUTTER	C5.0/13
5	CONSTRUCT 24" CATCH CURB & GUTTER	C5.0/13
6	CONSTRUCT 6" CHAIN LINK FENCE	
7	CONSTRUCT 6" CHAIN LINK ROLLING GATE	
8	CONSTRUCT 4" YELLOW PAINTED STRIPING	C5.0/11
9	CONSTRUCT ACCESSIBLE PARKING SIGNS	C5.0/14

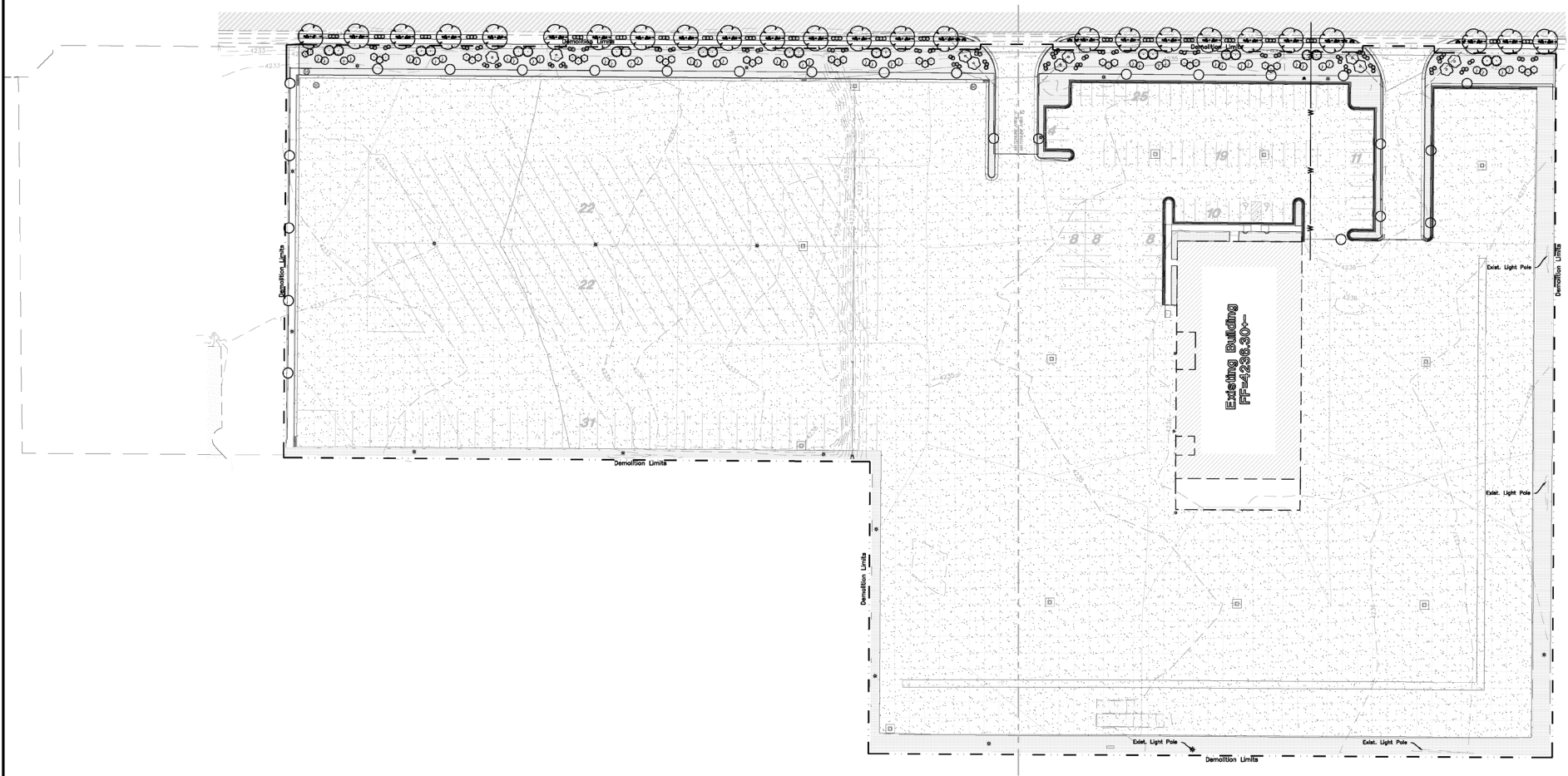
10	CONSTRUCT LIGHT POLE	
11	LANDSCAPE	SEE LANDSCAPE PLAN
12	CONSTRUCT DRIVE APPROACH	C4.0/7
13	CONSTRUCT DOLLY PAD	C4.0/8
14	CONSTRUCT ADA RAMPS	C5.0/15
15	CONSTRUCT CONCRETE SIDEWALKS	C5.0/17
16	CONSTRUCT ADA STRIPING	C5.0/12
17	CONSTRUCT GATE KEYPAD	

GENERAL SITE NOTES:
1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Detail 9).
2. Fire line markings and signs to be installed as directed by the Fire Marshal.
3. All 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.

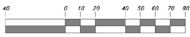
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, claims, damages, and costs, arising from 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

8° E
85° R1)



Scale: 1" = 40'



Graphic Scale

95% Construction Documents

Overall Landscape Plan

Crete Carrier Remodel

692 W 1100 N, North, Salt Lake, Utah
4 part of the SW 1/4 of Section 35, T2N, R1W, S884, U.S. Survey

28, May 2026

SHEET NO.

LP100

26-806-LS



**GREAT BASIN
ENGINEERING**

5740 SOUTH 1475 EAST, DUGEN, UTAH 84403
PHONE (801) 594-4515 FAX (801) 594-4515
WWW.GREATBASINENGINEERING.COM

REV. DATE DESCRIPTION

Site Plan

Bunnell Incorporated Accessory Storage Structure

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

Work Session

Town Center

Urban Design Standards

Mark Morris, VODA Landscape + Planning

ACTION UPDATE

7/21/2026 City Council Meeting - No updates.

APA Utah Fall Conference 2026
Wednesday, September 9th & Thursday, September 10th
Davis Conference Center, 1651 North 700 West, Layton

MINUTES

Minutes – July 14, 2026

Proposed Motion:

I move that the Planning Commission approve the minutes for July 14, 2026 with

- No changes
- or
- With modifications as discussed

ADJOURN