



CITY OF NORTH SALT LAKE

CITY COUNCIL - NOTICE & AGENDA

July 19, 2016

7:00 p.m.

Posted July 14, 2016

Notice is given that the North Salt Lake City Council will hold a regular meeting on **TUESDAY, JULY 19, 2016 at 7:00 p.m.** A work session will be held at 6:00 p.m. in the Council Conference Room at City Hall, followed by the regular session at 7:00 p.m. in the Council Chambers. Some council members may participate electronically. The following items of business will be discussed; the order of business may be changed as time permits.

WORK SESSION - 6:00 p.m.

- 6:00 Welcome
- 6:05 Action Items
- 6:10 Approve City Council Minutes – June 21, 2016
- 6:15 Council Reports
- 6:25 Mayor's Report
- 6:30 City Attorney's Report
- 6:35 City Manager's Report - Consideration of extending Freda Well Secondary Water Pump from Midnight to 7am during Irrigation Season
- 6:45 Consideration of purchase and buy back of front end loader for Public Works Department
- 6:55 Adjourn

REGULAR SESSION - 7:00 p.m.

- 7:00 Introduction by Mayor Len Arave
- 7:02 Invocation and Pledge of Allegiance ~ Council Member Matt Jensen
- 7:05 Citizen Comment
- 7:15 Scholarship award to Elizabeth Drinkall – 2015-16 Youth City Council Mayor
- 7:20 Awarding CMC Designation to Linda Horrocks, Deputy City Recorder- UMCA
- 7:25 Consideration of sale of Encroached Land along Wild Rose Trail to Country Court Residents
- 7:35 Consideration of Ordinance No. 2016-10: An ordinance changing the zoning designation of real property from Highway Commercial (CH) to a Planned (P) District for Odell Crossing located at approximately 170 East Odell Lane. Brighton Development Utah, Applicant
- 7:45 Consideration of an amended development agreement for Odell Crossing. Brighton Development Utah, Applicant
- 7:50 Consideration of an amended site plan for Odell Crossing. Brighton Development Utah, Applicant
- 7:55 Consideration of concept plan application for Eaglewood Cove Subdivision, phases 13-15, located at approximately 600 South Tanglewood Loop. Eaglewood Development LLC, Applicant
- 8:05 Consideration of Ordinance 2016-11: An ordinance amending the City's General Plan by adopting the Town Center Master Plan
- 8:15 Adjourn into Closed Session

CLOSED SESSION -8:30 p.m.

- 8:30 Closed Session to discuss pending litigation and the purchase of real property
- 8:50 Adjourn

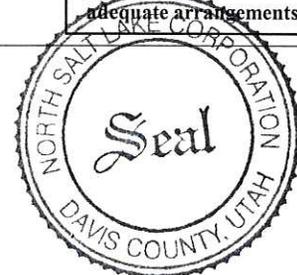
The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

Notice of Posting:

I, the duly appointed deputy recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 14th day of July, 2016.

Dated this 14th day of July, 2016.

Linda D. Horrocks



Action Items (for July 19, 2016)

Item	Chair	Committee	Description
NEW			
1			City staff to see if the meat from the exterminated deer can be donated to the food pantry.
OLD			
1	David	Jon	Council Member Jensen asked that a sign be added near the Gregerson memorial plaque on the Springhill Trail that would guide hikers back to the bottom. He also said that on south part of trail there were wooden bike ramps on the trail and that this needs to be removed or fixed.
2	Barry		Ask Woods Cross to possibly pay for a portion of the splash pad shade-RAP tax funds/ <i>Barry writing letter to Woods Cross.</i>
3	Ken	Janice	Council Member Mumford also asked that the rates in the Good Landlord program be set to adjust for inflation, etc. Analysis to be done?
4	David	Jon	Plan ribbon cutting for Deer Hollow Park once completed. <i>Will be planned once park is finished.</i>
5	Ken		Provide income level requirements for assistance through the CDBG Housing Assistance Program to the City Council. <i>Ken will send an email to CC.</i>
6	Barry		<i>Council Member Mumford asked that staff follow up with the County on whether the City should take over services for the unincorporated areas. Increased amount taken to the board. Barry met with all commissioners. Still Waiting</i>
7	Ken		Mayor Arave commented (while reviewing Redbone Trucking site plan) that the City may want to require nicer fencing along 1100 North for future applications. <i>City staff working on code amendment to require upgraded fencing.</i>

1 NORTH SALT LAKE CITY
2 CITY COUNCIL MEETING-WORK SESSION
3 JUNE 21, 2016
4

5 **DRAFT**
6

7 Mayor Arave called the meeting to order at 6:26 p.m.
8

9 PRESENT: Mayor Len Arave
10 Council Member Matt Jensen
11 Council Member Ryan Mumford
12 Council Member Stan Porter via teleconference
13 Council Member James Hood
14

15 EXCUSED: Council Member Brian Horrocks
16

17 STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul
18 Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public
19 Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David
20 Church, City Attorney; Andrea Bradford, Minutes Secretary.
21

22 OTHERS PRESENT: None.
23

24 1. DEPARTMENT REPORT-COMMUNITY DEVELOPMENT
25

26 Ken Leetham reported on the status of Community Development projects that have already been
27 approved or that the City has received applications for. There are many non-residential projects
28 occurring throughout the City with a strong market in the industrial park area. Building
29 permitting is experiencing a decline with the last permits for single family homes being issued in
30 the Foxboro subdivision. The City continues to issue permits for single family homes outside of
31 the Foxboro area.
32

33 Other projects include the Foxboro Wetlands Park with the expenditure of \$30,000 including
34 detailed plans and a cost estimate to prepare for permitting. City staff is applying for the Outdoor
35 Recreation grant which is a 50/50 matching grant in the range of \$20,000.00 to \$75,000.00.
36 These funds would be used for the addition of a boardwalk, improving the City's trail system,
37 etc.
38

39 Mr. Leetham then reported on the Community Development Block Grant (CDBG) program for
40 this year and said that approximately \$13,000 is remaining and that \$21,000 has been used to

41 improve ten homes in the City so far. The allocation of CDBG funds for next year will be
42 \$50,000.

43
44 City staff was also able to use a grant to pay for \$25,000 worth of consulting work for the Town
45 Center project. The resulting plan had some beneficial parts but City staff felt that it did not
46 meet all of the objectives. The Planning Commission and City staff spent a few months putting
47 together a land use plan for redevelopment, housing, projections for non-residential uses, trails,
48 parking, etc. City staff also analyzed what the plan does and created an inventory of current
49 assets, such as bus routes, crosswalks, sidewalks, and proposed additions.

50
51 City staff and the Planning Commission also reviewed cross sections of Center Street and
52 Highway 89 and what it might look like with the proposed parking, expanded sidewalks and
53 street lighting options. City staff has been working with a lighting consultant on a uniform street
54 lighting program throughout the City. The Town Center project will be presented to the City
55 Council for approval on a future agenda.

56
57 **2. DEPARTMENT REPORT-FINANCE**
58

59 Janice Larsen presented the financial report to the City Council and reported on the fiscal year
60 2016-2017 transportation restricted revenue related expenditures. She explained how the funds
61 will be spent with a portion to remain in the General Fund and the rest to be transferred to the
62 Road Fund.

63
64 Barry Edwards commented that eleven rural counties received the majority of the five cent gas
65 tax. This was due to an issue with the gas tax bill that was in place for 2015.

66
67 David Church explained that when the gas tax was changed and a hold harmless agreement was
68 put into place, there was a stipulation that the counties would not receive less than what they had
69 received before. When the new gas tax was put in place the previous hold harmless agreements
70 were recognized and the definition for “rural miles” was changed which ended up giving more
71 credit to dirt and gravel roads in rural counties and resulted in a large increase of the gas tax for
72 these counties. These eleven counties were given the bulk of the new funds.

73
74 Barry Edwards said that when the original Bill 362 came out that these eleven counties did not
75 benefit due to their low populations and unpaved miles. These counties were upset and were able
76 to get an increase in funds this year.

77 3. ACTION ITEMS

78

79 The action items list was reviewed. Completed items were removed from the list.

80

81 Barry Edwards said that the City has received a permit to exterminate 200 deer per year from
82 August to December through trapping, bow hunting and shooting with a special permit. City staff
83 will research whether the meat can be donated to the food pantry.

84

85 Council Member Mumford asked if the encroachments onto the Wild Rose Trail had been
86 staked. Barry Edwards replied that this has been done and that staff was working on the trail
87 route and land deeds which will be presented to the Council.

88

89 Council Member Jensen asked if the ramp on the Springhill Trail had been removed. Paul
90 Ottoson replied that the ramp had been removed.

91

92 4. APPROVE CITY COUNCIL MINUTES

93

94 The City Council minutes of June 7, 2016 were reviewed and amended. **Council Member Hood**
95 **moved to approve the work session and regular session minutes for June 7, 2016 as**
96 **amended. Council Member Mumford seconded the motion. The motion was approved by**
97 **Council Members Jensen, Mumford and Hood. Council Member Porter abstained. Council**
98 **Member Horrocks was excused.**

99

100 Council Member Porter abstained as he had not had a chance to review the minutes.

101

102 5. COUNCIL REPORTS

103

104 Council Member Hood reported that he had received phone calls from residents who were upset
105 that nothing had been posted on social media about the broken gas pipeline in Foxboro. Barry
106 Edwards replied that he and police chief were at the site and that a few homes were evacuated as
107 a precaution and through traffic on that block was diverted until about 7pm that day.

108

109 Council Member Mumford reported that the Planning Commission has put in extra time to work
110 on the Town Center plan that Ken Leetham mentioned earlier. He also said that City staff has put
111 in a lot of time and effort to modify the plan and respond to all the requests for improvement
112 from the Commission and the City Council. The City Council will need to determine how to
113 fund the plan and which items are the top priorities. He then said that residents were excited with
114 the recent construction at the Lee's Marketplace site.

115 Council Member Jensen reported that the Three Kings bicycle race was not very well attended
116 and that this may be the last year that this event will be held. The Second Sunday Concerts may
117 be replaced with another event as well but that a full calendar of events will be scheduled to
118 make use of the donations from City businesses. Upcoming events include the Eaglewood
119 Festival of Speed on July 1st, the 5K at Legacy Park and health fair on July 2nd and the
120 Independence Day firework celebration that evening at the golf course.

121

122 6. CITY ATTORNEY'S REPORT

123

124 David Church had nothing to report.

125

126 7. MAYOR'S REPORT

127

128 Mayor Arave said that the financial reports for the fire district and rent district were available to
129 the City Council members.

130

131 8. CITY MANAGER'S REPORT

132

133 Barry Edwards had nothing to report.

134

135 9. ADJOURN

136

137 Mayor Arave adjourned the meeting at 6:57 p.m. to begin the regular session.

138 NORTH SALT LAKE CITY
139 CITY COUNCIL MEETING-REGULAR SESSION
140 JUNE 21, 2016

141
142 **DRAFT**

143
144 Mayor Arave called the meeting to order at 7:06 p.m. and offered the invocation. Parker Hardy,
145 BSA Troop 884, led those present in the Pledge of Allegiance.

146
147 **PRESENT:** Mayor Len Arave
148 Council Member Matt Jensen
149 Council Member Ryan Mumford
150 Council Member Stan Porter via teleconference
151 Council Member James Hood

152
153 **EXCUSED:** Council Member Brian Horrocks

154
155 **STAFF PRESENT:** Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul
156 Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public
157 Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David
158 Church, City Attorney; Andrea Bradford, Minutes Secretary.

159
160 **OTHERS PRESENT:** Amanda Michaelis, Ty Michaelis, Parker Hardy, BSA Troop 884. Laura
161 Lantz, Luke Lantz.

162
163 1. **CITIZEN COMMENT**

164
165 There were no citizen comments.

166
167 2. **AWARDING OF SCHOLARSHIPS TO OUTGOING YOUTH CITY COUNCIL**
168 **MAYORS: REBEKAH HOGE AND ELIZABETH DRINKALL**

169
170 Council Member Hood reported that Rebekah Hoge, has been easy to work with and great at
171 helping to plan Youth City Council events. Mayor Arave then presented Rebekah Hoge with a
172 scholarship and certificate.

173
174 Elizabeth Drinkall will be presented with her scholarship award at the next City Council
175 meeting.

176 3. AWARDING OF ROAD MASTER CERTIFICATE TO LUKE LANTZ

177

178 Mayor Arave commented that it is always great to see employees improve professionally and to
179 see their talents develop.

180

181 David Frandsen reported that Luke Lantz had put in a lot of work and effort to obtain this Road
182 Master certificate which is the result of multiple courses and tests on asphalt and paving
183 maintenance, communication skills for supervisors, traffic control and inspections. He said that
184 Luke has a great attitude and is a great supervisor.

185

186 Mayor Arave then presented Luke Lantz with the Road Masters certificate.

187

188 4. PUBLIC HEARING TO CONSIDER RESOLUTION 2016-23R ADOPTING AN
189 AMENDMENT TO INCREASE THE FISCAL YEAR 2015-2016 ROAD CAPITAL
190 PROJECT FUND BUDGET

191

192 Janice Larsen reported that the one change would adopt an amendment to increase the Road
193 Capital Project Fund budget for the extension of Cutler Drive which will be constructed by the
194 City and reimbursed by the developer. This amendment will include an increase in the revenue
195 and expenditures of \$224,000 in the Road Capital Projects Fund budget.

196

197 **Mayor Arave opened the public hearing at 7:15 p.m. There were no public comments and**
198 **he closed the public hearing at 7:15 p.m.**

199

200 5. CONSIDERATION OF RESOLUTION 2016-23R ADOPTING AN AMENDMENT TO
201 INCREASE THE FISCAL YEAR 2015-2016 ROAD CAPITAL PROJECT FUND
202 BUDGET

203

204 **Council Member Jensen moved to adopt Resolution No. 2016-23R an amendment to**
205 **increase the fiscal year 2015-2016 Road Capital project fund budget. Council Member**
206 **Mumford seconded the motion. The motion was approved by Council Members Mumford,**
207 **Porter, Jensen and Hood. Council Member Horrocks was excused.**

208

209 6. CONSIDERATION OF RESOLUTION 2016-22R ENTERING INTO AN
210 INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY
211 CITIES AND DAVIS COUNTY FOR A UTAH POLLUTANT DISCHARGE
212 ELIMINATION SYSTEM (UPDES) GENERAL PERMIT

213 David Frandsen reported that the State allows multiple entities to work together to comply with
214 the Utah Pollutant Discharge Elimination System (UPDES) permit requirements. He stated that
215 this interlocal cooperation agreement is a basic agreement to split the costs of training and public
216 outreach with the City and other participating cities in Davis County.

217

218 Council Member Jensen asked if this program was in place already. David Frandsen replied that
219 the program was already in place and that this agreement would extend the area and includes
220 more training and public awareness.

221

222 Barry Edwards commented that this would be a more cost effective way to implement the
223 UPDES requirements. Paul Ottoson said that a majority of the funds will go towards education
224 and awareness in schools.

225

226 **Council Member Mumford moved to adopt Resolution No. 2016-22R: a resolution of the**
227 **City Council of the City of North Salt Lake City authorizing the execution of an interlocal**
228 **cooperation agreement between the City, Davis County, and various participating cities of**
229 **Davis County, for the joint implementation of UPDES General Permit requirements.**

230 **Council Member Hood seconded the motion. The motion was approved by Council**
231 **Members Mumford, Porter, Jensen and Hood. Council Member Horrocks was excused.**

232

233 7. CONSIDERATION OF RESOLUTION 2016-24R ENTERING INTO A COST
234 SHARING AGREEMENT WITH THE LOCAL PUBLIC SAFETY AND
235 FIREFIGHTER SURVIVING SPOUSE TRUST FUND

236

237 Barry Edwards reported that this would apply retroactively to July 1, 2005, as long as the
238 agreement was signed before 2017, and that the amendments specify procedures and
239 requirements for the City to participate in and be covered by the Local Public Safety and
240 Firefighter Surviving Spouse Trust Fund. He said the final agreement has not yet been received
241 by the City and recommended continuation of this item.

242

243 **Council Member Jensen moved to continue Resolution 2016-24R until the points of the**
244 **actual agreement have been established. Council Member Mumford seconded the motion.**
245 **The motion was approved by Council Members Mumford, Porter, Jensen and Hood.**
246 **Council Member Horrocks was excused.**

247 8. CONSIDERATION OF RESOLUTION 2016-25R ENTERING INTO AN
248 INTERLOCAL AGREEMENT WITH MURRAY CITY FOR LANDSCAPE ROCK

249
250 David Frandsen reported that Murray City has 60 cubic yards of the large cobble rock which it
251 cannot legally sell and would be willing to give to North Salt Lake for use in Deer Hollow Park.

252
253 Council Member Jensen asked why Murray City has excess rock. David Frandsen replied that
254 the rock is from McGhie Springs located in Murray which they do not need and that they cannot
255 sell or make a profit from it.

