



CITY OF NORTH SALT LAKE

NORTH SALT LAKE CITY COUNCIL NOTICE & AGENDA

August 6, 2013

7:00 p.m.

Posted August 1, 2013

Notice is given that the North Salt Lake City Council will hold a regular meeting on TUESDAY, AUGUST 6, 2013 at 7:00 p.m. A site visit will take place at 5:45 at Deer Hollow Park, followed by the work session at 6:00 p.m. in the Police Conference room downstairs. The regular session will follow in the City Council room. Some Council Members may participate electronically. The following items of business will be discussed; the order of business may be changed as time permits.

WORK SESSION - 5:45 p.m.

- 5:45 Site Visit – Deer Hollow Park
- 6:00 Reconvene at City Hall
- 6:05 Finance Report – Janice Larsen
- 6:15 Irrigation and Construction Update – Paul Ottoson
- 6:25 Discussion of Redwood Road power lines – Ken Leetham and Paul Ottoson
- 6:35 Action Items
- 6:45 Council Reports
- 6:55 Adjourn

REGULAR SESSION - 7:00 p.m.

- 7:00 Introduction by Mayor Len Arave
- 7:02 Invocation and Pledge of Allegiance ~ Council Member Stan Porter
- 7:05 Swearing in of Police Officer Christopher Marquez
- 7:10 Citizen Comment
- 7:20 Approval of Foxboro South Park improvements.
- 7:35 Consideration of residents' requests related to Deer Hollow Park.
- 8:05 Approval of Deer Hollow Park Improvements.
- 8:20 Consideration of Preliminary Design Plan and Final Plat for Foxboro South, Plat 8. Hallmark Homes, applicant.
- 8:30 Consideration of Final Plat for Foxboro North Stonehaven East PUD. Woodside Homes, applicant.
- 8:40 Consideration of Final Plat for Eaglepointe Estates Phase 18. Sky Properties, applicant.
- 8:45 Consideration of a trail agreement between Sky Properties and the City for a portion of property located within Eaglepointe Estates, Phase 18.
- 8:55 Consideration of Site Plan for Storage City, Phase 2. Menlove Construction, applicant.
- 9:15 Awarding of Contract for Legacy Trail Asphalt Preservation Project – Holbrook Asphalt.
- 9:20 City Attorney's report
- 9:30 Mayor's report
- 9:35 City Manager's report
- 9:45 Adjourn

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

Action Items
(for August 6, 2013)

NEW:

- _____ 1. Jim Allen's items (trees and landscaping in park strips where city owns property – other options for beautifying that area – trees adjacent to wetland park trail). *Paul assembling a detailed recommendation for the City Council to consider at the 8-6-13 work meeting.*
- _____ 2. GRAMA request – Deer Hollow Reservoir. *Members of staff have been assigned specific items to gather. Update: GRAMA request has been completed.*
- _____ 3. Door hanger – conserve water. - *Done*
- _____ 4. Jon – Check standing water in parks (Foxboro and Hatch Park) – *water runs under fence from Castleton HOA. In Hatch Park, the water gathers in the detention basin at the bottom of the berms – not from overwatering. T.J. installed drain to take care of problem in Foxboro Regional. Hatch Park is, by design, a detention basin, and the sloping design of the sides cause water to collect at the bottom.*
- _____ 5. Address the Boyer's letter and their four concerns (adjacent to Deer Hollow reservoir). *Ken will mail a response. Done.*
- _____ 6. Scholarship checks for Lysie Allen and Ben Horsley (\$1,000 ea.) – *Janice having checks run. Done.*
- _____ 7. Improvements for Foxboro South Park – on next mtg. agenda. – *DRC has made recommendations for the Planning Commission to consider at the 7-23-13 meeting. City Council will consider recommendations on 8-6.*

CARRY-OVER:

- _____ 1. Action: Public Services analysis for unincorporated area – work with County. *Staff is gathering data; \$3,000 per year for sweeping/plowing. Initial cost estimate to reconstruct old county roads is over \$900,000.*
- _____ 2. Action: Schedule landscaping meeting regarding Deer Hollow detention basin. *Meeting was held July 10th at 1:30 p.m./city hall. Landscape designer working on plan options which will be presented to the committee. Follow-up meeting scheduled for August 6th at 10:30 a.m.*
- _____ 3. Action: Ken – look at establishing building standard codes (CCRs) for the industrial park. *Ken is working on this.*
- _____ 4. Action: Paul – anything we can do on the East Point PUD issue – wanting to annex into the City. *Paul will write a letter to resident contact indicating that if they are willing*

to obtain additional right-of-way needed and paying for improvements to bring the entry road up to City standards, the City will consider accepting the streets as public.

___ 5. Action: Mayor suggested doing some mid-month water meter reading and making some robo-calls to those abusing water. *Paul to initiate “robo-calls” to the top 50 abusers (using more than 50k gallons/month) of water requesting that they use less water. Finished mid-month readings July 16. Janice to look for high usage at mid-month using new readings.*

___6. Ken – draft ordinance having an 8-ft fence height as a conditional use. (Also, re-examine circular driveways as a conditional use as well?) *Ken is working on this. Chief Black to contact Chad Wilson and invite him to attend the meeting where this will come up. Public hearing for Planning Commission has been scheduled for August 13th.*

|
___7. Jon – acceptable use policy for Legacy Trail (include all trails). *Jon is working on this. Barry is meeting with other cities.*

___8. Jon - Wifi tower and cameras. *Site data has been collected and has been sent to a consultant for site location recommendations. Jon will find out when the recommendations will be returned. Jon and Chief meeting on July 23rd with Mike Kirby – will determine locations for demo cameras.*

___9. Action: Janice - will do some additional review on actual staff costs and fee study, and make a recommendation to the Council at the first meeting in September, 2013. *Fee study is complete. Community Development department to put together recommendation for Council Review at future meeting.*

STALE ACTION ITEMS:

___1. Action: David Church to do ‘hold harmless agreement’ for trail system. Find out from Dave Peters what, if anything, he did. *Sale of Granite parcel is pending, project on hold.*

___2. Action: Ken – work to get important thoroughfares cleaned up, i.e. Hwy. 89, Redwood Road, etc. *Ken will be working on this until he retires or is replaced.*
Stale Action Items:

___3. Action: Paul – look at springs/water leaks popping up in streets near Marialana Drive, per Council Member Jacobson. *Upper leak is fixed, crew is currently working on lower leak. Crews have looked for leak on Oakwood Drive and Oakview Court – currently not leaking, but city crews will continue to monitor.*

___4. Action: Paul Ottoson and Council Member Porter will work on maps for the trails. *This has been completed, except for “you are here” markers at junctions. (Spring 2013). Working to set up a trails committee meeting.*



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: August 6, 2013

SUBJECT: Proposed Foxboro South Park improvements

As you know, the City Council was approached by residents who live adjacent to the Foxboro South neighborhood park at the July 16 Council meeting. The Aase's and Thompson's live on the west and north sides of the northwest entrance to the park, respectively. Mr. Aase specifically addressed the City Council asking the City to consider some changes to the park design.

The City's DRC reviewed information submitted by Mr. Steven Aase and formulated some recommendations about proposed improvements. Also, the Planning Commission reviewed information at their meeting on July 23 and made some recommendations to the City Council.

DRC Recommendations

- 1) Pedestrian access: The DRC believes that this park serves both the residential and non-residential public and that providing a way for the public to get from the residential areas to Robinson Court is consistent with the spirit of our goals of connectivity. Residents may need to get to transit lines in the future, have easy access to retail locations and simply be able to walk in convenient routes. Also, we felt that this park was an excellent location for area workers to be able to take breaks, eat lunch or otherwise rest as needed in a quality park environment.

It is also important to note that according to City files, the original approval of the park on November 28, 2006 included pedestrian access to Robinson Court (see attached plan).

- 2) Fencing: The DRC recommends that fences be completed on the north side of the park adjacent to the Thompson lot (see attached aerial photo). This includes a six foot vinyl fence along the backyard and a rail or open vinyl fence in the front yard. Also, there should be a matching rail fence adjacent to Aase's front yard. There is no fence on the east side of the park and we recommend a solid vinyl fence in the rear yard of the M-D property east of the park and an open/rail fence in the front yard location also. Open

style fencing should also be included along the new park area adjacent to Robinson Drive (including an opening for pedestrians). The DRC believes that bollards or large stones could also be placed at the end of Robinson to prevent vehicles from entering the park property. Finally, future fencing should be installed on the south boundary of the park in the same way it exists for Thompson and Aase (solid adjacent to back yard and open adjacent to front yard).

- 3) Sidewalk/trail: The DRC believes that there should be a sidewalk that extends from the end of Robinson Court and connects to the proposed sidewalk running generally north and south through the park.
- 4) Picnic Facilities: The DRC has no recommendation in this regard, but is sympathetic to the residents' concerns that one picnic table is likely not large enough for gatherings of any size other than one or two groups. Included in this memo are cost estimates regarding different size picnic areas and shelters.

Planning Commission Recommendations

The Planning Commission generally supported the DRC's fencing recommendations but did not make any motions related to that issue. They made two specific motions and took two votes:

- 1) The Commission approved a recommendation to enlarge the pavilion and number of picnic tables.
- 2) The Commission approved a recommendation to preserve pedestrian access through the park to Robinson Court. They cited reasons as trying to preserve pedestrian connections, accessibility, walkability and inclusion of the entire community.

There was also discussion regarding a light that could be located in the northeast portion of the park so that there is not a dark spot created in this park. There will be lights at the park entrances on Somersby and Chatham.

Cost Estimates

I asked the City Engineer to provide estimated costs of the items noted in our recommendations so that the Council may make some decisions related to this project. Those cost estimates are attached to this report.

Attachments

- 1) City Engineer cost estimates
- 2) Aerial photo of the park area
- 3) Approved park plan – current
- 4) Approved park plan – November 28, 2006
- 5) Petition submitted by Mr. Steven Aase on July 30, 2013



NORTH SALT LAKE PUBLIC WORKS

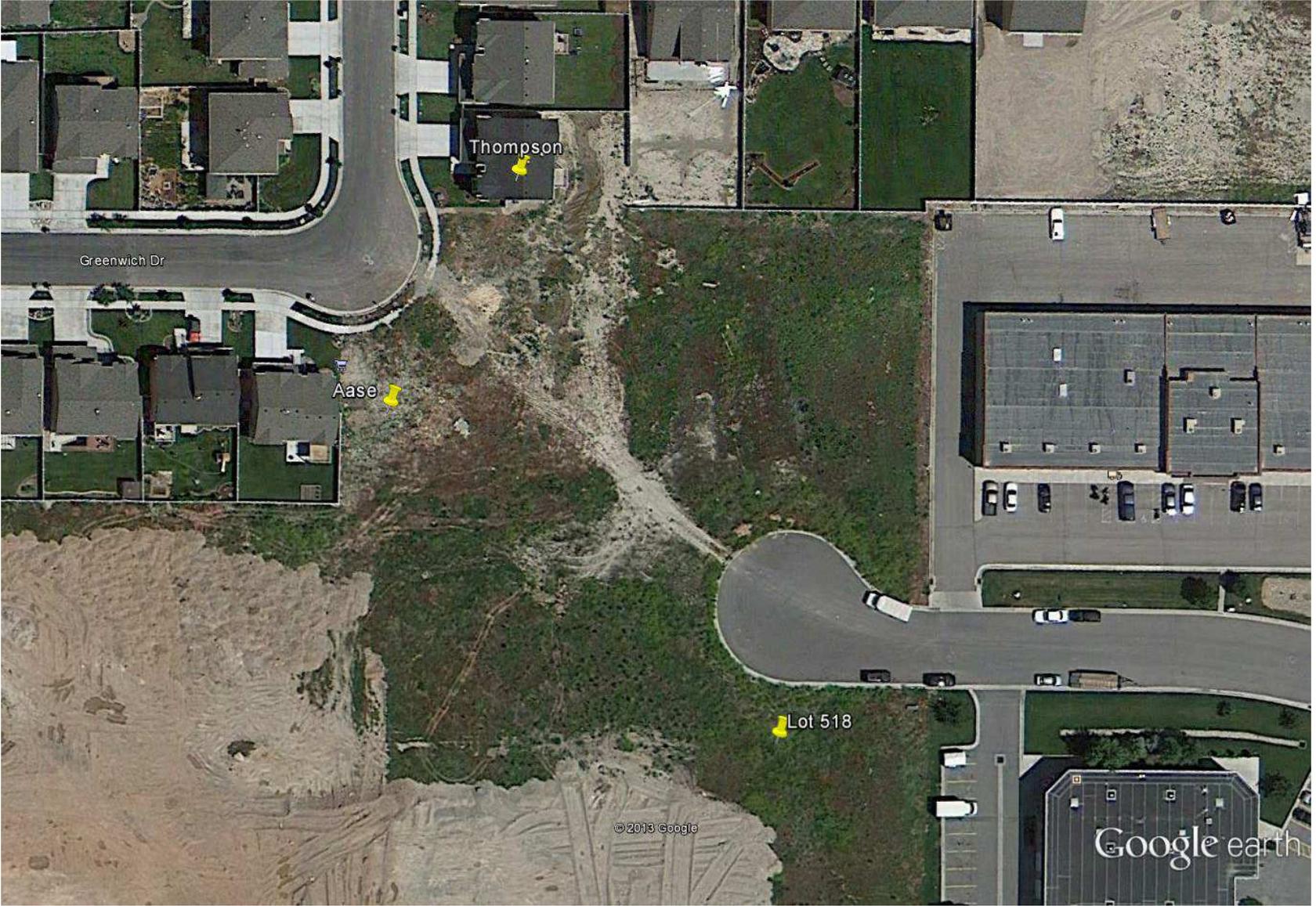
10 East Center Street
North Salt Lake, Utah
84054
(801) 335-8700
(801) 397-0640 Fax

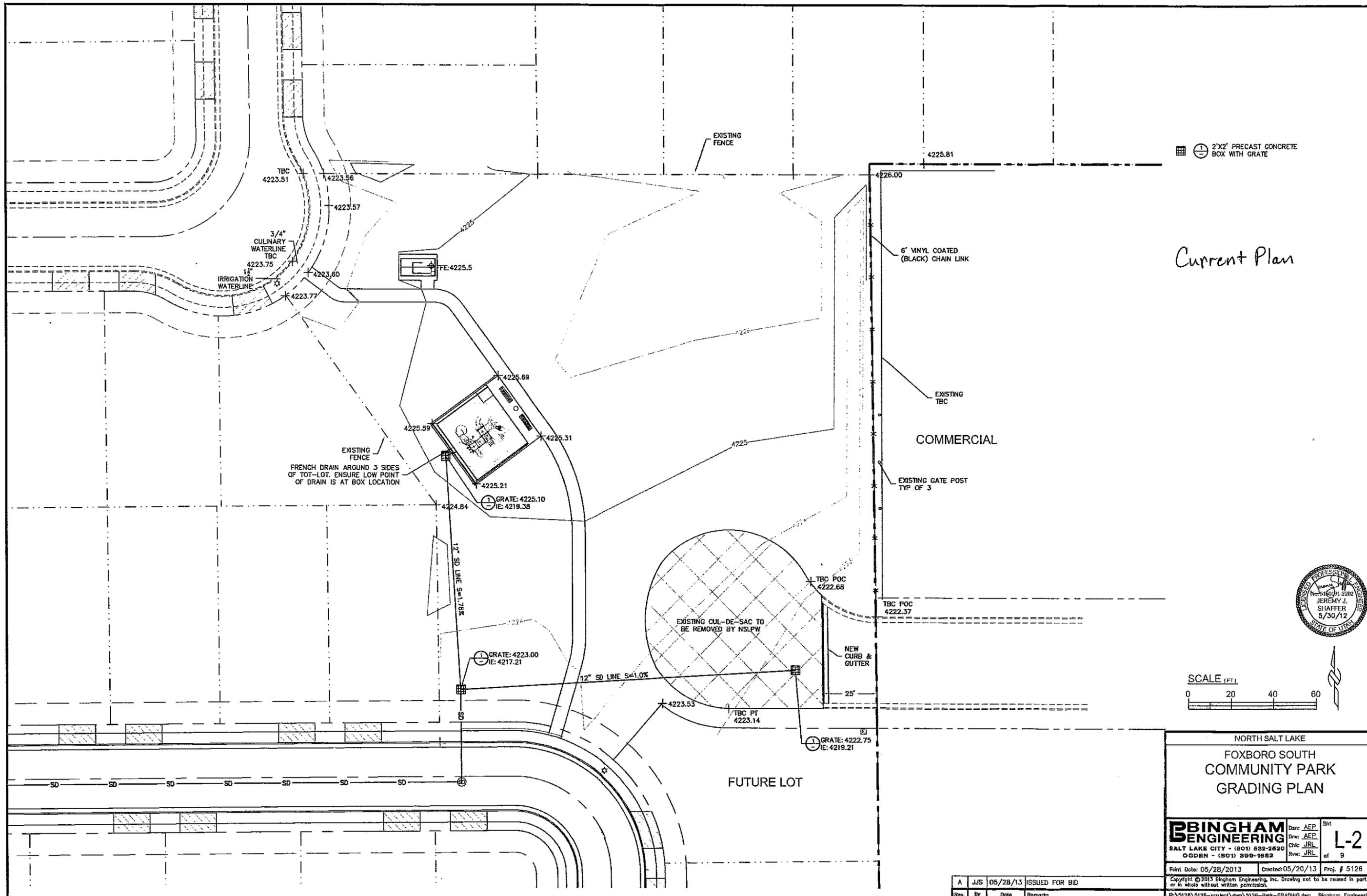
LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
Public Works Director /
City Engineer

ESTIMATE FOR ADDITIONAL WORK AT FOXBORO SOUTH PARK

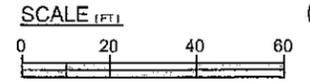
<u>Description</u>	<u>Unit Price</u>	<u>Amount</u>	<u>Total Price</u>
1. Picnic Shelter (1 table)	\$10,600	Lump Sum	\$10,600
2. Picnic Shelter (2 table)	\$21,300	Lump Sum	\$21,300
3. Picnic Shelter (4 table)	\$40,000	Lump Sum	\$40,000
4. 6' Solid Vinyl Fence	\$22.00	270 LF	\$5,940
5. 4' Rail Vinyl Fence	\$11.00	200 LF	\$2,200
6. 12" Wide Mow Strip	\$8.00	470 LF	\$3,760
7. 6' Wide Concrete Sidewalk	\$17.00	110 LF	\$1,870
8. Light @ Northeast Corner	\$7,000	Lump Sum	\$7,000





2'X2' PRECAST CONCRETE BOX WITH GRATE

Current Plan



NORTH SALT LAKE
 FOXBORO SOUTH
 COMMUNITY PARK
 GRADING PLAN

BINGHAM ENGINEERING
 SALT LAKE CITY - (801) 588-2620
 OGDEN - (801) 859-1662

Drawn: AEP
 Checked: JRL
 Revised: JRL

Sheet: **L-2**
 of 9

Rev.	By	Date	Remarks
A	JJS	05/28/13	ISSUED FOR BID

Print Date: 05/28/2013 Created: 05/20/13 Proj. # 5126
 Copyright © 2013 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.
 P:\5126\5126-project\dwg\5126-Park-GRADING.dwg Bingham Engineering

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	DETAIL
FFS	3	Summit Ash / Fraxinus pennsylvanica 'Summit'	2' Cal.	
PCB	7	Bradford Flowering Pear / Pyrus calleryana 'Bradford'	2' Cal.	
UWP	4	Prospector Elm / Ulmus wilsoniana 'Prospector'	2' Cal.	

