



# CITY OF NORTH SALT LAKE

## CITY COUNCIL MEETING NOTICE & AGENDA March 5, 2019

Posted February 28, 2019

Notice is given that the North Salt Lake City Council will hold a regular meeting on **MARCH 5, 2019** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Conference Room followed by the regular session at 7:00 pm in the Council Chambers. Some 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.

1. City of North Salt Lake Budget Overview for Fiscal Year 2019-2020
2. Approve City Council Minutes – February 19, 2019
3. Action Items
4. City Attorney's Report
5. City Council Reports
6. Mayor's Report
7. Adjourn

### REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Lisa Baskin
3. Citizen Comment
4. Consideration of a General Development Plan for Hepworth Townhomes at 155 North Main, Knowlton General, applicant (*continued from the 1/15/2019 City Council Meeting*)
5. Consideration of a Plat Amendment: North Salt Lake Industrial Park – Plat A, Amending Lots 1 and 2 (24 North Redwood Road)
6. Award bid for Orchard Drive North Street Reconstruction Project (City limit line to Eaglewood Dr.)
7. Award bid for Orchard Drive South Street Reconstruction Project (Center Street to roundabout and continuing to Hwy 89)
8. City Manager Report
9. Adjourn

### CLOSED SESSION

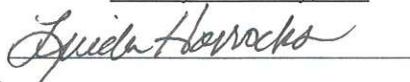
1. Closed Session to discuss pending or reasonably imminent litigation

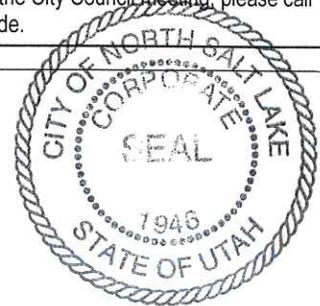
The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

#### Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 28th day of February, 2019.

Dated this 28th day of February, 2019.





1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL MEETING-WORK SESSION  
3 FEBRUARY 19, 2019  
4

5 **DRAFT**  
6

7 Mayor Arave called the meeting to order at 6:04 p.m.  
8

9 PRESENT: Mayor Len Arave  
10 Council Member Brian Horrocks  
11 Council Member Ryan Mumford  
12 Council Member James Hood  
13 Council Member Lisa Watts Baskin  
14

15 EXCUSED: Council Member Stan Porter  
16

17 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,  
18 Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David  
19 Church, City Attorney; Sherrie Llewelyn, Community Development Director; Linda Horrocks,  
20 City Recorder; Andrea Bradford, Minutes Secretary.  
21

22 OTHERS PRESENT: Kyle McMullins, Cushman & Wakefield; Clayton Preece; Dave Tolman,  
23 Xcel Development, LLC; Steve MCutchan, Civil Science; Bob Elder, Fred Duberow, Ensign  
24 Engineering.  
25

26 1. DISCUSSION OF MISTY RIVER ANNEXATION PROPOSAL  
27

28 Ken Leetham reported that the City had been working with Dave Tolman about annexing an area  
29 west of the Jordan River. The City has been looking at water capacities and off-site  
30 improvements in connection with the annexation and has discussed how to pay for those  
31 improvements.  
32

33 Dave Tolman, Xcel Development, introduced the project with a vicinity map showing the  
34 proximity to the Jordan River, the City, and Legacy Highway. Mr. Tolman said that they had met  
35 with citizens who currently live in the area to address any concerns or questions. He said the  
36 residents living in that rural area had limited services and access and they believe this project  
37 would provide faster emergency responses, etc. He showed the official map of the annexation  
38 area which contains 412 acres.

39 Dave Tolman spoke about the opportunities and benefits of the project including proximity to  
40 main transportation corridors including I-215 with an approximate 10-15 minute travel time to

41 downtown Salt Lake City, the ability to offer affordable housing for new buyers, and the  
42 opportunity to create a community. Challenges of the project included freeway noise, the high  
43 water table in the area, and the nearby manufacturing area.

44  
45 Dave Tolman then explained how the project would focus on creating a community through a  
46 trail system with certain amenities, a dedicated and enhanced entry to the development,  
47 landscaping, parks, a clubhouse, pavilion, playgrounds, pool, and a dog park. He discussed the  
48 access roads to the project including the loop road Riverside Parkway which would continue  
49 north to Center Street with access off both Center Street and 2200 West.

50  
51 The residential summary had several different product types including single family detached  
52 homes, front loaded townhomes, townhomes with alleys, and multi-family buildings. There  
53 would be 24.10 acres of 157 single family homes at a minimum 4,500 square footage per lot and  
54 41.39 acres of 318 single family homes with a minimum 3,600 square footage per lot for a total  
55 of 65 acres of single family homes.

56  
57 Mr. Tolman then showed examples of the exteriors for the single family homes which consisted  
58 of stone, brick, or hardie board. Design guidelines would be recorded in the CC&Rs and each  
59 home would need to be approved by an architectural control committee. He said most of the  
60 homes would have recessed garages to allow for more parking, front porches, a 5' side yard  
61 setback, a 20' rear yard setback, and public streets.

62  
63 Council Member Horrocks asked the developer if they would be constructing the homes. Dave  
64 Tolman replied that their strategic partners would be building the homes and parks per the  
65 architectural guidelines.

66  
67 Council Member Baskin asked if any of the homes would be custom built. Dave Tolman replied  
68 that to keep the homes affordable they would not be custom.

69  
70 Council Member Mumford asked which homebuilders they would be using. Dave Tolman  
71 responded that he could not divulge that information at this time.

72  
73 Dave Tolman said there would be an approved color palette for the development. He showed  
74 examples of the front loaded townhomes as well as the alley loaded townhomes and said they  
75 would be on private streets. He then showed examples of the multi-family buildings with private  
76 drives.

77

78 Mayor Arave asked if the annexation area would remain part of Salt Lake County. He also asked  
79 what school district these homes would be in. Dave Tolman replied that the area would remain in  
80 Salt Lake County and would be in the Granite School District.

81

82 Mayor Arave asked if the project would be comparative in size to Foxboro. Paul Ottoson  
83 responded that this project would be approximately 1,100 homes which was similar in size to  
84 south Foxboro.

85

86 Mayor Arave explained that development of this area would happen regardless, and that the City  
87 should be involved. Dave Tolman said that these residents would shop and work in the City so  
88 the opportunity existed to create a new residential agricultural zone, address transportation  
89 issues, and improve roads related to this project.

90

91 Mayor Arave asked about water access for the project. Dave Tolman replied that they had been  
92 working with City staff to provide water.

93

94 Mayor Arave asked if the City had the capacity to provide water to the new development. Ken  
95 Leetham commented that staff felt like there was an adequate supply and that this would be  
96 feasible.

97

98 Fred Duberow explained that he had been working with Karyn Baxter, the City's Assistant City  
99 Engineer, on a loop system to connect to the water line on Redwood Road by going under the  
100 Jordan River. After the piping had been laid it would provide water to the proposed residential  
101 area and the industrial park.

102

103 Council Member Baskin asked if secondary water would be installed as well. Dave Tolman  
104 replied that the piping would be installed but was unsure how the secondary water would be  
105 delivered. He said that the installation of the water lines would provide adequate water to the  
106 manufacturing area which would help in the event of a fire.

107

108 Fred Duberow said that Cross E Ranch, which did not currently have sewer service or potable  
109 water, would also be part of the project. This project would provide water access as well as the  
110 creation of an agro tourism zone for Cross E to allow them to grow their business. He also  
111 explained how water would be supplied through an easement with UDOT to connect to an  
112 existing trunk line at 500 South.

113

114 Mayor Arave asked about the type of zoning for the annexed area. Dave Tolman replied that  
115 there would be two zones including an RA Zone similar to A-2 for the residential area and an  
116 AD (Agro-tourism) Zone for Cross E Ranch. He explained that Cross E would like to create

117 something similar to Gardner Village in Salt Lake with restaurants, lodging, and a reception  
118 center.

119  
120 Council Member Mumford asked where the nearest Salt Lake County fire station would be. He  
121 said that as the tax base would be in Salt Lake County, how would South Davis Metro Fire  
122 collect the tax, if they were to service that area. Ken Leetham replied that the fire district  
123 boundaries could be changed and the annexed area could be added to the South Davis fire  
124 district. He also said it was possible for the two counties to agree to change the county line.

125  
126 Council Member Baskin asked if this was just a boundary agreement and not an annexation from  
127 Salt Lake to Davis County. Ken Leetham explained that this was an annexation of the property  
128 into the City of North Salt Lake and not an adjustment of county boundaries.

129  
130 Council Member Mumford said that he did not like having two separate counties in one city as  
131 this could lead to multiple issues with government services, schools, and connectivity in the City.

132  
133 Sherrie Llewelyn explained that she had done a tax analysis and could send that to the Council.

134  
135 Council Member Mumford asked about connectivity to the existing City trail system via a  
136 bridge. Dave Tolman responded that he was working with Sherrie Llewelyn on potential funding  
137 for a bridge. He said the challenge would be connecting a private trail to the public trail system.

138  
139 Mayor Arave asked if a study would need to be completed for impact fees. Ken Leetham replied  
140 that impact fee studies would need to be completed for this project. He said the impact fee study  
141 for parks would measure the impact of this development on the City's entire park system.

