



## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

### **NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA April 28, 2020 6:30 p.m.**

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

Welcome, Pledge, and Introduction

- 1) Public comments
- 2) Public Hearing-Consideration of a plat amendment for The Ridge Subdivision, affecting the following properties: Lot 146, The Ridge; Parcel 1, Edgewood Estates, Phase 2, Plat J; Lot 1322-AR, Eaglepointe Estates, Phase 13, Amended; and Lot 1323R, Eaglepointe Estates, Phase 13. The approval of The Ridge Subdivision, Amendment 1 will create one new building lot and dedicate the required road right of way to complete Winter Lane to Parkway Drive, including park strips and sidewalks. CW Land, et. al., applicant
- 3) Consideration of a plat amendment (Lot Line Adjustment) for Sahara Redwood Condominiums located at 460 North Redwood Road affecting units 118 and 119, Mike Wright, Sahara Redwood LLC, applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
  - a. April 14, 2020

Adjourn

**NOTICE: This meeting will be a virtual meeting via Zoom. The host site will be located at 10 East Center Street, members of the public are invited to attend via electronic device at the link below:**

Join Zoom Meeting

<https://zoom.us/j/96496598675>

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

**Notice of Posting:**

**I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.**

**Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.**



# 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:** Planning Commission  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** April 28, 2020  
**SUBJECT:** Plat Amendment to The Ridge Subdivision, amending lot 146, creating lot 160, and amending Parcel 1 of the Edgewood Estates, Ph. 2 and Lots 1322 & 1323 of Eaglepoint Estates at approximately 776 South Winter Lane

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for The Ridge, Phase 2 at 776 South Winter Lane with the following condition:

1. Completion of Engineering Redlines, including submittal of satisfactory geotechnical report for lot 160.

### BACKGROUND

The proposed amendment to The Ridge Subdivision accomplishes several purposes. The first purpose is to dedicate the final portion of road right of way for Winter Lane as it connects to Parkway Drive. The property on which the road is located is owned by North Salt Lake, additionally a small parcel was owned by EP Land, which has now been purchased by CW Land, the developer. Additional right of way is being dedicated from lots 1322 (Derricott) and 1323 (Cook) in order to provide area for park strip and side walk on Winter Lane all the way to the intersection with Parkway Drive. A small area is also being dedicated from lot 146 of The Ridge for the addition of the sidewalk, which was not previously possible without the additional right of way from Mr. Derricott and Mr. Cook.

The second purpose of the plat amendment is to facilitate creating one additional lot for Mr. Cook from his property known as parcel 1 of the Edgewood Estates Subdivision, Phase 2. The parcel was platted in the Edgewood Estates as only a parcel but could not be a building lot because it had no frontage on a public road. With the construction of Winter Lane and an agreement reached between Mr. Cook and CW Land additional right of way was obtained for park strip and side walk and for Mr. Cook property will be added to his lot for frontage.

### REVIEW

Under the current City Subdivision ordinance, plat amendments require a public hearing. The State code does not. Notice was sent to property owners of the public hearing and comments regarding the following environmental items were requested:

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

No comments regarding the plat amendment and associated easement vacation have been received.

In review of the additional lot 160 the engineer has submitted redline correction to the developer and they have been addressed. The only outstanding item relates to the geotechnical reported needed on the lot and the retaining wall that was installed by Mr. Cooks contractor last year. The city has received a letter from a structural engineer who has reviewed the wall and certified the construction. The letter must be updated to address the geotechnical elements of the site and is expected to be submitted by Tuesday, with the results of the soil study and samples taken this week. Additionally, Mr. Cook will be required to obtain a building permit for the walls as they are over 4 feet in height.

The fire district has reviewed the plan and have granted approval for the turn out that will be located in front of lot 160. That area will be less than 10% slope and will be marked as a no parking zone for the purposes of keeping a clear area for the parking of emergency vehicles if needed.

The new lot will only be buildable at the eastern most portion of the lot due to gas pipeline easements and an easement for the trail that will cross the lot to connect to the sidewalk. The lot is 0.53 acres in size and meets the minimum requirements for the P-District for building area. All building standards applicable in The Ridge Development Agreement would be in effect on the new lot, as far as quality of design and materials.

