



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 November 22, 2022 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:

- 1) Welcome and Introduction
- 2) Public comments
- 3) Public Hearing: Consideration of a plat amendment to combine two lots, adjust property lines, and vacate a public utility easement on Lots 104, 105R, and 106R of the Eaglewood Cove Subdivision, Phase 1. Property(s) located at 644, 650, and 647 South Mountain View Circle, Doug Koob, applicant
- 4) Consideration of a conditional use permit for a 37-foot driveway located at 951 South Winter Lane, Braden Hansen, Sage Valley Construction, applicant
- 5) Consideration of a plat amendment to Eaglewood Cove Subdivision Phase 13 to add 7 new "Hillside Parcels" in continuation with and to be owned and used by the owners of lots 1310A-1316A. Property(s) located at approximately 1375 East through 1525 East Wood Oaks Loop, Wilford Cannon, EWC 13 Development LLC, applicant
- 6) Consideration of final plat approval for the Eaglewood Cove Subdivision Phase 14, 13 lots and 2 "Hillside Parcels". Property(s) located at approximately 1355 East through 1455 East Cove Crest Court, Wilford Cannon, EWC 14 Development LLC, applicant
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
 - a. 10/25/2022

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: November 22, 2022, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting: <https://bit.ly/3Ulljp1>

Meeting ID: 869 7552 9637

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. The agenda items may be heard in a different order as warranted by the Commission.

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 21st day of November, 2022

Dated this 21st day of November, 2022

Wendy Page
Wendy Page, City Recorder





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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: November 22, 2022
SUBJECT: Plat amendment to Lots 104, 105R, and 106R of the Eaglewood Cove Subdivision, Phase 1 located at 644, 650, and 647 South Mountain View Circle

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment to combine two lots, adjust property lines, and vacate a public utility easement on Lots 104, 105R, and 106R of the Eaglewood Cove Subdivision, Phase 1 located at 644, 650, and 647 South Mountain View Circle with the following condition:

1. Correction of engineering and planner redlines.

BACKGROUND

The property owner of Lot 106R purchased Lot 105R. There is a 14-foot wide public utility easement straddling the dividing property line of those lots. The property owner would like to combine the lots and relocate the public utility easement so that it is next to Lot 104 but entirely within the newly combined lot. Moving the public utility easement will allow the owner to make the best use of their property if they desire to build over the old property line. Additionally, that property owner has agreed to sell a small portion of Lot 105R to the property owner of Lot 104. This does not require any easements to be vacated and only adjusts the existing property lines. The reason for this is so that the owner of Lot 104 can build an addition to their garage.

All of the subject lots are in the R1-12 zone and the proposed plat meets all code requirements regarding frontage, width, and lot size. Current conditions are that Lot 105R is vacant and Lots 104 and 106R each have one single-family home.

POSSIBLE MOTION

I move that the Planning Commission recommend to the City Council approval of the plat amendment combining two lots, adjusting property lines, and vacating a public utility easement on Lots 104, 105R, and 106R of the Eaglewood Cove Subdivision, Phase 1 located at 644, 650, and 647 South Mountain View Circle with the following condition:

1. Correction of engineering and planner redlines.

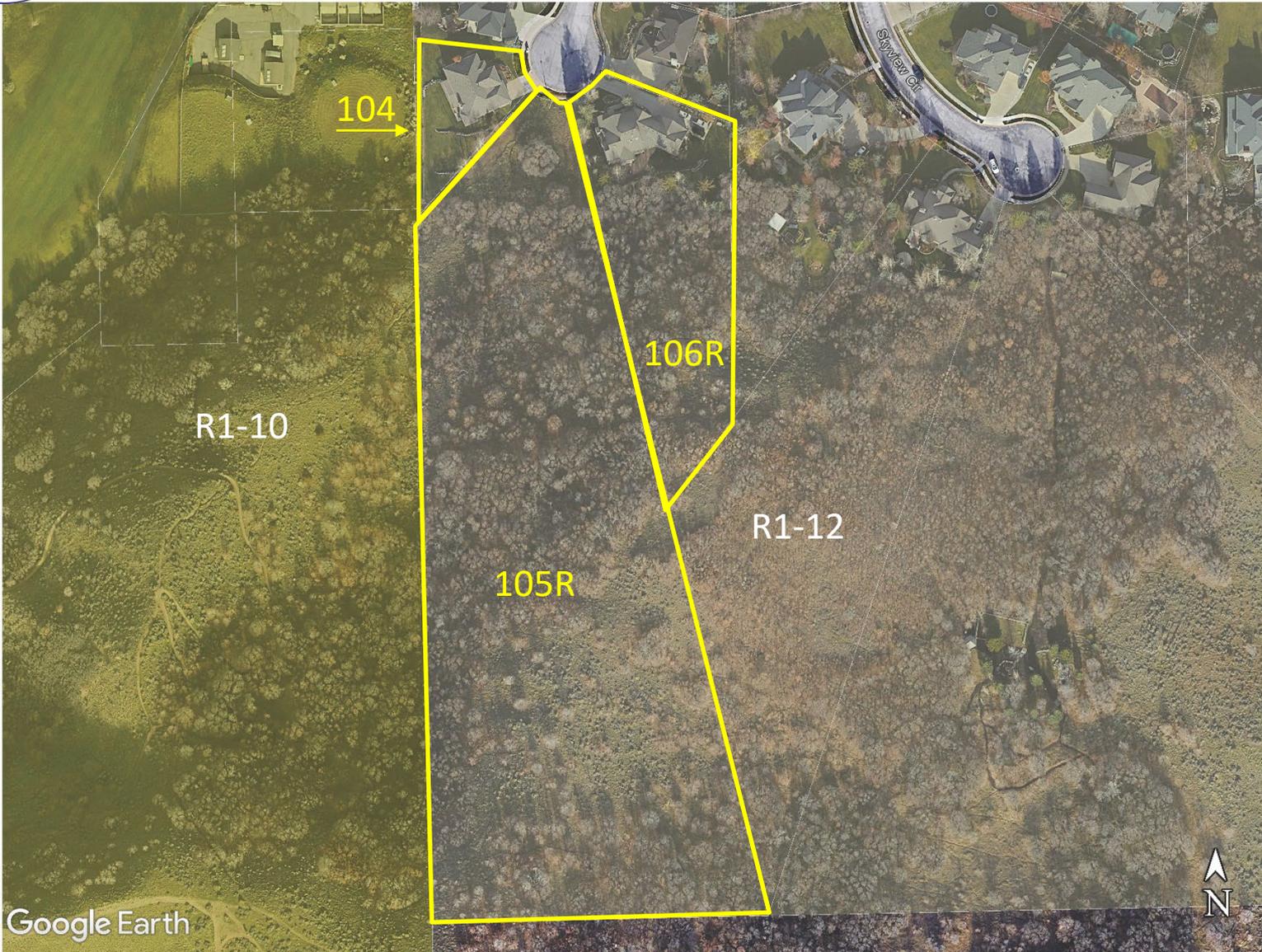
Attachments: 1) Aerial/Zoning Map, 2) Amended Plat



Plat Amendment

Lots 104, 105R, & 106R of Eaglewood Cove Sub. Ph. 1

Aerial/Zoning





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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: November 22, 2022
SUBJECT: Conditional Use Permit for a 37-foot wide driveway at 951 South Winter Lane

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for a 37-foot wide driveway at 951 South Winter Lane with the following condition:

1. The proposed driveway may not cross over or interfere with the existing water meter on the lot.

BACKGROUND

The subject property is currently vacant and located within The Ridge Subdivision, zoned as a Planned District (P). Sage Valley Construction submitted a building permit to construct a single-family home on the lot with a 37-foot driveway. The proposed driveway will be approximately 10 feet away from the nearest side property line. The Public Works Director verified that the existing water meter is 52 feet 3 inches from the northernmost lot line. This means that the water meter will be outside of the proposed driveway.

Per City Code 10-6-2, residential lots are permitted not more than one access driveway which shall be a maximum of 30 feet wide at the street lot line, or as established by a conditional use permit and not to exceed 40 feet. The Code also regulates that there shall be a minimum of 3 feet between a driveway and a side property line. The driveway cannot be built over an existing water meter and the City has an ordinance that prohibits cutting into Winter Lane for a minimum of 5 years after installation. Therefore, the water meter cannot be relocated.

The Ridge's Development Agreement states, "Single-family lots with less than 70 feet of frontage at the front property line shall be limited to a maximum 20-foot curb cut for a driveway." The subject property is 80 feet wide at the right of way line and is permitted one driveway up to 30 feet wide or 40 feet with a conditional use permit.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for a 37-foot wide driveway at 951 South Winter Lane with the following condition:

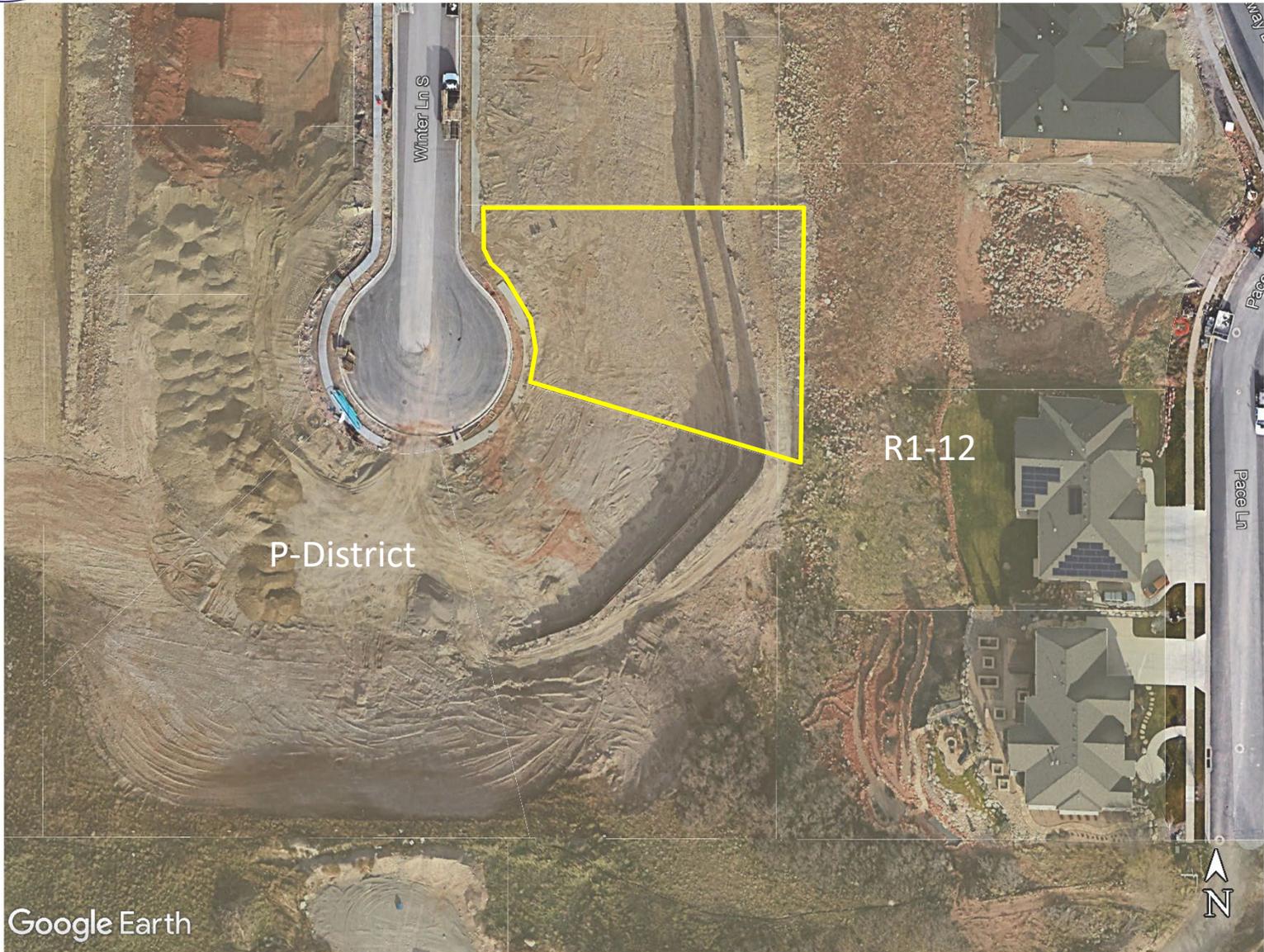
1. The proposed driveway may not cross over or interfere with the existing water meter on the lot.

Attachments

- 1) Aerial/Zone Map
- 2) Site Plan

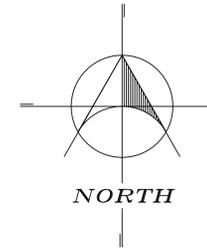


Conditional Use Permit 37-Foot Driveway at 951 South Winter Lane Aerial/Zoning



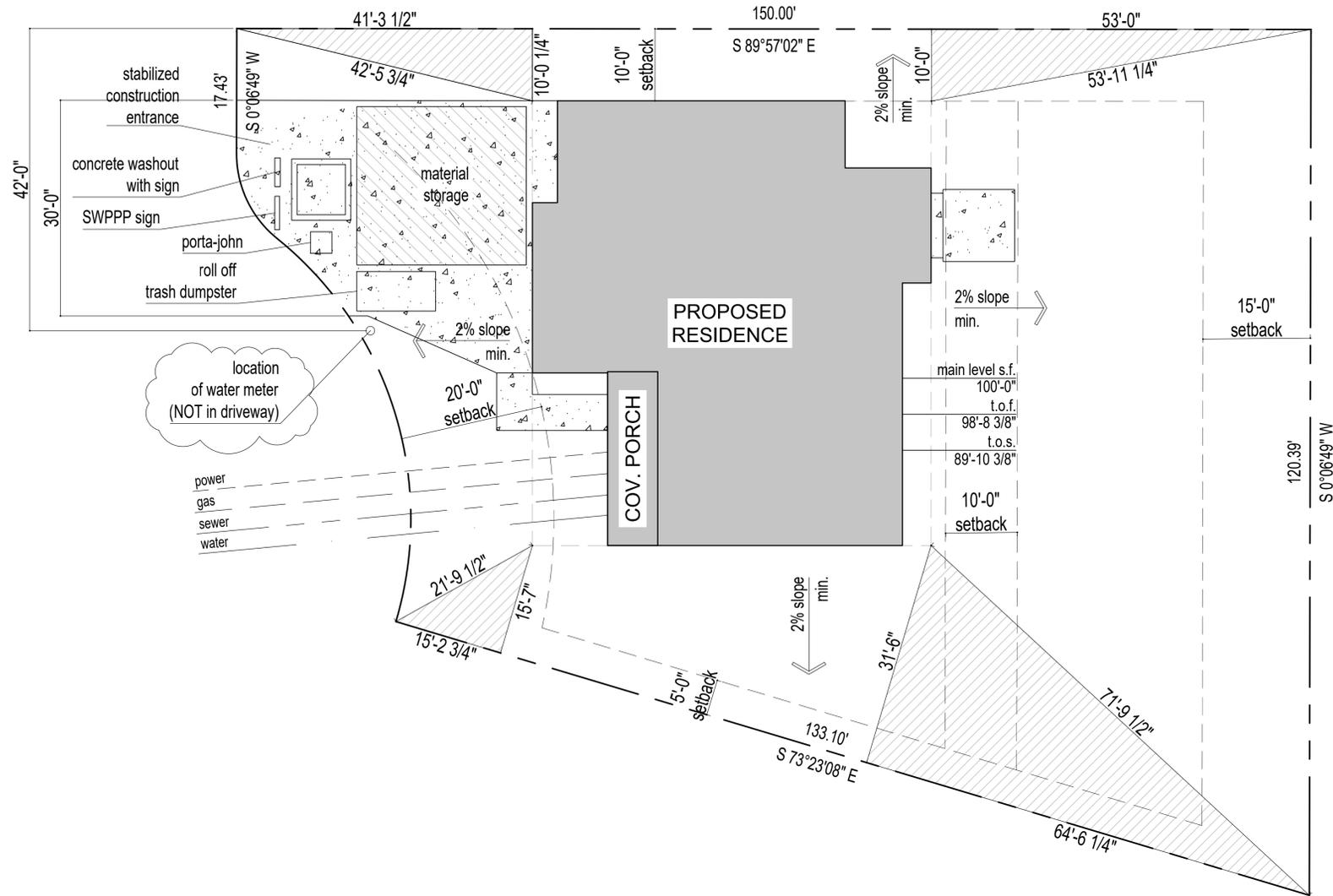
GENERAL & KEYED NOTES

- 1 Finished grade and elevation to slope away from house at 2% minimum grade
- 2 Minimum driveway slope to be 2% away from garage (12% maximum)



NSL Public Works confirmed that the meter is 52' 3" away from the north property line.