256
257 **Council Member Hood moved to adopt Resolution 2016-25R a resolution approving an**
258 **interlocal cooperation agreement between the City of North Salt Lake (NSL) and Murray**
259 **City for the donation of rock from Murray City's McGhie Springs for NSL to use on Public**
260 **Works projects. Council Member Mumford seconded the motion. The motion was**
261 **approved by Council Members Mumford, Porter, Jensen and Hood. Council Member**
262 **Horrocks was excused.**

263
264 9. CONFIRMATION OF TRUTH IN TAXATION HEARING DATE OF AUGUST 8,
265 2016 AT 7:00 PM AT THE CITY OF NORTH SALT LAKE CITY HALL

266
267 Barry Edwards reported that Davis County determined that the City's Truth in Taxation hearing
268 will be held August 8th and City staff chose 7pm as the most convenient time for the public to
269 attend.

270
271 Council Member Jensen asked if other cities in the County would be having a Truth in Taxation
272 hearing this year. Barry Edwards replied that there were several cities including Woods Cross
273 who would be holding hearings.

274
275 Barry Edwards asked if there would be time for the City Council to consider comments from the
276 hearing before they take action. David Church replied that the City would have until August 17th
277 to adopt the budget and vote.

278
279 **Council Member Mumford moved to confirm the Truth in Taxation Hearing date of**
280 **August 8, 2016 at 7pm at City Hall. Council Member Jensen seconded the motion. The**
281 **motion was approved by Council Members Mumford, Porter, Jensen and Hood. Council**
282 **Member Horrocks was excused.**

283 10. ADJOURN INTO CLOSED SESSION TO DISCUSS PENDING LITIGATION

284

285 **At 7:28 p.m. Council Member Jensen moved to go into closed session to discuss pending**
286 **litigation. Council Member Hood seconded the motion. The motion was approved by**
287 **Council Members Porter, Jensen, Mumford and Hood. Council Member Horrocks was**
288 **excused.**

289

290 11. RECONVENE INTO REGULAR SESSION

291

292 **At 9:26 p.m. Council Member Mumford moved to go out of closed session. Council**
293 **Member Hood seconded the motion. The motion was approved by Council Members**
294 **Porter, Jensen, Mumford and Hood. Council Member Horrocks was excused.**

295

296 12. ADJOURN

297

298 Mayor Arave adjourned the meeting at 9:26 p.m.

299

300

301

302

Mayor

Secretary



NORTH SALT LAKE ENGINEERING

10 East Center Street
North Salt Lake, Utah
84054
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Paulo@nslcity.org

LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council

From: Paul Ottoson, City Engineer

Date: July 19, 2016

Subject: Freda Well Pumping Times

BACKGROUND

In June of 2014, the City Council approved a proposal to convert the Freda well from culinary water to secondary water due to high levels of PCE. This conversion was to supplement the Weber Basin supply to Foxboro as the city is limited to 800 acre feet of water. Attached is a copy of City Council minutes from June 17, 2014. As can be seen in the motion, the time Freda well can be used is only from midnight to 5:00 am. Several residents of the Foxboro area were concerned about children playing when their irrigation system was on and coming in contact with the water, hence the time restriction.

Weber Basin Water Conservancy District has recently encountered problems with their secondary water system in Woods Cross City and the Foxboro areas of North Salt Lake. Between the hours of 5:00 am to 7:00 am there is a spike in water usage and they cannot keep up with demand. Pressures in their system are dropping to around 20 psi during this time period. Weber Basin has contacted city staff and asked if we could keep the Freda pump on to the Foxboro area until 7:00 am to help increase water pressure. Pumping of the well will go back to 5:00 am when Weber Basin notifies the city that demand has dropped and the pressures are back to design conditions.

RECOMMENDATION

City staff recommends that the Freda well secondary pump be allowed to run from midnight to 7:00am during the irrigation season until Weber Basin Conservancy District notifies the City, at which time the Freda well pump will go back to a running time of midnight to 5:00 am.

City staff recommends awarding the bid for the 1100 North Water Line to M.C. Green & Sons for \$161, 200. The engineer's estimate for this portion of the project was \$226,259.

Mayor Arave asked how much of the funds for this project would come from impact fees. Paul Ottoson replied that it would be funded from at least 67% of impact fees.

Council Member Porter moved to award the bid to M.C. Green & Sons for \$161,200 for the 1100 North water line between 110 East to 220 East. Council Member Mumford seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Jacobson and Porter.

6. **CONSIDERATION OF BLENDING FREDA WELL WATER INTO THE SECONDARY WATER SYSTEM**

Paul Ottoson reported that because of last year's drought conditions, Weber Basin cut the City's allotment of secondary water by 20%. This included the Foxboro area causing concern as half way through the summer the City was poised to exceed the water contract. The City was only able to get through the summer due to heavy conservation efforts. City staff has looked at ways to supplement secondary water in Foxboro and are proposing using the Freda Well which was shut down years ago due to slight PCE contamination in the water.

The City Council approved the cost of the conversion, and the connection was made in April. An open house was held to educate the public and as of right now there are no restrictions to the secondary water from Weber Basin. As the Foxboro area is at approximately 90% built out there will likely be concern about secondary water sources each year.

Staff proposes to blend Freda Well water with Weber Basin water into the Foxboro secondary water system. The PCE level must be checked monthly and only certain amounts of the Freda Well water can be blended at a time.

Paul Ottoson proposed that the best time to pump the water would be midnight to 5 a.m. and that staff recommends the Freda Well water should be blended as soon as possible.

Mayor Arave commented that there are certain restrictions in the City's contract with Weber Basin and that the City can add less Freda Well water if necessary. He also said that the City could run the water on a specific day for those residents who were concerned about PCE in the water.

Barry Edwards said that pumping at night would correlate to minimal use by residents and would be more cost effective for the City. He also said that if the Freda Well water is used gradually it will extend the allotment from Weber Basin but if they wait and exceed the allotment first they will not be able to use the unblended Freda Well water at that time.

Tyler Higginson, 924 Skipton Drive, commented that there has been a petition circulating in the neighborhood with 84 signatures of residents who are opposed to the blending of the Freda Well water with the secondary water. He said the general sentiment is that most Foxboro residents are willing to change their watering behaviors and learn to conserve.

Mayor Arave asked Mr. Higginson if the City were to pump the Freda Well water on a certain day or set lower blended levels if the Foxboro residents would accept that or if they would only approve of zero PCE levels. Mr. Higginson said he did not know that there were other options and that some residents do not oppose using the Freda Well water for a secondary water source. He said that personally the option of using Freda Well blended water on certain days seemed to be a good alternative as long as residents were aware when the water was being blended.

Council Member Porter asked if staff knew the PCE levels in the Weber Basin water. Mayor Arave emphasized that this was non-treated water and would not be recommended for drinking.

James Hood, 80 South Main #8, commented that his sister lives in the Foxboro area and that they have become informed enough to agree that the Weber Basin water should be blended with the Freda Well water. He said that the Freda Well water is tested by the City and that residents will at least know the levels of the well water contaminants and added that Weber Basin does not test their water.

Council Member Jensen commended Tyler Higginson for reaching out to residents in a civil manner. He said that other residents had commented to him that they were in favor of using the resources in a wise manner and support blending water.

Council Member Jacobson asked if the water is pumped during a certain time period if those who use the water outside the pump time will avoid the blended water. Paul Ottoson replied that it could take time for the blended water to move through the lines.

Council Member Porter commented that water is a sensitive issue and that Weber Basin water is un-potable and that once PCE hits the air it is gone. He said there shouldn't be any risk in blending it.

Mayor Arave said that blending the water during certain hours gives residents an option if they do not want to use the water and asked if City staff could restrict pumping during certain hours. Barry Edwards replied that the most economical solution would be to pump at night and to let residents know when the water was being blended.

Council Member Porter moved to advise the City Engineer and Public Works Director to blend the Freda well into the secondary water system and publish the times when the water is blended. Council Member Jensen seconded the motion.

Council Member Porter amended the motion to include the times from midnight to 5 a.m. with a July 1st start date. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Jacobson and Porter.



CITY OF NORTH SALT LAKE

PUBLIC WORKS

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LEONARD K. ARAVE
Mayor

DAVID R. FRANSEN
Public Works Director/

MEMORANDUM

To: Honorable Mayor & City Council

From: Jonathan Rueckert, Assistant Public Works Director

Date: July 14, 2016

Subject: Purchase of a new Wheel Loader

Staff Recommendation:

Staff recommends purchasing a 2016 John Deere Model 544K Wheel Loader from Honnen Equipment for \$84,500.00

Background:

Per Utah State Contract PD929 staff will purchase a new 2016 John Deere 544K Wheel loader for \$127,000.00. Honnen Equipment subject to a final equipment evaluation will purchase a 2003 Case 621D wheel loader from the City for \$42,500.00 and debit this exchange from the overall purchase price of the new wheel loader. Under State Contract PD929 Honnen Equipment has a 1-year guaranteed buyback of \$149,000.00. This contract is valid through 2019.

Possible Motion:

I move that we approve the purchase of a 2016 John Deere 544K Wheel Loader from Honnen Equipment for \$127,000.00 under State Contract PD929. Motion also carries approval to sell a 2003 Case 621D wheel loader from the City's fleet to Honnen Equipment for \$42,500.00 (subject to re-inspection)



NORTH SALT LAKE ENGINEERING

10 East Center Street
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LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council
From: Paul Ottoson, City Engineer
Date: July 19, 2016
Subject: Sale of City Property at Wildrose Park

BACKGROUND

Four consecutive property owners along Country Court (644 E., 660 E., 674 E., and 686 E.) have encroached onto city owned property which is part of Wildrose Park. City Council instructed staff to meet with these owners and negotiate which areas of city property could be purchased by the residents, at the same time maintaining the privacy of people using the nearby trail. Attached is a map showing the new parcels staff is recommending be acquired from the city and below is a chart showing square footages and prices. Staff had an appraisal done of similar properties in the surrounding area and the unit price came in at \$3.35 per square foot. In addition to the cost of the property, the cost of the appraisal report and surveying have been included.

<u>Owner & Address</u>	<u>Area</u>	<u>Unit Price</u>	<u>Cost for Land</u>	<u>Misc. Costs</u>	<u>Total Price</u>
Wright (644 E)	2,669 SF	\$3.35	\$8,941.15	\$1,114.48	\$10,055.63
Gardner (660 E)	2,339 SF	\$3.35	\$7,835.65	\$1,114.48	\$ 8,950.13
Reynolds (674 E)	2,284 SF	\$3.35	\$7,651.14	\$1,114.48	\$ 8,765.88
Wesemann (686 E)	2,732 SF	\$3.35	\$9,152.20	\$1,114.48	\$10,266.68

RECOMMENDATION

Staff recommends City Council approve the sale of city land at Wildrose Park to the following property owners: The Wright property at 644 East Country Court for \$10,055.63, the Gardner property at 660 East Country Court for \$8,950.13, the Reynolds property at 674 East Country Court for \$8,765.88, and the Wesemann property at 686 East Country Court for \$10,266.68.



687 E

683 E

665 E

653 E

650 E

644 E

620 E

636 E

634 E

660 E

2,669 SF
\$8,947.35

2,331 SF
\$7,844.35

2,232 SF
\$6,927.35



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: July 19, 2016

SUBJECT: Consideration of Ordinance No. 2016-10: An ordinance changing the zoning designation of real property from CH to P District for Odell Crossing located at approximately 170 East Odell Lane.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the rezone request from CH to P District for Odell Crossing located at approximately 170 East Odell Lane with no conditions.

On July 12, 2016, the Planning Commission conducted a public hearing on this application and recommended approval of the rezoning to the City Council after making several findings (attached).

BACKGROUND

The purpose of this application is to rezone and incorporate the property located at 170 East Odell Lane into the previously approved Odell Crossing project located at approximately 210 East Odell Lane. The property to be rezoned is 0.52 acres and is located on the southeast corner of Highway 89 and Odell Lane. An amended general development plan that included this property was approved by the City Council on June 7, 2016, with 44 multi-family residential units in a total of 6 buildings. The plan was revised to include this property, widen Highway 89 with a shoulder/right turn lane and widen Odell Lane.

The approval to rezone to a P District requires the previous approval of a general development plan and the adoption of a development agreement which will implement the plan (next item on the agenda).

POSSIBLE MOTION

I move that the City Council adopt Ordinance No. 2016-10 together with the findings identified by the Planning Commission on July 12, 2016.

Planning Commission Findings

July 12, 2016

1. The proposed P district can be substantially completed within two (2) years of the establishment of the P district.
2. The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P district.
4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
5. Any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the final plan.
6. The P district is in conformance with the city general land use plan.
7. Existing or proposed utility services are adequate for the population and use densities proposed.

Attachments:

1. Aerial Map
2. Proposed Zoning Map
3. General Development Plan Map
4. Proposed Architecture
5. Ordinance No. 2016-10



P District Rezone

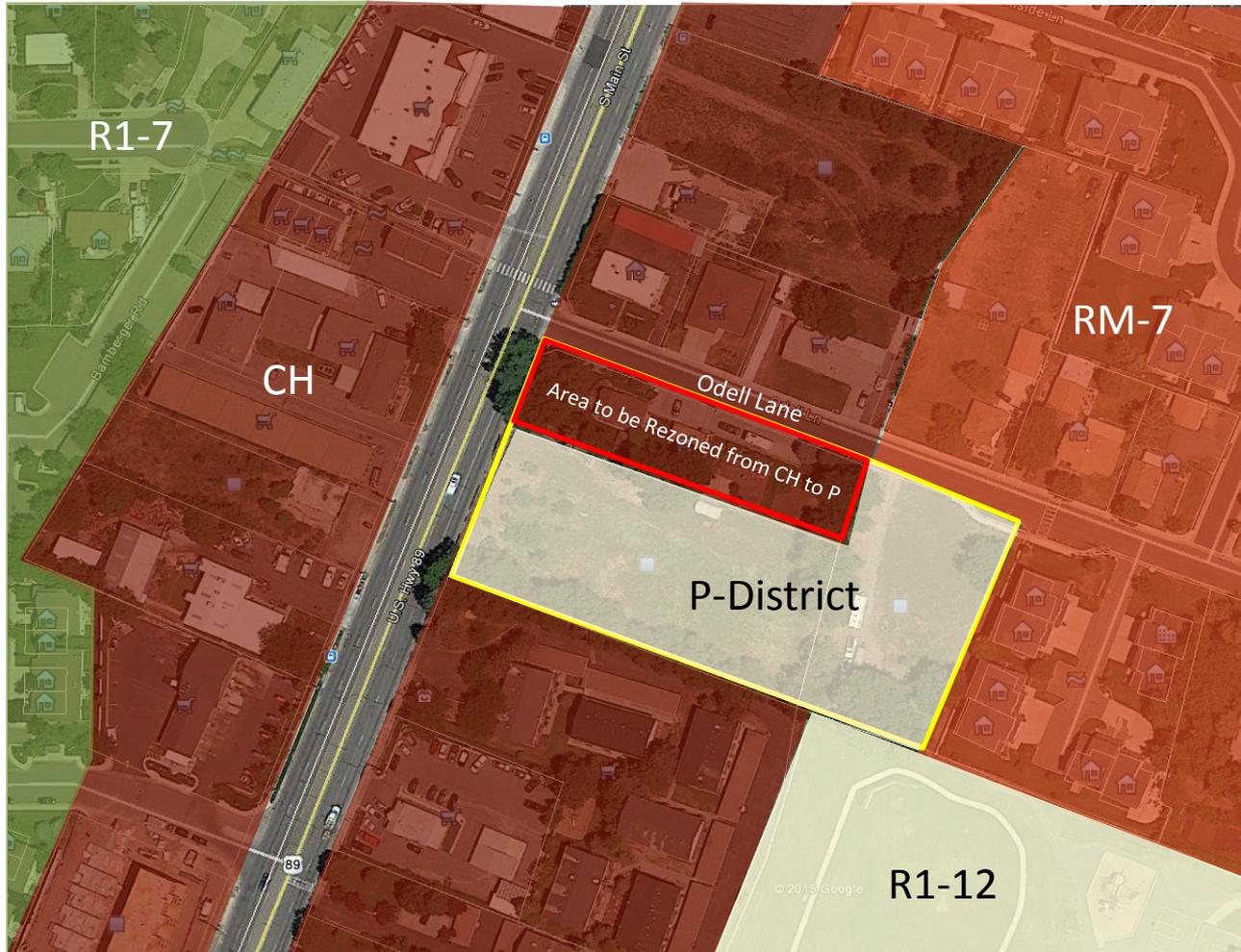
Odell Crossing– 210 East Odell Lane

Aerial





P District Rezone Odell Crossing– 210 East Odell Lane Zoning



- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)



