



CITY OF NORTH SALT LAKE

NORTH SALT LAKE CITY COUNCIL

NOTICE & AGENDA

February 4, 2014

7:00 p.m.

Posted February 1, 2014

Notice is given that the North Salt Lake City Council will hold a regular meeting on TUESDAY, FEBRUARY 4, 2014 at 7:00 p.m. A work session will be held at 6:00 p.m. in the police conference room downstairs at City Hall, followed by the regular session 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 - 6:00 p.m.

- 6:00 Welcome
- 6:05 Todd Weiler Update
- 6:25 Finance Department Report – Janice Larsen
- 6:35 Police Department Report – Chief Craig Black
- 6:45 Action Items
- 6:50 Council Reports
- 7:00 Adjourn

REGULAR SESSION - 7:00 p.m.

- 7:00 Introduction by Mayor Len Arave
- 7:02 Invocation and Pledge of Allegiance ~ Council Member Ryan Mumford
- 7:05 Citizen comment
- 7:10 Consideration of Mayor and Council appointees to the Parks Trails Arts and Recreation Committee
- 7:20 Consideration of a General Development Plan for the proposed Granite Ridge subdivision located west of Edgewood Estates – Brighton Homes, applicant
- 7:40 Consideration of Ordinance 2014-02 An Ordinance prohibiting the feeding of certain wildlife within the City of North Salt Lake
- 7:50 Consideration of Resolution 2014-04R: A resolution amending the City's Comprehensive Fee Schedule related to certain development fees
- 8:05 City Attorney's report
- 8:10 Mayor's report
- 8:15 City Manager's report
- 8:20 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 Feb. 4, 2014)

Item	Chair	Committee	Description	Done
NEW				
1	Ken	Craig, Jon, Brent (Ali to complete application)	The Mayor requested that City staff contact the Division of Wildlife Resources (DWR) in regards to what steps the City would need to do to prepare a plan to obtain a Certificate of Registration for a license for deer removal. Chad Wilson would be the contact at DWR.	
2	Ken	Jon, Stan, Paul	Jordan River Commission events May 29 & 31 "Get into the river" with a cleanup project on the 29 th . Cities are encouraged to have a day of celebration on the 31 st . Laura Hanson asked for projects that we are going to do on our side of the river – cleanup, etc.?	
3	Paul	Sally	Paul Ottoson to provide the costs of the deposits for the use of the athletic field (and other reservations that require a fee) at a future City Council meeting.	
4	Linda		Mayor would like residents nominated for the Parks, Trails, Arts and Rec committee to attend the meeting when they are nominated/appointed. (Also put in newsletter. Council Member Jensen commented that he would prefer the Parks, Trails, etc committee meetings to be held Tuesdays if possible. <i>Advertisement in Feb. newsletter being mailed this week.</i>	
OLD				
1	Linda	Jon, Paul	Paul/Jon - Monument/sign "Art Gregerson Memorial Trail" – <i>have attempted to contact Steve Gregerson to get family's input on monument – have come up with some examples.</i>	
2	David		David Church – Review Interlocal Agreement with Wasatch Integrated Waste Mgmt. What is city's obligation? <i>David has agreement and is working on this.</i>	
3	Ken		Public hearing to determine if a Verizon tower/water tower be placed at the golf course. Barry commented that renderings could be created to show the public what it would look like at the hearing with the Planning Commission and that the item would then be brought back to the City Council. <i>Verizon personnel were notified by city staff of the requirements for noticing a public hearing. We are still waiting for the submittal of names and addresses of affected property owners so that proper notice can be made. We have an application, but they are still working to comply with noticing.</i>	
4	Linda		Davis Co. Health Dept. – basic finding/cancer levels report expected at end of December; soil sample report in six months. <i>Linda has left message.</i>	
5	Craig	Jon, Ken, Paul	Paul -- divide landscape plan for Foxboro park strips (adjacent to wetlands) into phases and bring back to Council in February, 2014.	
6	Ken	Jon Craig	Staff to study options for wi-fi tower including other sites or treatment of the tower and site to make it more appealing. Keep neighborhood informed with communication, including a neighborhood meeting if needed. <i>In progress.</i>	
7	Jon	Ken Paul	Ken – look at establishing building standard codes (CCRs) for the industrial park. <i>Jim working on this.</i>	
8	Brent	Janice Ken	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 November, 2013. <i>Fee study is complete. Community Development to put together recommendation for Council to Review at future meeting.</i>	
STALE				
1			David Church to do "hold harmless agreement" for trail system. Find out from Dave Peters what, if anything, he did. <i>Sale of Granite parcel is pending, project on hold.</i>	
2			Ken – work to get important thoroughfares cleaned up, i.e. Hwy. 89, Redwood Road, etc. <i>Ken will be working on this until he retires or is replaced.</i>	
3			Paul Ottoson and Council Member Porter will work on maps for the trails. <i>This has been completed, except for "you are here" markers at junctions. (Spring 2013). Working to set up a trails committee meeting. Waiting for Davis County to designating the Bonneville Shoreline Trail. Map will be added to kiosk with trails at Wild Rose Park.</i>	



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: Planning Commission

FROM: Ali Avery, City Planner

DATE: January 14, 2014

SUBJECT: General development plan for Granite Ridge

RECOMMENDATION

The Development Review Committee (DRC) recommends tabling the general development plan for Granite Ridge until the concerns from city staff have been addressed regarding the geotechnical report.