951 S. Winter Lane



SUBDIVISION INFORMATION	
City	North Salt Lake City
State	Utah
Plat	'A'
Lot #	209
Subdivision	Subdivision
Address	951 S. Winter Lane



PROJECT TITLE:

The Ridge 209
Oakley

951 S. Winter Lane North Salt Lake City, Utah

DRAWING TITLE

SITE
PLAN

All dimensions and size designations given are subject to verification on the job site and adjustment to fit job conditions. Designer is not an architect or engineer.

Job #22MD-024
November 4, 2022
1" = 20'-0" on 12"x18"
1" = 10'-0" on 24"x36"

A3



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MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: November 22, 2022

SUBJECT: Plat Amendment-Eaglewood Cove P.U.D. Subdivision, phase 13 (Lots 1310-1316)

RECOMMENDATION

The Development Review Committee recommends the Eaglewood Cove Subdivision Phase 13 Amended for approval with the following conditions:

1. Any remaining engineering redline corrections.

REVIEW

Eaglewood Cove, Ph. 13 final plat was approved on April 6, 2021. Since that time the infrastructure has been completed and the developer is preparing for home construction to begin in the near future. Since approval the developer has reached an agreement with the adjoining MRF property owners to add the remaining associated property along the north boundary. The proposed amendment would add this property, much of which is over 30% slope, to the development as Hillside Parcels that may be used for limited recreation and open space. This amendment adds an additional 22.19 acres to the overall development and adds 7 Hillside Parcels to lots 1310-1316.

The proposed Hillside Parcels (HP) will be restricted by recorded plat notes. Note 14 on the plat makes the following restrictions:

1. Parcels with the "HP" design will be sold in conjunction with the building lot of corresponding number, for example Lot 1316 & Parcel 1316HP. The HP may not be sold to someone that does not own the adjacent property. It does allow for future plat amendments that may combine HP or modify the property lines.
2. Access to an HP is only permitted via the adjacent lot.
3. The entire HP will be restricted with a Critical Slope Easement.
4. Accessory structures may be permitted on an HP, if the Critical Slope Easement is reduced by the City Engineer after submittal of a topographical survey that demonstrates a portion of the area has a slope of less than 30%. Standards for construction of accessory structures is detailed in Note 14.

5. Permitted uses for an HP would include picnic areas, trails, gardens, ski or sledding runs, or outdoor sport courts.

In addition to the notes added to the plat to regulate Hillside Parcels, the remaining notes have been reorganized for clarity of the requirements for building permit submittals and other specific regulations for this development.

The plat has been reviewed by the DRC and city staff. There are a few redline corrections, namely typos and formatting corrections to the notes, as well as the addition of an address for the City water tanks that are currently under construction.

All previous conditions of approval for Phase 13 remain in effect for the amended plat.

POSSIBLE MOTION(S)

I move that the Planning Commission recommend to the City Council the approval of the proposed Eaglewood Cove Subdivision, phase 13 Amended, located at approximately 1375 East to 1525 East Wood Oaks Loop, subject to the following findings and conditions:

Findings:

1. The proposed amended plat meets the minimum standards of the land use code for plat approval;
2. The additional Hillside Parcels will be governed in accordance with the requirements related to geological hazards in City Code Title 10, Chapter 12;
3. The geotechnical report has been approved by the city consultant and the plat has been designed to meet the specific standards and recommendations contained therein;
4. The plat contains the appropriate notes regarding the individual lots and requirements of the geotechnical report.

Conditions:

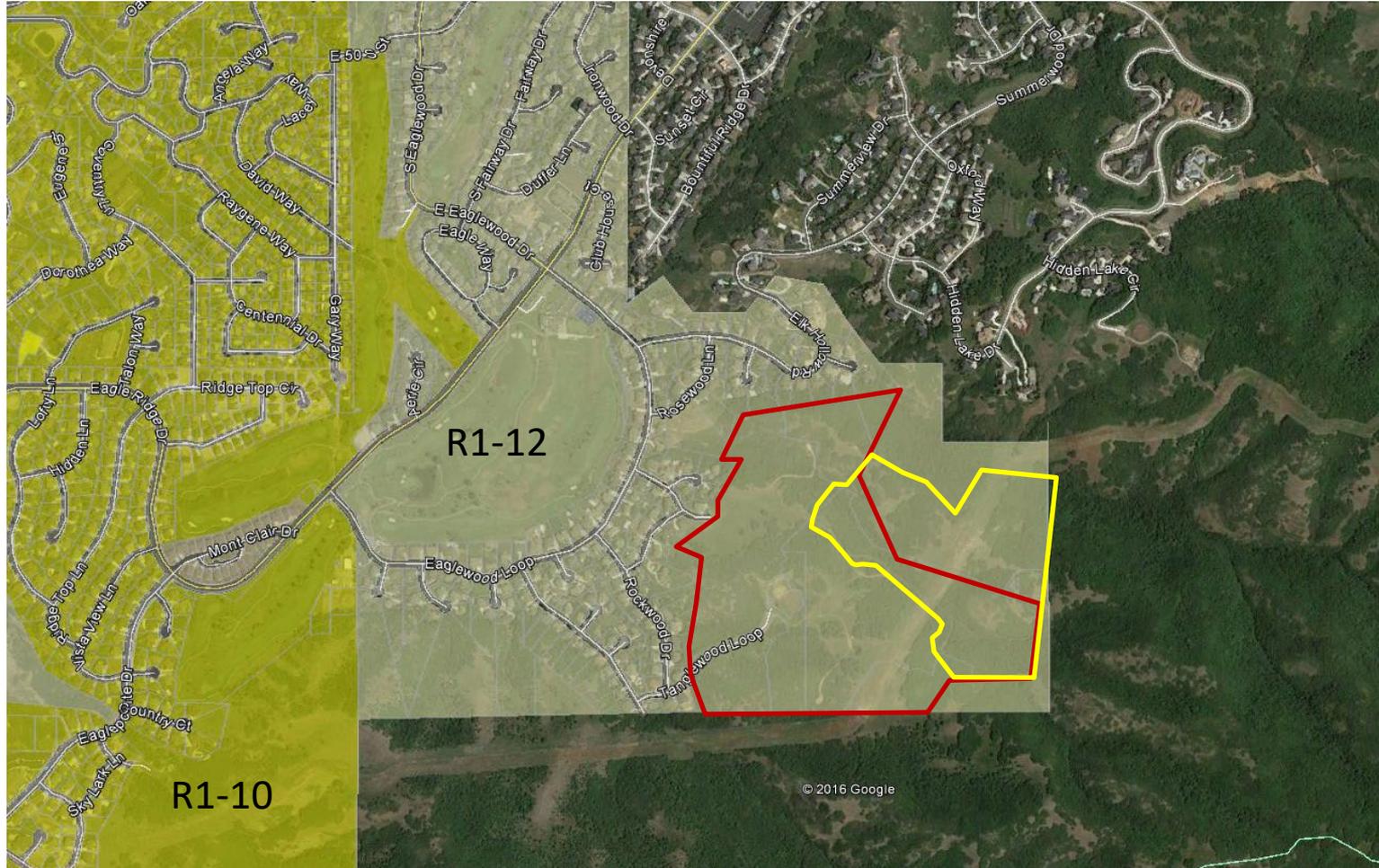
1. Any remaining engineering redline corrections be completed prior to recordation of final plat.

Attachments:

1. Aerial/Zoning Maps
2. Phasing Map
3. Slope Analysis
4. Amended Plat, With Redlines

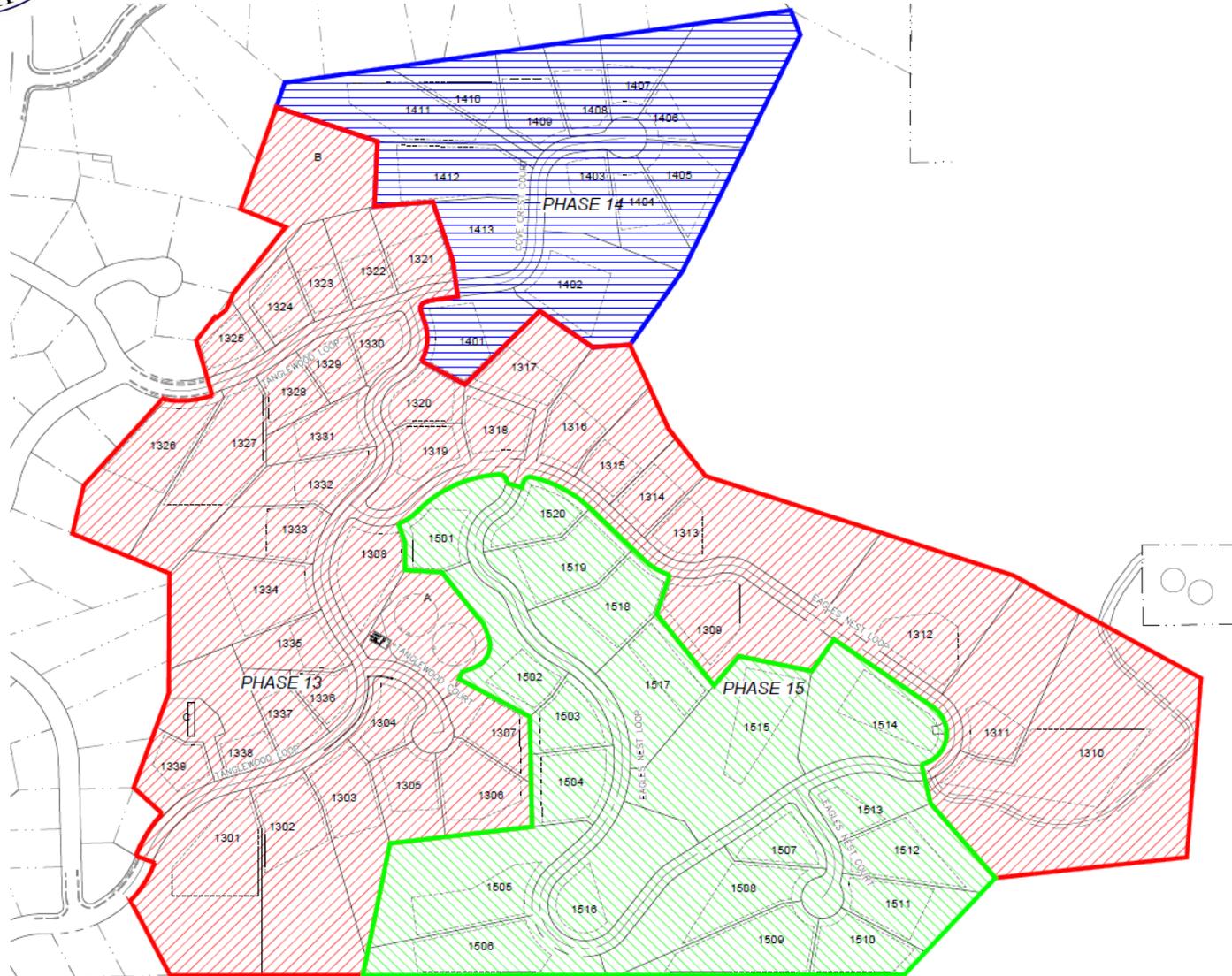


Amended Plat Eaglewood Cove Ph. 13 Aerial/Zoning



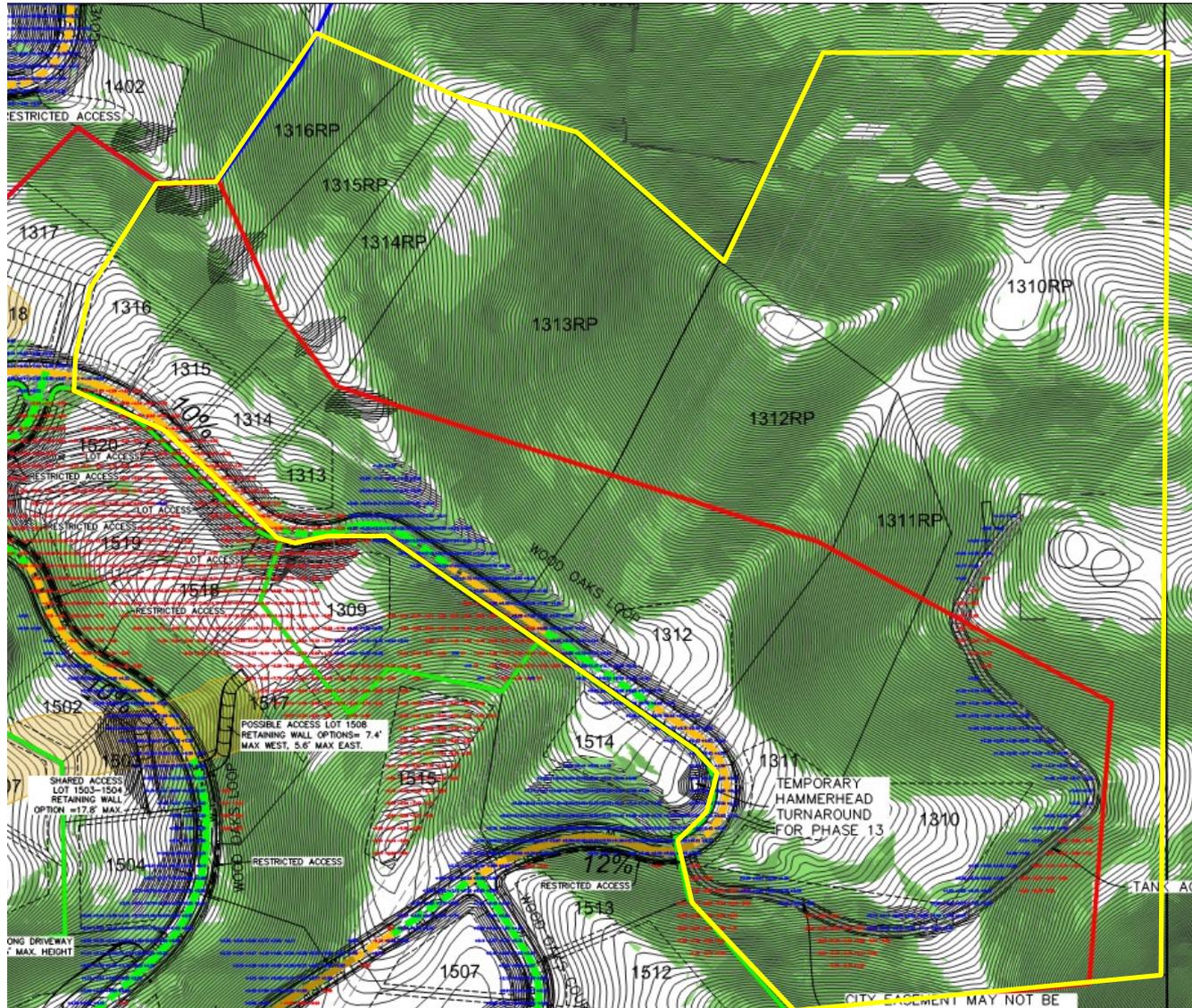


Phasing Plan Eaglewood Cove





Slope Analysis Eaglewood Cove



NOTES

- 1.) All un-fenced property corners will be set with a 5/8" rebar and plastic cap stamped "Bingham Eng.," a rivet or a carved "X" where the property corner is in concrete or asphalt.
2.) Private roadways (44' wide right-of-way, sidewalk one side only) shall be covered by a blanket easement for private and public utilities. Said easement shall be created by this reference.
3.) Private roadways shall have an access easement across it to allow access to adjoining private parcels. Said easement shall be created by this reference.
4.) Private roadways shall be owned and maintained by the Eaglewood Cove Owners Association (OA).
5.) All front and rear public utility easements shown hereon are 10.00 feet wide unless otherwise noted. All side public utility easements are 7 feet unless otherwise noted.
6.) The plot coordinates shown hereon are based on the datum of the Davis County Surveyor. Record bearings, distances and coordinate values are shown in brackets []. All other dimensions and coordinate values are measured. Bearings and distances shown in () are easement dimensions. Bearings and distances shown in < > are buildable area dimensions. Rotate all bearings 00°19'28" clockwise to match the NAD83 Utah State Plane Coordinate System, North Zone.
7.) Approval of this development plan by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater tables.
8.) Detention basins, along with storm drain mains, inlet boxes, and storm drain manholes located within the private roadways and lots shall be owned and maintained by the Eaglewood Cove Owners Association.
9.) Development on corner lots within this plat shall conform to the City's adopted clear vision requirements found in Section 10-1-31, City Code.
10.) All lots and parcels are deemed restricted and governed according to North Salt Lake City Code, Title 10, Chapter 12, Sensitive Area District and Geologic Hazards, as amended.
11.) FIRE SPRINKLING
a) Due to the required fire flow capacity for the development (325,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.
12.) BUILDING LOT ENVELOPES: All homes and structures shall be contained within the building envelopes as specified on the plat. Adjustments to the building envelope up to 10% may be approved by the Community Development Director with the advice of the City Engineer and a finding that requested modification is warranted by environmental features, site conditions, location of existing improvements, architecture or sustainability consideration, retention of native vegetation and slope, or where the submission of a topographical survey justifies the adjustment of the building envelope to include adjacent areas less than 30% slope and exclude areas equal to or in excess of 30% slope. Lot grading outside of the designated building envelopes shall not be allowed to modify the natural grade for the purposes of meeting this requirement.
13.) BUILDING CONSTRUCTION: Application for construction of any structure shall be accompanied by:
a) Engineered building plans, where required by building code, 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 therein;
b) A site plan containing:
i. Lot lines & building envelope;
ii. Setbacks;
iii. Existing and proposed structures;
iv. Existing grade of the area to be disturbed and proposed final grading;
v. All areas with slopes in excess of thirty percent (30%); and
vi. Driveway location, dimensions and slope, no driveway shall exceed 10% grade.
c) A landscape plan demonstrating compliance with North Salt Lake City Code, Title 10, Chapter 22 Water Efficient Landscape Standards.
14.) HILLSIDE PARCELS (HP): Parcels designated as Hillside Parcels ("HP") are not approved building lots for dwellings or other uses not defined herein. The use and ownership of said parcels is defined herein.
a) Ownership: Hillside Parcels (HPs) are to be used only for Permitted Uses as defined below. Each HP shall be owned in conjunction with the adjacent Building Lot contained within the Eaglewood Cove Subdivision, Phase 13 with the corresponding Lot number (example: Lot 1316 & Parcel 1316HP). The HP and the Building Lot cannot be subsequently divided, subdivided or sold independent of one another, unless the HP is combined with an adjoining HP as part of a plat amendment or lot line adjustment and approved per North Salt Lake Code with the consent of the Owners Association.
b) Access: Each HP shall be accessible only through or across: (1) the adjoining Eaglewood Cove Phase 13 Building Lot of corresponding number; (2) HP parcels which have been combined through a plat amendment or lot line adjustment shall be accessed from the Eaglewood Cove Building Lot corresponding to the newly combined HP.
c) Permitted Uses: The HPs are intended for recreation use and open space and have no defined Building Envelope. Examples of appropriate private recreational land uses are: picnic areas, trails, gardens, ski or sledding runs, or outdoor sport courts.
d) Permitted Accessory Structures: Appropriate accessory structures to a recreational use shall include: small pavilions, gazebos, garden sheds, etc. and may not include connection to utilities such as water, sewer, or power. Power may be provided via solar power panels, but may not be used for outdoor lighting of any structure.
e) Standards for Recreational Use and Accessory Structures
i. Consideration for any accessory structure on an HP shall be permitted only upon approval of a reduction of the Critical Slope Area as provided in Note 15 below, including the submittal of a topographical survey, prepared by a licensed surveyor, demonstrating the slope of the area where an accessory structure is to be placed has a slope less than 30% and upon which the Critical Slope Easement has been or is proposed to be reduced upon approval by the City Engineer.
ii. Any accessory structure will be located upon a Hillside Parcel only. For purposes of this restriction "accessory structures" shall not include mechanical equipment, cabinets or systems necessary for operation of permitted private recreational uses, such as ski or sledding tow rope motors and pulleys.
iii. Demonstration that the construction for the recreational land use can be completed in a manner which protects and preserves the native vegetation; or minimizes disturbing vegetation and an appropriate restoration bond is submitted equal to the estimated restoration costs. No cuts or fills shall be permitted to create construction pads, work staging area, nor access for any heavy equipment upon the critical slope area.
iv. Accessory structures shall meet all applicable standards for size, height, setbacks, or other requirements provided by City Code.
v. Structures shall be designed and be constructed with similar materials of the main structure upon the adjacent building lot or other materials specifically designed and colored to blend into the natural environment.
vi. Land uses such as private ski or sledding runs which require the use of motorized tow ropes and connection to power, may only be permitted with mechanical systems that are contained entirely within an accessory structure or cabinet, and are constructed to reduce or dampen noise from the tow motor. Operation of a tow rope shall only be permitted during daytime hours. No lighting of the runs is permitted.
vii. Application shall be accompanied by a letter from the OA acknowledging their approval and conditions for the structure and land use requested.
15.) CRITICAL SLOPE EASEMENT
a) CRITICAL SLOPE EASEMENT AREA DEFINED:
i. Building Lots: The Critical Slope Easement shall apply to all those portions of each building lot where the slope is greater than thirty percent (30%) and all areas outside the designated building envelope. If the building envelope is modified as provided in Note 13 above, the Critical Slope Easement shall no longer apply to that area.
ii. Hillside Parcels: The Critical Slope Easement shall apply to all portions of each Hillside Parcel.
iii. Exception: The herein designated Critical Slope Easement Area may be reduced by the City Engineer upon submittal of a topographical survey demonstrating those areas upon which the slope is less than thirty percent (30%). Critical Slope Easement Area may not be reduced on areas which include a public utility easement, drainage easement, or sewer easement without a plat amendment and vacation of said easement.
b) UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS. Utility easements within the Critical Slope Easement Areas are limited to those designated on the plat for the installation, construction, maintenance, repair, and replacement of any utility services and utility lines which serve the Subdivision.
c) RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS Use and occupancy of all Critical Slope Easement Areas is limited to those uses expressly identified herein and are to be used exclusively by the respective owners of the Lot or Hillside Parcel and their guests and invitees in accordance with these restrictions:
i. Such use will be restricted to foot traffic only and incidental personal OHV (Off Highway Vehicle) use only. The use of OHVs shall be limited to purposes of traversing the property and not for racing, hill climbing, motocross or other such activities that may unduly disturb vegetation and cause erosion.
ii. No paving, outbuilding, shed or temporary building of any kind shall be erected, constructed, permitted or maintained on, under, or within the Critical Slope Easement Areas.
iii. Except as provided herein, the Lot or Hillside Parcel upon which any of the Critical Slope Easement Areas are located shall not be excavated, graded, filled, littered upon, dumped or vegetation disturbed (except as is reasonably necessary when planting additional plants, shrubs, or trees) nor be used to store materials upon, over, or across the Critical Slope Easement Area.
iv. Soils excavated as part of the construction of approved structures shall not be deposited nor stored within the critical slope easement area. Soils may be temporarily stored within the building envelope for the purposes of backfilling the foundation and the remaining soil shall be removed from the site.
v. Additional plants, shrubs, and trees may be planted upon the Critical Slope Easement Areas including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation and disturbance will be limited to hand digging and the use of a small trencher for irrigation purposes. Native vegetation shall not be disturbed on slopes greater than 30% except as allowed in this section.
vi. Private recreational uses. Critical Slope Easement Areas may be permitted by Land Use Permit from the Community Development Department for the purposes of private recreational (non-commercial) use only.
d) DEVELOPER The foregoing notwithstanding, said restrictions upon excavation, grading, and filling shall not apply to grading and filling performed by the developer in accordance with an approved development grading plan.
e) MAINTENANCE The respective owners of the Lots upon which any portion of the Critical Slope Easement Areas may be located shall be responsible for maintaining that portion of the Critical Slope Easement Areas which is located on their respective lots.
f) EASEMENTS DEEMED CREATED Any and all conveyances of any lot shall be construed to grant and reserve such Critical Slope Easement Area as provided herein even though no specific reference to such easements appears in any such conveyance.
16.) RESTRICTED ACCESS AREAS: For Lots marked with restricted access shall have limited entry from those areas for property maintenance, temporary construction access, or other permitted uses only. No permanent vehicular access from those areas shall be permitted without review and approval of the city development review committee with a finding that the requested access will result in a safer access than could otherwise be approved outside the restricted access area, will result in few cuts and fills, and has been reviewed and approved by the city's geotechnical consultant.
17.) GEOTECH: IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 FOR ALL LOTS, IT SHALL BE A REQUIREMENT TO SUBMIT WITH A BUILDING PERMIT APPLICATION OR LAND USE APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING (IBC) AND AN 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.

EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDED

AMENDING/ADDING HILLSIDE PARCELS 1310HP-1316HP

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I D. Gregg Meyers do hereby certify that I am a Professional Land Surveyor, and that I hold License Number 312770 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described hereon in accordance with Section 17-23-17 Utah State Code, and have verified all measurements and placed monuments as represented on this plat, and have subdivided said tract of land into private roads, lots and parcels together with public utility easements hereafter to be known as Eaglewood Cove SUBDIVISION PHASE 13 AMENDED.

Date: 11/03/2022



REVIEW ONLY

OWNER'S DEDICATION AND CONSENT TO RECORD

Know by all men by these presents, that the undersigned owner of the parcel of land shown on this plat, and described hereon, have caused the parcel to be subdivided into the lots, public utility easements and private roadways as shown on this plat to be hereafter known as:

EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDED

Wilford W. Cannon, Manager EWC 13 Development, LLC
George W. Cannon, General Partner MRF Family Limited

ACKNOWLEDGMENT

State of Utah)
County of Davis)

On this ___ day of ___, 2022, personally appeared before me, Wilford W. Cannon, who being by me duly sworn, did say that he is the manager of EWC 13 Development, LLC, and that the foregoing instrument was signed on behalf of said EWC 13 Development, LLC, and said Wilford W. Cannon acknowledged to me that said EWC 13 Development executed the same.

Notary Public for the State of ___

Notary Seal

My Commission Expires ___

ACKNOWLEDGMENT

State of Utah)
County of Davis)

On this ___ day of ___, 2022, personally appeared before me, ___, who being by me duly sworn, did say that he is the ___ of North Salt Lake City, and that the foregoing instrument was signed on behalf of said North Salt Lake City, and said ___ acknowledged to me that said North Salt Lake City executed the same.

Notary Public for the State of ___

Notary Seal

My Commission Expires ___

ACKNOWLEDGMENT

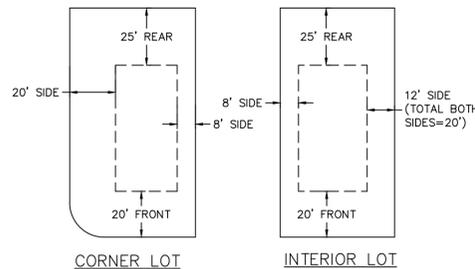
State of Utah)
County of Davis)

On this ___ day of ___, 2022, personally appeared before me, George W. Cannon, who being by me duly sworn, did say that he is the General Partner of MRF Family Limited, a Utah Limited Partnership, and that the foregoing instrument was signed on behalf of said MRF Family Limited, and said George W. Cannon acknowledged to me that said MRF Family Limited, executed the same.

Notary Public for the State of ___

Notary Seal

My Commission Expires ___



TYPICAL SETBACK DETAILS

MINIMUM SETBACKS:
FRONT = 20' (TYP., EXCEPT WHERE DESIGNATED BUILDING ENVELOPE REQUIRES A GREATER SETBACK AS SHOWN)
SIDE YARD = 8'
TOTAL WIDTH OF TWO SIDE YARDS = 20'
REAR YARD = 25'
CORNER LOT REAR YARD = 20'
(8' SIDE YARDS GRAPHICALLY SHOWN)

THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL & GEOLOGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15" PREPARED BY INTERMOUNTAIN GEOTECHNICAL SERVICES INC. (IGS) DATED JUNE 30, 2020 AND UPDATED MARCH 31, 2021. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE H SPECIAL RECOMMENDATIONS BY LOT.