### **POSSIBLE MOTION**

I move that the Planning Commission recommend approval to the City Council of the plat amendment for The Ridge Subdivision P.U.D. Phase 2 at approximately 766 South Winter Lane with the following condition:

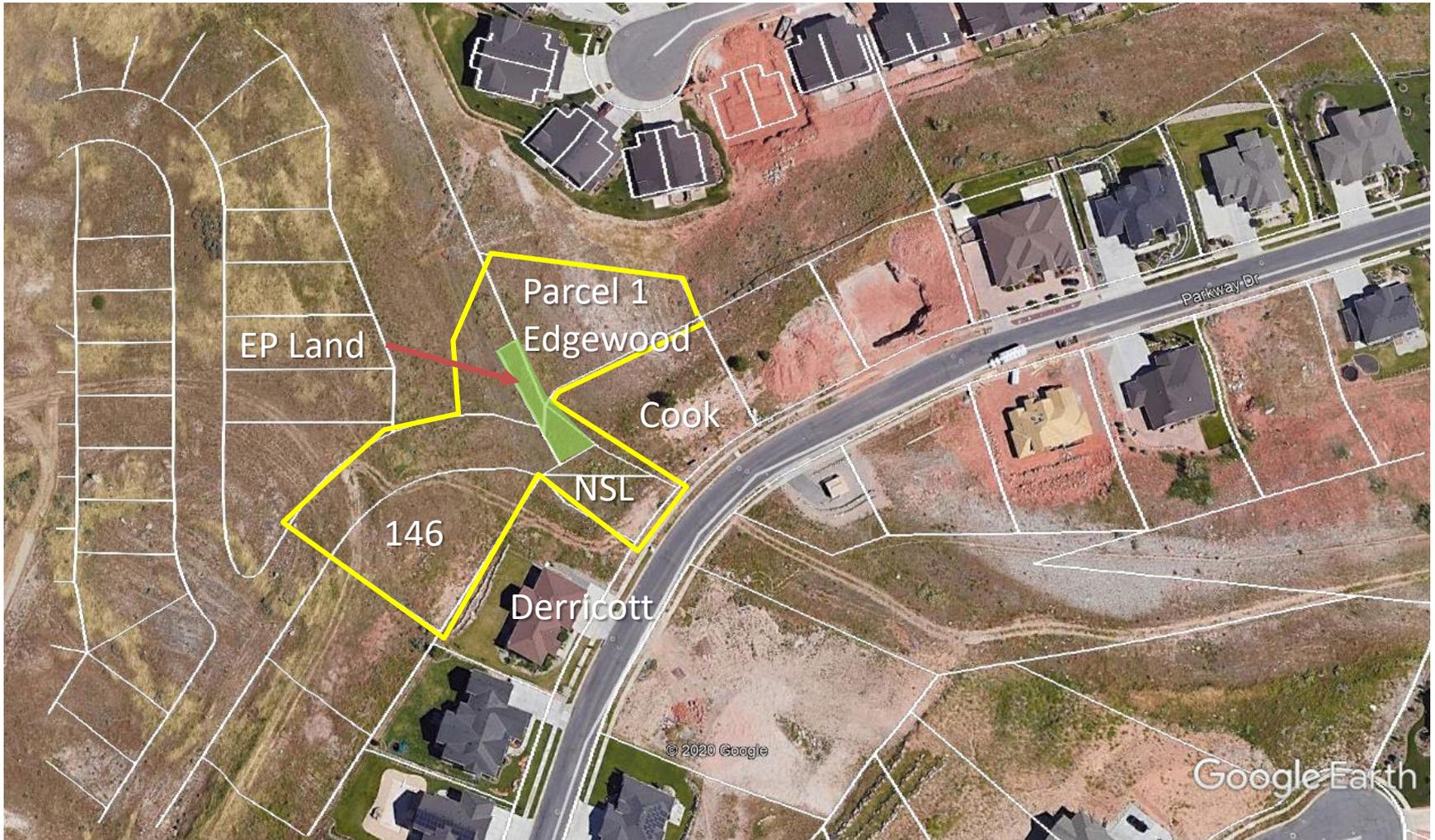
1. Completion of Engineering Redlines, including submittal of satisfactory geotechnical report for lot 160.