BACKGROUND

As you may recall, the proposed general development plan for Granite Ridge was presented to the Planning Commission for discussion only on December 10, 2013. The applicant, Brighton Homes, is now requesting that the Planning Commission take action on their general development plan.

The proposed development is located directly west of the Edgewood Estates development, and east of the gravel pits along the Frontage Road (see Attachment 1). Currently, the property is zoned Special Use Restricted (SR), which is a zone created primarily for mining operations. The property is also within the Sensitive Lands Overlay zoning district, which triggers a more extensive examination of the development of the property in regards to environmental hazards, geotechnical studies, etc. The applicant will be requesting that the property is rezoned to a Planned (P) District to convert a portion of the property owned by Granite Construction from mining to residential development. The first step in the process of rezoning to a P District is to receive approval for a general development plan which includes concept plan documents, specific zoning regulations for the property, and a development agreement. The P District zoning regulations, found in 10-13 of the City Code, restrict the general development application from moving forward to the City Council with anything except a positive recommendation from the Planning Commission.

The applicant is requesting approval for a general development plan which consists of 64 single-family lots. The total acreage of the site is 28.26 acres, which includes a proposed density of

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2.26 units/acre. The lot size regulations are divided into two pieces: large lots, which are a minimum of 12,000 square feet and small lots, which are a minimum of 6,000 square feet. The developments surrounding the property are: Villas at Bella Vida (single-family homes with HOA maintained yards), Edgewood Estates (twin-homes with HOA maintained yards), and Eaglepointe Estates Phase 13 (single-family homes with a minimum lot size of 12,000 square feet). As you can see, Brighton Homes is proposing to cluster the smaller lots on the north and west sides of the development, and the larger lots on the south and east sides of the development to ensure compatibility with the neighboring lot sizes.

Parcel A is proposed to be dedicated to the City (with final plat approval) for the installation of the last connection of the Wild Rose Trail to the Eaglewood Village development. The trail will meander across the west side of the Edgewood Estates and Villas at Bella Vida properties to facilitate a smaller slope on the pedestrian trail. Parcels B-D are open space parcels that are undevelopable for residential use, so they will remain open space or detention area. The specific details of the treatment of those open space parcels will be included with the Preliminary Design Plan for this development, and are unnecessary at the general development plan level.

Exhibit “D” below contains this project’s proposed development regulations. These regulations are the City’s R1-10 zoning provisions together with any exceptions from the R1-10 zone that are being requested to facilitate a variety of lot sizes in the development. The table below illustrates how this application’s proposed revisions compare to the R1-10 zoning district.

	City Code	Granite Ridge	
	R1-10 Zoning	Large Lots	Regular Lots
Minimum Lot Area (sq ft)	10,000	12,000	6,000
Minimum Lot Width (feet)	80	80	60
Minimum Lot Frontage (feet)	45	45	35
Minimum Lot Depth (feet)	110	100	95
Minimum Front Yard Setbacks (feet)	25; 20 on restricted lots	15 to side-loaded garage or living space; 20 to front-loaded garage; corner lots – 10 for single-story and 15 for two-story	15 to side-loaded garage or living space; 20 to front-loaded garage; corner lots – 10 for single-story and 15 for two-story
Minimum Rear Yard Setbacks (feet)	25; 20 on corner lots	25; 15 for covered patios	20; 10 for covered patios
Minimum Side Yard Setbacks (feet)	8 minimum; 20 combined	5 minimum; 17 combined	5 minimum; 15 combined
Maximum Impervious Coverage	35% building coverage	50%	60%
Minimum Buildable Area (sq ft)	5,000 (pre-development slope less than 30%)	3,500 (post-development slope less than 30%)	2,500 (post-development slope less than 30%)
Double Frontage Lots	Conditional	Permitted	Conditional
Downhill cul-de-sac	Not allowed	Not allowed	Permitted
	City Code	Granite Ridge	
Maximum road grades	12%	15%	

City staff is in agreement with all the requested changes in the table except for the 15% road grade. The City Engineer has determined that no roads above 12% grade should be permitted anywhere in the City because the slope of the road is unsafe past that point. There is concern, not only for residents traveling on the roads, but also for City crews working to clear snow or emergency personnel responding to calls that require utilization of steep roads. Currently, the City Code allows up to a 12% grade on any street, and the Development Review Committee (DRC) recommends that the grade requirement be included in this development, as well, because it is a safety concern and not simply a design issue.