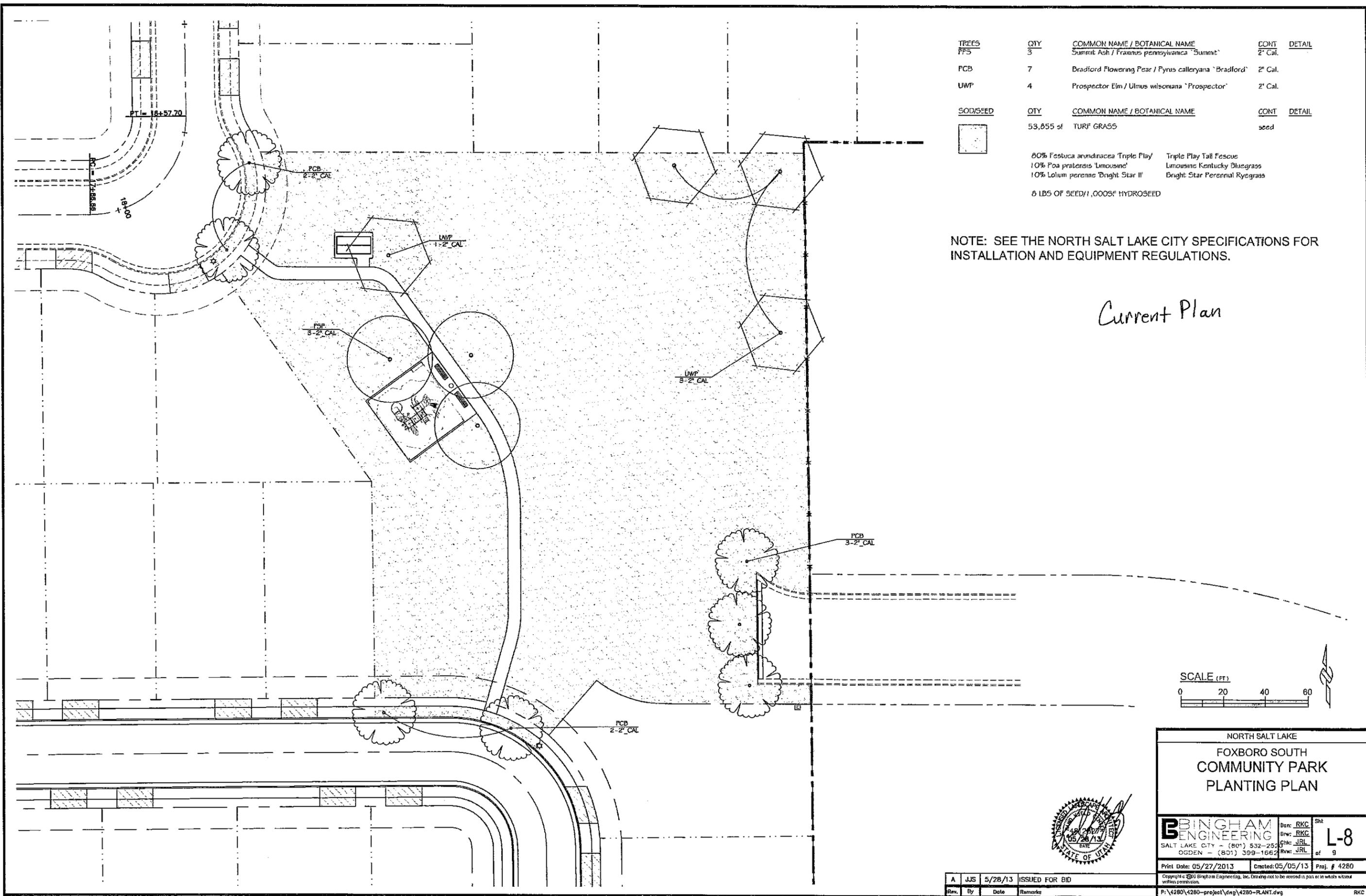
SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME	CONT	DETAIL
	53,855 sf	TURF GRASS	seed	

80% Festuca arundinacea 'Triple Play' Triple Play Tall Fescue
 10% Poa pratensis 'Limousine' Limousine Kentucky Bluegrass
 10% Lolium perenne 'Bright Star II' Bright Star Perennial Ryegrass

6 LBS OF SEED/1,000SF HYDROSEED

NOTE: SEE THE NORTH SALT LAKE CITY SPECIFICATIONS FOR INSTALLATION AND EQUIPMENT REGULATIONS.

Current Plan



Rev.	By	Date	Remarks
A	JJS	5/28/13	ISSUED FOR BID

NORTH SALT LAKE
 FOXBORO SOUTH
 COMMUNITY PARK
 PLANTING PLAN

BINGHAM ENGINEERING
 SALT LAKE CITY - (801) 532-2525
 OGDEN - (801) 399-1662

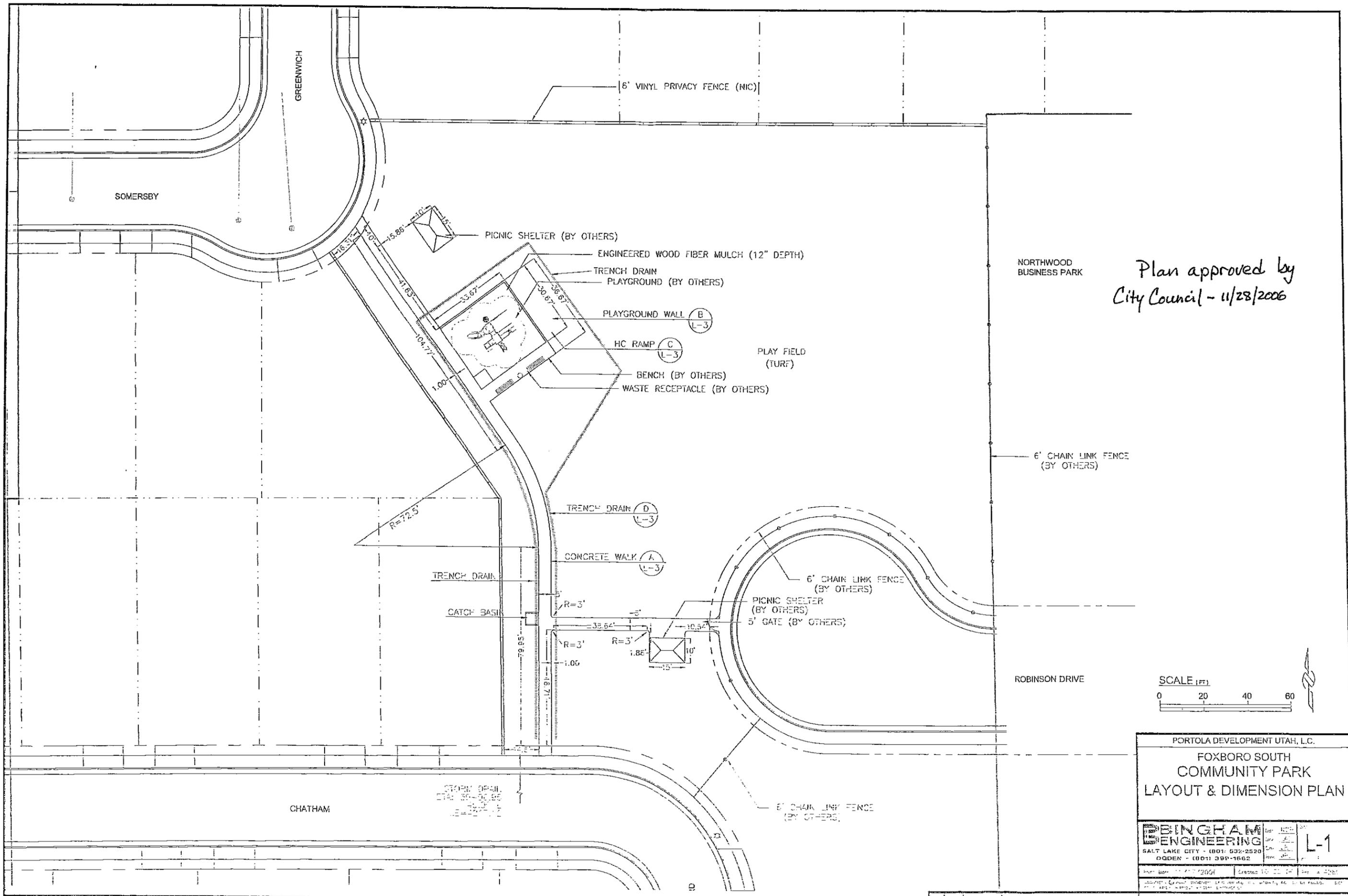
DATE: 05/28/13

Des: RKC
 Draw: RKC
 Chk: JRL
 Rvw: JRL

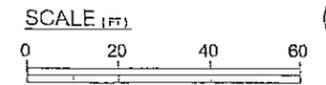
Sht: L-8
 of 9

Print Date: 05/27/2013
 Created: 05/05/13
 Proj. # 4280

Copyright © 2013 Bingham Engineering, Inc. Drawing not to be copied in part or in whole without written permission.
 P:\4280\4280-project\dwg\4280-PLANT.dwg RKC



Plan approved by
City Council - 11/28/2006



PORTOLA DEVELOPMENT UTAH, L.C.
**FOXBORO SOUTH
 COMMUNITY PARK
 LAYOUT & DIMENSION PLAN**

BINGHAM ENGINEERING SALT LAKE CITY - (801) 532-2520 OGDEN - (801) 399-1662		L-1

FOXBORO SOUTH PARK PETITION/SURVEY

* Fencing - The current proposed fencing for the east side of the park is Black Vinyl Coated Chainlink. The rest of the park will be surrounded in 6 Foot White Vinyl. The Chief of Police recommends chainlink to prevent graffiti and to be able to see through. Original park plans called for the White Vinyl.

* Robinson Access - The current plans call for full access or possibly a pedestrian access gate to the commercial areas off Robinson from the east end of the park. Original park plans called for no access to Robinson.

* Picnic Shelter - Park plans currently call for an 8' x 16' shelter on the northwest side of the park with one 8' table. Original park plans called for two shelters.

Name	Address	Phone #	Signature	Date	Vinyl	Chainlink	Full	Partial	None	Yes	No	Yes	No
1 STEVEN AASE	911 W Somersby	801 683 8121	[Signature]	7/19	X				X	X	X	X	X
2 KEVIN SHIPP	176 Boston	801 296 1613	[Signature]	7/19	X				X	X	X	X	X
3 MEGAN SHIPP	1710 BOSTON	801-296-1610	[Signature]	7/19	X				X	X	X	X	X
4 JEFF NOPPER	273 N BOSTON	801 592 7069	[Signature]	7/19	X				X	X	X	X	X
5 JAMIE NOPPER	273 N. Boston	801-372-4524	[Signature]	7/19	X				X	X	X	X	X
6 LAURRA AASE	911 Somersby	801 683-8121	[Signature]	7-19	X				X	X	X	X	X
7 BRADY CURFORD	371 N. STAMFORD DR.	801 391 1815	[Signature]	7/21	X				X	X	X	X	X
8 GREG MARTINEZ	914 Chestnut	801-898-4130	[Signature]	7/21	X				X	X	X	X	X
9 SHORAE CLIFORD	311 Stamford Dr.	801 755 4985	[Signature]	7/21	X				X	X	X	X	X
10 WHITNEY BRADY	947 Somersby	801-368-4041	[Signature]	7/21	X				X	X	X	X	X
11 CHRISTEN PERCE	339 STAMFORD DR	801-035-5009	[Signature]	7/21	X				X	X	X	X	X
12 JOSEPH HADG	923 Somersby Dr.	801-450-0810	[Signature]	7/21	X				X	X	X	X	X
13 JESS HANG	923 Somersby Dr.	801-450-0810	[Signature]	7/21	X				X	X	X	X	X
14 LANDON JUEBB	919 Somersby Dr.	801-792-5295	[Signature]	7/21	X				X	X	X	X	X
15 RANETT NIELSEN	993 Fox Hollow Dr.	801-786-7906	[Signature]	7/21	X				X	X	X	X	X
16 LYNSEY NIELSEN	993 Fox Hollow Dr	801-786-7906	[Signature]	7/21	X				X	X	X	X	X
17 MIKHELY MARINER	944 WATMAN	801-573-7910	[Signature]	7/21	X				X	X	X	X	X
18 SCOTT FOLEY	937 Somersby	801-347-6018	[Signature]	7/21	X				X	X	X	X	X
19 CHRISTIE FOLEY	937 Somersby	801-347-6018	[Signature]	7/21	X				X	X	X	X	X
20 SARAH FOX	993 Somersby	801-725-7957	[Signature]	7/21	X				X	X	X	X	X
21 SCOTT MOSS	993 Somersby	801-725-7957	[Signature]	7/21	X				X	X	X	X	X
22 BRIMMEN PERKINS	362 Stamford	801-928-4811	[Signature]	7/21	X				X	X	X	X	X
23 THOMAS PERKINS	342 Stamford	801-928-4811	[Signature]	7/21	X				X	X	X	X	X
24 NINA DAVILE PERKINS	212 Cabot Dr	801-292-1610	[Signature]	7/21	X				X	X	X	X	X
25 KRISTEN RESSINGTON	903 FARRHAM DR	435-962-0161	[Signature]	7/21	X				X	X	X	X	X

What type of fencing do you want to see for the eastside fence in the park?

What kind of access to Robinson do you want from the Park? Full street access, Partial Access with a Pedestrian Gate, or No Access

Do you think one 8' table is sufficient for the needs of the new park?

Should the city install an additional shelter with more picnic tables?

25 0 0 0 25 0 25 25

FOXBORO SOUTH PARK PETITION/SURVEY

* Fencing - The current proposed fencing for the east side of the park is Black Vinyl Coated Chainlink. The rest of the park will be surrounded in 6 Foot White Vinyl. The Chief of Police recommends chainlink to prevent graffiti and to be able to see through.
 Original park plans called for the White Vinyl.

* Robnson Access - The current plans call for full access or possibly a pedestrian access gate to the commercial areas off Robnson from the east end of the park. Original park plans called for no access to Robnson.

* Picnic Shelter - Park plans currently call for an 8' x 16' shelter on the northwest side of the park with one 8' table. Original park plans called for two shelters.

Name	Address	Phone #	Signature	Date	Vinyl	Chainlink	Full	Partial	None	Yes	No	Yes	No
1. IAN PIERCE	339 STAMFORD DR	801-569-6111	[Signature]	7/21	X				X	X		X	
2. Patricia Rawlings	961 Somersby Dr.	801-292-1737	[Signature]	7/21	X				X	X		X	
3. Michael Rawlings	961 Somersby Dr.	801-292-1734	[Signature]	7/21	X				X	X		X	
4. Beth Harms	969 W "	814-933-2192	[Signature]	7/21	X				X	X		X	
5. KIP Harms	969 W "	814-933-2191	[Signature]	7/21	X				X	X		X	
6. Jennifer Eggett	975 Somersby Dr.	801-721-4044	[Signature]	7/21	X				X	X		X	
7. Casey Eggett	975 Somersby Dr.	801-721-4042	[Signature]	7/21	X				X	X		X	
8. VEELETT HILLIANS	981 Somersby Dr.	801-246-1581	[Signature]	7/21	X				X	X		X	
9. Michael Williams	981 Somersby Dr.	801-246-1581	[Signature]	7/21	X				X	X		X	
10. Emily Evans	993 Chatham Dr.	801-505-1452	[Signature]	7/21	X				X	X		X	
11. WILVE EVANS	993 Chatham Dr.	801-505-2558	[Signature]	7/21	X				X	X		X	
12. Bel's Bombers	1091 Somersby Dr.	801-349-1800	[Signature]	7/21	X				X	X		X	
13. Oscar Neves	1009 Somersby Dr.	801-755-3728	[Signature]	7/21	X				X	X		X	
14. WATYNE MARASK	1008 Somersby Dr.	805-558-7877	[Signature]	7/21	X				X	X		X	
15. Janet Filiczowski	992 W Somersby Dr.	847-828-3423	[Signature]	7/21	X				X	X		X	
16. Chris Allen	980 Somersby Dr.	801-698-2861	[Signature]	7/21	X				X	X		X	
17. MARGUERITE ALLEN	980W Somersby Dr.	801-518-7122	[Signature]	7/21	X				X	X		X	
18. CHRISTIAN LARSEN	1005 Somersby Dr.	801-641-5838	[Signature]	7/21	X				X	X		X	
19. M. CHEVRE LAESSEN	1615 Somersby Dr.	801-244-4191	[Signature]	7/21	X				X	X		X	
20. Chelsea Mumford	197 Boston Drive	801-725-9818	[Signature]	7/22	X				X	X		X	
21. Wanda Perez	981 Chatham Dr.	202-781-5816	[Signature]	7/22	X				X	X		X	
22. ANGLE KAMUWU	353 STAMFORD DR.	710-081-9172	[Signature]	7/22	X				X	X		X	
23. Bryan Spangler	357 Stamford Dr.	801-528-7073	[Signature]	7/22	X				X	X		X	
24. Whitney Johns	374 Stamford Dr.	801-721-9331	[Signature]	7/22	X				X	X		X	
25. Jana Kolar	361 Stamford Dr.	801-300-3010	[Signature]	7/22	X				X	X		X	

What type of fencing do you want to see for the eastside fence in the park?
 What kind of access to Robnson do you want from the park? Full street Access, Partial Access with a Pedestrian Gate, or No Access
 Do you think one 8' table is sufficient for the needs of the new park?
 Should the city install an additional shelter with more picnic tables?

25 0 1 4 20 0 25 15 0

FOXBORO SOUTH PARK PETITION/SURVEY

* Fencing - The current proposed fencing for the east side of the park is Black Vinyl Coated Chainlink. The rest of the park will be surrounded in 6 Foot White Vinyl. The Chief of Police recommends chainlink to prevent graffiti and to be able to see through. Original park plans called for the White Vinyl.

* Robinson Access - The current plans call for full access or possibly a pedestrian access gate to the commercial areas off Robinson from the east end of the park. Original park plans called for no access to Robinson.

* Picnic Shelter - Park plans currently call for an 8' x 16' shelter on the northwest side of the park with one 8' table. Original park plans called for two shelters.

Name	Address	Phone #	Signature	Date	Vinyl	Chainlink	Full	Partial	None	Yes	No	Yes	No
Rayan Tarnitz	923 W. Clarkham Dr.	801-663-6424	[Signature]	7-20-13	X				X	X	X	X	
Annaliese Hekewick Tarnitz	923 W. Clarkham Dr.	626-6005-7716	[Signature]	7/21/13	X				X	X	X	X	
Haron Fox	1871 W. Boston Ln	801-428-8053	[Signature]	7/21/13	X				X	X	X	X	
John Fox	" "	801-428-9399	[Signature]	7/21/13	X				X	X	X	X	
From Number	197 Boston Dr.	801-472-8515	[Signature]	7/21/13	X				X	X	X	X	
Thomas Rasmuson	983 Fairview Dr	801-448-3765	[Signature]	7/21/13	X				X	X	X	X	
Jefferson Mahn	997 Fernham Dr	801-580-5562	[Signature]	7-21-13	X				X	X	X	X	
Morgan Munn	997 Fernham Dr.	801-604-7934	[Signature]	7-21-13	X				X	X	X	X	
Gene Cooley	217 Boston Dr.	801-380-4074	[Signature]	7-21-13	X				X	X	X	X	
Ryan Cooley	217 Boston Dr.	801-633-7782	[Signature]	7-21-13	X				X	X	X	X	
Annmary Ashton	954 W. Somersby Dr	81-458-8372	[Signature]	7-21-13	X				X	X	X	X	
Erin Ashton	954 W. Somersby Dr.	801-891-3199	[Signature]	7-21-13	X				X	X	X	X	
Matt Brady	947 Somersby Dr.	801-755-5177	[Signature]	7-21-13	X				X	X	X	X	
Amanda Webb	919 Somersby	435-991500	[Signature]	7-21-13	X				X	X	X	X	
Umbra Webb	919 Somersby	801-381-9001	[Signature]	7-21-13	X				X	X	X	X	
Jeff Tibbs	374 Stamford	801-726-2719	[Signature]	7-22	X				X	X	X	X	
Brad Nangle	361 Stamford	801-380-3016	[Signature]	7-22	X				X	X	X	X	
Van Jones	3108 Stamford	841-848-0772	[Signature]	7-22	X				X	X	X	X	
April Smith	322 Stamford Dr.	801-219-0547	[Signature]	7-22	X			X	X	X	X	X	
SINSHU W. BOHREK	366 STAMFORD DR	801-683-8746	[Signature]	7-22	X				X	X	X	X	
Casee Austin	350 Stamford Dr	801-721-5354	[Signature]	7-22	X				X	X	X	X	
Glenn Kober	350 Stamford Dr.	801-721-3384	[Signature]	7-22	X				X	X	X	X	
Jeane Hamlin	240 Stamford Dr.	801-573-8578	[Signature]	7-22	X				X	X	X	X	
Wendy Hamlin	240 Stamford Dr.	801-573-4576	[Signature]	7-22	X				X	X	X	X	
Jack Smith	322 Stamford Dr.	801-452-6422	[Signature]	7-22	X				X	X	X	X	

25 0 0 1 24 0 25 25 0

FOXBORO SOUTH PARK PETITION/SURVEY

* Fencing - The current proposed fencing for the east side of the park is Black Vinyl Coated Chainlink. The rest of the park will be surrounded in 6 Foot White Vinyl. The Chief of Police recommends chainlink to prevent graffiti and to be able to see through. Original park plans called for the White Vinyl.

* Robinson Access - The current plans call for full access or possibly a pedestrian access gate to the commercial areas off Robinson from the east end of the park. Original park plans called for no access to Robinson.

* Picnic Shelter - Park plans currently call for an 8' x 16' shelter on the northwest side of the park with one 8' table. Original park plans called for two shelters.