142  
143 Mayor Arave said that when this project was reviewed by the Sewer District Board that the  
144 proposal was for 25,000 residents. Dave Tolman replied that it was closer to 10,000 residents on  
145 4,000 acres and that most of the existing residents were excited about the annexation. He said a  
146 special assessment would need to be setup to cover the impact fee for sewer services to the rural  
147 areas. Mr. Tolman commended City staff and said they had been great to work with.

148  
149 2. ADJOURN

150  
151 Mayor Arave adjourned the meeting at 7:00 p.m. to begin the regular session.

152

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
FEBRUARY 19, 2019

**DRAFT**

Mayor Arave called the meeting to order at 7:09 p.m. Council Member Brian Horrocks offered the invocation and Isaac Miner, BSA Troop 1158, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Ryan Mumford  
Council Member James Hood  
Council Member Lisa Watts Baskin

EXCUSED: Council Member Stan Porter

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Steve McCutchan; Clinton Thomas; Tammy Clayton, Dee Lalliss, Thomas Gerner, Isacc Miner, Elizabeth Gerner, residents; Parker McGarvey, CW Land.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR CLINT THOMAS APARTMENTS AT 3511 SOUTH ORCHARD DRIVE, CLINT THOMAS, APPLICANT

Sherrie Llewelyn reported that this property was currently zoned Commercial Shopping (CS) and was located adjacent to a car wash and church. The site contains two apartment buildings with four units each, storage units, and carports. In 2008 Clint Thomas applied for and received an amendment to his conditional use permit to construct an additional four-unit building. Due to the recession he was unable to begin construction but now has the ability to do so. CS Zoning previously allowed for multi-family residential as a conditional use but there had since been an

192 ordinance change which required any new multi-family to be processed as a Planned (P) District.  
193 The applicant applied for a P District rezone and planned to raze the existing carport structure to  
194 construct the new building and 12 carports, repave the parking lot, add a garbage enclosure,  
195 replace a retaining wall, and add a retaining wall on the south side of the driveway.

196  
197 The Planning Commission held a public hearing and recommended approval with nine  
198 conditions. The new building would be constructed with brick siding and hardie board or stucco.  
199 Two units would be ADA accessible with one ADA parking stall. The Planning Commission  
200 also felt that with the P District rezone conditions could be placed to make improvements to the  
201 existing buildings including repair or replacement of the T-11 siding as well as repairs to the  
202 mansard roof and the stairs and railing. Other improvements included additional exterior lighting  
203 via a lighting plan, the placement of a site obscuring fence on the west side, and repairs to the  
204 north side fence.

205  
206 Proposed parking for the 12 new units included 12 covered carports and 14 additional uncovered  
207 parking spaces including one ADA stall. This would meet the minimum standard of 2.25 spaces  
208 per unit.

209  
210 Sherrie Llewelyn commented that one of the issues discussed during the public hearing was  
211 maintenance of the property. The owner explained that he had not made any exterior upgrades as  
212 he planned to upgrade the existing buildings during the addition of the new building under one  
213 construction loan.

214  
215 The Planning Commission also requested that a continuing maintenance plan be part of the  
216 development agreement which also addressed snow removal. She clarified that the condition  
217 related to fencing should state that the north fence be repaired and west fencing be replaced with  
218 site obscuring fencing.

219  
220 Council Member Hood asked for clarification that the ADA accessible units would not be  
221 remodeled but were built to ADA standards. He also said that there may be an issue with having  
222 only one required ADA parking stall. Sherrie Llewelyn said that the ADA units would be newly  
223 constructed with ground level entry. She said there was assigned parking stalls for each unit as  
224 well.

225  
226 Council Member Mumford commented that the current driveway was terrible with poor visibility  
227 and stacking. Sherrie Llewelyn replied that the driveway would be widened to allow for two  
228 travel lanes.

229

230 Council Member Hood said that the mailboxes would need to be moved to allow for the widened  
231 entryway. Sherrie Llewelyn said that the mailboxes would need to be relocated with the location  
232 to be identified on the civil drawings.

233

234 Council Member Baskin said that she attended the Planning Commission meeting and that the  
235 comments during the public hearing were critical of the maintenance of the property. She asked  
236 if these comments were accurate. Sherrie Llewelyn replied that there was a need for exterior  
237 maintenance. She said the P District and the development agreement was an opportunity to  
238 obtain a written agreement from the property owner to repair the buildings.

239

240 Council Member Baskin related an incident regarding the fencing on the south side of the  
241 property which was between the apartment buildings and a church. She said a little girl tried to  
242 climb the fence and became stuck until passing motorists stopped to help her down. She asked if  
243 an access could be placed in the fencing for use by the children walking to Adelaide Elementary.  
244 Sherrie Llewelyn said that staff could work with the church on the addition of a potential gate or  
245 other means of access.

246

247 Mayor Arave commented on the chain-link fencing and that the existing vegetation which  
248 provided screening. Sherrie Llewelyn replied that the vegetation was located on the church side  
249 of the property line but that the Council could require vegetation as part of the P District.

250

251 **Council Member Baskin moved that the City Council approve the general development**  
252 **plan for Clint Thomas Apartments located at 3511 South Orchard Drive with the following**  
253 **conditions to be incorporated within the final zone change and development agreement**  
254 **approval:**

255

- 256 1) **The property address will be reassigned to the North Salt Lake address of 521 North**  
257 **Orchard Drive;**
- 258 2) **The wood siding on existing buildings will be painted to match the finishes and**  
259 **colors of the new building;**
- 260 3) **The proposed building will be of brick construction with either stucco, composite or**  
261 **hardie siding;**
- 262 4) **The existing chain link fencing be upgraded to a site obscuring material and the**  
263 **fence on the north be repaired/restored and the fence on the south be**  
264 **repaired/restored with the possibility of having access available;**
- 265 5) **Parking approved at a ratio of 2.25 spaces per unit;**
- 266 6) **The lighting plan is included to add additional exterior lighting to the parking lot**  
267 **and buildings;**

- 268           **7) A continuing maintenance plan is included to address regular maintenance schedule**  
269           **of the property, including snow removal, ensuring snow storage areas other than**  
270           **existing parking areas;**  
271           **8) A plan for the upgrades of the exterior of the existing buildings, including the stairs**  
272           **and railings, mansard roof, and T11 siding and trim;**  
273           **9) Final architecture, design, materials, and colors.**

274

275   **Council Member Horrocks seconded the motion.**

276

277   Mayor Arave commented on the address change and the potential difficulty this might cause.  
278   Sherrie Llewelyn replied that as redevelopment occurred on Orchard Drive that all of the  
279   addresses would be updated. She said that staff could work on a transition plan for the address  
280   changes.

281

282   The Council discussed the fencing and the potential requirement that chain-link no longer be  
283   allowed due to safety and aesthetic purposes.

284

285   **Council Member Baskin amended condition 4 of her motion to state “that the fencing be**  
286   **upgraded to a site obscuring material and the fencing on the north and south be replaced.”**

287

288   Clint Thomas commented that it would be a large expense to replace all of the fencing. He said  
289   he would be happy to work with the church on adding an access to the fence on the south side.

290

291   **Council Member Horrocks withdrew his second to the motion.** He said he struggled with  
292   requiring the property owner to place an additional fence on the property line.

293

294   **The motion died for the lack of a second.**

295

296   **Council Member Horrocks moved that the City Council approve the general development**  
297   **plan for Clint Thomas Apartments located at 3511 South Orchard Drive with the following**  
298   **conditions to be incorporated within the final zone change and development agreement**  
299   **approval:**

300

- 301           **1) The property address will be reassigned to the North Salt Lake address of 521 North**  
302           **Orchard Drive;**  
303           **2) The wood siding on existing buildings will be painted to match the finishes and**  
304           **colors of the new building;**  
305           **3) The proposed building will be of brick construction with either stucco, composite or**  
306           **hardie siding;**

- 307       **4) The existing chain link fencing be upgraded to a site obscuring material and the**  
308       **fence on the north be repaired/restored and the fence on the south be**  
309       **repaired/restored with the possibility of having access available;**  
310       **5) Parking approved at a ratio of 2.25 spaces per unit;**  
311       **6) The lighting plan is included to add additional exterior lighting to the parking lot**  
312       **and buildings;**  
313       **7) A continuing maintenance plan is included to address regular maintenance schedule**  
314       **of the property, including snow removal, ensuring snow storage areas other than**  
315       **existing parking areas;**  
316       **8) A plan for the upgrades of the exterior of the existing buildings, including the stairs**  
317       **and railings, mansard roof, and T11 siding and trim;**  
318       **9) Final architecture, design, materials, and colors; and**  
319       **10) A request that the owner approach the property owner to the south regarding the**  
320       **placement of an access in the fence.**

321  
322       **Council Member Hood seconded the motion. The motion was approved by Council**  
323       **Members Horrocks and Hood. Council Members Mumford and Baskin voted in opposition**  
324       **to the motion. Mayor Arave acted as tie-breaker in the motion and voted in favor. The**  
325       **motion passed. Council Member Porter was excused.**

326  
327       **3. CONSIDERATION OF FINAL PLAT APPROVAL FOR THE WINNIE (WINEGAR’S**  
328       **TOWNHOMES) AT 620 NORTH ORCHARD DRIVE, CW LAND, APPLICANT**

329  
330       Sherrie Llewelyn reported that this was the final stage of development as the concept plan and  
331       preliminary plat had been approved. The Planning Commission recommended approval with the  
332       condition that a plat be amended to show cross easement access across the entire width of the  
333       south driveway. The proposed development would consist of 54 townhomes on 2.5 acres and 1  
334       acre for future development.

