



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
December 8, 2020
6:30 p.m.

ELECTRONIC MEETING LINK: <https://bit.ly/NSLPC120820>

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:

Proclamation by Planning Commission Chair Regarding Electronic Meeting

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Continued Public Hearing (9/22/2020): Consideration of a proposed rezone from Highway Commercial (CH) to P-District at 212 North Highway 89, Ben Olsen, applicant
- 4) Consideration of preliminary plan approval for Silver Sky Lofts Townhomes PUD located at 212 North Highway 89, Ben Olsen, applicant
- 5) Consideration of Final Plat approval for NSL City Center, Park Lofts, Phase 2 at 71 North Highway 89, Brighton Development Utah, applicant
- 6) Consideration of Site Plan approval for Lot 2, G&G Subdivision at 123 South 750 West, Mark Green, applicant
- 7) Consideration of a Conditional Use Permit for FlashCo Inc. a metal fabrication business at 175 South River Bend Way #3, Jennie Gowan, applicant
- 8) Consideration of a Conditional Use Permit for Arcoiris Reception Center at 710 North Redwood Road, Luz Estrada, applicant
- 9) Report on City Council actions on items recommended by Planning Commission
- 10) Approval of minutes:

a. November 24, 2020

Adjourn

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 3rd day of Dec, 2020.

Dated this 3rd day of Dec, 2020.

Quide Horrocks





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 December 8, 2020 6:30 p.m.

ELECTRONIC MEETING LINK: <https://bit.ly/NSLPC120820>

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:

Proclamation by Planning Commission Chair Regarding Electronic Meeting

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Continued Public Hearing (9/22/2020): Consideration of a proposed rezone from Highway Commercial (CH) to P-District at 212 North Highway 89, Ben Olsen, applicant
- 4) Consideration of preliminary plan approval for Silver Sky Lofts Townhomes PUD located at 212 North Highway 89, Ben Olsen, applicant
- 5) Consideration of Final Plat approval for NSL City Center, Park Lofts, Phase 2 at 71 North Highway 89, Brighton Development Utah, applicant
- 6) Consideration of Site Plan approval for Lot 2, G&G Subdivision at 123 South 750 West, Mark Green, applicant
- 7) Consideration of a Conditional Use Permit for FlashCo Inc. a metal fabrication business at 175 South River Bend Way #3, Jennie Gowan, applicant
- 8) Consideration of a Conditional Use Permit for Arcoiris Reception Center at 710 North Redwood Road, Luz Estrada, applicant
- 9) Report on City Council actions on items recommended by Planning Commission
- 10) Approval of minutes:

- a. November 24, 2020

Adjourn

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__.

PROCLAMATION
OF THE
CITY OF NORTH SALT LAKE
PLANNING COMMISSION

WHEREAS, the Planning Commission Chair has determined that conducting public meetings of the Planning Commission with an anchor location where the public could attend in person, presents a substantial risk to the health and safety of those who may be present at that location based upon the current Covid-19 pandemic and the limited staff support to properly ensure physical distancing and sufficient disinfection for attendees and staff.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission shall hold meetings for the month of December 2020 by electronic means only, and will not include an anchor location where the public could attend in person.

Dated: December 8, 2020

Ted Knowlton, Chair



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 Llewelyn, Community Development Director
DATE: September 22, 2020
SUBJECT: Rezone request from Highway Commercial (CH) to Planned District (P) for Silver Sky Lofts (formerly Sunview Village) located at 212 North Highway 89; and preliminary subdivision plan approval

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the rezone request from Ch to P-District for Silver Sky Lofts and preliminary plan located at 212 North Highway 89, with the following conditions:

1. Final landscape plan corrected with sod and removal of existing sidewalk;
2. Units 11-13 be reoriented to provide for 18' driveways as described in the staff report; and
3. Any other issues identified by the Planning Commission.

BACKGROUND

The public hearing for this item was tabled and continued from the September 22, 2020 Planning Commission meeting. There were six issues that were to be addressed by the applicant, as follows:

- 1) Submittal of the preliminary plat sheet and other redlines,
- 2) Submittal of the final landscape plan;
- 3) Setbacks for units 11-13 shall be a minimum of 10 feet from the boundary of the project;
- 4) All units shall have a minimum 18 foot driveway;
- 5) Submittal of a rendition of the project from the perspective of Highway 89;
- 6) Reconfiguration of the proposed units to provide additional open space on the southern boundary of the project.

The property is a total of approximately 1.05 acres currently zoned CH. The general development plan for Sunview Village s was recommended for approval by the Planning Commission on August 28, 2018 and approved by the City Council on September 4, 2018. The approval included the concept plan for 13 town home units, to be sold for owner occupancy.

REVIEW

The applicant has submitted the corrected plan sheets, landscape plan, provided a minimum 10' setback from the property boundary, and the requested building elevation facing Highway 89. Improved common area is shown in the northeast corner improved with lawn area and park benches. The area is roughly 40'x90' and 3,898 sq. ft. The total project landscaping is 10,837 sq. ft. or 25%. The landscape plan proposed will need to be modified to remove the existing sidewalk and replace that area with park strip. The park strip existing is 4'. The required park strip is 8' with a 7' sidewalk. The park strip is proposed to have rock mulch. The DRC recommends this area be lawn to match the aesthetic that was established at Odell Crossing

The resubmittal has not addressed the driveway lengths for units 11-13, which have driveways of 5 feet in length. The Planning Commission will need to make a determination regarding the driveway lengths and open space amenity. The proposed preliminary plat could be modified to place unit 11 adjacent to unit 10 and units 12 & 13 relocated to the southeast corner to accommodate 18 foot driveways as approved in the original general development plan. That would leave the area in the southwest corner, closest to the car dealership, for the open space amenity.

Parking is proposed as follows:

	Units	Standard Rate	Required Total	Provided
2 Bedroom	13	2.0 spaces/unit	26 (garage)	26
Guest Spaces	13	0.25 spaces/unit	4	25
		Total	30	51

The proposed townhomes are two story, two bedroom units with modern architecture, flat roofs, and balconies. The proposed architecture incorporates stone, stucco and metal, with a modern architecture style in gray and white with black trim. Improvements to the landscaping are approximately 40% of the site. Improvements will be added to the frontage along Highway 89 to conform to the Town Center cross section for the highway, including an 8' park strip and 7' sidewalk. Pedestrian access can be accommodated on either side of the private street that has been proposed.

POSSIBLE MOTION

I move that the Planning Commission table action/recommend to the City Council approval of the requested rezone and preliminary plan with the following conditions:

1. Final landscape plan corrected with sod and removal of existing sidewalk;
2. Units 11-13 be reoriented to provide for 18' driveways as described in the staff report; and
3. Any other issues identified by the Planning Commission.

Attachments:

- 1) Aerial/Zoning Map

- 2) Preliminary Plat
- 3) General Development Plan (approved September 4, 2018)
- 4) Site Plan
- 5) Landscape Plan
- 6) Architecture



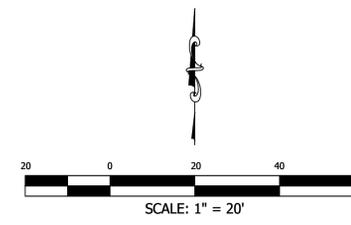
Silver Sky Lofts 212 North Highway 89 Aerial/Zoning



**EXHIBIT:
PRELIMINARY PLAN**

SILVER SKY LLC P.R.U.D.
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2020

WW ASSOCIATES INC.
TAX PARCEL# 01-047-032



ASSOCIATION OF UNIT OWNERS
OF HILLSIDE LANE PUD
TAX PARCEL# 01-329-0018

JAY WISEMAN
TAX PARCEL# 01-047-0277

MELT PROPERTIES
TAX PARCEL# 01-047-0343

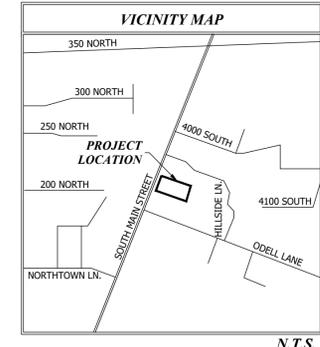
RANDALL S. NIELSEN & KRISTIN I. SMITH
TAX PARCEL# 01-047-0275

US HIGHWAY 89 (MP-385.5)



LEGEND

- PROPERTY LINE ———
 - INTERIOR LOT LINE ———
 - ADJACENT PROPERTY ———
 - MONUMENT LINE ———
 - TIE TO MONUMENT ———
 - EASEMENT LINE ———
 - PRIVATE AREA
 - COMMON AREA
 - LIMITED COMMON AREA
- RECORD CALLS ()
- SET 5/8" REBAR WITH ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED) ●
 - FOUND PROPERTY MARKER (AS NOTED) ○



N.T.S.

LINE	BEARING	LENGTH
L1	S 21°51'18" W	32.00'
L2	S 68°08'42" E	20.00'
L3	N 21°51'18" E	5.00'
L4	S 68°08'42" E	20.00'
L5	N 21°51'18" E	27.00'
L6	N 68°08'42" W	20.00'
L7	S 21°51'18" W	19.50'
L8	S 68°08'42" E	18.00'
L9	N 21°51'18" E	19.50'
L10	S 68°08'46" E	6.77'
L11	N 20°27'14" E	26.01'
L12	S 68°08'46" E	15.67'

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	25.31'	28.00'	051°47'27"	N 04°02'26" W	24.46'
C2	25.14'	28.00'	051°26'08"	S 47°34'22" W	24.30'

NOTES

- COMMON AREAS ARE ALSO PUBLIC UTILITY EASEMENTS.
- PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.
- LIMITED COMMON AREAS CORRESPOND TO THEIR ADJOINING UNITS

Client: Foresight
Contact: Ben Olsen
Phone #: 801-971-5757
Address: PO BOX 1594
Email: boblsen@foresightutah.com

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJ# 1589002
09/28/2020 CWF

NORTH SALT LAKE CITY COUNCIL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH THIS DAY OF _____, 20____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: _____
MAYOR: _____

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____
NORTH SALT LAKE CITY ENGINEER: _____

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____
NORTH SALT LAKE CITY ATTORNEY: _____

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF NORTH SALT LAKE CITY.
CHAIRMAN: _____

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____, AT _____ IN BOOK _____ PAGE _____
COUNTY RECORDER _____
BY _____ DEPUTY

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND EMPLOYED BY ENTELLUS, INC., LOCATED AT 1470 SOUTH 600 WEST, WOODS CROSS, UTAH (PHONE # 801-298-2236), DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HERewith AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS "SILVER SKY LLC P.R.U.D.", AND THAT THE SAME HAS BEEN SURVEYED AS SHOWN ON THIS PLAN AND THAT RECORD OF SURVEY S2013-07-0252 HAS BEEN FILED IN THE OFFICE OF THE COUNTY SURVEYOR.

NOT APPROVED

JEREMIAH R. CUNNINGHAM, UT #9182497

DESCRIPTION

DEED DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF A HIGHWAY WHICH POINT IS SOUTH 89°54'24" WEST 2542.43 FEET ALONG THE SECTION LINE AND NORTH 21°49'45" EAST 1415.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 21°49'45" EAST ALONG SAID HIGHWAY 105.38 FEET; THENCE SOUTH 70°37'18" EAST 328.70 FEET; THENCE SOUTH 33°42'46" WEST 131.04 FEET; THENCE SOUTH 20°05'29" WEST 51.97 FEET; THENCE NORTH 69°05'16" WEST 164.91 FEET; THENCE NORTH 23°29'29" EAST 57.82 FEET THENCE NORTH 65°52'45" WEST 139.89 FEET TO THE POINT OF BEGINNING CONTAINING 1.05 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS SILVER SKY LLC P.R.U.D., DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE. AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS.

SIGNED THIS _____ DAY OF _____, 20____.

DEBBIE OLSEN TRUSTEES OF THE DEBBIE OLSEN TRUST DATED OCTOBER 7, 2008
BENNY G. OLSEN, TRUSTEES OF THE DEBBIE OLSEN TRUST DATED OCTOBER 7, 2008

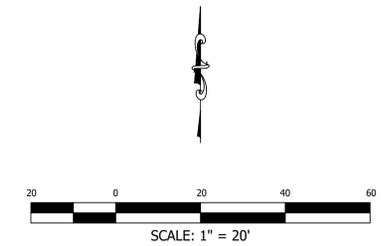
TRUST ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME DEBBIE AND BENNY OLSEN, TRUSTEE OF THE DEBBIE OLSEN TRUST, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

**EXHIBIT:
PRELIMINARY PLAN**

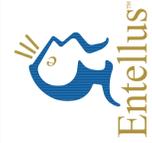
SILVER SKY LLC P.R.U.D.
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
PRELIMINARY PLAT



DEED DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF A HIGHWAY WHICH POINT IS SOUTH 89°54'24" WEST 2542.43 FEET ALONG THE SECTION LINE AND NORTH 21°49'45" EAST 1415.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 21°49'45" EAST ALONG SAID HIGHWAY 105.38 FEET; THENCE SOUTH 70°37'18" EAST 328.70 FEET; THENCE SOUTH 33°42'46" WEST 131.04 FEET; THENCE SOUTH 20°05'29" WEST 51.97 FEET; THENCE NORTH 69°05'16" WEST 164.91 FEET; THENCE NORTH 23°29'29" EAST 57.82 FEET THENCE NORTH 65°52'45" WEST 139.89 FEET TO THE POINT OF BEGINNING CONTAINING 1.05 ACRES.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



**PRELIMINARY
NOT FOR
CONSTRUCTION**

Client: Foresight
Contact: Ben Olsen
Phone #: 801-971-5757
Address: PO BOX 1594
Email: bolson@foresightutah.com



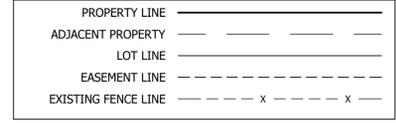
AREA TABULATION

	sq.ft.	Acres	%
BUILDING	15,048	0.35	35.59%
IMPROVEMENTS	15,218	0.35	35.99%
LANDSCAPE	12,014	0.28	28.42%
TOTAL	42,280	0.97	100.00%

LINE TABLE

LINE	BEARING	LENGTH
L1	S 21°51'18" W	32.00'
L2	S 68°08'42" E	20.00'
L3	N 21°51'18" E	5.00'
L4	S 68°08'42" E	20.00'
L5	N 21°51'18" E	27.00'
L6	N 68°08'42" W	20.00'
L7	S 21°51'18" W	19.50'
L8	S 68°08'42" E	18.00'
L9	N 21°51'18" E	19.50'
L10	S 68°08'46" E	6.77'
L11	N 20°27'14" E	26.01'
L12	S 68°08'46" E	15.67'

LEGEND



CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	25.31'	28.00'	051°47'27"	N 04°02'26" W	24.46'
C2	25.14'	28.00'	051°26'08"	S 47°34'22" W	24.30'

VICINITY MAP



SILVER SKY LLC
PRELIMINARY PLAT

212 NORTH HIGHWAY 89
TAX PARCEL: 401-047-0279
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

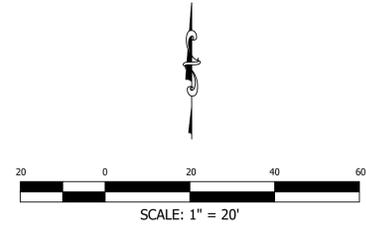
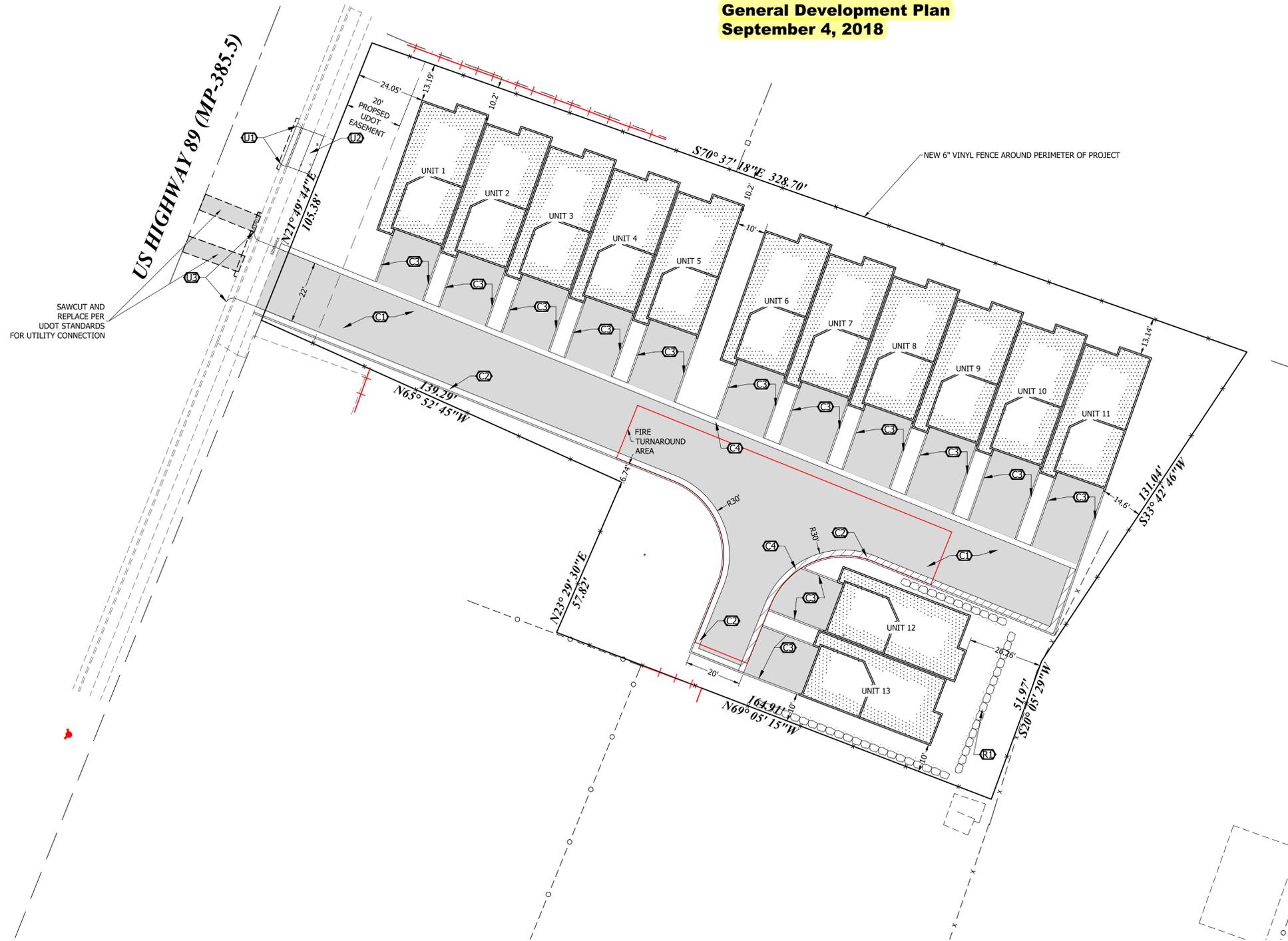
REV #	DATE	COMMENT

