



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA September 24, 2019 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Public comments
- 2) Consideration of a request for an additional twelve month extension of approval for Eaglewood Cove Ph. 13-15, Wilford Cannon, applicant
- 3) Consideration of an amended application for a concept plan for Arrowhead Twinhomes (previously a general development plan application) at 150 East 350 North, Paul Poteet, applicant
- 4) Consideration of site plan approval for Mirella at Foxboro Apartments at 760 North Cutler Drive, Bryce Thurgood, applicant
- 5) Consideration of Preliminary Plan and Final Plat for Orchard Townhomes at 142 South Orchard Drive, TAG SLC, applicant
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:

a. August 27, 2019

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed 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 19th day of September, 2019.

Dated this 19th day of September, 2019.

Linda Horrocks





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: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: September 24, 2019
SUBJECT: Third Twelve month extension of Concept Plan Approval for Eaglewood Cove, Ph. 13-15

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the twelve (12) month extension with all previous conditions of approval.

BACKGROUND

The concept plan for Eaglewood Cove, Ph. 13-15 was previously recommended for approval on July 12, 2016 and was approved by the City Council on August 2, 2016. Concept plan approvals are valid for one year. The code provides for an extension to be granted by the Planning Commission in twelve (12) month intervals, up to three years, provided the applicant request the extension prior to expiration. The applicant received the first extension on August 8, 2017. The request for a second extension was received after the expiration. However, no ordinances have changed if a new concept plan was required, the conditions and regulations would be unchanged. The second extension was granted on September 25, 2018.

The developer hired a new geotechnical consultant and required additional time to complete their evaluation of the property. Progress on the project has been delayed due to conflicting opinion on the geotechnical investigation between the city consultant and the developer consultant. An independent 3rd party is wrapping up and the final reports and conclusions should be available within the next few weeks.

No changes to layout, design, or number of proposed lots have been made to the project.

POSSIBLE MOTION

I move that the Planning Commission approve a second twelve (12) month extension for the Concept Plan approval of Eaglewood Cove, ph. 13-15, subject to all previous conditions of approval.

Attachments

- 1) PC Packet Materials from Planning Commission Meeting July 12, 2016
- 2) PC Packet Materials from City Council Meeting August 2, 2106



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MEMORANDUM

TO: Planning Commission

FROM: Sherrie Llewelyn, Senior Planner

DATE: July 12, 2016

SUBJECT: Concept Plan-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 approval with the following 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.

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 and the developer agreed to complete additional geotechnical analysis prior to re-applying for concept plan approval. A detailed history and background of the project is contained in the staff report dated, August 5, 2014, a copy of which has been attached to this report.

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.

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 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 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.

The concept plan submission meets all the requirements of Code Section 10-3-3: Step 1-Concept Plan.

The following items have been reviewed with the developer and are to be addressed with the preliminary plan, engineering and geotechnical review:

1. Cuts and fills design based upon approved conceptual plan
2. Detention basin ownership and design to protect homes downslope (ie. Size, construction, overflow, outlet), LID (low impact design) techniques that can be incorporated into the design to lessen impact on storm water runoff.
3. Geotechnical analysis in conformance to new ordinance required prior to Preliminary Plan Application, slope stability and fill may require mitigation
4. Covenants/restrictions limiting the removal of natural vegetation on lots.
5. Phase/plat boundaries & lot numbering
6. Parcels A & B appear to be part of required open space for the development in the preliminary approval from 1991. If these areas are not to be platted as open space, the DRC is recommending the City rezone these parcels to Natural Open Space to ensure the preservation of the open space.
7. Access to each lot, sloped driveways, and sewer service
8. Possible irrigation/landscape restrictions for lots
9. Roof drains may require pump to storm drain, unless alternate drainage methods/easements provided

POSSIBLE MOTION(S)

I move that the Planning Commission recommend approval of the proposed concept plan for Eaglewood Cove Subdivision, phase 13-15 located at approximately 600 South Tanglewood Loop, subject to the following findings and 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

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.

Attachments:

1. Staff Report dated August 5, 2014
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



Concept Plan

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

Aerial

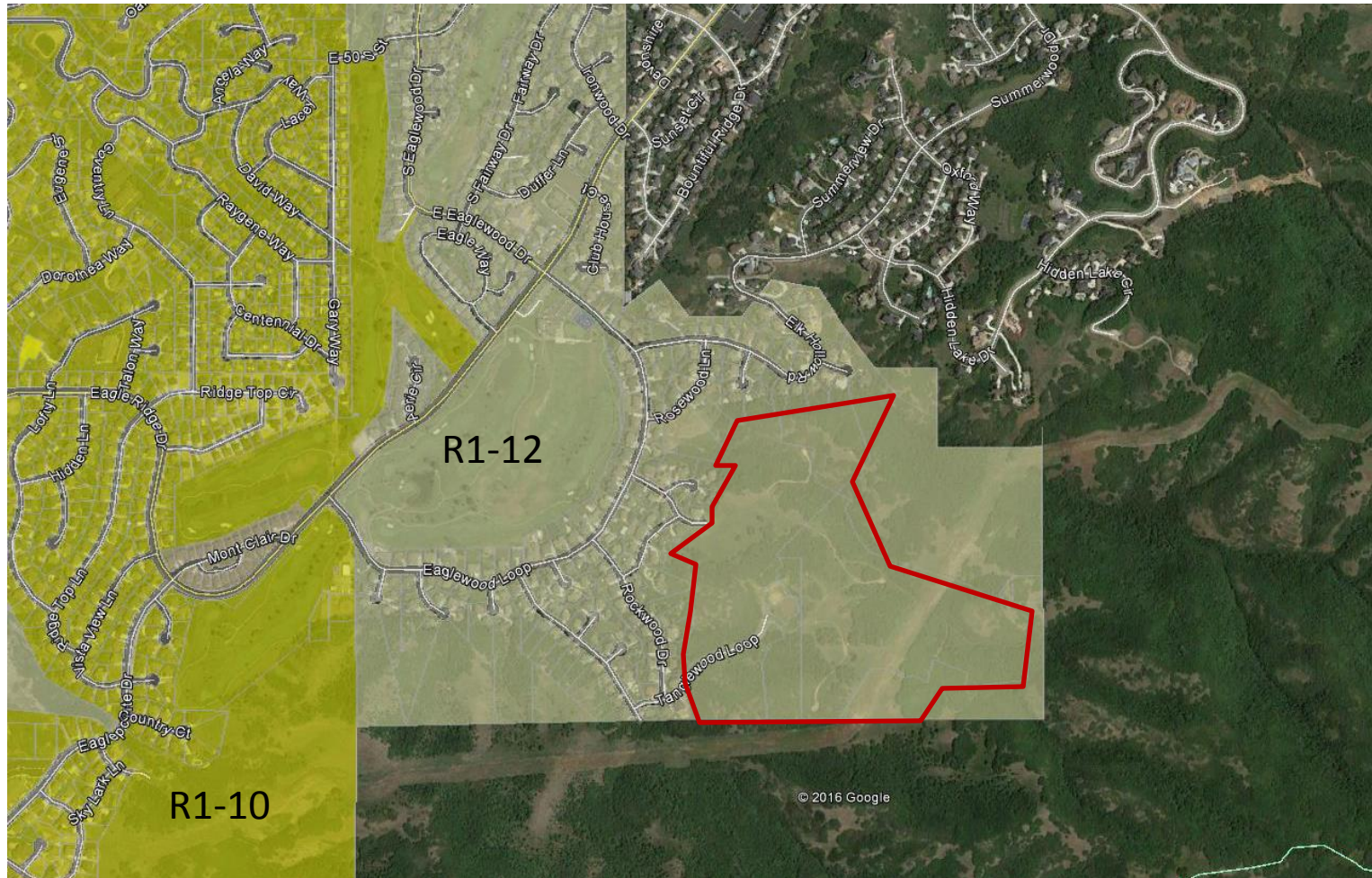


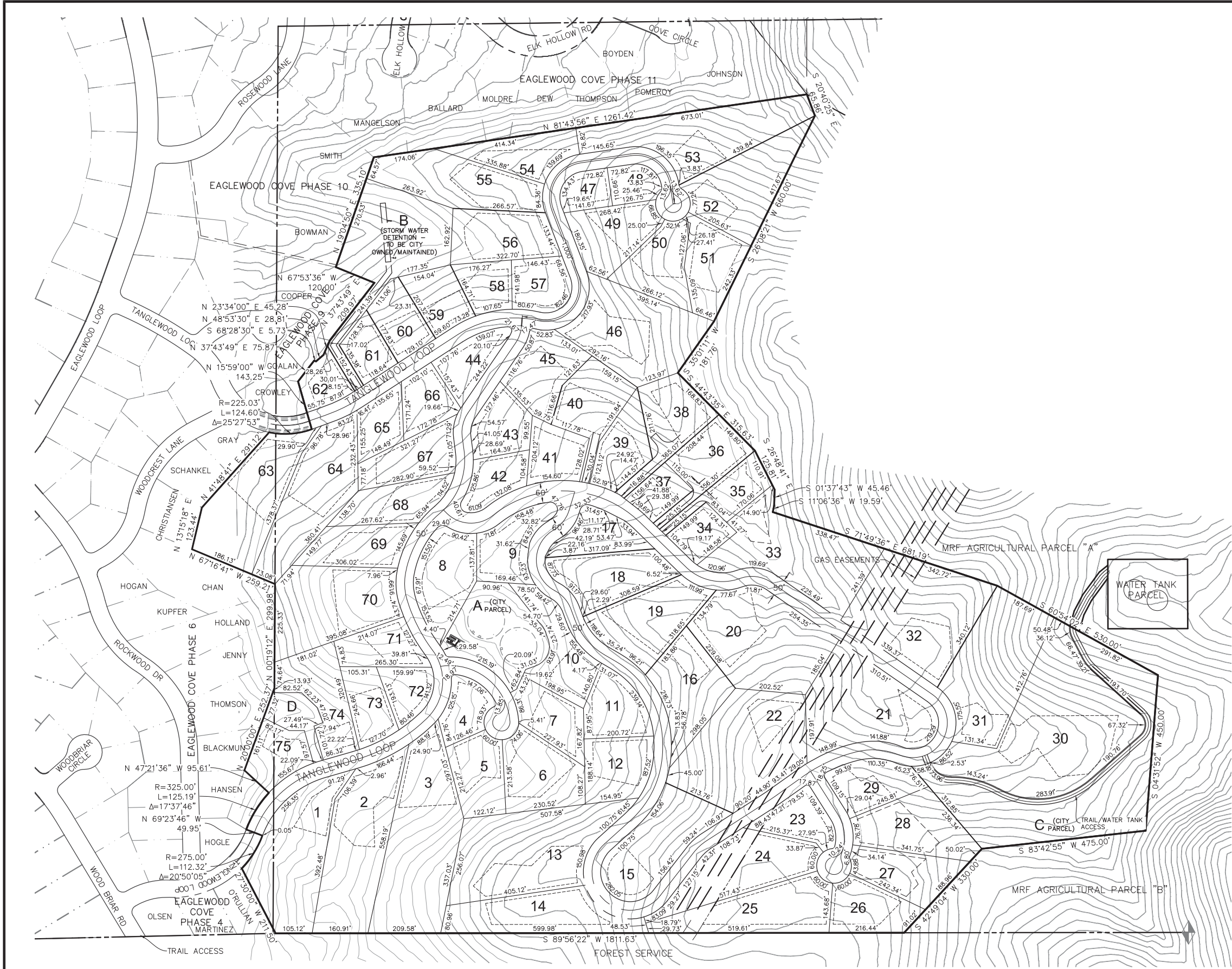


Concept Plan

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

Aerial





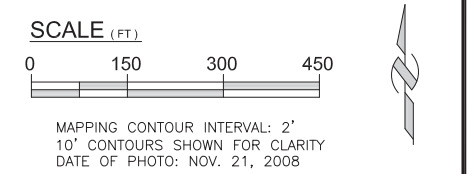
EAGLEWOOD COVE LOT DATA				
LOT #	LOT AREA SQ.FT.	AC.	BUILDING ENVELOPE SQ.FT.	LOT FRONTAGE FT.
1	77544	1.78	9789	347.69
2	83678	1.92	25842	169.40
3	105044	2.41	22840	111.50
4	21125	0.48	11592	383.96
5	33021	0.76	13735	60.00
6	44268	1.02	22794	74.06
7	29805	0.68	14941	91.73
8	42598	0.98	22994	497.15
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	16133	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	59380	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