335  
336       Council Member Baskin asked if the Thyme and Seasons restaurant would remain. Sherrie  
337       Llewelyn replied that Thyme and Seasons and the other existing retail would remain.

338  
339       Parker McGarvey, CW Land, commented that the company named their development projects  
340       after women and explained that the “Winnie” was in recognition of the Winegar’s grocery store.

341  
342       Mayor Arave asked about snow removal and snow storage. Parker McGarvey replied that snow  
343       would be stored in the southeast corner of the property.

344

345 Council Member Baskin asked when construction would begin and if any materials would be  
346 salvaged from the Winegars building. Parker McGarvey said that demolition would be  
347 completed in two to three weeks and then construction would begin. He also said that the  
348 contractor had been given salvage rights and had already removed copper and other metals from  
349 the building.

350  
351 Council Member Mumford asked if the project would be built in phases. Parker McGarvey  
352 replied that all 53 townhomes would be built in phase one and lot 54 would be developed in  
353 phase two.

354  
355 Mayor Arave asked about parking on the site. Parker McGarvey said that each unit would have a  
356 two car garage and that there was more parking on the site than the 2.25 requirement.

357  
358 **Council Member Mumford moved to approve the proposed final plat for The Winnie**  
359 **located at approximately 620 North Orchard Drive with the following condition:**

360  
361 **1) Amend plat to show cross easement access across the entire width of the south**  
362 **driveway.**

363  
364 **Council Member Hood seconded the motion.**

365  
366 Council Member Baskin commented that she would be voting in favor of the motion due to all  
367 the efforts the developer had made in response to community comments. She said that while  
368 speaking with Lonnie Winegar he commented that his grandfather would be proud of the  
369 development.

370  
371 Council Member Hood commented that this project met all of the requirements of the zoning and  
372 was now an administrative action.

373  
374 **The motion was approved by Council Members Horrocks, Mumford, Hood and Baskin.**  
375 **Council Member Porter was excused.**

376  
377 **4. CONSIDERATION OF RESOLUTION 2019-11R: A RESOLUTION AMENDING**  
378 **THE FRANCHISE AGREEMENT WITH ECHO BROADBAND TO PERMIT YARD**  
379 **SIGNAGE ADVERTISING THE INSTALLATION OF FIBER**

380  
381 Sherrie Llewelyn reported that Echo Broadband would begin installing fiber optic lines and had  
382 requested the ability to place signs in the Foxboro neighborhood. The proposed signage would

383 include 3'x5' signs, 18"x24" yard signs to be placed for 90 days, and 8.5"x8.5" signs to be  
384 placed next to homes per homeowner approval.

385  
386 Council Member Mumford commented that he did not like the idea of allowing temporary signs  
387 for two years. Ken Leetham suggested that there be a six month time limit for those signs.  
388 Sherrie Llewelyn recommended that the signs be removed by October 31<sup>st</sup>.

389  
390 **Council Member Mumford moved that the City Council approve Resolution 2019-11R**  
391 **amending the franchise agreement with Echo Broadband with the changes that the**  
392 **language by clarified on the easement and the term/length of time permitted for 3'x5'**  
393 **temporary signs would end October 31, 2019.**

394  
395 Council Member Hood asked if October 31<sup>st</sup> timeframe should also apply to the 18"x24" yard  
396 signs. Council Member Mumford replied that it would be up to the homeowners to remove the  
397 yard signs.

398  
399 **Council Member Horrocks seconded the motion. The motion was approved by Council**  
400 **Members Horrocks, Mumford, Hood and Baskin. Council Member Porter was excused.**

401  
402 5. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2019-09R: A  
403 RESOLUTION AMENDING THE FISCAL YEAR 2018-2019 GENERAL FUND  
404 BUDGET

405  
406 Janice Larsen reported that there were two amendments to the budget related to the Road Capital  
407 Project Fund and the Culinary Water Enterprise Fund. The first project, in the Road Capital  
408 Project Fund, was related to the installation of sidewalk on Orchard Drive. The total cost of the  
409 project would be \$385,000 with \$299,828 to be funded through a UDOT grant. The second  
410 project was a culinary water line installed along US-89 at the cost of \$25,000 to be funded  
411 through the Culinary Water Enterprise Fund. She explained that there were ample resources in  
412 these funds to cover the budget adjustments.

413  
414 **Mayor Arave opened the public comment at 7:56 p.m. There were no comments and at**  
415 **7:57 p.m. Council Member Horrocks moved to close the public hearing. Council Member**  
416 **Baskin seconded the motion. The motion was approved by Council Members Horrocks,**  
417 **Mumford, Hood and Baskin. Council Member Porter was excused.**

418  
419 **Council Member Horrocks moved that the City Council adopt Resolution 2019-09R a**  
420 **resolution adopting an amendment to adjust the fiscal year 2018-2019 Road Capital Project**  
421 **Fund and Culinary Water Fund Budgets. Council Member Mumford seconded the motion.**

422 **The motion was approved by Council Members Horrocks, Mumford, Hood and Baskin.**  
423 **Council Member Porter was excused.**

424

425 6. OVERVIEW AND DISCUSSION OF THE CITY'S FINANCIAL ORDINANCES,  
426 POLICIES, AND PROCEDURES

427

428 Ken Leetham reported that after several recent stories in the news it was a good time to review  
429 the City's financial policies.

430

431 Janice Larsen reported on the financial procedures in place to protect against fraud including  
432 internal controls. The first internal control was the segregation of duties including bank  
433 reconciliation which was performed by the finance director. She said the finance director did not  
434 handle cash, prepare bank deposits, or issue checks. The second part included utility receivables  
435 with all account adjustments created by a utility billing technician which was then approved by  
436 the finance director. Then the assistant city treasurer opened the mail and scanned the checks  
437 which were automatically deposited into the bank. The assistant city treasurer also performed the  
438 cash drawer reconciliation.

439

440 Ms. Larsen reported that the second internal control was multiple layers of authorization and  
441 approvals. For accounts payable the purchase orders were created and approved by the  
442 department head. The purchase order then went to the accounts payable technician for review  
443 before a check was issued. The check run would then need to be approved by the finance director  
444 with any purchases in excess of \$5,000 to be approved by the city manager.

445

446 The third control would be the annual audit performed by external auditors which included a  
447 review of receipting and disbursement process, a detailed review of general ledger reports, and a  
448 review of cash accounts and bank reconciliations.

449

450 The fourth control pertained to credit card purchases with internal controls setup per a limited  
451 number of issued cards, low monthly dollar limits, purchases requiring detailed receipts, and  
452 every purchase being reviewed and approved multiple times by the department head, the city  
453 manager, and the finance director. Ms. Larsen said the benefits of the credit cards were the cash  
454 rewards (around \$15,000 per year) and the convenience to be able to make online purchases or  
455 the ability for employees to make purchases in the field.

456

457 For accounts payable, Ms. Larsen reported that each purchase required detailed documentation  
458 and multiple reviews and authorization. With regard to the receipt of revenues, the largest  
459 general fund revenues were collected by the State of Utah and deposited directly into the City's  
460 public treasurer's investment pool. Other receipts received by the City were from utility billing,

461 business licenses, development fees, etc. Revenues were processed through Xpress Bill Pay  
462 (utility billing), 64.5% were processed through anytime deposits (business licensing, etc.) and  
463 were submitted directly to the bank, .5% were cash deposits, and an average \$3,800 per month in  
464 cash receipts.

465

466 Council Member Baskin asked if the court payments were part of the 64.5% payments and if  
467 there were separate processes for court revenues. Janice Larsen replied that the court payments  
468 were processed every day through the State's court financial system.

469

470 Council Member Baskin asked about the \$15,000 rewards and what was done with the funds.  
471 Janice Larsen replied that the credit card rewards were deposited as revenue in the General Fund.

472

473 Council Member Baskin said that she had heard rumors that those cash rewards were used for  
474 employee parties. Janice Larsen replied that there was a line item for employee appreciation in  
475 the budget but that the credit card awards were not used for that.

476

477 Ken Leetham clarified that when a purchase was not budgeted or approved by the City Council  
478 that an amendment to the budget would then come before the Council. He said that no  
479 department head had the authority to purchase things without prior Council approval.

480

481 Council Member Mumford asked about business licensing and development fees and if the  
482 developers mailed in checks. Janice Larsen replied that the majority of the fees were paid at the  
483 front counter and any checks received were immediately deposited.

484

485 Council Member Baskin complimented staff and said that she had overpaid on her business  
486 license and received a refund the next month. Mayor Arave and Ken Leetham also complimented  
487 Janice Larsen and staff on the implementation of the internal controls. Ken Leetham also noted  
488 appreciation to Sheryl Bangerter, Accounts Payable Clerk, who has done a great and careful job  
489 making sure that payments made are properly documented and approved.