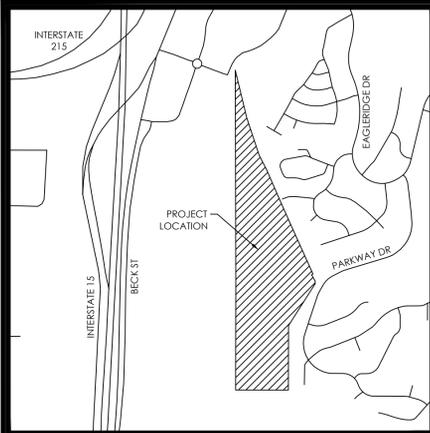
### Attachments

- 1) Aerial/Zoning Map
- 2) Amended Plat
- 3) Construction drawing



Plat Amendment-The Ridge Phase2  
776 South Winter Lane  
Aerial





**VICINITY MAP**  
N.T.S.

- NOTES:**
- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
  - IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED:  
VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS  
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
  - UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATIONS.
  - APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
  - IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
  - TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.
  - ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYORS OFFICE DATUM.
  - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDE YARD, UNLESS OTHERWISE NOTED.
  - EACH LOT IS TO BE GRADED SUCH THAT NO STORM WATER DRAINS FROM LOT TO LOT WITHOUT BEING DIRECTED TO A SHARED REAR YARD SWALE WHICH WILL BE MAINTAINED BY THE H.O.A.
  - LOTS 146 AND 146-A CONTAIN PORTIONS OF A 50' GAS EASEMENT IN FAVOR OF KERN RIVER GAS 5115203. ANY IMPROVEMENTS IN REGARDS TO DIGGING, EXCAVATION, GRADING, LANDSCAPING OR DISTURBANCE OF ANY KIND, MUST MEET THE REQUIREMENTS AS GOVERNED BY KERN RIVER GAS.
  - ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYORS OFFICE DATUM
  - THE OWNER OF LOT 160, AS SHOWN HEREON, IS RESPONSIBLE FOR THE MAINTENANCE OF THE PRESSURE MAIN TO MANHOLE #134. (SEE CONSTRUCTION DRAWINGS FOR ADDITIONAL DETAILS.)

# THE RIDGE SUBDIVISION AMENDMENT 1

(AMENDING LOT 146 OF THE RIDGE SUBDIVISION, PARCEL 1 OF EDGEWOOD ESTATES, PHASE 2, PLAT J, LOT 1322-AR OF EAGLEPOINTE ESTATES PHASE 13 AMENDED AND LOT 1323R EAGLEPOINTE ESTATES PHASE 13) LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W, SALT LAKE BASE & MERIDIAN NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

**LEGEND**

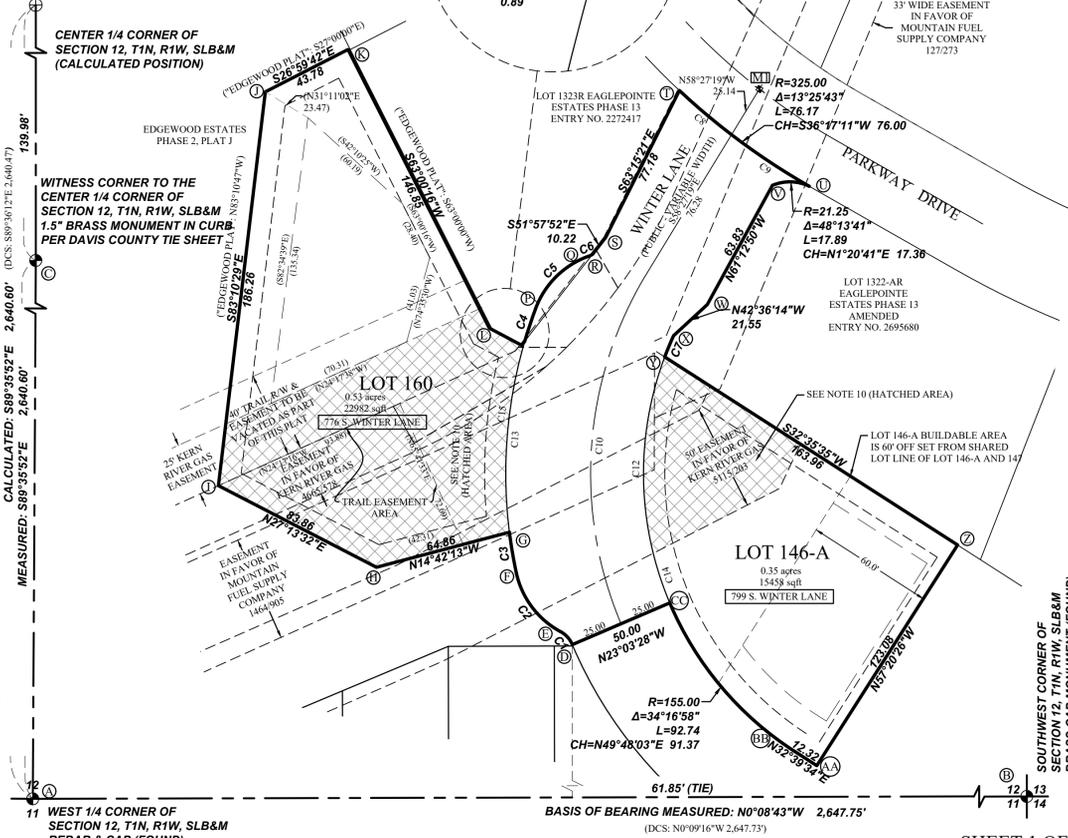
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
	LOT LINE
	CENTER LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	12.50	38°35'31"	8.42	N47°38'47"E	8.26
C2	41.50	49°28'08"	35.83	N53°05'06"E	34.73
C3	220.00	4°59'53"	19.19	N80°19'06"E	19.19
C4	220.00	4°15'26"	16.35	S71°27'39"E	16.34
C5	41.50	49°28'08"	35.83	S44°35'52"E	34.73
C6	12.50	10°06'34"	2.21	S24°55'05"E	2.20
C7	155.00	4°01'20"	10.88	S67°17'13"W	10.88
C8	325.00	5°40'32"	32.19	S40°09'46"W	32.18
C9	325.00	7°45'10"	43.98	S33°26'55"W	43.94
C10	180.00	54°36'09"	171.54	N85°45'23"W	165.12
C12	155.00	47°46'55"	129.26	N89°10'00"W	125.55
C13	220.00	32°50'54"	126.13	N85°45'23"W	124.41
C14	155.00	78°02'33"	211.13	S71°40'51"W	195.18
C15	220.00	23°35'35"	90.59	S85°23'10"E	89.95