P District Rezone

Odell Crossing– 210 East Odell Lane

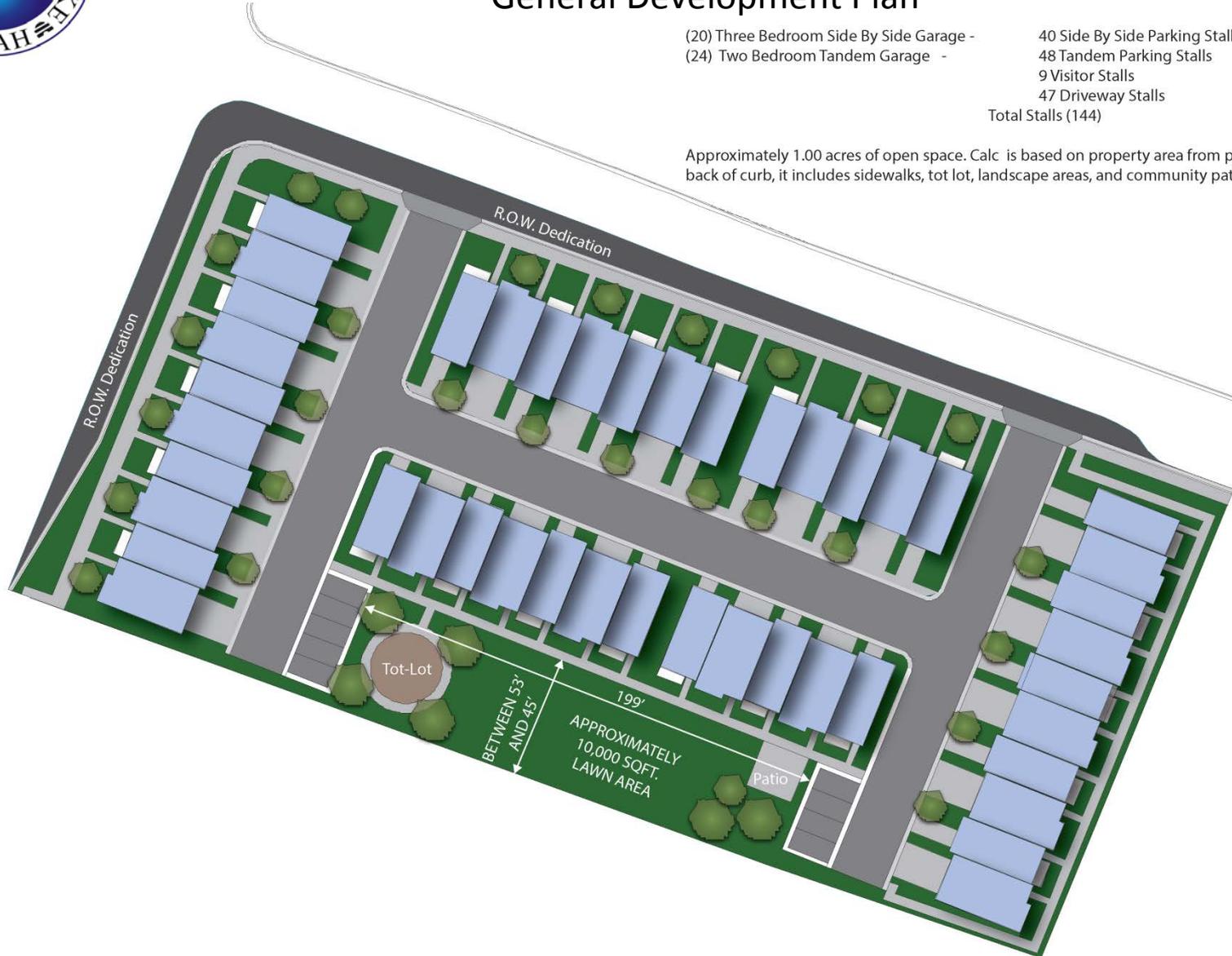
General Development Plan

(20) Three Bedroom Side By Side Garage -
(24) Two Bedroom Tandem Garage -

40 Side By Side Parking Stalls
48 Tandem Parking Stalls
9 Visitor Stalls
47 Driveway Stalls

Total Stalls (144)

Approximately 1.00 acres of open space. Calc. is based on property area from proposed back of curb, it includes sidewalks, tot lot, landscape areas, and community patio.





P District Rezone
Odell Crossing– 210 East Odell Lane
Architecture



ORDINANCE NO. 2016-10

AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 170 EAST ODELL LANE WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM HIGHWAY COMMERCIAL, CH TO PLANNED (P) DISTRICT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of North Salt Lake has received an application from Brighton Development Utah to amend the zoning for property located generally at 170 East Odell Lane from Highway Commercial (CH) to Planned (P) District; and

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, AS FOLLOWS:

Section 1. Zoning Map Amendment. The City of North Salt Lake Zoning Map is hereby amended to change the zoning of property generally located at 170 East Odell Lane within the city limits of the City of North Salt Lake, and more particularly described in Exhibit "A", from Highway Commercial (CH) to Planned (P) District.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon publication or posting and only after approval by the City Council of a development agreement for the subject property.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, THIS 19TH DAY OF JULY, 2016.

CITY OF NORTH SALT LAKE

By: _____
Len Arave, Mayor

ATTEST:

City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Jensen	_____
Council Member Mumford	_____
Council Member Porter	_____

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 01-047-0018, containing approximately 0.523 acres.

Described as follows:

COM 89°52' W 2542.7 FT & N 21°52' E 1123.5 FT FR S 1/4 COR OF SEC 1-T1N-R1W, SLM;
TH N 21°52' E 76 FT; S 69°55' E 303.3 FT, S 15°42' W 76.4 FT; N 69°55' W 311.5 FT TO
POB. CONT. 0.523 ACRES



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: July 19, 2016

SUBJECT: Consideration of an amended development agreement for Odell Crossing.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the attached amended development agreement for Odell Crossing with no findings or conditions.

BACKGROUND

You will recall that when the City approves a development under the terms of the Planned (P) District that such an action must be accompanied by a development agreement which is intended to implement the terms of a previously-approved master development plan. The Odell Crossing project has been recently amended by adding property and residential units. Those changes now require an amended development agreement. The original agreement was approved on April 19, 2016. The amended general development plan was approved by the City Council on was approved by the City Council on June 7, 2014.

The attached agreement is comprehensive and contains all of the details that have previously required by the Planning Commission and City Council during the various actions that have been previously taken related to this project. The attachments contained in this packet may be adjusted so that copies are clearer or larger in the final version of the agreement or final signatures contain all necessary information.

Attachments

- 1) Proposed amended development agreement

When Recorded
Return to:
City of North Salt Lake
10 East Center Street
North Salt Lake, UT 84054

DEVELOPMENT AGREEMENT **ODELL CROSSING AT NORTH SALT LAKE**

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the _____ day of _____, 20__ (the “Effective Date”), by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation (the “City”), and Brighton Development Utah LLC, a Utah limited liability company, (the “Developer”). The Developer and the City are sometimes collectively referred to herein as the “Parties” or singularly as a “Party.”

RECITALS

A. As of the Effective Date hereof, Developer is (or has a signed a purchase contract with the owner), the owner of the property described on **Exhibit “A”** (the “Property”) hereto, located within the City of North Salt Lake, Davis County, Utah.

B. The development of the Property is governed by the City’s Title 10—Land Use and Subdivision Ordinances (the “Code”). All Section references contained herein shall refer to the Code.

C. Pursuant to section 10-13-3 of the Code, the Developer has filed an application for and received approval by the City for the following:

- (1) a General Development Plan (the “General Development Plan”) for the Property consisting of ~~forty-four (44) thirty (30)~~ townhomes; and
- (2) the re-zoning of the Property to the Planned P District, (the “P District Zoning”) subject to approval of an acceptable development agreement.

D. The project to be developed upon the Property pursuant to the General Development Plan is known as Odell Crossing and is generally located 210 East Odell Lane in the City of North Salt Lake (the “Project”).

E. Pursuant to the City’s approval of the General Development Plan on the ~~7th~~ ~~2nd~~ day of ~~June~~ ~~February~~, 2016, the Plan consists of ~~forty-four (44) thirty (30)~~ residential units, with associated parking, landscaping, amenities, and other improvements. A copy of the approved General Development Plan is attached hereto as **Exhibit “B.”**

F. Pursuant to section 10-13-2-D, exceptions to or modification of the general standards for development within the residential and commercial zoning districts may be granted in the P District Zoning if the City determines that such exceptions are desirable and warranted. By this Agreement, the Parties desire to stipulate the required standards with respect to: land use; building size, layout, materials and architecture; landscaping; parking; signage size, placement, height, and design; lighting; fencing materials; and any other standards specified herein and included within the Project’s P District Zoning.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. Incorporation of Recitals and Exhibits. The above Recitals and Exhibits attached and referenced herein are hereby incorporated into this Agreement.

2. General Development Plan Approval. To the fullest extent of its legal powers and authority and for the duration of the Term (as described below) of this Agreement, the City hereby approves the General Development Plan for the Project, including the density, use, configuration, and specification designations as described in the General Development Plan and as described elsewhere herein. The developer may not substantively deviate from the General Development Plan without prior approval by the City. Subject to the terms of this Agreement and subject to the Developer's compliance with other provisions of the Code not specifically modified herein, the Developer shall have the right to have, Preliminary Design Plan, Site Plan, Final Plat, Construction Plans and Building Permits (as those terms are defined in section 10-3 of the Code) approved by the City and to develop the Project as proposed and approved. The Developer hereby agrees that the Project is subject to all City ordinances except as specifically modified herein by this Agreement. In the event of a conflict between the Code and this Agreement, this Agreement shall control.

3. Term. The vested rights described in this Agreement shall be effective for a period of ten (10) years following the date on which this Agreement is adopted by the city Council of North Salt Lake and signed by the City's Mayor (the "Term").

4. Development of the Project. The Project shall be developed by Developer and/or Developer's successors and assigns in accordance with all of the requirements contained herein.

a. Notwithstanding anything in the Code to the contrary, the general layout, parking, fencing, and landscaping of the project shall be substantially in the form of **Exhibit "C"** of this Agreement and are entitled Landscape and Site Plans.

b. Notwithstanding anything in the Code to the contrary, the land use standards, including but not limited to, setbacks, building heights, uses, etc., for all structures to be developed within the Project shall be as described in attached **Exhibit "D"** and are hereby approved by the City for use in the Project and are entitled P District Land Use Standards.

c. Developer and City hereby agree that architectural standards should be applied to the development of all lots within the Project. These specific rules and standards are shown in **Exhibit "E"** of this Agreement and are entitled, "Architectural Standards for Odell Crossing".

d. Developer and City hereby agree that signage and design standards should be applied to the development on the Project. The approved sign and materials are shown in **Exhibit "F"** of this Agreement and are entitled, "Signage Design & Standards for Odell Crossing Entry Monument Sign".

e. Phasing Plan. The Developer intends to construct the project in 15 (one five) phases, as mutually agreed upon ~~and attached hereto and incorporated herein as Exhibit "G"~~.

f. Required Public Improvements. City agrees to coordinate with Developer the placement of conduits, chases and other piping required for the development of the project. The Developer agrees to construct all required public improvements, at its expense, except for the improvements noted in this section. The Developer agrees to create a pedestrian access to the Orchard Elementary Trail Access on the East portion of the property. An access and mutually approved maintenance agreement with the owners of said trail is attached hereto and incorporated herein as **Exhibit “HG”**.

The Parties agree further that certain storm drainage improvements are required to be installed in US Highway 89. The Parties acknowledge that the Utah Department of Transportation (UDOT) has agreed to contribute up to \$150,000 towards the construction of these improvements. Developer hereby agrees that they are responsible for all costs related to these storm drain improvements in excess of UDOT’s contribution, including costs of obtaining permits, approvals, inspections or any other charges associated with this improvement.

~~f. Vehicular Access . The primary entrance for the project shall be from Odell Lane. An emergency access, with a crash gate as shown in the approved site plan, has been granted to the project by the Utah Department of Transportation and is incorporated herein as **Exhibit “P” (UDOT Approval)** No vehicular access to this project is being sought or approved from US Highway 89.~~

5. Payment of Fees. Developer agrees to pay fees, except for any waivers, credits or other considerations noted in this agreement, as required by the City’s adopted fee schedule in effect at the time of the submittal of their respective development applications. At the time of this agreement, the schedule for the payment of impact fees is as follows:

- a. Stormwater fee shall be paid for the entire project at the commencement of construction.
- b. All other fees shall be paid on a per unit basis with the issuance of a building permit.

6. Platting of Individual Units. At the Developer’s discretion, Developer may file application for the platting of individual units for sale. Upon receipt of an application and payment of any required development review fees, in affect at the time of application, the City shall process the application for a Final Plat Approval. The General Development Plan shall be considered the completion of Concept Plan an the Approved Site Plan as Preliminary Plan. The Final Plat shall meet all requirements of the Development Code, except where design and standards have been varied by this agreement. No additional impact fees shall be required, unless additional property and units are incorporated into the project and amended to this agreement. All units shall be constructed in a manner to facilitate future platting of individual lots, namely separate water meters, utility connections, fire walls, and any other as required by the International Building Codes or the Codes adopted by the City. Platting of units shall include recordation of appropriate CC&R’s, incorporation of a Homeowner’s Association, and provision for professional management of all landscaping and amenities.

7. Agreement to Run with the Land/Assignment. A memorandum of this Agreement shall be recorded by Developer against the Property in the form attached **Exhibit “JH”**. The rights and obligations of Developer under this Agreement shall be those affecting the Property, and shall run with and be binding upon the Property and its successors and assigns, or any portion thereof. The terms of this Agreement shall be deemed to expire as to any portion of the Property upon the issuance of a certificate of occupancy for a structure on the subject portion of the Property. Neither Developer nor their successors and assigns shall have the right to assign this Agreement, in whole or in part, unless: (a) such assignee becomes the owner of fee simple title to that portion of the Property affected by the rights and obligations under this Agreement that are being assigned, and (b) the City has consented in writing to the assignment, which consent shall not be unreasonably withheld.

8. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such Party at its address shown below:

To Developer: Brighton Development Utah LLC
Attn: Nathan W. Pugsely
215 N. Redwood Rd. Suite #8
North Salt Lake, Utah 84054

To the City: City of North Salt Lake
Attn: City Manager
10 East Center Street
North Salt Lake, Utah 84054

In the event that either of the Parties desires to change its address as shown above, such Party shall provide written notice to the other Party pursuant to the requirements of this Section 6.

9. Default. In the event either Party fails to perform its obligations hereunder or to comply with the terms thereof, within thirty (30) days after giving written notice of default and the failure of the defaulting Party to cure such default, or if the default is of a nature that it cannot be reasonably cured within 30 days, then to have diligently and in good faith commenced to cure such default, and the non-defaulting Party may, at its election, have the following remedies:

a. All rights and remedies available at law and in equity, including injunctive relief, specific performance and/or damages.

b. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.

c. The right to draw upon any security posted or provided in connection with the Project and this Agreement.

d. The right to terminate this Agreement.

e. The rights and remedies set forth herein shall be cumulative.

10. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regular approvals given by the City for the Property and/or the Project or any phase thereof, contains the entire agreement of the Parties with respect to the subject matter hereof and supersedes any prior promises, representations, warranties or understandings between the Parties which are not contained in this Agreement, regulatory approvals and related conditions.

11. Severability. The Parties hereto agree that the provisions hereto are severable. If any provision of this Agreement is held invalid, the remainder of this Agreement shall be effective and shall remain in full force and effect unless amended or modified by mutual consent of the Parties.

12. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

13. No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any person or Parties other than the City. The Parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

ATTEST:

CITY
CITY OF NORTH SALT LAKE

City Recorder

By: Len Arave
Its: Mayor

DEVELOPER

Brighton Development Utah LLC
A Utah Limited Liability Company

By:

ItsTitle:

EXHIBIT A
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 01-047-0116, 01-047-0117, and 01-047-0018, containing approximately 2.35 acres.

The land referred to as Tax ID 01-047-0116 addressed at 4213 S Highway 89 North Salt Lake 84054 is described as follows:

COM AT PT ON E LINE OF STATE ROAD, N 89°52' W 2542.7 FT; N 21°52' E 975.5 FT FROM S 1/4 COR OF SEC 1-T1N-R1W, SLM; N 21°52' E 148 FT; S 69°55' E 304 FT; S 10°58' W 150.7 FT; N 69°55' W 332.5 FT TO PT OF COM. CONT 1.08 ACRES

The land referred to as Tax ID 01-047-0117 addressed at 210 E Odell LN, North Salt Lake 84054 is described as follows:

BEG ON A S LINE OF A STR AT A PT N 89°52' W 2542.7 FT & N 21°52' E 1199.5 FT & S 69°55' E 310.8 FT FR THE S 1/4 COR OF SEC 1-T1N-R1W, SLM; & RUN TH ALG SD S LINE OF STR S 69°55' E 139.5 FT, M/L, TO THE NW COR OF PPTY CONV BY WD RECORDED IN BK 259 PG 207; TH S 22°24'28" W 218.45 FT; TH N 70°09'32" W 107.5 FT; TH ALG THE W'LY LINE OF GRANTOR'S LAND NE'LY TO THE POB. CONT. 0.75 ACRES

The land referred to as Tax ID 01-047-0118 addressed at 170 N Odell Lane, North Salt Lake 84054 is described as follows:

COM 89°52' W 2542.7 FT & N 21°52' E 1123.5 FT FR S 1/4 COR OF SEC 1-T1N-R1W, SLM; TH N 21°52' E 76 FT; S 69°55' E 303.3 FT, S 15°42' W 76.4 FT; N 69°55' W 311.5 FT TO POB. CONT. 0.523 ACRES

EXHIBIT B GENERAL DEVELOPMENT PLAN

The General Development Plan for Odell Crossing Townhomes project approved by the City Council on June 7, 2016.

- (20) Three Bedroom Side By Side Garage -
- (24) Two Bedroom Tandem Garage -
- 40 Side By Side Parking Stalls
- 48 Tandem Parking Stalls
- 9 Visitor Stalls
- 47 Driveway Stalls
- Total Stalls (144)

Approximately 1.00 acres of open space. Calc is based on property area from proposed back of curb, it includes sidewalks, tot lot, landscape areas, and community patio.