490

491 Council Member Mumford commended staff on their overall dedication and Janice Larsen on the  
492 outcome of the recent audit.

493

494 7. CONSIDERATION OF RESOLUTION 2019-08R: A RESOLUTION APPROVING  
495 AMENDMENT NO. 3 TO AN INTERLOCAL AGREEMENT WITH DAVIS COUNTY  
496 FOR ANIMAL CONTROL SERVICES (AGREEMENT 2019-07A)

497

498 Ken Leetham reported that the City contracted with Davis County for animal services and the  
499 annual assessment for 2019 was \$50,218.15. He said that 15 Davis County city managers met

500 with Davis Commission Chair Randy Elliott on animal services to discuss different ways of  
501 funding animal control services. The general consensus was to have the County look at a model  
502 to enact a countywide tax and the cities would reduce their property tax rates accordingly versus  
503 having 15 separate contracts.

504

505 **Council Member Mumford moved to adopt Resolution 2019-08R a resolution authorizing**  
506 **execution of Amendment No. 3 to Interlocal Cooperation Agreement (2019-07A) for**  
507 **Animal Services with Davis County. Council Member Baskin seconded the motion. The**  
508 **motion was approved by Council Members Horrocks, Mumford, Hood and Baskin.**  
509 **Council Member Porter was excused.**

510

511 8. APPROVE CITY COUNCIL MINUTES

512

513 The City Council minutes of February 5, 2019 were reviewed and amended. **Council Member**  
514 **Baskin moved to approve the minutes of February 5, 2019 as amended. Council Member**  
515 **Mumford seconded the motion. The motion was approved by Council Members Horrocks,**  
516 **Mumford, Hood and Baskin. Council Member Porter was excused.**

517

518 9. ACTION ITEMS

519

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

521

522 Mayor Arave commented on the crosswalk near Spectrum Academy. The Council clarified  
523 where the crosswalk was located and asked the safety committee to review.

524

525 Council Member Mumford asked for an update on the train and Global Trans 1. Sherrie  
526 Llewelyn replied that Global Trans 1 was working on a pipeline from Southern Utah to Colorado  
527 so she assumed that they would no longer be working with the City.

528

529 Council Member Baskin asked about the standing water at Deer Hollow Park. Ken Leetham  
530 replied that this item was related to the fact that he felt that the concrete drain in the detention  
531 basin was unattractive. This item was removed from the list as the concrete structure is necessary  
532 for the detention pond.

533

534 10. CITY COUNCIL REPORTS

535

536 Council Member Hood reported that the Youth City Council (YCC) had participated in the Super  
537 Bowl of Caring food drive in association with the Bountiful Food Pantry. The YCC had come in  
538 first in the contest for two consecutive years. He said the youth had gathered \$26.35 and 1,174

539 pounds of food at Lee's Marketplace and \$187.13 and 1,708 pounds of food at Smith's Grocery  
540 store.

541 Council Member Hood also reported that the Easter Egg Dash would be held April 20<sup>th</sup> at 9AM.  
542 He said they were still seeking coupons and gift certificates from local businesses to put in the  
543 eggs.

544  
545 Council Member Mumford thanked staff for including the calendar of upcoming City events in  
546 the newsletter. He also asked about in-home daycares and a request for a potential code  
547 amendment to allow more than eight children. Sherrie Llewelyn responded that she was aware  
548 of the request.

549  
550 Council Member Horrocks asked about several bills in the current legislative session including  
551 HB315 regarding zoning and HB343 related to signage and asked staff to review as they  
552 pertained to the City.

553  
554 Council Member Baskin reported on the meeting of the Great Salt Lake Scenic Byway  
555 Committee and an effort to meet with Senator Stuart Adams regarding the Legacy Highway  
556 truck ban. She also said she would be working with Tree City and staff on updating City  
557 ordinances.

558  
559 11. MAYOR'S REPORT

560  
561 Mayor Arave reported that the City was asked to create a census committee and had asked  
562 Council Member Baskin to be involved. He also said the Recreation District survey would end  
563 the following Friday and encouraged everyone to participate. He then reported that Ken Leetham  
564 was appointed as the new chairman of the Fire District administrative committee.

565  
566 12. CITY ATTORNEY'S REPORT

567  
568 David Church had nothing to report.

569  
570 13. CITY MANAGER'S REPORT

571  
572 Ken Leetham discussed several dates for this year's budget retreat. He said he and Janice would  
573 discuss it further and send potential dates to the Council.

574  
575 Ken Leetham then reported on recent damage done to Tunnel Springs Park. He showed an aerial  
576 photo with the destruction of the grass/field by vehicles spinning circles after a recent snow  
577 storm. He said cameras at the park provided enough information that police had already

578 identified and spoken to the parents of the teenagers that were responsible. The estimated cost for  
579 the damages was approximately \$130,000.

580  
581 Council Member Baskin asked if the damages would be covered by the City's insurance. Ken  
582 Leetham responded that they knew who the responsible parties were and the issue would be  
583 handled directly with them. He recommended that barriers be installed to prevent future damage.

584  
585 Ken Leetham then reported on the removal of city trees on golf course property by residents of  
586 Mont Clair. He said he had been working with the residents to recover the estimated cost for  
587 repair. Mr. Leetham said that the concern was whether fencing should be installed.

588  
589 Council Member Baskin asked about the fencing proposal. Ken Leetham replied that it would  
590 include 1,100 linear feet of fencing along Mont Clair. He said chain-link fencing would be \$9 a  
591 foot at the cost of approximately \$10,000 and wrought iron fencing would be \$15 to \$25 per  
592 linear foot. Mayor Arave and Council Member Horrocks both said they believed there were  
593 some sort of CC&Rs in place that prohibited property owners from installing chain link fence  
594 around the golf course.

595  
596 Council Member Mumford said that there had been multiple issues with homeowners that were  
597 adjacent to City property including encroachments, dumping, cutting down trees, etc. and the  
598 solution was fencing. He said that there should be a fence but the City shouldn't have to pay for  
599 all of it. He suggested the City pay for chain-link and the residents could be for the difference to  
600 upgrade to wrought iron.

601  
602 Ken Leetham said that City staff could work with the HOA on cost sharing if the Council wanted  
603 to proceed with fencing portions of the golf course.

604  
605 Mayor Arave asked if the City was prepared for an incident like the recent water contamination  
606 issue in Sandy City. David Frandsen said that while it was hard to accurately comment on the  
607 Sandy incident, as he was unsure of all the details, but that the City had electronic monitoring  
608 systems in place to shut down the pumps should a similar situation happen in North Salt Lake.

609  
610 Council Member Mumford asked that staff prepare a proposal on the cost to remove fluoride  
611 from the City's water. Ken Leetham replied that staff could look into the possibility of opting out  
612 of fluoridated water.

613  
614 David Church reported that per a ballot initiative that cities were forced into fluoridated water  
615 which was monitored by the Health Department. He said water providers were required by law to

616 add fluoride to the water. Mr. Church said there was a recent bill proposed to try and change this  
617 law and that he would monitor this.

618  
619 Ken Leetham commented that one of the problems was that Sandy City had issues with notifying  
620 residents.

621  
622 David Frandsen said that the City's system was setup to stop automatically. There were protocols  
623 in place for notification and that staff calculated water dosing every day. Ken Leetham  
624 commented that the City had an above average system which was automated to allow staff to  
625 view water levels, pressures, and pumps at any time. He also said the City would be transparent  
626 and publish any information.

627  
628 14. ADJOURN INTO CLOSED SESSION TO DISCUSS EXISTING OR POTENTIAL  
629 LITIGATION

630  
631 **At 9:20 p.m. Council Member Horrocks moved to go into closed session to discuss existing**  
632 **or potential litigation. Council Member Baskin seconded the motion. The motion was**  
633 **approved by Council Members Horrocks, Mumford, Hood and Baskin. Council Member**  
634 **Porter was excused.**

635  
636 15. RECONVENE INTO REGULAR SESSION

637  
638 **At 10:18 p.m. Council Member Mumford moved to go out of closed session and into the**  
639 **regular session. Council Member Horrocks seconded the motion. The motion was approved**  
640 **by Council Members Horrocks, Mumford, Hood and Baskin. Council Member Porter was**  
641 **excused.**

642  
643 16. ADJOURN

644  
645 Mayor Arave adjourned the meeting at 10:18 p.m.