DRAWN: CWF
APPROVED: JRC
PROJECT #: 1000.0
1618001 PLAT.dwg

C250
PRELIMINARY PLAT

EXHIBIT:

**General Development Plan
September 4, 2018**



UDOT SYMBOL LEGEND

- U1 TYPE B1-A CURB & GUTTER
PER UDOT STD. DETAIL GW 2B, SHEET C910
- U2 5' WIDE CONCRETE SIDEWALK
PER UDOT STD. DETAIL GW 3B, SHEET C910
- U3 OPEN CONCRETE DRIVEWAY
PER UDOT STD. DETAIL GW 3B, SHEET C910

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

SYMBOL LEGEND

- C1 ASPHALT AND BASE,
PER DETAIL C-1, SHEET C900
- C2 CATCH CURB & GUTTER
PER DETAIL C-2, SHEET C900
- C3 CURB WALL
PER DETAIL C-3, SHEET C900
- C4 WATER WAY
PER DETAIL C-4, SHEET C900
- C5 RELEASE CURB
PER DETAIL C-5, SHEET C900
- R1 ROCK RETAINING WALL
PER DETAIL R-1, SHEET C900

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com



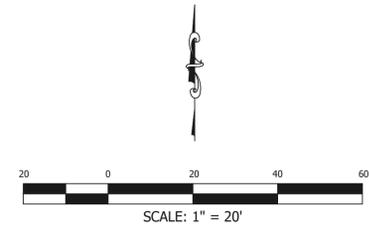
SUNVIEW VILLAGE

226 NORTH HIGHWAY 89
TAX PARCEL: #01-047-0279
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: TJB 5/21/2018
APPROVED: STA 5/21/2018
PROJECT: 1618001
1618001_SITE_2.dwg

C400
SITE PLAN

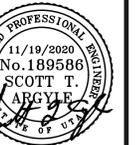
EXHIBIT: SITE PLAN



ZONING DISTRICT:
HIGHWAY HEAVY COMMERCIAL

AREA TABULATION			
	sq.ft.	Acres	%
BUILDING	15,135	0.35	32.96%
IMPROVEMENTS	15,216	0.35	33.14%
LANDSCAPE	15,563	0.36	33.90%
TOTAL	45,914	1.05	100.00%
IMPERVIOUS			66%
PERVIOUS			34%

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



SILVER SKY LLC

212 NORTH HIGHWAY 89
TAX PARCEL: #01-047-0279
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: TJB 8/30/2018
APPROVED: STA 8/30/2018
PROJECT: 1618001
1618001_SITE_PHASE1.dwg

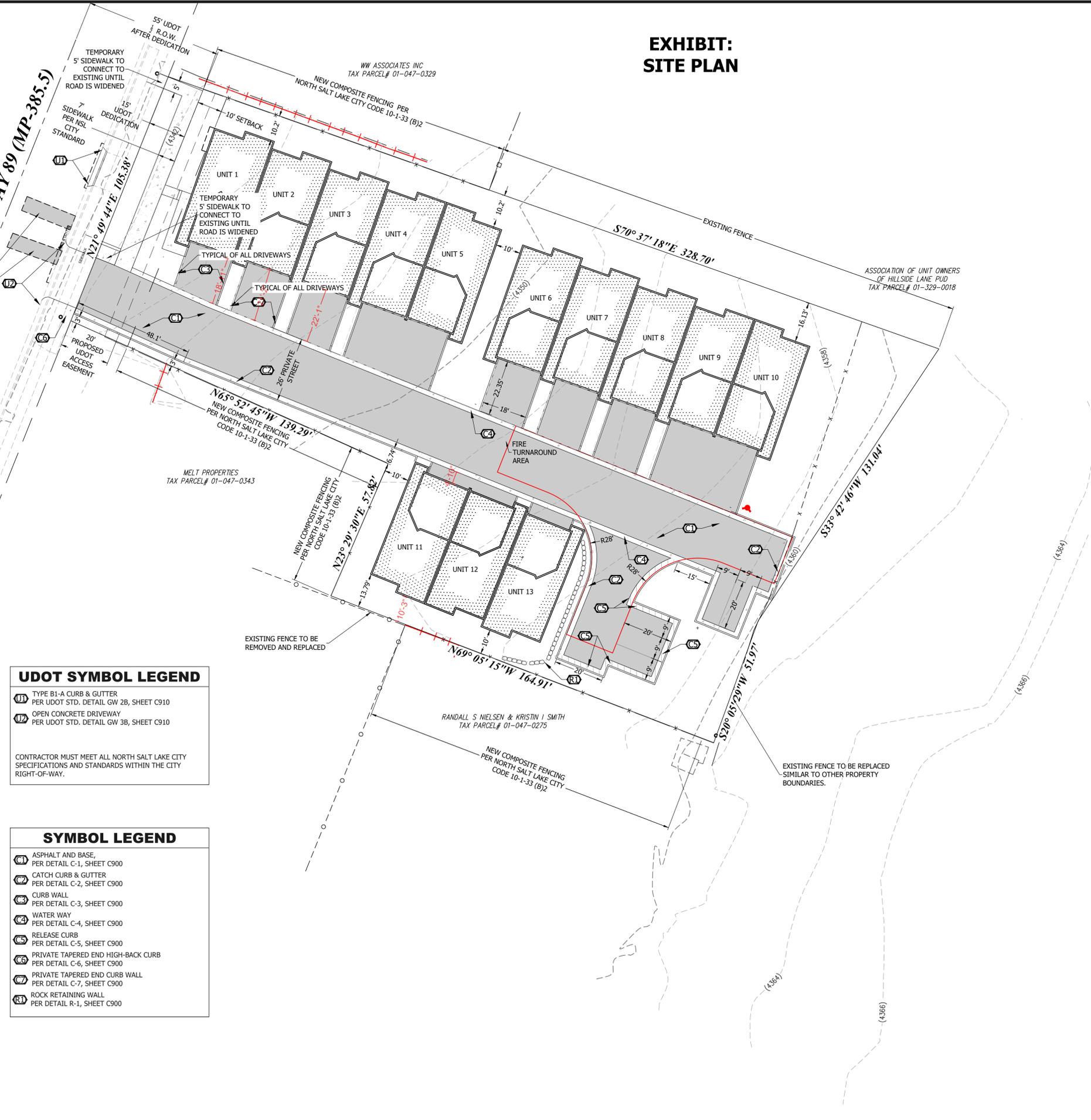
C400
SITE PLAN

SAWCUT AND REPLACE PER UDOT STANDARDS FOR UTILITY CONNECTION

US HIGHWAY 89 (MP-385.5)

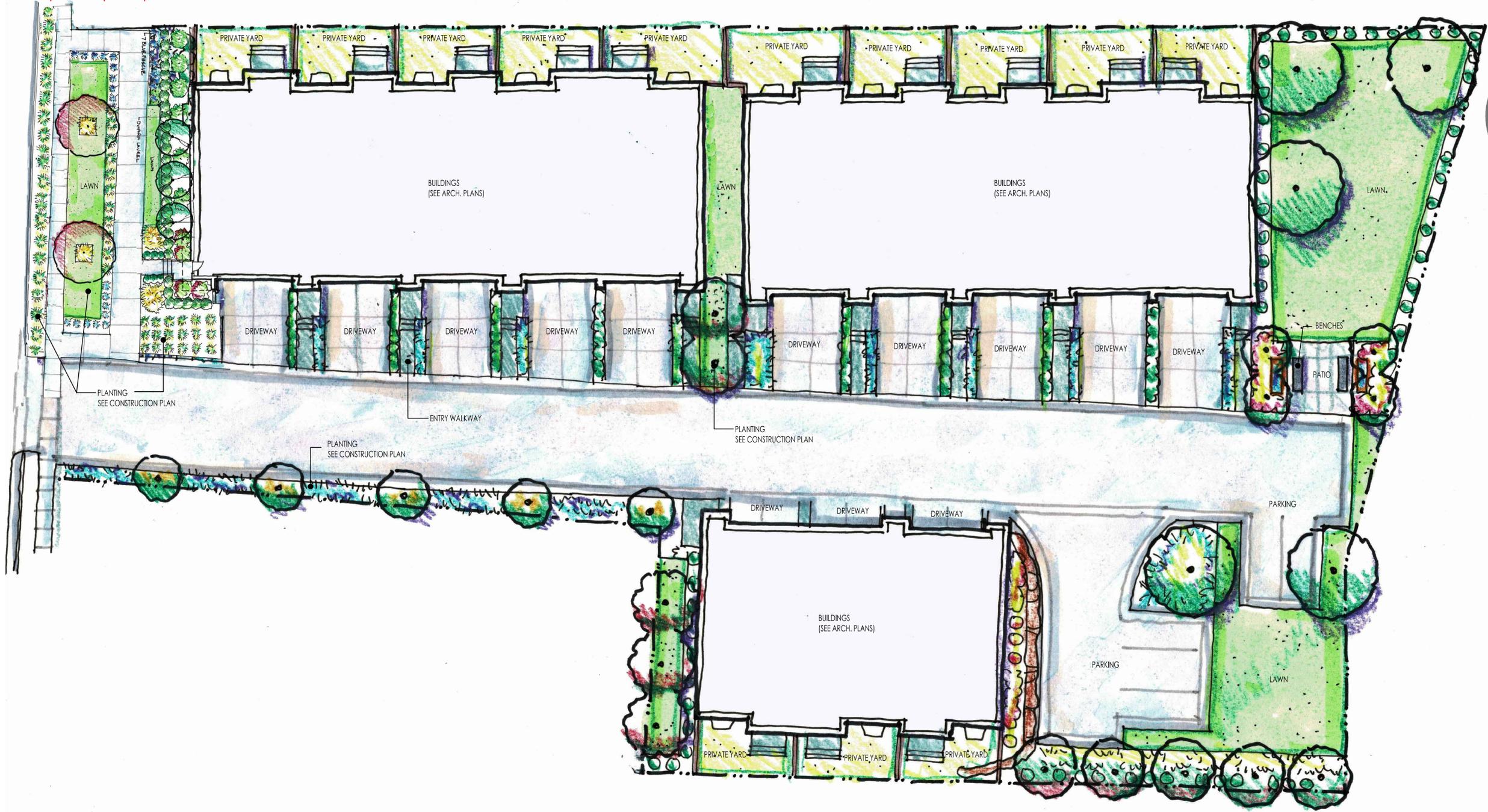
- UDOT SYMBOL LEGEND**
- TYPE B1-A CURB & GUTTER PER UDOT STD. DETAIL GW 2B, SHEET C910
 - OPEN CONCRETE DRIVEWAY PER UDOT STD. DETAIL GW 3B, SHEET C910
- CONTRACTOR MUST MEET ALL NORTH SALT LAKE CITY SPECIFICATIONS AND STANDARDS WITHIN THE CITY RIGHT-OF-WAY.

- SYMBOL LEGEND**
- ASPHALT AND BASE, PER DETAIL C-1, SHEET C900
 - CATCH CURB & GUTTER PER DETAIL C-2, SHEET C900
 - CURB WALL PER DETAIL C-3, SHEET C900
 - WATER WAY PER DETAIL C-4, SHEET C900
 - RELEASE CURB PER DETAIL C-5, SHEET C900
 - PRIVATE TAPERED END HIGH-BACK CURB PER DETAIL C-6, SHEET C900
 - PRIVATE TAPERED END CURB WALL PER DETAIL C-7, SHEET C900
 - ROCK RETAINING WALL PER DETAIL R-1, SHEET C900



Replace shrubs and rock mulch with lawn next to curb
 Remove existing sidewalk and replace with park strip.

**EXHIBIT:
 LANDSCAPE PLAN**



LANDCURVE
 LANDSCAPE ARCHITECTURE



2020-151



STAMP

Silver Sky Development
 Landscape Plans

212 North Highway 89
 North Salt Lake, Utah 84054

2844 Beverly Street
 Salt Lake City, Utah 84106
 P. 801.209.1072
 E. reid.mitchell@gmail.com

REVISIONS

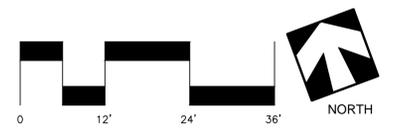
Landscape Rendering

SHEET NAME

LA.01

SHEET NO.

DATE: 12/3/2020











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 Llewelyn, Community Development Director
DATE: December 8, 2020
SUBJECT: Consideration of a Final Plat for NSL City Center Phase 2 located at 71 North Hwy 89

RECOMMENDATION

The Development Review Committee recommends approval of the final plat for NSL City Center phase 2 located at 71 North Highway 89 with the following condition:

1. Engineering corrections, if any

BACKGROUND

NSL City Center is located at 25 East Center Street. Phase 2 of the townhome portion of the project known as Park Lofts is located at 71 North Hwy 89. The property is 1.55 acres and will be added to the existing 3.6-acre City Center project. The amended general development plan for City Center was approved by the City Council on August 18, 2020. The P-District Rezone and Preliminary Plat were approved by the City Council on October 20, 2020.

REVIEW

The project consists of one plat with 35 townhome units (6 units are reconfigured units from Phase 1). The Final Plat has been reviewed for compliance with the development agreement and city code and is in compliance. All planning redline corrections have been verified as complete. Engineering redline corrections are being verified by the City Engineer.

The developer is entering into an agreement with North Town Station HOA for improvement of their detention area expansion and open space maintenance. The residents of Park Lofts will have access to the open space and amenities, including a walking path, pavilion, basketball court, and dog park area.

The DRC has reviewed the plan and finds it in compliance with the requirements for final plat approval with the exception of minor engineering redlines.

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the Final Plat for NSL City Center, Ph. 2, Park Lofts at City Center located at 71 North Highway 89 with the following condition:

1. Engineering corrections, if any

Attachments

- 1) Aerial
- 2) Final Plat
- 3) Final Site Plan
- 4) Final Landscape Plan



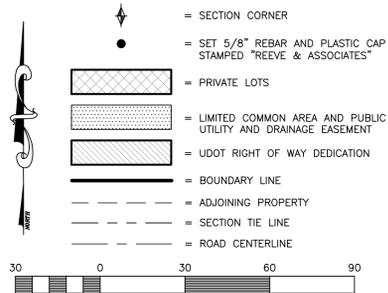
Final Plat Approval NSL City Center 2-Park Lofts Aerial



NORTH SALT LAKE - CITY CENTER PHASE 2 A PLANNED LOT DEVELOPMENT

VACATING LOTS 24-29 AND A PORTION OF THE COMMON AND LIMITED COMMON AREAS OF NORTH SALT LAKE - CITY CENTER A PLANNED LOT DEVELOPMENT
PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
NOVEMBER, 2020

LEGEND



WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED

COORDINATE TABLE

DC #	NORTHING	EASTING
1	3466884.09	1526993.01
2	3466709.89	1526929.58
3	3466715.21	1526931.73
4	3466722.98	1526912.84
5	3466716.13	1526910.07
6	3466726.24	1526885.33
7	3466723.51	1526884.22
8	3466725.03	1526880.52
9	3466748.02	1526894.99
10	3466773.93	1526793.25
11	3466714.32	1526768.61
12	3466712.25	1526771.00
13	3466710.40	1526770.24
14	3466731.70	1526718.98
15	3466750.57	1526678.28
16	3466751.34	1526676.41
17	3466750.30	1526675.77
18	3466788.32	1526614.04
19	3466700.12	1526744.47
20	3466867.11	1527068.31

NOTES

- ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREAS NOT LABELED AS PRIVATE LOTS, LIMITED COMMON AREA, OR UDOT RIGHT OF WAY DEDICATION ARE TO BE CONSIDERED PUBLIC AREA.
- ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4337.62' NAVD 88 AS DERIVED FROM GPS RTK VRS MEASUREMENTS.
- ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.
- APPROVAL OF THIS DEVELOPMENT PLAN BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 COORDINATE SYSTEM.
- THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.
- RESIDENTIAL PARKING EASEMENT IN FAVOR OF LOTS 58-92 ALLOWS PARKING FROM 5:30 P.M. TO 7:00 A.M. ON WEEKDAYS AND 24 HOUR PARKING ON SATURDAYS AND SUNDAYS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SHOWN HEREON AS: N89°54'24"E. THE NAD83 BEARING FOR THIS LINE IS N89°54'02"E.