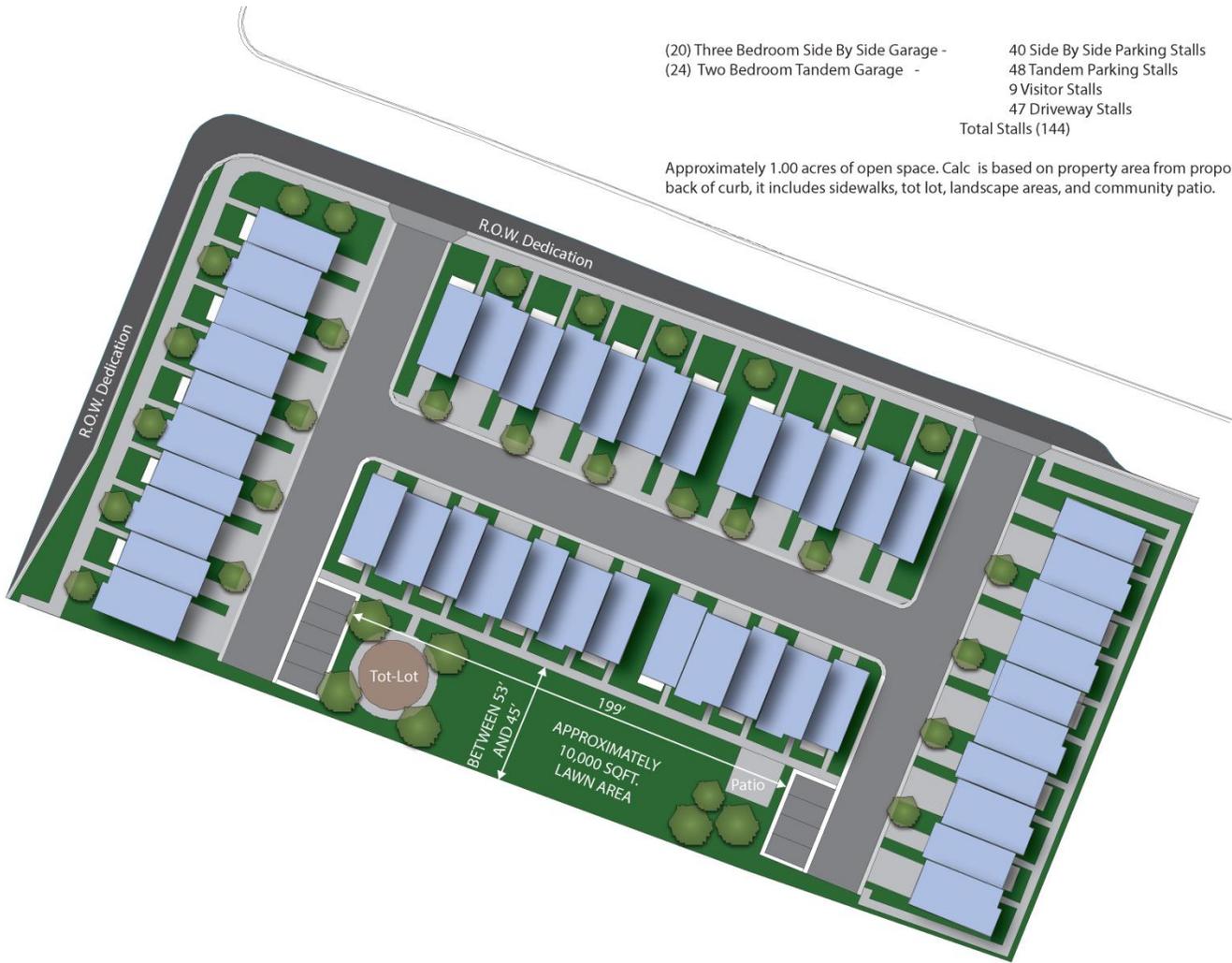


EXHIBIT “D”

ODELL CROSSING P DISTRICT BUILDING STANDARDS

1. Purpose. This Exhibit outlines the standards pursuant to which Odell Crossing Residential uses shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances.

2. Residential Standards for Townhomes.
 - a. Lot Area:
 - i. Due to the nature of townhome development, there shall be no minimum lot area; however, no residential unit constructed in the P district shall have a living area less than 1,312 square feet for the two (2) bedroom units and 1,675 square feet for the three (3) bedroom units.
 - b. Maximum Coverage Area.
 - i. Due to the nature of townhome development and the unusual shape of the property, there shall be no maximum coverage area per lot.
 - c. Maximum Height of Buildings.
 - i. The maximum height for all residential structures in the P District shall be 35’ from finished final grade.
 - d. Lot Width and Depth:
 - i. In the event the developer chooses to plat the units individually for sale, the minimum width for any residential lot measured shall be equivalent to the individual unit being platted.
 - e. Front Yard Setbacks:
 - i. The front yard setback shall be ten (10’) feet from the newly dedicated right-of-way line for Highway 89.
 - f. Rear Yard Setbacks:
 - i. The minimum depth for the rear yard setback shall be fifteen (15) feet
 - g. Side Yard Setbacks:
 - i. The side yard setbacks shall be zero (0) feet between units.
 - ii. The minimum distance between residential buildings and side property lines shall be seven (7) feet.
 - iii. The minimum side street setback along Odell Lane, shall be ten (10’) feet from the newly dedicated right of way line.
 - h. Minimum Landscape Percentage.
 - i. The minimum landscape percentage shall be 30%.
 - i. Accessory Buildings:
 - i. Accessory buildings shall not be allowed.
 - j. Wall/fence:
 - i. The maximum wall or solid fence height within 20 feet of a public street shall be six feet (6’).
 - ii. Six foot masonry wall shall be required in the P District on the perimeter of the property, with the following exceptions: (1) the east property line adjacent to the Orchard Elementary trail access shall be decorative split

rail, and (2) property lines abutting Highway 89 and Odell Lane may be fenced with split rail at the discretion of the property owner.

- k. Parking shall be provided as follows
 - i. Each unit shall include a two (2) car garage. (88 spaces)
 - ii. Driveway parking on units 1-32 (45 spaces)
 - iii. Guest parking, including one ADA space (9 spaces)
 - iv. Total parking of 142 spaces, 3.23 spaces per unit.
- 3. Permitted Uses.
 - a. Single family attached dwellings
 - b. Home occupations as regulated by North Salt Lake Land Use Code, Section 10-10-5, as amended.

EXHIBIT "E"
ARCHITECTURAL STANDARDS

PERSPECTIVE RENDERING

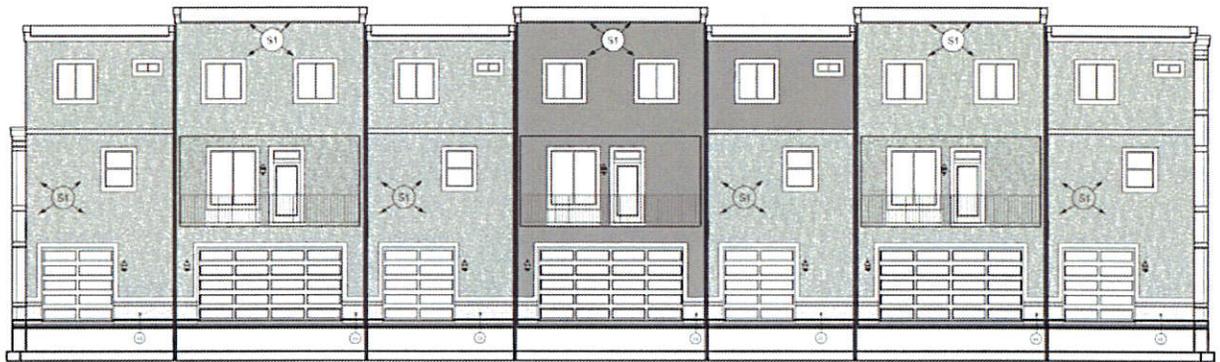


EXHIBIT "E"
ARCHITECTURAL STANDARDS

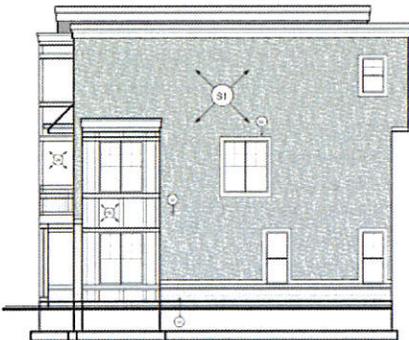
BUILDING ELEVATIONS



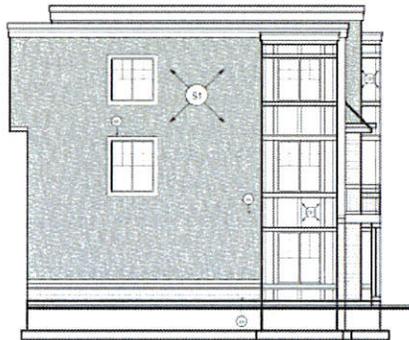
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



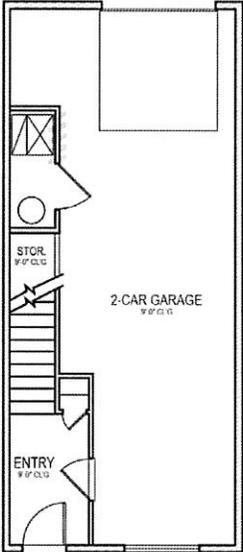
LEFT ELEVATION

EXHIBIT "E"
 ARCHITECTURAL STANDARDS

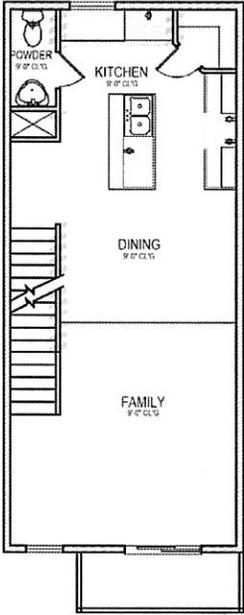
BUILDING FLOOR PLANS

2 BEDROOM UNIT

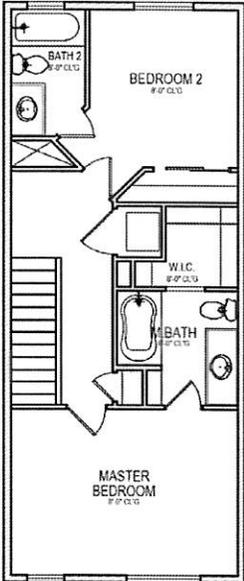
- 2 Bedroom
- 2 1/2 Bath
- 2 Car Tandem Garage



1ST FLOOR



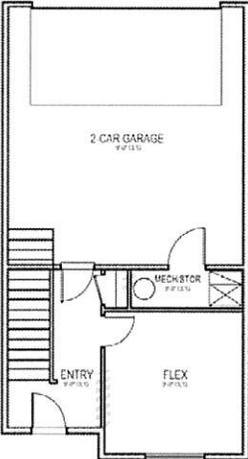
2ND FLOOR



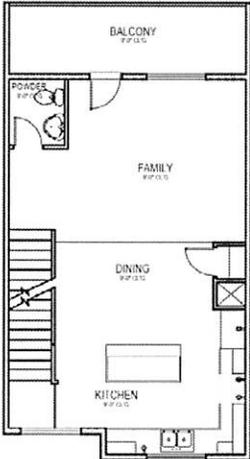
3RD FLOOR

3 BEDROOM UNIT

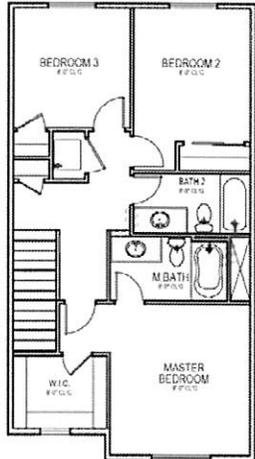
- 3 Bedroom
- 2 1/2 Bath
- 2 Car Garage
- Flex Space



1ST FLOOR



2ND FLOOR

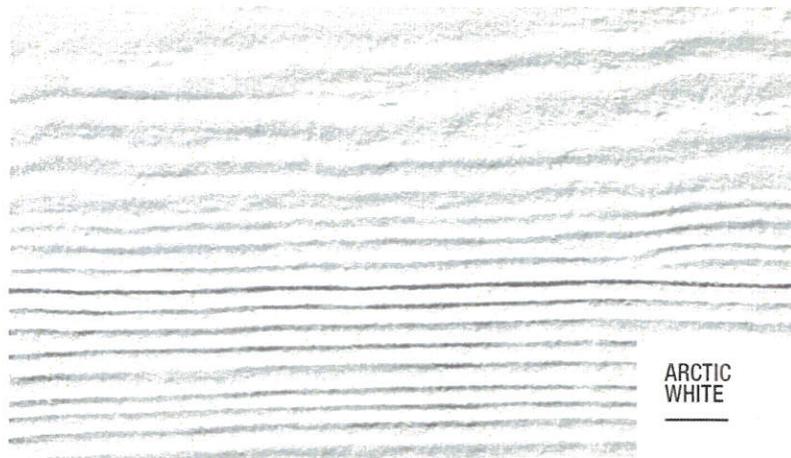


3RD FLOOR

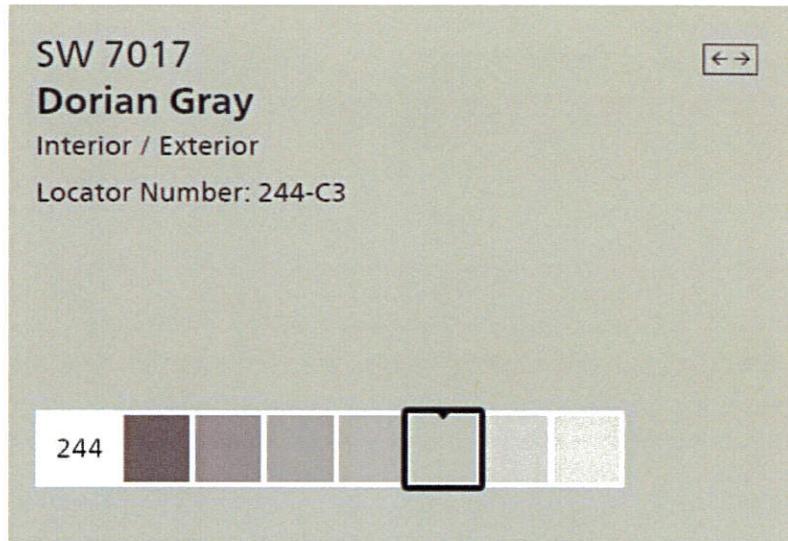
EXHIBIT "E"
ARCHITECTURAL STANDARDS

Colors

Trim and Hardi Board
Arctic White



Stucco
Dorian Gray



Brick
Dartmouth

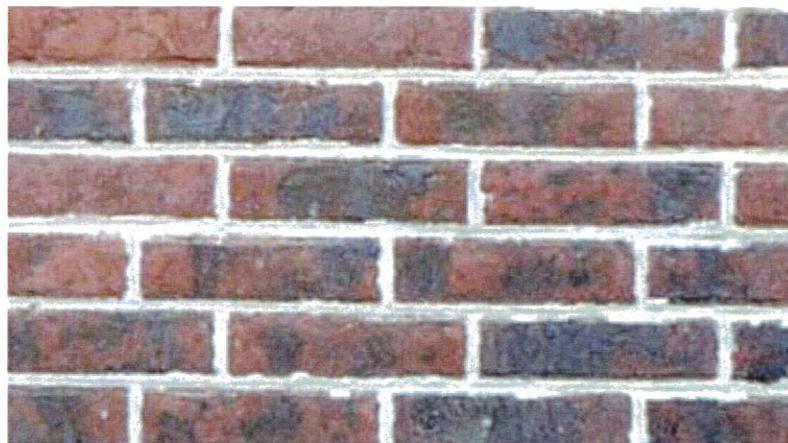
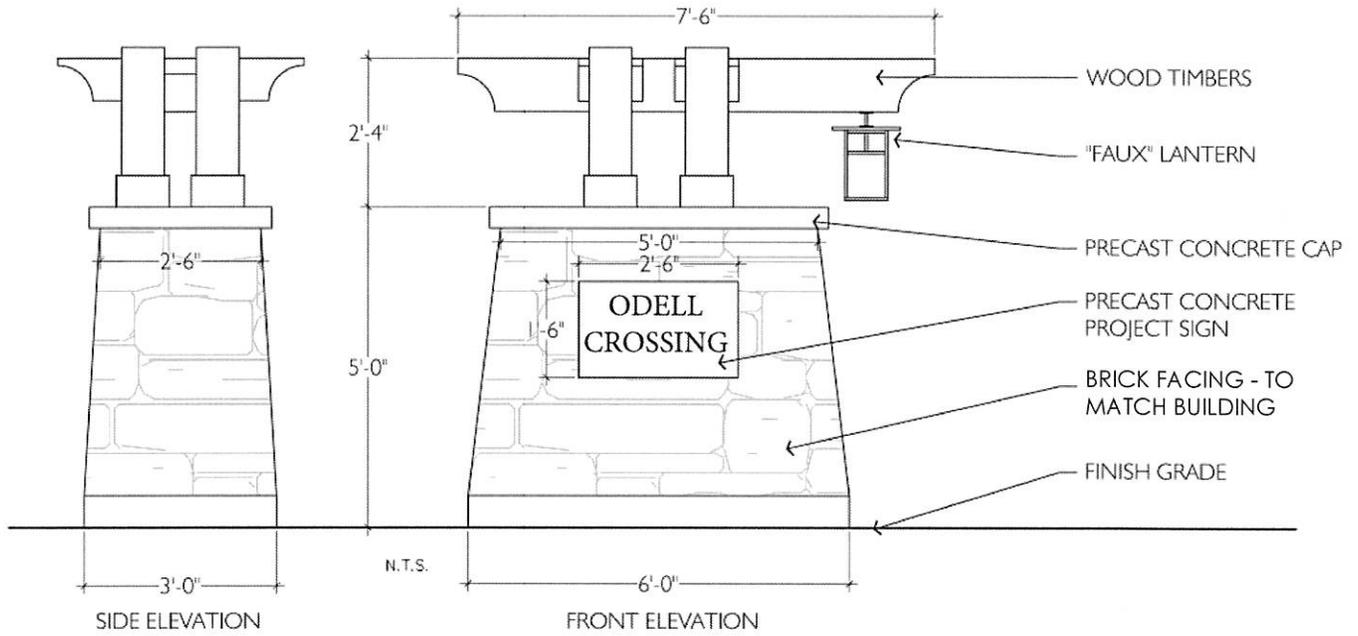


EXHIBIT "F"
SIGNAGE STANDARDS



ENTRY MONUMENT DETAILS

EXHIBIT "G"
TRAIL ACCESS & MAINTENANCE AGREEMENT

Right of Maintenance and Access Agreement

THE RIGHT OF MAINTENANCE AND ACCESS AGREEMENT (this "Agreement") is being entered into on the 26th of April, 2016, between O.C. Condominiums ("Grantor"), and the Odell Crossing Townhomes LLC, or assigns (Grantee),

- A. Grantor owns property at 230-236 and 240-246 East Odell Lane, City of North Salt Lake, State of Utah, (the "Property"). The Western portion of the Property Owned by the Grantor is encumbered by a ten foot walking path easement granted to Davis School District as depicted in "Exhibit A", (the "Easement").
- B. Grantee desires a right of access to the Easement for general access and maintenance of the Easement, and the Grantor is willing to grant Grantee a right of access to the Easement for general access and maintenance of the Easement.
- C. Grantor does not assume any risk, liability, responsibility or duty of care to Grantee, if and when Grantee's residents, agents or contractors are on the Property.