PARCELS			
A	58508	1.35	NA
B	81714	1.88	NA
C	133288	3.06	NA
D	16687	0.38	NA

- 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

B BINGHAM
ENGINEERING
SALT LAKE CITY • (801) 532-2520
OGDEN • (801) 399-1662

Den: JJS
Drw: JJS
Chk: JRL
Rvw: JRL

Sht
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of 6

Print Date: 07/06/2016

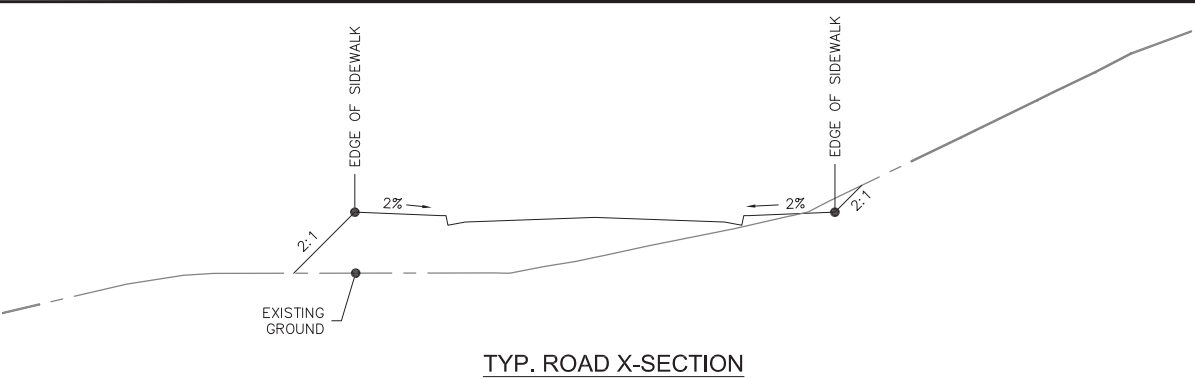
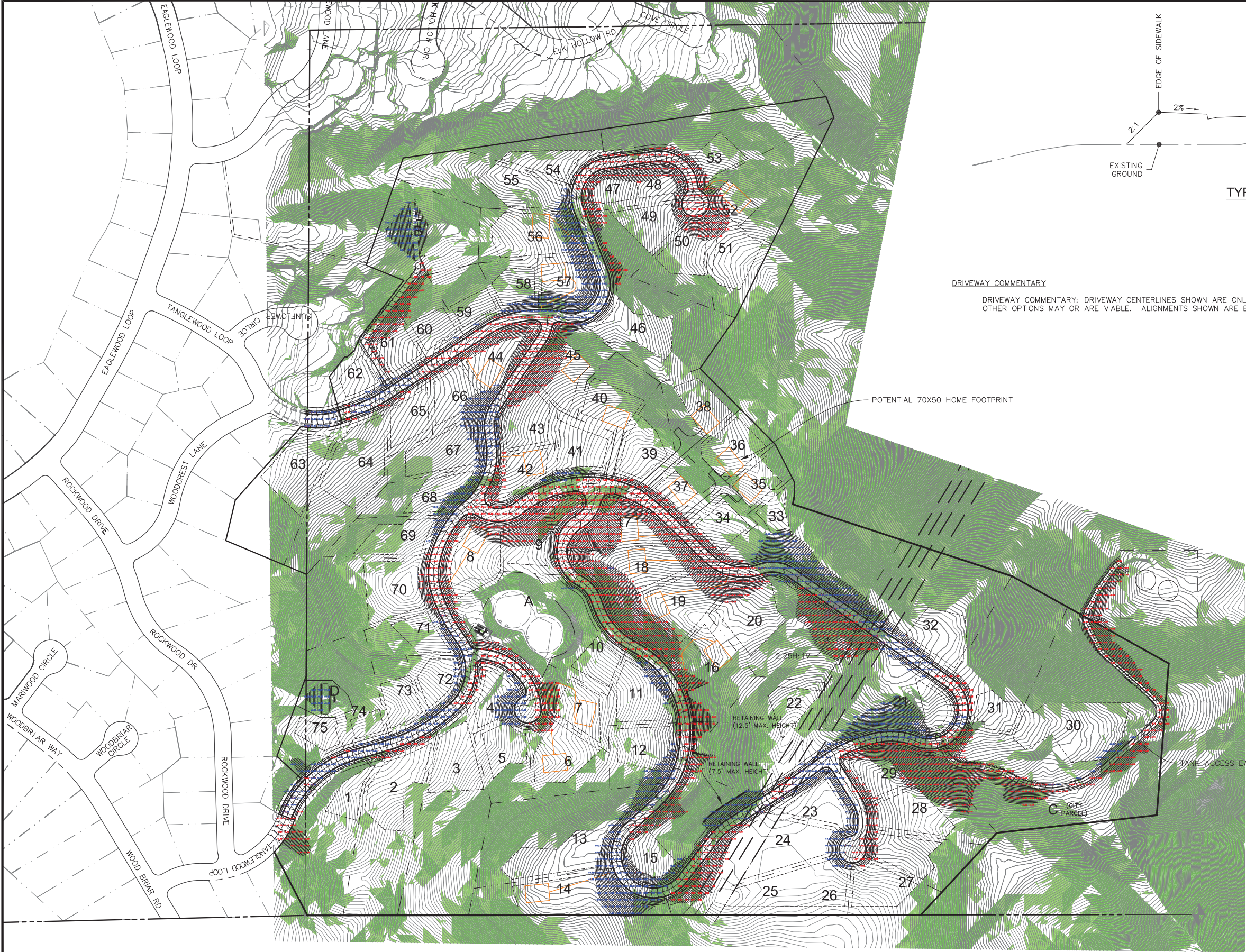
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Proj. # 4893

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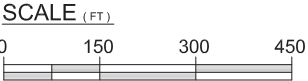


DRIVEWAY COMMENTARY:
DRIVEWAY CENTERLINES SHOWN ARE ONLY SHOWN AS POSSIBLE ALIGNMENTS;
OTHER OPTIONS MAY OR ARE VIABLE. ALIGNMENTS SHOWN ARE EQUAL TO OR LESS THAN 15% SLOPE.

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

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

+ FILL
- CUT



SKY PROPERTIES
EAGLEWOOD COVE

PRELMIINARY CUTS/FILLS
& SLOPE MAP

B BINGHAM
ENGINEERING
SALT LAKE CITY - (801) 532-2520
OGDEN - (801) 399-1662

Den: JJS
Drw: JJS
Chk: JRL
Rvw: JRL

Sht
4
of 6

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
Rev.	By	Date	Remarks

Print Date: 07/06/2016 Created: 03/04/10 Proj. # 4893
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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.
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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: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: September 24, 2019
SUBJECT: Consideration of a Concept Plan for a PUD Subdivision, Arrowhead Twin Homes located at 150 East 350 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the concept plan for Arrowhead Twin Homes, located at 150 East 350 North with the following findings:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the R1-7 Zone, including lot size, height, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage;
3. Underground infrastructure will not be allowed to be installed in 350 North Street until the 3 year moratorium on new road construction period has expired.

BACKGROUND

In July 2018, the developer had requested to rezone the property to a P District and construct 27 multi-family residential units in one building. The Planning Commission recommended disapproval to the City Council of the original plans, and ultimately, the request was withdrawn from the City Council agenda.

Based on feedback on their original July 2018 plans, Liberation Development has revised their concept plan for the Arrowhead project. The developer has met with the Planning Commission and City Council members to discuss options for the development and have submitted this application in response to comments they received. Per the advice of the City Attorney, the developer had submitted an application prior to the moratorium, which was under review and not completed, and as he had approached the Planning Commission and City Council members informally for input on a revised concept, they have a vested right to have associated applications reviewed under the existing City Code and are not required to wait until the moratorium expires to undergo development review.

The proposed concept plan consists of 10 units (5 twin homes/duplexes) within the 1.03 acre project area located at approximately 150 East 350 North. The twin homes will be platted for individual sale with common areas for landscaping and driveways. The zoning on the property is R1-7 which allows for duplex/twin home planned unit development subdivisions as a conditional use.

APPLICABLE ORDINANCES

10-7-7: SUBDIVISIONS (LAND DEVELOPMENT):

10-7-4: PLANNED UNIT DEVELOPMENTS; SPECIAL REQUIREMENTS:

C. Planned Unit Developments To Meet Use Limitations Of Districts Wherein Located: No conditional use permit for a planned unit development shall be granted unless such development will meet the use limitations of the zoning district in which it is to be located, including planned unit developments in planned districts, and meet the density and other limitations of such districts, except as such requirements may be lawfully modified as provided by this chapter or by district regulations. Compliance with the regulations of this title in no sense excuses the development from the applicable requirements of the subdivision regulations, except as modifications thereof are specifically authorized in the approval of the application for the planned unit development.

D. Required Conditions:

- 1. Area: No planned unit development shall have an area less than that approved by the planning commission as adequate for the proposed development.*
- 2. Arrangement of Structures; Open Space: The planning commission shall require such arrangements of structures and open spaces as necessary to assure that adjacent properties will not be adversely affected. In particular:*
 - a. Where feasible, buildings of the least height and the least intensity of buildings and uses shall be arranged around the boundaries of the development.*
 - b. Lot area, width, yard, height and coverage requirements shall be determined by approval of the preliminary design plan.*
 - c. Where feasible, buildings or landscaping shall not prohibit the free flow of air or direct exposure to sunlight, specifically in regard to solar heating or cooling structures by solar energy systems.*
 - d. The development will be planned so as to provide solar access to all of the residential units, unless waived by the planning commission.*

LAND USE CODE SECTIONS

10-11-3: Use Regulations							
		Zone					
		R1-12	R1-10	MU	R1-7	RM-7	RM-20
	Two-family dwelling.	-	-	-	P	C	P
	Planned unit developments.	C	C	C	C	C	C
Area Regulations							
	The minimum lot area in square feet for a single-family dwelling structure in the districts regulated by this chapter shall be:	12,000	10,000	96,800	7,000	7,000	7,000
	The lot area in square feet for a duplex:	-	-	-	8,500	8,500	8,50

Building Site Regulations:**Height Regulations:**

The maximum height for all buildings and structures in feet. See section 10-1-25 of this title.	35	35	35	35	35	35
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Area & Yard Regulations:

The maximum coverage in percent for any lot in the districts regulated by this chapter shall be:	30	35	-	35	50	50
Front Setback	25	25	25	25	25	25
Side yard	8	8	60	8	8	8
Total combined side yard	20	20	60	20	20	20
Rear yard	25	25	60	25	20	20

10-6-5: Minimum Off Street Parking Stall Requirements (by use)**F. Residential:**

2 to 4 units	2 stalls per dwelling unit with minimum of 1 covered per unit
Guest/visitor parking	Off street parking stalls in multi-family development shall be distributed proportionally to the dwelling unit locations. Generally, such parking shall not be located more than 200 feet from the dwelling units intended to be served

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore, if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

There are several items the Planning Commission needs to address in this administrative action for a conditional use development:

1. **Density:** The PUD Subdivision Ordinance requires that the density of a PUD meet the density limitation of the current zoning, unless a zone change is requested and approved. The developer has not requested a zone change from the current R1-7 zone. The R1-7 zone allows duplex/twin home housing with the minimum lot area of 8,500 sq. ft. The total development site is 1.03 acres. See the table below.

Total Area		45,954 sq. ft. (1.03 Acres)		
Two-family Dwellings	R1-7	Lot Size	Calculation	Total
Per unit	8,500 sq. ft.	45,954 sq. ft.	8,500/45,954	sq. ft.
		Total:	5.4 Duplexes (or 10 units)	

2. **Layout:** The proposed layout places 10 units (5 twin homes/duplexes) on the 1.03 acre site. The lots are to be platted as “for sale” twin homes in a PUD with the shared private road and common area. All 10 units will front the private road and have front entry garages.
3. **Setbacks:** Standard setbacks under the R1-7 zone are front 25’, side 8’ (total of 20’) and rear 25’. Under a PUD Subdivision, the Planning Commission determines the required setbacks, which may be varied from the standard. The proposed layout has a front setback (350 North) of 25 feet from the property line. A 4 ft. sidewalk along 350 North is existing outside of the property line. The proposed side yard setback at its smallest distance is 10.3 ft. The layout meets the minimum rear setback.
4. **Height and Stories:** The maximum height for the R1-7 zone is 35 feet and with no maximum number of stories. Under a PUD Subdivision, the Planning Commission determines the maximum height, which may be varied from the standard. The proposed twin homes are two stories. At this point in the review, the height has not been identified, however, the number of stories implies the units will be below the height limit.
5. **Lot Size:** The minimum lot size for the zone has been met.
6. **Coverage:** The twin homes constitute approximate 11,800 sq. ft. of the 1.03 acre site, which is 25.7% coverage. The maximum coverage by buildings is 35%.
7. **Landscaping:** The proposed landscaping on the project site is approximately 21,793 sq. ft. or approximately 47.42% of the site. The minimum requirement is 10% landscaping.
8. **Parking:** Required parking under the code is 2 parking spaces for each residential unit, of which 1 stall per unit must be covered. Each of the proposed twin homes have 2 car wide garages, providing 20 parking spaces. Additionally, each unit has 1 guest parking space adjacent to the unit. Units 5-8 have driveways capable of parking 2 cars each for another 8 parking spaces, and units 9 and 10 have driveways that 1 additional car could be parked on. The twin home site exceeds the minimum parking requirement. The total parking spaces in the development is 30 stalls. Per the code, 20 parking stalls are required. The proximity of the guest parking to the individual units has been moderately dispersed throughout the units as allowed by the site’s shape.
9. **Amenities:** Neither the subdivision ordinance, nor the PUD ordinance, requires the provision of any amenities in a subdivision. No amenities, (pool, tot lot, etc.) have been proposed, though large open space areas are noted on the site plan.
10. **Infrastructure:** The installation of underground infrastructure into 350 North Street is subject to the expiration of the 3 year road cut moratorium. Reconstructed roads are not permitted to be cut for 3 years after construction. The estimated expiration late summer 2020.

An environmental notice was sent out, as is required for all concept plans, asking for any information or concerns regarding the following topics only:

1. Erosion, dust, soils and top soil loss;
2. Grades, slope stability and Geologic hazards;
3. Ground water, water courses, flood hazards and areas;
4. Vegetative types;
5. Wildlife and habitat;
6. Essential urban services presently available;
7. Fire potential;
8. Accumulation of solid and liquid wastes;
9. Potential area-wide economic impact of the development.

No written comments have been submitted as of 9/19/2019. As an administrative action, concept plan approval does not require a public hearing.