**Davis County Coordinates**

Point #	Northing	Easting	Symbol	Point #	Northing	Easting	Symbol
(A)	100021.20	107931.28	(P)	(P)	97432.15	108929.44	(P)
(B)	97373.45	107938.00	(U)	(U)	97426.95	108944.93	(U)
(C)	100003.65	110431.84	(R)	(R)	97402.23	108969.32	(R)
(D)	97409.73	108786.99	(S)	(S)	97400.23	108970.25	(S)
(E)	97415.30	108793.10	(T)	(T)	97393.93	108978.29	(T)
(F)	97436.16	108820.87	(U)	(U)	97359.20	109047.22	(U)
(G)	97439.39	108839.78	(U)	(U)	97297.94	109002.24	(U)
(H)	97502.12	108823.32	(W)	(W)	97315.30	109002.65	(W)
(I)	97576.69	108861.68	(V)	(V)	97361.90	108932.11	(V)
(J)	97554.56	109046.62	(X)	(X)	97366.10	108922.08	(X)
(K)	97515.55	109066.49	(Z)	(Z)	97227.96	108833.76	(Z)
(L)	97448.89	108935.64	(AA)	(AA)	97294.38	108730.14	(AA)
(M)	97434.40	108927.99	(BB)	(BB)	97304.76	108736.79	(BB)
(N)	97433.62	108927.55	(CC)	(CC)	97363.73	108806.58	(CC)
			(MM)	(MM)	97321.46	109047.89	(MM)



**SURVEYORS CERTIFICATE**

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into streets, and parcels, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

PRELIMINARY  
FOR REVIEW ONLY

Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A portion of the SW1/4 of Section 12 & NW1/4 of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:  
Beginning at the intersection of the Easterly line of Lot 145 and Northerly line of Winter Lane, as shown on THE RIDGE SUBDIVISION P.U.D., according to the Official Plat thereof on file in the Office of the Davis County Recorder, located N00°08'43"W along the Section line 36.28 feet and East 849.09 feet from the Southwest Corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence along said Winter Lane the following 3 (three) courses: 1) Northeasterly along the arc of a 12.50 foot radius non-tangent curve to the left (radius bears: N23°03'28"W 8.42 feet through a central angle of 38°35'31" (chord: N47°38'47"E 8.26 feet) to a point of reverse curvature; 2) along the arc of a curve to the right having a radius of 41.50 feet a distance of 35.83 feet through a central angle of 49°28'08" (Chord: N53°05'06"E 34.73 feet to a point of compound curvature; 3) along the arc of a curve to the right with a radius of 220.00 feet a distance of 19.19 feet through a central angle of 04°59'53" (Chord: N80°19'06"E 19.19 feet; thence N14°42'13"W 64.86 feet; thence N27°13'32"E 83.86 feet to the Southwest Corner of the Common Area of EDGEWOOD ESTATES PHASE 2 PLAT J P.U.D., according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said Common Area the following 2 (two) courses: 1) S83°10'29"E 186.26 feet; 2) S26°59'42"E 43.78 feet to the Northerly line of Lot 1323R, EAGLEPOINTE ESTATES PHASE 13, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said lot the following 3 (three) courses: 1) S63°00'16"W 146.85 feet; 2) S27°49'50"W 16.38 feet; 3) S29°37'39"W 0.89 feet; thence S51°57'52"E 2.39 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 220.00 feet (radius bears: S16°24'38"W) a distance of 16.35 feet through a central angle of 04°15'26" (Chord: S71°27'39"E 16.34 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 41.50 feet a distance of 35.83 feet through a central angle of 49°28'08" (Chord: S44°35'52"E 34.73 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 12.50 feet a distance of 2.21 feet through a central angle of 10°06'34" (Chord: S24°55'05"E 2.20 feet to the Southerly line of said Lot 1323R; thence along said lot the following 2 (two) courses: 1) S51°57'52"E 10.22 feet; 2) S63°15'21"E 77.18 feet to the Northerly line of Parkway Drive; thence Southwesterly along said street and along the arc of a non-tangent curve to the left having a radius of 325.00 feet (radius bears: S46°59'57"E) a distance of 76.17 feet through a central angle of 13°25'43" (Chord: S36°17'11"W 76.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 21.25 feet (radius bears: N64°32'29"W) a distance of 17.89 feet through a central angle of 48°13'41" (Chord: N01°20'41"E 17.36 feet to the Northerly line of Lot 1322-AR, EAGLEPOINTE ESTATES PHASE 13 AMENDED, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said lot the following 2 (two) courses: 1) N61°12'50"W 63.83 feet; 2) N42°36'14"W 21.55 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 155.00 feet (radius bears: S24°43'27"W) a distance of 10.88 feet through a central angle of 04°01'20" (Chord: N67°17'13"W 10.88 feet; thence to and along the Westerly line of said Lot 1322-AR S32°35'35"W 163.96 feet to the Northeasterly corner of Lot 147 of said RIDGE SUBDIVISION P.U.D.; thence N57°20'26"W along the Northerly line of said lot 123.08 feet to the Southerly line of said Winter Lane; thence along said line the following 2 (two) courses: 1) N32°39'34"E 12.32 feet; 2) along the arc of a curve to the right with a radius of 155.00 feet a distance of 92.74 feet through a central angle of 34°16'58" (Chord: N49°48'03"E 91.37 feet; thence N23°03'28"W 50.00 feet to the point of beginning.  
Contains: 54,181 square feet or 1.24 acres +/-