The Environmental Impact Report has been submitted, and it does not appear that this development will have any detrimental effects on wildlife, plant-life, etc. because the property has had mining activity on it, and therefore, has not been in a natural state for many years. The geotechnical report for this property has been submitted and is currently being reviewed by a third-party engineer. According to City Code 10-12-6.D.8, the application should not be forwarded to the Planning Commission for review until the City Engineer has concurred with the geotechnical recommendation for the site. The recommendation has not been finalized, as of yet, but because of noticing concerns, the application was scheduled for this agenda. However, until the geotechnical recommendation is accepted by the City Engineer, the DRC recommends that the Planning Commission should not take any action on this application. The City and applicants are trying to meet prior to the meeting in order to comply with this requirement and it is possible that we will have a resolution by the time of the meeting on Tuesday evening. If so, then the DRC will provide the Commission with a recommendation of approval (with conditions) at the meeting.

City staff is in support of a conversion of this property from mining to residential development, as we find that the negative visual and environmental impact of mining on the City will be somewhat reduced by removing the subject property from the mining category. You will recall that the Planning Commission had a lengthy discussion on December 10, 2013 related to compatibility with surrounding properties. We specifically discussed the idea of the mining impacts of the parcel to the south on the future residents of this project. The DRC believes that this proposal as submitted is an overall benefit to the compatibility question even though the parcel to the south remains in a mining zoning category. As a reminder, the City Code currently requires that any mining activity provide a 100' buffer from any residential property.

Since the last Commission meeting, City staff shared this concern regarding the south parcel with Brighton Homes and Granite Construction (property owners). They submitted a mitigation plan letter (see attached) that clarifies their intentions to mine the property closest to this development (to the south) at the beginning stages of their operations to reduce the impact on future homes in the area, despite the fact that this method is not as cost-effective for them. We believe that a possible condition of approval of the concept plan should be that the mitigation plan be adjusted to include timetables, target dates and other details and that said plan be included in the ultimate development agreement that will accompany the re-zoning of this property to the P District.

POSSIBLE MOTION

I move that the Planning Commission table the general development plan for Granite Ridge until the concerns from city staff have been addressed regarding the geotechnical report.

Attachments

- 1) Location Map
- 2) Proposed Site Plan
- 3) Proposed Traffic Circulation and Street Plan
- 4) Proposed Pedestrian Connection and Trails Plan
- 5) Proposed Open Space and Parks Plan
- 6) Proposed Phasing Plan
- 7) Proposed Setbacks Diagram
- 8) Proposed Building Renderings
- 9) Proposed Exhibit "D" to the development agreement
- 10) Granite Mitigation Plan letter