POSSIBLE MOTION

I move that the Planning Commission recommends to the City Council approval of the concept plan for Arrowhead Twin Homes, located at approximately 150 East 350 North with the following findings:

Findings:

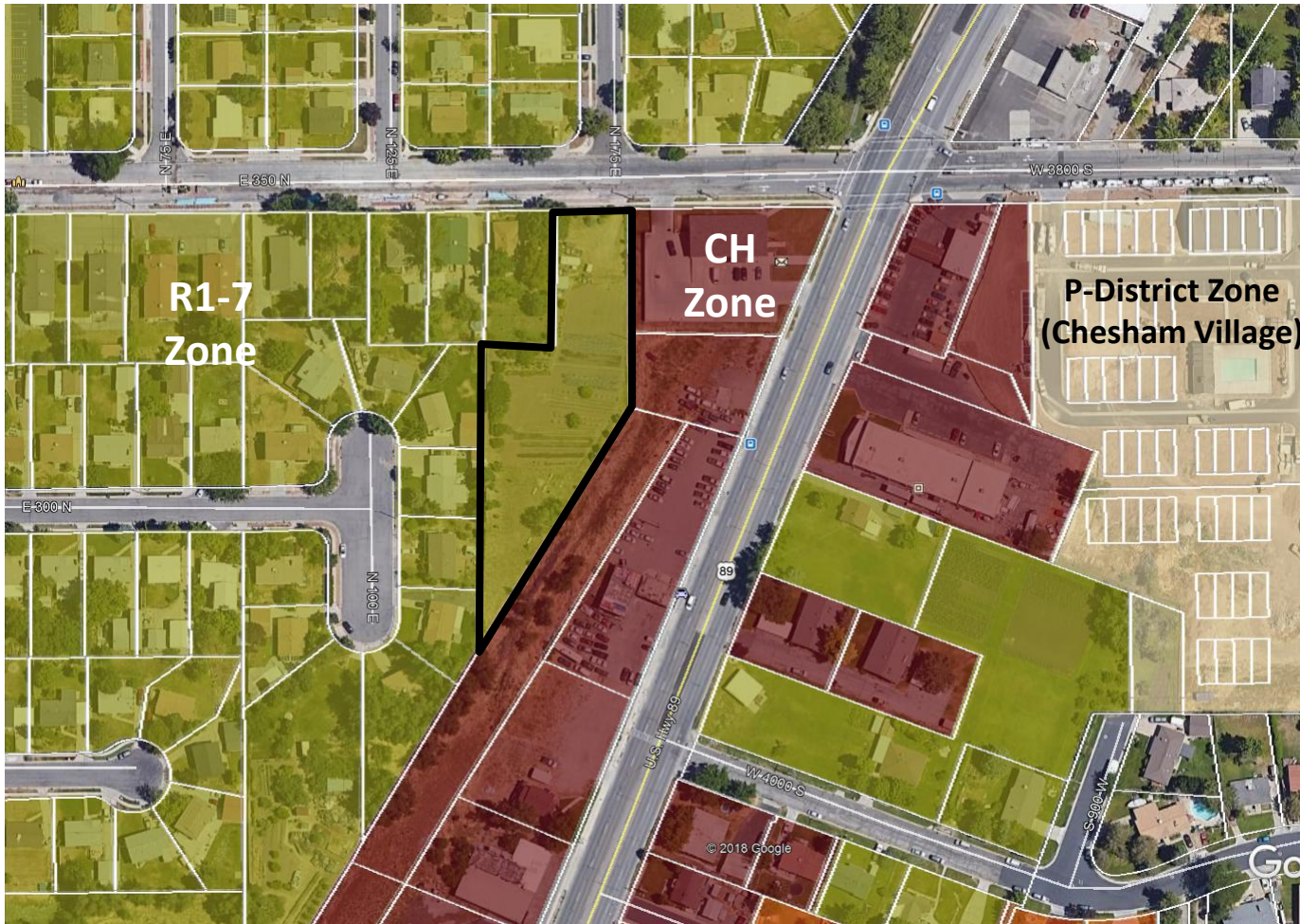
1. The proposed development meets the minimum standards for a PUD Subdivision in the R1-7 Zone, including lot size, density, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage
3. Underground infrastructure will not be allowed to be installed in 350 North Street until the 3 year moratorium on new road construction period has expired.

Attachments

- 1) Zoning Map
- 2) Concept Plan
- 3) Site Plan
- 4) Elevations



Arrowhead 150 East 350 North 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)

175 EAST

350 NORTH

CONST. DRIVE APPROACH
PER NSL CITY STANDARDS

CONST. 2.5' CURB & GUTTER ACROSS EXIST DRIVE APPROACH

EXIST CURB & GUTTER

N 89°00'31" E 79.57'

OPEN SPACE

12.0'

1,180 SF

1,180 SF

22.7'

1,180 SF

1,180 SF

12.0'

OPEN SPACE

25.0' FRONT
SETBACK

PARKING

16.0'
TYP.

MODIFIED CURB

20.0'

CARRY CURB

20.0'

MODIFIED CURB

90.2'

20.0'

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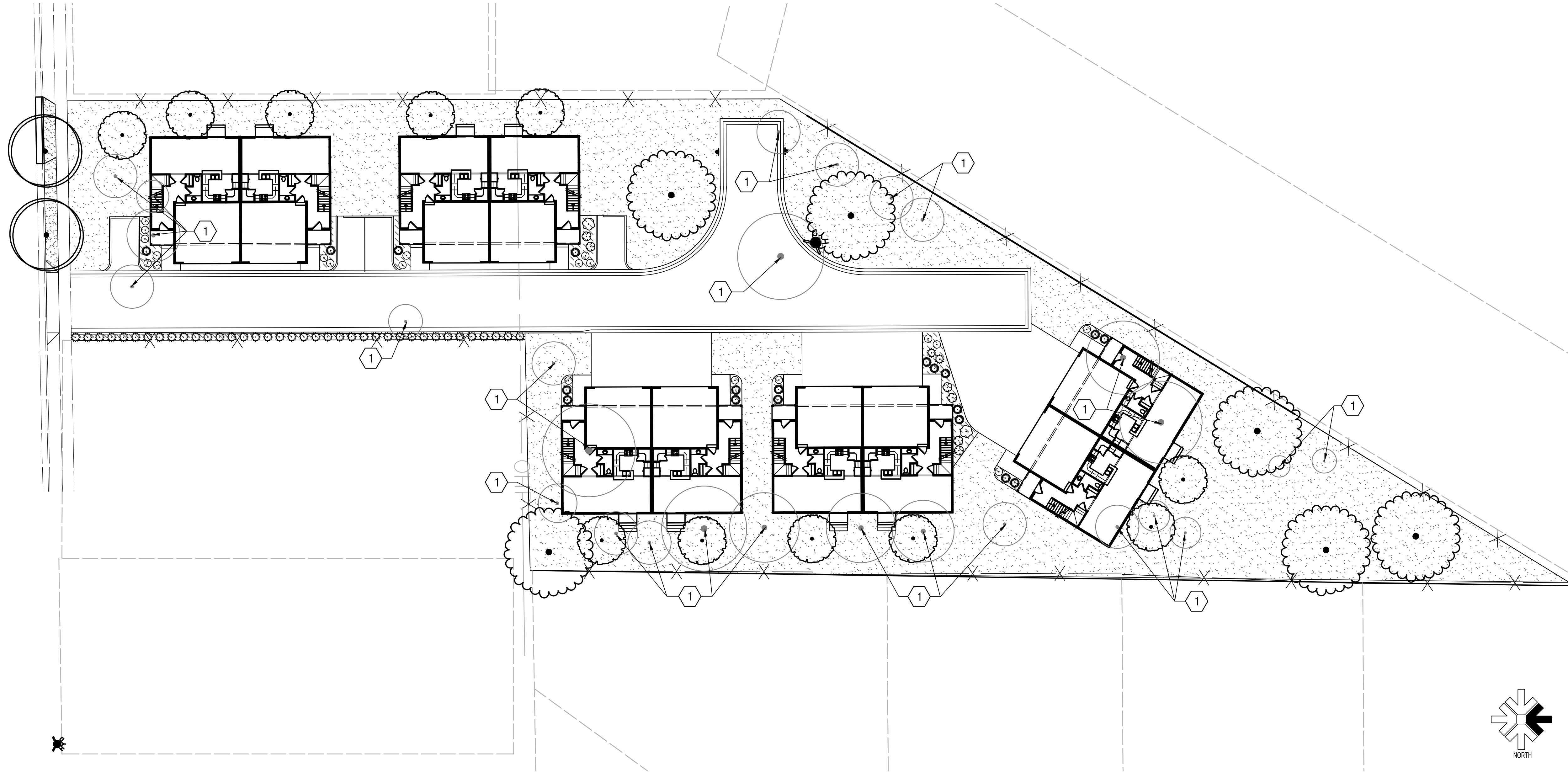
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350 NORTH



LANDSCAPE REQUIREMENTS

TOTAL PROPERTY	45,954 SF
OPEN SPACE	21,632 SF (47% OF PROPERTY)
REQUIRED SHRUBS	1 SHRUB / 25 SF OF PLANTER BED
	45 SHRUBS (1,104 SF) REQUIRED
	48 SHRUBS PROVIDED

GENERAL NOTES

- ALL EXISTING LANDSCAPING TO BE REMOVED AND CLEARED BEFORE CONSTRUCTION.
- PLAYGROUND DESIGN AND INSTALLATION PER OWNER.
- ALL TURF GRASS AREAS TO RECEIVE AUTOMATIC SPRINKLERS (ROTORS, SPRAY HEADS, ETC.)
- ALL PLANTER BED AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION SPRINKLERS (DRIPLINE, DRIP EMITTERS, MICRO SPRAYS, ETC.)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	EXISTING TREE TO BE REMOVED	
	TURF GRASS	20,528 sf
	PLANTER BED	1,104 sf

CONCEPT PLANT SCHEDULE

350 NORTH STREET TREE	2
DECIDUOUS SHADE TREE	6
ORNAMENTAL	11
LARGE SHRUB	2
SMALL SHRUB	6
SMALL EVERGREEN SHRUB	40
ORNAMENTAL GRASS	19
PERENNIAL	20

ARROWHEAD APARTMENTS

APPROX. 175 EAST 350 NORTH, NORTH SALT LAKE

SUMMA TERRA VENTURES
SPRINGVILLE, UTAH

MARK	DATE	DESCRIPTION

PROJECT #:	519056
DRAWN BY:	ALTHOUSE
CHECKED BY:	HISLOP
ISSUED:	09/16/2019

PRELIMINARY
LANDSCAPE
PLAN

L-101



FRONT ELEVATION



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: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: September 24, 20169
SUBJECT: Site Plan for Mirella at Foxboro, Lot 7 of Foxboro Marketplace, at 790 North Cutler Dr.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the requested site plan for Mirella at Foxboro, Lot 7 of Foxboro Marketplace, at 790 North Cutler Dr. with the following conditions:

1. The trail along Redwood Road be no closer than 8 feet from the curb at any point;
2. A pedestrian access is added from the apartments to the trail along Redwood Road;
3. Verification of parking lot light poles in conformance to development agreement of themed lighting;
4. Submittal of irrigation plan for landscaping, including the sizes and locations of all secondary water connections;
5. Correction of minor redlines (engineering).

BACKGROUND

The proposed site plan is the residential component of the Foxboro Marketplace General Development Plan located at approximately 790 North Cutler Dr. The residential lot is a total of 5.124 acres. Per the amended development agreement the site is approved for six multi-family structures with a total of 120 apartments.

The three-story apartment buildings have been reconfigured surrounding the clubhouse and pool area, with the main entrance on the north from Cutler Drive. A secondary entrance is provided from within the Foxboro Marketplace shopping center.

The proposed architecture is a traditional walk-up apartment style with high quality materials like brick, hardie board, and stucco. The architecture is consistent with the existing apartments in the vicinity and the approved development plan. The buildings have tuck under garages. Carport structures will cover spaces on the east property line adjacent to Redwood Road, along the north property line and a portion of the spaces abutting the commercial center to the south. The height of the 3-story buildings are 45 feet. The club house and garages match the architectural design of the main apartment buildings.

The amended development agreement required 270 parking stalls, which is equivalent to 2.25 parking stalls per unit. There is a minimum 1 cover stall per unit provided with 71 garage spaces and 60 carport stalls. The required 7 ADA spaces have been provided.

Landscaping in on the site, including the park strips meets the required 30% of the site at 67, 081 sq. ft. The landscaping along Redwood Road will be improved to a minimum distance of 24' behind the curb with an 8' asphalt trail, landscaping, berm, and street trees. A park strip and street trees will be added to Cutler Drive. There is a landscape buffer on the north and south property lines with additional trees.

The site will be fenced along Redwood Road with a six foot ornamental metal fence. Fencing along the property line between the shopping center and along Cutler Drive will be split rail vinyl fencing. An additional pedestrian access has been added along Cutler Drive. The site currently does not show a pedestrian access to the Redwood Road trail as required. A lighting plan has been submitted, however additional information is required related to the parking lot lights to insure the fixture style meets the standard within the development agreement.

The proposed site plan has been evaluated based upon compliance with the amended development agreement and the site & landscape plans approved within the General Development Plan. The site plan complies with requirements for parking, circulation, & traffic, as well as health, safety & noise. Landscaping and lighting submitted reflect the approved general development landscape plan.

Due to the size of the project the site plan will need final approval from the City Council and the Planning Commission will be making a recommendation to the City Council on the application.