Name	Address	Phone #	Signature	Date	Vinyl	Chainlink	Full	Partial	None	Yes	No	Yes	No
1 Aaron Crotley	937 Chatham Dr	801 503 4411	<i>[Signature]</i>	7/22	✓				✓	✓		✓	
2 Danielle Corbally	937 Chatham Drive	801 477 1204	<i>[Signature]</i>	7/22	✓				✓	✓		✓	
3 Jaime Turner	952 Chatham Dr.	801-694-2893	<i>[Signature]</i>	7/22/13	✓				✓	✓		✓	
4 Chris Tierler	952 Chatham Dr	801 834-0978	<i>[Signature]</i>	7-22-13	✓				✓	✓		✓	
5 Jayme Gagn	973 Chatham Dr.	801 450 9358	<i>[Signature]</i>	7-22-13	✓				✓	✓		✓	
6 Josh Anderson	1001 Chatham Dr.	801-450-1018	<i>[Signature]</i>	7-22-13	✓				✓	✓		✓	
7 Patti Parks	946 Somersby Dr	801 993 3303	<i>[Signature]</i>	7-22-13	✓				✓	✓		✓	
8 Marnie Thompson	288 Greenlitch Dr.	801 797 9008	<i>[Signature]</i>	7-23-13	✓				✓	✓		✓	
9 David Clark	296 Greenlitch Dr.	801 797 9236	<i>[Signature]</i>	7-23-13	✓				✓	✓		✓	
10 Corey Taggart	291 Greenlitch Dr.	801-673-0966	<i>[Signature]</i>	7/23/13	✓				✓	✓		✓	
11 Branne Staggart	291 Greenlitch Dr.	801-652-2116	<i>[Signature]</i>	7/23/13	✓				✓	✓		✓	
12 Rena O'Keefe	296 N Greenlitch Dr.	801 297 9730	<i>[Signature]</i>	7/23/13	✓				✓	✓		✓	
13 Michael Frinkham	309 Greenlitch Dr	801-693-8675	<i>[Signature]</i>	7/23/13	✓				✓	✓		✓	
14 DONNA FELTCHER	309 Greenlitch Dr	801-693-8805	<i>[Signature]</i>	7/23/13	✓				✓	✓		✓	
15 ELIZABETH BORDEN	312 Greenlitch Dr	801-683-8173	<i>[Signature]</i>	7/23/13	✓				✓	✓		✓	
16 Ben Thompson	268 Greenlitch Dr.	801-717-9024	<i>[Signature]</i>	7/23/13	✓				✓	✓		✓	
17 Sam Danner	807 West Oxford Dr.	801-702-9057	<i>[Signature]</i>	7/26/13	✓				✓	✓		✓	
18 Holly Drakesy	827 W Oxford Dr.	801-762-7468	<i>[Signature]</i>	7/28/13	✓				✓	✓		✓	
19 Erin Gazier	844 Oxford Dr.	801-706-4426	<i>[Signature]</i>	7/28/13	✓				✓	✓		✓	
20 Garrett Gentry	844 Oxford Dr.	801-516-1985	<i>[Signature]</i>	7/28/13	✓				✓	✓		✓	
21 Sean Pesssey	869 Oxford Dr	801 663 3920	<i>[Signature]</i>	7/28/13	✓				✓	✓		✓	
22 Mike Jenson	472 Oxford Dr	(801) 415-1448	<i>[Signature]</i>	7/28/13	✓				✓	✓		✓	
23 Alice Ann Walker	912 Oxford Dr.	801-390-7194	<i>[Signature]</i>	7/28/13	✓				✓	✓		✓	
24 Eileen G. Wade	912 Oxford Dr	801-585-3981	<i>[Signature]</i>	7/28/13	✓				✓	✓		✓	
25 Gave J the Donald	918 Oxford Dr	801 643-4380	<i>[Signature]</i>	7/28	✓				✓	✓		✓	

25 - 24 - 25 25 -

FOXBORO SOUTH PARK PETITION/SURVEY

* Fencing - The current proposed fencing for the east side of the park is Black Vinyl Coated Chainlink. The rest of the park will be surrounded in 6 Foot White Vinyl. The Chief of Police recommends chainlink to prevent graffiti and to be able to see through. Original park plans called for the White Vinyl.
 * Robinson Access - The current plans call for full access or possibly a pedestrian access gate to the commercial areas off Robinson from the east end of the park. Original park plans called for no access to Robinson.
 * Picnic Shelter - Park plans currently call for an 8' x 16' shelter on the northwest side of the park with one 8' table. Original park plans called for two shelters.

What type of fencing do you want to see for the eastside fence in the park?
 What kind of access to Robinson do you want from the Park? Full street access, Partial Access with a Pedestrian Gate, or No Access
 Do you think one 8' table is sufficient for the needs of the new park?
 Should the city install an additional shelter with more picnic tables?

Name	Address	Phone #	Signature	Date	Vinyl	Chainlink	Full	Partial	None	Yes	No	Yes	No
Barry Hays	34a Alfred St	801-691-1057	<i>Barry Hays</i>	7/21/13	X			X		X	X	X	
Hendi Hays	11	11	<i>Hendi Hays</i>	7/21/13	X			X		X	X	X	
Rebecca Golden	334 Boston Dr	801-691-2746	<i>Rebecca Golden</i>	7/21/13	X			X		X	X	X	
Dallas Golden	334 Boston Dr	801-691-2748	<i>Dallas Golden</i>	7/21/13	X			X		X	X	X	
Karina Christensen	335 Alfred Ct	801-792-3162	<i>Karina Christensen</i>	7/21/13	X			X		X	X	X	
Alford Christensen	335 Alfred Ct	908-7725	<i>Alford Christensen</i>	7/21/13	X			X		X	X	X	
Brian Howard	270 Colby Dr.	801-693-3752	<i>Brian Howard</i>	7/27	X			X		X	X	X	
Dawn Howard	270 Colby Dr.	801-645-0773	<i>Dawn Howard</i>	7/27	X			X		X	X	X	
Ronda Jensen	913 W Cambridge Dr	801-244-5217	<i>Ronda Jensen</i>	7/28	X			X		X	X	X	
Mike Wilgits	897 Cambridge Dr	801-808-4017	<i>Mike Wilgits</i>	7/28	X			X		X	X	X	
Paena Wilgits	897 Cambridge Dr	801-773-5538	<i>Paena Wilgits</i>	7/28	X			X		X	X	X	
Aaron Branson	891 Cambridge Dr	801-936-0452	<i>Aaron Branson</i>	7/28	X			X		X	X	X	
Aimee Branson	891 Cambridge Dr	801-936-0452	<i>Aimee Branson</i>	7/28	X			X		X	X	X	
Alan Gatherson	863 Cambridge Dr.	801-779-8492	<i>Alan Gatherson</i>	7/28	X			X		X	X	X	
Marie Gatherson	863 Cambridge Dr.	801-728-4646	<i>Marie Gatherson</i>	7/28	X			X		X	X	X	
SEKI Wai	877W Cambridge Dr	381-988-9407	<i>SEKI Wai</i>	7/28	X			X		X	X	X	
George Roman	904 Cambridge Dr.	405-570-7394	<i>George Roman</i>	7/28	X			X		X	X	X	
Geneva Roman	904 Cambridge Dr.	347-640-7024	<i>Geneva Roman</i>	7/28	X			X		X	X	X	
Chris Mulren	910 Cambridge Dr	801-292-3123	<i>Chris Mulren</i>	7/28	X			X		X	X	X	
Sherry Mulren	910 Cambridge Dr.	801-292-3123	<i>Sherry Mulren</i>	7/28	X			X		X	X	X	
Evelyn Lopez	924 Cambridge Dr	801-929-3400	<i>Evelyn Lopez</i>	7/28	X			X		X	X	X	
Thany Lopez	924 Cambridge Dr	755-1847	<i>Thany Lopez</i>	7/28	X			X		X	X	X	
Eric Giles	343 Stamford Dr	801-447-8884	<i>Eric Giles</i>	7/29	X			X		X	X	X	
Jack Thomas	343 Stamford Dr	801-647-8884	<i>Jack Thomas</i>	7/29	X			X		X	X	X	
Shwll KOUKARA	339 N GREENWICH DR	861-693-1514	<i>Shwll KOUKARA</i>		X			X		X	X	X	

25 - - 9 16 - 2525 -

FOXBORO SOUTH PARK PETITION/SURVEY

* Fencing - The current proposed fencing for the east side of the park is Black Vinyl Coated Chainlink. The rest of the park will be surrounded in 6 Foot White Vinyl. The Chief of Police recommends chainlink to prevent graffiti and to be able to see through. Original park plans called for the White Vinyl.

* Robinson Access - The current plans call for full access or possibly a pedestrian access gate to the commercial areas off Robinson from the east end of the park. Original park plans called for no access to Robinson.

* Picnic Shelter - Park plans currently call for an 8' x 16' shelter on the northwest side of the park with one 8' table. Original park plans called for two shelters.

Name	Address	Phone #	Signature	Date	Vinyl	Chainlink	Full	Partial	None	Yes	No	Yes	No
Jennifer Burton	251 Boston Dr. N SL	801-409-2414	<i>[Signature]</i>	7/21/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Tim Bunk	251 B. St - Dr. N. SL	801-243-5624	<i>[Signature]</i>	7/21/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Kathy Garbutt	243 Boston	801-336-6474	<i>[Signature]</i>	7/21/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Paul Garrett	243 Boston Dr.	435-881-7168	<i>[Signature]</i>	7/27/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Malyne Young	211 Boston Drive.	425-190-6952	<i>[Signature]</i>	7-27-13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Carson Young	211 Boston Drive	435-219-3046	<i>[Signature]</i>	7/27/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Dani Christensen	1007 Chatham Drive	425-504-4344	<i>[Signature]</i>	7/27/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Fay Christensen	1007 Chatham Drive	861-209-7885	<i>[Signature]</i>	7/27/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Heidi Matlock	1008 Somersby	801-682-7834	<i>[Signature]</i>	7/27/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Betsy Bawden	247 N. Boston Dr.	801-244-7344	<i>[Signature]</i>	7/27/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
DAREN M. BAWDEN	247 EASTDALE DR.	801-294-7344	<i>[Signature]</i>	7/27/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Daren Hackett	327 W. Boston Dr.	801-295-3483	<i>[Signature]</i>	7/27/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Alicia Hackett	327 N Boston Dr.	801-245-3483	<i>[Signature]</i>	7/28/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Jessie Ribble	1014 W Boston Court	801-557-2602	<i>[Signature]</i>	7/28/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
MWEE DUGAN	1023 W BOSTON CT	801-413-4335	<i>[Signature]</i>	7-28-13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
John Pickett	1047 Boston Ct	701-608-3403	<i>[Signature]</i>	7-28-13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Davis HACE	1044 BOSTON ST	801-703-5700	<i>[Signature]</i>	7-28-13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Nate Bradshaw	184 N Boston Dr	801-678-2490	<i>[Signature]</i>	7/28/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Lisa Boynton	1019 FAIRVIEW DR.	801-298-9017	<i>[Signature]</i>	7/29/13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
TROY WASSERMAN	1012 FAIRVIEW DR.	801-698-1163	<i>[Signature]</i>	7-28-13	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
ALL WASSERMAN	111	111	<i>[Signature]</i>	7/28	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Austin Cleavelly	978 FAIRVIEW DR.	(801) 200-7343	<i>[Signature]</i>	7/28	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Steve Gann	973 Chatham	801-514-7474	<i>[Signature]</i>	7/29	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
8th Anna	202 BOSTON DR	801-618-9192	<i>[Signature]</i>	7/29	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Bruce Pearson	978 Somersby	801-409-6161	<i>[Signature]</i>	7/25	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

What type of fencing do you want to see for the eastside fence in the park?

What kind of access to Robinson do you want from the Park? Full street access, Partial Access with a Pedestrian Gate, or No Access

Do you think one 8' table is sufficient for the needs of the new park?

Should the city install an additional shelter with more picnic tables?

25 8 17 25 25

FOXBORO SOUTH PARK PETITION/SURVEY

* Fencing - The current proposed fencing for the east side of the park is Black Vinyl Coated Chainlink. The rest of the park will be surrounded in 6 Foot White Vinyl. The Chief of Police recommends chainlink to prevent graffiti and to be able to see through.
 Original park plans called for the White Vinyl.
 * Robinson Access - The current plans call for full access or possibly a pedestrian access gate to the commercial areas off Robinson from the east end of the park. Original park plans called for no access to Robinson.
 * Picnic Shelter - Park plans currently call for an 8' x 16' shelter on the northwest side of the park with one 8' table. Original park plans called for two shelters.

What type of fencing do you want to see for the eastside fence in the park?
 What kind of access to Robinson do you want from the Park? Full street access, Partial Access with a Pedestrian Gate, or No Access
 Do you think one 8' table is sufficient for the needs of the new park?
 Should the city install an additional shelter with more picnic tables?

Name	Address	Phone #	Signature	Date	Vinyl	Chainlink	Full	Partial	None	Yes	No	Yes	No
1 Siresha Doyegmani	339 N Greenwich Dr	8016931514	Siresha Doyegmani	7/29/13	X				X			X	
2 Sarah Ebeling	457 N. Greenwich Dr.	801-245-9180	Sarah Ebeling	9/20/13	X				X			X	
3 Fernette Fluyon	918 Cambridge Dr	801-936-1499	Fernette Fluyon	8/21/13	X				X			X	
4 Margaret Kelly	873 Cambridge	801 231 8113	Margaret Kelly	7/29/13	X				X			X	
5 DAD O'NEILL	865 Cambridge Dr.	801 976 0268	Dad O'Neill	7/29/13	X				X			X	
6 Marissa O'Dell	863 Cambridge Dr.	801-435-3321	Marissa O'Dell	7/21/12	X				X			X	
7 Diana Fife	857 Cambridge	UNLISTED	Diana Fife	7/29	X				X			X	
8 Arnon Fife	857 Cambridge Dr	807 557 8720	Arnon Fife	7/29	X				X			X	
9 Lisa Luke	945 Cambridge Dr	801-435-8181	Lisa Luke	7/29	X				X			X	
10 Jared Keatliker	828 Cambridge Dr	801 998 3344	Jared Keatliker	7/29/13	X				X			X	
11 Sumon Keamul	" "	" "	Sumon Keamul	7/29/13	X				X			X	
12 Marcos LiNaves	299 Greenwich DR.	605 304 1267	Marcos LiNaves	7/29/13	X				X			X	
13 Candice Flanner	958 Somersby Dr	801-449-2012	Candice Flanner	7/29/13	X				X			X	
14 Madee Ducas	982 Chatham Dr.	801-915-9744	Madee Ducas	7/29/13	X				X			X	
15 Allen Aklof	957 Chatham Dr.	801-668-7695	Allen Aklof	7/29/13	X				X			X	
16 Pentm Harman	1002 Chatham Dr	435-040-8788	Pentm Harman	7/29/13	X				X			X	
17 Charlotte Blanding	994 Chatham Dr	505-994-9199	Charlotte Blanding	7/29/13	X				X			X	
18 Jesus Rodriguez	1014 Chatham Dr	801-414-3478	Jesus Rodriguez	7/29/13	X				X			X	
19 Van Petersen	267 Boston Drive	801-916-3294	Van Petersen	7/29/13	X				X			X	
20													
21													
22													
23													
24													
25													

19 7 12 19 19



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8708 Voice
(801) 335-8719 Fax
www.nslcity.org

LEONARD K. ARAVE
Mayor

CONRAD L. JACOBSON
City Council

To: Mayor Arave and City Council
From: Linda Horrocks
Date: July 31, 2013
Ref: Requests from Residents Related to Deer Hollow Park

As you may know, the residents in the Deer Hollow Park area held a neighborhood meeting last night. Council Members Horrocks and Porter attended, visited with the residents, and listened to their concerns. As a follow-up to that meeting, Lisa Baskin sent the following message in an e-mail, asking that these items be discussed.

Thank you.

Dear Linda, Brian and Stan:

Thanks for your attention to our concerns over the last few days. Brian and Stan, your attendance at last night's soiree was encouraging and restored some confidence that you are attending and caring to your constituents. I told Linda and Brian that I would word-craft an agenda action list. If this works, please use these suggestions.

Thanks again.

Sincerely,

Lisa

Deerhollow Detention Basin (30 minute discussion and action items)

Motions to be made:

to **designate** the city's **point of contact** who is accountable, responsible and responsive;

to **set landscape meetings to be regularly scheduled** in late afternoon and designate council member or mayor to attend;

to designate method and schedule for **mass emails** or **daily/bi-weekly posts** providing updates on construction, explanations and purpose of phases, answer questions and explain progress;

to create an interactive webpage for **security** issues;

to identify monies in **RAP Tax funds** or elsewhere for **new comparable park equipment** (to Wild Rose or Tunnel Springs) for Deerhollow; and

to investigate the feasibility of **roofing alternatives** (three bids).

I believe these motions encapsulate the discussion from last night.



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: August 6, 2013

SUBJECT: Action on Deer Hollow Park improvements

The City Council assigned the City staff to work with residents to create proposals that would have the effect of mitigating some of the negative impacts of the City's improvements in the Deer Hollow Park. While I do not have specific proposals to include in the Council materials, by the time we hold the meeting on Tuesday night, we will be able to distribute plans and specific screening proposals and costs for the buffering of the new pond. We also have a citizen committee meeting scheduled for Tuesday morning and will be able to report on that at your meeting.

Residents have also asked for an opportunity to address the Council at the meeting and this item would be an appropriate time to receive additional public input on this project.



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: August 6, 2013

SUBJECT: Preliminary design plan and final plat for Foxboro South Plat 8 - Hallmark Homes, applicant.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the preliminary design plan and final plat for Foxboro South Plat 8 with the following condition:

- 1) The subdivision plat must be recorded within 90 days of this approval.

On July 23, 2013 the Planning Commission recommended approval of this application with the above-noted condition.

BACKGROUND

In July 2011, a portion of Foxboro South Plat 5 was vacated by the City Council. The City Council approved the plat vacation with the understanding that the property would be re-platted in the same way that it was originally platted. Hallmark Homes is re-platting this property in phases. This application is for the third and final phase of the re-platting.

The proposed subdivision plat contains 14 lots. The lots are in conformance with the approved concept plan for Foxboro South, and they all meet the following criteria listed in the development agreement for the R1-5 zoning:

Minimum Lot Area:	5,000 square feet
Minimum Lot Width (at the setback line):	50 feet
Minimum Lot Depth:	85 feet

The proposed plat is identical to the originally approved portion of Foxboro South Plat 5, and includes the connection of Ashford Drive to Farnham Drive. Construction on the Foxboro South Community Park just north of this subdivision has already begun.

The plat and construction drawings have been reviewed by the City Engineer and have been found to be in compliance.

POSSIBLE MOTION

I move that the City Council approve the proposed preliminary design plan and final plat for Foxboro South Plat 8 subject to the following condition:

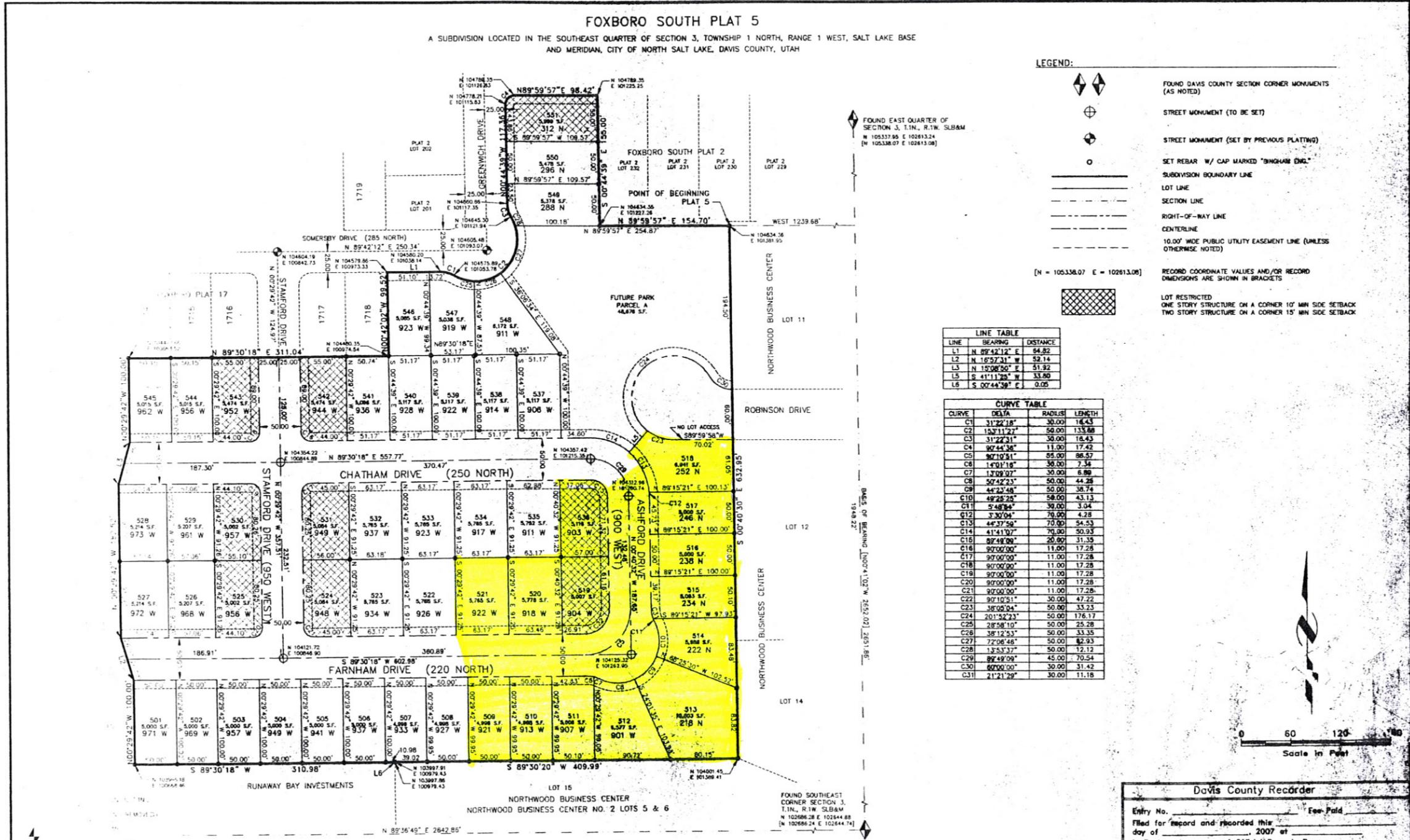
- 1) The subdivision plat must be recorded within 90 days of this approval.