VICINITY MAP

NOT TO SCALE

ADDRESS TABLE

#	ADDRESS	#	ADDRESS
58	25 EAST CENTER ST. #58	76	25 EAST CENTER ST. #76
59	25 EAST CENTER ST. #59	77	25 EAST CENTER ST. #77
60	25 EAST CENTER ST. #60	78	25 EAST CENTER ST. #78
61	25 EAST CENTER ST. #61	79	25 EAST CENTER ST. #79
62	25 EAST CENTER ST. #62	80	25 EAST CENTER ST. #80
63	25 EAST CENTER ST. #63	81	25 EAST CENTER ST. #81
64	25 EAST CENTER ST. #64	82	25 EAST CENTER ST. #82
65	25 EAST CENTER ST. #65	83	25 EAST CENTER ST. #83
66	25 EAST CENTER ST. #66	84	25 EAST CENTER ST. #84
67	25 EAST CENTER ST. #67	85	25 EAST CENTER ST. #85
68	25 EAST CENTER ST. #68	86	25 EAST CENTER ST. #86
69	25 EAST CENTER ST. #69	87	25 EAST CENTER ST. #87
70	25 EAST CENTER ST. #70	88	25 EAST CENTER ST. #88
71	25 EAST CENTER ST. #71	89	25 EAST CENTER ST. #89
72	25 EAST CENTER ST. #72	90	25 EAST CENTER ST. #90
73	25 EAST CENTER ST. #73	91	25 EAST CENTER ST. #91
74	25 EAST CENTER ST. #74	92	25 EAST CENTER ST. #92
75	25 EAST CENTER ST. #75		

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89, SAID POINT BEING N01°16'08"W 312.59 FEET AND N88°43'52"E 148.89 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N89°12'36"W 68.51 FEET; THENCE N21°47'24"E 5.73 FEET; THENCE N67°59'20"W 20.44 FEET; THENCE S22°00'40"W 7.40 FEET; THENCE N68°04'48"W 26.68 FEET; THENCE S21°49'49"W 2.95 FEET; THENCE N67°53'26"W 4.00 FEET; THENCE N21°49'49"E 11.86 FEET; THENCE N67°53'26"W 99.28 FEET; THENCE S22°06'34"W 64.50 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 3.21 FEET, A DELTA ANGLE OF 36°49'32", A CHORD BEARING OF S49°28'40"E, AND A CHORD LENGTH OF 3.16 FEET; THENCE S22°06'34"W 2.00 FEET; THENCE N67°47'03"W 55.51 FEET; THENCE N65°28'00"W 44.85 FEET; THENCE N67°53'26"W 2.03 FEET; THENCE S31°17'00"W 1.22 FEET; THENCE N58°43'00"W 72.50 FEET TO THE EASTERLY LINE OF NORTH TOWNE STATION; THENCE N31°17'00"E ALONG SAID EASTERLY LINE, 248.74 FEET; THENCE S88°00'49"E ALONG SAID NORTH TOWNE STATION AND ALSO THE LOT # 99 PUD, 350.09 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89; THENCE S22°00'40"W ALONG SAID EXISTING RIGHT OF WAY LINE, 197.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 81327 SQUARE FEET OR 1.867 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT. THE WEST LINE WAS DETERMINED BY NORTH TOWNE STATION, THE SOUTH LINE BY NORTH SALT LAKE - CITY CENTER, THE EAST LINE BY THE WESTERLY LINE OF THE HIGHWAY RIGHT OF WAY, AND THE NORTH LINE BY NORTH TOWNE STATION AND THE LOTS # 99TH. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)
ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF PARK LOFTS HOA INC., AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY,

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°47'24"E	5.73
L2	N67°59'20"W	20.44
L3	S22°00'40"W	7.40
L4	N68°04'48"W	26.69
L5	S21°49'49"W	2.95
L6	N67°53'26"W	4.00
L7	N21°49'49"E	11.86
L8	S22°06'34"W	2.00
L9	N67°53'26"W	2.03
L10	S31°17'00"W	1.22

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	5.00"	3.21'	3.16'	1.66'	S49°28'40"E	36°49'32"

SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED

SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY BRASS CAP MONUMENT

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED

N89°49'55"W 2627.51' (RECORD)

N89°54'24"E 2649.34' RECORD (2648.79' MEASURED)
BASIS OF BEARINGS

N88°43'52"E 148.89'

DEVELOPER:

BRIGHTON HOMES
45 E CENTER ST STE 103, NORTH SALT LAKE, UT 84054
(801) 397-9755

RECOMMENDED FOR APPROVAL

THIS ____ DAY OF _____, 20____.

CITY ENGINEER

RECOMMENDED FOR APPROVAL

THIS ____ DAY OF _____, 20____.

CITY ATTORNEY

RECOMMENDED FOR APPROVAL

THIS ____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,
THIS ____ DAY OF _____, 20____.

CITY RECORDER ATTEST:

MAYOR:

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **NORTH SALT LAKE - CITY CENTER PHASE 2** IN **NORTH SALT LAKE, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH SALT LAKE, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **NORTH SALT LAKE - CITY CENTER PHASE 2**, AND DO HEREBY DEDICATE TO UDOT FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO UDOT", AND DO HEREBY DEDICATE TO NORTH SALT LAKE CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO CITY" AND DO HEREBY DEDICATE THE AREAS SHOWN HEREON AS PRIVATE ACCESS DRIVES, PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

SIGNED THIS ____ DAY OF _____, 20____.

NSL CENTER TOWNS LLC

PARK LOFTS HOA INC.

BANK OF UTAH - LIEN HOLDER

BANK OF UTAH ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)
ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF BANK OF UTAH, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY,

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
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, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF NSL CENTER TOWNS 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 _____

PROJECT INFORMATION

Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **10-30-2020**
Project Name: **NSL - CITY CENTER PHASE 2**
Number: **6440-21**
Scale: **1"=30'**
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
DAVIS COUNTY RECORDER
DEPUTY, _____





REVISIONS	DESCRIPTION

The Park Loft - City Center
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

Site Plan

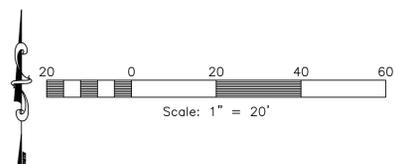
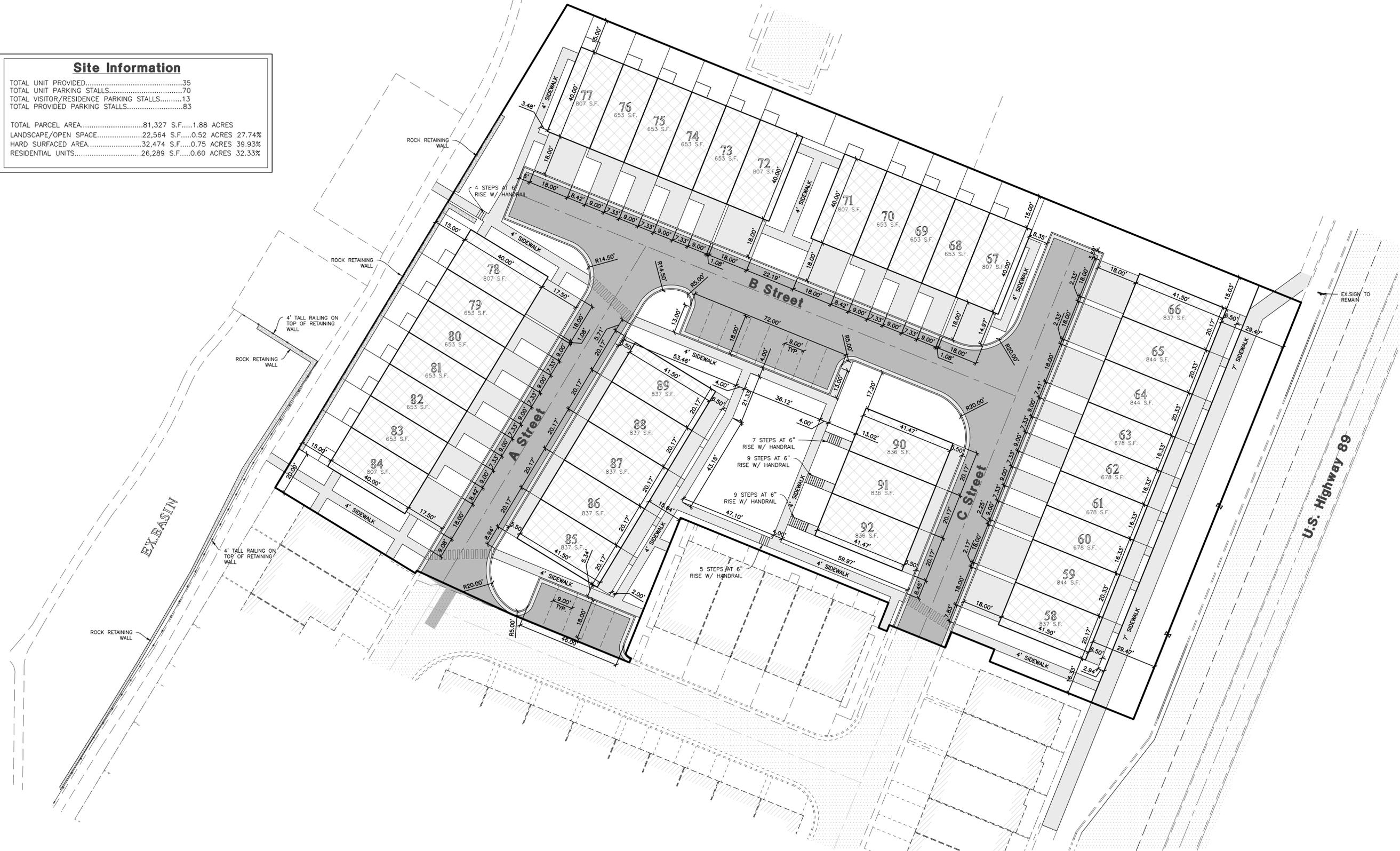


Project Info.
 Engineer: JEREMY A. DRAPER
 Drafter: N. FICKLIN
 Begin Date: NOVEMBER 2020
 Name: THE PARK LOFT CITY CENTER
 Number: 6440-21

Sheet **12**
 4 Sheets

Site Information

TOTAL UNIT PROVIDED.....	35
TOTAL UNIT PARKING STALLS.....	70
TOTAL VISITOR/RESIDENCE PARKING STALLS.....	13
TOTAL PROVIDED PARKING STALLS.....	83
TOTAL PARCEL AREA.....	81,327 S.F.....1.88 ACRES
LANDSCAPE/OPEN SPACE.....	22,564 S.F.....0.52 ACRES 27.74%
HARD SURFACED AREA.....	32,474 S.F.....0.75 ACRES 39.93%
RESIDENTIAL UNITS.....	26,289 S.F.....0.60 ACRES 32.33%



PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Size
5		Acer platanoides 'Columnar'	Columnar Norway Maple	2" cal.
5		Acer campestre	Hedge Maple	2" cal.
3		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" cal.
2		Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2" cal.
4		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
2		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal.
2		Prunus cerasifera 'Thundercloud'	Thundercloud Flowering Plum	2" cal.
5		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" cal.

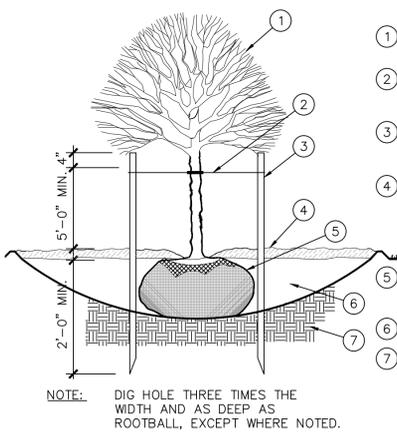
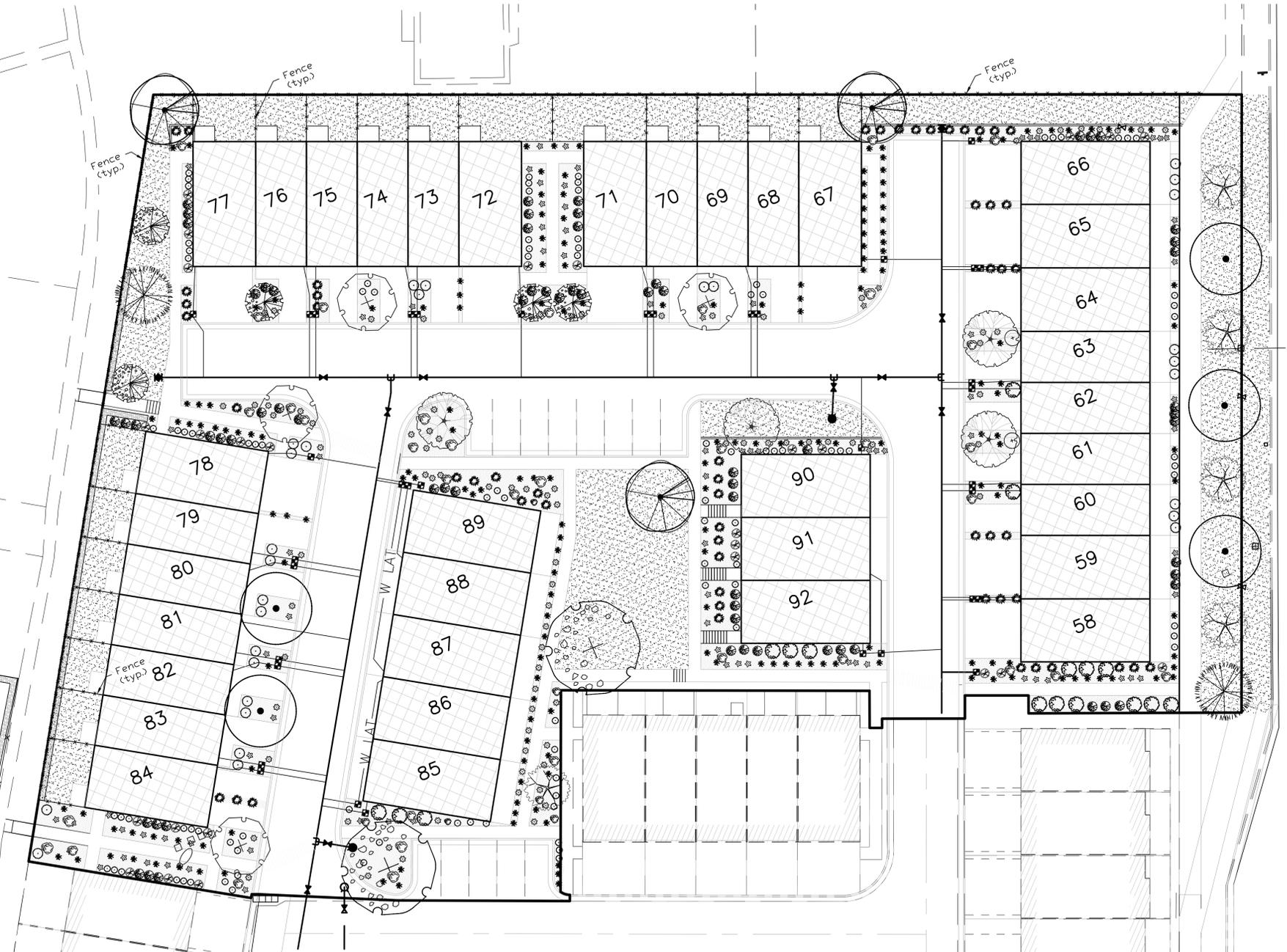
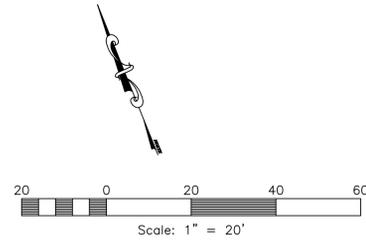
Quantity	Symbol	Scientific Name	Common Name	Size
29		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
2		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
17		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
26		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
67		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
98		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
55		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
190		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
83		Iris pallida 'Variegata'	Variegated Sweet Iris	1 gal.
89		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

Symbol	Description	Size/Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Crushed Gravel Mulch - Match Previous Phase	2" Minus
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Concrete Mow Strip	6"x6"
	Landscape Boulders	3'-5' Diameter

Note: Street trees in public r.o.w. are required to be a 2" caliper, as measured at 4 feet above final grade. ORD2019-11.