POSSIBLE MOTION

I move that the Planning Commission recommends to the City Council the approval of the requested site plan for Mirella at Foxboro, Lot 7 of Foxboro Marketplace, at 790 North Cutler Dr. with the following conditions:

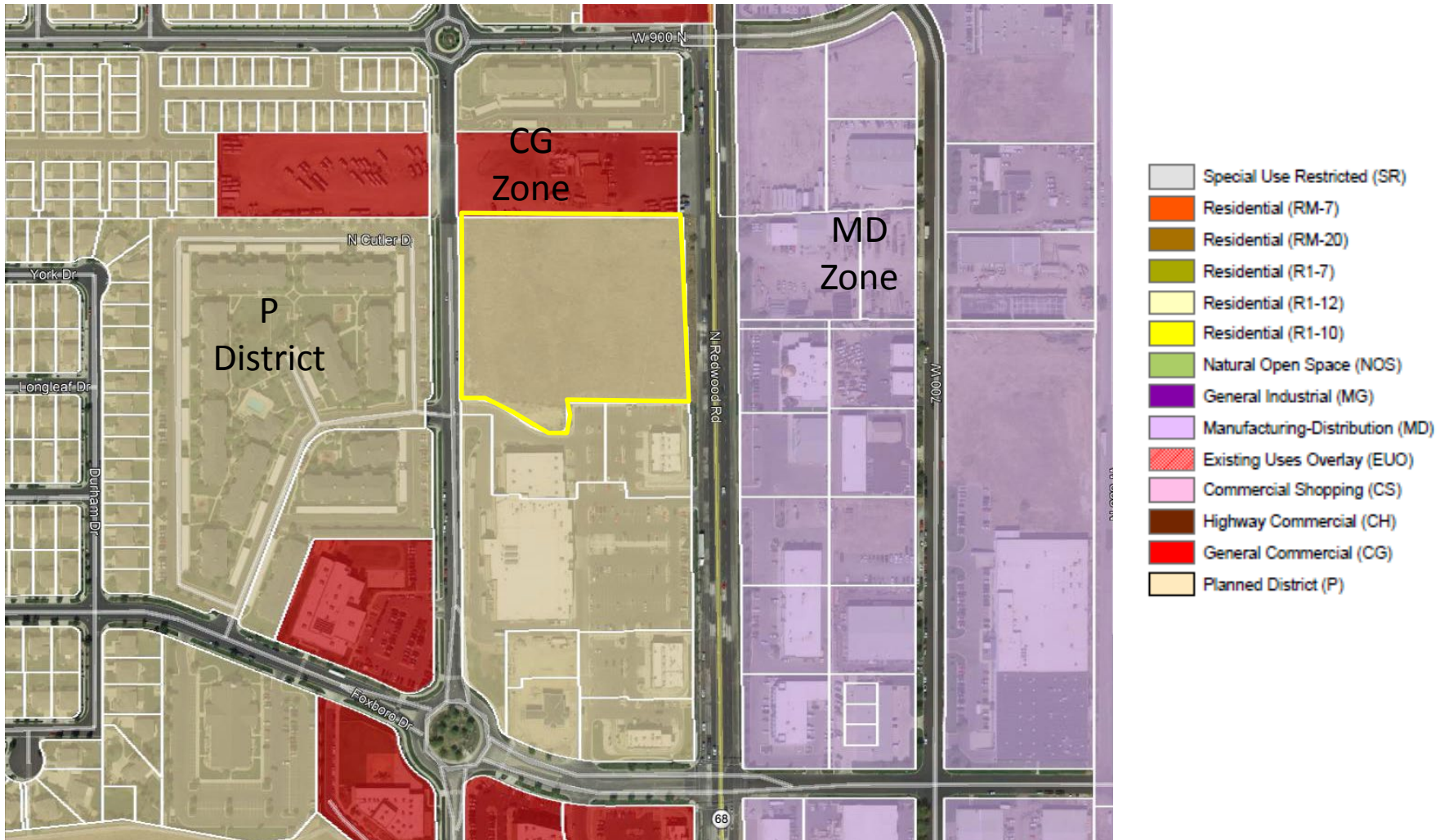
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2. A pedestrian access is added from the apartments to the trail along Redwood Road;
3. Verification of parking lot light poles in conformance to development agreement of themed lighting;
4. Submittal of irrigation plan for landscaping, including the sizes and locations of all secondary water connections;
5. Correction of minor redlines (engineering).

Attachments

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



General Development Plan-Amendment Foxboro Marketplace Zoning





General Development Plan-Amendment

Foxboro Marketplace

Aerial



811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

BRASS CAP MONUMENT FOR THE NORTHEAST
CORNER OF SECTION 3, T1N, R1W, S1B8M

ELEV = 4229.78'

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

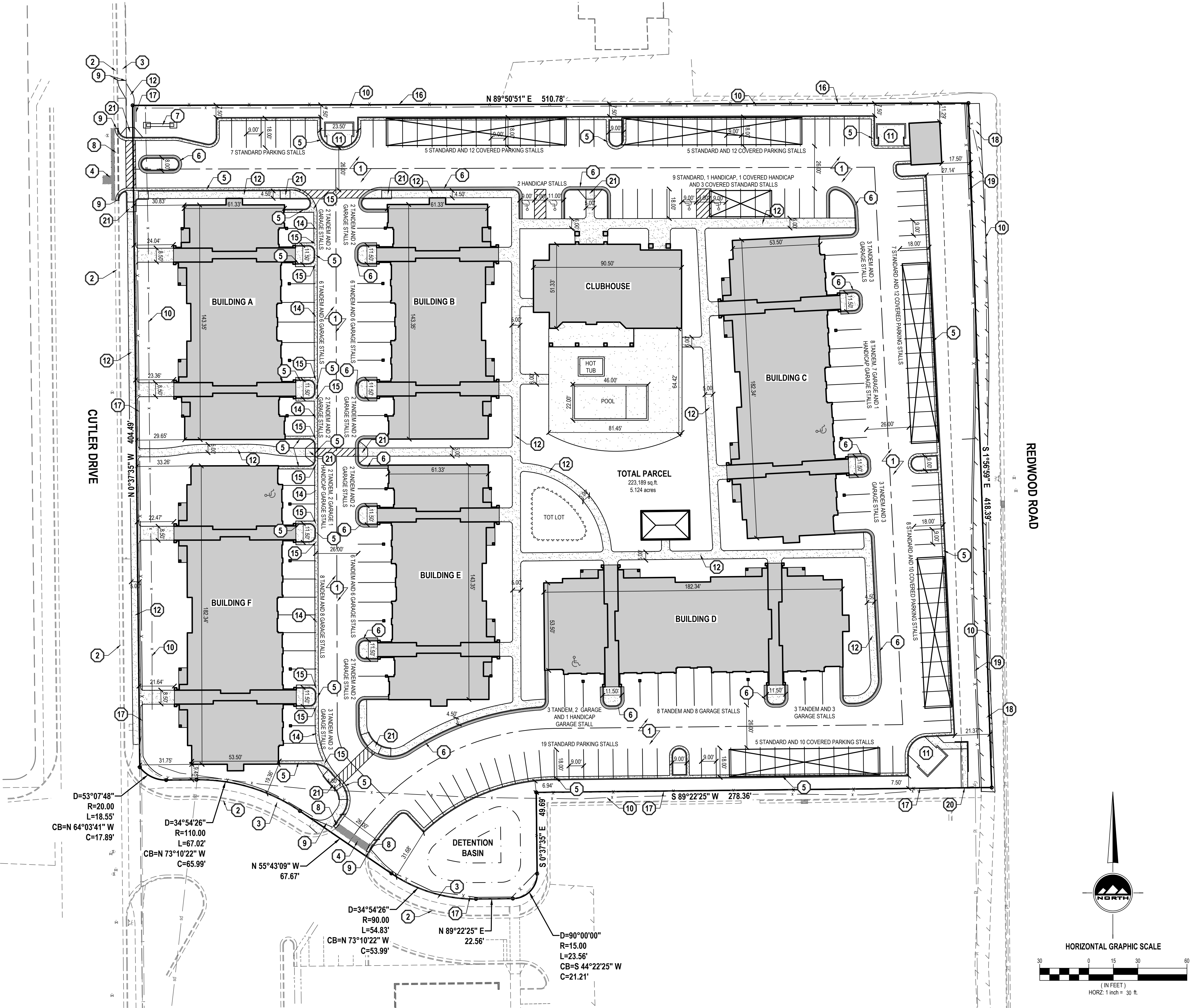
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- INSTALL ASPHALT
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- SAWCUT, REMOVE AND REPLACE ASPHALT
- INSTALL 2.0' CURB AND GUTTER
- INSTALL 2.0' REVERSE PAN CURB AND GUTTER
- INSTALL MONUMENT
- REMOVE CURB AND GUTTER
- MATCH EXISTING IMPROVEMENTS
- REMOVE EXISTING FENCE
- INSTALL DUMPSTER PAD
- INSTALL SIDEWALK
- TRANSITION FROM REVERSE PAN CURB AND GUTTER TO CATCH CURB AND GUTTER
- 2.0' CONCRETE WATERWAY
- TRANSITION FROM 2.0' CURB AND GUTTER TO 2.0' CONCRETE WATERWAY
- INSTALL 6' PRIVACY FENCE
- INSTALL DECORATIVE COMPOSITE SPLIT RAIL FENCE
- INSTALL 8' ASPHALT MEANDERING TRAIL
- INSTALL 6' DECORATIVE METAL FENCE
- INSTALL 6' WIDE ACCESS GATE TO MATCH FENCE TO BE INSTALLED IN THIS LOCATION
- INSTALL HANDICAP RAMP

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	99,790	45%
ROOF	64,152	29%
LANDSCAPING	59,067	26%
TOTAL SITE	223,189	100%
	5.124 ACRES	

PARKING DATA TABLE	
STANDARD STALLS	65
ADA - ACCESSIBLE STALLS	3
ADA - COVERED STALLS	1
COVERED STALLS	59
TANDEM STALLS	71
STANDARD GARAGE STALLS	68
ADA - GARAGE STALLS	3
TOTAL STALLS	270



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

1485 W. Hill Field Rd., Ste. 204

Layton, UT 84041

Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

CASTLE CREEK HOMES

1798 WEST 5150 SOUTH SUITE 103

ROY, UTAH 84067

CONTACT:

BRYCE THURGOOD

PHONE: 801-648-0229

MIRELLA AT FOXBORO APARTMENTS

790 NORTH CUTLER DRIVE

NORTH SALT LAKE CITY, UTAH

PROFESSIONAL ENGINEER

10234838

9-16-17

JAMES JAMES SUTHER

NO. DATE REVISION BY

1 2 3 4 5 6 7 8

FOR REVIEW

SITE PLAN

PROJECT NUMBER 9191 PRINT DATE 9/16/19

DRAWN BY J.MOSS CHECKED BY C.PRESTON

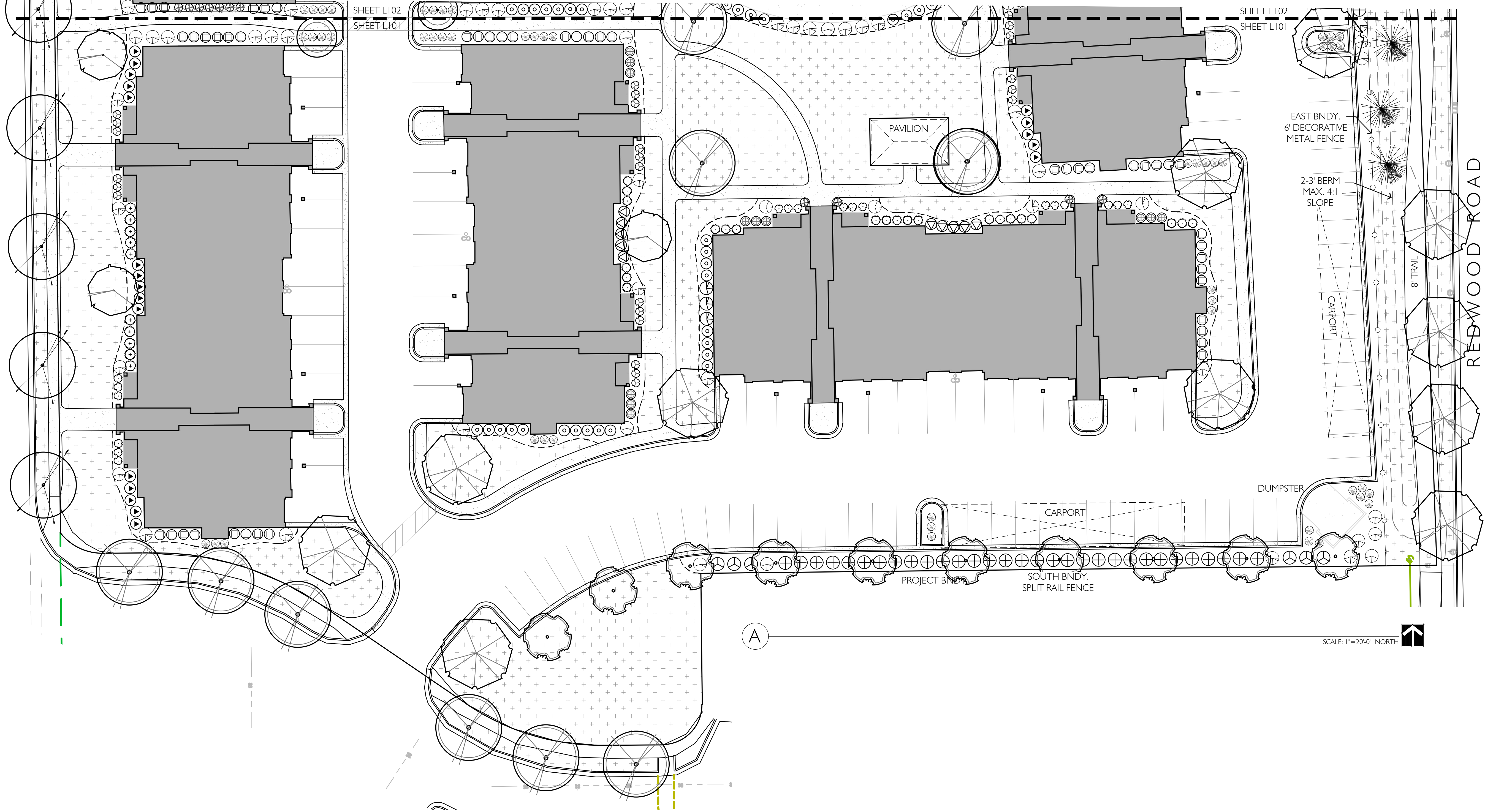
PROJECT MANAGER C.PRESTON

C-100

LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
12	Acer truncatum x Acer Plat. 'Keithsform'	Norwegian Sunset Maple	2" Cal.
25	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
18	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	2" Cal.
6	Pinus nigra	Austrian Pine	6-7"
6	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
5	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
EVERGREEN SHRUBS			
26	Euonymus fortunei 'Moonshadow'	Moonshadow Wintercreeper	2 Gal.
25	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
28	Taxus baccata repandens	Dwarf Japanese Yew	2 Gal.
DECIDUOUS SHRUBS			
17	Buddleia davidii Lo & Behold 'Blue Chip'	Blue Chip Butterfly Bush	2 Gal.
77	Cornus alba 'Baton Rouge'	Baton Rouge	2 Gal.
48	Euonymus alatus compacta	Dwf. Burning Bush	2 Gal.
11	Ligustrum vicaryi 'Golden'	Golden Privet	2 Gal.
34	Potentilla fruticosa 'Bella Bellissima'	Bella Bellissima Potentilla	2 Gal.
42	Potentilla fruticosa 'Bella Sol'	Bella Sol Potentilla	2 Gal.
20	Prunus x cistena	Cistena Plum	2 Gal.
115	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
13	Rosa 'Knockout'	Knockout Rose	5 Gal.
35	Rosa Meidiland 'White'	White Meidiland Rose	5 Gal.
15	Spirea betulifolia 'Tor Gold'	Glow Girl Birch Leaf Spirea	2 Gal.