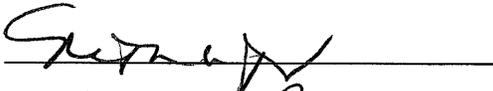
Grantor:

O.C. Condominiums,

 _____ Date 5-11-16
 _____ 5/11/16

Grantee:

Odell Crossing Townhomes LLC,

 _____ Date 4/26/16
Nathan W. Fogarty, Manager

**EXHIBIT “H”
RECORDABLE MEMORANDUM OF AGREEMENT**

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (“Memorandum”) is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the “City,” and **Brighton Development Utah, LLC, a Utah limited liability company**, whose address is 215 N. Redwood Rd. Suite #8, North Salt Lake, Utah, 84054 (“Developer”).

Developer and the City have entered into that certain “Development Agreement for Odell Crossing”, dated April 19, 2016 (referred to herein as the “Agreement”) regarding the real property to be known as the Odell Crossing development and more particularly described on the attached **Schedule “A”** (the “Property”). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder’s Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

“CITY”

CITY OF NORTH SALT LAKE

ATTEST:

City Recorder

By: _____
Mayor

“DEVELOPER”

By: _____

State of Utah)
 ss.
County of Davis)

This instrument was acknowledged before me on _____, 2016, by _____ as _____ of City of North Salt Lake, a Utah municipal corporation.

[Seal]

NOTARY PUBLIC

My Commission Expires: _____

State of Utah)
 ss.
County of Davis)

This instrument was acknowledged before me on _____, 2016, by .

[Seal]

NOTARY PUBLIC

My Commission Expires: _____

SCHEDULE "A"

LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 01-047-0116, 01-047-0117, and 01-047-0018, containing approximately 2.35 acres.

The land referred to as Tax ID 01-047-0116 addressed at 4213 S Highway 89 North Salt Lake 84054 is described as follows:

COM AT PT ON E LINE OF STATE ROAD, N 89⁵²' W 2542.7 FT; N 21⁵²' E 975.5 FT FROM S 1/4 COR OF SEC 1-T1N-R1W, SLM; N 21⁵²' E 148 FT; S 69⁵⁵' E 304 FT; S 10⁵⁸' W 150.7 FT; N 69⁵⁵' W 332.5 FT TO PT OF COM. CONT 1.08 ACRES

The land referred to as Tax ID 01-047-0117 addressed at 210 E Odell LN, North Salt Lake 84054 is described as follows:

BEG ON A S LINE OF A STR AT A PT N 89⁵²' W 2542.7 FT & N 21⁵²' E 1199.5 FT & S 69⁵⁵' E 310.8 FT FR THE S 1/4 COR OF SEC 1-T1N-R1W, SLM; & RUN TH ALG SD S LINE OF STR S 69⁵⁵' E 139.5 FT, M/L, TO THE NW COR OF PPTY CONV BY WD RECORDED IN BK 259 PG 207; TH S 22^{24'28"} W 218.45 FT; TH N 70^{09'32"} W 107.5 FT; TH ALG THE W'LY LINE OF GRANTOR'S LAND NE'LY TO THE POB. CONT. 0.75 ACRES

The land referred to as Tax ID 01-047-0118 addressed at 170 N Odell Lane, North Salt Lake 84054 is described as follows:

COM 89⁵²' W 2542.7 FT & N 21⁵²' E 1123.5 FT FR S 1/4 COR OF SEC 1-T1N-R1W, SLM; TH N 21⁵²' E 76 FT; S 69⁵⁵' E 303.3 FT, S 15⁴²' W 76.4 FT; N 69⁵⁵' W 311.5 FT TO POB. CONT. 0.523 ACRES



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: July 19, 2016

SUBJECT: Amended Site plan for 44 townhomes located at 210 East Odell Lane.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the amended site plan for Odell Crossing Townhomes at 210 East Odell Lane subject to following condition:

1. Subject to the approval of the P-District Rezone and Development Agreement, including:
 - a. Joint agreement with City/UDOT pertaining to design, installation, and funding of storm water installation from Odell Lane to approximately 30 N. Hwy 89
 - b. Fencing for the project shall be solid masonry or decorative wrought iron along south property line, and decorative split rail along the east property line adjacent to the trail;
 - c. Driveway approach be included in Odell Lane road dedication
 - d. Add one ADA parking space
 - e. Submittal of updated landscaping plans reflecting revised site plan

On July 12, 2016, the Planning Commission recommended approval of this application subject to the following findings and above-noted condition:

Findings:

1. The proposed use of multi-family dwellings have been approved as part of the Odell Crossing General Development Plan subject to a P-District Rezone and Development Agreement;
2. Sufficient parking is being provided for proposed use; and
3. The site plan and landscape conforms to the approved general development plan.

BACKGROUND

The purpose of this application is to revise the approval of the existing site plan for the Odell Crossing project. An amended general development plan was approved by the City Council on June 7, 2016 and

added 14 additional multi-family residential units for a total of 6 buildings. The plan was revised after the acquisition of the Harris property at 170 East Odell (southeast corner of US89 and Odell Lane).

REVIEW

The amended site plan provides for the elimination of the emergency access on Highway 89 and dedication of additional right of way on the highway to the corner of Odell Lane. This will allow the widening of the highway and provide a turn lane onto Odell Lane. The layout also provides for the widening of Odell Lane with additional asphalt of approximately 14 feet near the intersection tapering off to an additional 10 feet of asphalt at the school trail access point. The current asphalt width is 24 feet.

With the new layout 32 of the 44 units have driveways in addition to garage parking. The site has a total of 144 parking stalls for a ratio of 3.27 stalls per dwelling unit. The 2.03 acre site includes approximately 1 acre of landscaping, including a 10,000 sq. ft. courtyard with tot lot and community patio area.

The architecture of the project will remain as previously approved. Fencing will remain as previously approved with a masonry wall be provided along the south property line and decorative split rail on the west property line adjacent to the school trail. Landscaping is being provided at 43% of the property and will be of high quality. A trail access exists on the east property line, from Odell Lane to Orchard Elementary School. Connection to the trail is being provided at the south east property corner.

POSSIBLE MOTION

I move that the City Council approve the amended site plan application for Odell Crossing Townhomes at 210 East Odell Lane, with the findings and conditions noted in the Planning Commission action on July 12, 2016 (attached to this memo).

Attachments

- 1) PC findings and conditions of July 12, 2016
- 2) Location/Aerial
- 3) Site/Landscape Plan
- 4) Building Elevations
- 5) Floor Plans

Planning Commission Findings and Conditions
July 12, 2016

Findings:

1. The proposed use of multi-family dwellings have been approved as part of the Odell Crossing General Development Plan subject to a P-District Rezone and Development Agreement;
2. Sufficient parking is being provided for proposed use; and
3. The site plan and landscape conforms to the approved general development plan.

Conditions:

1. Subject to the approval of the P-District Rezone and Development Agreement, including:
 - a. Joint agreement with City/UDOT pertaining to design, installation, and funding of storm water installation from Odell Lane to approximately 30 N. Hwy 89
 - b. Fencing for the project shall be solid masonry or decorative wrought iron along south property line, and decorative split rail along the east property line adjacent to the trail;
 - c. Driveway approach be included in Odell Lane road dedication
 - d. Add one ADA parking space
 - e. Submittal of updated landscaping plans reflecting revised site plan



Amended Site Plan

Odell Crossing– 210 East Odell Lane

Aerial





Amended Site Plan

Odell Crossing– 210 East Odell Lane

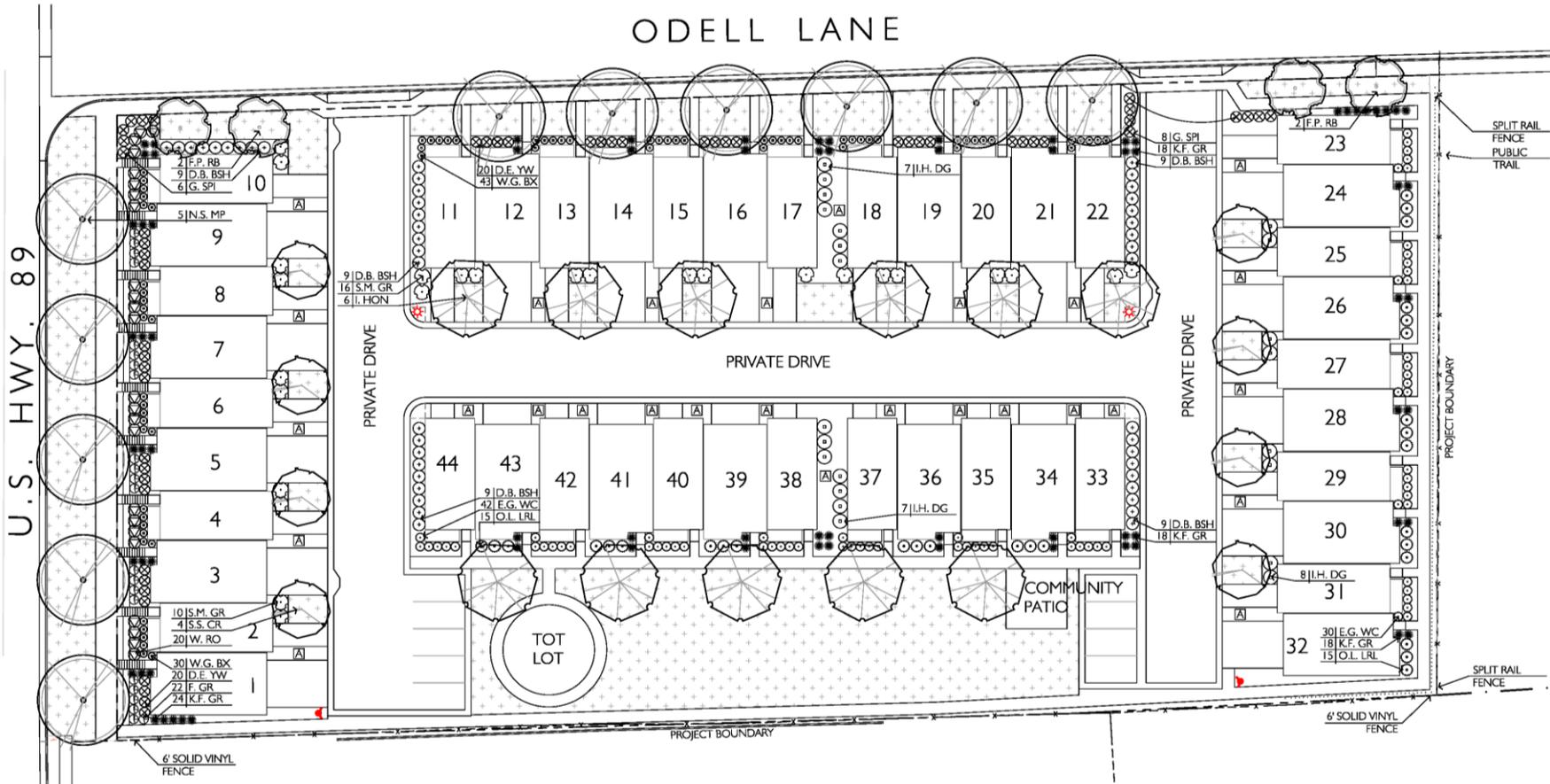
Site Plan



WHITMORE PINE TERRACE LLC
01-047-0242



Amended Site Plan Odell Crossing– 210 East Odell Lane Landscape Plan



(A)



Amended Site Plan
Odell Crossing– 210 East Odell Lane
Architecture

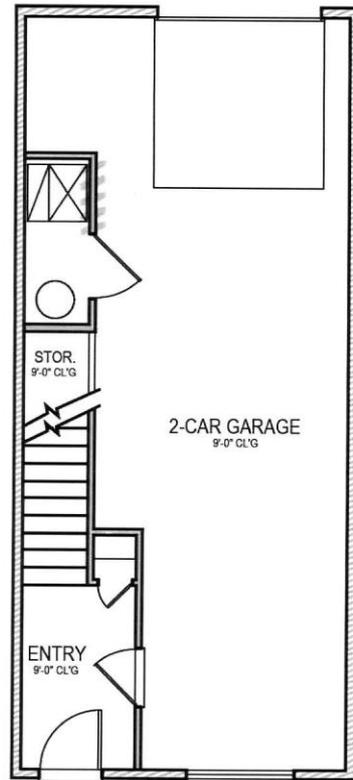




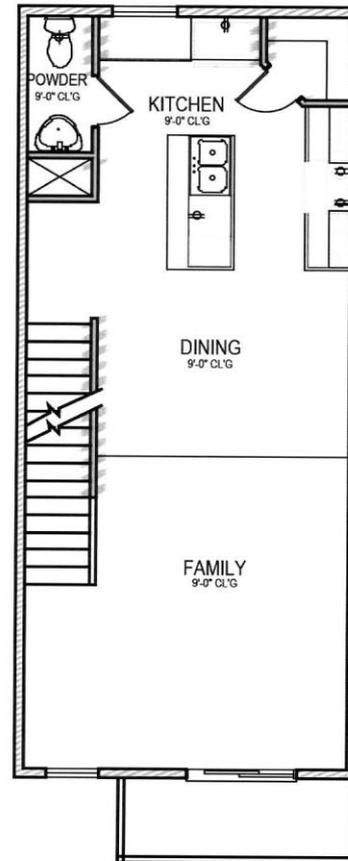
Amended Site Plan

Odell Crossing– 210 East Odell Lane

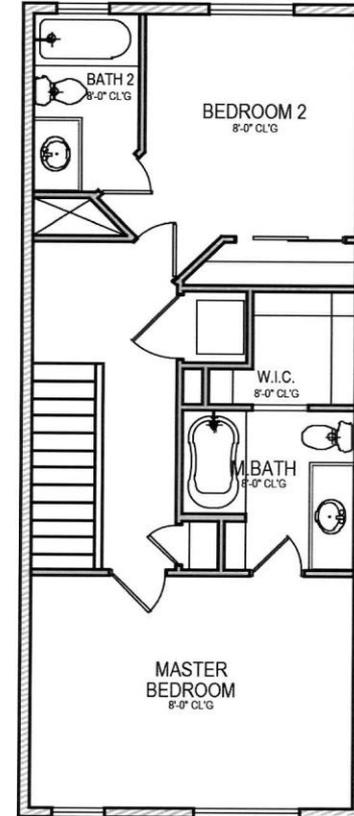
Floor Plans



1ST FLOOR



2ND FLOOR



3RD FLOOR



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: July 19, 2016

SUBJECT: Consideration of Concept Plan for Eaglewood Cove Subdivision, phases 13-15.