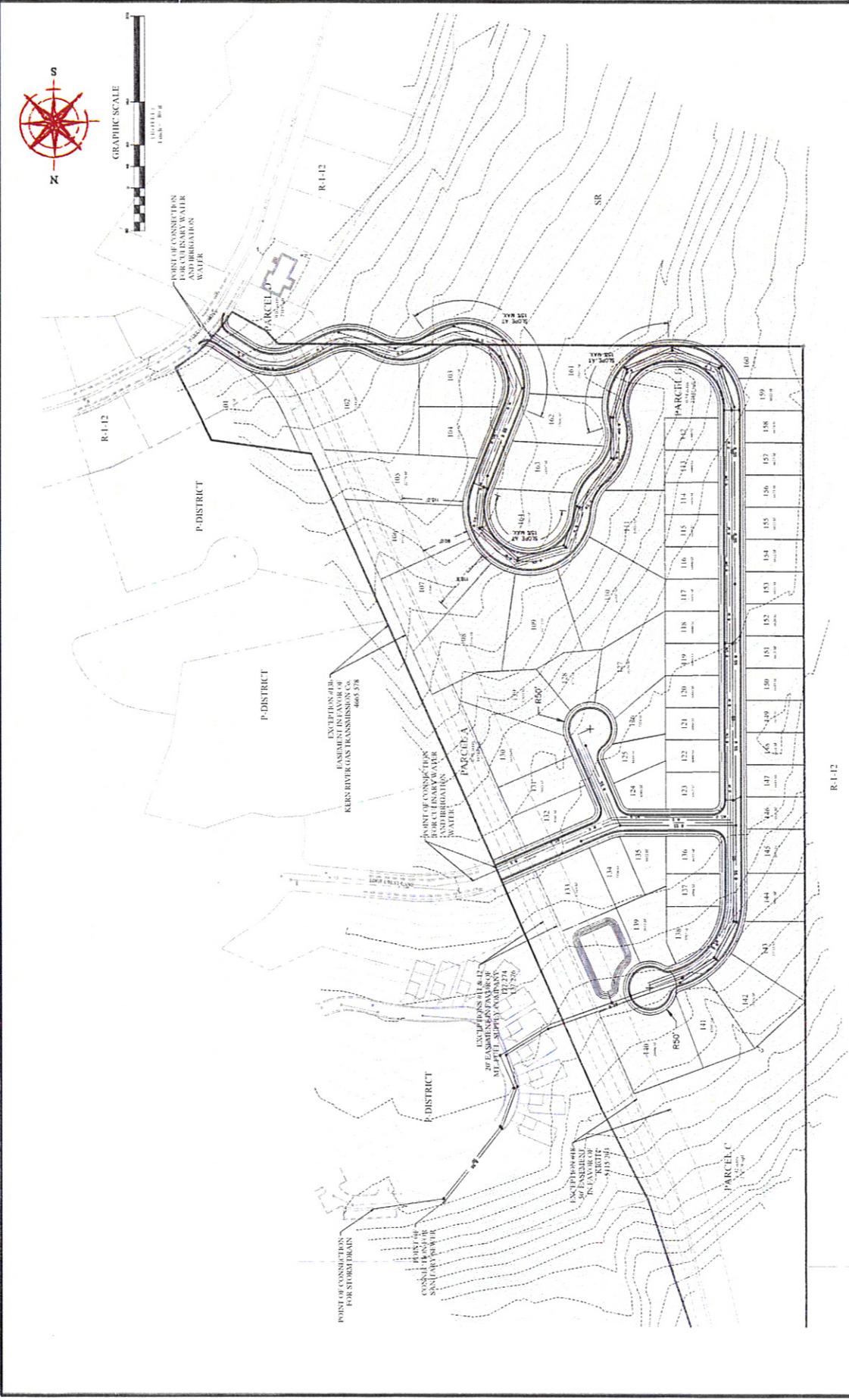


Google earth

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/11/12
2	REVISED PER COMMENTS	01/11/12
3	REVISED PER COMMENTS	01/11/12
4	REVISED PER COMMENTS	01/11/12
5	REVISED PER COMMENTS	01/11/12
6	REVISED PER COMMENTS	01/11/12
7	REVISED PER COMMENTS	01/11/12
8	REVISED PER COMMENTS	01/11/12
9	REVISED PER COMMENTS	01/11/12
10	REVISED PER COMMENTS	01/11/12

SKETCH/SITE PLAN

DATE	01/11/12
SCALE	AS SHOWN
PROJECT NO.	12-001
CLIENT	BRIGHTON HOMES
DESIGNER	FOCUS ENGINEERING & SURVEYING
PROJECT LOCATION	200 WEST 500 SOUTH SALT LAKE CITY, UTAH 84119
CONTACT	CONTACT: PATRICK SCOTT



OWNER/DEVELOPER
BRIGHTON HOMES
200 WEST 500 SOUTH SALT LAKE CITY, UTAH 84119
(801) 397-9725
CONTACT: PATRICK SCOTT

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
200 COTTAGE AVE.
SANDY, UTAH 84086
(801) 352-0075
CONTACT: GREGORY B. DAY, P.E.