**OWNER'S DEDICATION**

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PARCELS AND STREETS TO HEREAFTER BE KNOWN AS

**THE RIDGE SUBDIVISION AMENDMENT 1**

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

CW THE RIDGE, LLC	EPLAND II LLC
BY: _____	BY: _____
ITS: _____	ITS: _____
THE RIDGE MASTER ASSOCIATION, INC.	NORTH SALT LAKE CITY
BY: _____	BY: _____
ITS: _____	ITS: _____
SCARLETT A. PATE	JOSEPH M. COOK aka JOSEPH COOK
DOUGLAS G. DERRICOTT	ANGELIQUE C. COOK aka ANGELIQUE COOK

**SEE SHEET 2 FOR OWNER'S ACKNOWLEDGMENTS**

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 PH: (801) 352-0075  
www.focusutah.com

**PLANNING COMMISSION**

RECOMMENDED APPROVAL AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**CITY ENGINEER**

RECOMMENDED APPROVAL AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

NORTH SALT LAKE CITY ENGINEER \_\_\_\_\_

**CITY ATTORNEY**

RECOMMENDED APPROVAL AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

NORTH SALT LAKE CITY ATTORNEY \_\_\_\_\_

**CITY COUNCIL**

PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY RECORDER

RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

\$ \_\_\_\_\_

FEE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

Z:\1-2018\18-410 Granite NSL\Design-18-410.dwg, Base, Dedication, Plat\18-410 Dedication Plat - Updated Exhibit.dwg

**THE RIDGE SUBDIVISION AMENDMENT 1**  
 (AMENDING LOT 146 OF THE RIDGE SUBDIVISION, PARCEL 1 OF EDGEWOOD ESTATES, PHASE 2, PLAT J,  
 LOT 1322-AR OF EAGLEPOINTE ESTATES PHASE 13 AMENDED AND LOT 1323R EAGLEPOINTE ESTATES PHASE 13)  
 LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,  
 SALT LAKE BASE & MERIDIAN  
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF CW THE RIDGE, LLC, A UTAH LLC AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF EP LAND II, LLC, A UTAH LLC AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**MUNICIPAL CORPORATION ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF NORTH SALT LAKE CITY, A UTAH MUNICIPAL CORPORATION AND THAT HE SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF THE RIDGE MASTER ASSOCIATION, INC., A UTAH INC., AND THAT HE SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, SCARLETT A. PATE, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, DOUGLAS G. DERRICOTT, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, JOSEPH M. COOK, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACKNOWLEDGMENT**

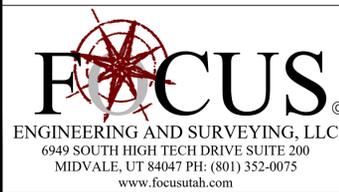
STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, ANGELIQUE C. COOK, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

RECORDED # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF DAVIS  
 RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 \$ \_\_\_\_\_ COUNTY RECORDER

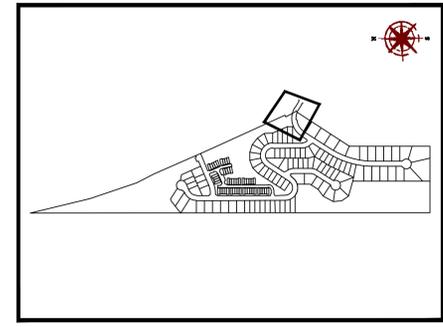


z:\\_2018\18-410 Granite NSL\Design\_18-410.dwg\cases\ Dedication Plat\18-410 Dedication Plat\_Updated Exhibit.dwg

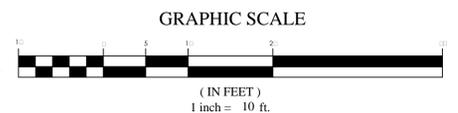


**LEGEND**

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



KEY MAP  
N.T.S.