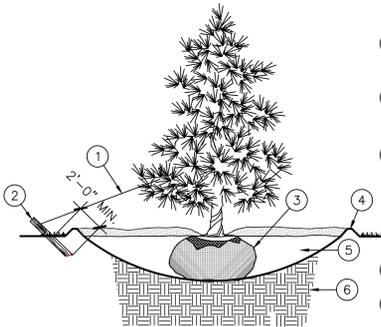


- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

NTS

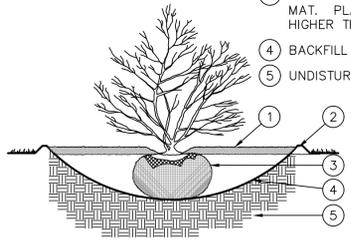


- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4" x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS

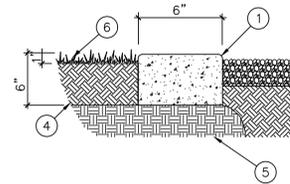


- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- 2 BARK/ROCK MULCH
- 3 FINISH GRADE/WEED FABRIC
- 4 TOPSOIL
- 5 COMPACTED SUBGRADE
- 6 LAWN

CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.

3/26/2019 | n.peterson | G:\6440 Brighton Homes\21 - NSL City Center - Phase 2\Landscapes\NSL City Center Ph. 2 - LS&Irr.dwg | Reeve & Associates, Inc. - Solutions You Can Build On

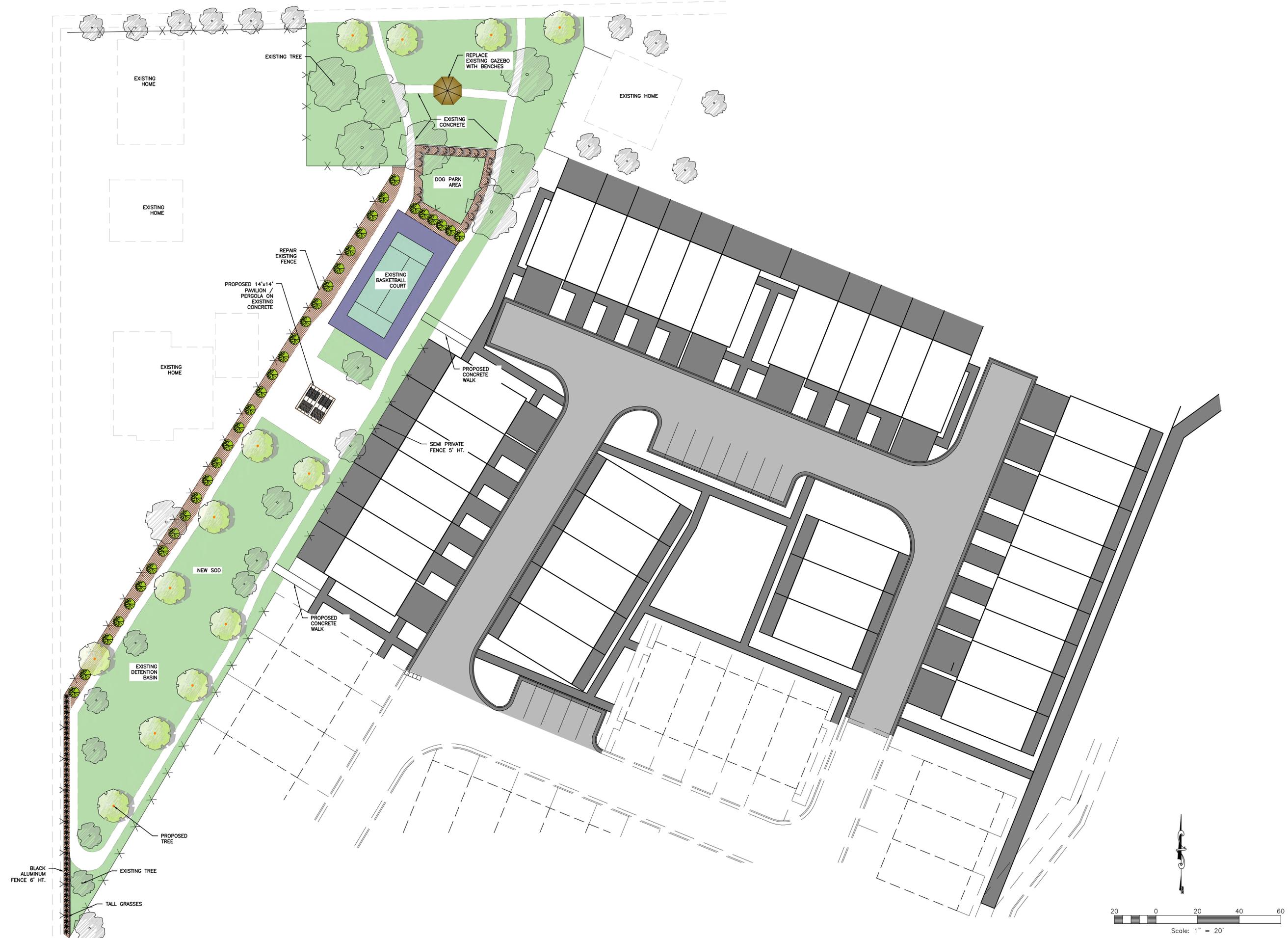
Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 921-3100 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 PAVING ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	2020.7.7	NP CONCEPT LANDSCAPE
	2020.7.21	NP CONCEPT REVISIONS
	2020.7.29	NP CONCEPT REVISIONS
	2020.8.25	NP LS & IRRIGATION

The Park Loft - City Center
 North Salt Lake, Davis County, Utah
Landscape Plan

Licensed Landscape Architect
 Nathan C. Peterson
 12/02/2020
 STATE OF UTAH

Project Info.
Landscape Architect: Nathan C. Peterson
Drafter: N. Peterson
Begin Date: 2020
Name: NSL - City Center Phase 2
Number: 6440-21



Reeve & Associates, Inc.
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOCIATES.COM

IRA

DATE	DESCRIPTION
2020.7.7	NP CONCEPT LANDSCAPE
2020.7.21	NP CONCEPT REVISIONS
2020.7.29	NP CONCEPT REVISIONS

North Salt Lake - City Center Phase 2
 North Salt Lake, Davis County, Utah

Detention Concept Plan



Project Info.

Landscape Architect:	Nathan C. Peterson
Drafter:	N. Peterson
Begin Date:	2020
Name:	NSL - City Center Phase 2
Number:	6440-21

Sheet	1
L1	Sheets



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 Llewelyn, Community Development Director
DATE: December 8, 2020
SUBJECT: Site Plan for G & G Subdivision Lot 2, 123 South 750 West

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for G & G Subdivision Lot 2 at 123 South 750 West, subject to approval of a site plan with the following condition(s):

1. Correct "NSL Parking Requirements" chart to reflect "on site warehouse storage" instead of "wholesale distribution".
2. Verification of orifice plate elevation between drainage report and civil drawings.
3. Install two (2) bollards around the fire hydrant on the east side of the property.
4. Surface the fire lane with a dustless material.
5. Completion of all other outstanding engineering redlines.

BACKGROUND

The proposed site plan is located at 123 South 750 West and is lot 2 of the G & G Subdivision (final plat approved by City Council September 18, 2018). The property is currently vacant and is approximately 2.786 acres in size. The lot is situated between 750 West (a private road) and an unpaved fire lane that begins on Center Street and travels south to Lot 4 in the G & G Subdivision where it dead ends.

The applicant, Grnobl, LC, is proposing to construct a nine unit building, with a building footprint of 39,183 square feet. The building has two floors and equates to approximately 42,182 square feet of usable space. Of the 42,182 square feet, 12,999 square feet have been dedicated to office use and the remaining 29,183 square feet have been dedicated to warehouse/storage. The units will be for lease and there are no confirmed tenants at this time.

REVIEW

The proposed parking meets code with a total of 88 parking stalls provided. Of the 88 provided parking stalls, 4 are ADA accessible. The applicant is required to provide a minimum of 82 parking stalls for this building, of which, a minimum of 4 shall be ADA compliant.

	Parking Code	Floor Space	Required	Provided
Office	1/250 SF	12,999 SF	52	88
Warehouse	2/1,000 SF 1st 10,00 SF then 1/2,000 SF	29,183 SF	30	
ADA Parking	76-100 Parking Stalls		4	4
		Total Stalls	82	88

Furthermore, the site has 12,273 square feet (10.11%) landscaping (minimum required landscaping is 10%). The landscaping consists of decorative rock, shrubs, and trees. There is currently no fence planned along the property. The proposed dumpster enclosure meets code. All lighting directs the light down onto the site and does not overflow to the street.

At this time, no signage has been proposed. The property is in the S-3 overlay zone and all signage will be required to have a sign permit and must meet the standards in the code.

The proposed site plan has been evaluated based on compliance with the site plan application requirements found in 10-20-3 of the City Code. The site plan complies with requirements for parking, circulation, traffic, as well as health, safety and noise. Landscaping and lighting also comply with the minimum requirements of City Code.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The standards call for all buildings that are visible from a public right of way comply with the standards. The proposed building will only be visible from the private road of 750 West and to the adjacent non-residential neighbors. The proposed building meets architectural design guidelines and is compliant with code.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height-*max height 45 feet (meets standard)*
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)*
- *Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. (meets standard)*

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated- **(meets standard)**
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)- **(meets standard)**

- Metal roofs & doors permitted (*meets standard*)

POSSIBLE MOTION

I move that the Planning Commission approve the site plan for G & G Subdivision Lot 2 at 123 South 750 West with the following condition(s):

1. Correct “NSL Parking Requirements” chart to reflect “on site warehouse storage” instead of “wholesale distribution”.
2. Verification of orifice plate elevation between drainage report and civil drawings.
3. Install two (2) bollards around the fire hydrant on the east side of the property.
4. Surface the fire lane with a dustless material.
5. Completion of all other outstanding engineering redlines.

Attachments

- 1) Aerial/Zoning Map
- 2) Architectural Rendering
- 3) Site Plan
- 4) Elevations
- 5) Landscape Plan



G & G Subdivision Lot 2 123 South 750 West Zoning





G & G Subdivision Lot 2
123 South 750 West
Aerial





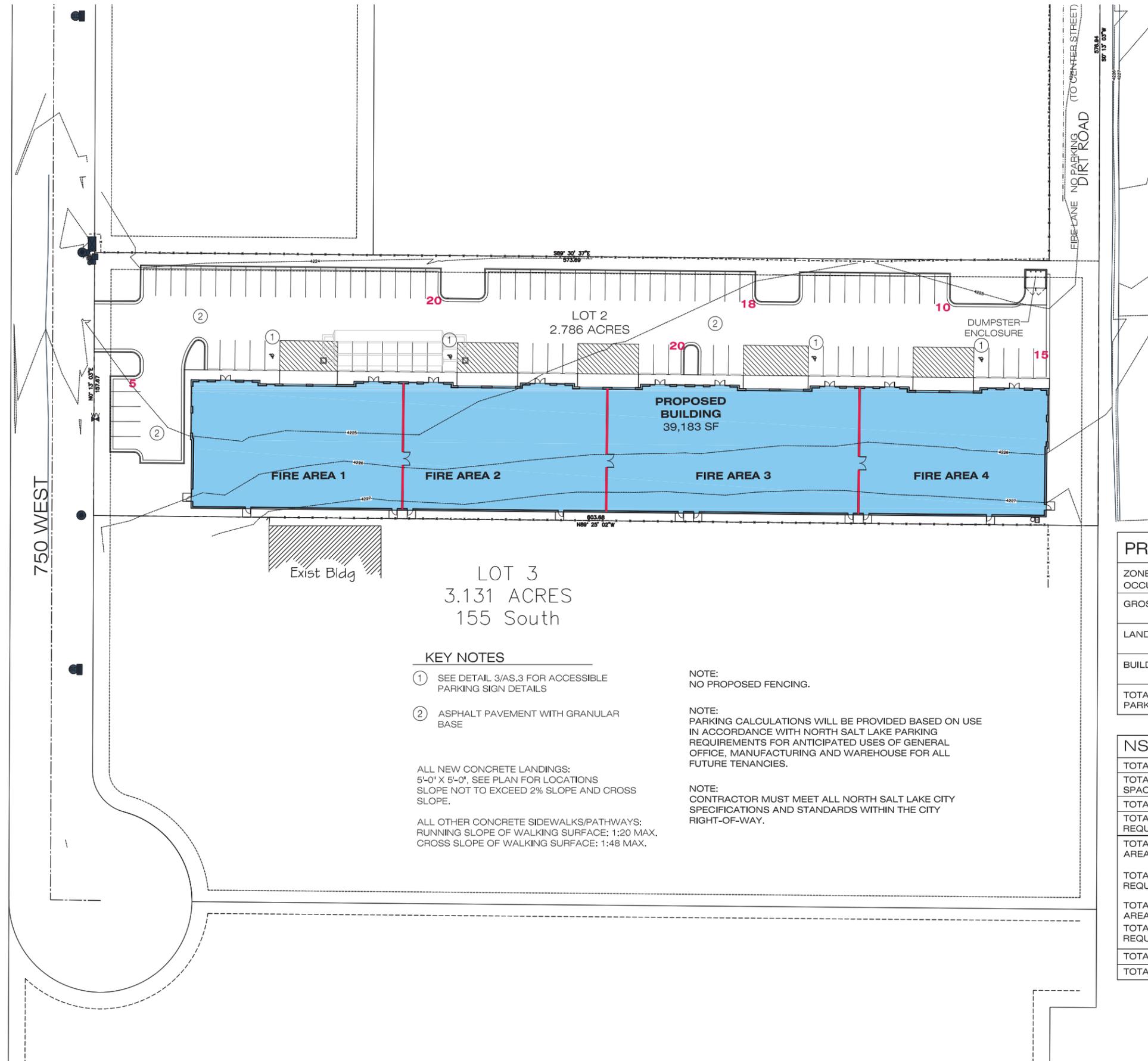


SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



PROJECT SUMMARY	
ZONE OCCUPANCY GROUP	MD F-1, S-1, B
GROSS LAND AREA	2.786 ACRES 121,358 SF
LANDSCAPE AREA	12,273 SF 10.11%
BUILDING FOOTPRINT	39,183 SF
TOTAL PARKING STALLS	88

123 S 750 W.

NSL PARKING REQUIREMENTS	
TOTAL MAIN FLOOR OFFICE AREA	10,000 SF
TOTAL NUMBER OF PARKING SPACES REQUIRED (MAIN FLOOR)	40 (1/250)
TOTAL SECOND FLOOR OFFICE AREA	2,999 SF
TOTAL NUMBER OF PARKING SPACES REQUIRED (SECOND FLOOR)	12 (1/250)
TOTAL WHOLESALE DISTRIBUTION AREA (INITIAL 10,000 S.F.)	10,000 SF
TOTAL NUMBER OF PARKING SPACES REQUIRED (WHOLESALE DISTRIBUTION)	20 (2/1000)
TOTAL WHOLESALE DISTRIBUTION AREA (REMAINDER >10,000 SF)	19,183 SF
TOTAL NUMBER OF PARKING SPACES REQUIRED (WHOLESALE DISTRIBUTION)	10 (1/2000)
TOTAL PARKING SPACES REQ'D.	82
TOTAL PARKING SPACES PROVIDED	88

NORTH SALT LAKE, UTAH
G&G LOT 2 FLEX BUILDING

SITE PLAN

0' 6' 12' 24' 40' 60'
SCALE: 1" = 30'-0"
NOVEMBER 10, 2020
2064801AS1.dwg



AS.1

NOTE:
 PROVIDE ADDRESS SIGNAGE TO MEETS 2018
 IBC 501.2 REQ'S. OF MIN. 6" HIGH AND MIN. .5"
 WIDE AND SHALL BE ARABIC NUMBERS OR
 ALPHABETIC LETTERS AND SHALL BE
 CONTRASTING COLOR OF THE BACKGROUND.