- 18.) Basis of Bearing is North 00°08'13" West between the Found Southeast Corner and Found East Quarter Corner of Section 7, Township 1 North, Range 1 East, Salt Lake Base & Meridian.
19.) Record of Survey for the hereon plotted land was performed by Bingham Engineering, Document No. ___ Official Records Davis County.

Plat Prepared By:



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

Table with 2 columns: City Council Approval and Davis County Recorder. City Council Approval: Presented to the City Council of North Salt Lake City, Utah. This ___ day of ___, 2022 at which time this subdivision was approved and accepted. Mayor: ___, Attest: City Recorder: ___. Davis County Recorder: Entry No. ___, Fee Paid ___, Filed for record and recorded this ___ day of ___, 2022 at ___ in Book ___ of Official Records Page ___. County Recorder: ___, By: Deputy Recorder: ___, Date 11/03/2022, Proj. # 4893, Sht 1 of 2.

Table with 2 columns: Recommended for Approval and City Engineer. Recommended for Approval: This ___ day of ___, 2022. City Engineer: ___

Table with 2 columns: Recommended for Approval and Chairman, Planning Commission. Recommended for Approval: This ___ day of ___, 2022. Chairman, Planning Commission: ___

Table with 2 columns: Recommended for Approval and City Attorney. Recommended for Approval: This ___ day of ___, 2022. City Attorney: ___

EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDED

AMENDING/ADDING HILLSIDE PARCELS 1310HP-1316HP

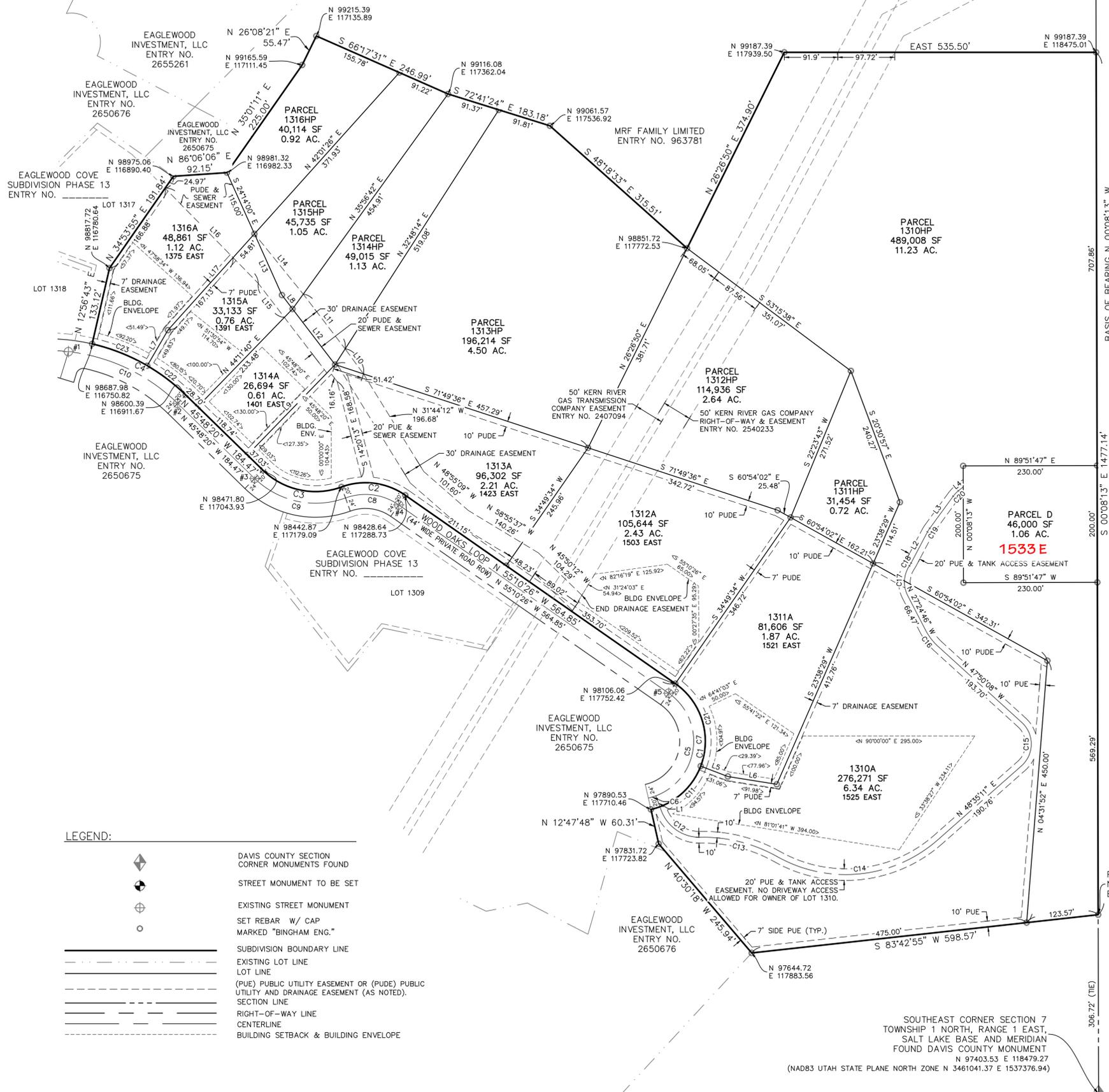
A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

EAST CORNER OF SECTION 7, T.1N, R.1E., S.L.B.&M.
FOUND DAVIS COUNTY MONUMENT
N 100047.96 E 118472.95
(NAD83 UTAH STATE PLANE NORTH ZONE N 3463685.02 E 1537385.59)

Street Monument Table		
MON#	NORTHING	EASTING
1	98674.64	116710.14
2	98586.05	116897.72
3	98457.46	117029.98
4	98412.22	117277.31
5	98089.64	117740.99

Line Table		
Line #	Direction	Length
L1	S 20°27'46" E	27.13'
L2	N 27°50'50" E	60.22'
L3	N 36°14'19" E	68.04'
L4	N 51°05'10" E	10.74'
L5	N 69°06'15" W	50.00'
L6	N 81°01'41" W	84.97'
L7	S 30°09'55" W	70.57'
L8	S 37°29'57" E	30.00'
L9	N 44°11'40" E	216.15'
L10	S 36°25'01" E	53.21'
L11	S 37°29'57" E	118.18'
L12	S 37°29'57" E	120.00'
L13	S 24°14'00" E	115.00'
L14	N 39°03'15" W	133.07'
L15	S 37°29'57" E	73.68'
L16	N 44°29'16" W	228.24'
L17	S 42°01'26" W	221.94'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	277.25'	120.00'	132°22'38"	219.57'	N 11°00'53" E
C2	114.90'	120.00'	54°51'44"	110.56'	N 82°36'18" W
C3	145.73'	130.00'	64°13'50"	138.22'	N 77°55'15" W
C4	185.44'	340.00'	31°14'57"	183.15'	N 61°25'49" W
C5	231.04'	100.00'	132°22'38"	182.98'	N 11°00'53" E
C6	13.38'	100.00'	7°39'58"	13.37'	N 73°22'13" E
C7	217.66'	100.00'	124°42'39"	177.17'	N 07°10'54" E
C8	95.75'	100.00'	54°51'44"	92.14'	N 82°36'18" W
C9	168.16'	150.00'	64°13'50"	159.49'	S 77°55'15" E
C10	211.27'	320.00'	37°49'39"	207.45'	N 64°43'10" W
C11	117.93'	120.00'	56°18'27"	113.24'	N 49°02'59" E
C12	86.28'	70.00'	70°37'19"	80.92'	S 55°46'26" E
C13	137.93'	260.00'	30°23'46"	136.32'	N 75°53'13" W
C14	296.25'	240.00'	70°43'30"	277.80'	N 83°56'56" E
C15	84.14'	50.00'	96°25'19"	74.56'	N 00°22'31" E
C16	35.64'	100.00'	20°25'23"	35.46'	S 37°37'27" E
C17	53.74'	50.00'	61°34'41"	51.19'	S 03°22'35" W
C18	5.51'	50.00'	6°19'06"	5.51'	N 31°00'23" E
C19	7.32'	50.00'	8°23'29"	7.32'	S 32°02'34" W
C20	12.96'	50.00'	14°50'51"	12.92'	S 43°39'45" W
C21	159.32'	120.00'	76°04'11"	147.87'	N 17°08'20" W
C22	83.25'	340.00'	14°01'45"	83.04'	N 52°49'12" W
C23	102.19'	340.00'	17°13'12"	101.80'	N 68°26'41" W

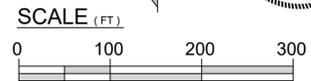


BASIS OF BEARING N 00°08'13" W
(NAD83 UTAH STATE PLANE NORTH ZONE: N 00°11'15" E 2,643.66')

U.S. FOREST SERVICE I.D.# 010390002

S 00°08'13" E 1477.14'
(PLAT BOUNDARY)

POINT OF BEGINNING
N 97710.25
E 118478.54



REVIEW ONLY



- LEGEND:**
- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
 - STREET MONUMENT TO BE SET
 - EXISTING STREET MONUMENT
 - SET REBAR W/ CAP MARKED "BINGHAM ENG."
 - SUBDIVISION BOUNDARY LINE
 - EXISTING LOT LINE
 - LOT LINE
 - (PUE) PUBLIC UTILITY EASEMENT OR (PUDE) PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED).
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - BUILDING SETBACK & BUILDING ENVELOPE

SOUTHWEST CORNER SECTION 7
TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND DAVIS COUNTY MONUMENT
N 97403.53 E 118479.27
(NAD83 UTAH STATE PLANE NORTH ZONE N 3461041.37 E 1537376.94)

Plat Prepared By:

BINGHAM ENGINEERING
262 N. Wright Brothers Dr. Ste 120, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

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

Davis County Recorder

Entry No. _____ Fee Paid _____

Filed for record and recorded this _____ day of _____, 2022 at _____ in Book _____ of Official Records Page _____

County Recorder _____
By: _____
Deputy Recorder _____

Date 11/03/2022 Proj. # 4893 Sht 2 of 2



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: November 22, 2022

SUBJECT: Final Plat-Eaglewood Cove P.U.D. Subdivision, phase 14

RECOMMENDATION

The Development Review Committee has reviewed the Final Plat and finds that it meets the minimum standards for Final Plat and recommends approval with the following conditions:

1. Any remaining engineering redline corrections be completed prior to recordation of final plat.

BACKGROUND

The previously approved concept plan for Eaglewood Cove Phases 13-15 consisted of 75 lots east of the existing phases of Eaglewood Cove development. The concept plan was approved by the City Council on July 19, 2016. Since that approval the developer has conducted an extensive Geological Hazards Investigation of the property leading to numerous changes in layout design and a reduction from 75 lots to 72 lots. The proposed development is divided into three phases, 13, 14, and 15. Preliminary Plan approval was granted on November 10, 2020 with a condition that sidewalks be added to one side of each street. That correction has been made. The subdivision will also be a planned unit development (PUD) subdivision to provide for common ownership of the private street, the HOA maintained storm water detention facilities, and for architectural review prior to building permits.

Phase 14 contains 13 building lots and 2 Hillside Parcels "HP". The HP parcels are not building lots and are intended to be used and sold in conjunction with the adjoining building lot of corresponding number, in the same manner as proposed on the Phase 13 Plat Amendment.

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore if the development meets the minimum standards and reasonable conditions can be used to mitigate

impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

The proposed Hillside Parcels (HP) will be restricted by recorded plat notes. Note 14 on the plat makes the following restrictions:

1. Parcels with the "HP" design will be sold in conjunction with the building lot of corresponding number, for example Lot 1406 & Parcel 1406HP. The HP may not be sold to someone that does not own the adjacent property. It does allow for future plat amendments that may combine HP or modify the property lines.
2. Access to an HP is only permitted via the adjacent lot.
3. The entire HP will be restricted with a Critical Slope Easement.
4. Accessory structures may be permitted on an HP, if the Critical Slope Easement is reduced by the City Engineer after submittal of a topographical survey that demonstrates a portion of the area has a slope of less than 30%. Standards for construction of accessory structures is detailed in Note 14.
5. Permitted uses for an HP would include picnic areas, trails, gardens, ski or sledding runs, or outdoor sport courts.

In addition to the notes added to the plat to regulate Hillside Parcels, the remaining notes have been reorganized for clarity of the requirements for building permit submittals and other specific regulations for this development.

Phase 14 contains 26.68 acres and contains 13 lots with lot sizes that range in size from 0.68 acres to 1.51 acres. The plat has been reviewed by the DRC and city staff. There are a few redline corrections, namely typos and formatting corrections to the notes, as well as the addition of an addresses for each building lot.

POSSIBLE MOTION(S)

I move that the Planning Commission recommend to the City Council the approval of the proposed final plat for Eaglewood Cove Subdivision, phase 14 located at approximately 1355 East through 1455 East Cove Crest Court, subject to the following findings and conditions:

Findings:

1. The proposed final plat meets the minimum standards of the land use code for final plat approval;
2. The geotechnical report has been approved by the city consultant and the plat has been designed to meet the specific standards and recommendations contained therein;
3. The plat contains the appropriate notes regarding the individual lots, hillside parcels and requirements of the geotechnical report.