**ENH MAR**  
SOUTHWEST CORNER OF SECTION 12  
TOWNSHIP 1 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV. 4,832.40'  
DATUM: NGVD29



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 552-0075  
www.focusllc.com

For Review

**THE RIDGE SUBDIVISION ADDITIONAL LOT**  
SW 1/4 SEC 12 & NW 1/4 SEC 13, T1N, R1W, NORTH SALT LAKE, DAVIS COUNTY, UTAH  
**LOT 160 GRADING AND UTILITY PLAN**

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

**LOT 160 GRADING AND UTILITY PLAN**

Scale: 1"=10' Drawn: MHW  
Date: 04/22/20 Job #: 18-410  
Sheet: **C1**



# 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:** Planning Commission  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** April 28, 2020  
**SUBJECT:** Plat Amendment to Sahara Redwood Condominium Subdivision, units 118 & 119 at 460 North Redwood Road

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for Sahara Redwood Condominium Subdivision at 460 North Redwood Road with no conditions.

### BACKGROUND

The proposed amendment adjusts interior lot lines for two of the businesses at this location in units 118 and 119. The proposed change would normally be handled as a minor lot line adjustment approved by staff, however upon recording the required deeds, the County Recorder requested an amended plat to clean up the lot lines. No public hearing was scheduled as this is technically a lot line adjustment between two properties, which does not require public hearing.

### POSSIBLE MOTION

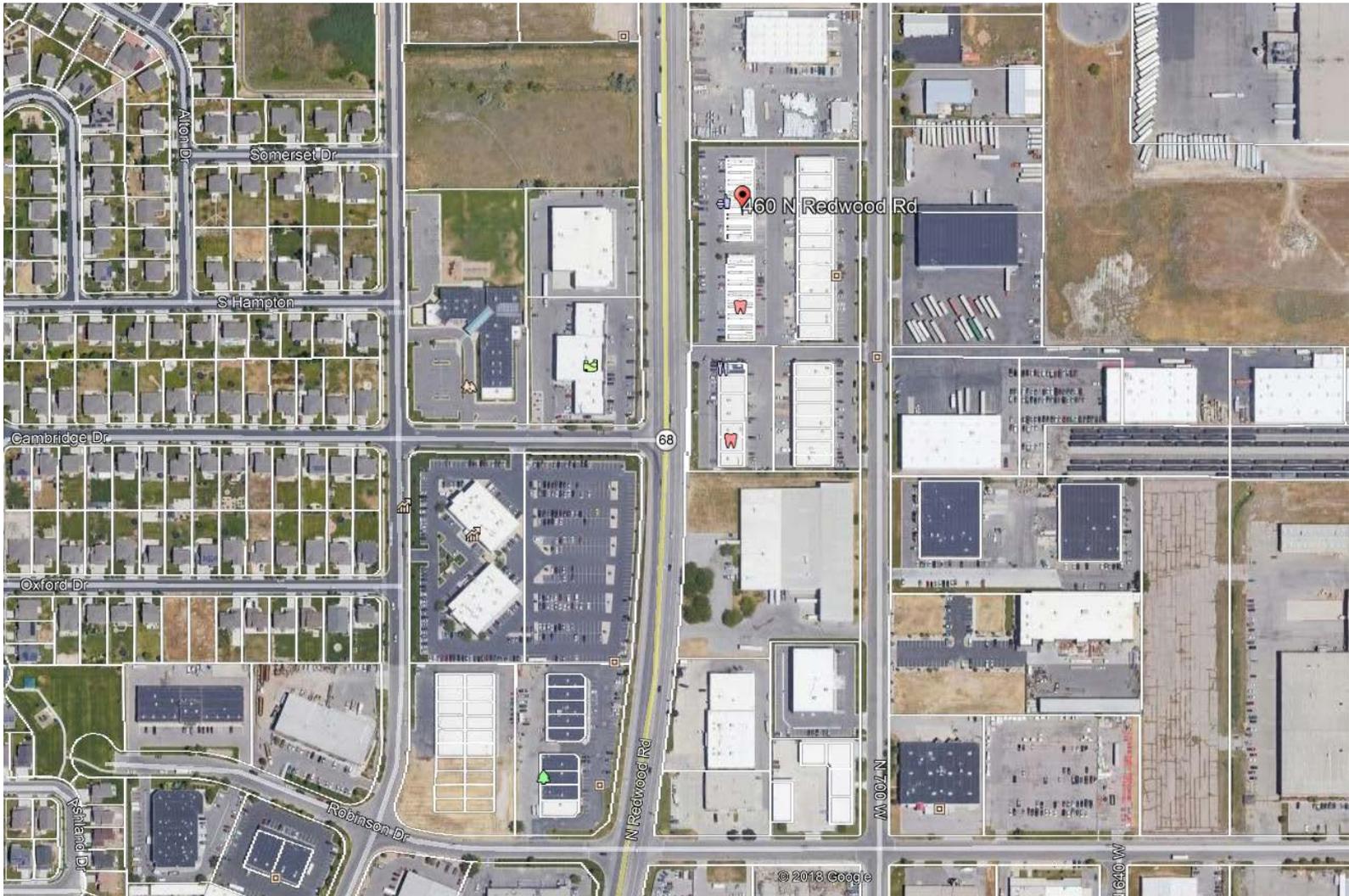
I move that the Planning Commission recommend approval to the City Council of the plat amendment for Sahara Redwood Condominium Subdivision at 460 North Redwood Road with no conditions.