Attachments

- 1) Location Map
- 2) Foxboro South Plat 5 – partially vacated July 2011
- 3) Proposed Foxboro South Plat 8

FOXBORO SOUTH PLAT 5

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH



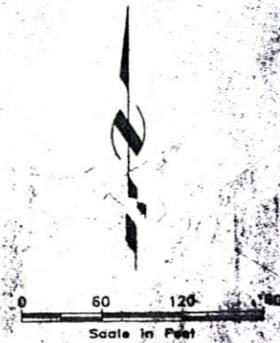
LEGEND:

- FOUND DAVIS COUNTY SECTION CORNER MONUMENTS (AS NOTED)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (SET BY PREVIOUS PLATTING)
- SET REBAR W/ CAP MARKED "BINGHAM ENCL."
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- 10.00' WIDE PUBLIC UTILITY EASEMENT LINE (UNLESS OTHERWISE NOTED)
- RECORD COORDINATE VALUES AND/OR RECORD DIMENSIONS ARE SHOWN IN BRACKETS
- LOT RESTRICTED ONE STORY STRUCTURE ON A CORNER 10' MIN SIDE SETBACK
- LOT RESTRICTED TWO STORY STRUCTURE ON A CORNER 15' MIN SIDE SETBACK

[N = 105338.07 E = 102813.08]

LINE	BEARING	DISTANCE
L1	N 89°42'12" E	64.82
L2	N 16°57'31" W	52.14
L3	N 15°08'50" E	51.82
L4	S 41°11'28" W	33.88
L5	S 07°44'59" E	0.05

CURVE	DELTA	RADIUS	LENGTH
C1	31°22'18"	30.00	16.43
C2	153°11'27"	50.00	135.68
C3	31°22'31"	30.00	16.43
C4	90°44'38"	11.00	17.42
C5	90°10'51"	30.00	88.57
C6	143°11'18"	30.00	7.34
C7	132°01'07"	30.00	6.88
C8	50°42'23"	50.00	44.28
C9	44°23'48"	50.00	38.74
C10	49°28'28"	50.00	43.13
C11	5°48'34"	30.00	3.04
C12	3°30'04"	70.00	4.28
C13	44°37'58"	70.00	54.53
C14	41°41'07"	70.00	50.93
C15	89°49'09"	20.00	31.35
C16	90°00'00"	11.00	17.28
C17	90°00'00"	11.00	17.28
C18	90°00'00"	11.00	17.28
C19	90°00'00"	11.00	17.28
C20	90°00'00"	11.00	17.28
C21	90°00'00"	11.00	17.28
C22	90°10'51"	30.00	47.22
C23	38°05'04"	50.00	33.23
C24	201°52'23"	50.00	176.17
C25	28°58'10"	50.00	25.28
C26	38°12'53"	50.00	33.35
C27	72°06'48"	50.00	82.93
C28	153°11'27"	50.00	12.12
C29	89°49'09"	45.00	70.54
C30	80°00'00"	30.00	31.42
C31	21°21'29"	30.00	11.18



DESIGNER: **STAM**
 DRAWN: DRJ
 CHECKED: CRH
 REVIEWED: JRL

Davis County Recorder

Entry No. _____ Fee Paid _____

Filed for record and recorded this _____ day of _____, 2007 at _____ in Book _____ of Official Records Page _____

County Recorder _____

Deputy Recorder _____

Date 01/23/07 Proj. # 4280 Sht 2 of 2

FOXBORO SOUTH PLAT 8

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, D. Gregg Meyers, a Professional Land Surveyor holding License No. 312770 as prescribed by the laws of the State of Utah, do hereby certify that by the authority of the Owners, I have made an accurate survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, hereafter to be known as FOXBORO SOUTH PLAT 8 and that the same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows:

BEGINNING at the Northwest Corner of Lot 12 North Wood Business Center Subdivision as recorded in the Office of the Davis County Recorder as Entry No. 1309727 in Book 2105 at Page 84, said point also being on the South right-of-way line of Robinson Drive, said point also being North 00°41'02" West 1693.71 feet and West 1239.72 feet from the Southeast Corner of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running along the West Boundary Line of said North Wood Business Center Subdivision South 00°40'30" East 378.45 feet to the North line of North Wood Business Center No. 2 Lot 5A Amended as recorded in the Office of the Davis County Recorder as Entry No. 2091225 in Book 3835 at Page 529; thence South 89°30'20" West along said North line 320.82 feet to the East line of Foxboro South Plat 7 as recorded in the office of the Davis County Recorder as Entry No. 2748705 in Book 5794 at Page 484; thence along said East line the following three (3) courses: (1) North 00°29'42" West 99.95 feet to the South right-of-way line of Farnham Drive; (2) North 15°22'33" West 51.74 feet to the North right-of-way line of Farnham Drive; and (3) North 00°29'42" West 91.25 feet to the South Line of Foxboro South Plat 6 as recorded in the office of the Davis County Recorder as Entry No. 2673764 in Book 5565 at Page 88; thence along the South and East lines of said Plat 6 the following six (6) courses: (1) North 89°30'18" East 126.35 feet, (2) North 00°40'32" West 91.25 feet to the South right-of-way line of Chatham Drive, (3) along said South right-of-way line North 89°30'18" East 37.06 feet, (4) continuing along said right-of-way line southeasterly along the arc of a 20.00 foot radius curve to the right (long chord bears South 68°02'25" East 15.28') through a central angle of 44°54'35" a distance of 15.68 feet, (5) North 55°29'48" East 50.27 feet to the North right-of-way line of Chatham Drive, and (6) along said North right-of-way line Northwesterly along the arc of a 70.00 foot radius non tangent curve to the left (long chord bears North 43°13'50" West 13.61') through a central angle of 11°09'30" a distance of 13.63 feet to the Southwest corner of Parcel A of Foxboro South Plat 5 as recorded in the office of the Davis County Recorder as Entry No. 2274950 in Book 4293 at Page 1052, thence along said Parcel A North 41°11'25" East 33.80 feet to a point on the Southerly right-of-way line of Robinson Drive; thence along said right-of-way line the following two (2) courses: (1) Southeasterly along the arc of a 50.00 foot radius non tangent curve to the left (long chord bears South 70°54'57" East 32.63') through a central angle of 38°05'04" a distance of 33.23 feet, and (2) North 89°59'58" East 70.02 feet to the POINT OF BEGINNING. Said parcel contains 2.38 acres, 14 lots, (2 restricted lots), and 2 streets.

Date: _____

D. Gregg Meyers
P.L.S. No. 312770

LINE	BEARING	DISTANCE
L1	N 15°22'33" W	51.74'
L2	N 00°29'42" W	91.25'
L3	N 00°40'32" W	91.25'
L4	N 89°30'18" E	37.06'
L5	N 55°29'48" E	50.27'
L6	N 41°11'25" E	33.80'
L7	N 89°59'58" E	70.02'

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 subdivided into lots and streets to hereafter be known as

FOXBORO SOUTH PLAT 8

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 services. In witness whereof, we have hereunto set our hands this _____ day of _____, 2013.

Hallmark Homes
Russ Tolbert
Vice President

ACKNOWLEDGMENT

State of Utah)
County of Davis)

On this _____ day of _____, 2013, personally appeared before me, Russ Tolbert, who being by me duly sworn, did say that he is the Vice President of Hallmark Homes, and that the foregoing instrument was signed on behalf of said Hallmark Homes, and said Russ Tolbert acknowledged to me that said Hallmark Homes, executed the same.

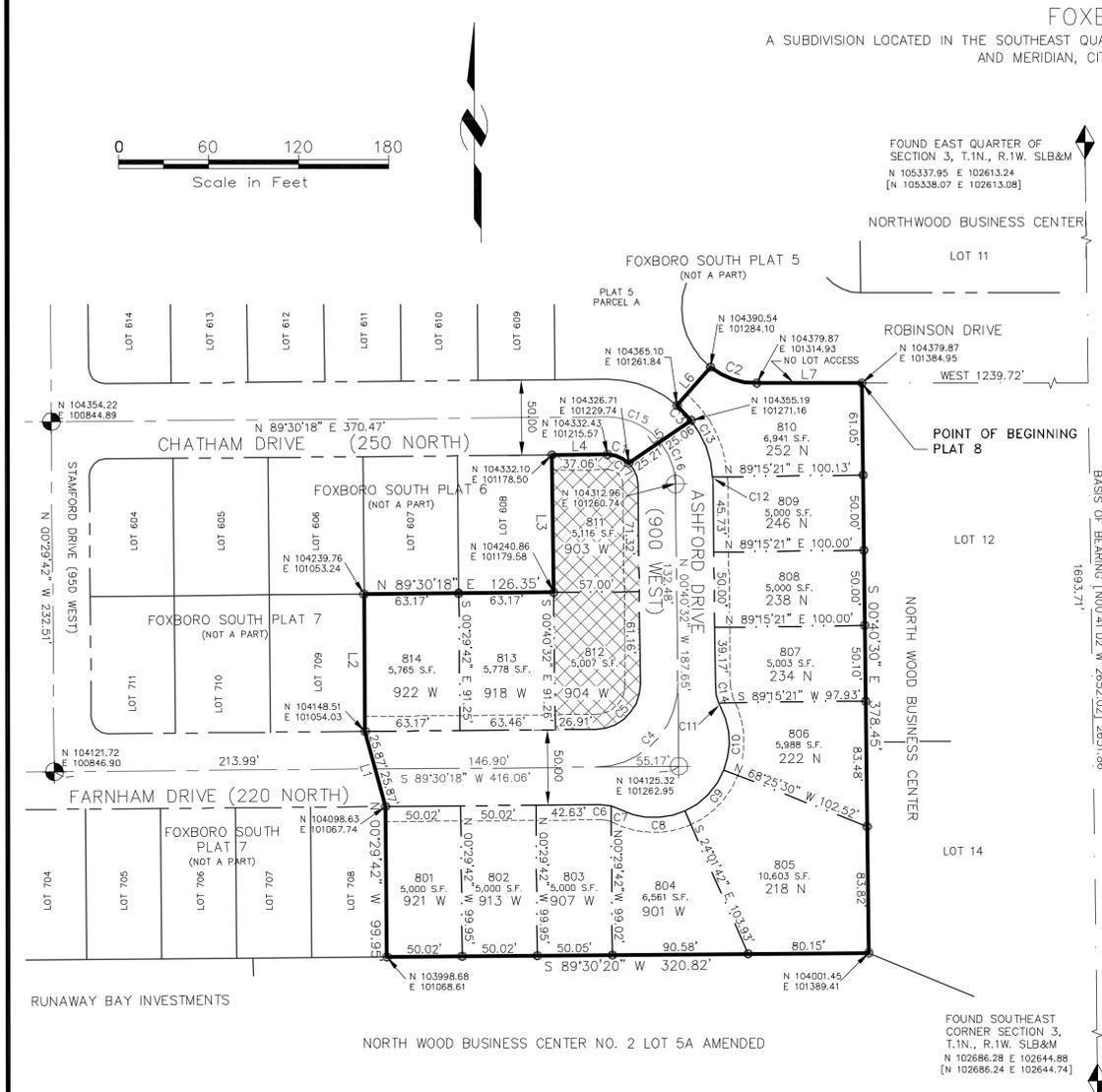
Notary Public for the State of _____

My Commission Expires _____ Notary Seal

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	15.68'	20.00'	44°54'35"	S 68°02'25" E	15.28'
C2	33.23'	50.00'	38°05'04"	S 70°54'57" E	32.63'
C3	13.63'	70.00'	11°09'30"	N 43°13'50" W	13.61'
C4	86.57'	55.00'	90°10'51"	N 44°24'53" E	77.90'
C5	47.22'	30.00'	90°10'51"	N 44°24'53" E	42.49'
C6	7.50'	30.00'	14°19'00"	N 83°20'12" W	7.48'
C7	6.73'	30.00'	12°51'23"	N 69°45'00" W	6.72'
C8	44.25'	50.00'	50°42'23"	S 88°40'31" E	42.82'
C9	38.74'	50.00'	44°23'48"	N 43°46'24" E	37.78'
C10	43.13'	50.00'	49°25'25"	N 03°08'13" W	41.81'
C11	3.04'	30.00'	5°48'54"	S 24°56'28" E	3.04'
C12	4.28'	70.00'	3°30'04"	N 02°25'34" W	4.28'
C13	54.53'	70.00'	44°37'59"	N 26°29'36" W	53.16'
C14	11.18'	30.00'	21°21'29"	S 11°21'17" E	11.12'
C15	40.13'	45.00'	51°05'27"	N 64°56'58" W	38.81'
C16	30.42'	45.00'	38°43'42"	N 20°02'23" W	29.84'
C17	31.35'	20.00'	89°49'09"	N 45°35'07" W	28.24'

[N = 105338.07 E = 102613.08]

LOT RESTRICTED
ONE STORY STRUCTURE ON A CORNER 10' MIN SIDE SETBACK
TWO STORY STRUCTURE ON A CORNER 15' MIN SIDE SETBACK



LEGEND:

- FOUND DAVIS COUNTY SECTION CORNER MONUMENTS (AS NOTED)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (SET BY PREVIOUS PLATTING)
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- 10.00' WIDE PUBLIC UTILITY EASEMENT LINE (UNLESS OTHERWISE NOTED)
- RECORD COORDINATE VALUES AND/OR RECORD DIMENSIONS ARE SHOWN IN BRACKETS
- LOT RESTRICTED

PLAT PREPARED FOR:
HALLMARK HOMES
2964 WEST 4700 SOUTH, SUITE 112A
SALT LAKE CITY, UTAH 84118

BINGHAM ENGINEERING
5160 Wey Post Way, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

Design: JJS
Drawn: JJS
Checked: GM
Reviewed: JRL

City Council Approved	Recommended for Approval	Recommended for Approval	Recommended for Approval	Davis County Recorder
Presented to the City Council of North Salt Lake City, Utah This _____ day of _____, 2013 at which time this subdivision was approved and accepted.	This _____ day of _____, 2013.	This _____ day of _____, 2013.	This _____ day of _____, 2013.	Entry No. _____ Fee Paid _____ Filed for record and recorded this _____ day of _____, 2013 at _____ in Book _____ of Official Records Page _____
Mayor _____ Attest: City Recorder _____	City Engineer _____	Chairman, Planning Commission _____	City Attorney _____	County Recorder _____ By: _____ Deputy Recorder _____
Date 07/15/2013	Proj. # 4641	Sht 1 of 1		



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: August 6, 2013

SUBJECT: Final plat for Foxboro North Stonehaven East P.U.D. – Woodside Homes, applicant.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the preliminary design plan and final plat for Stonehaven East P.U.D. with no conditions.

On July 23, 2013 the Planning Commission recommended approval of this application to the City Council with no conditions.

BACKGROUND

This is the final subdivision plat for the completion of the Foxboro North development. The subject plat is bounded by Fox Hollow Drive, 900 North, and Cutler Drive in Foxboro North. The proposed plat contains 122 residential lots. The total site area is 539,654 square feet or 12.39 acres in size.

The lots are proposed to be an average of 2,861 square feet in size, and the dimensions are typically about 42' x 65'. All the streets within the subdivision are private streets to be owned and maintained by the HOA. The City will still own and maintain the storm drain line within the private streets. The rear lots on the north side of Stonehaven East (Lots 110, 111, 124, 125, 138, 139, 152, 153, 166, 167, 180, 181, and 211-222) will have garage and driveway access from the private streets, but the homes will front on 900 North (a public street).

The typical minimum setbacks for this development are:

Front Yard: 10' setback
Side Yard: 5' setback
Rear Yard: 10' setback

There are several visitor parking areas along Stonehaven Drive and Edinburgh Drive which account for the total guest parking areas within Stonehaven West. The guest parking requirement is 0.25 guest parking stalls per unit, and there are 74 parking stalls provided for this development (approximately 0.61 guest parking stalls per unit). Two-car garages will be provided to meet the requirement of 2 parking stalls per unit (1 covered stall is required).

Stonehaven West is required to have 40% of the site developed as open space. 50% of the total open space must be designated as common open space. The proposed plat contains 44% open space, with 65% of the open space dedicated as common open space.

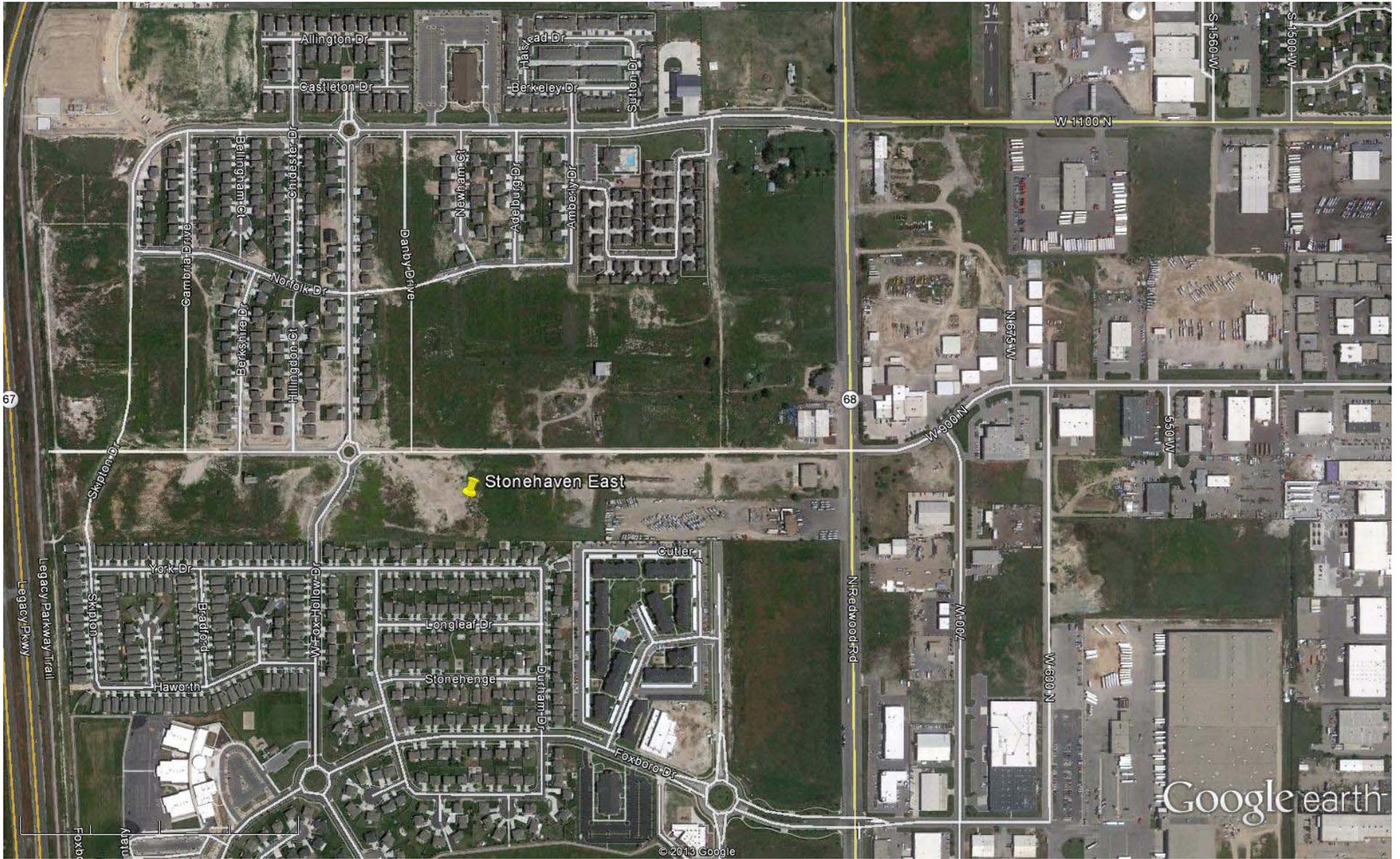
The City's Engineering Department has reviewed and approved the construction drawings for this development.

POSSIBLE MOTION

I move that the City Council approve the proposed final plat for Stonehaven East P.U.D. with no conditions.