Conditions:

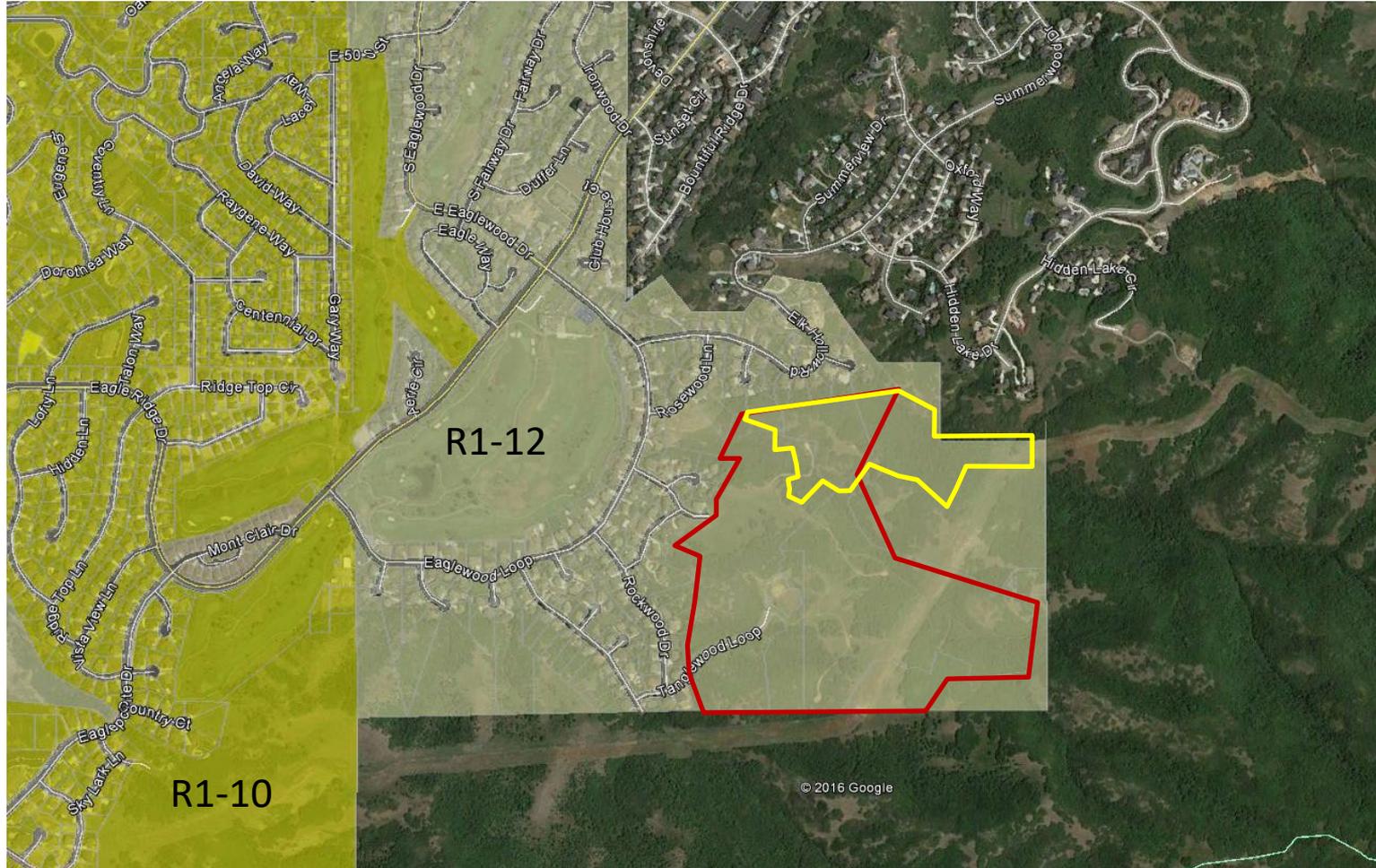
1. Any remaining engineering redline corrections be completed prior to recordation of final plat.

Attachments:

1. Aerial/Zoning Maps
2. Slope Analysis
3. Final Plat, with redlines

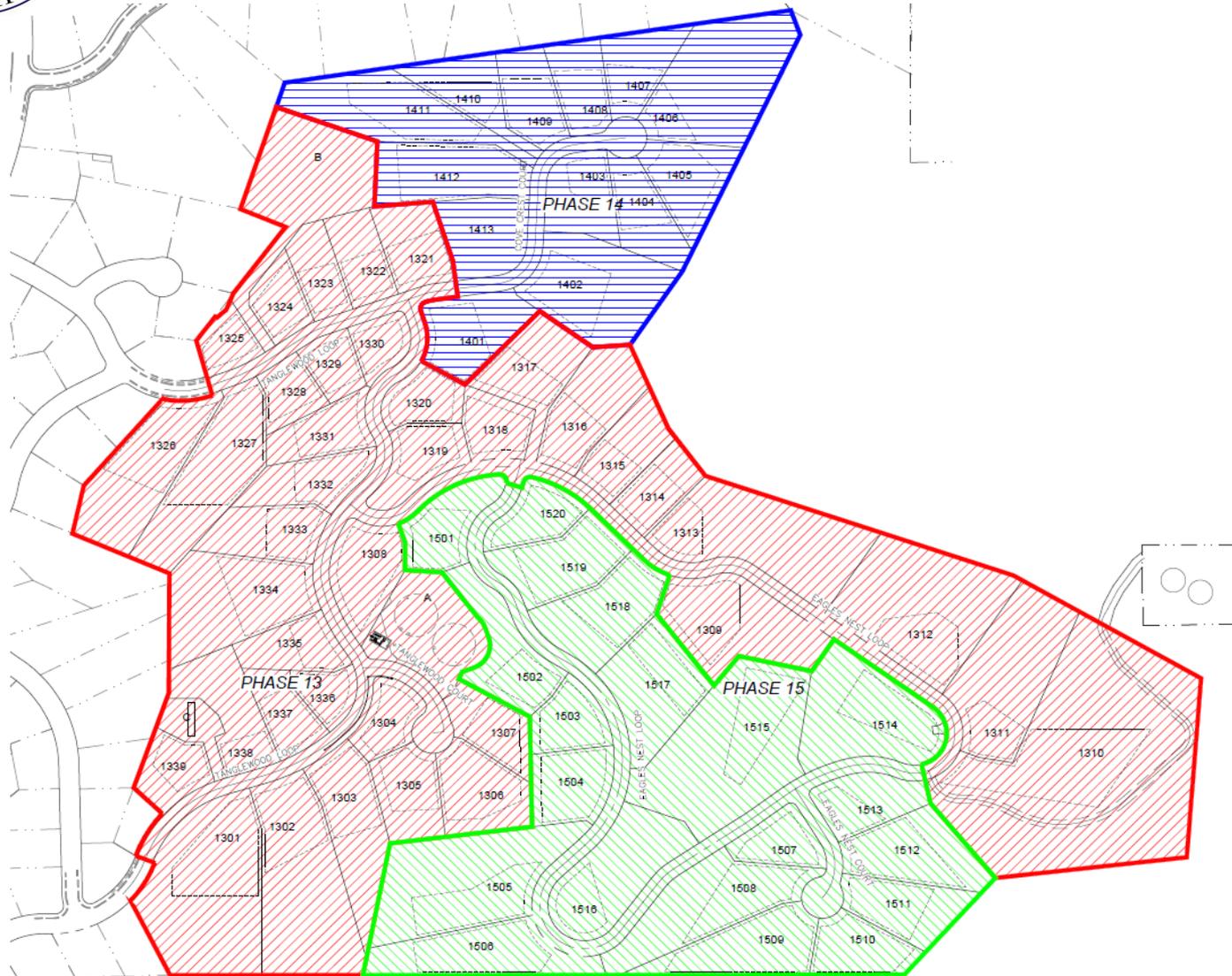


Amended Plat Eaglewood Cove Ph. 14 Aerial/Zoning



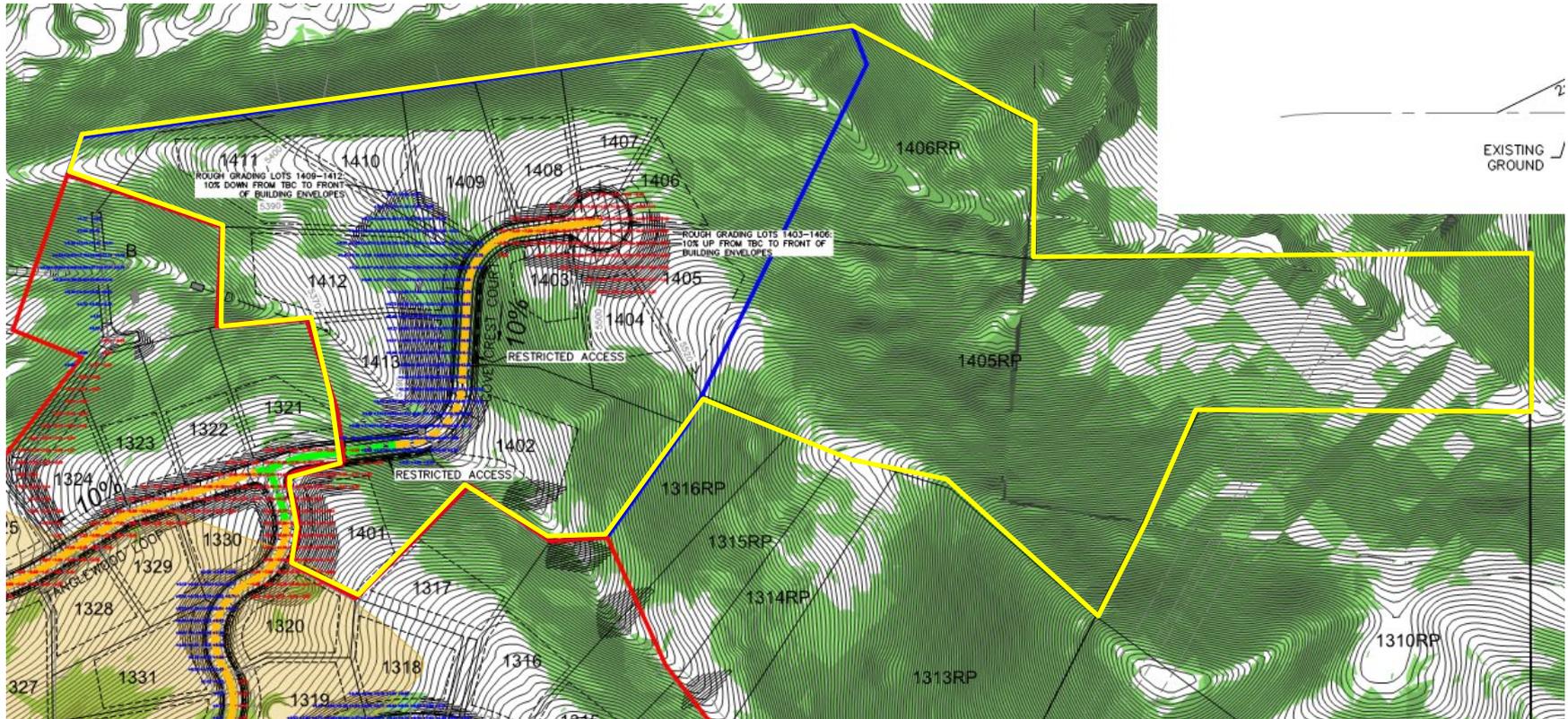


Phasing Plan Eaglewood Cove





Slope Analysis Eaglewood Cove



EAGLEWOOD COVE SUBDIVISION PHASE 14

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

NOTES

- 1.) All un-fenced property corners will be set with a 5/8" rebar and plastic cap stamped "Bingham Eng.," a rivet or a carved "X" where the property corner is in concrete or asphalt.
2.) Private roadways (44' wide right-of-way, sidewalk one side only) shall be covered by a blanket easement for private and public utilities. Said easement shall be created by this reference.
3.) Private roadways shall have an access easement across it to allow access to adjoining private parcels. Said easement shall be created by this reference.
4.) Private roadways shall be owned and maintained by the Eaglewood Cove Owners Association (OA).
5.) All front and rear public utility easements shown hereon are 10.00 feet wide unless otherwise noted. All side public utility easements are 7 feet unless otherwise noted.
6.) The plot coordinates shown hereon are based on the datum of the Davis County Surveyor. Record bearings, distances and coordinate values are shown in brackets []. All other dimensions and coordinate values are measured. Bearings and distances shown in () are easement dimensions. Bearings and distances shown in < > are buildable area dimensions. Rotate all bearings 00'19'28" clockwise to match the NAD83 Utah State Plane Coordinate System, North Zone.
7.) Approval of this development plan by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition or the location or depth of groundwater tables.
8.) Detention basins, along with storm drain mains, inlet boxes, and storm drain manholes located within the private roadways and lots shall be owned and maintained by the Eaglewood Cove Owners Association.
9.) Development on corner lots within this plat shall conform to the City's adopted clear vision requirements found in Section 10-1-31, City Code.
10.) All lots and parcels are deemed restricted and governed according to North Salt Lake City Code, Title 10, Chapter 12, Sensitive Area District and Geologic Hazards, as amended.

Are there any lots in 14 that have the sprinkling requirement due to slope of road?

- 11.) FIRE SPRINKLING
a) Due to the required fire flow capacity and the fixed culinary tank size for the development (325,000 gallons), structures greater than 10,000 sq. ft. shall be required to be fire sprinkled.
12.) BUILDING LOT ENVELOPES: All homes and structures shall be contained within the building envelopes as specified on the plat. Adjustments to the building envelope up to 10% may be approved by the Community Development Director with the advice of the City Engineer and a finding that requested modification is warranted by environmental features, site conditions, location of existing improvements, architecture or sustainability consideration, retention of native vegetation and slope, or where the submission of a topographical survey justifies the adjustment of the building envelope to include adjacent areas less than 30% slope and exclude areas equal to or in excess of 30% slope. Lot grading outside of the designated building envelopes shall not be allowed to modify the natural grade for the purposes of meeting this requirement.
13.) BUILDING CONSTRUCTION: Application for construction of any structure shall be accompanied by:
a) Engineered building plans, where required by building code, 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 therein;
b) A site plan containing:
i. Lot lines & building envelope should be a semi-colon
ii. Setbacks;
iii. Existing and proposed structures;
iv. Existing grade of the area to be disturbed and proposed final grading;
v. All areas with slopes in excess of thirty percent (30%); and
vi. Driveway location, dimensions and slope, no driveway shall exceed 10% grade.
c) A landscape plan demonstrating compliance with North Salt Lake City Code, Title 10, Chapter 22 Water Efficient Landscape Standards.

- 14.) HILLSIDE PARCELS (HP): Parcels designated as Hillside Parcels ("HP") are not approved building lots for dwellings or other uses not defined herein. The use and ownership of said parcels is defined herein.
a) Ownership: Hillside Parcels (HPs) are to be used only for Permitted Uses as defined below. Each HP shall be owned in conjunction with the adjacent Building Lot contained within the Eaglewood Cove Subdivision, Phase 14 with the corresponding Lot number (example: Lot 1406 & Parcel 1406HP). The HP and the Building Lot cannot be subsequently divided, subdivided or sold independent of one another, unless the HP is combined with an adjoining HP as part of a plat amendment or lot line adjustment and approved per North Salt Lake Code with the consent of the Owners Association.
b) Access: Each HP shall be accessible only through or across: (1) the adjoining Eaglewood Cove Phase 14 Building Lot of corresponding number; (2) HP parcels which have been combined through a plat amendment or lot line adjustment shall be accessed from the Eaglewood Cove Building Lot corresponding to the newly combined HP.
c) Permitted Uses: The HPs are intended for recreation use and open space and have no defined Building Envelope. Examples of appropriate private recreational land uses are: picnic areas, trails, gardens, ski or sledding runs, or outdoor sport courts.
d) Permitted Accessory Structures: Appropriate accessory structures to a recreational use shall include: small pavilions, gazebos, garden sheds, etc. and may not include connection to utilities such as water, sewer, or power. Power may be provided via solar power panels, but may not be used for outdoor lighting of any structure.
e) Standards for Recreational Use and Accessory Structures
i. Consideration for any accessory structure on an HP shall be permitted only upon approval of a reduction of the Critical Slope Area as provided in Note 15 below, including the submittal of a topographical survey, prepared by a licensed surveyor, demonstrating the slope of the area where an accessory structure is to be placed has a slope less than 30% and upon which the Critical Slope Easement has been or is proposed to be reduced upon approval by the City Engineer.
ii. Any accessory structure will be located upon a Hillside Parcel only. For purposes of this restriction "accessory structures" shall not include mechanical equipment, cabinets or systems necessary for operation of permitted private recreational uses, such as ski or sledding tow rope motors and pulleys.
iii. Demonstration that the construction for the recreational land use can be completed in a manner which protects and preserves the native vegetation; or minimizes disturbing vegetation and an appropriate restoration bond is submitted equal to the estimated restoration costs. No cuts or fills shall be permitted to create construction pads, work staging area, nor access for any heavy equipment upon the critical slope area.
iv. Accessory structures shall meet all applicable standards for size, height, setbacks, or other requirements provided by City Code.
v. Structures shall be designed and be constructed with similar materials of the main structure upon the adjacent building lot or other materials specifically designed and colored to blend into the natural environment.
vi. Land uses such as private ski or sledding runs which require the use of motorized tow ropes and connection to power, may only be permitted with mechanical systems that are contained entirely within an accessory structure or cabinet, and are constructed to reduce or dampen noise from the tow motor. Operation of a tow rope shall only be permitted during daytime hours. No lighting of the runs is permitted.
vii. Application shall be accompanied by a letter from the OA acknowledging their approval and conditions for the structure and land use requested.