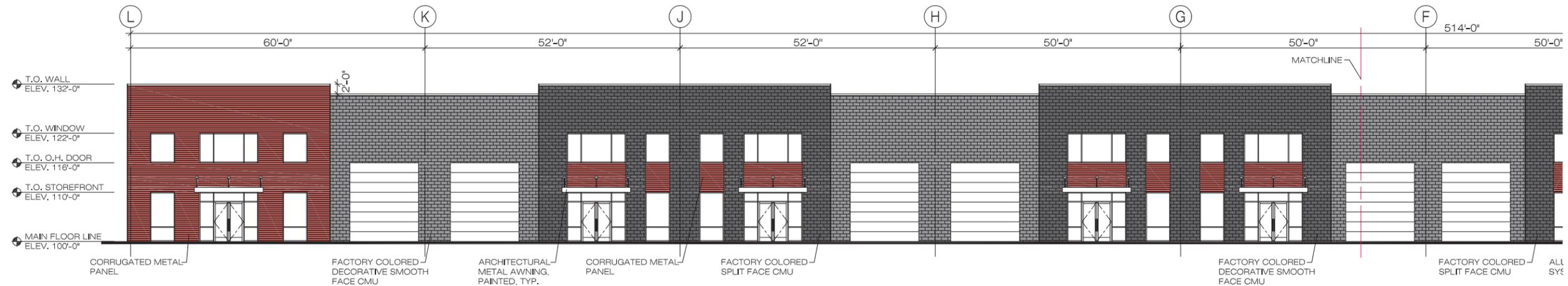


SAMUEL J. BRADY

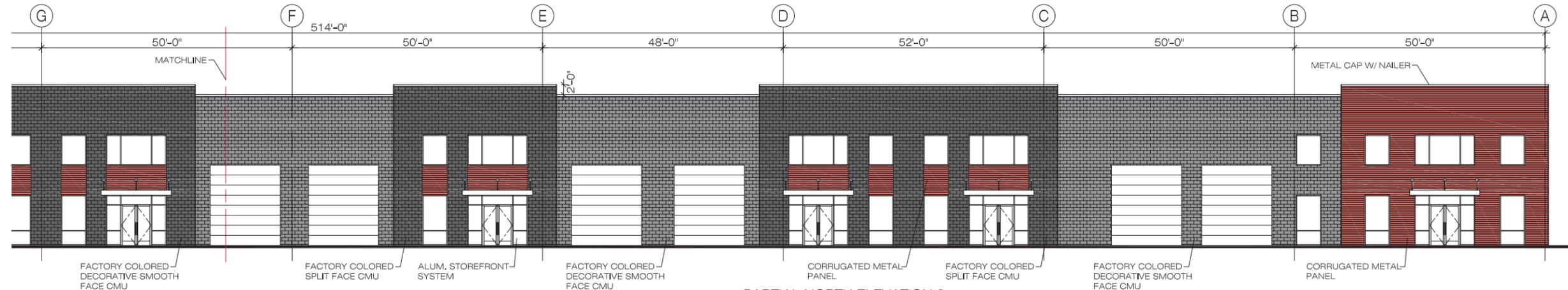
ARCHITECTS

200 E. South Temple
 Suite 160
 Salt Lake City, Utah 84111
 (801) 595-1752
 www.sambrady.com

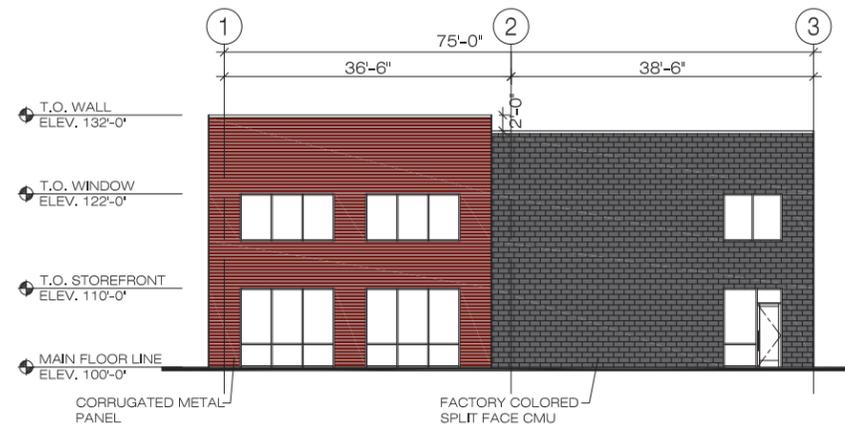
NOTE: THIS DRAWING IS PROVIDED
 FOR TENANT APPROVAL OF THE
 SPACE NOTED AND IS NOT FOR
 CONSTRUCTION. ACTUAL SITE
 DIMENSIONS COULD VARY.



PARTIAL NORTH ELEVATION 1
 SCALE: 3/32" = 1'-0"



PARTIAL NORTH ELEVATION 2
 SCALE: 3/32" = 1'-0"



WEST ELEVATION
 SCALE: 3/32" = 1'-0"

123 S 750 W.

NORTH SALT LAKE, UTAH
G&G LOT 2
FLEX BUILDING

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"
 NOVEMBER 2, 2020
 206480131.dwg

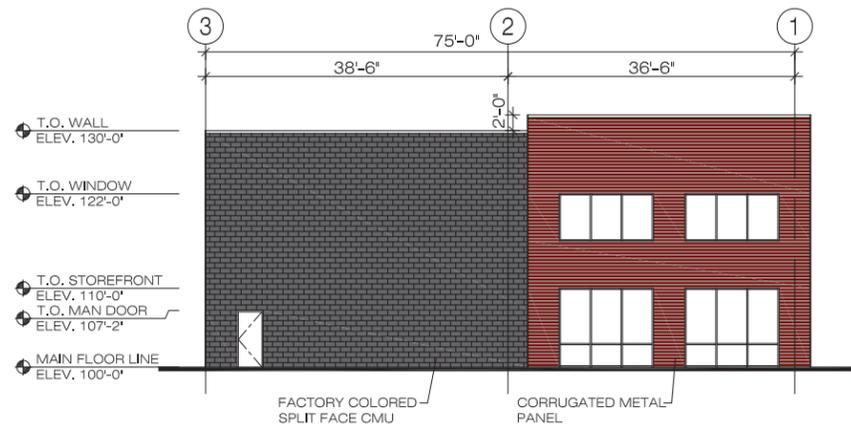
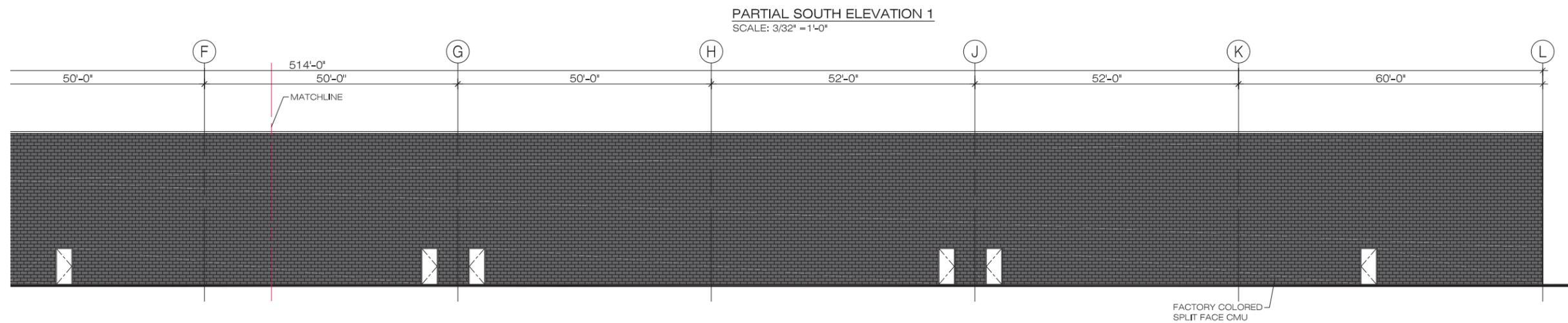
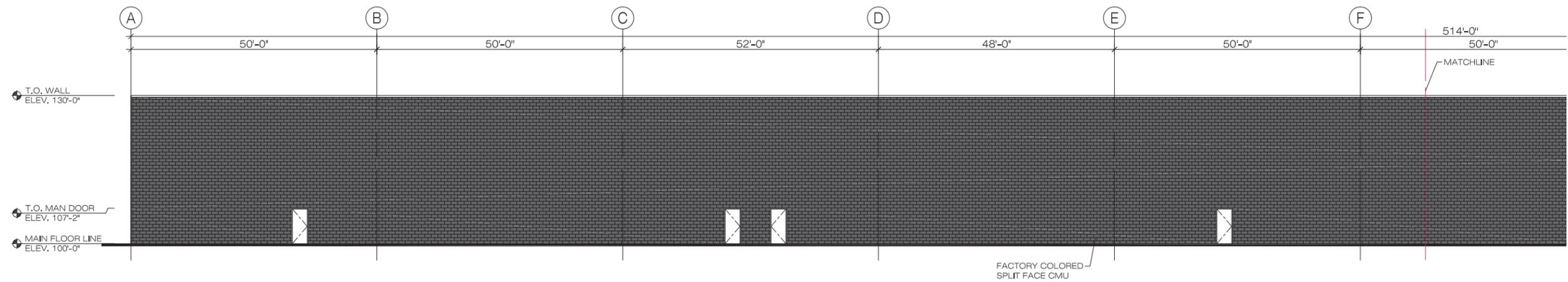


SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



123 S 750 W.

NORTH SALT LAKE, UTAH

G&G LOT 2
FLEX BUILDING

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"
NOVEMBER 2, 2020
206480131.dwg

DECIDUOUS TREES
- MIN. 2" CALIPER FOR STREET TREES
* MEASURED FROM 4'-0" ABOVE GRADE

PROVIDE LINE ITEM BID FOR LANDSCAPE.

2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS

LANDSCAPE LEGEND			
TYPE	QNTY	NAME	SIZE
TREES (DECIDUOUS)			
D1	7	SHADEMASTER HONEYLOCUST	MIN. 2" CALIPER
D2	11	CRIMSON SENTRY MAPLE	MIN. 2" CALIPER
SHRUBS (RANDOMIZE PLANTING)			
○	17	KARL FOERSTER	5 GAL
●	5	COMPACT BURNING BUSH	5 GAL
●	6	AUTUMN AMBER SUMAC	5 GAL

LANDSCAPE AREA	
GROSS LAND AREA	2.786 ACRES 121,358 SF
LANDSCAPE AREA	12,273 SF 10.11%

LANDSCAPE LEGEND

	DECORATIVE ROCK (2,345 SF) GRAY COBBLE 1"-2" OR SIMILAR
	DECORATIVE ROCK (9,923 SF) NEPHI COBBLE 2"-4" OR SIMILAR



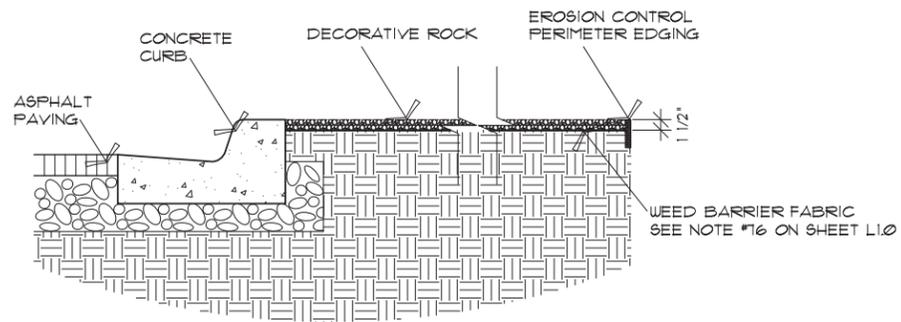
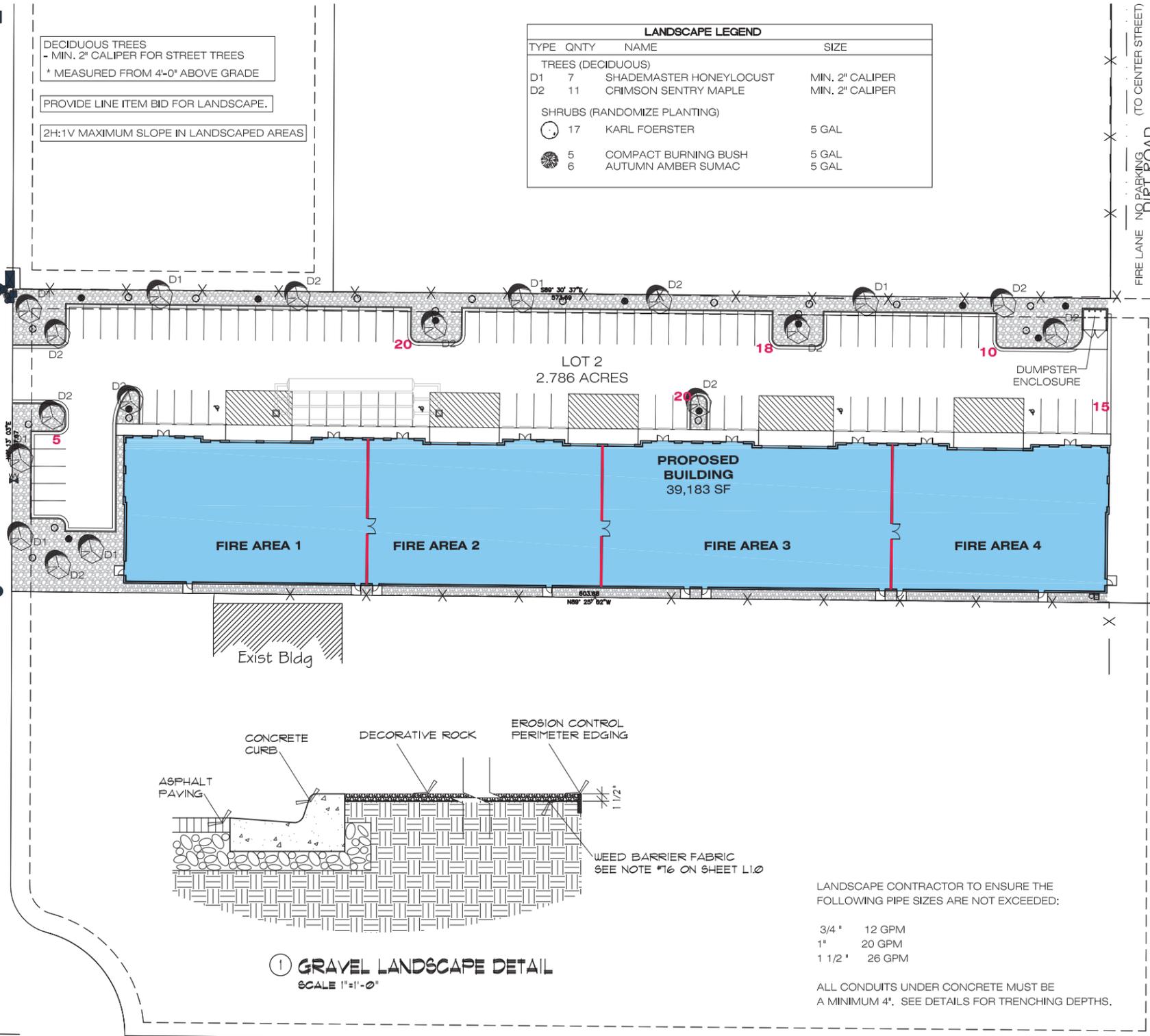
SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

750 WEST



① GRAVEL LANDSCAPE DETAIL
SCALE 1"=1'-0"

LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES ARE NOT EXCEEDED:

3/4"	12 GPM
1"	20 GPM
1 1/2"	26 GPM

ALL CONDUITS UNDER CONCRETE MUST BE A MINIMUM 4". SEE DETAILS FOR TRENCHING DEPTHS.

NOTES FOR CONTRACTOR:

1. ALL IRRIGATION HEADS TO HAVE WATER SAVING, LOW ANGLE NOZZLES
2. CONTROLLER TO PROVIDE SEPARATE ZONES, WATER BUDGETING, MULTIPLE START TIMES AND MEET ALL MANUF. REQUIREMENTS FOR OUTDOOR INSTALLATION.
3. ALL IRRIGATION WIRING TO MEET IBC REQUIREMENTS.
4. ALL SPRINKLERS TO HAVE MATCH PRECIPITATION RATES
5. USE DRIP IRRIGATION FOR ALL TREES AND SHRUBS
6. ALL IRRIGATION LINES TO HAVE WINTERIZATION BLOW-OUTS

WATER CONSERVATION PLAN:

1. PLANNING AND DESIGN--PLANTINGS ARE GROUPED TOGETHER.
2. LOW WATER USING PLANTS--PLANTS SELECTED FOR DROUGHT TOLERANCE
3. SOIL AMENDMENTS--CONTRACTOR TO ADD 5% NUTRI-MULCH IN PLANTER BEDS.
4. USE ORGANIC MULCH-BARK AND/OR SHREDDED PLANT MATERIAL AND COMPOST
5. EFFICIENT IRRIGATION--CONTRACTOR TO CREATE HYDROZONES AND ISOLATE WATER USAGE.
6. MAINTENANCE--LAWN AREAS ARE EASY TO MAINTAIN AND PLANTINGS ARE GROUPED.

123 S 750 W.

NORTH SALT LAKE, UTAH

G&G LOT 2
FLEX BUILDING

LANDSCAPE PLAN

0 6' 12' 24' 40' 60'

SCALE: 1" = 30'-0"

NOVEMBER 10, 2020
2064801L1.dwg



L1.1



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 Llewelyn, Community Development Director
DATE: December 8, 2020
SUBJECT: Conditional Use Permit for FlashCo Manufacturing Inc., 175 South River Bend Way, Unit #3

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for FlashCo Manufacturing Inc. located at 175 South River Bend Way, Unit #3 with no conditions.