Attachments

- 1) Location Map
- 2) Approved Concept Plan – Foxboro North
- 3) Proposed Final Plat

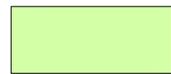


Google earth



UDOT Parking and Trailhead with gated connection to park access road

LEGEND



CITY MAINTAINED



RESIDENT MAINTAINED



HOA MAINTAINED



REGIONAL PARK CITY MAINTAINED

NOTES:

PLAT ACREAGE UNITS TYPE

PLAT	ACREAGE	UNITS	TYPE
1	14.15		
2	4.97	10	6K lots
3	10.16	42	6K lots
4	7.24	43	5K lots
5	16.08		
6	4.74	25	5K lots
7	6.28	29	6K lots
8	9.08	47	5K lots
9A	3.74	17	6K lots
9B	3.96	20	6K lots
10A	5.15	32	5K lots
10B	3.54	16	5K lots
10C	2.03	17	5K lots
11	5.25	21	6K lots
12A	3.59	11	Church
12B	2.42	11	6K lots
13	11.66	52/15	5K/6K lots
14	2.88	8	5K lots
15	7.10	41	5K lots
Berkeley North	7.60	86	Townhomes
Castleton North	7.68	99	Condo
Stonehaven North	6.99	69	Courtyard
Stonehaven East	12.57	122	Courtyard
Stonehaven West	9.41	80	Courtyard
Stonehaven West Plat 2	1.51	7	Courtyard
16	14.64		
16 - North Apartments	7.84	162	Apartments
16 - South Apartments	2.08	48	Apartments

TOTAL = 1,119 DWELLING UNITS

ALL ROADS, ALLEYS, DRIVEWAYS, AND PARKING AREAS IN CASTLETON, BERKELEY, AND STONEHAVEN ARE TO BE HOA MAINTAINED.

ADDED DETENTION 1

ADDED DETENTION 2

Relocated trailhead and parking

Redwood Road

SCALE (FT)



Rev.	By	Date	Remarks
10	JJS	08/07/12	UPDATED PLAT & MAINTAINED AREAS
9	JJS	07/16/12	UPDATED PLAT AREAS
8	JJS	07/12/12	UPDATED MAINTAINED AREAS
7	JJS	06/11/12	UPDATED MAINTAINED AREAS

WOODSIDE HOMES

FOXBORO NORTH PROPOSED PRELIMINARY PLAN

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 532-3820
OGDEN - (801) 398-1662

Dsn: STAF
Drw: STAF
Chk: JRL
Rw: JRL

Sht 1 of 1

Print Date: 08/07/2012 Created: 02/21/06 Proj. # 4333

Copyright © 2006 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.

P:\4333\4333Proj\dwg\4333Preliminary Plan Exhibit.dwg Bingham Engineering

FOXBORO NORTH STONEHAVEN EAST P.U.D.
 LOCATED IN THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 312770 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PRIVATE ROADS, LOTS TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS FOXBORO NORTH STONEHAVEN EAST P.U.D. AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

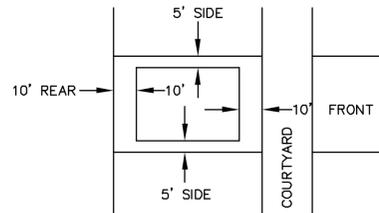
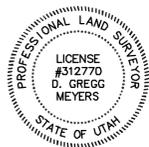
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES SOUTH 89°50'51" WEST ALONG THE SECTION LINE 1,142.62 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE SOUTH 89°50'51" WEST ALONG THE SECTION LINE 1,291.67 FEET TO THE EAST LINE OF FOX HOLLOW DRIVE, SAID POINT BEING ON THE EAST LINE OF FOXBORO NORTH PLAT 3 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 4174 AT PAGE 642; THENCE ALONG SAID EAST LINES THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 00°09'09" WEST 34.35 FEET, 2) NORTHEASTERLY ALONG THE ARC OF A 167.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 89°50'51" EAST, THROUGH A CENTRAL ANGLE OF 46°50'02" A DISTANCE OF 136.51 FEET, 3) NORTH 46°40'52" EAST 41.51 FEET, 4) NORTHEASTERLY ALONG THE ARC OF A 233.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 43°19'08" WEST, THROUGH A CENTRAL ANGLE OF 40°52'18" A DISTANCE OF 166.21 FEET, 5) NORTHEASTERLY ALONG THE ARC OF A 22.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 84°11'26" EAST, THROUGH A CENTRAL ANGLE OF 50°46'39" A DISTANCE OF 19.50 FEET, 6) NORTHEASTERLY ALONG THE ARC OF A 75.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 33°24'47" WEST, THROUGH A CENTRAL ANGLE OF 18°06'30" A DISTANCE OF 23.86 FEET, AND 7) NORTHEASTERLY ALONG THE ARC OF A 37.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 51°31'17" EAST, THROUGH A CENTRAL ANGLE OF 51°31'17" A DISTANCE OF 33.27 FEET TO THE SOUTH LINE OF 900 NORTH STREET, SAID POINT BEING THE SOUTH LINE OF FOXBORO NORTH PLAT 11 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 5557 AT PAGE 510; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF FOXBORO NORTH PLAT 16 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 5625 AT PAGE 1891, EAST 1,520.03 FEET TO THE WEST LINE OF CUTLER DRIVE; THENCE ALONG THE EAST LINE OF SAID PLAT 16 (AND THE WEST LINE OF CUTLER DRIVE) THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF A 22.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH, THROUGH A CENTRAL ANGLE OF 55°39'36" A DISTANCE OF 21.37 FEET, 2) SOUTHEASTERLY ALONG THE ARC OF A 75.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 55°39'36" EAST, THROUGH A CENTRAL ANGLE OF 14°11'00" A DISTANCE OF 18.69 FEET, 3) SOUTHEASTERLY ALONG THE ARC OF A 37.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 41°28'36" WEST, THROUGH A CENTRAL ANGLE OF 47°53'49" A DISTANCE OF 30.93 FEET AND 4) SOUTH 00°37'35" EAST 127.93 FEET MORE OR LESS TO THE NORTH LINE OF THE THURSTON PARCEL; THENCE ALONG SAID NORTH LINE SOUTH 89°51'46" WEST 483.98 FEET MORE OR LESS TO THE WEST LINE OF SAID THURSTON PARCEL; THENCE ALONG SAID WEST LINE SOUTH 00°08'14" EAST 193.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 539,654 SQUARE FEET OR 12.39 ACRES, 122 LOTS, AND 3 PRIVATE STREETS.

Date: _____

D. GREGG MEYERS
 P.L.S. No. 312770



MINIMUM SETBACK REQUIREMENTS:

FRONT YARD: MINIMUM 10' SETBACK
 SURROUNDING YARDS:
 MINIMUM 5' SETBACK (SIDE YARDS)
 MINIMUM 10' SETBACK (REAR YARD)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE PARCEL OF LAND SHOWN ON THIS PLAT, AND DESCRIBED HEREON, HAVE CAUSED THE PARCEL TO BE SUBDIVIDED INTO THE LOTS, PARCELS AND PRIVATE ROADWAYS AS SHOWN ON THIS PLAT TO BE HEREAFTER KNOWN AS:

FOXBORO NORTH STONEHAVEN EAST P.U.D.

PETER EVANS
 AUTHORIZED AGENT
 FOXBORO ESTATES, LLC.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF DAVIS)

ON THIS _____ DAY OF _____, 2013, PERSONALLY APPEARED BEFORE ME, PETER EVANS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF FOXBORO ESTATES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID FOXBORO ESTATES, LLC, AND SAID PETER EVANS ACKNOWLEDGED TO ME THAT SAID FOXBORO ESTATES, LLC EXECUTED THE SAME.

Notary Public for the State of _____

My Commission Expires _____ Notary Seal

FOXBORO NORTH STONEHAVEN EAST ADDRESS TABLE	
UNIT	ADDRESS
101	1015 WEST STONEHAVEN DRIVE
102	1013 WEST STONEHAVEN DRIVE
103	1011 WEST STONEHAVEN DRIVE
104	1007 WEST STONEHAVEN DRIVE
105	1005 WEST STONEHAVEN DRIVE
106	1003 WEST STONEHAVEN DRIVE
107	1004 WEST STONEHAVEN DRIVE
108	1002 WEST STONEHAVEN DRIVE
109	998 WEST STONEHAVEN DRIVE
110	996 WEST STONEHAVEN DRIVE
111	994 WEST STONEHAVEN DRIVE
112	992 WEST STONEHAVEN DRIVE
113	990 WEST STONEHAVEN DRIVE
114	988 WEST STONEHAVEN DRIVE
115	1001 WEST STONEHAVEN DRIVE
116	999 WEST STONEHAVEN DRIVE
117	997 WEST STONEHAVEN DRIVE
118	993 WEST STONEHAVEN DRIVE
119	991 WEST STONEHAVEN DRIVE
120	989 WEST STONEHAVEN DRIVE
121	986 WEST STONEHAVEN DRIVE
122	984 WEST STONEHAVEN DRIVE
123	982 WEST STONEHAVEN DRIVE
124	980 WEST STONEHAVEN DRIVE
125	978 WEST STONEHAVEN DRIVE
126	976 WEST STONEHAVEN DRIVE
127	974 WEST STONEHAVEN DRIVE
128	972 WEST STONEHAVEN DRIVE
129	965 WEST STONEHAVEN DRIVE
130	983 WEST STONEHAVEN DRIVE
131	981 WEST STONEHAVEN DRIVE
132	975 WEST STONEHAVEN DRIVE
133	973 WEST STONEHAVEN DRIVE
134	971 WEST STONEHAVEN DRIVE
135	970 WEST STONEHAVEN DRIVE
136	968 WEST STONEHAVEN DRIVE
137	966 WEST STONEHAVEN DRIVE
138	964 WEST STONEHAVEN DRIVE
139	962 WEST STONEHAVEN DRIVE
140	960 WEST STONEHAVEN DRIVE
141	958 WEST STONEHAVEN DRIVE

FOXBORO NORTH STONEHAVEN EAST ADDRESS TABLE	
UNIT	ADDRESS
142	956 WEST STONEHAVEN DRIVE
143	969 WEST STONEHAVEN DRIVE
144	967 WEST STONEHAVEN DRIVE
145	965 WEST STONEHAVEN DRIVE
146	961 WEST STONEHAVEN DRIVE
147	959 WEST STONEHAVEN DRIVE
148	957 WEST STONEHAVEN DRIVE
149	954 WEST STONEHAVEN DRIVE
150	952 WEST STONEHAVEN DRIVE
151	950 WEST STONEHAVEN DRIVE
152	948 WEST STONEHAVEN DRIVE
153	946 WEST STONEHAVEN DRIVE
154	944 WEST STONEHAVEN DRIVE
155	942 WEST STONEHAVEN DRIVE
156	940 WEST STONEHAVEN DRIVE
157	935 WEST STONEHAVEN DRIVE
158	933 WEST STONEHAVEN DRIVE
159	931 WEST STONEHAVEN DRIVE
160	947 WEST STONEHAVEN DRIVE
161	945 WEST STONEHAVEN DRIVE
162	943 WEST STONEHAVEN DRIVE
163	938 WEST STONEHAVEN DRIVE
164	936 WEST STONEHAVEN DRIVE
165	934 WEST STONEHAVEN DRIVE
166	932 WEST STONEHAVEN DRIVE
167	930 WEST STONEHAVEN DRIVE
168	928 WEST STONEHAVEN DRIVE
169	926 WEST STONEHAVEN DRIVE
170	924 WEST STONEHAVEN DRIVE
171	941 WEST STONEHAVEN DRIVE
172	939 WEST STONEHAVEN DRIVE
173	937 WEST STONEHAVEN DRIVE
174	933 WEST STONEHAVEN DRIVE
175	931 WEST STONEHAVEN DRIVE
176	929 WEST STONEHAVEN DRIVE
177	922 WEST STONEHAVEN DRIVE
178	920 WEST STONEHAVEN DRIVE
179	918 WEST STONEHAVEN DRIVE
180	916 WEST STONEHAVEN DRIVE
181	914 WEST STONEHAVEN DRIVE
182	912 WEST STONEHAVEN DRIVE

FOXBORO NORTH STONEHAVEN EAST ADDRESS TABLE	
UNIT	ADDRESS
183	910 WEST STONEHAVEN DRIVE
184	908 WEST STONEHAVEN DRIVE
185	927 WEST STONEHAVEN DRIVE
186	925 WEST STONEHAVEN DRIVE
187	923 WEST STONEHAVEN DRIVE
188	921 WEST STONEHAVEN DRIVE
189	919 WEST STONEHAVEN DRIVE
190	917 WEST STONEHAVEN DRIVE
191	915 WEST STONEHAVEN DRIVE
192	913 WEST STONEHAVEN DRIVE
193	911 WEST STONEHAVEN DRIVE
194	909 WEST STONEHAVEN DRIVE
195	907 WEST STONEHAVEN DRIVE
196	905 WEST STONEHAVEN DRIVE
197	903 WEST EDINBURGH DRIVE
198	901 WEST EDINBURGH DRIVE
199	897 WEST EDINBURGH DRIVE
200	891 WEST EDINBURGH DRIVE
201	885 WEST EDINBURGH DRIVE
202	879 WEST EDINBURGH DRIVE
203	873 WEST EDINBURGH DRIVE
204	867 WEST EDINBURGH DRIVE
205	861 WEST EDINBURGH DRIVE
206	855 WEST EDINBURGH DRIVE
207	849 WEST EDINBURGH DRIVE
208	843 WEST EDINBURGH DRIVE
209	837 WEST EDINBURGH DRIVE
210	831 WEST EDINBURGH DRIVE
211	906 WEST EDINBURGH DRIVE
212	902 WEST EDINBURGH DRIVE
213	898 WEST EDINBURGH DRIVE
214	892 WEST EDINBURGH DRIVE
215	886 WEST EDINBURGH DRIVE
216	880 WEST EDINBURGH DRIVE
217	874 WEST EDINBURGH DRIVE
218	868 WEST EDINBURGH DRIVE
219	848 WEST EDINBURGH DRIVE
220	844 WEST EDINBURGH DRIVE
221	838 WEST EDINBURGH DRIVE
222	832 WEST EDINBURGH DRIVE

NOTES

- 1.) ALL UN-FENCED PROPERTY CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "BINGHAM ENG." OR A RIVET WHERE THE PROPERTY CORNER IS IN CONCRETE OR ASPHALT.
- 2.) ALL LIMITED COMMON AREAS SHALL BE COVERED BY A BLANKET EASEMENT FOR PRIVATE AND PUBLIC UTILITIES. SAID EASEMENT SHALL BE CREATED BY THIS REFERENCE.
- 3.) ALL LIMITED COMMON AREAS SHALL HAVE AN ACCESS EASEMENT ACROSS THEM TO ALLOW ACCESS TO ADJOINING PRIVATE PARCELS. SAID EASEMENT SHALL BE CREATED BY THIS REFERENCE.
- 4.) ALL COMMON AND LIMITED COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE FOXBORO NORTH STONEHAVEN HOMEOWNERS ASSOCIATION.
- 5.) A SOILS REPORT FOR THE FOXBORO NORTH DEVELOPMENT HAS BEEN PREPARED AND SUBMITTED TO THE CITY AND IS ON FILE FOR REVIEW.
- 6.) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 5.00 FEET WIDE UNLESS OTHERWISE NOTED.
- 7.) THE COORDINATES SHOWN HEREON ARE BASED ON THE DATUM OF THE DAVIS COUNTY SURVEYOR. RECORD BEARINGS, DISTANCES AND COORDINATE VALUES ARE SHOWN IN BRACKETS [] ALL OTHER DIMENSIONS AND COORDINATE VALUES ARE MEASURED.
- 8.) APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION OR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- 9.) THE FINISHED FLOOR ELEVATION OF ANY HOME SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST TOP BACK OF CURB GRADE ADJACENT TO THE LOT.
- 10.) STREET LIGHTS ON PRIVATE STREETS WITHIN THE P.U.D. SHALL BE OPERATED AND MAINTAINED BY THE FOXBORO NORTH STONEHAVEN HOMEOWNERS ASSOCIATION.
- 11.) STORM DRAIN MAINS AND INLET BOXES LOCATED WITHIN STONEHAVEN DRIVE, EDINBURGH DRIVE, AND SAWYER DRIVE SHALL BE OWNED AND MAINTAINED BY THE FOXBORO NORTH STONEHAVEN HOMEOWNERS ASSOCIATION.
- 12.) THE REAR-LOT STORM DRAIN PIPING SHALL BE OWNED AND MAINTAINED BY THE FOXBORO NORTH STONEHAVEN HOMEOWNERS ASSOCIATION.
- 13.) DEVELOPMENT ON CORNER LOTS WITHIN THIS PLAT SHALL CONFORM TO THE CITY'S ADOPTED CLEAR VISION REQUIREMENTS FOUND IN SECTION 10-1-31, CITY CODE.

City Council Approval

Presented to the City Council of North Salt Lake City, Utah
 This _____ day of _____, 2013 at which
 time this subdivision was approved and accepted.

Mayor _____ Attest: City Recorder _____

Recommended for Approval	Recommended for Approval	Recommended for Approval
This _____ day of _____, 2013. City Engineer	This _____ day of _____, 2013. Chairman, Planning Commission	This _____ day of _____, 2013. City Attorney

Davis County Recorder

Entry No. _____ Fee Paid _____
 Filed for record and recorded this _____
 day of _____, 2013 at _____
 in Book _____ of Official Records Page _____

County Recorder _____
 Deputy Recorder _____

Date 07/17/2013 Proj.# 4333 Sht. 1 of 3

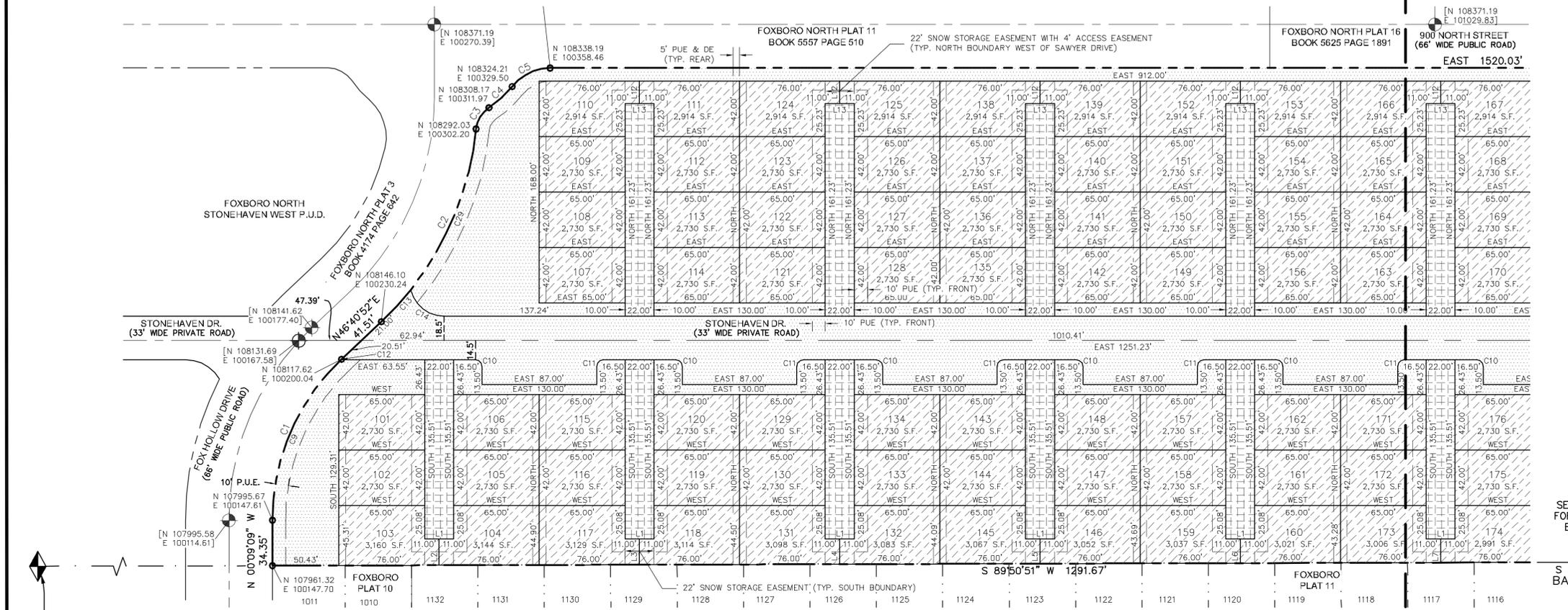
Plat Prepared For:
 WOODSIDE HOMES
 39 East Eagleridge Drive, Suite 100
 North Salt Lake City, Utah 84054

Plat Prepared By:

BINGHAM ENGINEERING
 5160 Wey Post Way, Salt Lake City, Ut 84116
 (801) 532-2520 www.binghamnet.com

Design: _____
 Drawn: JJS
 Checked: GM
 Reviewed: JRL

FOXBORO NORTH STONEHAVEN EAST P.U.D.
 LOCATED IN THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



SOUTH QUARTER CORNER SECTION 34
 TOWNSHIP 2 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 FOUND DAVIS COUNTY MONUMENT
 N 107960.74 E 99928.92
 N 107960.74 E 99928.90

SEE SHEET 3
 FOR POINT OF
 BEGINNING

S 89°50'51" W [2652.81'] √ 2653.07'
 BASIS OF BEARINGS

N 107967.81 E 102581.98
 N 107967.80 E 102581.70
 SOUTHEAST CORNER SECTION 34
 TOWNSHIP 2 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 FOUND DAVIS COUNTY MONUMENT