- 15.) CRITICAL SLOPE EASEMENT
a) CRITICAL SLOPE EASEMENT AREA DEFINED:
i. Building Lots: The Critical Slope Easement shall apply to all those portions of each building lot where the slope is greater than thirty percent (30%) and all areas outside the designated building envelope. If the building envelope is modified as provided in Note 12 above, the Critical Slope Easement shall no longer apply to that area.
ii. Hillside Parcels: The Critical Slope Easement shall apply to all portions of each Hillside Parcel.
iii. Exception: The herein designated Critical Slope Easement Area may be reduced by the City Engineer upon submittal of a topographical survey demonstrating those areas upon which the slope is less than thirty percent (30%). Critical Slope Easement Area may not be reduced on areas which include a public utility easement, drainage easement, or sewer easement without a plat amendment and vacation of said easement.
b) UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS. Utility easements within the Critical Slope Easement Areas are limited to those designated on the plat for the installation, construction, maintenance, repair, and replacement of any utility services and utility lines which serve the Subdivision.
c) RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS Use and occupancy of all Critical Slope Easement Areas is limited to those uses expressly identified herein and are to be used exclusively by the respective owners of the Lot or Hillside Parcel and their guests and invitees in accordance with these restrictions:

- i. Such use will be restricted to foot traffic only and incidental personal OHV (Off Highway Vehicle) use only. The use of OHVs shall be limited to purposes of traversing the property and not for racing, hill climbing, motocross or other such activities that may unduly disturb vegetation and cause erosion.
ii. No paving, outbuilding, shed or temporary building of any kind shall be erected, constructed, permitted or maintained on, under, or within the Critical Slope Easement Areas.
iii. Except as provided herein, the Lot or Hillside Parcel upon which any of the Critical Slope Easement Areas are located shall not be excavated, graded, filled, littered upon, dumped or vegetation disturbed (except as is reasonably necessary when planting additional plants, shrubs, or trees) nor be used to store materials upon, over, or across the Critical Slope Easement Area.
iv. Soils excavated as part of the construction of approved structures shall not be deposited nor stored within the critical slope easement area. Soils may be temporarily stored within the building envelope for the purposes of backfilling the foundation and the remaining soil shall be removed from the site.
v. Additional plants, shrubs, and trees may be planted upon the Critical Slope Easement Areas including limited excavation and irrigation that is reasonably necessary to plant any such plants, shrubs, and trees. Excavation and disturbance will be limited to hand digging and the use of a small trencher for irrigation purposes. Native vegetation shall not be disturbed on slopes greater than 30% except as allowed in this section.
vi. Private recreational uses. Critical Slope Easement Areas may be permitted by Land Use Permit from the Community Development Department for the purposes of private recreational (non-commercial) use only.
d) DEVELOPER The foregoing notwithstanding, said restrictions upon excavation, grading, and filling shall not apply to grading and filling performed by the developer in accordance with an approved development grading plan.
e) MAINTENANCE The respective owners of the Lots upon which any portion of the Critical Slope Easement Areas may be located shall be responsible for maintaining that portion of the Critical Slope Easement Areas which is located on their respective lots.
f) EASEMENTS DEEMED CREATED Any and all conveyances of any lot shall be construed to grant and reserve such Critical Slope Easement Area as provided herein even though no specific reference to such easements appears in any such conveyance.

- 16.) RESTRICTED ACCESS AREAS: For Lots marked with restricted access shall have limited entry from those areas for property maintenance, temporary construction access, or other permitted uses only. No permanent vehicular access from those areas shall be permitted without review and approval of the city development review committee with a finding that the requested access will result in a safer access than could otherwise be approved outside the restricted access area, will result in few cuts and fills, and has been reviewed and approved by the city's geotechnical consultant.
17.) GEOTECH: IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 FOR ALL LOTS, IT SHALL BE A REQUIREMENT TO SUBMIT WITH A BUILDING PERMIT APPLICATION OR LAND USE APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING (IBC) AND AN 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.

THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL & GEOLOGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15" PREPARED BY INTERMOUNTAIN GEOTECHNICAL SERVICES INC. (IGS) DATED JUNE 30, 2020 AND UPDATED MARCH 31, 2021. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE H SPECIAL RECOMMENDATIONS BY LOT.

- 18.) Basis of Bearing is North 00°08'13" West between the Found Southeast Corner and Found East Quarter Corner of Section 7, Township 1 North, Range 1 East, Salt Lake Base & Meridian.
19.) Record of Survey for the hereon plotted land was performed by Bingham Engineering, Document No. _____ Official Records Davis County.

BINGHAM ENGINEERING
Design: JJS
Drawn: JJS
Checked: GM
Reviewed: JRL
262 N. Wight Brothers Dr. Ste 120, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

Table with 2 columns: City Council Approval, Davis County Recorder. Includes fields for date of approval and official signatures.

Table with 2 columns: Recommended for Approval, City Engineer. Includes fields for date of approval and signature.

Table with 2 columns: Recommended for Approval, Chairman, Planning Commission. Includes fields for date of approval and signature.

Table with 2 columns: Recommended for Approval, City Attorney. Includes fields for date of approval and signature.

Table with 2 columns: Davis County Recorder, Date, Proj. #, Sht. Includes fields for entry number, date, project number, and sheet number.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know by all men by these presents, that the undersigned owner of the parcel of land shown on this plat, and described hereon, have caused the parcel to be subdivided into the lots, public utility easements and private roadways as shown on this plat to be hereafter known as:

EAGLEWOOD COVE SUBDIVISION PHASE 14

Wilford W. Cannon, Manager
EWC 14 Development, LLC

ACKNOWLEDGMENT

State of Utah)
County of Davis)

On this _____ day of _____, 2022, personally appeared before me, Wilford W. Cannon, who being by me duly sworn, did say that he is the manager of EWC 14 Development, LLC, and that the foregoing instrument was signed on behalf of said EWC 14 Development, LLC, and said Wilford W. Cannon acknowledged to me that said EWC 14 Development, LLC executed the same.

Notary Public for the State of _____

Notary Seal

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I D. Gregg Meyers do hereby certify that I am a Professional Land Surveyor, and that I hold License Number 312770 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and have completed a survey of the property described hereon in accordance with Section 17-23-17 Utah State Code, and have verified all measurements and placed monuments as represented on this plat, and have subdivided said tract of land into private roads, lots and parcels together with public utility easements hereafter to be known as Eaglewood Cove Subdivision Phase 14.

Date: 11/03/2022



REVIEW ONLY

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

BOUNDARY DESCRIPTION:

A parcel of land located in the Southeast Quarter of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, North Salt Lake City, Davis County, Utah, more particularly described as follows:

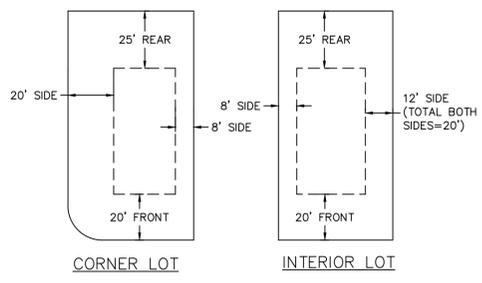
Beginning at the northernmost corner of Lot 1316, Eaglewood Cove Subdivision Phase 13 as recorded in the office of the Davis County Recorder as Entry No. _____, said point lies North 00°08'13" West along the Section Line 1,577.80 feet and West 1,493.16 feet from the Southeast Quarter of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian (Basis of bearing being North 00°08'13" West from the found Southeast Quarter and found East Quarter of Section 7, T1N, R1W, SLB&M), and running thence along the boundary of said Phase 13 the following fifteen (15) courses and distances: 1) South 86°06'06" West 92.15 feet, 2) North 55°06'05" West 159.15 feet, 3) South 45°02'21" West 261.24 feet, 4) North 61°11'16" West 118.63 feet, 5) northerly along the arc of a 124.00 foot radius non-tangent curve to the left, the center of which bears North 61°11'16" West, through a central angle of 47°18'33" a distance of 102.39 feet (chord bearing N 05°09'27" E, chord length 99.50'), 6) North 18°29'50" West 32.31 feet, 7) northeasterly along the arc of a 12.50 foot radius curve to the right, through a central angle of 90°00'00" a distance of 19.63 feet (chord bearing N 26°30'10" E, chord length 17.68'), 8) North 71°30'10" East 7.81 feet, 9) easterly along the arc of a 76.00 foot radius curve to the right, through a central angle of 10°57'20" a distance of 14.53 feet (chord bearing N 76°58'50" E, chord length 14.51'), 10) North 82°27'30" East 58.98 feet, 11) North 07°32'30" West 94.00 feet, 12) North 18°29'50" West 156.94 feet, 13) South 85°27'05" West 144.69 feet, 14) North 02°41'45" East 162.92 feet and 15) North 70°55'10" West 263.92 feet to the east line of Lot 1010, Eaglewood Cove Subdivision Phase 10 as recorded in said office as Entry No. 1506422; thence North 19°04'50" East along said east line 64.57 feet to the southernmost corner of Lot 1120, Eaglewood Cove Subdivision Phase 11 as recorded in said office as Entry No. 1607883; thence North 81°43'56" East along the south line of said Phase 11, 1,261.42 feet to the southeast corner of Lot 1110 of said Phase 11 and the southwest corner of that certain property conveyed to Eaglewood Cove Davis County LLC as recorded in said office as Entry No. 2694428; thence South 61°36'41" East along the southwest line of said property 335.22 feet to the west line of Hidden Lake at Summerwood Estates Subdivision Phase 2 as recorded in said office as Entry No. 1775419; thence along the west and south lines of said Phase 2 the following two (2) courses and distances: 1) South 00°08'13" East 222.15 feet and 2) North 89°18'05" East 800.04 feet to the southeast corner of Lot 203 of said Phase 2, said point also being on the section line; thence South 00°08'13" East along said section line 260.54 feet to the north line of said Phase 13; thence along said north line the following five (5) courses and distances: 1) West 535.50 feet, 2) South 26°26'50" West 374.90 feet, 3) North 48°18'33" West 315.51 feet, 4) North 72°41'24" West 183.18 feet and 5) North 66°17'31" West 246.99 feet to the point of beginning.

Containing 1,162,382 Square Feet or 26.685 Acres, 13 Lots, 2 Hillside Parcels, and 1 Private Street.

Rotate this description 00°19'28" clockwise to match the NAD83 Utah State Plane coordinate system, North Zone. See Basis of Bearing.

Spacing

Missing the note about cross easement access for lots 1410/1411



TYPICAL SETBACK DETAILS

MINIMUM SETBACKS:
FRONT = 20' (TYP., EXCEPT WHERE DESIGNATED BUILDING ENVELOPE REQUIRES A GREATER SETBACK AS SHOWN)
SIDE YARD = 8'
TOTAL WIDTH OF TWO SIDE YARDS = 20'
REAR YARD = 25'
CORNER LOT REAR YARD = 20'
(8' SIDE YARDS GRAPHICALLY SHOWN)

EAGLEWOOD COVE SUBDIVISION PHASE 14

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

EAST CORNER OF SECTION 7, T.1N, R.1E., S.L.B.&M. FOUND DAVIS COUNTY MONUMENT N 100047.96 E 118472.95 (NAD83 UTAH STATE PLANE NORTH ZONE N 3463685.02 E 1537385.59)

EAGLEWOOD COVE DAVIS COUNTY LLC ENTRY NO. 2694428

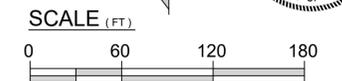
Street Monuments Table		
MON#	NORTHING	EASTING
1	99135.60	116660.81
2	99229.21	116747.53
3	99388.63	116756.34
4	99482.07	116841.81
5	99500.92	116971.56

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	102.39'	124.00'	47°18'33"	99.50'	N 05°09'27" E
C2	19.63'	12.50'	90°00'00"	17.68'	N 26°30'10" E
C3	14.53'	76.00'	105°7'20"	14.51'	N 76°58'50" E
C4	138.40'	100.00'	79°17'40"	127.61'	N 42°48'40" E
C5	137.13'	100.00'	78°34'06"	126.63'	S 42°26'53" W
C6	33.75'	124.00'	15°35'48"	33.65'	N 74°39'36" E
C7	137.86'	124.00'	63°41'52"	130.86'	N 35°00'46" E
C8	104.22'	76.00'	78°34'06"	96.24'	S 42°26'53" W
C9	19.12'	100.00'	105°7'20"	19.09'	S 76°58'50" W
C10	8.82'	24.00'	210°3'58"	8.77'	N 54°10'39" W
C11	69.23'	52.00'	76°16'38"	64.23'	S 81°46'58" E
C12	50.00'	52.00'	55°05'32"	48.10'	N 32°31'57" E
C13	58.05'	52.00'	63°57'51"	55.08'	N 26°59'44" W
C14	65.02'	52.00'	71°38'31"	60.87'	S 85°12'05" W
C15	20.21'	52.00'	22°16'18"	20.09'	S 38°14'40" W
C16	22.88'	24.00'	54°37'24"	22.02'	N 54°25'14" E
C17	3.16'	120.00'	1°30'38"	3.16'	S 80°58'37" W
C18	75.54'	120.00'	36°04'12"	74.30'	S 62°11'12" W
C19	25.18'	120.00'	12°01'29"	25.14'	S 38°08'22" W
C20	25.18'	120.00'	12°01'29"	25.14'	S 26°06'53" W
C21	35.48'	120.00'	16°56'19"	35.35'	S 11°37'59" W
C22	110.72'	80.00'	79°17'40"	102.09'	N 42°48'40" E