RECOMMENDATION

The Development Review Committee has reviewed the Concept Plan and finds that it meets the minimum standards for concept plan and recommends approval subject to the following conditions:

1. Approval of a conditional use permit is required for the proposed flag lots (completed on July 12, 2016);
2. The Fire Marshal must approve an exception of requirement for second means of egress for roads with greater than the 30 lots. The terms of that approval are:
 - a. Widening of right of way between lots 8/9 & 41/42 to 60 feet;
 - b. All homes on loop road will be required to have automatic fire sprinkler systems, regardless of home size.
3. Planning Commission & Council approval of the requested exception to cul-de-sac length in accordance with Section 10-7-7(K)(4)(I)(6);
4. MRF Agricultural Parcels "A" & "B" be rezoned to Natural Open Space (NOS) Zone in accord with the original annexation/development agreement;
5. Fill area north of lot 20 must be reduced to less than 25 feet by moving road to the south.

On July 12, 2016, the Planning Commission recommended approval to the City Council of this application with the following findings and subject to the above-noted conditions:

Findings:

1. The proposed concept plan meets the minimum standards of the land use code for concept plan approval;
2. The proposed layout minimizes the necessary cuts and fills and provides an efficient design;
3. The exception to maximum length of a cul-de-sac is warranted based upon the following:
 - i. Physical conditions exist which preclude the ability to establish any other means of access, namely topography.
 - ii. Construction of a through street will result in undesired cuts and fills, affecting natural drainage patterns and existing vegetation

- iii. The exception has received favorable recommendation from the Fire District and Development Review Committee

BACKGROUND

The proposed concept plan for Eaglewood Cove Phases 13-15 consists of 75 lots east of the existing phases of Eaglewood Cove development. On August 5, 2014 the concept plan was scheduled for approval by the City Council. The item was pulled from the agenda due to the Parkway Drive Landslide. At that time, the developer agreed to complete additional geotechnical analysis prior to re-applying for concept plan approval.

Since 2014, the City placed a six month moratorium on development in the hillsides for areas located within the Sensitive Lands Overlay Zone. During that time a new Geologic Hazards Ordinance was drafted and adopted. The developer of this project has been working with the City geologic consultants to address the requirements of the new geologic hazards ordinance. Under the new ordinance, geotechnical reports are to be submitted with Preliminary Plan and not with concept plan as previously required. The purpose of this approval procedure, it to ensure that the overall layout and basic elements of the design are approved by the Planning Commission and City Council prior to full scale geotechnical investigation and subsequent engineering design of the development. This will allow the geotechnical consultants and engineers to complete a comprehensive evaluation and design that matches the approved layout of streets and lots.

Changes to the current submittal from the 2014 plan are as follows:

1. The north cul-de-sac has been reduced from 1,200 feet to 1,000 feet in length;
2. Flag lots (23 & 24) in the southern cul-de-sac have been removed and replaced with lots that meet the minimum frontage and width requirements;
3. Lots 49-51 have been redesigned, with lots 49 and 50 meeting the minimum requirement of 45 feet of frontage and 90 feet of width at the 25 foot setback line;
4. All remaining lots have been redesigned to meet the minimum frontage and width at the 25 foot setback line. These changes produce lots with more buildable area that will require fewer cuts and fills for building pads;
5. Tanglewood Loop intersection has been redesigned to facilitate a cul-de-sac less than 1,000 feet;
6. A second storm drain detention area has been added on the south portion of the development;
7. Cuts and fills have been reduced to less than 25 feet in conformance to the newly adopted geological hazards ordinance, with the noted exception of a 28 foot fill area north of lot 20 (this is the subject of condition #5 where the City Engineer is recommending a minor adjustment to the adjacent road so that the fill can be reduced to below 25 feet).

REVIEW

Concept plan review requires a fourteen (14) day public comment period. Letters were mailed to all property owners within 300 feet of the boundary of the proposed development. Staff received 2 contacts via email (attached) and one personal contact regarding the development. The developer has responded to some of the public comments and a copy of that response is attached.

All lots, with the exception of the flag lots if approved, meet the minimum requirements for frontage (45 feet) and width (90 feet at the setback line). Further all lots meet the minimum lot size of 12,000 sq. ft. The average lot size is 1.04 acres and the average buildable area (under 30% slope) is 16,194 sq. ft. The smallest lot is 0.34 acre and the largest is 3.28 acre.

The DRC supports the request for an exception to the cul-de-sac length, as it reduces cuts and fills and preserves natural vegetation. The DRC also supports the requirements of the Fire Marshal to allow the loop road without a second means of egress conditioned upon the widening of the entrance portion of the road and requirement for all homes to be fire sprinkled.

The new geologic hazards ordinance requires the following steps prior to application for preliminary plat:

1. Geologic Hazards Investigation Scoping Meeting and Permit: at this meeting the city geologic consultant and staff meet with the developer and his/her geologic consultant(s) to determine the consultant's qualifications and define the scope of the investigation and permit.
2. Submittal of a geologic hazards report outlining geologic hazards including slope stability, debris flow, rock fall, fault rupture, etc. The report will must contain scientific data required in the ordinance, safety factors, and recommendations regarding: hazard mitigation, engineering design, drainage plans, and vegetation.
3. The city consultant and city engineer must approve the report, including the scientific methods used, data collection, findings, and recommendations.

POSSIBLE MOTION(S)

I move that the City Council approve the proposed concept plan for Eaglewood Cove Subdivision, phase 13-15 located at approximately 600 South Tanglewood Loop, together with the findings and conditions of the Planning Commission recommendation of July 12, 2016 (attached to this memo).

Attachments:

1. Planning Commission findings and conditions
2. Request for Cul-de-sac length exception
3. Public Comment Submitted
4. Public Comment Response
5. Aerial/Zoning Maps
6. Concept Plan
7. Preliminary Cuts/Fills and Slope Map

Planning Commission Findings and Conditions July 12, 2016

Findings:

1. The proposed concept plan meets the minimum standards of the land use code for concept plan approval;
2. The proposed layout minimizes the necessary cuts and fills and provides an efficient design;
3. The exception to maximum length of a cul-de-sac is warranted based upon the following:
 - i. Physical conditions exist which preclude the ability to establish any other means of access, namely topography.
 - ii. Construction of a through street will result in undesired cuts and fills, affecting natural drainage patterns and existing vegetation
 - iii. The exception has received favorable recommendation from the Fire District and Development Review Committee

Conditions:

1. Approval of a conditional use permit is required for the proposed flag lots;
2. The Fire Marshal must approve an exception of requirement for second means of egress for roads with greater than the 30 lots. The terms of that approval are:
 - a. Widening of right of way between lots 8/9 & 41/42 to 60 feet;
 - b. All homes on loop road will be required to have automatic fire sprinkler systems, regardless of home size.
3. Planning Commission & Council approval of the requested exception to cul-de-sac length in accordance with Section 10-7-7(K)(4)(I)(6);
4. MRF Agricultural Parcels "A" & "B" be rezoned to Natural Open Space (NOS) Zone in accord with the original annexation/development agreement;
5. Fill area north of lot 20 must be reduced to less than 25 feet by moving road to the south.

Petition for Exception In Maximum Length of Cul-De Sac

Sherrie Llewelyn AICP
City of North Salt Lake
Senior Planner

Dear Sherrie:

This petition is to request an exception under City Ordinance 10-7-7: K- 4-I- 5-B, which authorizes “the City Council to grant an exception in the maximum length of a cul-de-sac up to 1,000 feet” under certain conditions.

The topography of the area in the North West portion of the property is such that if the property were to be accessed by other roadways in addition to the proposed cul-de-sac, it would nearly double the volume of cuts and fills as well as traverse an area that is thick in oak brush. We believe the negative impact of an alternative access road on the topography and vegetation because of the large amounts of cut and fill easily justifies the extension of the length of the cul-de-sac, which if not extended would result in a land-locked parcel and an inefficient development plan.

The fire district has indicated to us that the plan for the extended cul-de-sac is acceptable to them. We will request a written confirmation of that opinion if necessary.

Thank you for your consideration,

Eaglewood Development LLC

By:


W. Scott Kjar, Its Manager

PUBLIC COMMENT RECEIVED-DURING PUBLIC COMMENT PERIOD FEBRUARY 2016

From: [Randy Shumway](#)
To: [Sherrie Llewelyn](#)
Subject: Notice of Public Comment Period: Proposed Eaglewood Cove 13-15 Concept Plan
Date: Tuesday, February 23, 2016 3:38:56 PM

Dear Sherrie,

I hope you are well. I live at 667 Wildflower Circle in North Salt Lake. I see that an application has been submitted to develop 94.73 acres east of Tanglewood Loop. Candidly, I'm concerned. This is the same developer responsible for the debilitating landslide at Parkway Drive that occurred not long ago. I'm astonished that the City and the Developers are proceeding with further development in highly sloped areas that might not have the stability to handle it. I'm not a geologist – but at what point does the City say “ENOUGH!!!” In the past few years, we've had 3 landslides – the one at Springhill Drive, the one along Parkway Drive, and the one along Eagle Ridge Drive. ENOUGH! Something is amiss. Stop building on heavily sloped soil immediately above other homes. It is those of us who live below where the development is occurring that will suffer. My expectation is that my City protects those interests; especially from a developer that has shown little regard for safety and sustainability in the past.

Randy Shumway

Cicero Group®

rshumway@cicerogroup.com

P: 801-456-6717

www.cicerogroup.com

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PUBLIC COMMENT RECEIVED-DURING PUBLIC COMMENT PERIOD FEBRUARY 2016

From: [Rick Schankel](#)
To: [Sherrie Llewelyn](#)
Subject: Comment on Proposed Eaglewood Cove 13-15 Concept Plan
Date: Wednesday, March 02, 2016 9:32:39 PM

Thanks for the opportunity to comment. I believe these few comments fall under the “Essential urban services presently available” category.

Residential Streets

First concern is that residential streets in the Eaglewood Cove area have in some cases not been adequately maintained, and the opening of these streets to heavy development and construction traffic for years will make them unacceptable as residential streets and motivate the city to delay resurfacing until the heavy traffic has eased off and any underground utility work is complete.

As an example, Woodbriar was in really bad shape for 3 to 4 years before it was finally resurfaced. Eaglewood Loop has had underground water seepage that has not been addressed, yet it has been there for years. Other streets in the area are also deteriorating to the point that they need to be addressed soon or property values will continue to degrade. The addition of the heavy equipment traffic will make things worse, and if the situation is similar to Woodbriar, the resurfacing will be delayed too long until the heavy traffic (or street patching due to running utilities underneath) has passed.

This residential street issue impacts everyone in the Cove as well as others that live on or near Eaglewood Drive, not just those of us that live within 300 feet of the newly developed area.

Adequate Water

-
There have been times in the past during heavy summer water usage, that the “tap has run dry.” I believe that this has at least partially been addressed, but we certainly don’t want to get into a similar situation in the future. Moreover, in the case of a significant residential fire, the risk of exhausting the water available to fight the fire has to be addressed. We don’t want another situation like occurred to a home on Rockwood about 14 or 15 years ago, where the fire department had to let the house burn and just protect the surrounding homes because of inadequate water to fight the fire.

Limited Ingress/Egress Routes

Has a thorough assessment been done on whether the limited routes into and out of the new area are adequate in case of a serious emergency, for instance a major fire? The new area, although larger than the present Cove, can only be exited via Tanglewood Loop (one direction or the other), which dumps onto residential streets that end up on Eaglewood Loop. Again, more traffic on the same streets that the city seems to have a tough time maintaining now.

General Comment

Section 10-3-3(A3(3)) of the city’s ordinances requires that only property owners residing within 300 feet of the new project be notified of their right to comment. Regardless of this very limited

requirement, it would seem that a city government (including its elected officials and employees) that wanted to insure all citizen concerns were aired, would be more open. We don't need another situation like occurred with the ugly concrete holding pond that was built off Eaglewood Drive a few years ago with little or no notification of NSL citizens in advance.

Thanks for the opportunity to comment.

Richard E. (Rick) Schankel
1186 Woodcrest Lane
NSL

-

PUBLIC COMMENT RECEIVED-PRIOR TO PLANNING COMMISSION MEETING JULY 12, 2016

From: [Chelsea Fife](#)
To: [Sherrie Llewelyn](#)
Subject: Concern with proposed development
Date: Tuesday, July 12, 2016 4:37:49 PM
Importance: High

Dear Sherrie,

I live at 515 Tanglewood Loop, North Salt Lake. I am writing to express my concern with the proposed development of 94+ acres east of where I live. I am writing to request that NO MORE ACREAGE be developed east of Tanglewood or anywhere above the existing homes in the Cove. Our home prices have taken a direct hit as a result of the recent landslides at Parkway Drive, Springhill Drive, and Eagle Ridge Drive and I fear that any additional building and the subsequent risk of landslide, traffic and water runoff could result in further home price decline.

I've spoken with quite a few neighbors that live below the designated areas targeted for development and we all share the same concern; our homes and the safety of our families may very well be at risk if the city continues to develop the hilly, sloped areas in our neighborhood.

As a final note, I work as a public relations specialist and have strong relationships with all the major news outlets in the state. I've already been in contact with several outlets to see if they would cover news of the city approving development of the hillside in spite of recent debilitating landslides, all have agreed that the story would be relevant and would be covered. This coverage, I fear, would further negatively impact the value of our homes and the reputation of North Salt Lake. Please reconsider the decision to further develop.

Respectfully,

Chelsea Fife
801-643-1945

PUBLIC COMMENT RECEIVED-PRIOR TO PLANNING COMMISSION MEETING JULY 12, 2016

From: [Ryan Christensen](#)
To: [Sherrie Llewelyn](#)
Cc: [Michelle Christensen](#)
Subject: NO to proposed development
Date: Tuesday, July 12, 2016 5:18:33 PM
Importance: High

Sherrie,

We live at 1174 Woodcrest Ln., North Salt Lake. We are writing to express our concern with the proposed development of 90 plus acres directly East of where we live. We are writing to request that NO MORE ACREAGE be developed east of Tanglewood or anywhere above the existing homes in the Cove. Our home prices have taken a direct hit as a result of the recent landslides at Parkway Drive, Springhill Drive, and Eagle Ridge Drive and we fear that any additional building and the subsequent risk of landslide, traffic and water runoff could result in further home price decline.

We have spoken with multiple neighbors and we all agree, we are OPPOSED to this development. We are concerned that our homes and the safety of our families may very well be at risk if the city continues to develop the hilly, sloped areas in our neighborhood.

Our home directly backs the proposed development. Watching the recent landslide has given us nightmares about a similar situation occurring to our home. We fear that a decision to develop the property above our home will increase the chances of this happening to us. Please reconsider the decision to further develop.

Respectfully,

Ryan & Michelle Christensen
801-936-0708

PUBLIC COMMENT RECEIVED-PRIOR TO PLANNING COMMISSION MEETING JULY 12, 2016

From: [Heather Johnson](#)
To: [Sherrie Llewelyn](#)
Subject: Proposed Land Development
Date: Tuesday, July 12, 2016 7:23:53 PM

Dear Sherrie,

We live at [585 Lofty Lane, North](#) Salt Lake. We are writing to express major concern with the proposed development of 94+ acres in North Salt Lake. We request that NO MORE ACREAGE be developed in areas below our property or east of us. Our home prices have declined and our property taxes have gone up as a result of the recent landslides at Parkway Drive, Springhill Drive, and Eagle Ridge Drive. Our concern is that any additional building and the subsequent risk of landslide, traffic and water runoff could result in further home price decline.

Please reconsider the decision to further develop.

Respectfully,

Michael and Heather Johnson

(801) 419-4321

PUBLIC COMMENT RECEIVED-AFTER PLANNING COMMISSION MEETING JULY 12, 2016

From: [Ryan West](#)
To: [Sherrie Llewelyn](#)
Subject: Notice of Public Comment Period: Proposed Eaglewood Cove 13-15 Concept Plan
Date: Wednesday, July 13, 2016 7:11:31 PM

Sherrie,

As a North Salt Lake resident impacted by the proposed Eaglewood expansion I appreciate the opportunity to comment. Our family lives on Rockwood Drive, like many others in the area we personally know and have a great deal of respect for many of the individuals associated with this development. With that said our family (along with many others in the area) have major concerns with the expansion proceeding as proposed. When moving in 13 years ago we understood further **responsible** development was possible and we don't object to continued development under appropriate conditions.

At best, it is irresponsible to proceed with a new hillside development with the same developer prior to quantifying and resolving all of the consequences from the latest landslide in NSL. The argument has been made the last slide is independent from this proposed expansion and should have no bearing on its approval. I strongly disagree. Just the optics of NSL diving right back into a similar project with Sky Properties is tough to overcome. The dust is literally still settling on restoration work, ongoing litigation, potential liabilities, and property devaluation.

There are several legitimate questions still looming for NSL residents. Have the taxpayers finished off paying legal bills and other resulting liabilities from the latest landslide? Has the city and it's landowners overcome the deterioration of land values and tax base resulting from this disaster? Why should residents trust the exact same parties telling us it will be different this time? It appears no one has accepted responsibility nor learned any lessons from the second major landslide in North Salt Lake since our arrival. Between Sky Properties, North Salt Lake City, Kern River, Eagleridge Tennis Club, GSH Geotechnical and other involved landowners, the takeaway seems to be universal. 'It was the other guy's fault'. Not a very comforting lesson in the wake of this proposal.

Several other legitimate concerns have been raised involving fire protection, water demands, road upkeep and the impact on groundwater flow / aquifers. All of these factors provide more than sufficient reason to indefinitely delay this proposed expansion. It would be a much easier pill to swallow if the wounds were healed and residents were on the other side of the consequences from the last collaboration between these parties.