LEGEND:

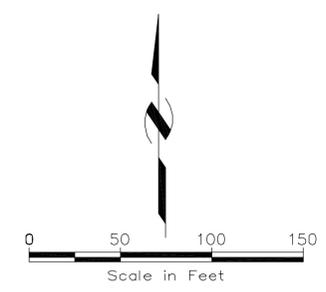
- FOUND DAVIS COUNTY SECTION CORNER MONUMENTS (AS NOTED)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (SET BY PREVIOUS PLATTING)
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- UTILITY EASEMENT 5' WIDE UNLESS OTHERWISE NOTED
- RECORD COORDINATE VALUES AND/OR RECORD DIMENSIONS ARE SHOWN IN BRACKETS
- PUBLIC UTILITY AND DRAINAGE EASEMENT

[N = 105338.07 E = 102613.08]
 P.U.E. & D.E.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	136.51'	167.00'	46°50'02"	N 23°15'51" E 132.74'
C2	166.21'	233.00'	40°52'18"	N 26°14'43" E 162.71'
C3	19.50'	22.00'	50°46'39"	N 31°11'54" E 18.87'
C4	23.86'	75.50'	18°06'30"	N 47°31'58" E 23.76'
C5	33.27'	37.00'	51°31'17"	N 84°14'21" E 32.16'
C6	21.37'	22.00'	55°39'36"	N 62°10'12" W 20.54'
C7	18.69'	75.50'	14°11'00"	S 41°25'54" E 18.64'
C8	30.93'	37.00'	47°53'49"	N 24°34'29" W 30.04'
C9	135.89'	167.00'	46°37'15"	S 23°09'28" W 132.17'
C10	7.85'	5.00'	90°00'00"	N 45°00'00" W 7.07'
C11	7.85'	5.00'	90°00'00"	S 45°00'00" W 7.07'
C12	0.62'	167.00'	00°12'47"	S 46°34'29" W 0.62'
C13	32.99'	233.00'	08°06'45"	N 42°37'30" E 32.96'
C14	34.95'	26.00'	77°01'26"	S 51°29'17" E 32.38'
C15	17.28'	11.00'	90°00'00"	N 45°00'00" E 15.56'
C16	18.53'	26.00'	40°49'56"	N 20°24'58" W 18.14'
C17	18.07'	30.00'	34°31'05"	S 17°15'33" W 17.80'
C18	23.56'	15.00'	90°00'00"	S 45°00'00" E 21.21'
C19	22.59'	15.00'	88°18'19"	S 43°09'09" W 20.52'
C20	12.35'	15.00'	47°10'00"	S 23°35'00" E 12.00'
C21	12.35'	15.00'	47°10'00"	N 23°35'00" E 12.00'
C22	4.71'	3.00'	90°00'00"	N 45°00'00" W 4.24'
C23	4.71'	3.00'	90°00'00"	N 45°00'00" E 4.24'
C24	18.07'	30.00'	34°31'05"	N 17°15'33" W 17.80'
C25	18.07'	30.00'	34°31'05"	S 17°15'33" W 17.80'
C26	7.85'	5.00'	90°00'00"	S 45°00'00" E 7.07'
C27	6.00'	3.00'	114°37'28"	S 32°41'16" W 5.05'
C28	17.12'	15.00'	85°22'32"	S 57°18'44" E 16.20'
C29	133.22'	233.00'	32°45'33"	N 22°11'21" E 131.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	22.00'
L2	S 00°00'00" W	20.02'
L3	N 00°00'00" E	19.62'
L4	N 00°00'00" E	19.21'
L5	N 00°00'00" E	18.81'
L6	N 00°00'00" E	18.40'
L7	N 00°00'00" E	18.00'
L8	N 00°00'00" E	17.59'
L9	N 00°00'00" E	17.19'
L10	S 90°00'00" E	42.00'
L11	N 00°00'00" E	29.00'
L12	N 00°00'00" W	16.77'
L13	S 90°00'00" W	22.00'
L14	N 52°09'11" W	18.14'
L15	S 90°00'00" W	15.50'
L16	N 90°00'00" E	15.50'
L17	S 00°00'00" W	1.00'
L18	S 90°00'00" E	14.41'
L19	S 45°00'00" E	9.77'
L20	N 00°00'00" W	22.00'
L21	N 00°00'00" W	2.50'
L22	S 90°00'00" E	13.50'
L23	S 00°00'00" E	22.00'

MATCHLINE
SEE SHEET 3



BINGHAM ENGINEERING
 5160 Wiley Post Way, Salt Lake City, UT 84116
 (801) 532-2520 www.binghamnet.com

Design: _____
 Drawn: JJS
 Checked: GM
 Reviewed: JRL

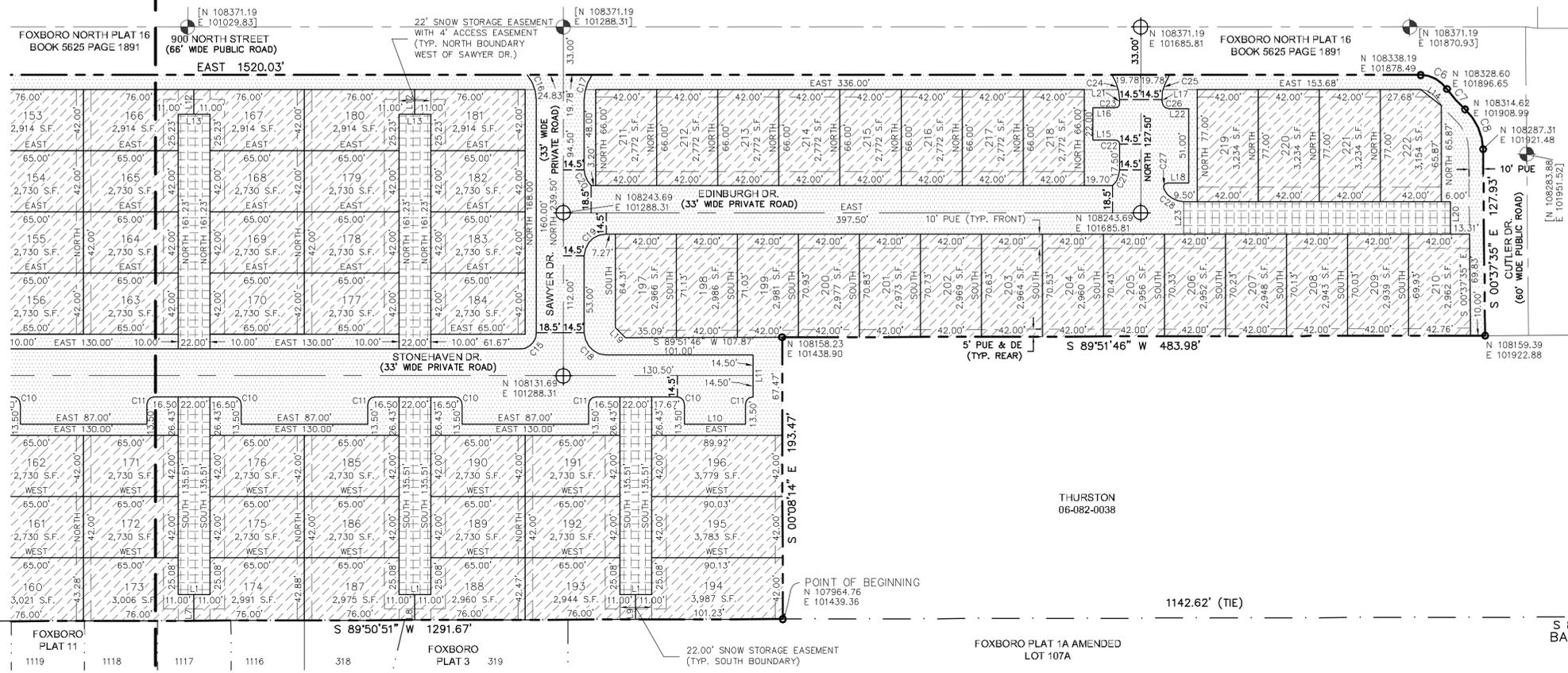
Davis County Recorder

Entry No. _____ Fee Paid _____
 Filed for record and recorded this _____
 day of _____, 2013 at _____
 in Book _____ of Official Records Page _____

County Recorder _____
 By: _____
 Deputy Recorder _____

Date 07/17/2013 Proj. # 4333 Sht 2 of 3

FOXBORO NORTH STONEHAVEN EAST P.U.D.
 LOCATED IN THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



SOUTH QUARTER CORNER SECTION 34
 TOWNSHIP 2 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 FOUND DAVIS COUNTY MONUMENT
 N 107960.74 E 99928.92
 [N 107960.74 E 99928.90]

MATCHLINE
SEE SHEET 2

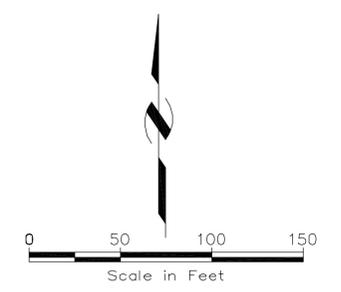


- LEGEND:**
- FOUND DAVIS COUNTY SECTION CORNER MONUMENTS (AS NOTED)
 - STREET MONUMENT (TO BE SET)
 - STREET MONUMENT (SET BY PREVIOUS PLATTING)
 - SET REBAR W/ CAP MARKED "BINGHAM ENG."
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - UTILITY EASEMENT 5' WIDE UNLESS OTHERWISE NOTED
 - RECORD COORDINATE VALUES AND/OR RECORD DIMENSIONS ARE SHOWN IN BRACKETS
 - PUBLIC UTILITY AND DRAINAGE EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	136.51'	167.00'	46°50'02"	N 23°15'51" E	132.74'
C2	166.21'	233.00'	40°52'18"	N 26°14'43" E	162.71'
C3	19.50'	22.00'	50°46'39"	N 31°11'54" E	18.87'
C4	23.86'	75.50'	18°06'30"	N 47°31'58" E	23.76'
C5	33.27'	37.00'	51°31'17"	N 84°14'21" E	32.16'
C6	21.37'	22.00'	55°39'36"	N 62°10'12" W	20.54'
C7	18.69'	75.50'	14°11'00"	S 41°25'54" E	18.64'
C8	30.93'	37.00'	47°53'49"	N 24°34'29" W	30.04'
C9	135.89'	167.00'	46°37'15"	S 23°09'28" W	132.17'
C10	7.85'	5.00'	90°00'00"	N 45°00'00" W	7.07'
C11	7.85'	5.00'	90°00'00"	S 45°00'00" W	7.07'
C12	0.62'	167.00'	00°12'47"	S 46°34'29" W	0.62'
C13	32.99'	233.00'	08°06'45"	N 42°37'30" E	32.96'
C14	34.95'	26.00'	77°01'26"	S 51°29'17" E	32.38'
C15	17.28'	11.00'	90°00'00"	N 45°00'00" E	15.56'
C16	18.53'	26.00'	40°49'56"	N 20°24'58" W	18.14'
C17	18.07'	30.00'	34°31'05"	S 17°15'33" W	17.80'
C18	23.56'	15.00'	90°00'00"	S 45°00'00" E	21.21'
C19	22.59'	15.00'	88°18'19"	S 43°09'09" W	20.52'
C20	12.35'	15.00'	47°10'00"	S 23°35'00" E	12.00'
C21	12.35'	15.00'	47°10'00"	N 23°35'00" E	12.00'
C22	4.71'	3.00'	90°00'00"	N 45°00'00" W	4.24'
C23	4.71'	3.00'	90°00'00"	S 45°00'00" E	4.24'
C24	18.07'	30.00'	34°31'05"	N 17°15'33" W	17.80'
C25	18.07'	30.00'	34°31'05"	S 17°15'33" W	17.80'
C26	7.85'	5.00'	90°00'00"	S 45°00'00" E	7.07'
C27	6.00'	3.00'	114°37'28"	S 32°41'16" W	5.05'
C28	17.12'	15.00'	65°22'32"	S 57°18'44" E	16.20'
C29	133.22'	233.00'	32°45'33"	N 22°11'21" E	131.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	22.00'
L2	S 00°00'00" W	20.02'
L3	N 00°00'00" E	19.62'
L4	N 00°00'00" E	19.21'
L5	N 00°00'00" E	18.81'
L6	N 00°00'00" E	18.40'
L7	N 00°00'00" E	18.00'
L8	N 00°00'00" E	17.59'
L9	N 00°00'00" E	17.19'
L10	S 90°00'00" E	42.00'
L11	N 00°00'00" E	29.00'
L12	N 00°00'00" W	16.77'
L13	S 90°00'00" W	22.00'
L14	N 52°09'11" W	18.14'
L15	S 90°00'00" W	15.50'
L16	N 90°00'00" E	15.50'
L17	S 00°00'00" W	1.00'
L18	S 90°00'00" E	14.41'
L19	S 45°00'00" E	9.77'
L20	N 00°00'00" W	22.00'
L21	N 00°00'00" W	2.50'
L22	S 90°00'00" E	13.50'
L23	S 00°00'00" E	22.00'

S 89°50'51" W [2652.81'] 2653.07'
 BASIS OF BEARINGS
 N 107967.81 E 102581.98
 [N 107967.80 E 102581.70]
 SOUTHEAST CORNER SECTION 34
 TOWNSHIP 2 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 FOUND DAVIS COUNTY MONUMENT



BINGHAM ENGINEERING
 5160 Wiley Post Way, Salt Lake City, UT 84116
 (801) 532-2520 www.binghamnet.com

Desig: _____
 Drawn: JJS
 Checked: GM
 Reviewed: JRL

Davis County Recorder

Entry No. _____ Fee Paid _____
 Filed for record and recorded this _____
 day of _____, 2013 at _____
 in Book _____ of Official Records Page _____

County Recorder _____
 By: _____
 Deputy Recorder _____

Date 07/17/2013 Proj. # 4333 Sht 3 of 3



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: August 6, 2013

SUBJECT: Final plat for Eaglepointe Estates Phase 18 – Sky Properties, applicant.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the final plat for Eaglepointe Estates Phase 18 subject to approval of a trail agreement related to Parcel A.

On August 6, 2013 the Planning Commission recommended approval of the application for Final Plat approval with no conditions.

BACKGROUND

This subdivision is a typical R1-12 subdivision on the upper bench in the vicinity of the Kearns River and Questar gas transmission lines. Those gas lines traverse this project and the City, in past approvals, identified a desired trail location within this corridor. Parcel A on the attached map shows a twenty (20) foot wide area between Lots 1814 and 1815 that is intended to provide for the trail location. Today, Parcel A would connect only to the Davis School District property and not to Eaglepointe Drive. The City will need to secure additional property on the District's parcel in order to complete the trail connection to Eaglepointe Drive. Sky Properties has expressed concern about the City's ability to complete the trail connection and has requested that Parcel A be deeded back to them if the City fails to use the property for a trail within a specified time. The next item on the agenda is an agreement related to Parcel A.

ADDITIONAL BACKGROUND

The proposed subdivision plat is located north of Eaglepointe Estates Phase 17 and west of Eaglepointe Drive. The plat contains twenty (20) lots and is located within the R1-12 zoning district. The average lot size of this subdivision is 14,319 square feet. All proposed lots are in compliance with the following lot regulations in the city's Land Use Ordinance:

Minimum lot size: 12,000 square feet

Minimum lot width: 90 feet
Minimum lot depth: 110 feet
Minimum lot frontage: 45 feet

The plat contains two (2) streets, Pace Lane and Silvertree Lane. Both the streets are fifty (50) feet in width, and are considered local streets. There are ten (10) foot wide public utility easements along the front of each of the lots and 7.5 foot wide public utility easements along the side lot lines in this subdivision. Phase 18 received preliminary approval from the City Council on May 21, 2013 with no conditions.

This development is required to install secondary water lines for a future connection to the city's pressured irrigation system that is currently being installed on the golf course property.

The plat and construction drawings have been reviewed by the City Engineer and have been found to be in compliance.

POSSIBLE MOTION

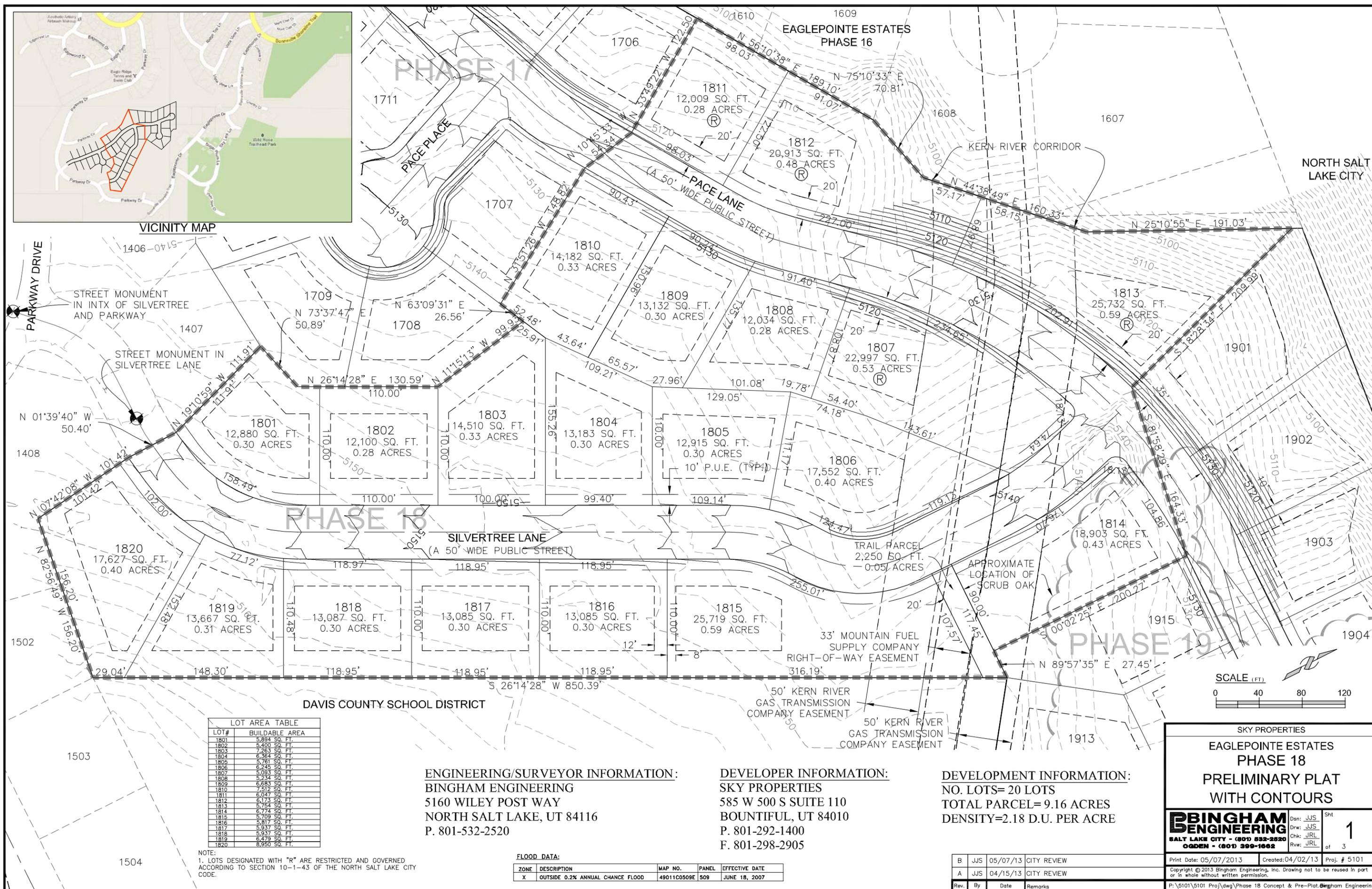
I move that the City Council approve the proposed final plat for Eaglepointe Estates Phase 18 to the City Council subject to the approval of a trail agreement related to Parcel A.

Attachments

- 1) Location Map
- 2) Approved preliminary design plan
- 3) Proposed final plat



VICINITY MAP



LOT AREA TABLE	
LOT#	BUILDABLE AREA
1801	5,894 SQ. FT.
1802	5,400 SQ. FT.
1803	7,263 SQ. FT.
1804	6,364 SQ. FT.
1805	5,761 SQ. FT.
1806	6,245 SQ. FT.
1807	5,083 SQ. FT.
1808	5,234 SQ. FT.
1809	6,683 SQ. FT.
1810	7,512 SQ. FT.
1811	6,047 SQ. FT.
1812	6,173 SQ. FT.
1813	5,754 SQ. FT.
1814	6,774 SQ. FT.
1815	5,709 SQ. FT.
1816	5,817 SQ. FT.
1817	5,937 SQ. FT.
1818	5,937 SQ. FT.
1819	6,479 SQ. FT.
1820	8,950 SQ. FT.

NOTE:
1. LOTS DESIGNATED WITH "R" ARE RESTRICTED AND GOVERNED ACCORDING TO SECTION 10-1-43 OF THE NORTH SALT LAKE CITY CODE.