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- STREET LIGHT
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- (PUE) PUBLIC UTILITY EASEMENT OR (PUDE) PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED).
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK & BUILDING ENVELOPE
- RESTRICTED ACCESS LINE

REVIEW ONLY



Davis County Recorder

Entry No. _____ Fee Paid _____

Filed for record and recorded this _____ day of _____, 2022 at _____ in Book _____ of Official Records Page _____

County Recorder _____

By: _____ Deputy Recorder

Date 11/03/2022 Proj. # 4893 Sht 2 of 3

Plat Prepared By:

BINGHAM ENGINEERING

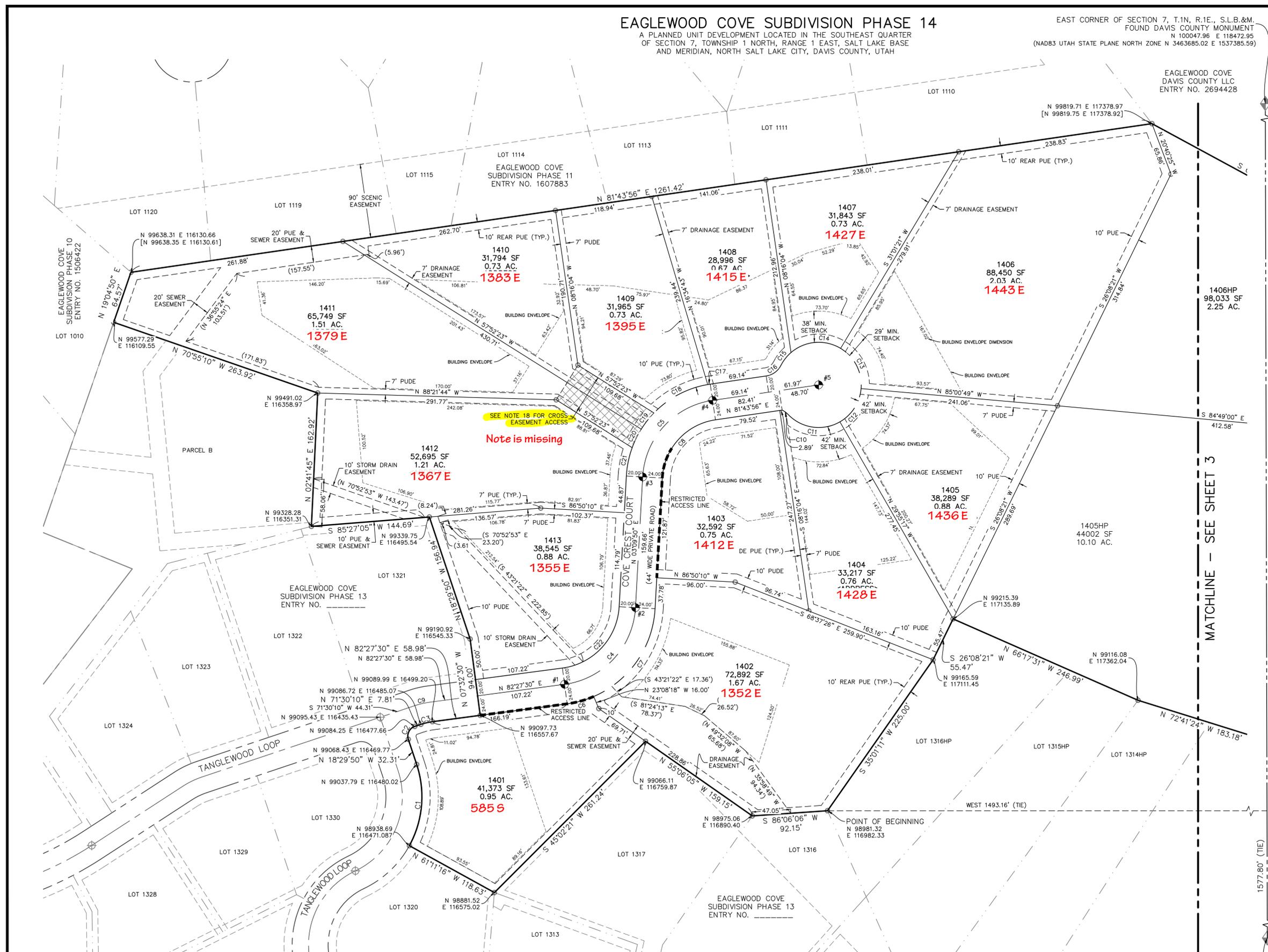
Design: JJS
 Drawn: JJS
 Checked: GM
 Reviewed: JRL

262 N. Wright Brothers Dr. Ste 120, Salt Lake City, UT 84116
 (801) 532-2520 www.binghamnet.com

SOUTHEAST CORNER SECTION 7 TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND DAVIS COUNTY MONUMENT N 97403.53 E 118479.27 (NAD83 UTAH STATE PLANE NORTH ZONE N 3461041.37 E 1537376.94)

MATCHLINE - SEE SHEET 3

BASIS OF BEARING N 00°08'13" W 2,644.44' (NAD83 UTAH STATE PLANE NORTH ZONE: N 00°11'15" E 2,643.66')

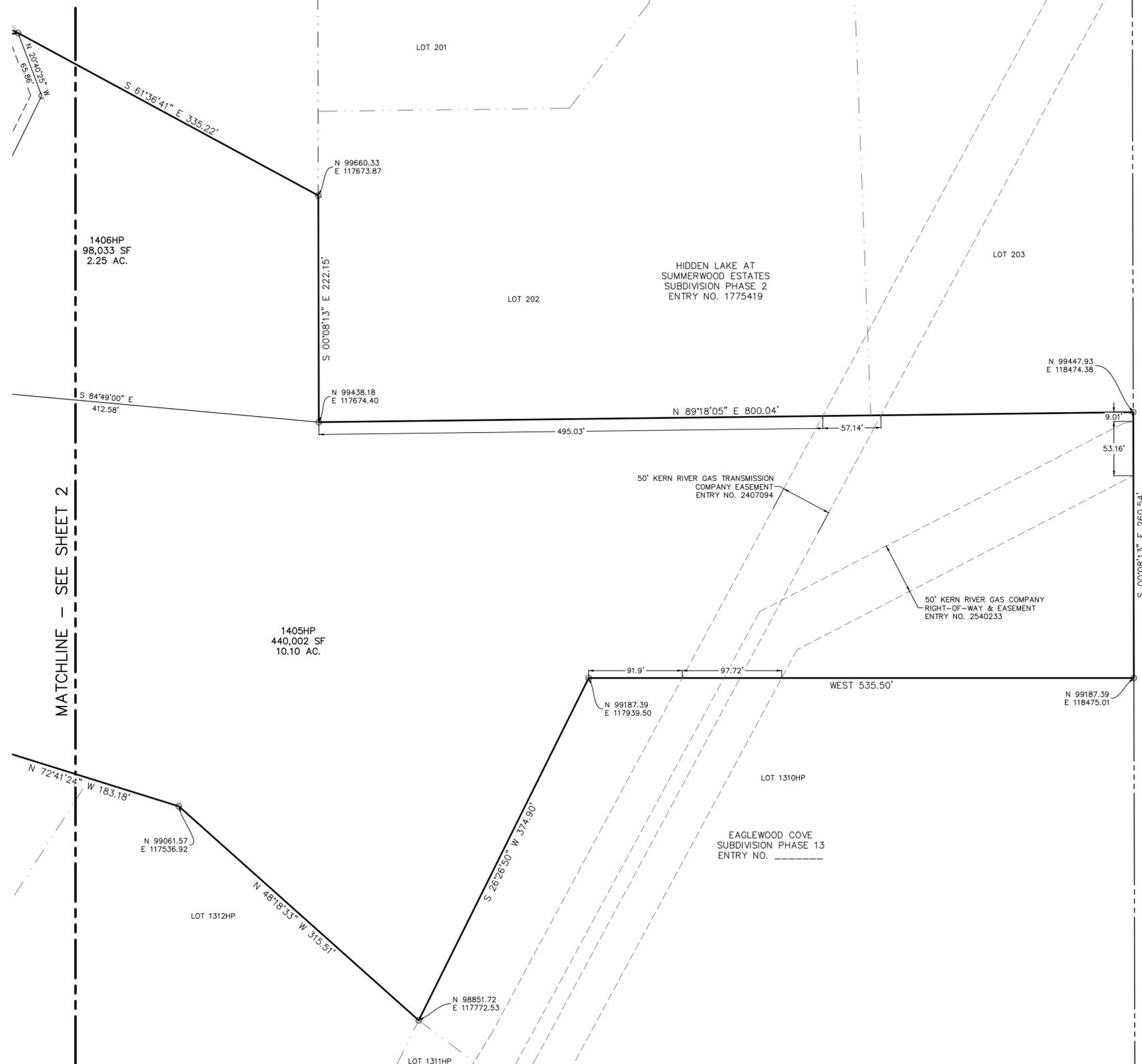


EAGLEWOOD COVE SUBDIVISION PHASE 14

A PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

EAST CORNER OF SECTION 7, T.1N, R.1E., S.L.B.&M.
FOUND DAVIS COUNTY MONUMENT
N 100047.96 E 118472.95
(NAD83 UTAH STATE PLANE NORTH ZONE N 3463685.02 E 1537385.59)

EAGLEWOOD COVE
DAVIS COUNTY LLC
ENTRY NO. 2694428



BASIS OF BEARING N 00°08'13" W 2,644.44'
(NAD83 UTAH STATE PLANE NORTH ZONE: N 00°11'15" E 2,643.66')

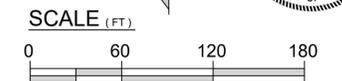
S 00°08'13" E 260.54'
(PLAT BOUNDARY)

U.S. FOREST SERVICE
I.D.# 010390002

LEGEND:

	DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
	STREET MONUMENT TO BE SET
	EXISTING STREET MONUMENT
	SET REBAR W/ CAP MARKED "BINGHAM ENG."
	STREET LIGHT
	SUBDIVISION BOUNDARY LINE
	EXISTING LOT LINE
	LOT LINE
	(PUE) PUBLIC UTILITY EASEMENT OR (PUDE) PUBLIC UTILITY AND DRAINAGE EASEMENT (AS NOTED).
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK & BUILDING ENVELOPE
	RESTRICTED ACCESS LINE

REVIEW ONLY



Davis County Recorder

Entry No. _____ Fee Paid _____

Filed for record and recorded this _____ day of _____, 2022 at _____ in Book _____ of Official Records Page _____

County Recorder _____

By: _____ Deputy Recorder

Date 11/03/2022 Proj. # 4893 Sht 3 of 3

Plat Prepared By:

BINGHAM ENGINEERING

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

262 N. Wright Brothers Dr. Ste 120, Salt Lake City, UT 84116
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SOUTHEAST CORNER SECTION 7
TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND DAVIS COUNTY MONUMENT
N 97403.53 E 118479.27
(NAD83 UTAH STATE PLANE NORTH ZONE N 3461041.37 E 1537376.94)

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 OCTOBER 25, 2022

6
7 **DRAFT**
8

9 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m.

10
11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Katherine Maus
15 Commissioner Irene Stone
16 Commissioner Brandon Tucker
17 Commissioner William Ward
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director.

20
21 OTHERS PRESENT: JoEllen Ashworth, Jared Wendel, Steve Deppe, John Peterson, Elma Leta
22 McBride, Unincorporated Davis County; Frank Coon, , Unincorporated Davis County; Dee
23 Lalliss, resident.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. WORK SESSION: DISCUSSION ON PROPOSED ANNEXATION AREA B ZONING
30

31 Sherrie Pace reported that staff sent notices to property owners and residents in the annexation
32 area notifying them of the public hearing to be held by the City Council on November 15th. The
33 City Council requested that the Planning Commission recommend proposed zoning for the area
34 as part of the Resolution to consider annexation. She explained that the City Attorney advised
35 that as the area was already fully developed, the zoning did not need to be in place prior to the
36 potential adoption of the ordinance for annexation by the City Council. Ms. Pace said the
37 adoption of the Ordinance for annexation by the Council could occur on November 15th and the
38 Planning Commission could then act on the zoning at the November 22nd or December 13th
39 Commission meeting.
40

41 Sherrie Pace showed a map of the proposed annexation area between the City and Bountiful. She
42 explained that this area had been part of the City's Annexation Policy Plan since 2003. There
43 were approximately 1,000 residents, 350 dwelling units, and seven or eight businesses in the 100

44 acre area. The individual lots made up 80 acres, 9 acres were institutional land, and the
45 remainder were roadways. Ms. Pace then showed the same area with the County zoning
46 overlaid with the City zoning surrounding it. She explained that the County zoning of R-1 was
47 single family with a minimum lot size of 9,000 square feet, the R-2 zone with a minimum lot size
48 of 9,000 square feet for a single family dwelling or duplex. The R-3 zone was multifamily units
49 at 13.5 and up to 19 dwelling units per acre up at 9,000 square feet plus 2,000 square feet for
50 every additional dwelling unit. The C-2 zone was general commercial. Some things to consider
51 included existing duplexes in the County's R-1 zone, PUDs as a conditional use in the County
52 and permitted in the City, setbacks, height allowances, and lot sizes.

53
54 The City's zoning includes the R1-10 zone that allows for single family dwellings with a
55 minimum 10,000 square foot lot size. The R1-7 zone allows for single family or two family
56 dwellings with a minimum lot size of 7,000 square feet for single family and 10,000 square feet
57 for two family. The RM-7 zone allows for multifamily with a ratio of eight (8) dwelling units per
58 acre. The RM-20 zone allows for multifamily with a ratio of twenty (20) units per acre. The
59 Commercial Highway (CH) zone allows for a variety of commercial uses.

60
61 Sherrie Pace presented three options to address the County's R-1 zone, 9,000 square feet for a
62 single family dwelling. Items to be considered in Option 1, becoming the City's R1-10 zone,
63 included allowing single family dwellings, non-conforming lots as there were approximately 25
64 lots under 10,000 square feet and also four duplex lots that would be grandfathered in, allowing
65 attached dwelling units (ADUs), and allowing domestic farm animals on all lots over 7,000
66 square feet with 45 animal points. She explained how residents could still have chickens on lots
67 under 7,000 square feet with certain standards. Option 2 for the R-1 zone becoming an R1-7
68 zone, 7,000 square feet for a single family dwelling or 10,000 square feet for a duplex would
69 allow for a duplex on all lots over 10,000 square, allow for ADUs, domestic farm animals for all
70 lots over 7,000 square feet, and the possible opportunity to subdivide existing lots with 120 feet
71 of frontage.

72
73 Chair Larson clarified that there were only 25 lots that were under 10,000 square feet in the
74 proposed area. Sherrie Pace replied that this was correct and that most of the lots were between
75 9,000 and 10,000 square feet, but a few were under 9,000 sq. ft.. She said it was likely that the
76 County ordinances at the time of development allowed for the smaller lots.