### Attachments

- 1) Aerial/Zoning Map
- 2) Amended Plat



# Sahara Condo Plat Amendment Aerial



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 APRIL 14, 2020  
4

5 **DRAFT**  
6

7 This meeting was held electronically via 3CX. The host site was located at 10 East Center Street  
8 in North Salt Lake.  
9

10 Commission Chair Ted Knowlton called the meeting to order at 6:40 p.m. and BreAnna Larson  
11 led those present in the Pledge of Allegiance.  
12

13 PRESENT: Commission Chair Ted Knowlton  
14 Commissioner Stephen Garn  
15 Commissioner Kent Kirkham  
16 Commissioner William Ward  
17 Commissioner Brandon Tucker  
18 Commissioner BreAnna Larson  
19 Commissioner Alisa Van Langeveld  
20

21 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford,  
22 Minutes Secretary.  
23

24 OTHERS PRESENT: Justin Kimball, Kimwell Corporation; Jonathon Gardner, Gardner Batt;  
25 Dee Lalliss, resident; Andrew Bollschweiler, AE Urbia Architects.  
26

27 1. PUBLIC COMMENTS  
28

29 There were no public comments.  
30

31 2. PUBLIC HEARING-CONSIDERATION OF A REQUEST TO VACATE LOTS 1A &  
32 1B OF THE NORTH REDWOOD INDUSTRIAL PARK PLAT A AMENDED  
33 LOCATED AT APPROXIMATELY 1100 WEST CENTER STREET, KIMWELL  
34 CORP AND UDOT, APPLICANTS  
35

36 Sherrie Llewelyn reported that the remaining lots in the North Redwood Industrial Park were  
37 owned by UDOT and the Kimwell Corporation. The owners requested a plat vacation for the  
38 purpose of combining Lots 1A and 1B with the adjacent property to sell to the Gardner Batt  
39 Company. After the vacation of these lots the combined 56 total acres would be used for the  
40 Gardner Batt distribution center, which received conditional use approval by the Planning  
41 Commission on March 24, 2020. She showed a plat map containing Lots 1A and 1B and said the  
42 remaining portion of the subdivision would be maintained for UDOT right of way easements.  
43

44 **Chair Knowlton opened the public hearing at 6:46 p.m.**

45

46 Dee Lalliss commented that the proposed distribution center appeared to be a good use of the  
47 land.

48

49 **Chair Knowlton closed the public hearing at 6:48 p.m.**

50

51 Justin Kimball, Kimwell Corporation, confirmed that the vacation of the lots was to combine the  
52 remaining properties and lot line adjustment for sale of the property to Gardner Batt.

53

54 Chair Knowlton asked if these two parcels were part of the conditional use permit application.  
55 Sherrie Llewelyn replied that they were and this application would make it possible to combine  
56 all of the parcels into one property to transfer to one owner.

57

58 **Commissioner Garn moved that the Planning Commission approve the requested vacation**  
59 **of lots 1A & 1B of the North Redwood Industrial Park, Plat A, Amended, with the**  
60 **following findings:**

61

- 62 **1) There is good cause for the vacation or amendment; and**  
63 **2) No public street or municipal utility easement has been vacated or amended.**

64

65 **Commissioner Larson seconded the motion.**

66

67 Commissioner Larson commented that in the meeting notes it stated that Utah Law did not  
68 require a public hearing for vacating property if all the owners of the proposed vacation had  
69 signed the petition for vacation. Sherrie Llewelyn replied that the current City code does require a  
70 public hearing. She said this had been revised in the draft ordinance that the City Council was set  
71 to review.

72

73 Commissioner Van Langeveld expressed concern with the size of the property and future  
74 utilization when the proposed tenant moved in the future. She explained that it was a massive  
75 warehouse and that it may be difficult to find other tenants that would be interested in the future.  
76 Sherrie Llewelyn responded that Gardner Batt would own the property and had a 20 year lease  
77 with the tenant. She said the owner had stated that the building and parking areas had been  
78 design in that event that it could be utilized for other uses or additional buildings built in the  
79 parking areas that would not be needed by a different end user. So the property could be  
80 redeveloped and leased to similar uses or a use that fit the zone in the future.

81

82 Commissioner Garn commented that while the proposed tenant had not yet been announced he  
83 had an idea who it was a felt they would be around for a long time.