ENGINEERING/SURVEYOR INFORMATION:
 BINGHAM ENGINEERING
 5160 WILEY POST WAY
 NORTH SALT LAKE, UT 84116
 P. 801-532-2520

DEVELOPER INFORMATION:
 SKY PROPERTIES
 585 W 500 S SUITE 110
 BOUNTIFUL, UT 84010
 P. 801-292-1400
 F. 801-298-2905

DEVELOPMENT INFORMATION:
 NO. LOTS= 20 LOTS
 TOTAL PARCEL= 9.16 ACRES
 DENSITY=2.18 D.U. PER ACRE

FLOOD DATA:

ZONE	DESCRIPTION	MAP NO.	PANEL	EFFECTIVE DATE
X	OUTSIDE 0.2% ANNUAL CHANCE FLOOD	49011C0509E	509	JUNE 18, 2007

Rev.	By	Date	Remarks
B	JJS	05/07/13	CITY REVIEW
A	JJS	04/15/13	CITY REVIEW

SKY PROPERTIES
**EAGLEPOINTE ESTATES
 PHASE 18
 PRELIMINARY PLAT
 WITH CONTOURS**

BINGHAM ENGINEERING
 SALT LAKE CITY - (801) 532-2520
 OGDEN - (801) 390-1662

Dsn: JJS
 Drw: JJS
 Chk: JRL
 Rvw: JRL

Sht
1
 of 3

Print Date: 05/07/2013 Created: 04/02/13 Proj. # 5101
 Copyright © 2013 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.
 P:\S101\S101 Proj\dwg\Phase 18 Concept & Pre-Plat.Bingham Engineering

EAGLEPOINTE ESTATES PHASE 18

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE:

I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 312770 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS "EAGLEPOINTE ESTATES PHASE 18" AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Date: _____



D. Gregg Meyers
P.L.S. No. 312770

LEGAL DESCRIPTION:

A parcel of land located in the Northwest Quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, being more particularly described as follows:

Beginning at a point North 89°51'14" West along the section line 688.93 feet and South 129.28 feet from the North Quarter Corner of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 18°28'34" East 209.99 feet; thence northeasterly along the arc of a 525.00 foot radius non-tangent curve to the right, the center of which bears South 18°28'34" East, through a central angle of 18°02'06" a distance of 165.25 feet; thence South 00°26'28" East 50.00 feet; thence South 00°02'25" East 200.26 feet; thence North 89°57'35" East 27.45 feet; thence South 26°14'28" West 850.39 feet to the North line of Eaglepointe Estates Phase 15 as recorded in the Office of the Davis County Recorder in Book 4287 at Page 1116; and running along said North line North 82°56'49" West 156.20 feet to the South line of Eaglepointe Estates Phase 14 as recorded in the Office of the Davis County Recorder in Book 4287 at Page 1114; and running along said Phase 14 the following three (3) courses and distances: (1) North 07°42'08" West 101.42 feet; (2) North 01°39'40" West 50.40 feet; and (3) North 19°10'59" West 111.19 feet to the South line of Eaglepointe Estates Phase 17 as recorded in the office of the Davis County Recorder in Book 5801 at Page 1409; thence along said Phase 17 the following seven (7) courses and distances: (1) North 73°37'47" East 50.89 feet; (2) North 26°14'28" East 130.59 feet; (3) North 11°15'13" West 99.93 feet; (4) South 63°09'31" West 26.56 feet; (5) North 31°51'26" West 148.82 feet; (6) North 10°45'33" West 54.34 feet; (7) North 33°49'22" West 122.50 feet to the East line of Eaglepointe Estates Phase 16 as recorded in the office of the Davis County Recorder in Book 4287 at Page 1115; thence along said East line and the extension thereof the following three (3) courses and distances: (1) North 56°10'38" East 189.10 feet; (2) North 75°10'33" East 70.81 feet and (3) North 44°38'49" East 160.33 feet; thence North 25°10'55" East 191.03 feet to the point of beginning.

Containing 403,769 Square Feet or 9.269 Acres, 20 Lots, 1 Open Space Parcel, and 2 roadways.

OWNERS DEDICATION:

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

"EAGLEPOINTE ESTATES PHASE 18"

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 SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2013.

EAGLEPOINTE DEVELOPMENT, L.C.
a Utah Limited Liability Company
By: Its Manager Excel Investment Corporation

By: W. Scott Kjar, Vice-President Date _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS) ss

ON THIS _____ DAY OF _____, 2013, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF EAGLEPOINTE ESTATES PHASE 18 AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID EAGLEPOINTE ESTATES PHASE 18, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID MANAGER OF EAGLEPOINTE ESTATES PHASE 18, EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF _____ Notary Seal
MY COMMISSION EXPIRES _____

NOTES:

1) REAR LOT CORNERS WILL BE LOCATED AND MARKED ON THE GROUND WITH A 5/8" REBAR WITH A PLASTIC CAP LABELED "BINGHAM ENG". FRONT LOT CORNERS WILL NOT BE MARKED ON THE GROUND BUT THE EXTENSION OF THE SIDE LOT LINE TO THE TOP OF CURB WILL BE LOCATED AND MARKED BY A PIN OR RIVET INSET INTO THE TOP OF THE CURB.

2) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 10.00 FEET WIDE ALONG THE STREETS, REAR YARDS, AND BOUNDARY LINE, AND 15.0 FEET ALONG THE LOT LINES UNLESS OTHERWISE NOTED.

3) THE COORDINATES SHOWN HEREON ARE BASED ON THE DATUM OF THE DAVIS COUNTY SURVEYOR. RECORD BEARINGS, DISTANCES AND COORDINATE VALUES ARE SHOWN IN BRACKETS []. ALL OTHERS DIMENSIONS AND COORDINATE VALUES ARE MEASURED.

4) APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.

5) LOT 1610-A IS PART OF EAGLEPOINTE ESTATES PHASE 16, AMENDED.

6) 50' WIDE KERN RIVER GAS TRANSMISSION COMPANY RIGHT-OF-WAY AND EASEMENT AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2540282 IN BOOK 5068 AT PAGES 331-340.

7) 36' WIDE QUESTAR GAS LINE EASEMENT AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 121 AT PAGE 273.

8) 50' WIDE KERN RIVER GAS TRANSMISSION COMPANY RIGHT-OF-WAY AND EASEMENT AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER ENTRY NO. 427190 IN BOOK 1412 AT PAGE 615.

9) PARCEL A SHALL BE AN OPEN SPACE LOT. PARCEL A IS HEREBY DEDICATED TO THE CITY OF NORTH SALT LAKE BY THE RECORDING OF THIS PLAT.

10) LOTS DESIGNATED WITH "R" ARE RESTRICTED AND GOVERNED ACCORDING TO SECTION 10-1-43 OF THE NORTH SALT LAKE CITY CODE.

NOTICE: AT THE TIME OF RECORDING, THIS SUBDIVISION IS LOCATED WITHIN 1,300 FEET OF AN ACTIVE SURFACE MINING OPERATION THAT INCLUDES OCCASIONAL BLASTING.

PLAT PREPARED FOR:
EAGLEPOINTE DEVELOPMENT, L.C.
585 W 500 S SUITE 110
BOUNTIFUL, UT 84010

CITY COUNCIL APPROVAL	
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH THIS _____ DAY OF _____, 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	
MAYOR _____	ATTEST: CITY RECORDER _____
BINGHAM ENGINEERING 5160 Wiley Post Way, Salt Lake City, UT 84116 (801) 532-2520 www.binghamnet.com	Design: _____ Drawn: STAFF Checked: GM Reviewed: JJS

RECOMMENDED FOR APPROVAL	RECOMMENDED FOR APPROVAL	RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 2013. CITY ENGINEER _____	THIS _____ DAY OF _____, 2013. CHAIRMAN, PLANNING COMMISSION _____	THIS _____ DAY OF _____, 2013. CITY ATTORNEY _____

Davis County Recorder		
Entry No. _____	Fee Paid _____	
Filed for record and recorded this _____ day of _____, 2013 at _____ in Book _____ of Official Records Page _____		
County Recorder _____		
By: _____ Deputy Recorder		
Date 07/15/2013	Proj. # 5101	Sht 1 of 2

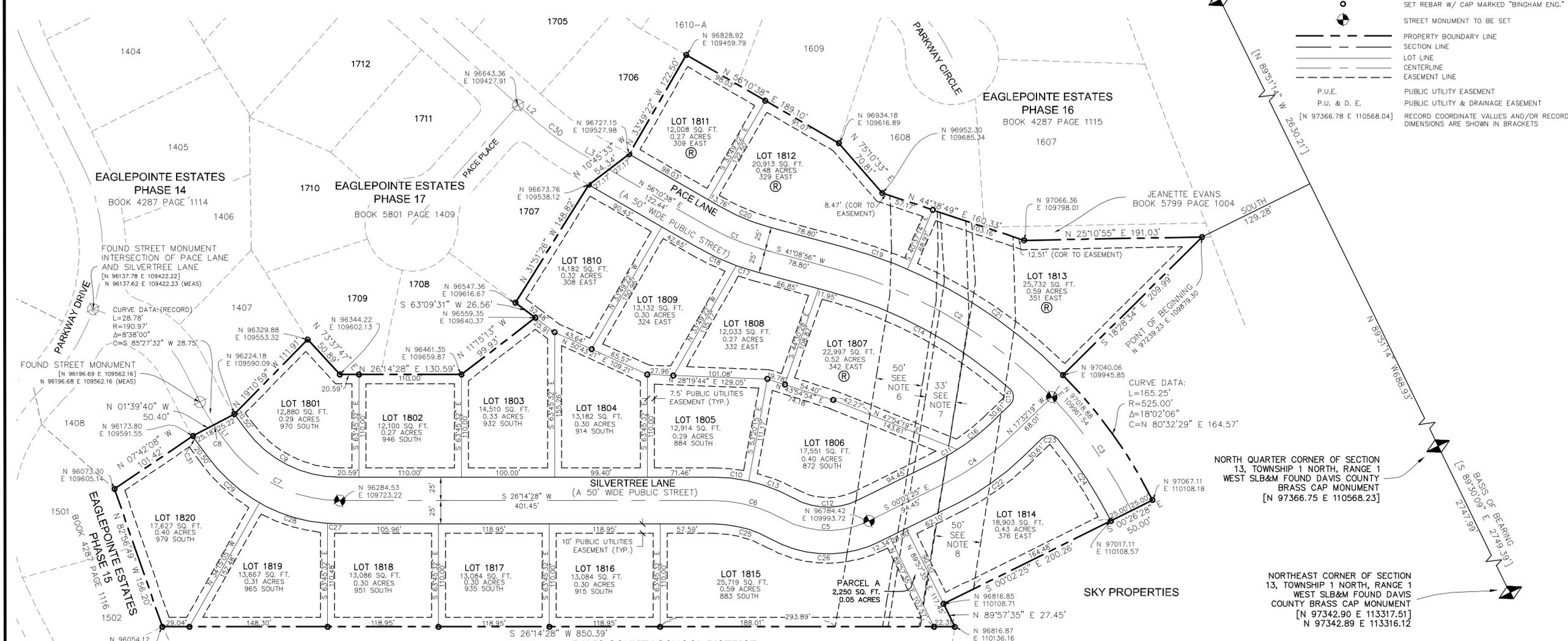
EAGLEPOINTE ESTATES PHASE 18

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST SLB&M NOT FOUND [N 97373.46 E 107938.03]

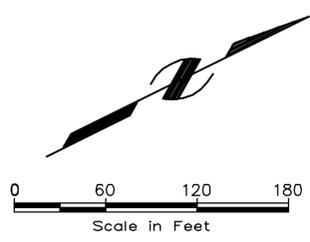
LEGEND

- SECTION CORNER MONUMENT FOUND AS NOTED
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- STREET MONUMENT TO BE SET
- PROPERTY BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- RECORD COORDINATE VALUES AND/OR RECORD DIMENSIONS ARE SHOWN IN BRACKETS



CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	65.57'	250.00'	15°01'42"	N 48°39'47" E	65.39'	C17	24.55'	275.00'	5°06'51"	N 43°42'22" E	24.54'
C2	273.25'	500.00'	31°18'44"	S 56°48'18" W	269.86'	C18	47.58'	275.00'	9°54'50"	N 51°13'13" E	47.52'
C3	149.21'	500.00'	17°05'52"	S 81°00'36" W	148.65'	C19	75.42'	525.00'	8°13'50"	S 45°15'51" W	75.35'
C4	76.35'	250.00'	17°29'55"	N 08°47'22" W	76.06'	C20	59.02'	225.00'	15°01'42"	N 48°39'47" E	58.85'
C5	96.97'	100.00'	55°33'26"	N 27°44'19" E	93.21'	C21	202.91'	525.00'	22°08'40"	S 60°27'06" W	201.65'
C6	76.64'	150.00'	29°16'34"	S 40°52'45" W	75.81'	C22	83.99'	275.00'	17°29'55"	N 08°47'22" W	83.66'
C7	140.88'	150.00'	53°48'38"	N 53°08'47" E	135.76'	C23	18.13'	11.00'	94°26'59"	S 29°41'10" W	16.15'
C8	3.64'	190.97'	1°05'28"	N 80°35'50" E	3.64'	C24	104.85'	475.00'	12°38'52"	S 83°14'06" W	104.64'
C9	117.40'	125.00'	53°48'38"	N 53°08'47" E	113.13'	C25	63.87'	125.00'	29°16'34"	S 40°52'45" W	63.18'
C10	37.68'	175.00'	12°20'09"	S 32°24'32" W	37.60'	C26	121.21'	125.00'	55°33'26"	N 27°44'19" E	116.51'
C11	24.69'	225.00'	6°17'13"	N 03°11'01" W	24.68'	C27	13.01'	175.00'	4°15'29"	N 28°22'12" E	13.00'
C12	72.72'	75.00'	55°33'26"	N 27°44'19" E	69.91'	C28	77.12'	175.00'	25°14'58"	N 43°07'26" E	76.50'
C13	51.74'	175.00'	16°56'25"	S 47°02'49" W	51.55'	C29	74.23'	175.00'	24°18'12"	N 67°54'00" E	73.67'
C14	222.70'	475.00'	26°51'45"	S 54°34'49" W	220.66'	C30	51.59'	250.00'	11°49'22"	N 62°05'19" E	51.50'
C15	18.13'	11.00'	94°26'59"	N 64°45'49" W	16.15'	C31	7.27'	215.97'	1°55'40"	N 81°00'56" E	7.27'
C16	44.03'	225.00'	11°12'42"	N 11°55'58" W	43.96'						

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°03'06" E	20.50'
L2	S 68°00'00" E	28.23'
L3	N 56°10'38" E	40.27'



BINGHAM ENGINEERING
 5160 Wiley Post Way, Salt Lake City, UT 84116
 (801) 532-2520 www.binghammet.com

Design: _____
 Drawn: JJS
 Checked: GM
 Reviewed: JRL

Davis County Recorder

Entry No. _____ Fee Paid _____
 Filed for record and recorded this _____ day of _____, 2013 at _____ in Book _____ of Official Records Page _____

County Recorder _____
 By _____ Deputy Recorder _____

Date 07/15/2013 Proj. # 5101 Sht 2 of 2

**AGREEMENT RELATED TO PARCEL "A"
EAGLEPOINTE ESTATES PHASE 18
BETWEEN SKY PROPERTIES
AND
THE CITY OF NORTH SALT LAKE**

This Agreement is made and entered between Sky Properties (hereinafter called the "DEVELOPER") and the City of North Salt Lake, Utah (hereinafter called the "CITY") in order to effectuate the transfer of ownership of a parcel of property (hereinafter called the "SUBJECT PROPERTY") from the DEVELOPER to the CITY.

RECITALS

WHEREAS, The CITY is a duly organized and recognized municipality within the State of Utah; and,

WHEREAS, Sky Properties is the owner and developer of a certain subdivision named Eaglepointe Estates, Phase 18, located within the jurisdictional boundaries of the CITY; and,

WHEREAS, the CITY has identified the SUBJECT PROPERTY as an integral part of its pedestrian trail system and has requested that the DEVELOPER dedicate the SUBJECT PROPERTY to the CITY so that a future trail connection may be installed; and,

The DEVELOPER has requested that certain considerations be granted by the CITY as a condition of dedicating the SUBJECT PROPERTY and the purpose of this agreement is to precisely establish the complete terms of this transaction.

TERMS AND CONDITIONS

1. The DEVELOPER hereby agrees to transfer ownership of the SUBJECT PROPERTY, more particularly described as Parcel "A" on the proposed final subdivision plat for Eaglepointe Estates, Phase 18, (Exhibit A) to the CITY subject to the Terms and Conditions contained in this agreement.

2. In consideration for receipt of the SUBJECT PROPERTY, the CITY hereby agrees to construct trail improvements within the SUBJECT PROPERTY, including the installation of a formal trail or path and a fence which shall delineate the boundaries of the SUBJECT PROPERTY. Further, the style and type of fence will be of the CITY's choosing.

3. The City will further pursue the acquisition of additional parcel(s) of property outside of Eaglepointe Estates, Phase 18, which will be connected to the SUBJECT PROPERTY and will have the purpose of connecting formal trails or paths from SUBJECT PROPERTY to the Bonneville Shoreline Trail and/or the sidewalk that exists on Eaglepointe Drive (generally located east and southeast of the SUBJECT PROPERTY).

4. If the CITY fails to construct trail improvements as described in Paragraph 2 or to obtain the additional parcels noted in Paragraph 3 within five (5) years of the date of this agreement, then the SUBJECT PROPERTY will be returned to the DEVELOPER and this agreement shall have no further effect.

5. This is the entire agreement between the DEVELOPER and the CITY related to the dedication of the SUBJECT PROPERTY and no other rights, vesting or agreements are made except for those specifically agreed to and described herein.

Dated this ____ day of _____, 2013.

OWNER

Sky Properties

CITY

ATTEST:

Len Arave, Mayor

City Recorder

EXHIBIT A

FINAL PLAT – EAGLEPOINTE ESTATES, PHASE 18



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Assistant City Manager

DATE: August 6, 2013

SUBJECT: Site plan for Storage City Phase 2 located at approximately 209 West Center Street – Menlove Construction, applicant.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for Storage City Phase 2 located at approximately 209 West Center Street subject to the following conditions:

- 1) A waterline easement be approved by the City Engineer and recorded with Davis County prior to issuance of a Building Permit.
- 2) A lock box for emergency personnel must be provided for the gate on-site prior to issuance of a Building Permit.

On July 23, 2013 the Planning Commission recommended approval of this application to the City Council subject to the above conditions. In addition, the Commission recommended the following third condition:

- 3) City staff to review prior approvals regarding phase scheduling.

BACKGROUND

In 2006, a conditional use permit was granted to Storage City for the development of the Storage City Subdivision. The approved conditional use permit also included a development agreement which approved an overall land plan in phases for the subdivision. The agreement also indicated that site plan approval is required for each phase of the project. The conditional use permit designated the lot fronting on Center Street as commercial property and the middle lot for storage units. This application is for the 2nd phase of the storage units on the middle lot of the subdivision.

The applicant is proposing five (5) storage unit buildings for Phase 2 of the Storage City Subdivision. With the completion of the five storage unit buildings, there will be a total of sixteen (16) storage units at this site. Storage units may never be developed on the site designated for commercial development in the conditional use permit agreement.

In the development agreement for Storage City, it was agreed that Storage City, LC would grant the City a utility easement to place a public water line in Phase 2 without cost to the City and that they would “loop” the water line at their sole expense. The applicant is proposing to extend that water line at this time, and therefore, must establish a public utility easement on the neighboring property where the line is proposed to be located. The applicant has submitted a draft of that easement, but the DRC is recommending that the easement language be approved by the City Engineer and recorded with Davis County prior to issuance of any Building Permits for the self-storage units.

The second condition of approval was requested by police and fire personnel and requires that an emergency lock box be placed so that entry through the project gate may be obtained if necessary.

The final condition added by the Planning Commission was a result of discussion regarding the phasing of the land plan that was approved as a part of the conditional use approval. The Commission wanted to verify that this phase and its timing were consistent with prior approvals. Staff has reviewed the original agreement and finds that while the timing of the phases has not occurred precisely as contemplated, the land use plan has been followed and the commercial designation on the Center Street frontage has been maintained. Storage units in this location were planned and agreed to in the development agreement and there is no requirement in the agreement that precludes approval of this application.

ADDITIONAL BACKGROUND

The landscaping on this portion of the site will total 29,267 square feet, which is approximately 19.4% of the site. A portion of the landscaping has already been installed on the east portion of the site. The proposed landscaping is in compliance with the city’s Land Use Ordinance. The detention has been reviewed and approved by the City Engineer.

The proposed building sizes are as follows:

- Building L: 13,900 square feet
- Building M: 17,640 square feet
- Building N: 7,800 square feet
- Building O: 9,100 square feet
- Building P: 9,700 square feet

TOTAL BUILDING COVERAGE = 58,140 square feet

Because the total building size is over 30,000 square feet, the City Council has final approval authority on this application.