PROJECT STATISTICS
TOTAL ACRES: 64
TOTAL LOTS: 64
TOTAL ACRES PER LOT: 2.26 UNITS/AC
DENSITY

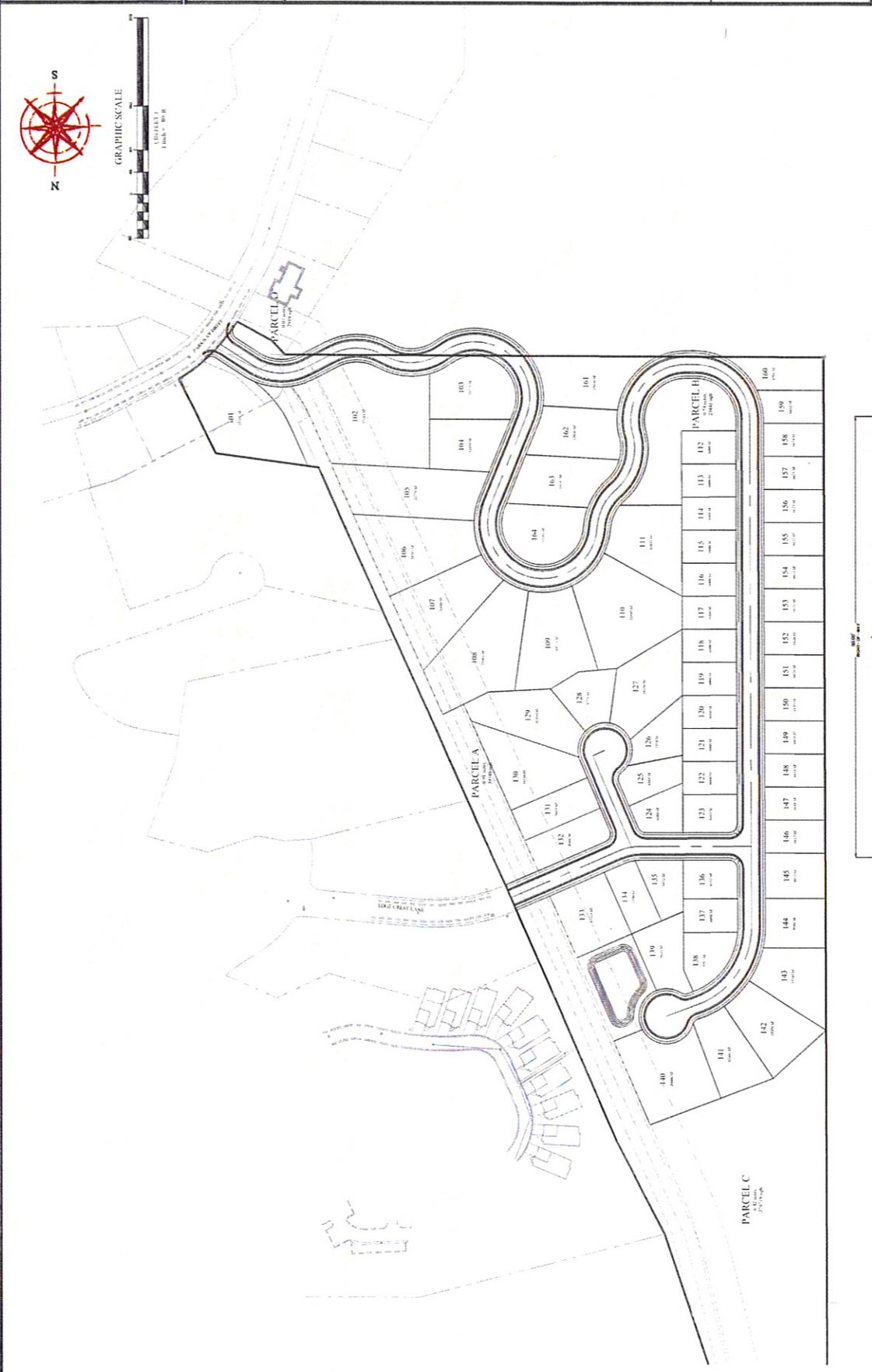
CULINARY WATER SYSTEM DESCRIPTION
THE PROPOSED CULINARY WATER SYSTEM WILL BE A PUBLIC SYSTEM AND CONNECT TO THE EXISTING LINES IN PARKWAY DRIVE AND EDGE CREEK LANE.

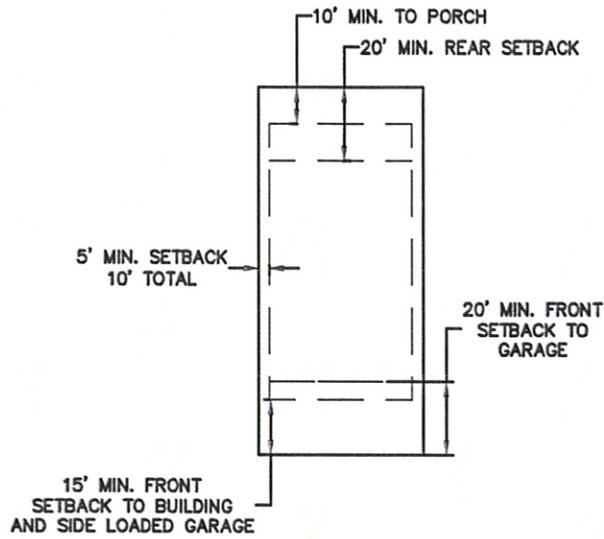
FEMA FLOOD INSURANCE RATE MAPS
THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD DESIGNATION.
EXISTING AND PROPOSED BUILDINGS
NO EXISTING BUILDINGS ARE ON THE PROPERTY. ALL PROPOSED BUILDINGS WILL BE RESIDENTIAL HOMES.

EXISTING AND PROPOSED VEGETATION
EXISTING VEGETATION ARE NATIVE GRASSES.
PROPOSED VEGETATION WILL BE COMPATIBLE WITH HERB HOME CONSTRUCTION (I.E. LAMB/QUICK, SHURB, TREES).

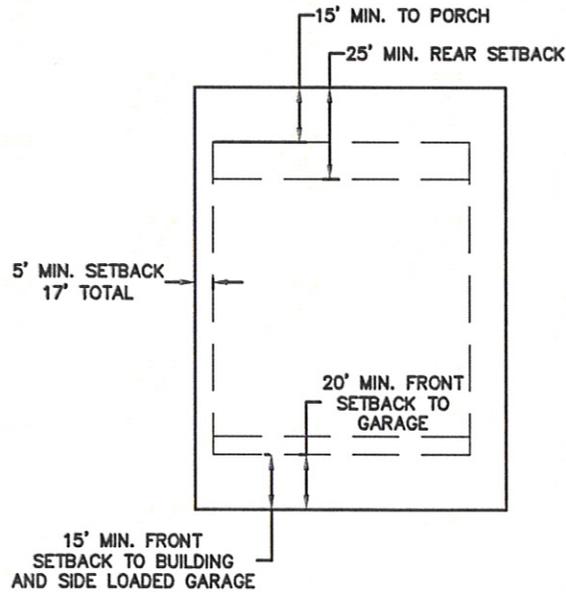
ROAD GRADIES
DUE TO THE TOPOGRAPHY ON SITE, USE ROAD GRADIES WILL BE PERMITTED IN CERTAIN LOCATIONS AS INDICATED. GRADIES WILL BE PERMITTED OUT OF INTERSECTIONS WILL ALSO BE PERMITTED.