77
78 Sherrie Pace said the third option for County lots zoned R-1 would be to create a new R1-9 zone
79 that would allow for lots to have a minimum size of 9,000 square feet for single family
80 dwellings, lots under 9,000 square feet as well as the four duplex lots would be non-conforming.
81 This zone would allow for ADUs and domestic farm animals on all lots over 7,000 square feet.

82
83 Commissioner Tucker asked about the purpose of creating a new zone and having the existing
84 duplexes as non-conforming. Sherrie Pace responded that it would make the residents feel better
85 to have conforming lots. She said the non-conforming lots would be grandfathered in and in the

86 event of a fire or similar event the home could be rebuilt. It would be a legal non-conforming lot
87 with a legal non-conforming use.

88
89 Sherrie Pace then reviewed the County R-2 zone options. Option 1 would be the R1-7 zone,
90 7,000 square feet for a single family home or 10,000 square feet for a duplex and all lots over
91 10,000 would allow for a duplex. This zoning also allows for ADUs and domestic farm animals
92 on lots over 7,000 or up to six chickens for lots under 7,000 square feet. Option 2 would be the
93 RM-7 zone, 7,000 square feet for a single family home or 10,000 square feet for a duplex which
94 allows for single family and duplex housing, multifamily up to 8 dwelling units per net acre, and
95 ADUs and domestic farm animals on lots over 7,000 square feet would be allowed.

96
97 Commissioner Maus asked if there were non-conforming lots now in either of the two options.
98 Sherrie Pace responded that there would not be many non-conforming in the R-2 zone but she
99 would review each lot to check for any issues if the area was annexed. Staff would also
100 document any non-conforming lot or use.

101
102 Sherrie Pace spoke on the R-3 zone and said this area was developed and contained four plex
103 apartment buildings, townhomes, and single family homes. She reviewed the two areas zoned R-
104 3. She also noted that there is a car dealership as part of a condominium plat in the R-3 zone and
105 some townhomes in the commercial zone that should be zoned with a multi-family zone.

106
107 Ms. Pace focused on the County's R-3 zone, 9,000 square feet plus 2,000 square feet for each
108 additional unit. The existing multi-family developments have been developed at 13.5 dwelling
109 units per acre. Option 1 was the City's RM-7 zone, 7,000 square feet for a single family
110 dwelling, 10,000 square feet for a duplex, and multifamily at eight (8) dwelling units per net
111 acre, allowed ADUs, allowed domestic farm animals on all lots over 7,000 square feet. She noted
112 that in this zone all existing multi-family would be non-conforming, as they exceed the 8
113 dwelling units per acre. Option 2 would be the RM-20 zone, 20 dwelling units per acre, and all
114 the existing multifamily would be conforming but this zone could potentially allow for
115 expansion and additional units on the existing properties. She said while the area seemed built
116 out it was possible a developer may try to add more units. Option 3 would be to create a new
117 zone such as a RM-14 that would allow for up to 14 dwelling units per acre which would allow
118 for the existing multifamily to conform and have no opportunity for additional units.

119
120 Sherrie Pace reported on the County's C-2 (Commercial) zone. Option 1 was Highway
121 Commercial (CH) which meant the existing single family dwellings would be non-conforming.
122 If these homes were converted to a business, they could not be converted back to housing. If the
123 existing homes in this zone were destroyed, they would have to be rebuilt within 12 months to
124 continue to be used as a single family dwelling, per the City's legal non-conforming use code.
125 Option 2 would be the Commercial Shopping (CS) zone and the existing residential uses would
126 also be non-conforming. Multi-family would require a rezone to a Planned (P) District. Option 3

127 would be a new zone that could be tailored to the existing uses, new preferable uses could be
128 identified, or prohibition of undesired uses.

129
130 Sherrie Pace provided a brief overview of the City's Highway Commercial (CH) zone. Permitted
131 uses included general office, general retail, personal services, restaurants, and sales of
132 automobiles, recreational vehicles, and motor sports vehicles. Conditional uses included retail
133 stores larger than 20,000 square feet, as well as special events such as carnivals, farmers markets,
134 etc. Prohibited uses include auto body shops and repair facilities excluding oil changes, bowling
135 alleys, car wash facilities, gas stations, manufacturing, mining, non-store retailers, pawnshops,
136 title loan/quick loan or payday loan services, pipeline transportation, private clubs, RV parks, rail
137 transportation, residential development of less than five dwelling units, self-serve laundromats,
138 self storage, sexually oriented businesses, support activities for transportation, taverns, tobacco
139 stores, truck transportation, uses requiring outside storage, warehousing and storage, waste
140 management and remediation, or wholesale.

141
142 In the Commercial Shopping (CS) zone the following permitted uses are allowed including
143 printing, car and and RV dealers, retail (auto, furniture, grocery, etc.), personal services (salons,
144 pet care, etc.), banks, vehicle rentals, general office, daycare, performing arts/theater,
145 amusement, hotels, and restaurants.

146
147 Sherrie Pace showed a map of the 25 lots that were under 10,000 square feet. She spoke on the
148 master plan for the Town Center with the subdistricts and showed a map of the districts next to
149 the annexation area map. She spoke on what each district currently or could contain and what
150 existed in the annexation area. Ms. Pace did not recommend expanding the Town Center further
151 north as it would not be walkable. She also did not recommend expanding the Edge district into
152 any of the annexation area as there was not any opportunity for redevelopment.

153
154 Sherrie Pace asked the Planning Commission to provide direction for staff if the City Council
155 approved the annexation. This could include consideration of zoning maps and ordinances. She
156 said if the City Council approved the annexation, a Planning Commission public hearing would
157 be scheduled. Notices would be sent to property owners and current residents in the annexation
158 area of the public hearing. The Planning Commission would then make a recommendation to the
159 City Council on the zoning.

160
161 Chair Larson suggested a discussion for each zone. She started with the County's R-1 Zone.

162
163 Commissioner Jorgensen commented on the proposal for new zones and said it might be more
164 seamless but asked if they would be legacy zones that would only be for the annexation area.

165
166 Commissioner Holbrook said that for the R-1 zone Option 2, which was the R1-7, seemed like
167 the best option. Commissioners Tucker and Larson agreed. Chair Larson felt the possible

168 opportunity to subdivide existing lots with 120 feet of frontage gave the residents more freedom
169 with their properties.

170

171 Commissioner Jorgensen reiterated that the newly created zones would be a legacy zone for the
172 annexation areas but not to be used in other areas. Sherrie Pace replied that she did not intend to
173 reuse the zones but that the possibility to use them in the future could not be ruled out.

174

175 Commissioner Maus was in favor of limiting the number of new zones without investigating how
176 they could affect the whole City in future development.

177

178 Sherrie Pace clarified that the focus right now was the Commission's direction on the first draft
179 of the zoning. She said there would be a public hearing and residents may have a compelling
180 reason for a change or the City Council could modify the recommended zoning. The decision on
181 the zoning would not be made tonight, but only the draft zoning to propose at public hearing

182

183 Chair Larson said in the R-1 zone, the Planning Commission direction was for Option 2 (R1-7).

184

185 Commissioner Maus was interested in how many existing lots had 120 feet of frontage.

186

187 Sherrie Pace clarified that staff would prepare a draft for rezoning the R-1 zone to the City's R1-
188 7 zone and would research how many lots had 120 feet of frontage and would be eligible for
189 possible subdivision.

190

191 Commissioner Jorgensen suggested that a new zone could only be available in certain
192 geographic areas. He felt a new zone would be more seamless. Commissioner Maus asked if a
193 new zone could allow for duplexes. Sherrie Pace replied that a new zone could include anything
194 the Commission requested, and the City Council could adopt it.

195

196 The Commission reviewed the County's R-2 zone.

197

198 Commissioner Maus commented that neither option had non-conforming lots. Sherrie Pace
199 replied that she would have to review the zone a little closer to make that determination.

200

201 Commissioner Holbrook asked what an objection might be for the R-2 to become the City's R1-
202 7 zone. Sherrie Pace replied that there were two lots with three existing dwelling units which
203 would be non-conforming in the R1-7 zone.

204

205 Commissioner Tucker was in favor of reviewing both options for the R-2 zone at the public
206 hearing.

207

208 Commissioner Stone was also in favor of hearing from the public on what zone they wanted for
209 the current R-2 zone.

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Commissioner Holbrook wanted to provide whatever option was the closest to the existing zoning or what may be slightly better.

Sherrie Pace said the public notice has to be very specific as to what zoning the Planning Commission would be considering.

Commissioner Stone asked about the difference between the County's R-1 and the R-2 zoning. Sherrie Pace clarified that the R-1 zone only allowed single family dwellings and the R-2 zone allowed for duplexes or single family on 9,000 square feet. She suggested that some revisions could also be made to certain areas of the annexation area to become part of adjacent City zones such as a carveout for certain properties that would fit better in other zones.

Resident asked how Sycamore Grove became part of the City as it was in the middle of the Unincorporated County area. Sherrie Pace replied that a developer, Brighton Homes, purchased the property and had it approved as a PUD through the County. When she became aware of the purchase and approval, she informed the County that the parcel was part of the City's Annexation Policy Plan area. Urban development in an annexation area requires notification to that City and allows 90 days for the City to grant consent. Upon contacting the County, she met with the developer to inquire as to whether or not they would like to annex. She advised that they could file a petition to be annexed into the City as one property line was adjacent to the City's boundary.

The resident said the County had promised that nothing except their address would change if the proposed annexation occurred. Chair Larson explained that the zoning would be changed and the Planning Commission would do their best to provide similar zoning. She said public comments would be allowed at the public hearing.

The Commission voted informally with four Commissioners in favor of the R1-7 zone option and three in favor of the RM-7 zone option as a replacement for the County's R-2 zone. Sherrie Pace clarified that the Commission could change its recommendation after the public hearing or some areas could be carved out into different zones.

The Commission discussed the replacement for the County's R-3 zone.

Commissioner Tucker was in favor of a new zone. Commissioner Maus was also in favor of a new zone but said there were so few lots in the R-3 zone that it would be better to use one of the existing zones.

Commissioner Holbrook also felt that there were so few lots that he was in favor of the RM-20 zone.

252

253 Commissioner Maus questioned how many new units could be added if the R-3 zone became
254 RM-20. Sherrie Pace reviewed a couple of lots at the end of 4100 South and it had the potential,
255 if combined, to add a new four plex.

256

257 Sherrie Pace said that a new RM-14 zone could be similar to the RM-7 zone with the exception
258 of the 14 dwelling units per acre maximum density.

259

260 Commissioner Holbrook asked if non-conforming properties could cause issues. Sherrie Pace
261 said that as long as the reason for the non-conformance was documented it should not be an
262 issue.

263

264 Chair Larson asked how many units would be non-conforming. Sherrie Pace replied that there
265 would be approximately 43 dwelling units.

266

267 Commissioner Holbrook was in favor of the RM-20 zone. Commissioner Stone was in favor of
268 RM-14. Commissioner Tucker felt the RM-20 zone could be problematic. He felt the RM-14
269 zone was the right option but was hesitant about creating a new zone for such a small area. Chair
270 Larson was in favor of RM-7. Commissioner Ward was in favor of RM-20. Commissioner Maus
271 felt that the RM-20 was not really compatible to the adjacent R1-7 zone and was in favor of the
272 RM-7 zone. Commissioner Jorgensen was in favor of the RM-7 zone instead of creating a new
273 zone.

274

275 Chair Larson clarified that the majority of the Commissioners were in favor of the RM-7 zone in
276 place of the County's R-3 zone.

277

278 The Commission then discussed the commercial zone.

279

280 Sherrie Pace showed the commercial area on the map and said it consisted of seven to eight
281 businesses including a funeral home, car dealerships, a dance studio, an insurance office, and a
282 furniture store. She reviewed the permitted and prohibited uses for Highway Commercial (CH)
283 zone. Ms. Pace suggested reviewing the townhome development that was in the commercial
284 zone and rezoning it to a residential zone. The Commission viewed a street view of the homes
285 and businesses along Highway 89 in the commercial zone of the proposed annexation area. The
286 proposed City zoning could also be Commercial Shopping (CS) zone.

287

288 Commissioner Tucker asked how the residential areas fit into the CS zone. Sherrie Pace replied
289 that the residential would be legal non-conforming.

290

291 Commissioner Stone asked if single family dwellings were non-conforming in the CS zone.
292 Sherrie Pace replied that single family housing would be non-conforming in both the CH
293 (Highway Commercial) and CS (Commercial Shopping) zones.

294
295 Commissioner Tucker suggested extending the North 89 zone from the Form-Based Code.
296 Sherrie Pace responded that this was an option after the Form-Based Code was adopted. She did
297 not recommend extending the Form-Based Code area as this area was outside of the parameters
298 and not walkable and that current boundaries of the Town Center were already very elongated
299 along Highway 89

300
301 The Commissioners were in favor of the Highway Commercial (CH) zone to replace the
302 County's Commercial C-2 zone. They would also like to move the townhomes on Highway 89
303 into a multi-family residential zone.

304
305 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
306 PLANNING COMMISSION

307 Sherrie Pace reported that Ali Avery, long range planner, presented a Community Development
308 update and gave a status report of goals and implementation of the General Plan, Town Center
309 Master Plan, Active Transportation Plan, and the Moderate Income Housing Authority Plan.
310 There were over 300 line items in the spreadsheet and PowerPoint for these plans which would
311 be sent to the Planning Commission for review.

312
313 The City Council would review this list and create priorities for staff to focus on.

314
315 Sherrie Pace said there would be no Planning Commission meeting on November 8th due to the
316 election nor would there be a special meeting scheduled on the 9th. The next Commission
317 meeting would be November 22nd.

318
319 Commissioner Jorgensen asked about the next review of the Form-Based Code. Sherrie Pace
320 replied that the Commission would review the Form-Based Code again in November. She hoped
321 to have the completed draft to the City Council by January or February 2023.

322
323 Commissioner Jorgensen asked about Hatch Park. Sherrie Pace responded that the City Council
324 would have a funding discussion related to Hatch Park at their next meeting in November.

325
326 Sherrie Pace reported that staff would meet with the I-15 reconstruction team in a few weeks.
327 She also mentioned an issue with billboards near Storage City and potential conditional use
328 permits that may come before the Commission.

329
330 4. APPROVAL OF MINUTES

331
332 The Planning Commission meeting minutes of October 11, 2022 were reviewed and approved.

333
334 **Commissioner Jorgensen moved to approve the meeting minutes as drafted for the October**
335 **22, 2022 Planning Commission meeting. Commissioner Stone seconded the motion. The**

336 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone,**
337 **Tucker and Ward.**

338

339 5. ADJOURN

340

341 Commission Chair Larson adjourned the meeting at 8:35 p.m.

342

343 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
344 *Tuesday, November 22, 2022 by unanimous vote of all members present.*

345

346

347 _____
Wendy Page, City Recorder