646  
647

648

649

650

---

Mayor

---

City Recorder

### Action Items (for March 5, 2019)

Item	Staff	Description
<b>New</b>		
1	Sherrie	Staff to send the City Council the analysis of the breakdown of the potential taxes (garbage, sewer, fire) for the proposed Misty River (annexation) area. <i>Information will be distributed prior to CC meeting.</i>
2	Ken	Staff to review house bills including HB343 sponsored by Daw (development advertising) and HB 315 sponsored by Wilde (Land use and development amendments). <i>Ken to update council.</i>
3	Janice Ken	Potential dates for the upcoming budget retreat to be sent to Council/staff.
<b>Current</b>		
1	David	Staff to look at adding lighting at Tunnel Springs Park. Staff to prepare a more comprehensive review of the entire park lighting with input from the Parks and Arts Board and residents adjacent to the park. Also look at alternate technology such as solar powered or LED lighting and a cost comparison. Ensure that cameras that are added do not have view of private residences. <i>David will discuss at next Parks &amp; Arts meeting.</i>
2	Paul Craig David	Council Member Mumford asked that the safety committee review the potential to add street lighting at the crosswalk near Spectrum Academy. <i>Safety Committee meeting scheduled held on 2/26. Safety Committee reviewed the potential to add street lighting at the crosswalk near Spectrum Academy and determined that while this is an excellent daytime crosswalk the City should not encourage crossing at this location at night.</i>
3	Ken	Staff to report back on the progress of mining on Monte Thomas parcel. <i>Ken will prepare update.</i>
4	Paul Sherrie	Look at sidewalk on 3800 south and US89 where residents are walking in the street in order to get to a bus stop on US89. <i>Paul will contact Davis County to discuss. Sherrie will inquire as to the available use of Prop 1 funds. (2/27)</i>
5	Sherrie	Staff to review current lighting ordinances/regulations related to light pollution and report back to City Council. <i>Staff has received model lighting ordinances from Utah Dark Skies and is preparing report on current regulations. (1/30)</i>
6	Paul	Mayor recommended that City's safety committee work with Jessica Dunn on the 1100 North and Main Street intersection. <i>Safety Committee met on 2/26 and determined that contact should be made with Woods Cross before expending too many resources to determine whether a light at this location is warranted (Safety Committee does not believe warrants exist today for a lighted intersection).</i>
7	Ken	Staff to follow up with City attorney on Media One issue. <i>City Attorney assisting staff to create next enforcement steps.</i>
8	Ken	Invite UTA to make a presentation to the city council on SLC/Connector in early 2019. <i>Ken will be reaching out UTA for possible 3-19-19 presentation.</i>
9	Craig, Ken David	Staff to look at a variety of monitoring options including DVR system and other technology, police access of camera feeds, motion sensors, public access, etc. <i>Staff is proceeding with enhanced camera system at Tunnel Springs Park.</i>
10	Sherrie Ken	Meet with Tim Stanley, Global 1, on potential help/funding (CIB) for Center Street rail projects. <i>Staff has reached out for update from Global 1 on terminal project, awaiting response. (9/25)</i>
11	David	Add trees to park strips on Foxhollow and at Foxboro roundabout. <i>Staff reviewing costs.</i>
12	Paul David Sherrie	Staff to prepare several options for repair or replacement of the dock at Eaglewood pond to make it more secure/useable. Staff to also look at potentially placing trees around the Eaglewood Village pond or adding this area to the Arbor Day planting area for the next year. <i>Draft concept plan was presented to Parks and Arts Board. Concept plan was cost prohibitive - will look at a simpler design.</i>
13	David	Council review the parks & trails brochures before printed. <i>Parks &amp; Arts comm. to review draft.</i>



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** March 5, 2019  
**SUBJECT:** General Development Plan for Hepworth Townhomes at 155 North Main

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### RECOMMENDATION

The Planning Commission recommends to the City Council approval of the general development plan for Hepworth Townhomes located at 155 North Main Street with the following conditions to be incorporated within the final zone change and development agreement approval:

1. Final architecture design, materials, colors;
2. A provision for a future cross easement access be provided, with specific terms and conditions to be required of future connecting developments to the west, in the event the city exercises the future shared access;
3. Placement of traffic directional signs for the private alley shall be required and clearly visible;
4. Parking shall be provided at the rate of 2.5 spaces/unit;
5. Submittal of a required development agreement; and
6. Final approval of the P-District Rezone.

### BACKGROUND

The proposed general development plan is located at 155 North Main Street. The property contains approximately 0.60 acres and is currently zoned Residential-7, which allows primarily single family dwellings and duplexes. The property is included in the Town Center Master Plan. The City's long range plan is to acquire homes on the south side of 150 North Street and expand Hatch Park to 150 North. The City has acquired several homes on the street and has removed 2 of the homes. The Town Center Master Plan calls for the redevelopment of the north side of 150 North for multi-family. (See attached Land Use Concept Map) This property is on the north side of 150 North at the corner with Main Street and is currently vacant.

The property is owned by Hepworth Investment Group, who has hired Knowlton General as the developer/builder. The property owner is requesting a General Development Plan and Rezone to a P-District Zone.

According to the newly amended Planned (P) District regulations in Chapter 13 of the City's Land Use Ordinance, a general development plan must be accompanied by a P-District Rezone application. The

Planning Commission holds a public hearing on the rezone request prior to approval of the General Development Plan, with final approval of the zone change including the successful negotiation of a development agreement and final site plan. The Planning Commission held a public hearing and reviewed the application on January 8, 2019 and made a favorable recommendation

**UPDATE/ALTERNATIVE CONCEPT REVIEW**

The City Council tabled consideration of the General Development Plan on January 15, 2019 with a request that the applicant submit an alternative concept plan with duplexes as would be permitted under the existing R1-7 zoning. The alternative concept has been attached. The concept contains 3 duplexes, each with a single car garage and driveway parking that would accommodate 3-4 additional parking spaces. The 6 driveways would access the lot from 150 North, as opposed to the alley access in the proposed townhome which would have one access point from Main Street and one access point from 150 North. The units would each have 3 bedrooms as opposed to the 2 bedroom townhomes previously requested. Regulations in the R1-7 zone would be limited to the requirements following:

	<b>Zone</b>
	<b>R1-7</b>
<b>The lot area in square feet for a duplex:</b>	8,500
Minimum lot area in square feet for all main uses or buildings other than dwelling shall be:	5,000
<b>Width Regulations</b>	
The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit developments, shall be:	60
<b>Frontage Regulations</b>	
The minimum width of any lot at the street right-of-way line in feet in the districts regulated by this chapter, except as modified by conditional use permit, shall be:	45
<b>Front Yard Regulations</b>	
The minimum depth in feet for the front yard for main building in districts regulated by this chapter shall be:	25
On corner lots, main buildings shall have 2 front yards, and 1 rear yard, and 1 side yard.	A
<b>Rear Yard Regulations</b>	
The minimum depth in feet for the back yard in the districts regulated by this chapter shall be:	25
On corner lots, the rear yard setback may be reduced to 20 feet.	A
<b>Side Yard Regulations</b>	
The minimum side yard in feet for any dwelling in districts regulated by this chapter shall be:	8
And the total width of the 2 required side yards in feet shall be:	20

<b>Height Regulations</b>	
The maximum height for all buildings and structures in feet. See section 10-1-25 of this title.	35
<b>Coverage Regulations</b>	
The maximum coverage in percent for any lot in the districts regulated by this chapter shall be:	35

**COMPARISON**

	<b>Townhomes</b>	<b>Duplex</b>
Rental/For Sale	Rental	Rental
Total Units	8	6
Density	13.5 d.u./acre	10.2 d.u./acre
Bedroom Count	16 (2/unit)	18 (3/unit)
Parking	8 covered/8 uncovered/6 guest Total of 2.75/unit	6 covered/17-18 driveway Total 4/unit
Available Street Parking	8 spaces	2 spaces
Driveways	2 (1-150 North; 1-Main Street)	6 on 150 North
Architecture	Specified by Dev. Agreement	No standard
Height	22'	Max 35'
Landscaping	Specified by Dev. Agreement	No standard
Land Use	Complies with Town Center Master Plan *excerpt attached	Complies with current zoning

**P-DISTRICT/GDP REVIEW**

The proposed development includes a total of 8 townhomes to be utilized as rental units. The proposed development has a one-way rear alley which accesses 2 parking spaces behind each unit (1 covered space per unit). An additional 6 guest parking spaces are being provided in parallel to the Alley. Required standard parking is 2.25 spaces per unit, the development is proposing 2.5 spaces per unit, exceeding the standard requirement. The overall density of the project is 13.3 dwelling units per acre. The proposed density is lower than the densities approved in other portions of the Town Center, but appears appropriate for the location and proximity to Hatch Park.

<b>Development</b>	<b>Density</b>
Chesham Village	17 units/acre
Odell Crossing	19 units/acre
NSL City Center	15 units/acre
Towne Plaza	15 units/acre
City's Edge	27 units/acre
City Center	21 Units/acre

Any further redevelopment of the north side of 150 North would require the purchase of the existing homes by a developer. Estimated additional units, at this similar density would provide for an additional 20 townhomes fronting the street. The proposed rear alley could be utilized in the future to connect to additional development, as such the DRC is recommending a future cross easement accesses be requested to allow for cohesive redevelopment.

The proposed architecture is of traditional design with masonry veneers. Each 2 bedroom unit will have a raised garden and front stoop adjacent the sidewalk. The units are 2 stories high tall which provides a more uniform transition between the multi-family use and the single family use neighborhood. The applicant is proposing 2 story units with a detached carport, rather than 3 story units with garages, for the purpose of height compatibility with the neighborhood. Each of the units have a rear patio adjacent to the kitchen. Final architecture will be determined prior to development agreement approval and based upon Planning Commission recommendations.