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	01/10/12	ISSUED FOR PERMIT
3	03/20/12	ISSUED FOR PERMIT
4	05/01/12	ISSUED FOR PERMIT
5	07/10/12	ISSUED FOR PERMIT
6	09/10/12	ISSUED FOR PERMIT
7	11/10/12	ISSUED FOR PERMIT
8	01/10/13	ISSUED FOR PERMIT
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96	09/10/27	ISSUED FOR PERMIT
97	11/10/27	ISSUED FOR PERMIT
98	01/10/28	ISSUED FOR PERMIT
99	03/10/28	ISSUED FOR PERMIT
100	05/10/28	ISSUED FOR PERMIT





TYPICAL 6,000 SQUARE FOOT
LOT SETBACKS



TYPICAL 12,000 SQUARE FOOT
LOT SETBACKS

BRIGHTON HOMES



BRIGHTON HOMES



BRIGHTON HOMES



BRIGHTON HOMES



BRIGHTON HOMES



EXHIBIT “D”

GRANITE RIDGE RESIDENTIAL P DISTRICT BUILDING STANDARDS

1. PURPOSE

This Exhibit outlines the standards pursuant to which Granite Ridge’s Residential uses shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances. Any standards not listed herein shall be bound by the same regulations placed on any development located in the R1-10 zoning district in the “Code”.

2. RESIDENTIAL STANDARDS BY DISTRICT

a. Large Lots (greater than 12,000 square feet)

- i. Lot Area:
 1. The minimum lot area for any lot shall be twelve thousand (12,000) square feet.
- ii. Lot Width:
 1. The minimum width, measured at the front yard setback line, for any lot shall be eighty (80) feet. The minimum street frontage of any lot, measured at the street right of way line, shall be forty-five (45) feet.
- iii. Lot Depth:
 1. The minimum depth of a lot shall be one hundred (100) feet.
- iv. Front Yard Setbacks:
 1. The minimum depth for the front yard setback from the property line to the living space or side-loaded garage shall be fifteen (15) feet.
 2. The minimum driveway length shall be twenty (20) feet.
 3. For any corner lots, the minimum depth of the 2nd front yard, facing the side of the house, shall be ten (10) feet for single-story homes and fifteen (15) feet for two-story homes.
- v. Rear Yard Setbacks:
 1. The minimum rear yard setback for covered patios, defined as any patio above grade, shall be fifteen (15) feet.
- vi. Side Yard Setbacks:
 1. The minimum side yard setback shall be five (5) feet, and the total width of the two side yard setbacks shall be seventeen (17) feet.
- vii. Impervious Surface Coverage:
 1. The maximum impervious coverage for any lot shall be fifty percent (50%).
- viii. Buildable Area:
 1. The minimum Buildable Area on a lot shall be three thousand five hundred (3,500) square feet with a minimum dimension of forty five (45)

feet. Buildable Area is defined as the contiguous area of a lot remaining after required setbacks and easements have been provided, excluding that land with an average post-development slope exceeding thirty percent (30%).

- ix. Accessory Buildings:
 - 1. Accessory buildings may only be located a minimum of ten (10) feet behind the primary structure.
 - 2. Accessory buildings must never be located within a public utility easement or closer than five (5) feet to a rear or side property line.
- x. Double Frontage Lots:
 - 1. Double Frontage Lots shall be permitted uses for the Large Lots, provided that the driveway location is approved by the City Engineer and designated on the subdivision plat.
- b. Regular Lots (greater than 6,000 square feet)
 - xi. Lot Area:
 - 1. The minimum lot area for any lot shall be six thousand (6,000) square feet.
 - xii. Lot Width:
 - 2. The minimum width, measured at the front yard setback line, for any lot shall be sixty (60) feet. The minimum street frontage of any lot, measured at the street right of way line, shall be thirty-five (35) feet.
 - xiii. Lot Depth:
 - 1. The minimum depth of a lot shall be ninety five (95) feet.
 - xiv. Front Yard Setbacks:
 - 1. The minimum depth for the front yard setback from the property line to the living space or side-loaded garage shall be fifteen (15) feet.
 - 2. The minimum driveway length shall be twenty (20) feet.
 - 3. For any corner lots, the minimum depth of the 2nd front yard, facing the side of the house, shall be ten (10) feet for single-story homes and fifteen (15) feet for two-story homes.
 - xv. Rear Yard Setbacks:
 - 1. The minimum depth for the rear yard setback shall be twenty (20) feet.
 - 2. The minimum rear yard setback for covered patios, defined as any patio above grade, shall be ten (10) feet.
 - xvi. Side Yard Setbacks:
 - 1. The minimum side yard setback shall be five (5) feet, and the total width of the two side yard setbacks shall be seventeen (15) feet.
 - xvii. Impervious Surface Coverage:
 - 1. The maximum impervious coverage for any lot shall be sixty percent (60%).
 - xviii. Buildable Area:

1. The minimum Buildable Area on a lot shall be two thousand five hundred (2,500) square feet with a minimum dimension of thirty five (35) feet. Buildable Area is defined as the contiguous area of a lot remaining after required setbacks and easements have been provided, excluding that land with an average post-development slope exceeding thirty percent (30%).
- xix. Accessory Buildings:
 1. Accessory buildings may only be located a minimum of ten (10) feet behind the primary structure.
 2. Accessory buildings must never be located within a public utility easement or closer than five (5) feet to a rear or side property line.

3. CONSTRUCTION STANDARDS

a. Downhill Cul-de-sac:

- i. Downhill Cul-de-sacs may be permitted provided that approval is received from the City Engineer with a Preliminary Design Plan regarding maximum slope of the cul-de-sac, and treatment of the storm/sanitary sewer.

b. Road Grades:

- i. Due to the topography on site, 15% road grades will be permitted in certain locations as indicated on the site plan. 5% road grades coming out of intersections will also be permitted.

Brighton Homes/Granite Construction Housing Development Mitigation Plan January 3, 2014

This plan, developed by Granite Construction Company (Granite), details potential mitigation strategies for the Granite Ridge Project submitted by Brighton Homes, LLC (Brighton). In accordance with Granite and Brighton's most recent meeting with North Salt Lake City, Granite will provide this plan as assurance that the adjoining residential development and future mining can co-exist.

Background

Granite acquired the Whitehill Property, approximately 49 acres within North Salt Lake City, in 1997 through a land exchange with Sky Properties for our depleted pit to the north. This newly acquired property was zoned Special Use Restricted (SR) that allowed for sand and gravel quarrying. Granite always believed this would be a viable aggregate resource for the Utah Region. In alignment with that belief and at that time, Granite obtained a Conditional Use Permit (CUP) for mining and it was granted by the city. A small amount of mining has occurred in the past in conjunction with the CUP to fulfill nearby job requirements. Granite is a construction and construction materials company and needs local aggregate resources to be successful.

In 2013, Granite entered in a Purchase and Sale Agreement (PSA) with Brighton on the North Parcel – approximately 27 acres – for residential development. In the agreement, Brighton was allowed to access the South Parcel – approximately 22 acres – for road alignment. Brighton submitted an initial application and design that included 7 acres of development into the South Parcel. Granite has since asked Brighton to realign the road to mitigate any impact to the South Parcel.

The need for low-cost, quality construction aggregates in Salt Lake and Davis counties is only going to increase as years pass. As existing aggregate resources within both counties deplete, the need for new aggregates will have to replenish existing and future market needs. These are the reasons Granite is unwilling to relinquish existing aggregate property and the insistence on keeping the South Parcel as a future aggregate resource, which is why Granite is preparing to submit a Conditional Use Permit (CUP) application.

Mitigation Plan

Granite is working diligently with Lakeview Rock Products, LLC (LRP) – together the Partnership - to complete a comprehensive mining plan that includes currently owned parcels by LRP and Granite's South Parcel. In this mining plan, Granite anticipates mining up to and including material located outside of 100 feet – per North Salt Lake zoning requirements – of the nearest property boundary. The Partnership believes this can be done –albeit not cost effectively – early in the mining and development process and with minimal impact to near development.

Mitigation Measure #1 – Early Mining

The Partnership is developing an early mining strategy that - once a Conditional Use Permit (CUP) is approved by North Salt Lake - would pull as much materials as soon as possible from the shared property boundary between the development and mining activities. In conjunction with this mining activity, the Partnership would like to disturb the least amount of native land as possible. There are numerous reasons for this and they are: storm water management, fugitive dust management, government bonding, and erosion. This endeavor will be significantly more expensive than conventional mining and is not a preferred choice by the Partnership; however, the Partnership is willing to undertake this mining in an effort to foster a positive relationship with North Salt Lake City and Brighton homes.

While mining, the Partnership would be providing some processed aggregate materials to the adjacent development. These materials should reduce the impact of the development onto nearby residences by eliminating some need for heavy truck traffic traveling up and down existing steep grades and provide much needed site work.

This early mining strategy will only be effective upon the approved of a CUP by the city. Granite is currently developing this CUP in concert with at CUP that was developed and approved by the city in 1997.