BACKGROUND

The applicant, FlashCo Manufacturing Inc., is proposing to locate a fabrication/manufacturing shop at 175 South River Bend Way, Unit #3. The existing building is within the Manufacturing-Distribution (MD) zone. Unit #3 is approximately 6,420 square feet. Of the total square footage, 1,000 square feet has been dedicated to office use and the remainder will be used for manufacturing.

The company fabricates roof flashing and accessories. The work consists of cutting and forming coated sheet metal into finished goods. This type of business falls under "Fabricated Metal Product Manufacturing" which is a conditional use in the MD zone.

There will be two employees at this location with anticipated growth to five or six employees total within five years. The applicant expects a 20% growth rate per year but do not plan to expand into the site or other future buildings. Business will be conducted between 7:00 AM to 5:00 PM, Monday through Friday. Local delivery to roofing wholesale distribution houses and large roofing contractors will be completed with the company's truck. The major equipment used at this location consists of: Miller Weldmaster T-100, Leister hand welders, Eastman cutting table, brake, riveter, shear, and a forklift.

The applicant has noted that there will be very minimal noise, potential health hazards, and traffic generation from the business. The applicant anticipates two to three will calls a day and one to two deliveries a week. They also anticipate to ship out on their company truck two to four days a week. Water and sewer will not be affected by the production/manufacturing taking place. With the exception of cutting wood for packaging, there will be no dust or environmental impact as a result of day to day business

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 FlashCo Manufacturing Inc. located at 175 South River Bend Way, Unit #3 with no conditions.

Attachments

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



FlashCo Manufacturing Inc. 175 South River Bend Way, Unit #3 Zoning





FlashCo Manufacturing Inc.
175 South River Bend Way, Unit #3
Aerial

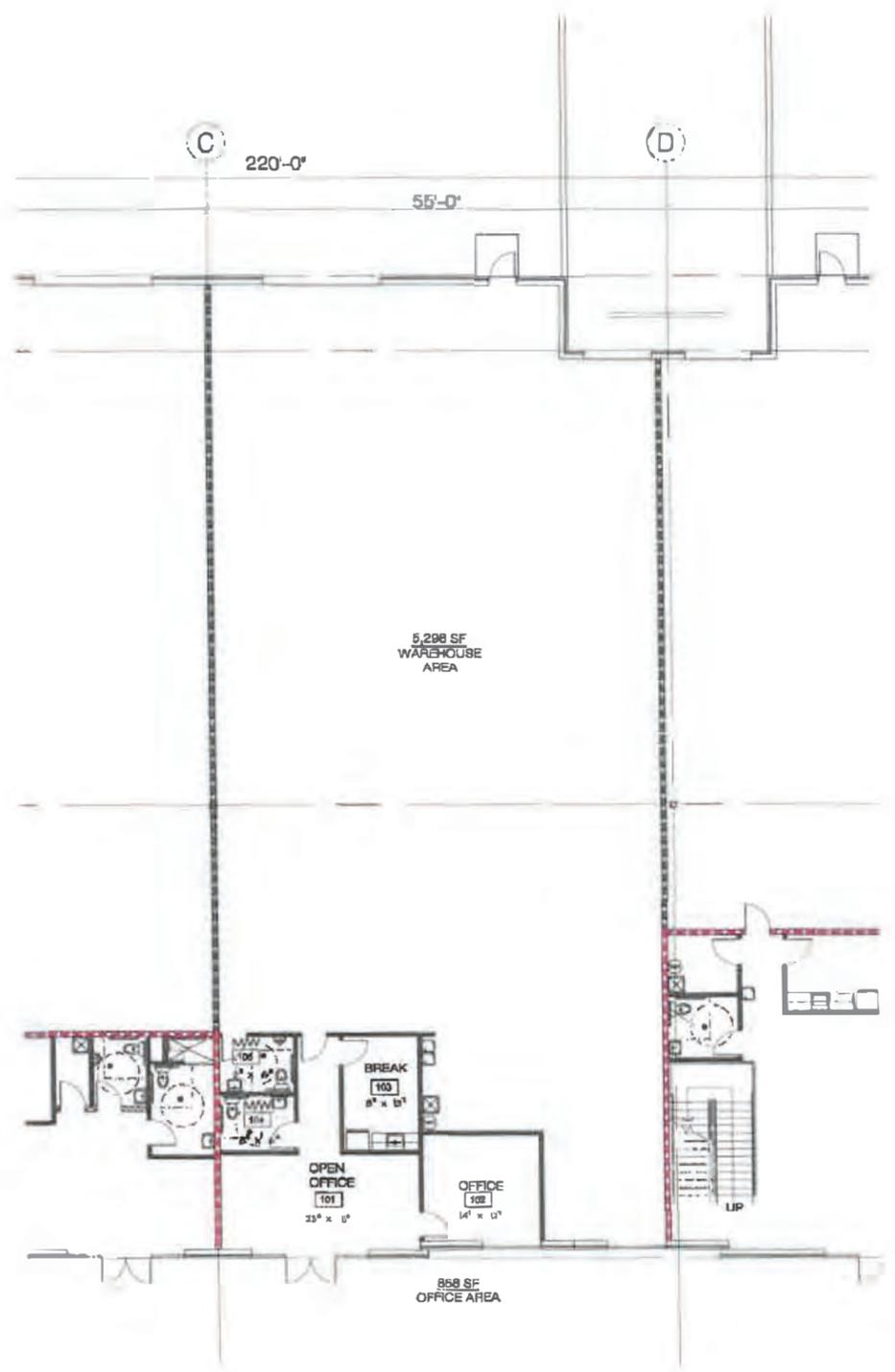
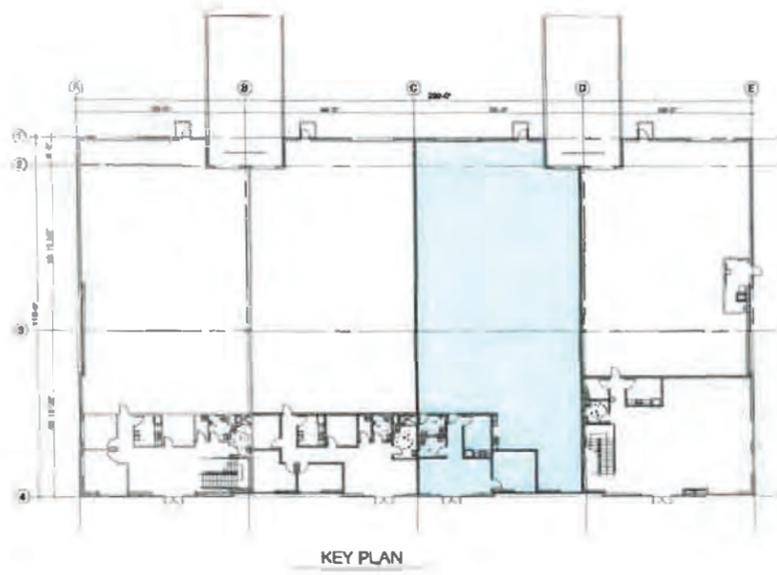


Google Earth

Image © 2020 Maxar Technologies

R1-7 Zone





WALL TYPES

- EXISTING WALLS TO REMAIN
- NEW 3-5/8" METAL STUDS @ 16" O.C. GYPSUM BOARD (TYPE X) EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (6 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- ALTERNATE: PROVIDE SOUND INSULATION: R-11 BATT INSULATION, EXTEND TO DECK, PROVIDE COORD. MECHANICAL SOUND BOTS NEW 3-5/8" METAL STUDS @ 16" O.C. GYPSUM BOARD (TYPE X) EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (6 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 6" METAL STUDS @ 16" O.C. GYPSUM BOARD (TYPE X) EACH SIDE EXTEND TO ROOF DECK, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (6 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 3-5/8" 25 GAUGE METAL STUDS @ 16" O.C. GYPSUM BOARD (TYPE X) (1) SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (6 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL PRIOR TO NEW CONSTRUCTION TO INSURE THAT ALL CONSTRUCTION MEETS TENANT REQUIREMENTS.

NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.



SAMUEL J. BRADY
ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 596-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

175 SOUTH RIVERBEND WAY

SUITE 103

NORTH SALT LAKE, UTAH

FIRST FLOOR
FLOOR PLAN

SCALE: 1/8" = 1'-0"
NOVEMBER 12, 2020
2051503S2.dwg



A1.1



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 Llewelyn, Community Development Director
DATE: December 8, 2020
SUBJECT: Conditional Use Permit for Arcoiris Reception Center at 710 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends the Planning Commission table action on the requested conditional use permit to address the following issues:

1. Submission of a redline corrected site plan improving and installing additional parking spaces for a minimum total of _____ on-site spaces;
2. Confirmation of required alcohol licenses from DABC and City Council;
3. Removal of the fence and any other storage located in the rear fire lane for the building and the adjoining building upon which the cross access easement exists;
4. Confirmation of non-conflict of operating hours regarding shared or overflow parking onto the business to the south.

BACKGROUND

Arcoiris is a reception center currently located at 240 North Redwood Road and operating under a conditional use permit issued by the Planning Commission on March 24, 2009. The owner Luz Estrada is requesting a new conditional use permit (CUP) for 710 North Redwood Road, where the business will be relocated to. Conditional use permits are tied to the property and not transferrable to other properties, hence the new application. While the existing CUP cannot be transferred to this new property the operation of the existing facility does identify several issues that will require conditions that mitigate the issues, in order to be approved at the new location.

REVIEW

The property located at 710 North Redwood Road is 0.93 acres, zoned Manufacturing and Distribution (MD) and shares a common wall with Revolution Auto. The building was formerly used as a t-shirt print business. The use of "Reception Center" or "Event Center" are not listed uses in the code. The previous CUP was granted under the category of "Other Personal Services" listed as a conditional use. It is staff's opinion that the more appropriate category would be "Amusement, Gambling, And Recreation Industries", with the uses of "amusement arcades, country clubs, fitness and recreational centers, and other amusement industries". The use of "Other Amusement Industries" is the most similar use and

lists “Reception Centers” in the parking regulations under the category of “Entertainment and Food Services”. Amusement Industries is a conditional use in the MD Zone.

Parking

The building is to have an interior remodel with the following uses:

	Use	Sq. Ft.	Parking Standard	Required
Main Floor	Open Reception (Assembly Area with no fixed seating)	5,009	1/100 sq. ft.	50
	Other Main Floor (Common Area)	1,314	1/250 sq. ft.	5
Second Floor	Office Space	1,200	1/250	5
	Open Storage	1,165	2/1,000	2
				62 spaces

Parking is provided on the site for 28 vehicles. The property has a cross access and parking easement with the building to the to the south. The easement allows the reasonable use of the parking. As the proposed business is a reception and event center whose primary operation will be in the evening hours and on weekends, the applicant believes that during operation of events they will be able to utilize all 31 spaces to the south. The total parking spaces on the two sites is 59 spaces. (see attached site plan)

The site is short the required parking standard by 8 spaces. The site does contain an approximate 600 sq. ft. of graveled area that could be improved for additional parking. The applicant originally submitted an amended site plan that improved this area, and provided additional parallel parking along the east property line behind the building. That plan would have added 36 parking spaces to the applicant site, for a total available parking of 103 spaces (65 on site). The retail building to the north is currently vacant (Family Dollar) but will also likely see overflow parking during events. At this time no cross parking agreement exists and the impacts on future business at this location is unknown. Staff has requested a letter from the adjoining business regarding his hours of operation to determine if there would be a conflict in the shared parking.

The DRC is concerned that the parking standard for reception centers and this particular business is significantly deficient. The current operations at 240 North Redwood Road have had consistent parking issues and a deficiency of available parking for the large events hosted at the site. The parking has been reported to overflow onto neighboring businesses and public streets. Operations at the existing facility have had issues with parking in the fire lane behind the building. Fire marshal is concerned that the areas behind the building could be blocked during an event at a time of an emergency.

The actual occupancy allowed under the building and fire codes is 311. The DRC would like to have additional parking required to address the known issue with actual parking use during previous events by this business. If additional parking cannot be provided, the DRC recommends a reduction in the total occupancy allowed on the premises during events, established by the Planning Commission. This condition of reduced occupancy would be more difficult for the city to monitor or enforce, however.

Business Operation

The proposed business will host private functions including banquets, weddings, anniversaries, quinceaneras, etc. Events are held generally between the hours of 5 p.m. and 1 a.m. on weekends. The functions are required to have specific licenses for events where alcohol is served. Confirmation of DABC licensing is a recommended condition and will require City Council action for local consent. The business proposes to have a small bar area next to the food service area, where a licensed bar tender will serve alcohol.

An additional concern regarding the request for a conditional use permit, relates to the public health and the current Covid-19 pandemic. The proposed use would be subject to county and state public health regulations and orders. The DRC is concerned that the owners of the business are not equipped to enforce the public health orders during the events.

Public Safety Access

Currently the rear access around this building and the adjoining building to the south is blocked by a chain link fence and the storage of materials and supplies. The Fire Marshal indicated that these buildings are in violation of the fire code and that this would need to be remedied before he could approve the business license.

POSSIBLE MOTION

I move that the Planning Commission take action on the proposed Conditional Use Permit for Arcoiris at 710 North Redwood Road to address the following issues:

1. Submission of a redline corrected site plan improving and installing additional parking spaces for a minimum total of _____ on-site spaces;
2. Confirmation of required alcohol licenses from DABC and City Council;
3. Removal of the fence and any other storage located in the rear fire lane for the building and the adjoining building upon which the cross access easement exists;
4. Confirmation of non-conflict of operating hours regarding shared or overflow parking onto the business to the south.

Attachments

- 1) Aerial/Vicinity Map
- 2) Site Plan-Existing
- 3) Site Plan-Redlined with additional parking
- 4) Floor Plans