### **POSSIBLE MOTION**

I move that the City Council approve the proposed general development plan for Hepworth Townhomes located at 155 North Main Street with the following conditions to be incorporated within the final zone change and development agreement approval:

1. Final architecture design, materials, colors;
2. A provision for a future cross easement access be provided, with specific terms and conditions to be required of future connecting developments to the west, in the event the city exercises the future shared access;
3. Placement of traffic directional signs for the private alley shall be required and clearly visible;
4. Parking shall be provided at the rate of 2.75 spaces/unit;
5. Submittal of a required development agreement; and
6. Final approval of the P-District Rezone.

### Attachments

- 1) Aerial/Zoning Map
- 2) Town Center Master Plan-Excerpts
- 3) Alternative Conceptual Site Plan
- 4) Alternative Conceptual Architecture
- 5) Conceptual Site Plan
- 6) Conceptual Architecture



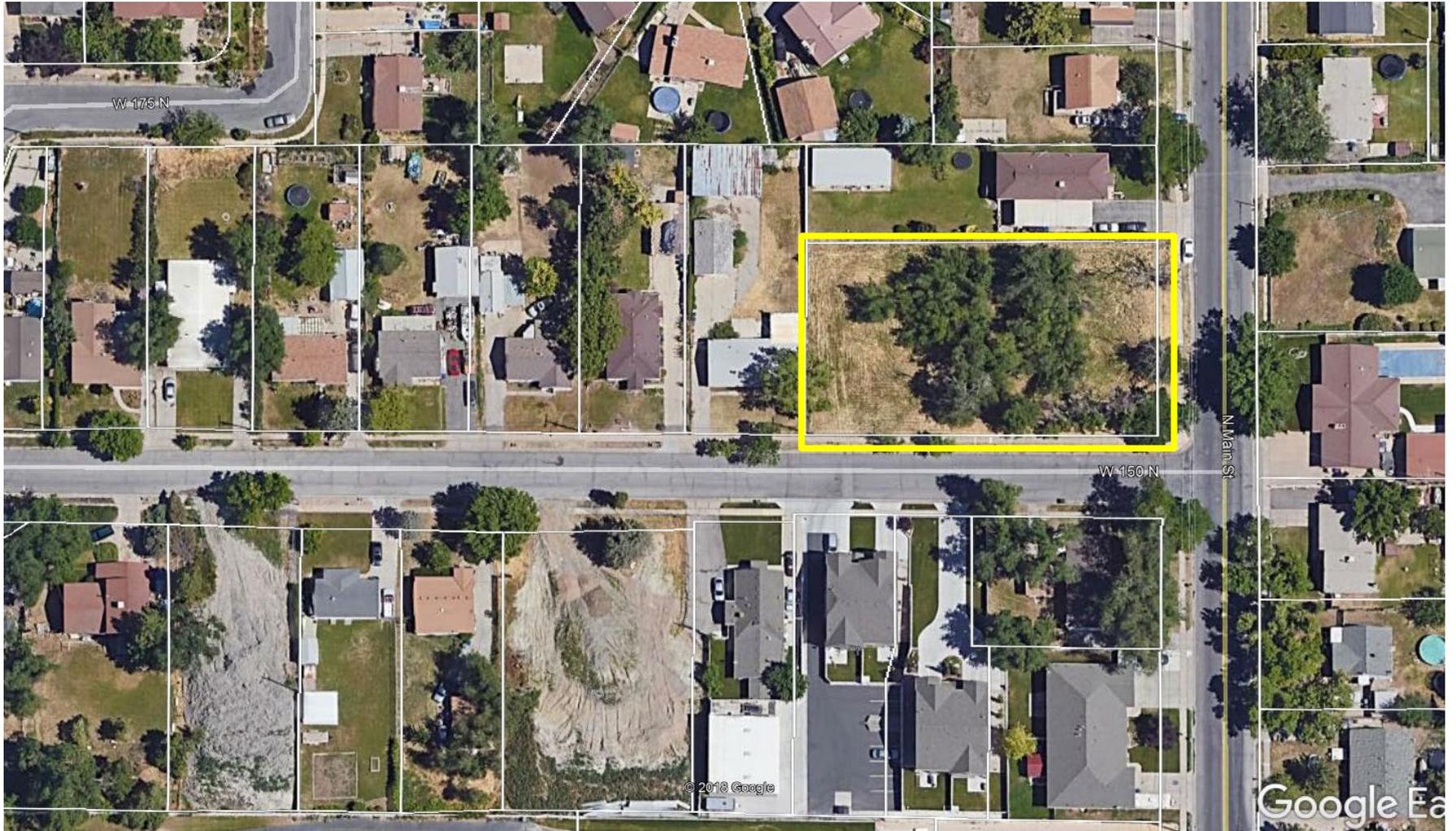
# General Development Plan Hepworth Townhomes Zoning



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



# General Development Plan Hepworth Townhomes Aerial





The City's proposed civic and cultural core is focused around the Highway 89/Center Street intersection, extending westward to Hatch Park. The area should build upon City Hall and the reimagined Hatch Cultural Park, incorporating a new library/community arts center in the vicinity of City Hall. The proposed civic and cultural core is highlighted by unique streetscape treatments, specially paved walkways, plazas and street intersections, and similar improvements along Center Street. Hatch Cultural Park is extended north and eastward in this scenario, encompassing the entire block and introducing new multi-family residences along the northern terminus.

Professional office uses and an upgraded gas station are located near Eagleridge Drive and the south terminus of Orchard Drive, with artists' lofts and similar live/work uses as part of a unique mixed-use district on the west side of Highway 89 south of Center Street.



*Example of high-quality mixed-use development with highly-articulated architecture, unified street furnishings, and strong pedestrian circulation elements*

Other highlights of the Town Center Concept include gateway treatments (see Design Guidelines) at the outer edges of the district along Highway 89 and Center Street, a robust urban trail system, and the careful integration of historic uses and sites within the framework of the district.



MAP 7.2 – ILLUSTRATIVE PLAN



## ILLUSTRATIVE PLAN

The land use and transportation concepts discussed in the previous sections are synthesized in *Maps 7.1 & 7.2 – Illustrative Plan* (pgs. 34-35), which provides a graphic vision of how the Town Center may appear once fully implemented. The plan incorporates new and existing buildings as part of creating complete and unified blocks in the core, with shared parking areas, landscaping, and open spaces helping to form a complete picture of the future district.



*Example of Active Street with transit and wide pedestrian-friendly streetscape*

As clearly indicated in the illustration, Center Street is a key Town Center connector, linking the civic/arts/cultural district with the central Transit Hub along Highway 89. A two-block segment of the roadway located between Main Street and 130 East features multi-story, mixed-use buildings with a shared parking facility in the middle of the block. The area is unified through the use of consistent paving treatments, which are extended to other blocks as part of a cohesive design approach. The use of unique paving treatments at key locations throughout the area help link City Hall, City Hall Park, Hatch Park and the new mixed-use development envisioned for the area. The reimagined Hatch Cultural Park is transformed into the focal open space of the district, providing both recreational opportunities and space for public events.

Main Street south of Center Street is transformed into a shared street in the long-term, with special paving and street trees helping to extend the space for public events from the core area southward, providing enhanced connection with City Hall.

With Hatch Park extending northward to encompass the full block, the homes on the north side of 150 North should be replaced with new multi-family units, helping to form a more active park and a livelier, more diverse town core.



*Examples of shared street with special paving*

Two BRT stations are located at each end of Highway 89 within the Town Center boundaries. These transit access points should be enhanced with special paving and coordinated station design treatments, helping to signal entry into this special place as part of a unique gateway experience. Each of these BRT stations are supported by the location of nearby mixed-use developments.



*Street trees help cool the street and buildings*

Street tree design is used to denote the key corridors - Highway 89, Center Street, and Main Street – helping to create a greener, shadier and more sustainable town center. The trees also soften the visual impact of the roadways, in addition to separating sidewalk activities from vehicular traffic movements.