Thank you for your time considering this feedback. Please feel free to call me if you have any questions or feedback for me.

Respectfully,

Ryan West | President

KICKTECH

450 South 400 East | Suite 020

Bountiful | UT | 84010

801.296.5122

DEVELOPER RESPONSE TO PUBLIC COMMENT FROM FEBRUARY 2016

Sherrie Llewelyn AICP
City of North Salt Lake
Senior Planner

Dear Sherrie,

In response to the DRC recommended denial of the Concept Plan application for the Cove 13-15 subdivisions we offer the following information and respectfully request a review of the committee's decision.

Item 1 - Fire Code. We have been in touch with Dave Powers at the fire district regarding the 33 homes on the loop road in Cove 13-15. He offered three alternatives to deal with the situation. We have elected to take the alternative allowed under the code of an exception to the two direction access when "all dwelling units are equipped throughout with an approved automatic sprinkler system..." See the code section inserted below.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with [Section 903.3.1.1](#), [903.3.1.2](#) or [903.3.1.3](#) of the *International Fire Code*, access from two directions shall not be required.

The Restrictive Covenants for the Subdivision will require that any home built on any one of the 33 lots with single access, which is not already required to have a fire suppression sprinkler system under the City Building Code section 9-8-5, must be equipped throughout with an *approved automatic sprinkler system* in accordance with [Section 903.3.1.1](#), [903.3.1.2](#) or [903.3.1.3](#) of the *International Fire Code*. Further, the Restrictive Covenants will require that natural oak brush must be removed and maintained at least back 20 feet from the home on all lots. The Restrictive Covenants will also recommend that the practices in *Firewise Landscaping for Utah* be incorporated into the landscaping plan.

Item 2 – CUL DE SAC LENGTH. The DRC's concerns regarding the length of the cul de sac is addressed in a separate petition accompanying this letter.

Item 3 – CONDITIONAL USE PERMITS FOR FLAG LOTS. The requests for conditional use permits for the flag lots also accompany this letter. However, I would like to remind the DRC that when the Flag Lot ordinance was approved Wilford Cannon had a discussion with Ken Leetham in the Public Hearing for the Ordinance in

which Ken Leetham assured Wilford that the intent of the flat lot CUP ordinance was to regulate the subdividing of old large lots in existing neighborhoods into additional residential units by use of flag lots and the ordinance did not apply to new subdivisions, specifically the Cove. The intent and purpose of the CUP Ordinance for Flag Lots as stated by Ken Leetham is clearly stated in the highlighted wording in the code as set forth below:

10-7-8: FLAG LOTS:

In older areas of the city, certain properties have evolved over time with irregular shapes and sizes, some with deep rear lots. As the city continues to see these lots subdivided, there may exist a need to develop these deeper lots. Flag lots are one alternative to such development. However, many problems can result from the misuse of flag lots, including increased points of traffic access on busy or narrow streets, large paved areas created to access rear units, a mass of new units incompatible with an existing neighborhood, and the compromising of adequate and safe fire protection to rear units. These problems threaten the character and stability of existing neighborhoods. For these reasons, the following restrictions and prohibitions are established to better control increasing residential density in predominantly single-family neighborhoods through the use of flag lots:

For the very reasons highlighted in the Flat Lot Conditional Use Ordinance, the Cove is NOT an older area of the City; existing lots are NOT being subdivided; new units are NOT being created in an existing neighborhood; the character of the neighborhood is NOT threatened; there is NO increase of current residential density by use of the flag lots. Therefore none of the reasons specified in the Flag Lot Conditional Use Permit ordinance apply to the flag lots that are included in the Cove 13-15 design. For these reasons we believe the flag lot ordinance requiring a conditional use permit is superfluous and is not applicable to the approval of a new subdivision in general and most especially in Cove 13-15. The comprehensive subdivision review process is more than adequate for the evaluation of flag lots proposed in new subdivisions like Cove 13-15. Requiring a conditional use permit for flag lots within newly developed subdivisions like Cove 13-15 would only serve to create additional busy work for the staff, planning commission, and City Council by requiring all involved to needlessly regurgitate information that has already been previously considered in the comprehensive subdivision approval process.

We believe the proposed flag lots meet all the criteria for flag lots specified in the ordinance and we encourage and welcome the Planning Commission's review of the flag lots as part of the comprehensive subdivision approval process.

Item 4 – DRIVEWAY ACCESS TO LOTS WITH LESS THAN 15% SLOPE. For those lots where the access to the buildable pad from the street is not easy to see following contour lines, possible driveway locations are shown in orange on the Preliminary Cuts and Fills drawing. As indicated on the plat, the depiction is of a center line for the illustrated driveway and has a slope of 15% or less.

Item 5 – CUTS AND FILLS EXCEEDING 25 FEET. language will be included in the Restrictive Covenants for the Subdivision indicating that cuts and fills for building pads, driveways and detention basins contained on individual lots, may not exceed 25 feet.

Item 6- Response to comments by Rick Shenkel –

Concerns About Damage to Residential Streets – We are open to the City’s direction on how to best address this issue. If the City feels it is best to restrict the access to a single route so other roads in the area are not impacted we will be happy to so instruct those Contractors performing the construction work. If the City prefers to diversify access, we will prescribe various routes to different contractors to spread the impact over as many roads a possible thereby minimizing the impact on any one road and neighborhood.

Adequate Water – The addition to the water system of two more 500,000 gallon water tanks at a higher elevation than the currently existing water tanks should serve to improve and substantially enhance the water service to homes in the area. The new water tanks and lines allow the upper water system to connect to the existing system which should increase pressure to many of the homes that are currently experiencing problems. The addition of a second water tank designated for irrigation should also help to mitigate the “heavy summer water usage” problem by increasing the supply of water for irrigation. However, nothing is as effective at eliminating excess water usage as each homeowner implementing good “slow the flow” water saving practices in his own yard.

Traffic Volumes and Limited Ingress/Egress Routes – The original master plan that was reviewed and approved at the very beginning provided for 105 lots. The original plan had 40% more lots than the 75 lot plan that is currently being proposed. The proposed 75 lot plan substantially reduces the homes planned for in the neighborhood by 30 homes, resulting in traffic that will be well below the traffic capacities for which the streets were originally designed.

General Comment – This seems to be directed to the City and requires no response from us.

We met with Mr. Shenkel and discussed his concerns. He would appreciate the opportunity to visit with someone from the City for the same purpose.

Response to Randy Shumway-

His comments perfectly illustrate the problem of the many misunderstandings that exist in the general public regarding the Parkway Landslide, and give us the opportunity to clarify the facts. Mr. Shumway’s comments evidence misperception that responsibility for the landslide has been definitively determined. As you know this is not the case. That question is the subject of ongoing litigation and investigation. While there has been much speculation about the many possible causes, no definitive conclusion has been reached regarding the cause of the Parkway landslide

We presume that the slide that he refers to as the “Eagle Ridge Drive Slide” is the Trang slide on Lofty Lane which resulted from both faulty construction practices by: (i) the home owners’ contractors when they imported non-engineered fill onto the lot; and (ii) the home owners’ failure to properly drain and shut down their sprinkler lines before winter. As a result, when spring came and the sprinkler water was turned on it was estimated that tens of thousands of gallons of water saturated the unstable fill in the back yard, thus causing the already unstable fill to slide down the hill.

As we understand it, the Spring Hill movement resulted from a number of factors included water migration and failure to maintain dewatering systems.

We have reached out to Mr. Shumway and offered to sit down and discuss any concerns with him and any other concerned neighbors. None of the slides mentioned by Mr. Shumway suggest that construction on hillsides is presumptively unsafe. City ordinances require at least two qualified soils engineers to review and approve all the construction plans and specifications. Provided that the developer meets and complies with all relevant City ordinances based upon prevailing and well established industry best practices, Subdivision development should be allowed to continue in North Salt Lake.

Responses in general – The City mailed out letters to 62 residents within the prescribed distance for comment. Only one of those 62 residents commented. The other respondent lives outside the prescribed area and his response indicates that many more of those in the neighborhood were aware of the opportunity to respond and did not feel inclined to do so. We believe the concerns expressed are adequately addressed and that most neighbors, many of whom are on our contact list awaiting the opportunity to purchase the proposed lots, are excited about the project and are looking forward to it. As noted above, we have contacted both respondents to discuss their concerns personally. We will continue to address questions as the timing is right, particularly those in the “Other” section of your DRC recommendation.

Thank you for your efforts here, we hope our responses address all your concerns and, as a result, we hereby respectfully request the DRC to recommend approval of our proposal. If you would find it helpful, we are willing to meet with the DRC at any time, even today if you would like.

W. Scott Kjar



Concept Plan Eaglewood Cove Ph. 13-15– 600 South Tanglewood Loop Aerial

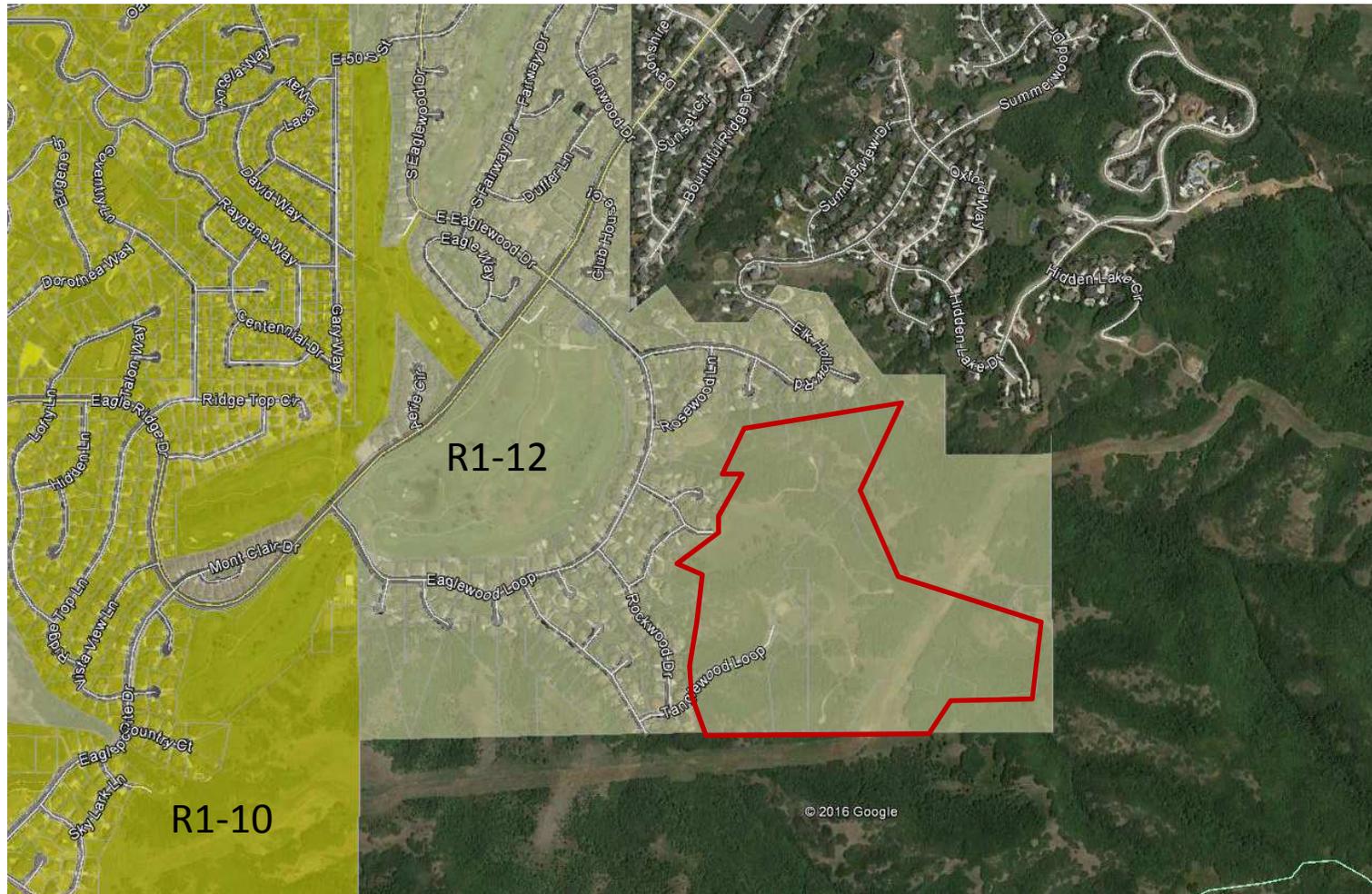


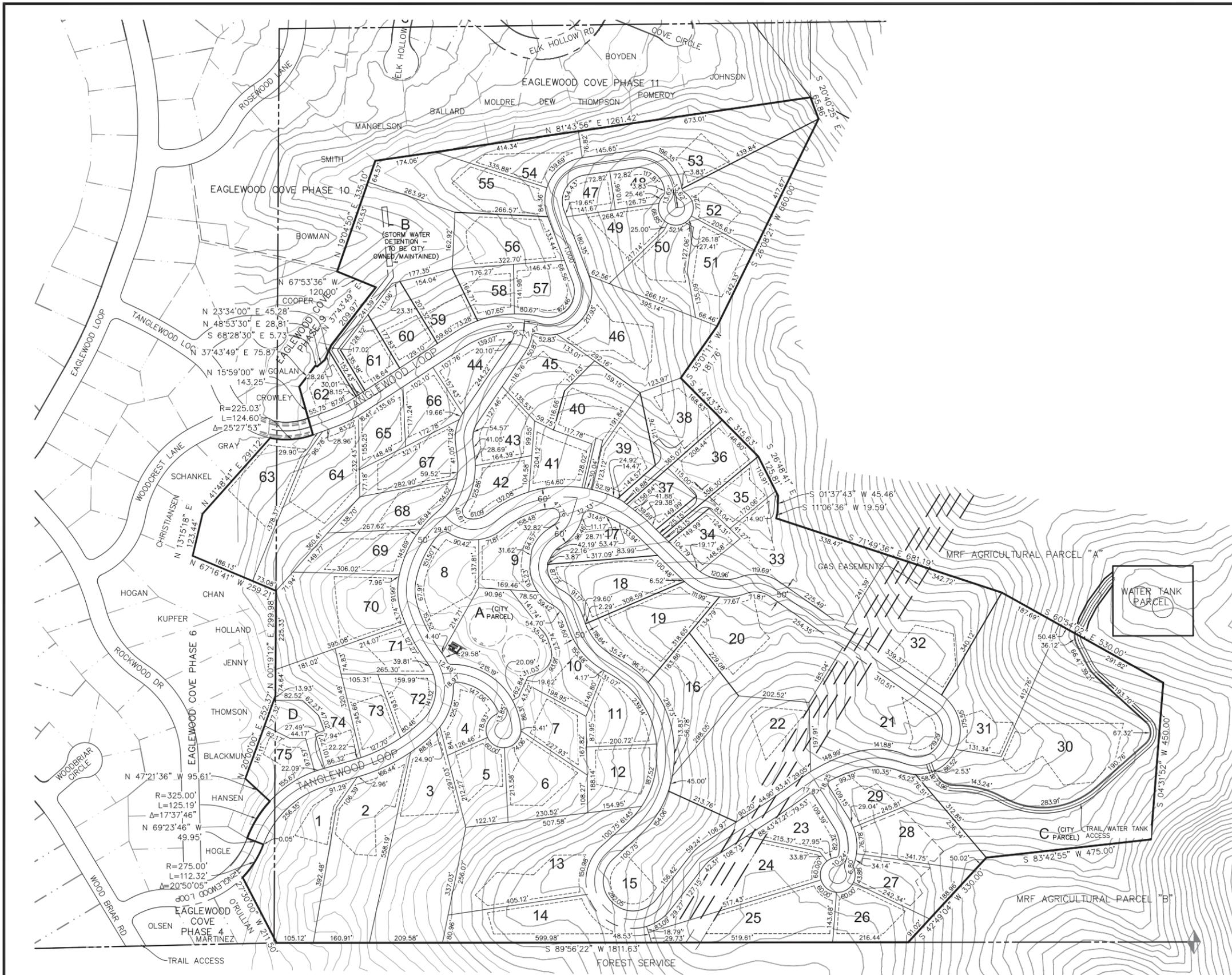


Concept Plan

Eaglewood Cove Ph. 13-15– 600 South Tanglewood Loop

Aerial



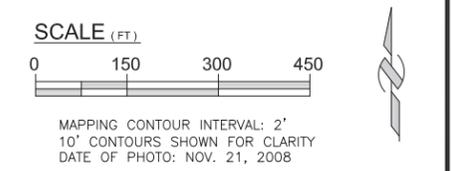


EAGLEWOOD COVE LOT DATA			
LOT #	LOT AREA SQ.FT. AC.	BUILDING ENVELOPE SQ.FT.	LOT FRONTAGE FT.
1	77544 1.78	9789	347.69
2	83678 1.92	25842	169.40
3	105044 2.41	22840	111.50
4	21125 0.48	11592	383.96
5	33021 0.76	13735	60.00
6	44268 1.02	22794	74.06
7	29805 0.68	14941	91.73
8	42598 0.98	22994	497.15
9	32152 0.74	15578	520.28
10	38243 0.88	11099	303.38
11	30118 0.69	19785	270.21
12	34251 0.79	17319	187.32
13	100304 2.30	25551	313.19
14	54832 1.26	24858	213.89
15	58444 1.34	11423	859.49
16	48155 1.11	7437	287.34
17	25696 0.59	7046	439.74
18	43796 1.01	31099	107.00
19	52744 1.21	30658	111.99
20	89503 2.05	25525	403.84
21	81108 1.86	7967	820.67
22	96294 2.21	12373	257.57
23	24738 0.57	14168	462.94
24	60580 1.39	24599	60.00
25	57107 1.31	32622	60.00
26	32104 0.74	17250	60.00
27	36007 0.83	16135	84.81
28	48352 1.11	20744	76.22
29	31132 0.71	11231	411.41
30	143006 3.28	42246	86.52
31	85340 1.96	10946	175.55
32	97815 2.25	19409	339.37
33	86294 1.98	7578	466.14
34	18479 0.42	11418	123.96
35	24052 0.55	10902	25.15
36	33392 0.77	19184	25.15
37	16997 0.39	6872	110.94
38	39786 0.91	14237	31.35
39	29455 0.68	15405	77.11
40	39226 0.90	15960	30.04
41	25409 0.58	15545	154.60
42	22158 0.51	12305	359.65
43	27072 0.62	17347	251.77
44	24320 0.56	13213	246.83
45	38333 0.88	17770	243.77
46	79368 1.82	21607	217.93
47	15064 0.35	7664	226.91
48	14834 0.34	7576	233.55
49	39234 0.90	16108	66.85
50	35702 0.82	15368	52.14
51	36009 0.83	18964	26.18
52	60039 1.38	9301	90.86
53	79912 1.83	10749	345.83
54	33080 0.76	12426	139.69
55	99380 1.36	20859	84.36
56	42368 0.97	27502	133.44
57	24651 0.57	15176	309.69
58	20666 0.47	10922	107.65
59	25744 0.59	7896	132.88
60	25538 0.59	9579	129.10
61	18646 0.43	10715	118.64
62	16917 0.39	7854	151.81
63	70550 1.62	26627	154.51
64	69899 1.60	32786	112.18
65	21575 0.50	13206	152.06
66	23354 0.54	14921	102.10
67	33924 0.78	21635	171.85
68	32143 0.74	13192	180.45
69	33851 0.78	17145	145.69
70	74394 1.71	25859	143.69
71	26982 0.62	11347	167.08
72	19609 0.45	10898	221.78
73	25141 0.58	12195	127.70
74	41884 0.96	5531	108.54
75	24926 0.57	7389	155.67