ORNAMENTAL GRASSES			
65	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
89	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
50	Pennisetum alopecuroides	Fountain Grass	1 Gal.
PERENNIALS AND GROUNDCOVERS			
26	Hemerocallis 'Chicago Apache'	Chicago Apache Daylily	1 Gal.
TURF			
52,756 S.F.	Chanshare Imperial Bluegrass		Sod
MULCH			
Decorative Gravel Mulch, 1 1/2" - All Planters Unless Noted Otherwise			3" depth
EDGING			
Concrete Mowstrip 4" x 6"			



ISSUE DESCRIP.	DATE
	09.11.2019

#	REV. DESCRIPTION	DATE
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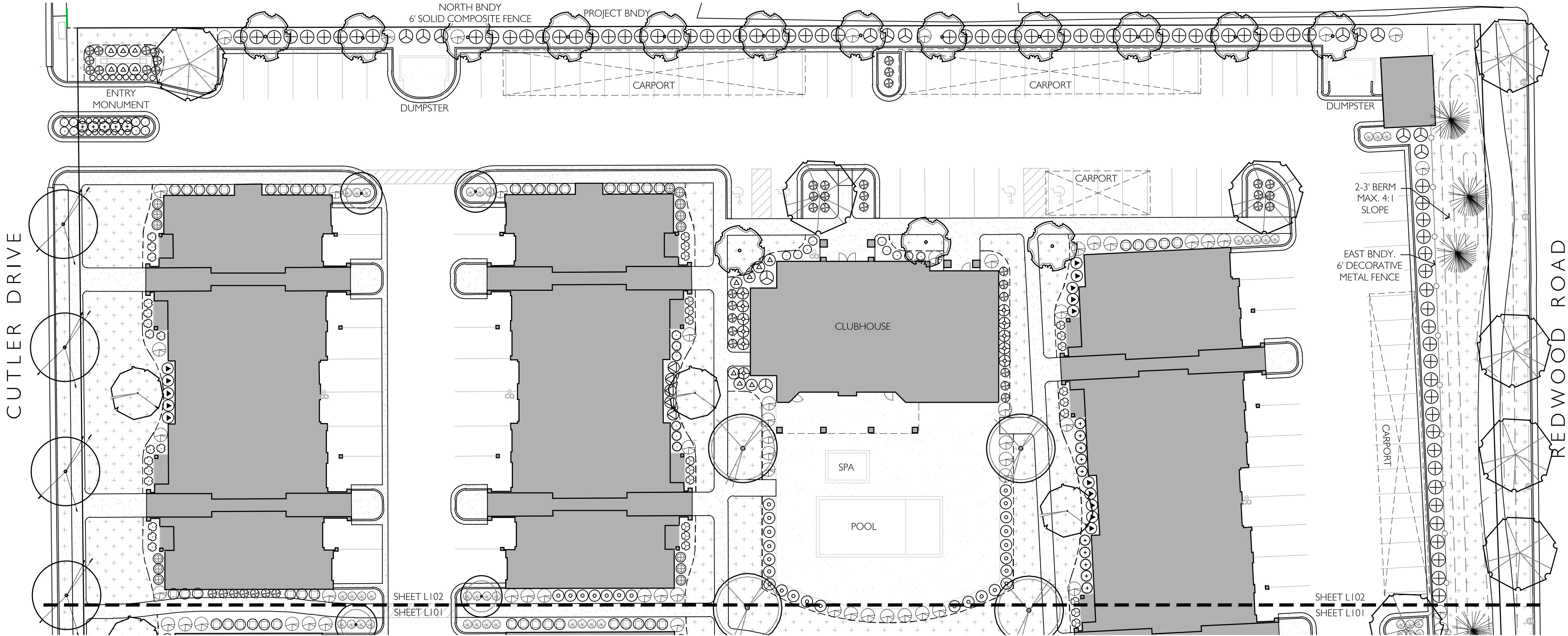
LANDSCAPE GENERAL NOTES

1. ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
3. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
6. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
7. ALL TURF AREAS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO LAYING OF SOD.
8. ALL SHRUB, GROUNDCOVER AND PERENNIAL BEDS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO PLANTING.
9. ALL GROUNDCOVER AND PERENNIALS TO BE PLANTED IN TRIANGULAR FORMATION.
10. TOPSOIL TO BE FROM ON-SITE MATERIAL OR IMPORTED. CONTRACTOR TO SUBMIT TOPSOIL REPORT PREPARED BY A QUALIFIED TESTING LABORATORY PRIOR TO SOIL PLACEMENT.
11. TOPSOIL SHALL MEET THE FOLLOWING ANALYSIS:
SAND (0.05 - 2.0 mm Dia.) 20 - 70%
CLAY (0.002 - 0.05 mm Dia.) 20 - 70%
THE MAX. RETAINED ON A #10 SIEVE WILL BE 15%.
pH RANGE: OFF 5.5 TO 8.2
MINIMUM OF 4% AND MAX. OF 8% ORGANIC MATTER CONTENT
FREE OF STONE 3/4" OR LARGER
SOLUBLE SALTS <2 dS/m or mmho/cm
SODIUM ABSORPTION RATION (sar) <6.
12. METAL EDGING TO OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AREAS AND TO BE SET LEVEL WITH TOP OF SOD.
13. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
12	Acer truncatum x Acer Plat. 'Keithsform'	Norwegian Sunset Maple	2" Cal.
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6	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
5	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
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20	Prunus x cistena	Cistena Plum	2 Gal.
115	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
13	Rosa 'Knockout'	Knockout Rose	5 Gal.
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26	Hemerocallis 'Chicago Apache'	Chicago Apache Daylily	1 Gal.
TURF			
52,756 S.F.	Chanshare Imperial Bluegrass		Sod
MULCH			
Decorative Gravel Mulch, 1 1/2" - All Planters Unless Noted Otherwise			3" depth
EDGING			
Concrete Mowstrip 4" x 6"			



ISSUE DESCRIP.	DATE
	09.11.2019

#	REV. DESCRIPTION	DATE
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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: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: September 24, 2019
SUBJECT: Consideration of a Preliminary Plan and Final Plat for a PUD Subdivision, Orchard Drive Townhomes, located at 142 South Orchard Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the preliminary plan and final plat for Orchard Drive Townhomes PUD, located at 142 South Orchard Drive with the following findings and conditions:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the RM-20 Zone, including lot size, height, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage

Conditions:

1. Completion of minor engineering redlines, namely correction to the address table.

BACKGROUND

The proposed preliminary plan and final plat consists of 26 townhome lots that will be platted for individual sale with common areas for landscaping and driveways. The zoning on the property is RM-20 which allows multi-family dwellings as a conditional use. The previously approved concept plan approved a reduced front setback of 15 feet and a reduced side yard setback of 6 feet. The density of 26 units is based upon the RM-20 zone which allows multi-family dwellings with a minimum acreage of 7,000 sq. ft. for the first unit and 1,900 sq. ft. for each additional unit.

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

Preliminary Plan and Final Plat are being reviewed concurrently, as the plans are complete. The Final Plat and construction drawings have been reviewed for compliance with the city code and are in compliance. The only correction needed is for the plat to be amended is to the addressing table as the lot numbers have changed and street names have not been chosen. No changes to layout, design, density, landscaping, parking, or any other feature of the plan from the Concept Plan approval.

POSSIBLE MOTION

I move that the Planning Commission recommends to the City Council approval of the preliminary plan and final plat for Orchard Drive Townhomes PUD, located at approximately 142 South Orchard Drive with the following findings and conditions:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the RM-20 Zone, including lot size, density, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage

Conditions:

1. Completion of minor engineering redlines, namely correction to the address table.

Attachments

- 1) Aerial Map
- 2) Zoning Map
- 3) Final Plat
- 4) Site Plan





General Development Plan Orchard Drive Townhomes Aerial

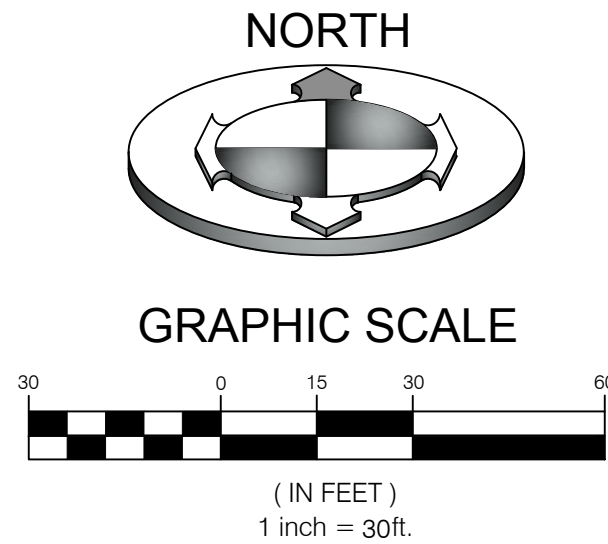


DAVIS COUNTY COORDINATES		
POINT #	NORTHING	EASTING
10000	101647.74	107986.18
10001	101784.52	107844.09
10002	101875.65	107893.61
10003	101967.99	107941.88
10004	102065.15	107985.14
10005	101972.66	108081.23
10006	101899.68	108012.85
10007	101791.84	108124.88
10008	102670.91	107925.53
10009	102675.22	110574.41

ORCHARD DRIVE TOWNHOMES A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DEVELOPER/OWNER: TAGS SLC, LLC



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

ORCHARD DRIVE TOWNHOMES A PLANNED UNIT DEVELOPMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT POINT SOUTH 00°22'24" WEST 877.75 FEET AND SOUTH 89°37'36" EAST 205.08 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°54'24" EAST 2648.88 FEET FROM SAID NORTHWEST CORNER OF SECTION 12 TO THE NORTH QUARTER CORNER OF SAID SECTION 12), AND RUNNING THENCE SOUTH 43°54'24" WEST 200.00 FEET; THENCE NORTH 46°05'36" WEST 197.23 FEET TO THE SOUTHEAST SIDE OF THE LOWER BONNEVILLE CANAL RIGHT OF WAY; THENCE ALONG SAID SOUTHEAST SIDE THE FOLLOWING THREE (3) COURSES: 1) NORTH 28°31'11" EAST 103.72 FEET; 2) NORTH 27°36'11" EAST 104.19 FEET; 3) NORTH 23°59'49" EAST 106.36 FEET; THENCE SOUTH 46°05'36" EAST 133.37 FEET TO A POINT ON AN EXISTING VINYL FENCE LINE; THENCE SOUTH 43°08'13" WEST 100.01 FEET ALONG SAID FENCE LINE; THENCE SOUTH 46°05'36" EAST 155.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 56,631 SQ FT OR 1.300 ACRES, MORE OR LESS
26 UNITS



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVISION INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS ORCHARD DRIVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

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

MRK3, LLC

BY: (SIGNATURE) _____ (PRINT NAME) _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of _____

ON THIS ____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF MRK3, LLC, A UTAH LIMITED LIABILITY COMPANY, FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) _____ COMMISSION NUMBER: _____

PRINT NAME _____ (SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

ORCHARD DRIVE TOWNHOMES A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 43°54'24" E	6.00'
L2	N 43°54'24" E	6.00'
L3	N 43°54'24" E	20.91'
L4	N 43°54'24" E	6.00'
L5	N 43°54'24" E	6.00'
L6	N 43°54'24" E	6.00'
L7	N 43°54'24" E	6.00'
L8	S 46°05'36" E	49.00'
L9	S 46°05'36" E	49.00'
L10	N 61°28'49" W	24.21'
L11	N 52°35'05" W	4.18'
L12	N 46°05'36" W	20.00'
L13	N 61°28'49" W	10.00'
L14	N 43°54'24" E	90.99'
L15	N 46°05'36" W	17.00'
L16	N 43°54'24" E	71.02'
L17	S 43°54'24" W	71.02'
L18	S 46°05'36" E	20.00'
L19	N 46°05'36" W	17.00'
L20	S 43°54'24" W	90.99'
L22	S 46°05'36" E	20.00'

UNIT	AREA (SQ FT)	ADDRESS
1	705	136 S ORCHARD DR.
2	640	134 S ORCHARD DR.
3	705	132 S ORCHARD DR.
4	705	55 E STREET 1
5	640	57 E STREET 1
6	705	59 E STREET 1
7	705	41 E STREET 1
8	640	39 E STREET 1
9	705	37 E STREET 1
10	705	123 S STREET 2
11	640	121 S STREET 2
12	640	119 S STREET 2
13	705	117 S STREET 2
14	705	147 S STREET 2

UNIT	AREA (SQ FT)	ADDRESS
15	640	145 S STREET 2
16	640	143 S STREET 2
17	640	141 S STREET 2
18	705	139 S STREET 2
19	705	45 E STREET 1
20	640	47 E STREET 1
21	640	49 E STREET 1
22	705	51 E STREET 1
23	705	146 S ORCHARD DR.
24	640	144 S ORCHARD DR.
25	640	142 S ORCHARD DR.
26	705	140 S ORCHARD DR.
COMMON	33,568	

NOTES:

- ALL COMMON AREAS ARE TO BE CONSIDERED PUBLIC UTILITY EASEMENTS.
- ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- THE 2.33 FOOT LIMITED COMMON AREA AT THE FRONT OF THE UNITS INCLUDES THE BUILDING OVERHANGS OF THE SECOND AND UPPER FLOORS.