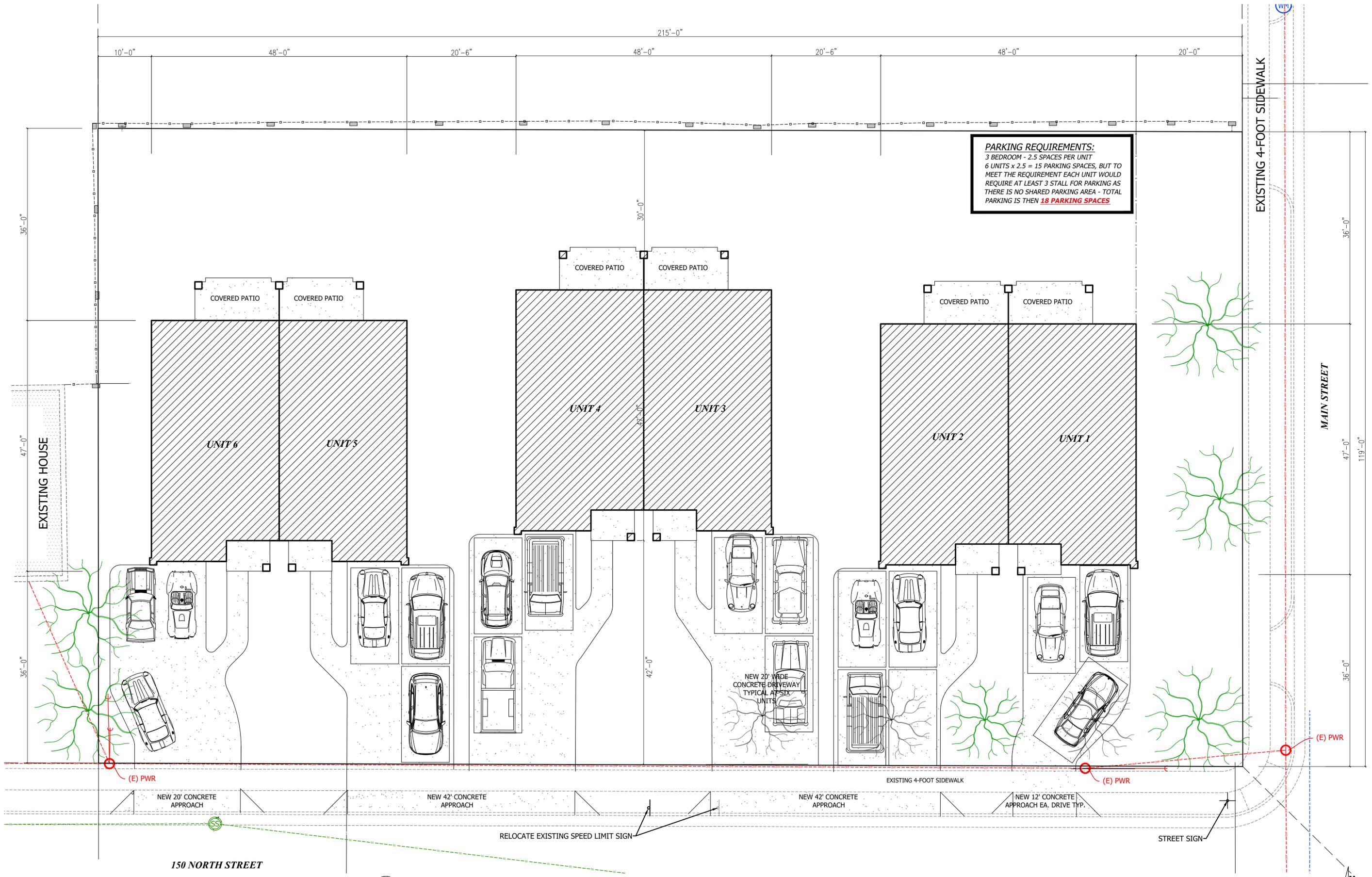
The historic Bamberger Rail Corridor is linked with new open spaces, providing additional green space within the Town Center and a place that connects nearby

neighborhoods. A tree row south of Center Street pays visual homage to the past, tracing the route of the historic rail alignment through existing neighborhoods.

Additional trails, bike lanes, sidewalks, stairs, and pathways provide multiple options for linking with surrounding uses and neighborhoods. The courtyard-centric residential and high-quality commercial development and redevelopment envelope the northern stretch of Highway 89, with parking to the rear of buildings mitigated through the use of landscape buffers between these sites and surrounding uses.

The pending Towne Plaza project, which was recently approved, sets the tone for future development along the east-west running roadways. Special paving, sidewalks, street furnishings, lighting and similar features used in this location should be repeated in similar locations, in addition to the use of a more traditional, turn-of-the-century look and feel.

Overlaying the new structure, form, and character of the Town Center is a series of wayfinding/signage elements, including gateway and landmark features that designate entry into the Town Center and help residents and visitors easily navigate their way through the area and contribute to a strong sense of identity.



MAY 22th / 2018

**NSL TOWN HOMES  
 BUILDING ONE  
 NORTH SALT LAKE, UTAH**

No	DATE	DESCRIPTION
1	7/12/18	SCHEMATIC-PLANNING
2	7/20/18	SCHEMATIC-PLANNING
3	1/23/19	SCHEMATIC-PLANNING

SCHEMATIC  
 DUPLEX  
 SITE PLAN



**NSL TOWN HOMES  
 BUILDING ONE  
 NORTH SALT LAKE, UTAH**

No	DATE	DESCRIPTION

SCHEMATIC  
 RENDERING  
 ELEVATIONS

**1** SCHEMATIC EAST VIEW  
 N.T.S.

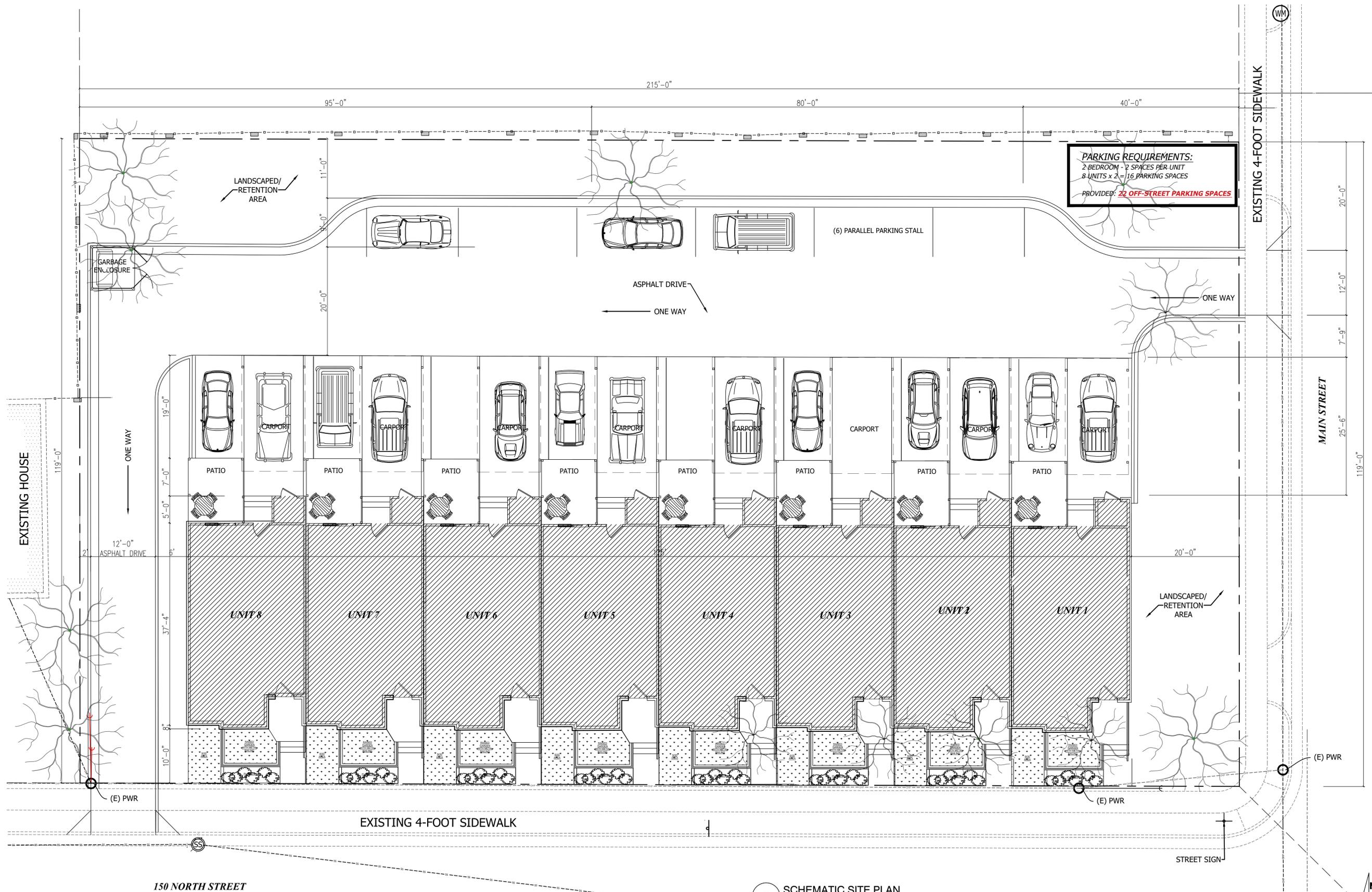
**NSL TOWN HOMES  
 BUILDING ONE  
 NORTH SALT LAKE, UTAH**

No.	DATE	DESCRIPTION

SCHEMATIC  
 RENDERING  
 ELEVATIONS



**1** SCHEMATIC WEST VIEW  
 N.T.S.



**PARKING REQUIREMENTS:**  
 2 BEDROOM - 2 SPACES PER UNIT  
 8 UNITS x 2 = 16 PARKING SPACES  
**PROVIDED: 22 OFF-STREET PARKING SPACES**

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DEC 7th / 2018

**NSL TOWN HOMES  
 BUILDING ONE  
 NORTH SALT LAKE, UTAH**

No.	DATE	DESCRIPTION
1	7/12/18	SCHEMATIC-PLANNING
2	7/20/18	SCHEMATIC-PLANNING
3	8/17/18	SCHEMATIC-PLANNING
4	8/31/18	SCHEMATIC-PLANNING
5	9/4/18	SCHEMATIC-PLANNING
6	12/07/18	SCHEMATIC-PLANNING
7	1/23/19	SCHEMATIC-PLANNING