POSSIBLE MOTION

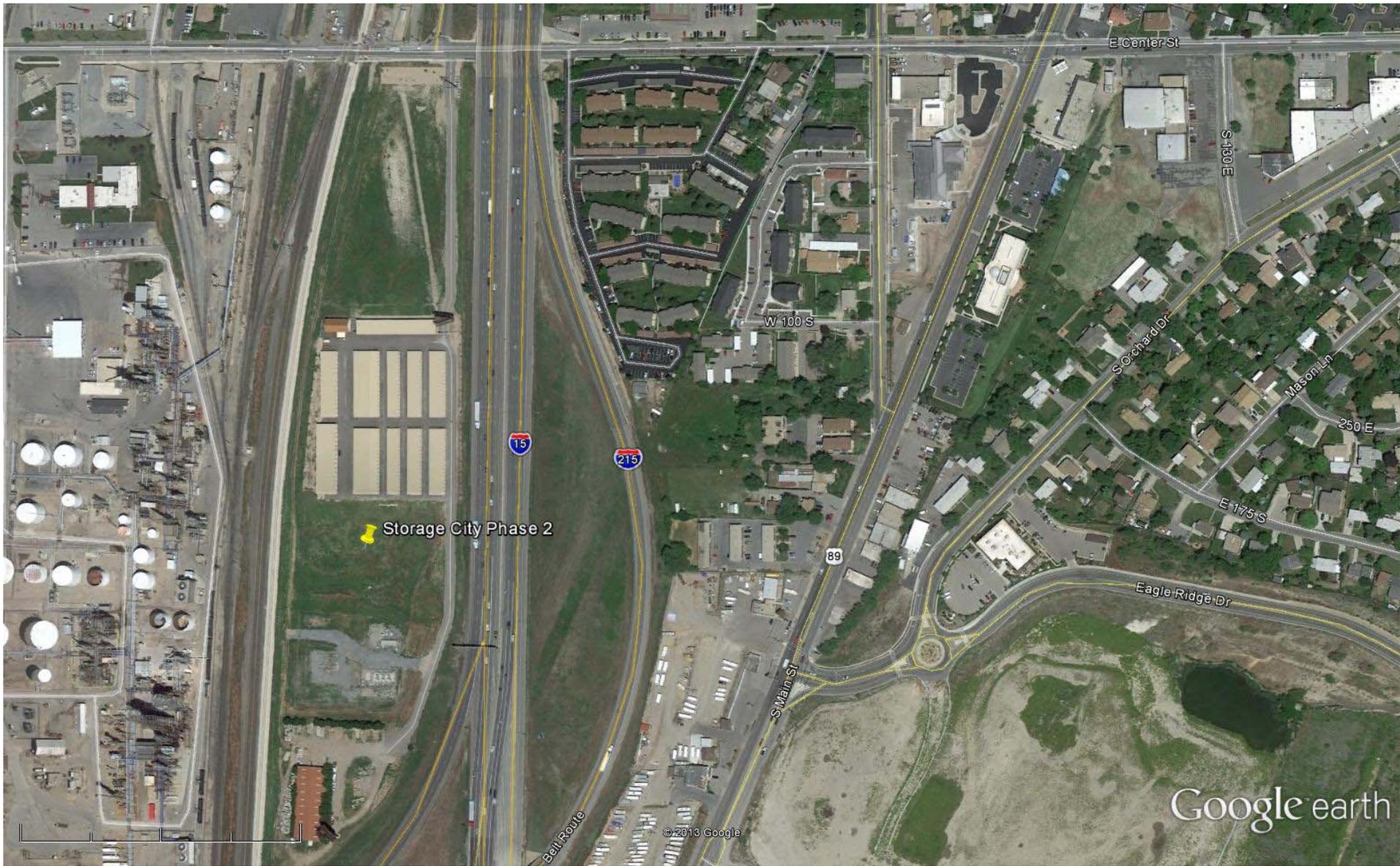
I move that the City Council approve the site plan for Storage City Phase 2 located at approximately 209 West Center Street subject to the following conditions:

- 1) A waterline easement be approved by the City Engineer and recorded with Davis County prior to issuance of a Building Permit.
- 2) A lock box for emergency personnel must be provided for the gate on-site prior to issuance of a Building Permit.

*Staff has completed the third condition recommended by the Planning Commission and does not believe that this condition needs to be included in the Council's final action.

Attachments

- 1) Location Map
- 2) Proposed Site Plan
- 3) Proposed Landscaping Plan
- 4) Proposed Building Elevations

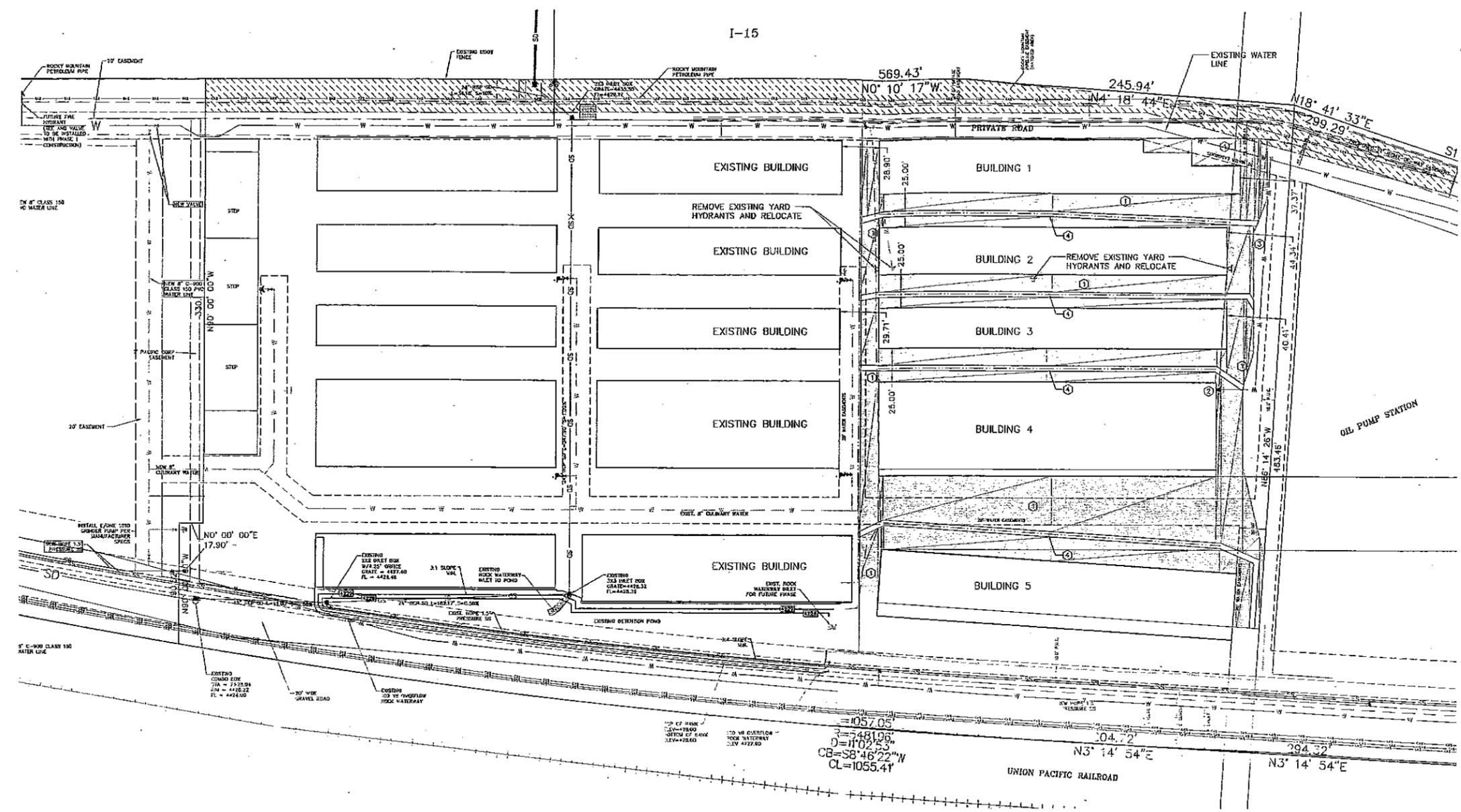
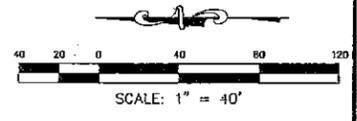


Google earth

feet
km



I-15



KEYED NOTES

- ① NEW ASPHALT
- ② NEW FIRE HYDRANT W/BOLLARDS
- ③ NEW 6" FIRE LINE
- ④ NEW 4" WATER WAY

HILL & ARGYLE, Inc.
Engineering and Surveying
H A
 181 North 200 West, Suite #4, Bountiful, Utah 84010
 (801) 288-2256 Phone, (801) 288-5993 Fax

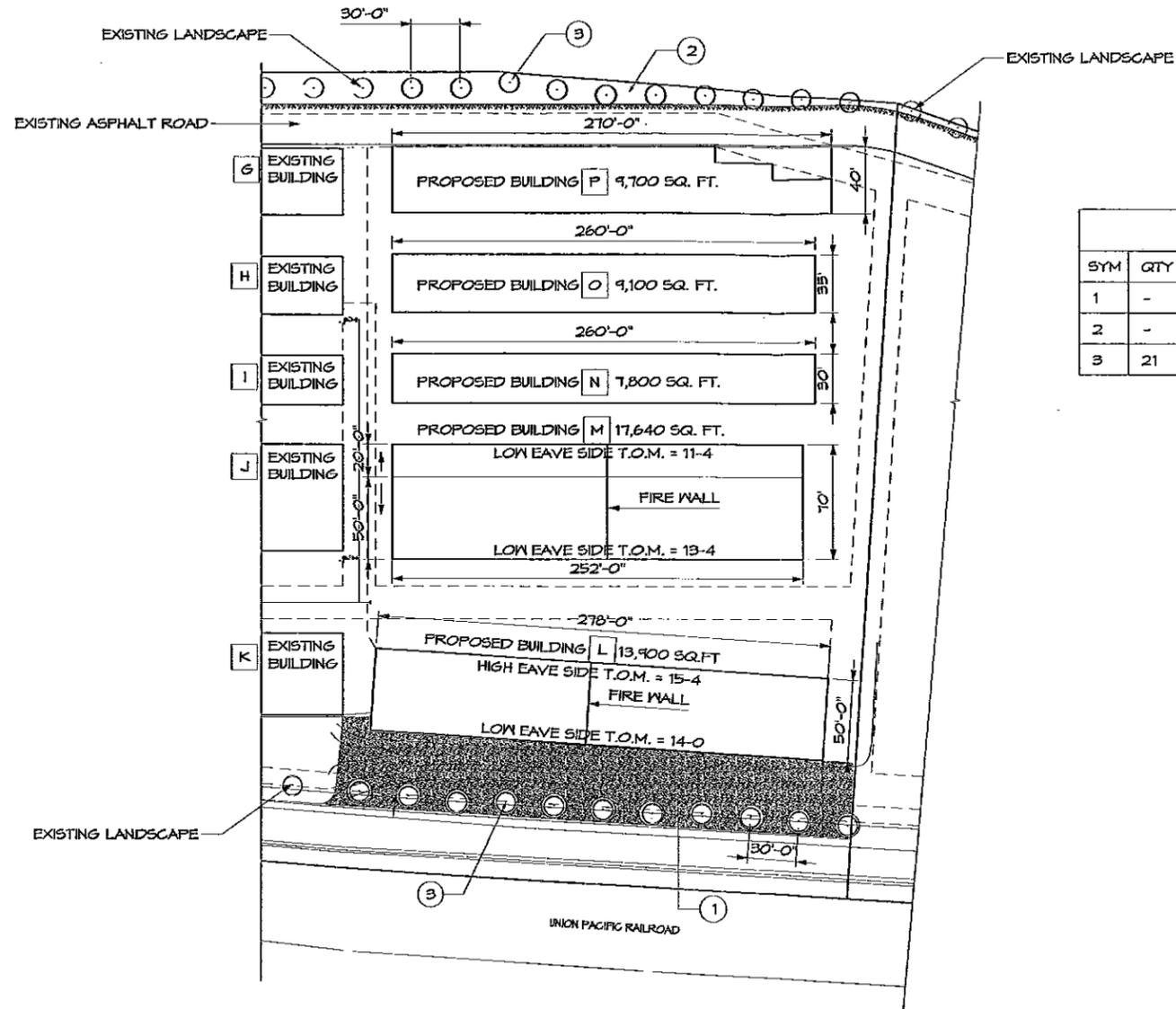


NSL STORAGE/INDUSTRIAL PARK
 LOCATED IN THE NE QUARTER OF SECTION 11, T1N, R1E,
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DATE 05/14/73	DATE 05/14/73	DATE	DATE
BY	BY	BY	BY
REV.	REV.	REV.	REV.
SHEET C-3			
SITE PLAN			
TOPO			
PROJECT NO. 13-142			

THIS DRAWING AND ITS DESIGN AND DETAILS ARE THE PROPERTY OF BARNETT STRUCTURES, L.C. AND SHALL NOT BE COPIED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF BARNETT STRUCTURES, L.C. ALL RIGHTS OF DESIGN AND INVENTION ARE RESERVED. COPYRIGHT © BARNETT STRUCTURES 2013

REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD



PLANTING LIST			
SYM	QTY	SPECIES	SIZE
1	-	LANDSCAPE ROCK-GRAVEL	2" MINUS.
2	-	LANDSCAPE MULCH	STANDARD
3	21	FLOWERING SNOWDRIFT CRABAPPLE	1 1/2" CALIPER 6 TO 8 FT. HIGH

LAND USE SUMMARY PHASE 2

TOTAL SITE AREA = 150,742 SQ. FT.

TOTAL AREA OF BUILDINGS = 58,140 SQ. FT.

TOTAL AREA OF ASPHALT PAVING = 63,385 SQ. FT.

TOTAL AREA OF LANDSCAPING = 29,267 SQ. FT.

PERCENT OF SITE LANDSCAPING = 19.4% > 10% REQD.

GENERAL IRRIGATION NOTE:

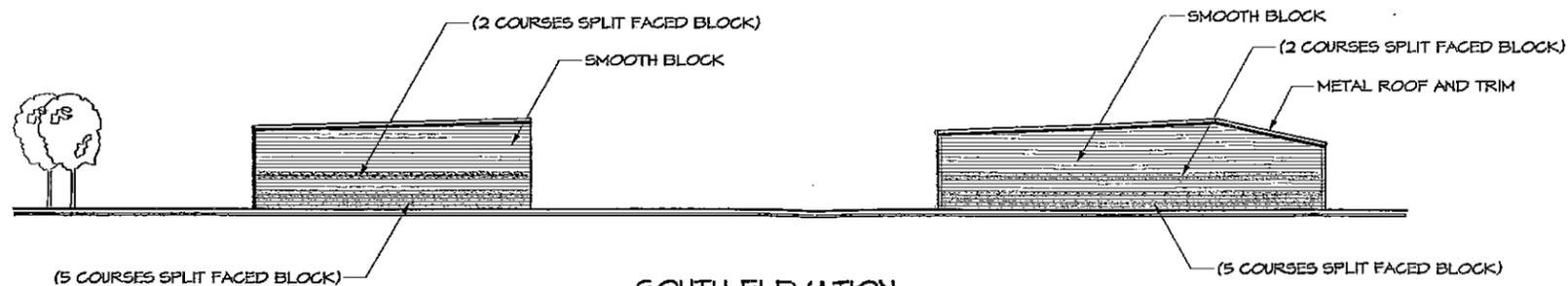
EXTEND EXISTING DRIP SYSTEM ALONG EAST AND WEST LINES TO EACH PROPOSED TREE.

 LANDSCAPING PLAN
PHASE (II) STORAGE

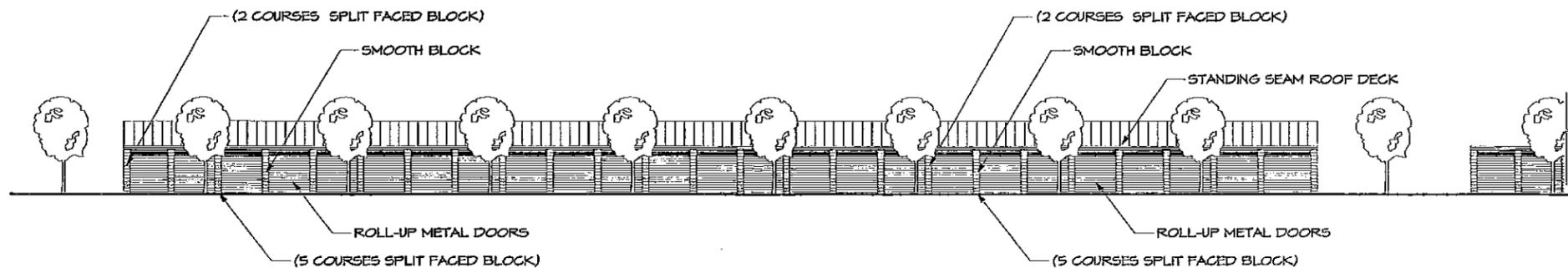
	DRAWN BY	TROY NIELSEN	5/2013	STORAGE CITY PH-II NORTH SALT LAKE UTAH	BARNETT STRUCTURES COPYRIGHT © 2013
	CHECKED				
	ENGINEER	LYNN BARNETT	5/2013	LANDSCAPING PLAN	SCALE 1"=50'-0"
	ADDRESS:	P.O. BOX 1249 1191 S. MAIN CENTERVILLE, UT 84014			
	PHONE: (801) 294-2450	FAX: (801) 294-2454		SIZE	SHEET
DO NOT SCALE DRAWING				PROJECT #	DRAWING
				1312	LSP

THIS DRAWING AND ITS DESIGN AND DETAILS ARE THE PROPERTY OF BARNETT STRUCTURES, L.C. AND SHALL NOT BE COPIED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF BARNETT STRUCTURES, L.C. ALL RIGHTS OF DESIGN AND INVENTION ARE RESERVED. COPYRIGHT © BARNETT STRUCTURES 2013

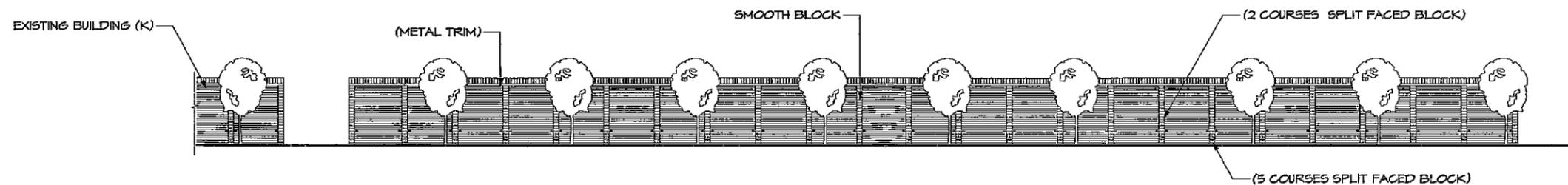
REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	QAD



SOUTH ELEVATION
(COLORS TO MATCH EXISTING BUILDING'S)



EAST ELEVATION
(COLORS TO MATCH EXISTING BUILDING'S)



WEST ELEVATION
(COLORS TO MATCH EXISTING BUILDING'S)



DRAWN BY: TROY NIELSEN 5/2013
 CHECKED: []
 CHECKED: []
 ENGINEER: LYNN BARNETT 5/2013
 ADDRESS: P.O. BOX 1248
 1199 S. MAIN
 CENTERVILLE, UT
 84014
 PHONE: (801) 294-2750
 FAX: (801) 294-2991
 DO NOT SCALE DRAWING

STORAGE CITY PH-II		BARNETT STRUCTURES COPYRIGHT © 2013	
NORTH SALT LAKE		UTAH	
ELEVATIONS			
SCALE	SIZE	SHEET	PROJECT #
1/16"=1'-0"	D	1 OF 1	1312
BUILDING	REV.		
ELV			



NORTH SALT LAKE PUBLIC WORKS

10 East Center Street
North Salt Lake, Utah
84054
(801) 335-8700
(801) 397-0640 Fax

LEONARD ARAVE
Mayor

PAUL OTTOSON, PE
Public Works Director /
City Engineer

MEMORANDUM

To: Honorable Mayor & City Council
From: Paul Ottoson
Date: July 31, 2013
Subject: Legacy Trail Asphalt Preservation

RECOMMENDATION

City Staff recommends awarding the “Legacy Trail Asphalt Preservation” project to Holbrook Asphalt for the price of \$35,776.97.

BACKGROUND

This project did not go out for bid since the material used to surface the trail (HA5), is an asphalt preservation product and is a sole source product manufactured, sold, distributed, and installed exclusively under the direction of Holbrook Asphalt. HA5 is the only product meeting the specifications of a High Density Mineral Bond as specified in the “Manual of Standard Specifications 2012” Section 32 01 13.68 produced by the American Public Works Association.

This project includes installing HA5 on the 10 foot wide Legacy Trail from the City’s north limit line by Legacy Regional Park to the City’s south limit line by Salt Lake Imports at 750 South Redwood Road. This distance of trail comes to 16,900 lineal feet or 3.2 miles. In addition, we propose to install the HA5 at the city owned trailhead parking lot at Center Street just south of Lifeline.

The City has used Holbrook Asphalt and HA5 on several streets and parking lots throughout the city and has been very pleased with the company and the product.