LAND USE AREA TABLE

1. PRIVATE AREA	17,550 SQ FT
2. LIMITED COMMON	5,054 SQ FT
3. DEDICATION	459 SQ FT
4. COMMON AREA TOTAL	33,568 SQ FT

SURVEYOR'S NOTES:

THE BOUNDARY OF THIS SURVEY WAS DETERMINED DURING THE PERFORMANCE OF THE ALTA/NSPS SURVEY ON RECORD WITH THE DAVIS COUNTY SURVEYOR'S OFFICE AS FILE NO. 7112.

VICINITY MAP

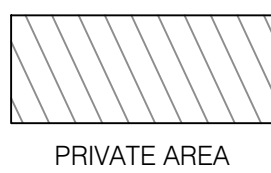


**BENCHMARK
ENGINEERING &
LAND SURVEYING**

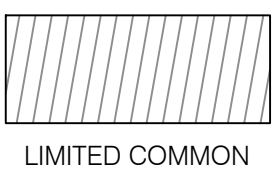
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

LEGEND

- SECTION CORNER (BRASS CAP MONUMENT)
- BOUNDARY CORNER
(SET 3/8" REBAR AND CAP OR AS NOTED ON PLAT) *STAMPED BENCHMARK ENG.*
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET MONUMENT LINE EXISTING
- EASEMENT
- LOT LINE
- PRIVATE STREET LINE



PRIVATE AREA



LIMITED COMMON



COMMON AREA

RECOMMENDED FOR APPROVAL

THIS ____ DAY OF _____, 20__

NORTH SALT LAKE CITY ENGINEER

RECOMMENDED FOR APPROVAL

THIS ____ DAY OF _____, 20__

NORTH SALT LAKE CITY PLANNING COMMISSION

RECOMMENDED FOR APPROVAL

THIS ____ DAY OF _____, 20__

NORTH SALT LAKE CITY ATTORNEY

NORTH SALT LAKE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH
THIS ____ DAY OF _____, 20__ AT WHICH TIME THIS
SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST

MAYOR

DAVIS COUNTY RECORDER

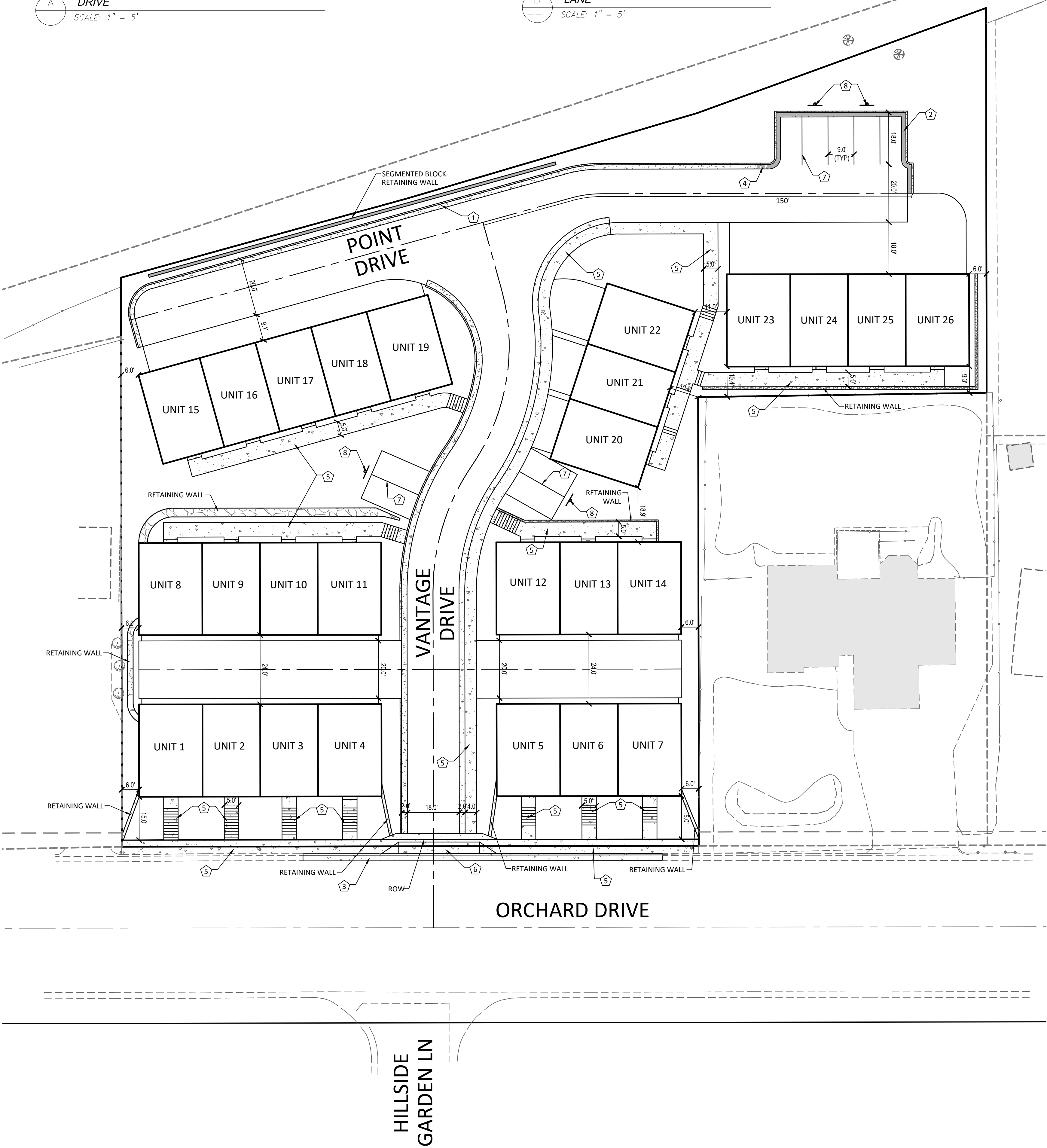
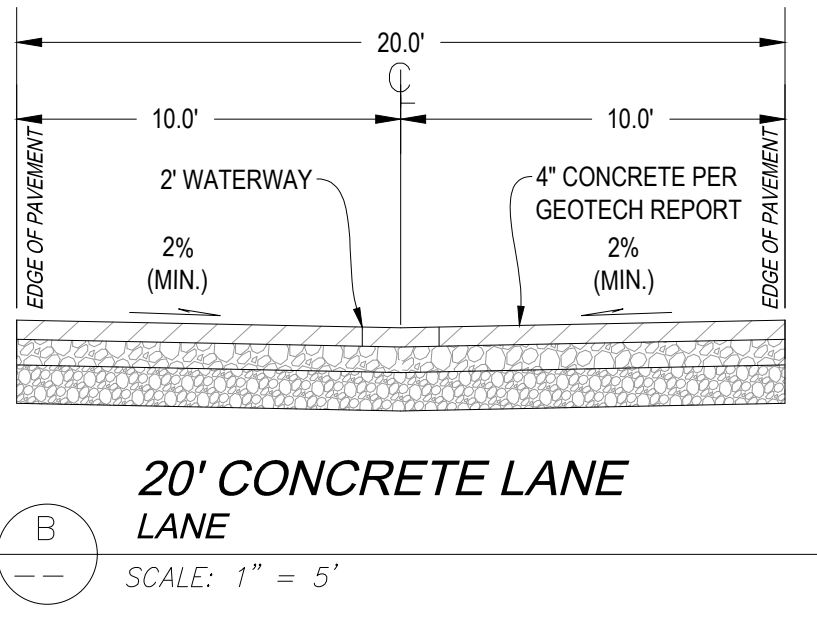
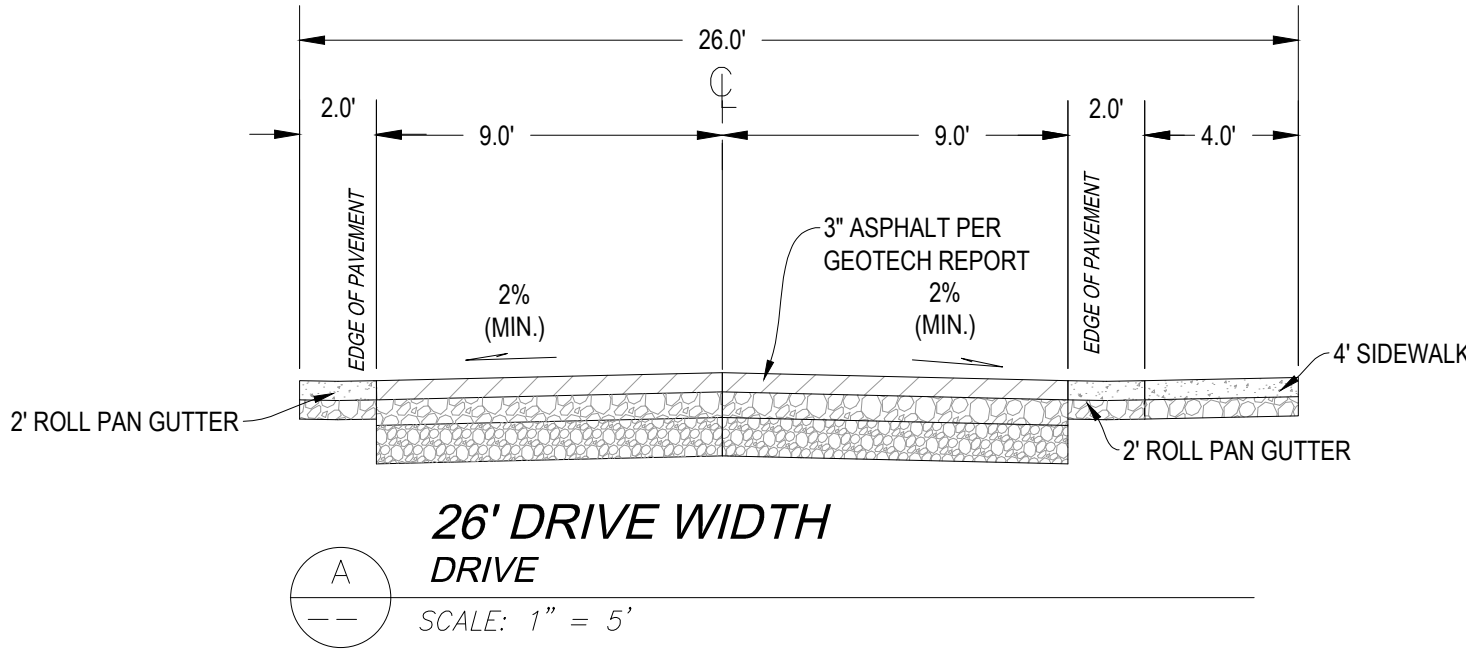
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____,
YEAR _____, AT _____, IN BOOK _____, AT PAGE _____
COUNTY RECORDER _____
BY: _____ (DEPUTY)

BENCHMARK

THE FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4334.60



CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

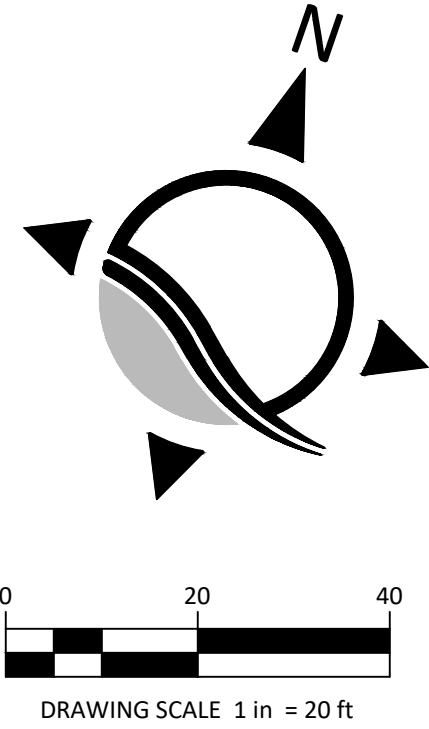


- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL DUMPSTERS, TRASH HANDLING AREAS OR OUTDOOR STORAGE AREAS SHALL BE COMPLETELY FENCED OR ENCLOSED AND SCREENED FROM PUBLIC VIEW, AT LEAST ONE FOOT (1') HIGHER THAN THE DUMPSTER. THE SIGHT OBSCURING SCREEN SHALL BE AT LEAST SIX FEET (6'), BUT NOT GREATER THAN TEN FEET (10'), IN HEIGHT. ANY SUCH STORAGE AREA SHALL BE CONSTRUCTED OF MATERIALS AND COLORS COMPATIBLE WITH THOSE OF THE PRIMARY STRUCTURE ON SITE. CHAINLINK OR CYCLONE FENCING (WITH OR WITHOUT SLATS) IS NOT ALLOWED. REINFORCED CONCRETE APRONS IN FRONT OF TRASH STORAGE AREAS ARE REQUIRED TO ACCOMMODATE TRASH REMOVAL VEHICLES. FIVE FOOT (5') LANDSCAPING STRIPS AROUND ALL TRASH ENCLOSURES ARE REQUIRED.