- NOTES:**
- CONTROL NOTE: MAP ACCURACY BASED ON HORIZONTAL AND VERTICAL CONTROL PROVIDED BY CLIENT.
 - ALL LOTS DESIGNATED ARE RESTRICTED AND GOVERNED ACCORDING TO SECTION 10-1-43 OF THE NORTH SALT LAKE CITY CODE.
 - MINIMUM SETBACKS:
FRONT = 20' (LOTS 23-25 = 25')
SIDE YARD = 8'
TOTAL WIDTH OF TWO SIDE YARDS = 20'
REAR YARD = 25'
CORNER LOT REAR YARD = 20'
Source: www.sterlingcodifiers.com/codebook/index.php?book_id=873
 - NO PORTION OF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A DESIGNATED FLOOD PLAIN.
 - LOTS 9-41 ARE REQUIRED TO BE FIRE SPRINKLED.

DEVELOPMENT INFORMATION:
 NO. LOTS= 75 LOTS
 TOTAL PARCEL= 94.73 ACRES
 DENSITY=0.79 D.U. PER ACRE

ZONING: R 1-12



Rev.	By	Date	Remarks
C	JJS	07/06/16	CITY SUBMITTAL
B	JJS	06/09/16	CITY SUBMITTAL
A	JJS	02/09/16	CITY SUBMITTAL

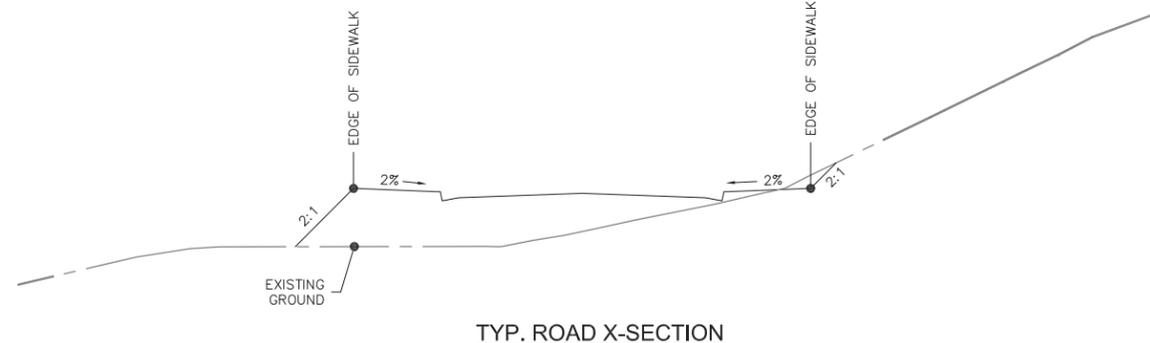
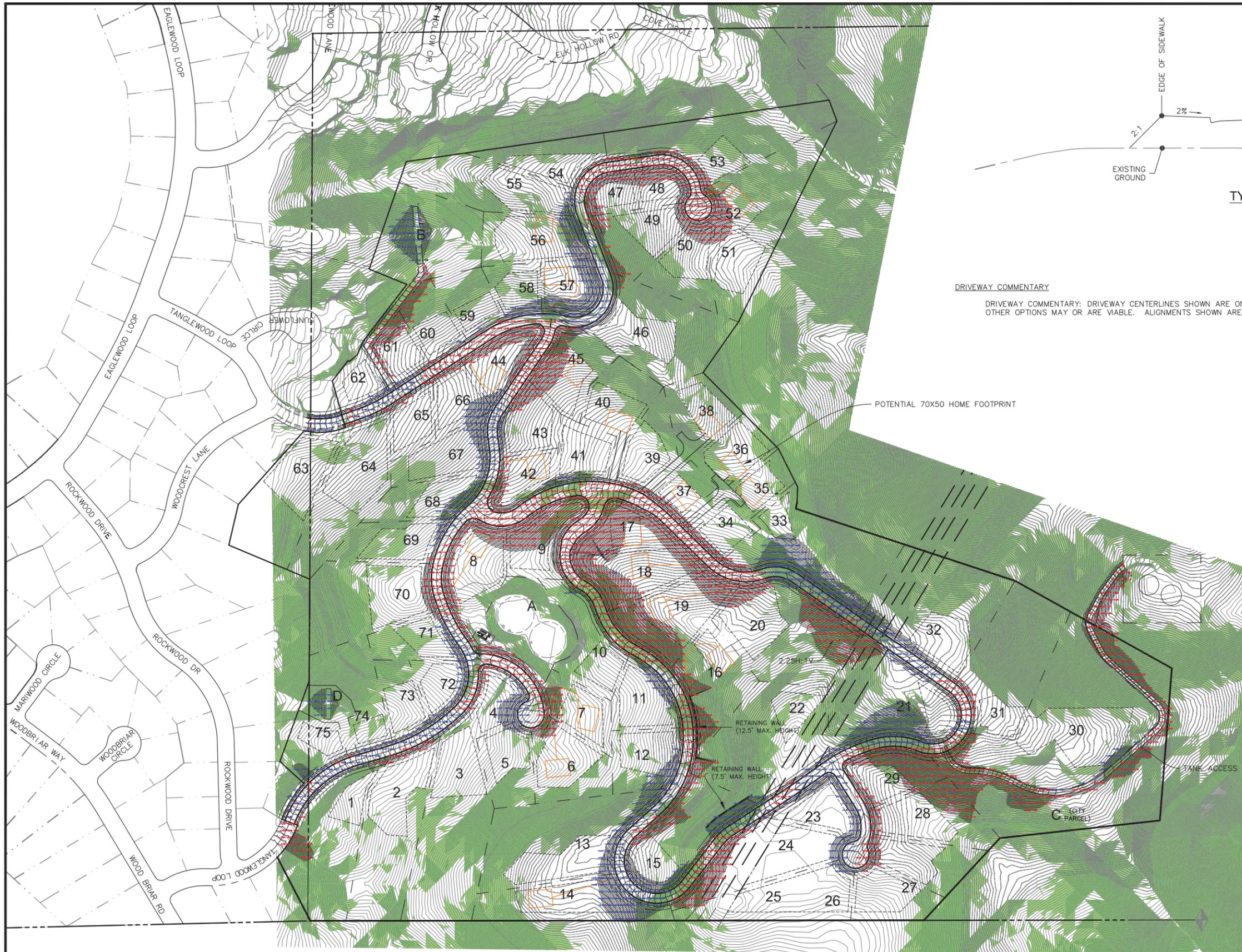
SKY PROPERTIES
 EAGLEWOOD COVE
 CONCEPT PLAN

BINGHAM ENGINEERING
 SALT LAKE CITY - (801) 532-3520
 OGDEN - (801) 390-1662

Rev: JJS
 Drw: JJS
 Chk: JRL
 Rvw: JRL

Sht 2 of 6

Print Date: 07/06/2016 Created: 12/10/13 Proj. # 4893
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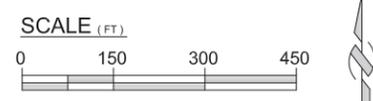
DRIVEWAY COMMENTARY

DRIVEWAY COMMENTARY: DRIVEWAY CENTERLINES SHOWN ARE ONLY SHOWN AS POSSIBLE ALIGNMENTS; OTHER OPTIONS MAY OR ARE VIABLE. ALIGNMENTS SHOWN ARE EQUAL TO OR LESS THAN 15% SLOPE.

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	30.00%	35.00%	Green
2	35.00%	100.00%	Red

CUT = 159,706 CY
 FILL = 73,724 CY
 NET = 85,981 CY CUT

+ FILL
 - CUT



SKY PROPERTIES
 EAGLEWOOD COVE

**PRELIMINARY CUTS/FILLS
 & SLOPE MAP**

BINGHAM ENGINEERING
 SALT LAKE CITY - (801) 532-3520
 OGDEN - (801) 390-1662

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Rev.	By	Date	Remarks
C	JJS	07/06/16	CITY SUBMITTAL
B	JJS	06/09/16	CITY SUBMITTAL
A3	JJS	03/02/16	INTERNAL REVIEW
A2	JJS	02/15/16	INTERNAL REVIEW

Sht
4
 of 6



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: July 19, 2016

SUBJECT: Consideration of Ordinance 2016-11: An ordinance adopting the Town Center Master Plan and a temporary development moratorium for specific properties near Hatch Park.

RECOMMENDATION

The Development Review Committee (DRC) and Planning Commission (July 12, 2016) recommend approval of the Town Center Master Plan with several changes and additions as outlined in this memorandum.

BACKGROUND

The City has been working diligently to complete a specific plan for the Town Center and US Highway 89 corridor for over a year. We were fortunate to receive financial and consultant assistance from the Wasatch Front Regional Council through the Local Resource Planning Grant program in 2015. Through this grant, the City hired Landmark Design to work with City staff for the framework and content of the plan. City staff performed most of the data collection for the plan and Landmark assembled the draft that you and the Planning Commission have been reviewing.

The City conducted three public open houses related to this project: two in the Spring of 2015 and one on March 23, 2016 after the draft plan was completed. These meetings were very helpful to staff and provided several opportunities for the City to interact with residents who live within the Town Center and business owners who also have an interest in this area. The Planning Commission and City staff have made some minor adjustments to the plan, particularly to the maps and diagrams within the plan. The Planning Commission conducted a public hearing on the plan on April 26, 2016 and then conducted two significant work sessions on May 24 and June 14 and finally recommended adoption of the plan on July 12, 2016.

What does the Master Plan commit the City to do?

There are seven (7) specific items in the plan that, if followed, will require the City to complete new tasks, studies and projects. They are:

- 1) We are committing to the proposed land use plan which includes trails, open spaces, walkways and specific street cross-sections.
- 2) We are re-affirming our commitment to the expansion of Hatch Park, establishment of BRT and continued public investment in improvements in the Town Center.
- 3) We are committing to concepts like walkability, complete streets network, trail-building, shared parking, decorative street lighting and a host of street-level amenities.
- 4) We are committing to utilizing form-based code principles.
- 5) We are committing to a branding study.
- 6) We are committing to a new zone for the Town Center.
- 7) We are committing to a historic resource designation for Bamberger sites.

Prior to the plan document being totally vetted, corrected and completed, funds to continue to use Landmark Design were exhausted. As a result, there are some additional recommendations that the City staff recommends for adoption that are not in the plan document, but should still be considered for adoption as part of the plan. This set of recommendations was also recommended to the Council by the Planning Commission on July 12, 2016. Those tasks are:

- 1) Completion of an economic analysis on the approved land use plan. This project includes demand modeling and strategic locations for retail, office and non-residential uses.
- 2) Creation of a pathway/trail building capital facilities plan so that planned trails are constructed.
- 3) Completion of a parking analysis to determine how much parking and what type of parking should be included in future City ordinances.
- 4) Creation of an aggressive landscaping and streetscape beautification plan first for City-owned property and then move to private locations (Sinclair, Truck Trim, Bountiful Pointe Apartments).
- 5) Implementation of tree planting/landscaping plans for Center Street between Town Center and Redwood Road (already in the 2013 General Plan).

Hatch Park proposed moratorium

City staff is also recommending that the City Council enact a temporary land use regulation (moratorium) that would prohibit submittal of development applications to the City for certain areas on 150 North and Main Street adjacent to Hatch Park (see attached exhibit in Ordinance No. 2016-11).

POSSIBLE MOTION – Plan and Moratorium

I move that the City Council adopt Ordinance No. 2016-11 adopting the Town Center Master Plan (including the five (5) additional tasks and twelve (12) recommended changes contained in the staff memorandum dated July 19, 2016) and adopting a temporary moratorium as contained in the Ordinance.

POSSIBLE MOTION – Moratorium Only

I move that the City Council adopt Ordinance No. 2016-11 adopting only a temporary moratorium as contained in the Ordinance.

Attachments

- 1) Ordinance 2016-11
- 2) 12 amendments to plan recommended by Planning Commission

**Twelve amendments recommended by Planning Commission
July 12, 2016**

- Pg. 12: Remove "Residential Density" section
- Pg. 14: Replacement "Map 5 - Transportation Concept" with 3 staff maps and update all references.
- Pg. 15: Remove recommendation to complete the I-15/I-215 interchange
- Pg. 17: Remove reference to "Towne Square" and update it to "Towne Plaza"
- Pg. 18: Remove reference to "Towne Square" and update it to "Towne Plaza"
- Pg. 30: Replace "Map 6 – Open Space Network" with staff map and update all references.
- Pg. 33: Change name of "Map 7 - Illustrative Plan" to "Map 7.1 – Illustrative Plan" and include staff's concept plan with the title "Map 7.2 – Illustrative Plan" and update all references.
- Pg. 48: Remove "Figure 13: Examples of Recommended Building Types for the Town Center (Warehouse)" and update all references and figures.
- Pg. 70: Remove the recommendation for acorn lights. Update the recommendations to reflect the current lighting recommendations.
- Pg. 70: Update lighting photos to reflect current lighting recommendations.
- Pg. 76: Remove reference to Title 10 Chapter 14 of the City Code (Redevelopment Overlay Zone).
- Pg. 76: Under "Implement Policy, Ordinance and Zoning Changes", add staff recommended projects.

ORDINANCE NO. 2016-11

AN ORDINANCE ADOPTING THE TOWN CENTER MASTER PLAN, AN AMENDMENT TO THE NORTH SALT LAKE CITY GENERAL PLAN, ADOPTING A TEMPORARY LAND USE REGULATION FOR A PORTION OF THE TOWN CENTER AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of North Salt Lake has identified a need to update and improve its general plan by creating and adopting a master plan for the City's town center and US Highway 89 corridor; and

WHEREAS, the City has held numerous public open houses, workshops, Planning Commission and City Council meetings and conducted a Planning Commission public hearing on the proposed Town Center master plan on April 26, 2016; and,

WHEREAS, the City Council of North Salt Lake City finds that it is in the public interest that the North Salt Lake City General Plan be amended at this time by adopting the Town Center Master Plan in order to meet the City's objectives of establishing a new set of goals, policies and strategies for the Town Center's future; and,

WHEREAS, the City Council also finds that there is a compelling public purpose for enacting a temporary land use regulation for certain properties surrounding Hatch Park in order to implement certain goals and objectives of the Town Center Master Plan.

NOW THEREFORE BE IT ORDAINED by the Governing Body of North Salt Lake City as follows:

1. The General Plan document contained in Exhibit "A" attached hereto is hereby adopted and approved.
2. That there is hereby adopted a temporary moratorium on the submittal of development applications for properties shown in Exhibit "B" for a period not to exceed six (6) months from the effective date of this ordinance.
3. This ordinance shall take effect immediately upon passage.

Passed and dated this 19th day of July, 2016.

City of North Salt Lake

Mayor

<u>Name</u>	<u>Vote</u>
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Jensen	_____
Council Member Mumford	_____
Council Member Porter	_____

Attest:

City Recorder

Exhibit "A"
Town Center Master Plan

Exhibit "B"
Properties subject to temporary moratorium



Moratorium Area

July 19, 2016