Conclusion

Granite is in need of aggregate materials from this location and is unwilling to lose materials for future needs and has developed these measures, in conjunction with Brighton and LRP, to foster both residential development and aggregate extraction. Granite will maintain this position as aggregate materials become increasingly valuable due to the depletion of existing resources throughout the Salt Lake Valley and asks North Salt Lake City to take this into account in their recommendations. Granite would also ask North Salt Lake to consider rezoning our parcel along with the adjacent parcel owned by LRP as an Extractive Industries zone, similar to the zoning of adjacent parcels to the south in Salt Lake City.

ORDINANCE 2014-02

AN ORDINANCE PROHIBITING THE FEEDING OF CERTAIN WILDLIFE WITHIN THE CITY OF NORTH SALT LAKE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City of North Salt Lake has determined that the existing population of wild animals that enter private property is a nuisance; and

WHEREAS, the Governing Body has met with officials of the State Division of Wildlife Resources to discuss possible solutions specifically to address the presence and subsequent property damage that occurs due to deer populations within the City; and

WHEREAS, during the course of coordinating with the Utah Division of Wildlife Service, State officials suggested that the City consider the adoption of an ordinance prohibiting the feeding of wildlife; and

WHEREAS, the Governing Body has further considered the prohibition of feeding wildlife and has determined that adoption of such a statute is in the City's best interest and may better protect the health, safety and general welfare of the City's residents.

NOW THEREFORE, be it ordained by the City Council of the City of North Salt Lake, Utah as follows:

Section 1. The City of North Salt Lake's ordinances are hereby amended to include the following provisions:

Feeding Wild Deer, Elk, Moose or Turkey Prohibited.

- 1) It shall be unlawful for any person to place, distribute, or allow the placement of food, grain, minerals, or similar substances within the City limits when it attracts wild deer, elk, moose, or turkey in such numbers or circumstances to cause property damage, endanger any person, or create public health concerns.
- 2) Subsection (1) does not apply to:
 - a. public employees or authorized agents acting within the scope of their employment for public safety or wildlife management purposes;
 - b. normal agricultural or livestock operation practices; or
 - c. recreational feeding of wild song birds, hummingbirds, or passerine birds, unless a previous warning by the City to cease or modify feeding practices is disregarded and continued practices attract wild deer, elk, moose or turkey in such numbers or circumstances to cause property damage, endanger any person, or create public health concerns.

Section 2. City staff is hereby instructed to amend and codify, or cause to be amended or codified, in an appropriate location within City's ordinances this adopted provision.

Section 3. This Ordinance shall take effect immediately upon publication and recording.

DATED this February 4, 2014.

BY THE CITY COUNCIL:

Mayor

ATTEST:

City Recorder

City Council Vote as Recorded:

Name	Vote
Mayor Arave	_____
Council Member Harman	_____
Council Member Horrocks	_____
Council Member Jacobson	_____
Council Member Jensen	_____
Council Member Porter	_____

RESOLUTION NO. 2014-04R

A RESOLUTION AMENDING THE CITY'S COMPREHENSIVE FEE SCHEDULE FOR CERTAIN LAND DEVELOPMENT APPLICATION FEES AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of North Salt Lake is authorized to require review and approval of land development activities and to levy fees to cover its costs for such review and approval; and

WHEREAS, the City has completed a comprehensive analysis of its costs for all types of land development applications and now desires to amend its application fees to reflect more accurately the actual costs of processing such applications; and

WHEREAS, the City's Development Review Committee has submitted its findings to the Governing Body which include recommended increases in certain land development application fees; and

WHEREAS, the City Council now desires to act on the recommendations of the Development Review Committee.

NOW THEREFORE, be it resolved by the City Council of the City of North Salt Lake, Utah as follows:

Section 1. FEE SCHEDULE AMENDED. The City's Comprehensive Fee Schedule is hereby amended as follows:

- | | |
|--|------------|
| a. General Plan Amendment (with or without an accompanying Zone Change Application): | \$ 700.00 |
| b. Zone Change Application: | \$ 700.00 |
| c. Site Plan Review (Planning Commission only): | \$ 900.00 |
| d. Site Plan Review (City Council Action Required): | \$1,300.00 |
| e. City Code Amendment: | \$1,200.00 |
| f. Lot Line Adjustment: | \$ 150.00 |
| g. General Development Plan: | \$ 500.00* |
| h. Variance: | \$ 500.00* |

***Note: Application fees for General Development Plan and Variance requests are deposits against costs incurred by the City related to reviewing and acting on these applications. If fees collected exceed the City's costs related to reviewing and acting on these applications, then the excess shall be returned to the applicant. If fees collected are less than the City's costs related to reviewing and acting on these applications, remaining fees due the City shall be billed to the applicant.**

Section 2. EFFECTIVE DATE. This resolution shall take effect May 1, 2014.

BY ORDER OF THE CITY COUNCIL OF NORTH SALT LAKE, UTAH

Passed and approved by the City Council of the City of North Salt Lake, this 4th day of February, 2014.

CITY OF NORTH SALT LAKE

By _____
Leonard K. Arave
Mayor

ATTEST:

By _____
Barry Edwards
City Recorder