- KEYNOTES**
- 24" COLLECTION CURB AND GUTTER PER APWA STD. PLAN NO. 205 TYPE "G"
 - 24" REVERSE PAN CURB AND GUTTER PER DETAIL #/C-500
 - 30" STANDARD CURB AND GUTTER PER NSL CITY STD. DWG. #1
 - TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER
 - 4" CONCRETE SIDEWALK PER NSL CITY STD. DWG. #1. CONCRETE SIDEWALK TO BE 6" THICK IN DRIVE APPROACH AREA. STAIRS AND HANDRAIL TO BE DESIGNED BY ARCHITECT
 - FLARED DRIVE APPROACH PER NSL CITY STD. DWG. #2
 - 4" WIDE SOLID WHITE PAVEMENT MARKINGS PER MUTCD STDS.
 - INSTALL SIGN, "GUEST ONLY/NO TENANT PARKING"

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVED HARDSCAPE	23,181	41.3%
BUILDING	17,545	31.2%
LANDSCAPING	15,446	27.5%
TOTAL SITE	56,172 1.29 ACRES	

PARKING DATA TABLE	
REQUIRED GUEST STALLS	6.5
PROVIDED GUEST STALLS	9





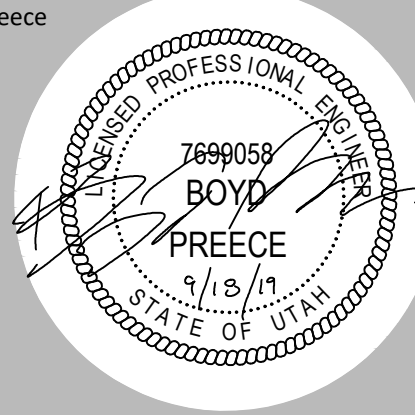
FINISH GRADE ENGINEERING
1982 W PLEASANT GROVE BLVD, STE D
PLEASANT GROVE, UT 84062
801.922.1332
www.FinishGrade.com

CLIENT: TAG SLC
Jordan Atkin
801-478-0662
2751 East Fort Union Blvd
Cottonwood Heights, UT 84121

TOWNES AT VANTAGE POINT

130 SOUTH ORCHARD DRIVE, NORTH SALT LAKE, UT

PROJECT FILE:
1059
DATE PLOTTED:
9/18/19
PROJECT MANAGER
B PREECE



Submittal 9/18/19
SITE PLAN

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 AUGUST 27, 2019
4

5 **DRAFT**
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:31 p.m. and Stephen Garn led
8 those present in the Pledge of Allegiance.
9

10 PRESENT: Commission Chair Ted Knowlton
11 Commissioner Stephen Garn
12 Commissioner Kent Kirkham
13 Commissioner William Ward
14 Commissioner Brandon Tucker
15 Commissioner BreAnna Larson
16 Commissioner Natalie Gordon
17

18 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Kate Werrett,
19 Planner; Andrea Bradford, Minutes Secretary.
20

21 OTHERS PRESENT: Justin Kimball, Kimball Investment Company; Jordan O'Tooele, Tom
22 Stuart Construction; Dee Lalliss, Alisa Van Langeveld, residents; Darlene Carter, Parker
23 McGarvey, CW Land; Nick Kelly; Scott Thorsen, CIR Engineering.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. PUBLIC HEARING-CONSIDERATION OF A PROPOSED PLAT AMENDMENT TO
30 THE NORTH WOOD BUSINESS CENTER, AFFECTING LOTS 17A, 18A, AND 19A
31 LOCATED AT 31 NORTH CUTLER DRIVE, CIR ENGINEERING, APPLICANT
32

33 Kate Werrett reported that the proposed amendment would modify the lot line on the northern
34 border of lots 18A and 19A to provide a more rectangular shape to lot 17A. The three lots are
35 currently vacant and the lot lines are being adjusted to accommodate development. All three lots
36 are owned by JKZ4 LLC. The proposed lot 17A would be 1.972 acres and developed for use by
37 Utah Communication Authority (UCA) an independent State agency. Lot 18A would be 1.771
38 acres and lot 19A would be 1.434 acres. Details on how lots 18A and 19A would be developed
39 have not been provided at this time.
40

41 The property is zoned General Commercial (CG) which requires a minimum lot size of one acre
42 and a minimum width of 100 feet and 65 feet of frontage. All three lots meet the minimum lot
43 size requirements for the zone. The Development Review Committee (DRC) recommended

approval of the plat amendment with the condition that all engineering redlines are completed. Redline corrections for the proposed plat have been made the applicant and are under review by the City engineer. There may be additional redlines upon review of the resubmitted corrections. Although not required by State code, under the current City Subdivision ordinance, plat amendments require a public hearing.

Chair Knowlton opened the public hearing at 6:35 p.m. There were no public comments and he closed the public hearing at 6:36 p.m.

Commissioner Garn moved that the Planning Commission recommend approval to the City Council of the plat amendment for North Wood Business Center at 31 North Cutler Drive with the following condition:

- 1) Completion of engineering redlines if any.**

Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

3. CONSIDERATION OF SITE PLAN APPROVAL ON LOT 17A OF THE NORTH WOOD BUSINESS CENTER, FOR AN OFFICE WAREHOUSE BUILDING, LOCATED AT 31 NORTH CUTLER DRIVE, CIR ENGINEERING, APPLICANT

Kate Werrett reported that the DRC recommended approval of the site plan for the North Wood Business Center with the conditions that any engineering redlines are completed and the completion and recordation of the North Wood Business Center amendment 4, plat amendment.

The proposed site plan is for the northern parcel, lot 17a, of the North Wood Business Center plat. The proposed site is a vacant and undeveloped lot. The property is currently 2.748 acres in size and with the proposed plat amendment it would be modified to 1.972 acres. The property would have access from Cutler Drive.

The proposed site plan has been evaluated based upon compliance with the site plan application requirements found in 10-20-3 of the City code. The site plan complies with requirements for parking, circulation and traffic as well as health, safety and noise. Landscaping and lighting also comply with the minimum requirements of the code.

The proposed office and warehouse building would be utilized by Utah Communication Authority (UCA) which is an independent State agency. The proposed building would be 25,925 square feet with 23,772 square feet dedicated to warehousing and 2,028 square feet for office space. UCA will use the site for storage of cell tower maintenance materials and for office space with 7-15 employees at this location. A proposed fenced yard behind the building will be used

86 for storage and occasional project staging. Service vehicle traffic will occasionally access the site
87 from the driveway on Cutler Drive. The storage yard would be enclosed by a six foot chain-link
88 fence which is permitted in this area. The applicant has proposed 35 parking stalls with two
89 ADA stalls, which meets the minimum parking requirements.

90
91 The site would contain 15,023 square feet of landscaping or 17.49% of the site, which exceeds
92 the 10% minimum landscaping requirements. A landscaping buffer with trees and bushes will
93 extend from the northern property line to the storage yard fence. Shrubs would be installed on
94 the north and east sides of the building and honey locust trees will be installed in the front
95 parking lot to provide shade. Additional improvements to the site include a four foot sidewalk
96 and a five foot park strip along Cutler Drive. Japanese Zelkova trees will be planted in the park
97 strip every 25 feet.

98
99 The developer has proposed to install storm water inlet boxes throughout the site to collect
100 rainfall. Storm water would run through a snout oil and water separator before being directed to
101 Cutler Drive. Underground retention and detention will also be provided below the docking area
102 on the western side of the site.

103
104 Ms. Werrett said that the lighting of the site would be directed at the main entrance, driveway,
105 parking area, and walkways. She showed an example of the signage on the elevation and said
106 that the applicant was proposing two signs with one on the street face above the entrance and the
107 other on the northern façade. The S-2 overlay zone allows for wall signs with a maximum height
108 of 30 feet and a sign face of 150 square feet per face. The proposed signs are well within the area
109 and height limitations.

110
111 The applicant has proposed concrete tilt up panels for the construction of the building with three
112 shades of gray to provide variety to the façade. 10-1-43 of the City code requires “each façade
113 greater than one hundred feet in length, measured horizontally, shall incorporate architectural
114 features such as wall plan projections, recesses, or other building material treatments, colors and
115 textures that visually interrupt wall plane.” However, as only one side of the structure would face
116 a roadway the applicant would like to apply the horizontal articulation to the street façade and
117 waive the requirement for the other three sides of the building. The proposed plan for the façade
118 that faces Cutler Drive includes two wall plane projections to visually interrupt the 120 foot wall
119 plane, projections to extend vertically two feet above the run of the building to provide parapets
120 for vertical articulation, and parapets extending an additional two feet above the height of the
121 building. The DRC did not express any concerns with the proposed variation.

122
123 Commissioner Larson asked about the storage of vehicles and the need for a privacy fence and if
124 that would apply at this location. Sherrie Llewelyn replied that company vehicles were not
125 considered equipment and as long as equipment was not stored on the site it would not require
126 the privacy fence.

Commissioner Larson asked what would be stored in the rear portion of the property. Scott Thorsen, CIR Engineering, replied that it would be cell tower maintenance equipment and should not be vehicle storage.

Chair Knowlton asked if 15 employees would be the maximum amount on site. Scott Thorsen replied that this would be a state run facility and that 15 was the maximum employee count.

Commissioner Ward asked about the purpose of the state agency, the Utah Communication Authority (UCA). Scott Thorsen responded that they serviced existing cell towers and emergency response systems and equipment. Sherrie Llewelyn commented that it was state owned communication towers that would be serviced.

Commissioner Larson asked if there would be any windows on the south side of the building. Kate Werrett replied that per the floor plan the southern side would be warehouse and may have windows up near the roof line.

Chair Knowlton asked about waiver of the architectural requirement on the north and south sides of the building. The Commission was in favor of waiving the requirements.

The Commission then discussed the parking requirements and Chair Knowlton felt that it was too high for the proposed use. Sherrie Llewelyn commented that warehousing required two parking space for every 1,000 square feet and manufacturing required one parking space for every 1,000 square feet. She felt this should be reviewed. The Commission asked that this be added to the list for code review items.

Commissioner Kirkham moved that the Planning Commission approve the site plan for at 31 North Cutler Drive with the following conditions:

- 1) Completion of any outstanding engineering redlines;**
- 2) Completion and recordation of the North Wood Business Center amendment 4 plat amendment.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

4. PUBLIC HEARING-CONSIDERATION OF A REQUEST TO REZONE PROPERTY LOCATED AT APPROXIMATELY 1005 W CENTER STREET FROM GENERAL COMMERCIAL (CG) TO A PLANNED DISTRICT (P) IN ORDER TO ALLOW A MIX OF USES INCLUDING: AN OFFICE/WAREHOUSE BUSINESS PARK, GENERAL RETAIL, RESTAURANTS, C-STORES, OFFICE SPACE, A HOTEL,

169 AND/OR OTHER SIMILAR USES, KIMBALL INVESTMENT COMPANY,
170 APPLICANT

171 Sherrie Llewelyn reported that the proposed property was 67 acres in size. The proposed General
172 Development Plan and P District zone would develop the property into 900,000 square feet of
173 office/warehouse space in 11 buildings to the west of the Davis County storm drain canal. The
174 proposal for east of the canal would include commercial development with retail, food, a C-store,
175 offices, a hotel, etc. She said that the development agreement would allow for some flexibility in
176 the types of uses.

177
178 Mrs. Llewelyn explained that staff recommended a cross easement access with the two adjacent
179 properties, known as the Kelly and Ball properties, so that when they were redeveloped they
180 could be integrated and appear as part of the whole development.

181
182 Sherrie Llewelyn spoke on several issues per the DRC including a water feature or
183 improvements to the Davis County Storm Water canal. Mrs. Llewelyn spoke with Davis County
184 regarding potential improvements along the canal and found that while they were supportive of
185 landscaping improvements there would need to be a 20 foot access along one side of the canal
186 for maintenance as well as a permit for any improvements. The second item was an amendment
187 to the plan to show the Redwood Road landscaping cross section with the required landscaping
188 behind the curb at 24 feet of asphalt with a meandering 8 foot trail and street trees from the
189 approved list. The third item was the requirement for the trail and landscaping along Center
190 Street to be maintained. The fourth item was the need for a parking lot landscape island every 20
191 parking spaces with approved trees. The fifth concern was for the applicant to work with UDOT
192 to gain approval of the main road access and potential installation of a traffic signal. The sixth
193 item was the submission of a traffic study prior to preliminary plan that would address any
194 needed additional right of way dedication on Center Street. The seventh concern was
195 determining whether the main road would be public or a private road if UDOT did not allow a
196 traffic signal at the intersection. The eighth concern was tied to exploring shared access or cross
197 easement access for future redevelopment of the Ball and Kelly properties. The final concern
198 was the development of appropriate land uses that would be permitted in the development and
199 compatible with the goals of the redevelopment area and were desirable to the City and the
200 developer including a potential hotel.

201
202 Sherrie Llewelyn explained that the public hearing was for the zone change and the
203 recommendation and motion was for the general development plan. The final zone change would
204 occur when the full development agreement was prepared.

205
206 Sherrie Llewelyn showed an example of other buildings that the developer had built and were
207 similar to what was being proposed.

208
209 **Chair Knowlton opened the public hearing at 7:02 p.m.**
210

Dee Lalliss asked where the new trail would be located. Sherrie Llewelyn showed a map to those present and said that the proposed trail would tie into the Legacy and Jordan River Trails. Dee Lalliss also asked about the use and size of the proposed buildings. He said his concern was the ability for emergency services to access the buildings. Sherrie Llewelyn replied that the buildings were between 20,000 and 150,000 square feet. The developer would be required to put a water line through the center of the development to meet the fire flow capacity, fire hydrants would be installed throughout the project, along with fire sprinklers and fire separation in the buildings.

Chair Knowlton closed the public hearing at 7:06 p.m.

Commissioner Tucker asked in regards to the Redwood Road intersection and the preliminary discussions with UDOT. Justin Kimball, Kimball Investment Company, said that the site plan had changed as UDOT and the City had concerns about the layout of the road. He said a variance would be required as the intersection was too close to the off ramp and the existing signal. UDOT would like a signal in that area so a meeting would be setup between UDOT, the developer and the City.

Sherrie Llewelyn commented that staff would prefer the intersection to be slightly north near the current DATS Trucking property. Staff will work with the developer and UDOT on the placement of the intersection.

Commissioner Garn expressed concern with trucks exiting Flying J and the potential to use this development to turnaround and access the freeway. Sherrie Llewelyn said that there were some concerns with the viability of that Flying J location particularly with the center island and the right turn in and out only. She said staff would continue to monitor this area in regards to traffic.

Chair Knowlton asked if any potential tenants had been secured and if this was a good faith design or just a placeholder. Justin Kimball replied that he felt it was a good faith design due to the interest and demand in this area. He said there may be slight changes to meet the requirements of certain tenants.