84

85 **The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker,**  
86 **Larson and Van Langeveld.**

87  
88 3. CONSIDERATION OF SITE PLAN APPROVAL FOR DICKSON COMPANIES  
89 PHASE 2, AN OFFICE WAREHOUSE BUILDING AT 920 WEST CENTER STREET,  
90 SCOTT THORSEN, CIR ENGINEERING, APPLICANT  
91

92 Sherrie Llewelyn reported that the site plan was located at 920 West Center Street and said a plat  
93 amendment and site plan for the northern lot were approved last year. She said the proposed  
94 project would combine the two southern lots to construct a 48,000 square foot building  
95 consisting of 10,430 square feet of office and 38,537 square feet of warehouse space. The  
96 building would be setback from the sidewalk approximately 90 feet with a parking area in the  
97 front that was setback 20 feet from the sidewalk. The front parking area would consist of 54  
98 parking spaces with an additional 22 spaces at the rear of the building. The applicant was  
99 proposing 76 parking spaces which would meet the parking requirement of 42 required for the  
100 office, 34 for the warehouse and 4 ADA stalls.

101  
102 Sherrie Llewelyn showed the landscaping plan to those present and said there would be 25,394  
103 square feet or 18.2 % landscaping which exceeded the minimum requirement of 10%. The  
104 landscaping would consist of lawn, trees, and shrubs. Additional improvements to the site would  
105 include a four foot sidewalk and a five foot park strip along Cutler Drive. The rear parking area  
106 and loading dock would be screened by a minimum six foot high masonry wall of a minimum 25  
107 foot length. The rear parking area has also been evaluated to ensure that sufficient area has been  
108 provided for a fire apparatus turn around.

109  
110 Sherrie Llewelyn explained that no signage had been proposed at this time but as the property  
111 was located in the S-2 overlay zone this would allow for wall signs or one freestanding sign with  
112 a maximum height of 30 feet and sign face of 150 square feet per face. She then showed the  
113 architectural elevations and said the proposed building met the minimum requirements for  
114 parapets and roof variations as well as the horizontal and vertical articulation standards. The  
115 building would be concrete tilt up panels, similar to the building to the north, and met the  
116 architectural standards. She stated that verification of compliance with the required sheltering  
117 roof over the main entrances would need to be shown on the building permit plans.

118  
119 Mrs. Llewelyn said the conditions for approval included any outstanding engineering redlines  
120 and the submission of Architectural Sheet A.001 with the dumpster enclosure detail which had  
121 been completed and reviewed by the City Engineer.

122  
123 Andrew Bollschweiler with AE Urbia Architects was present representing the applicant and said  
124 he was willing to answer any questions.

125

126 **Commissioner Larson moved that the Planning Commission recommend approval of the**  
127 **site plan for Dickson Companies phase 2 at 920 West Center Street with the following**  
128 **conditions:**

- 129
- 130 **1) Completion and recordation of the lot line adjustment;**
  - 131 **2) Sheltering elements, such as an awning or other roof structure shall be added to the**  
132 **building as required by the design standards.**

133

134 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**  
135 **Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

136

137 Andrew Bollschweiler thanked the City for everything they were doing to keep projects moving  
138 via the meeting chat.

139

140 **4. CONSIDERATION OF CONDITIONAL USE PERMIT FOR BUEHNER MARBLE &**  
141 **GRANITE AT 925 WEST 100 NORTH, TANNER TURVILLE, APPLICANT**

142

143 Sherrie Llewelyn reported that Buehner Marble and Granite was relocating from South Salt Lake  
144 into an existing industrial building at 925 West 100 North. This stone countertop fabrication  
145 business would have five shop and six office employees on site. There would be no outdoor  
146 storage of stone or other materials and all fabrication and cutting would occur within the  
147 building. The Development Review Committee (DRC) recommended approval with no  
148 conditions.

149

150 Commissioner Van Langeveld asked via chat about possible recourse for residents if there was  
151 an issue with noise. Sherrie Llewelyn replied that if the company was found to be in violation of  
152 the noise ordinance their business license could potentially be revoked.

153

154 Commissioner Kirkham asked about the proximity of the business from residential. Sherrie  
155 Llewelyn responded that residential was approximately 600 feet to the north. She said the bay  
156 doors are located at the rear of the building.

157

158 Chair Knowlton asked about the hours of operation. Sherrie Llewelyn said it would be 7 a.m. to  
159 5 p.m.

160

161 **Commissioner Garn moved that the Planning Commission approve the conditional use**  
162 **permit for Buehner Marble and Granite at 925 West 100 North with no conditions.**  
163 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**  
164 **Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

165

166 **5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**  
167 **PLANNING COMMISSION**

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192

Sherrie Llewelyn reported that the City Council approved the change to the electric fence ordinance as recommended. She said the sentence related to fencing that was “not easily climbable” was removed as this standard was not measureable.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of March 24, 2020 were reviewed and approved. **Commissioner Larson moved to approve the meeting minutes of March 24, 2020 as written. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

7. ADJOURN

Chair Knowlton adjourned the meeting at 7:16 p.m.

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Chair

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Recorder

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Secretary