SCHEMATIC  
 SITE PLAN

**A0.0**

18130

**2** SCHEMATIC SITE PLAN  
 1"=100'-0"

**NSL TOWN HOMES  
 BUILDING ONE  
 NORTH SALT LAKE, UTAH**

No.	DATE	DESCRIPTION

SCHEMATIC  
 RENDERING  
 ELEVATIONS



**1** SCHEMATIC EAST VIEW  
 N.T.S.

**NSL TOWN HOMES  
 BUILDING ONE  
 NORTH SALT LAKE, UTAH**

No	DATE	DESCRIPTION

SCHEMATIC  
 RENDERING  
 ELEVATIONS

**1** SCHEMATIC WEST VIEW  
 N.T.S.



**NSL TOWN HOMES  
 BUILDING ONE  
 NORTH SALT LAKE, UTAH**

No	DATE	DESCRIPTION

SCHEMATIC  
 RENDERING  
 ELEVATIONS

**1** SCHEMATIC VIEW  
 N.T.S.





# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** March 5, 2019  
**SUBJECT:** Consideration of a plat Amendment to North Salt Lake Industrial Park Subdivision, Plat A at 24 North Redwood Road

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### RECOMMENDATION

The Planning Commission recommends to the City Council approval of the plat amendment for North Salt Lake Industrial Park Subdivision, Plat A at 24 North Redwood Road with the following condition:

1. Completion of Engineering Redlines, if any.

### REVIEW

The proposed amendment divides existing lot 1 and 2 into three lots. The current lots run north and south and are owned by a single property owner. The lots have 2 businesses and are functionally divided as lots that run east to west. The proposed lot 1A will be 6.58 acres and contains the current use by Mobile Mini. Lot 2A will be the corner lot to be occupied by Maverik and is 4.92 acres. The final lot 3A contains the existing truck shop building currently occupied by Schneider Trucking and is 1.60 acres.

The property is zoned General Commercial (CG) and the minimum lot size is 1 acre with a minimum width of 100 feet and 65 feet of frontage. All three lots meet the minimum lot size in the zone.

There may be additional redlines upon review by the city engineer of the resubmitted corrections included with this staff report.

Under the current City Subdivision ordinance, plat amendments require a public hearing, although they are not required by state code. The Planning Commission held a public hearing on February 22, 2019. No public right of way or public easement is affected by the proposed amendment to the plat.

### POSSIBLE MOTION

I move that the City Council approve the plat amendment for North Salt Lake Industrial Park Subdivision, Plat A at 24 North Redwood Road with the following condition:

1. Completion of Engineering Redlines, if any.

#### Attachments

- 1) Aerial/Zoning Map
- 2) Plat



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

---

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

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** March 5, 2019  
**SUBJECT:** Consideration of a plat Amendment to North Salt Lake Industrial Park Subdivision, Plat A at 24 North Redwood Road

---

### RECOMMENDATION

The Planning Commission recommends to the City Council approval of the plat amendment for North Salt Lake Industrial Park Subdivision, Plat A at 24 North Redwood Road with the following condition:

1. Completion of Engineering Redlines, if any.

### REVIEW

The proposed amendment divides existing lot 1 and 2 into three lots. The current lots run north and south and are owned by a single property owner. The lots have 2 businesses and are functionally divided as lots that run east to west. The proposed lot 1A will be 6.58 acres and contains the current use by Mobile Mini. Lot 2A will be the corner lot to be occupied by Maverik and is 4.92 acres. The final lot 3A contains the existing truck shop building currently occupied by Schneider Trucking and is 1.60 acres.

The property is zoned General Commercial (CG) and the minimum lot size is 1 acre with a minimum width of 100 feet and 65 feet of frontage. All three lots meet the minimum lot size in the zone.

There may be additional redlines upon review by the city engineer of the resubmitted corrections included with this staff report.

Under the current City Subdivision ordinance, plat amendments require a public hearing, although they are not required by state code. The Planning Commission held a public hearing on February 22, 2019. No public right of way or public easement is affected by the proposed amendment to the plat.

### POSSIBLE MOTION

I move that the City Council approve the plat amendment for North Salt Lake Industrial Park Subdivision, Plat A at 24 North Redwood Road with the following condition:

1. Completion of Engineering Redlines, if any.

#### Attachments

- 1) Aerial/Zoning Map
- 2) Plat



## NORTH SALT LAKE ENGINEERING

---

10 East Center Street  
North Salt Lake, Utah  
84054  
(801) 335-8723  
Paulo@nslcity.org

LEONARD ARAVE  
Mayor

PAUL OTTOSON, PE  
City Engineer

### MEMORANDUM

To: Honorable Mayor & City Council  
From: Paul Ottoson  
Date: March 5, 2019  
Subject: Orchard Drive Reconstruction North

### BACKGROUND

The Orchard Drive Reconstruction North project is a reconstruction of the street to a depth of 14". The project boundaries are from Eaglewood Drive to the north City limit line (3200 South Street in Bountiful).

The project was let out to bid into two bid schedules A & B. Bid Schedule A requires the contractor to keep two lanes of traffic open at all times. This will entail constructing one half of the width of the street while keeping the other half open. When the asphalt is then completed on the first half, the other half would begin. The allowable contract time for Bid Schedule A is 60 days.

Bid Schedule B will allow the contractor to close the road and allow local traffic only. All side streets with the exception of Eaglewood Drive will be closed to Orchard Drive but all driveways along Orchard will remain open. The allowable contract time for Bid Schedule B is 45 days.

The advantage of Bid Schedule A is keeping Orchard Drive open during the construction period. There are several businesses along Orchard Drive that would not suffer if the street were closed to local traffic only. The advantages of Bid Schedule B are a shorter construction period and a savings of approximately \$85,000.

The City received five bids and they are shown below:

<u>Contractor</u>	<u>Bid Schedule A Price</u>	<u>Bid Schedule B Price</u>
Post Asphalt and Construction	\$504,936.50	\$499,536.50
Staker & Parson Companies	\$543,230.50	\$419,955.50
Geneva Rock Products, Inc.	\$571,445.00	\$472,437.50

Advanced Paving and Construction, LLC	\$506,795.00	\$502,795.00
Black Forest Paving, LLC	\$540,090.00	\$550,090.00

There is currently no budget for this project, but it will be included on a budget adjustment item scheduled for the March 19, 2019 City Council meeting.

**POSSIBLE MOTIONS**

I recommend City Council award Bid Schedule A of the Orchard Drive Reconstruction North project to Post Asphalt and Construction for the price of \$504,936.50.

I recommend City Council award Bid Schedule B of the Orchard Drive Reconstruction North project to Staker & Parson Companies for the price of \$419,955.50.







## NORTH SALT LAKE ENGINEERING

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10 East Center Street  
North Salt Lake, Utah  
84054  
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LEONARD ARAVE  
Mayor

PAUL OTTOSON, PE  
City Engineer

### **MEMORANDUM**

To: Honorable Mayor & City Council  
From: Paul Ottoson  
Date: March 5, 2019  
Subject: Orchard Drive Reconstruction South

### **RECOMMENDATION**

Staff recommends awarding the Orchard Drive Reconstruction South project to Staker & Parson Companies for the price of \$542,609.35.

### **BACKGROUND**

The Orchard Drive Reconstruction South project is the second phase of construction work which will be done in this area. Plans are currently being designed for the first phase which include new curb and gutter and sidewalk on the east side of Orchard Drive from 183 South Orchard to Kingdon Lane. The road will become narrower than it is now (as per City Council approval last year), with the asphalt width changing from approximately 43 feet wide to 36 feet wide. It is anticipated that this concrete work for the first phase will be finished by mid-August of this year. At that time construction on this project will begin with a total reconstruction of the asphalt street. The boundaries of this street reconstruction project are on Eagleridge Drive from US-89 to the Eagleridge Drive round-about, and on Orchard Drive from the round-about to Center Street (see attached map).

Since Orchard Drive will become narrower, it will be impossible to maintain two lanes of traffic during construction. Therefore, Orchard Drive will have a hard closure at the north leg of the Eagleridge Drive round-about and a soft closure at Center Street. The road will remain open to local traffic only during construction. On Eagleridge Drive, the contractor will be allowed to completely shut down the street from the round-about to US-89 during a period of two separate weekends. During one weekend Eagleridge will be reconstructed from US-89 to the west leg of the round-about and the other weekend the full round-about will be completed.

The City received five bids and they are shown below:

<u>Contractor</u>	<u>Price</u>
Staker & Parson Companies	\$542,609.35
Post Asphalt and Construction	\$639,698.75
Geneva Rock Products, Inc.	\$656,149.75
Advanced Paving and Construction, LLC	\$658,424.00
Black Forest Paving, LLC	\$670,614.00

There is currently no budget for this project, but it will be included on a budget adjustment item scheduled for the March 19, 2019 City Council meeting.

**POSSIBLE MOTION**

I recommend City Council award the Orchard Drive Reconstruction South project to Staker & Parson Companies for the price of \$542,609.35.





US 89

Orchard Dr

Orchard Dr

CITY OF NORTH SALT LAKE