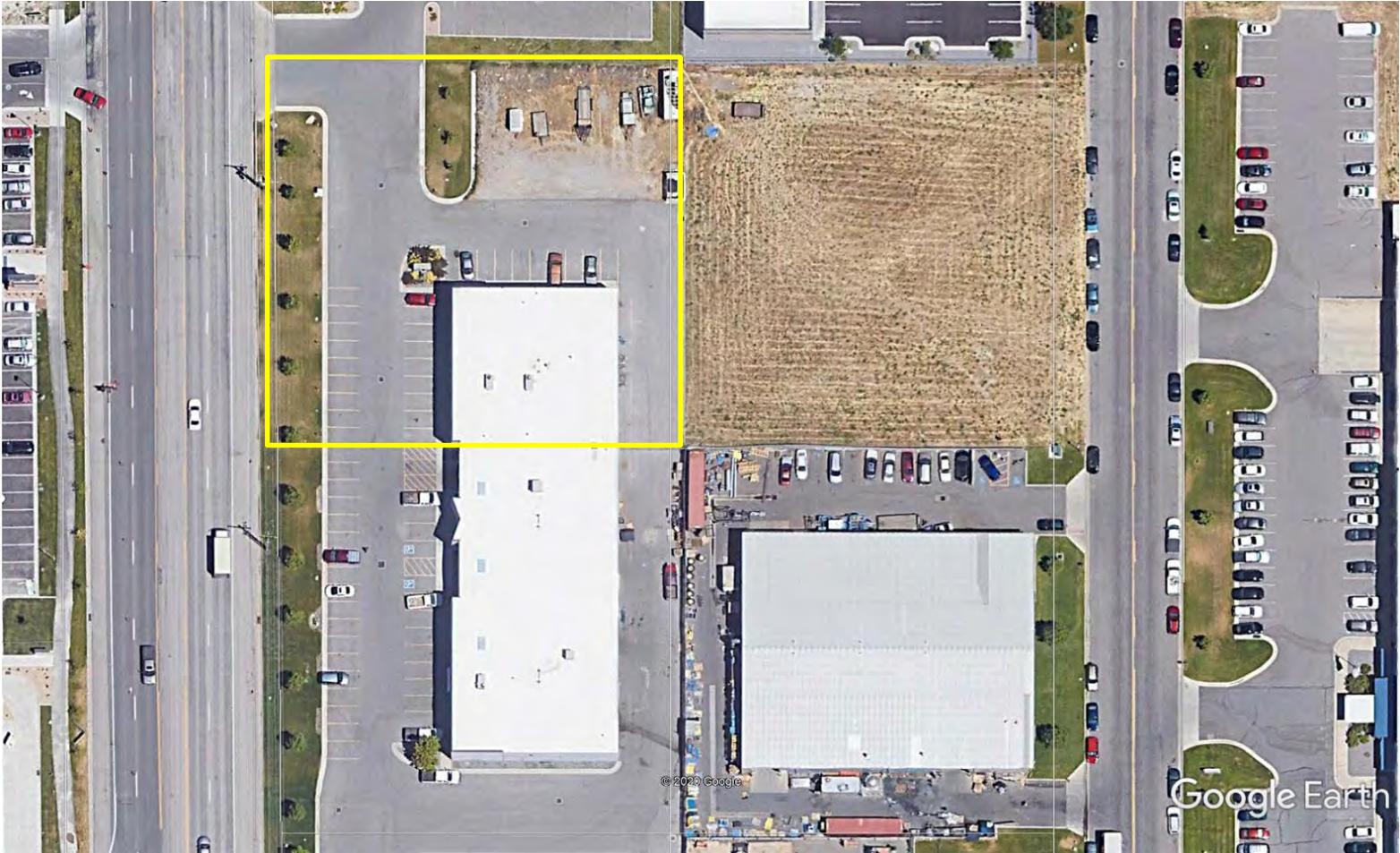


Arcoiris Reception Center Conditional Use Permit 710 North Redwood Road Zoning





Arcoiris Reception Center Conditional Use Permit 710 North Redwood Road Aerial



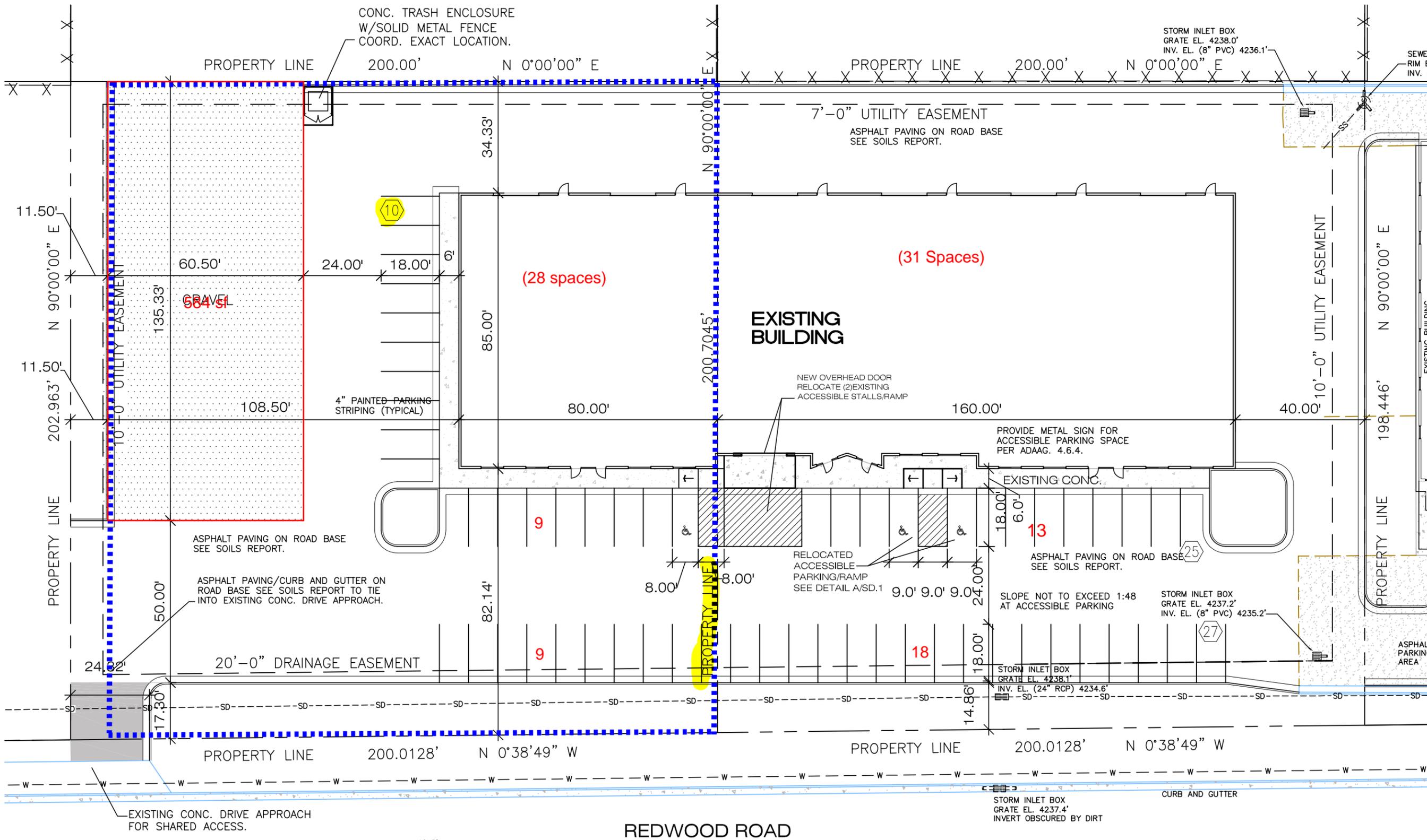


SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
FAX: (801) 595-1757

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



670 NORTH REDWOOD ROAD

NORTH SALT LAKE, UT
OVERHEAD DOOR ADDITION

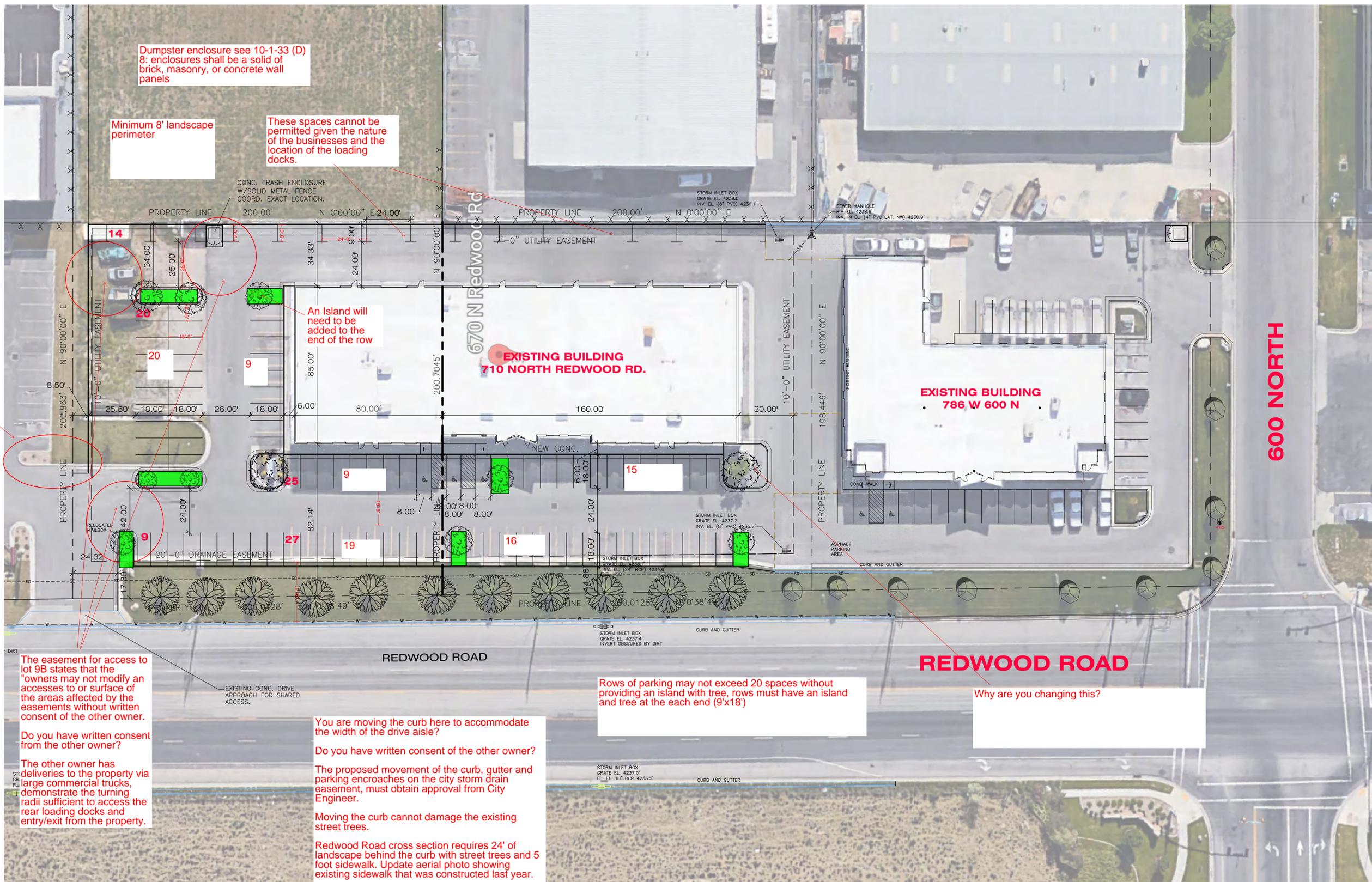
SITE PLAN

SCALE: 1" = 30'-0"
APRIL 16, 2015
15YC01SD1.dwg



Ⓐ CURB CUT SECTION
NOT TO SCALE

SD.1



These need to line up, corner must have a turning radius.

Dumpster enclosure see 10-1-33 (D) 8: enclosures shall be a solid of brick, masonry, or concrete wall panels

Minimum 8' landscape perimeter

These spaces cannot be permitted given the nature of the businesses and the location of the loading docks.

An Island will need to be added to the end of the row

EXISTING BUILDING 710 NORTH REDWOOD RD.

EXISTING BUILDING 786 W 600 N

600 NORTH

REDWOOD ROAD

The easement for access to lot 9B states that the owners may not modify an accesses to or surface of the areas affected by the easements without written consent of the other owner.

Do you have written consent from the other owner?

The other owner has deliveries to the property via large commercial trucks, demonstrate the turning radii sufficient to access the rear loading docks and entry/exit from the property.

You are moving the curb here to accommodate the width of the drive aisle?

Do you have written consent of the other owner?

The proposed movement of the curb, gutter and parking encroaches on the city storm drain easement, must obtain approval from City Engineer.

Moving the curb cannot damage the existing street trees.

Redwood Road cross section requires 24' of landscape behind the curb with street trees and 5 foot sidewalk. Update aerial photo showing existing sidewalk that was constructed last year.

Rows of parking may not exceed 20 spaces without providing an island with tree, rows must have an island and tree at the each end (9'x18')

Why are you changing this?

Review Parking Design Standards contained in City Code Title 10 Chapter 6: https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=75302

You will need to submit a site plan application Landscape plan, and grading and drainage plan

Parking

Lot 9A 56 ADA (3)
Lot 9B 31 ADA (2)

670 NORTH REDWOOD ROAD

NORTH SALT LAKE, UT
SITE IMPROVEMENTS

SITE PLAN

SCALE: 1" = 50'-0"
JUNE 2, 2020
19YC01SB.dwg



**SPEC. BOOK
INSULATION AND COVERING**

THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 watts/cm²) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 watts/cm²) IN ALL ROOMS AND AREAS.

WALL COVERING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

WALL COVERING TO INCLUDE ANY FILLERS, SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

FABRICS, DRAPES AND DROPS SHALL BE INHERENTLY FLAME RETARDANT OR RENDERED BY A PROCESS WHICH MEETS NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 701. FIRE-RETARDANT COATING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 OR UNDERWRITERS LABORATORY (UL) 723. FIRE RETARDANT-COATING MATERIAL SHALL BE LISTED AND LABELED TO INDICATE CONFORMANCE WITH THE REQUIREMENTS AND BE PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED IN INTERNATIONAL FIRE CODE SECTION 803.5.1.

CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1.

CONSTRUCTION & DEMOLITION

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2.

AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO NOTIFY THE CITY FIRE DEPARTMENT. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITHIN 75-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE. DURING CONSTRUCTION, ALTERATION OR DEMOLITION IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- IN EVERY STORAGE AND CONSTRUCTION SHED.
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

ALL FIRE PROTECTION AND DETECTION SYSTEMS SHALL HAVE THE PIPING AND WIRING EXPOSED FOR INSPECTION. THE PIPING AND WIRING MAY BE COVERED AFTER THE FIRE INSPECTION OF THE SYSTEMS HAS BEEN SATISFACTORILY COMPLETED.

DEFERRED

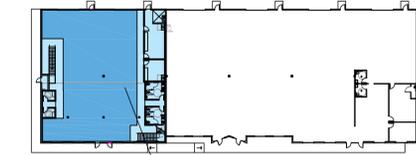
FIRE SUPPRESSION, DETECTION AND SITE UTILITY DRAWINGS FOR FIRE PROTECTION ARE DEFERRED SUBMITTALS. THESE DRAWINGS ARE NOT APPROVED AS PART OF THIS SUBMITTED PACKAGE.

AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO NOTIFY THE CITY FIRE DEPARTMENT. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

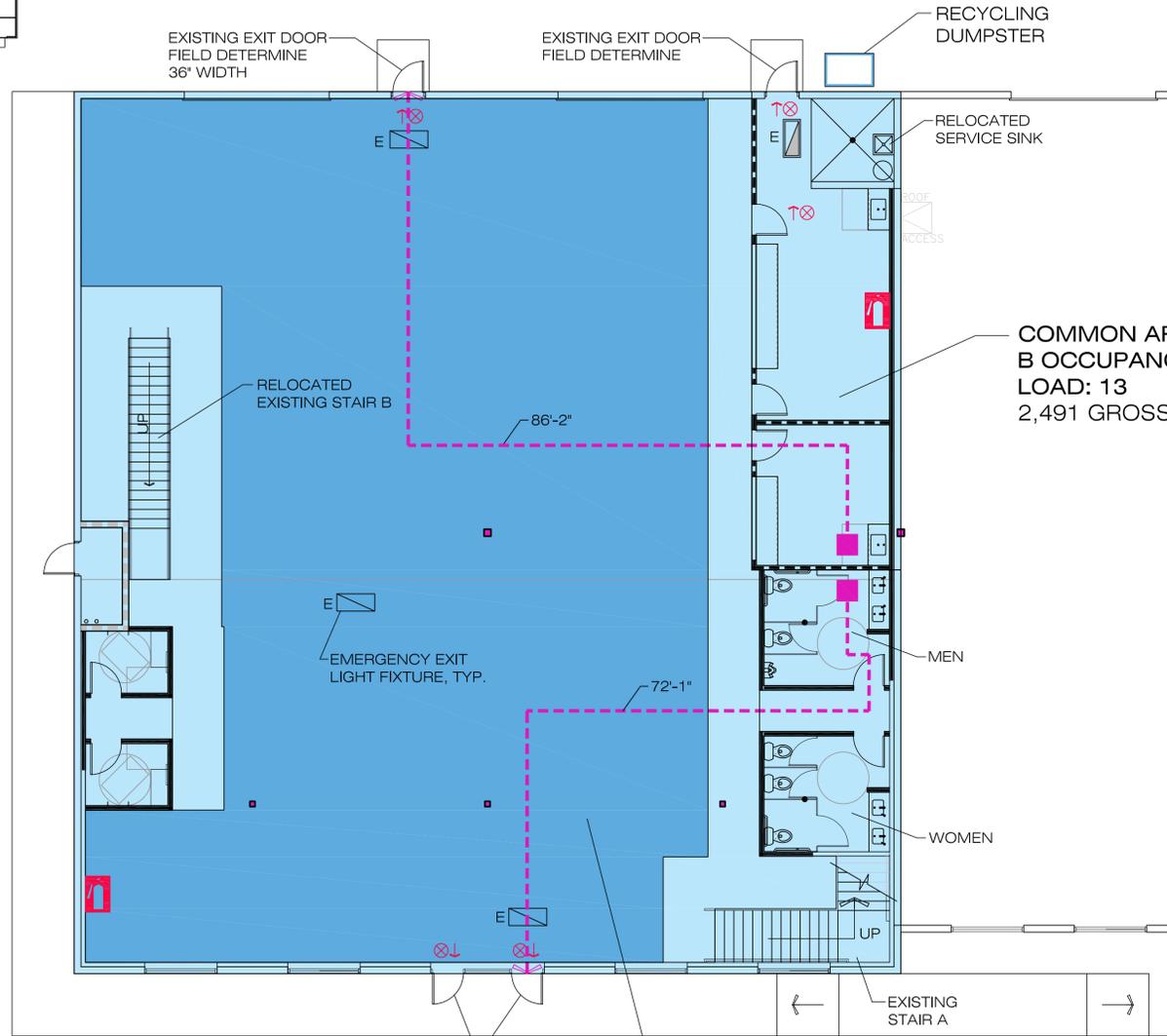
EXIT & OCCUPANCY LEGEND

- EXIT SIGN W/ BATTERY BACKUP, REFER TO PLAN FOR DIRECTIONAL ARROWS
- TYPE 'ABC' FIRE EXTINGUISHER PER NFPA 10 REQUIREMENTS

FIRE SPRINKLER SYSTEM: YES
ADDITIONAL CODE DATA SEE A0.1



PROJECT LOCATION



NOTE:
AN "E" NEXT TO FIXTURE DENOTES EMERGENCY LIGHT FIXTURE W/ BATTERY BACKUP. SEE DRAWING A2.0 FOR ELECTRICAL SYMBOLS.