Chair Knowlton asked about residential in this area. Justin Kimball said that while they had explored residential he felt the proposed use was the highest and best use.

Commissioner Tucker asked in regards to the two neighboring parcels. Justin Kimball said that he had spoken with the property owners and expressed interest in acquiring the parcels but no deal had been made at this time.

Chair Knowlton commented that he was unsure how great the Davis County Storm Drainage canal would be as a potential amenity adjacent to the trail. He envisioned a trail down Center Street that could run adjacent to the storm drain and then join with the Jordan River Trail.

Dee Lalliss commented that the water has an oily film due to surface water drain off and was not swimming water.

Commissioner Ward asked about ownership of the property to the south. Sherrie Llewelyn replied that the property was owned by UDOT and was reserved for a northbound onramp.

Chair Knowlton said that the City Council could modify parking requirements as this was a P District. He asked if staff felt there should be some flexibility. Sherrie Llewelyn replied that staff preferred flexibility and suggested that some areas could be landscaping with the ability to become parking in the future if necessary.

Commissioner Ward commented that overall this was a vague proposal so parking or other requirements may need to be adjusted in the future. Justin Kimball said that while the exteriors were set the interiors were conceptual at this point. He said if they were able to acquire additional parcels that may also change the plans slightly.

Sherrie Llewelyn commented that the development agreement could be structured to require that each building would require a site plan review including landscaping and parking as well as design guidelines.

Commissioner Garn suggested that if the applicant were able to purchase the southern parcel that it remain commercial. Justin Kimball replied that the parcel would not add much developable area but would be used for landscaping, parking and site visibility.

5. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR NSL BUSINESS DISTRICT LOCATED AT APPROXIMATELY 1005 WEST CENTER STREET, KIMBALL INVESTMENT COMPANY, APPLICANT

Commissioner Ward moved that the Planning Commission recommend approval to the City Council the proposed general development plan for NSL Business District located at 1005 West Center Street with the following conditions to be incorporated within the final zone change and development agreement approval:

- 1) Verification of approval for improvements to Davis County Storm Water canal**
- 2) Amendment to the plan to show the Redwood Road landscaping cross section and trail and landscape along Center Street**

Commissioner Tucker seconded the motion.

Chair Knowlton suggested a third condition related to the north/south trail along the storm water drainage canal.

Commissioner Ward amended his motion to add a third condition to add a north/south trail along the storm drain canal. Commissioner Tucker seconded the amended motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

6. CONSIDERATION OF A SITE PLAN AMENDMENT FOR BAILEY'S MOVING AND STORAGE AT 400 NORTH 700 WEST, TOM STUART CONSTRUCTION, APPLICANT

Kate Werrett reported that this site plan amendment was a request to construct an addition to the existing Bailey's Moving and Storage building located at 400 North 700 West. The 11,280 square foot addition would be used for storage, shipping and receiving functions. There would be 55 employees at this site. The property is zoned Manufacturing and Distribution (MD). The City engineer has reviewed the existing storm water retention and the site would be required to be brought up to current storm drain standards due to the site plan amendment. This would include retention and detention improvements. The DRC recommends approval of the site plan amendment with the condition of implementing the City engineering corrections, including stormwater retention and detention.

The building addition would be the only proposed change to the property. The existing access and landscaping along 700 West would be maintained at the present condition. The site has approximately 5,665 square feet of landscaping or 2.59% of the total site. City code requires 10% landscaping; however, the DRC felt that the Planning Commission could approve a reduced landscaping percentage due to the long and narrow shape of the property and the well maintained frontage landscaping. Approval of nonconforming landscaping percentages can be approved by the Commission for lots where only a small portion of the site was visible from the public view.

The site meets the minimum parking requirements at 83 stalls. The proposed building addition would be located approximately 255 feet from 700 West. As the building is not visible from the public right of way the DRC believes that it should not be subject to the design standards. The addition will continue the paint transitions found on the existing portion of the building and be constructed of concrete tilt up panels.

Sherrie Llewelyn commented on the retention and detention and spoke on a recent storm water audit by the Department of Environmental Water Quality. She said that the City was required to adopt an ordinance to address sites that did not have retention/detention and that any change of 5,000 square feet would require the site be brought up to minimum standards.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for Bailey's Moving and Storage at 400 North 700 West with the following conditions:

- 337
338 **1) Engineering corrections of site plan and civil drawings to be completed by the**
339 **applicant prior to application for a building permit.**
340

341 **Commissioner Kirkham seconded the motion. The motion was approved by**
342 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner**
343 **Gordon was excused.**
344

345 7. CONSIDERATION OF A FINAL PLAT AND FINAL P-DISTRICT REZONE AND
346 DEVELOPMENT AGREEMENT FOR THE WINNIE, PHASE 2 AT 646 NORTH
347 ORCHARD DRIVE, CW LAND, APPLICANT
348

349 **Commissioner Gordon arrived at 7:39 p.m.**
350

351 Sherrie Llewelyn reported on The Winnie Phase 2 and said the City Council approved the
352 general development plan on July 16, 2019 after multiple meetings. The final step for the P
353 District rezone was approval of the development agreement along with the final plat, which was
354 an amendment to The Winnie Phase 1, lot 54. She said the City Council reduced the total number
355 of units to 18 townhomes with no tandem garages and included the dog park amenity.
356

357 The final plat has been reviewed for compliance with the terms in the development agreement
358 and P District rezone as well as the subdivision ordinance. The final plat and the construction
359 drawings require the some redline corrections prior to being placed on the City Council agenda.
360 These redline correction include the addition of the sidewalk from three north guest parking
361 stalls out to Orchard Drive, verification of a bus stop location with UTA, approval of balcony
362 overhang into the shared private lane, and correction to landscape plan with sidewalk locations
363 per the site plan on the final plat and final construction drawings. Mrs. Llewelyn said that staff
364 was waiting for approval from the fire marshal on approval of the balcony overhang into the
365 shared private lane. She showed the proposed architecture and landscaping to those present. She
366 said the landscaping would be modified to include eight foot park strips to accommodate the
367 trees.
368

369 The DRC recommended that the new street light design for residential neighborhoods be used in
370 the project. A different light was chosen by the developer for phase 1 but had not been installed.
371 The DRC would recommend that the new design be used in both phases but the City only has the
372 ability to require it in phase 2. The proposed light would be a cut off fixture that helps to protect
373 dark skies and directs the light down. The Planning Commission would need to make a
374 recommendation for the street light to be required in the development agreement.
375

376 Mrs. Llewelyn spoke on the flex space units and regulations related to signage for those units.
377 She then showed a rendering of the dog park area with four foot fencing and landscaping.
378

Darlene Carter, CW Land, commented that they made some changes per the City Council meeting. She said they were willing to work on the street lights with the lighting plan in Phase 1 and 2 to align. Ms. Carter expressed concerns with the recommendation for the addition of the sidewalk on that side of the street due to utility needs. She said their goal was for a walkable community with a walkway through the buildings.

Chair Knowlton spoke on the front façade rendering and asked why there was a horizontal window versus a picture window. Darlene Carter replied that the window type was due to the floor plan. She said the front area was a foyer with storage space and a two car garage.

Chair Knowlton spoke on three window types including a thin frame, a deep recess and a two inch recess. He commented that a quality window design would ensure that a building aged well. Darlene Carter said that they could make an accommodation but did not want to commit to a certain type. She asked that the language would ensure some flexibility.

Sherrie Llewelyn suggested that the development agreement could state that it be architectural grade windows versus builder grade and that the wording allowed for some flexibility in window trims. She said staff could meet with the architect to review choices.

Commissioner Larson asked if there would be room in the garage to store the garbage cans. Darlene Carter replied that there would be room for both the garbage can and a vehicle.

Commissioner Garn moved that the Planning Commission recommend to the City Council the approval of the proposed P District rezone and Development Agreement for The Winnie Phase 2 located at 646 North Orchard Drive with the following findings:

Findings:

- 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.

Commissioner Kirkham seconded the motion.

Commissioner Ward suggested that a condition be made that architectural grade windows and/or trim be installed on the outside façade of all buildings.

Darlene Carter asked that the wording be architectural grade windows and/or trim.

Commissioner Garn amended his motion to include the condition that architectural grade windows and/or trim be installed on the front and side façades of all buildings.

Commissioner Larsen asked if there should be an additional condition to require the cut off street light fixture on both phases.

Commissioner Garn amended his motion to include a second condition to recommend the cut off street light fixture on phase 1 and require this fixture on phase 2.

Commissioner Kirkham seconded the amended motion.

Commissioner Tucker asked if the upgraded windows would be required on all sides or just those facing Orchard Drive. Chair Knowlton suggested that the upgraded windows be on any facades facing public walkways.

Commissioner Gordon recommended that the upgraded windows be on the front and side facades. Commissioner Garn suggested a four inch trim around every window to create a pop out with the exception of those in the columns.

Darlene Carter asked for the flexibility to decide the treatment per the wording in the agreement for architectural grade windows and/or trim.

The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

The Commission discussed the potential for the addition of a sidewalk on the north side of the project out to Orchard Drive. It was determined that per the applicant's request that this item would no longer be a condition for approval.

Commissioner Gordon moved that the Planning Commission recommend to the City Council the approval of the proposed final plat for The Winnie Phase 2 PUD at 646 North Orchard Drive subject to the following:

- 463
- 464 **1) That final construction drawings include the verification of the bus stop location**
465 **with UTA; the approval of balcony overhang into shared private lane; and**
466 **correction to landscape plan with the sidewalk locations per site plan**
467 **2) The street lights be the design standards recommended by the City with cut off**
468 **fixtures.**
- 469

470 **Commissioner Larson seconded the motion.**

471

472 Sherrie Llewelyn clarified that this motion would ensure the missing sidewalk connection that
473 was shown on the landscape plan but not on the construction plan. She said these plans would
474 need to be consistent.

475

476 **The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker,**
477 **Larson and Gordon.**

478

479 Darlene Carter commented that per the motion they would be agreeing to any cut off fixture or
480 an exact light style. Sherrie Llewelyn replied that the City would provide them with the exact
481 light style.

482

483 **8. APPROVAL OF MINUTES**

484

485 The Planning Commission meeting minutes of July 23, 2019 were reviewed and approved.
486 **Commissioner Tucker moved to approve the minutes as written for the July 23, 2019**
487 **Planning Commission meeting. Commissioner Garn seconded the motion. The motion was**
488 **approved by Commissioners Knowlton, Garn, Ward, Tucker and Larson. Commissioners**
489 **Gordon and Kirkham abstained from voting.**

490

491 **9. REPORT ON CITY COUNCIL**

492

493 Sherrie Llewelyn commented that she would email a poll to determine when the Planning
494 Commission could hold a joint meeting with the City Council. She reported on the City Council
495 August 6th meeting and said the Orchard Townhomes PUD concept plan was approved, the
496 Eaglewood Village general plan amendment was approved, the Yard site plan was approved, and
497 the moratorium was approved. During the August 20th City Council meeting the Orchard Grove
498 PUD received final plat approval, and penalties for code violations were approved.

499

500 Sherrie Llewelyn also spoke on the Salt Lake County Council meeting regarding the annexation
501 of property in Salt Lake County into the City. She explained that the process included the
502 developer requesting approval of a resolution in support of the petition to annex to into North
503 Salt Lake. The developer could then apply for annexation with the City which the City Council
504 could accept or deny. If the City Council accepted the petition for consideration, public hearings

would be held as well as negotiations for the terms of the development. She presented the proposed annexation area to those present and a version of the plan with single family lots, townhomes and apartments. Mrs. Llewelyn said that while the plan was conceptual there was a discussion about a trail along the Jordan River, a dog park, and pedestrian bridges across the river at Center Street.

Chair Knowlton asked what the City Council would want or accept. Sherrie Llewelyn replied that the City Council had a work session in which they reviewed the plan. No decisions were made by the Council at that time.

Sherrie Llewelyn said that many improvements were needed to the road (2200 West) as well as the addition of water and sewer lines. She said that this was the very first step of the process and that nothing had been negotiated at this point including density, parks, trails, etc.

Chair Knowlton said the annexation would be a major amendment to the City's general plan. He said that this project had no legs at this point and the Council would need to determine what the City would be willing to accept.

Commissioner Gordon said that the concern was that it may appear the decision was already made to allow the annexation. Sherrie Llewelyn said that she had been very upfront that this process was at the first step in that the developer had filed a notice of intent to file a petition for annexation. Salt Lake County then sent out notices that the developer had proposed to file a petition. The Salt Lake County Council held a meeting to receive public input and tabled the item until September 10th until all members of the County Council were present to vote. Mrs. Llewelyn said that the position staff had was that if the area would be developed in the County and the City would be impacted by that development, then it would be best for the City to have some say in how it was developed by annexing the property. The City would also be the best equipped to provide services such as emergency, water and sewer.

Sherrie Llewelyn said that Cross E Ranch would also like to annex to protect their property as they need to obtain additional services to continue to be viable. They have considered an agro-tourism type venture such as a reception center, bed and breakfast or Wheeler Farm type enterprise, etc. They have been unable to grow the business due to the lack of fire protection and sewer service.

Commissioner Larson asked for clarification on why the developer wanted to annex into the City. Sherrie Llewelyn replied that Salt Lake County was unwilling to accommodate the utilities needed. She said Salt Lake City did not want to annex the property to protect the airport. The proposed area is unincorporated Salt Lake County.

Chair Knowlton commented that the area was not part of the City or Davis County so it was in the City's best interest to determine under what conditions it would be annexed and what the vision for the area would be.

Commissioner Gordon asked when Salt Lake County Council would be reviewing the annexation resolution. Sherrie Llewelyn replied that it would be September 10th at 4 p.m.

Chair Knowlton asked if staff would create a list of what needed to be addressed per planning issues and ordinance changes. Sherrie Llewelyn replied that the work session with the City Council would determine what the Commission should address during the moratorium.

10. ADJOURN

Chair Knowlton adjourned the meeting at 8:40 p.m.

Chair

Recorder

Secretary