OCCUPANT LOAD			
FUNCTION OF SPACE	OCCUPANCY GROUP	SQUARE FOOTAGE/ OCCUPANCY FACTOR	OCCUPANT LOAD
COMMON AREA	B	2,491 GROSS SF/200	13
ASSEMBLY AREA	A-3	4,309 NET SF/15	288
MEZZANINE ACCESSORY STORAGE	B	2,926 GROSS SF/300	10
TOTAL OCCUPANT LOAD		6,800 SF	311

SEE ALSO CODE DATA ON DRAWINGS A0.1

**ASSEMBLY AREA
A-3 OCCUPANCY
LOAD: 288
4,309 NET SF/150 = 288**

NOTE: PROVIDE (2) 2A:10B:C FIRE EXTINGUISHER, OR OTHER TYPE AS REQ'D PER NFPA 10, WITHIN 75 FEET WALKING DISTANCE NOT TO EXCEED ONE EXTINGUISHER PER EVERY 3,000 SQUARE FEET. COORD. EXACT LOCATIONS W/ TENANT/ BUILDING OWNER REP.

2018 International Building Code

CHAPTER 10 MEANS OF EGRESS

SECTION 1006

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2.1.1 Three or more exits or exit access doorways.

Three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1,000. Four exits or exit access doorways shall be provided from any space with an occupant load greater than 1,000.



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



10/22/2020

REVISION 12/3/2020

**710 NORTH
REDWOOD ROAD**

**NORTH SALT LAKE,
UTAH 84054**

MAIN FLOOR

CODE DATA

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

OCTOBER 22, 2020
20YC0102.dwg



A0.2

**SPEC. BOOK
INSULATION AND COVERING**

THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 watts/cm²) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 watts/cm²) IN ALL ROOMS AND AREAS.

WALL COVERING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

WALL COVERING TO INCLUDE ANY FILLERS, SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

FABRICS, DRAPES AND DROPS SHALL BE INHERENTLY FLAME RETARDANT OR RENDERED BY A PROCESS WHICH MEETS NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 701. FIRE-RETARDANT COATING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 OR UNDERWRITERS LABORATORY (UL) 723. FIRE RETARDANT-COATING MATERIAL SHALL BE LISTED AND LABELED TO INDICATE CONFORMANCE WITH THE REQUIREMENTS AND BE PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED IN INTERNATIONAL FIRE CODE SECTION 803.5.1.

CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1.

CONSTRUCTION & DEMOLITION

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2.

AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO NOTIFY THE CITY FIRE DEPARTMENT. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITHIN 75-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE. DURING CONSTRUCTION, ALTERATION OR DEMOLITION IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- IN EVERY STORAGE AND CONSTRUCTION SHED.
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

ALL FIRE PROTECTION AND DETECTION SYSTEMS SHALL HAVE THE PIPING AND WIRING EXPOSED FOR INSPECTION. THE PIPING AND WIRING MAY BE COVERED AFTER THE FIRE INSPECTION OF THE SYSTEMS HAS BEEN SATISFACTORILY COMPLETED.

DEFERRED

FIRE SUPPRESSION, DETECTION AND SITE UTILITY DRAWINGS FOR FIRE PROTECTION ARE DEFERRED SUBMITTALS. THESE DRAWINGS ARE NOT APPROVED AS PART OF THIS SUBMITTED PACKAGE.

AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO NOTIFY THE CITY FIRE DEPARTMENT. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

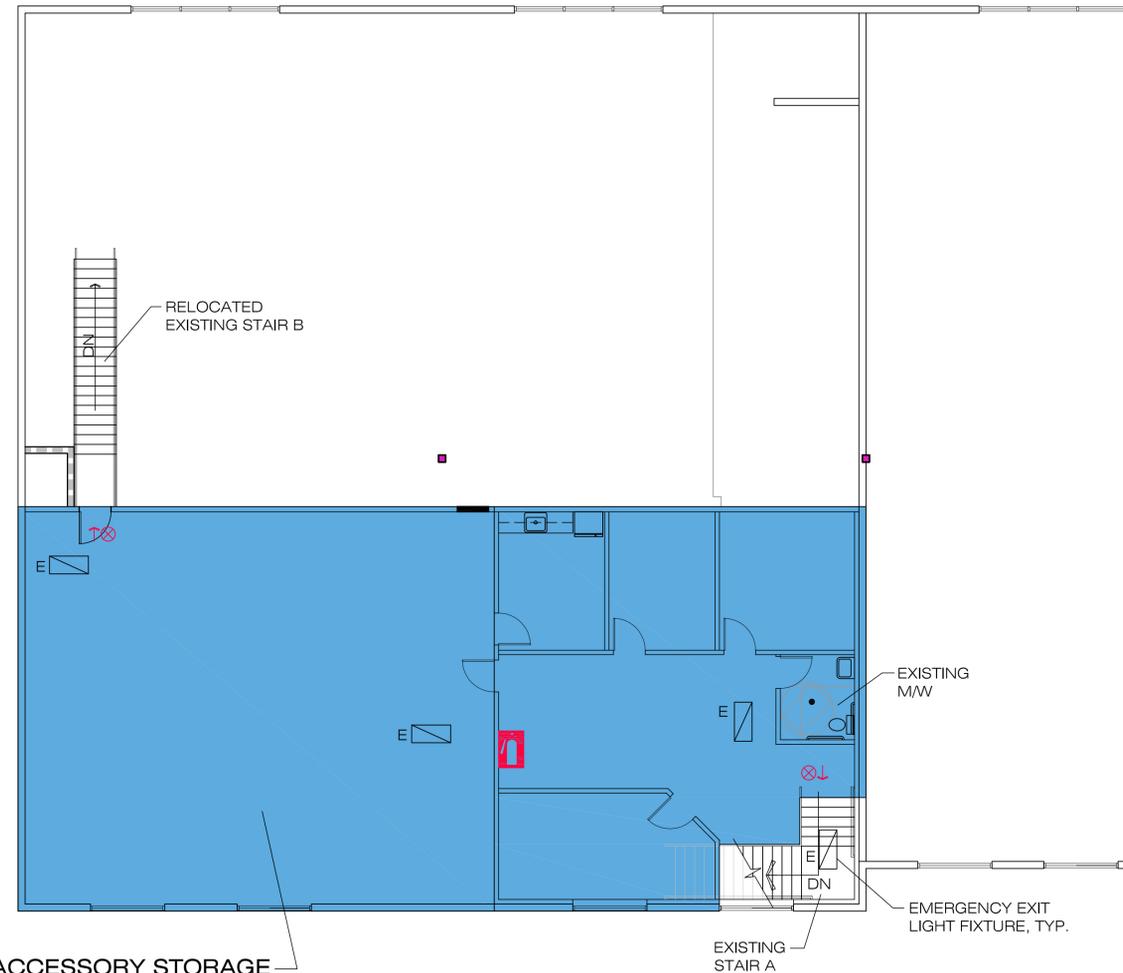
EXIT & OCCUPANCY LEGEND

-  EXIT SIGN W/ BATTERY BACKUP, REFER TO PLAN FOR DIRECTIONAL ARROWS
-  TYPE 'ABC' FIRE EXTINGUISHER PER NFPA 10 REQUIREMENTS

FIRE SPRINKLER SYSTEM: YES
ADDITIONAL CODE DATA SEE A0.1



PROJECT LOCATION



ACCESSORY STORAGE
B OCCUPANCY
LOAD: 10
2,926 GROSS SF/300 = 10

NOTE:
AN 'E' NEXT TO FIXTURE DENOTES EMERGENCY LIGHT FIXTURE W/ BATTERY BACKUP.
SEE DRAWING A2.0 FOR ELECTRICAL SYMBOLS.

OCCUPANT LOAD			
FUNCTION OF SPACE	OCCUPANCY GROUP	SQUARE FOOTAGE/OCCUPANCY FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE	B	2,926 GROSS SF/300	10

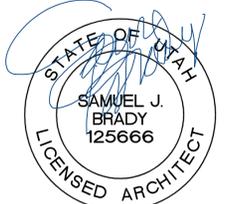
SEE ALSO CODE DATA ON DRAWINGS A0.1



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



10/22/2020

REVISION 12/3/2020

710 NORTH REDWOOD ROAD

NORTH SALT LAKE, UTAH 84054

MEZZANINE

CODE DATA

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

OCTOBER 22, 2020
20YC0103.dwg



A0.3

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 NOVEMBER 24, 2020
4

5 **DRAFT**
6

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

10 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Stella Sims, Girl
11 Scout Troop 914, 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; Ali Avery, Long
22 Range Planner, Paul Ottoson, City Engineer; Mackenzie Bennett, Planning Technician; Andrea
23 Bradford, Minutes Secretary.
24

25 OTHERS PRESENT: Dee Lalliss, resident; Stephen Love, Vanessa Love, Love Carpet Cleaning;
26 Charles, Amy Bone, property owner; John Logan, Karen Mills, Golf Course Oversight
27 Committee; Kenny Akers Tammy Burningham Clayton, Dallas Golden, Ron Gordon, Parks and
28 Arts Board
29

30 1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING
31 ELECTRONIC MEETING
32

33 Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has
34 determined that conducting public meetings of the Planning Commission with an anchor location
35 where the public could attend in person, presents a substantial risk to the health and safety of
36 those who may be present at that location based upon the current Covid-19 pandemic and the
37 limited staff support to properly ensure physical distancing and sufficient disinfection for
38 attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold
39 meetings for the month of November 2020 by electronic means only, and will not include an
40 anchor location where the public could attend in person.”
41

42 2. PUBLIC COMMENTS
43

44 There were no public comments.

45

46 3. CONSIDERATION OF SITE PLAN APPROVAL FOR LOVE CARPET CLEANING
47 AT 580 NORTH MAIN, GREG LOVE, APPLICANT

48

49 Sherrie Llewelyn reported that the proposed site plan, located at 580 North Main Street, has an
50 existing single family home on the frontage and the proposed business would be located on the
51 rear portion of the lot. The property is located in the manufacturing distribution, MD, zone with
52 the proposed use: mobile carpet cleaning service. The proposed site is 0.37 acres in size. The
53 home will be maintained and occupied by the business owner's son.

54

55 The proposed site plan has been evaluated based upon compliance with the site plan application
56 requirements found in 10-20-3 of the City Code. The site plan complies with requirements for
57 parking, circulation, & traffic, as well as health, safety & noise. Landscaping and lighting also
58 comply with the minimum requirements of city code. The proposed building would be 4,950
59 square feet consisting of 924 square feet of dedicated office space with the remainder dedicated
60 to storage of materials, supplies and indoor parking for the service vans. All of the company vans
61 will be parked in the building as the equipment cannot be stored outdoors due to risk of freezing.

62

63 Ms. Llewelyn showed the site plan and the location of the bays, existing home, parking for the
64 home and business, and landscaping improvements. She said there would be nine bays for
65 vehicle storage and office space in the middle of the building. Currently the existing home is
66 surrounded by asphalt. The applicant will remove some sections of asphalt and replace with
67 landscaping. The building is setback behind the dwelling 25 feet and 95 feet from the street. The
68 parking for the dwelling is being relocated to share the same access with the business and the
69 excess paved area will be converted to landscaping. The existing roadway does not have
70 sidewalk and thus the city code requires the installation of the curb, gutter, and sidewalk by the
71 property owner upon redevelopment of the site. However, the city has a capital project scheduled
72 for FY2022 to install sidewalk along the street. Therefore, in lieu of curb, gutter and sidewalk
73 installation the applicant can pay the City for his portion of the improvements, which would be
74 installed by the City. In the event the City does not complete the project within five years, the
75 funds could be refunded to the property owner. The engineer's estimate for the sidewalk is
76 \$8,260.

77

78 The site plan meets the minimum parking requirements, which would be one stall per 250 square
79 feet of office space with a requirement for four with six stalls provided, warehouse storage with a
80 requirement for eight and nine stalls provided, two spaces for the single family dwelling with
81 two spaces provided, and one ADA stall with one space provided for a total of 17 parking stalls
82 provided overall.

83

84 The site has 2,782 square feet or 17.2% of landscaping which exceeds the minimum landscaping
85 requirement of 10%. The landscaping consists of lawn, trees, and shrubs. There will be no
86 outside storage and no additional fencing has been proposed.

87
88 Ms. Llewelyn showed the side and front elevations of the building and said it would be a red
89 metal building. The City's non-residential building design standards aim to improve the quality
90 of construction and architectural aesthetics in non-residential areas of the City. The standards call
91 for all buildings that are visible from a public right of way comply with the standards. The
92 proposed building will only be partially visible to I-15 southbound drivers. The Development
93 Review Committee (DRC) does not believe this constitutes the intent of the regulation to require
94 the more restrictive building design. She further stated that the building does meet all the
95 architectural design standards, except those related to metal buildings (specifically the
96 requirement that the metal panel system have faux finish to make it appear as another material),
97 as the building is 100% metal. The building meets the architectural standards for massing,
98 vertical articulation, parapet variation, and primary building entrance. The materials are high
99 quality factory finished, integrally colored, or otherwise suitably treated. The metal roof and
100 doors are permitted and meet the standard.

101
102 The DRC recommends approval of the site plan for Love Carpet Cleaning at 580 North Main
103 Street with the following conditions that the pavement type will change from concrete to asphalt
104 at a point no more than 150 feet from the street and will be signed as required by the South Davis
105 Metro Fire Agency as the end of the fire lane; and in lieu of installation of a required sidewalk,
106 the applicant shall provide the city the cost of the installation \$8,260 which the city shall hold in
107 trust for installation of the sidewalk on Main Street tentatively scheduled in FY2022, and provide
108 one parking stall as an ADA space.

109
110 Stephen Love, Love Carpet Cleaning, commented that the building would be gray with a white
111 roof, trim and doors with a raised red section. He said it would be a nice looking building with
112 architectural details like cupolas, even though it would not be visible from Main Street.

113
114 Commissioner Kirkham questioned if the existing single family home would remain on the
115 property and if it would be used for the business. Stephen Love replied that the home would
116 remain as a single family home.

117
118 Commissioner Kirkham asked what would happen if the existing home needed to be removed in
119 the future. He said the visibility of the proposed building from Main Street would be changed if
120 the home was removed. Sherrie Llewelyn replied that the property owner could request a
121 building or demolition permit from the City. She said a site plan review would also be
122 performed.

123

124 Commissioner Van Langeveld asked about the side elevation and said there was no awning
125 shown over the main door. Stephen Love responded that a small awning would be installed over
126 the main entrance but was not shown on the drawings.

127
128 Commissioner Garn asked if there would be lighting on the exterior of the building. Stephen
129 Love replied that there would be exterior lights adjacent to the majority of each garage door.

130
131 Sherrie Llewelyn commented that the lighting would need to be cutoff fixtures to avoid shining
132 into neighboring properties.

133
134 **Commissioner Garn moved that the Planning Commission approve the site plan for Love**
135 **Carpet Cleaning at 580 North Main Street with the following conditions:**

- 136
137 **1) The pavement type will change from pavement to asphalt at a point no more than**
138 **150 feet from the street and will be signed as required by the South Davis Metro**
139 **Fire Agency as the end of the fire lane;**
140 **2) In lieu of installation of a required sidewalk, the applicant shall provide the city the**
141 **cost of the installation \$8,260 which the city shall hold in trust for installation of the**
142 **sidewalk on Main Street in FY2022; and**
143 **3) Provide one parking space as an ADA space.**

144
145 **Commissioner Kirkham seconded the motion.**

146
147 Sherrie Llewelyn suggested a fourth condition related to the addition of an awning or cover or
148 the entry door.

149
150 **Commissioner Garn amended his motion to add a fourth condition:**

- 151
152 **4) To require a canopy be installed over the front main door of the building.**

153
154 **Commissioner Kirkham seconded the amended motion.**

155
156 Commissioner Larson asked about dark sky compliant lighting. Sherrie Llewelyn replied that
157 this was already a requirement in the City code.

158
159 Commissioner Garn asked about the potential for hazardous cleaning chemicals onsite. Stephen
160 Love responded that every product was ecofriendly/green except for one chemical, which would
161 be stored in the vehicles.

162

163 Sherrie Llewelyn commented that the business had been reviewed by the assistant city engineer
164 and the fire marshal and the applicant had submitted MSDS sheets or safety data sheets for each
165 cleaning item used including any hazardous chemicals.

166
167 **The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker,**
168 **Larson and Van Langeveld.**

169
170 4. APPROVAL OF MINUTES

171
172 The Planning Commission meeting minutes of November 10, 2020 were reviewed and approved.

173
174 **Commissioner Ward moved to approve the minutes of the November 10th, 2020 Planning**
175 **Commission meeting. Commissioner Van Langeveld seconded the motion. The motion was**
176 **approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van**
177 **Langeveld.**

178
179 *(The meeting moved into Joint Work Session)*

180 **CITY OF NORTH SALT LAKE**
181 **JOINT MEETING**
182 **PLANNING COMMISSION & CITY COUNCIL**
183 **NOVEMBER 24, 2020**

184
185 DRAFT

186
187 Commission Chair Ted Knowlton called the meeting to order at 7:02 p.m.
188

189 PRESENT: Mayor Len Arave
190 Council Member Lisa Watts Baskin
191 Council Member Natalie Gordon
192 Council Member Brian Horrocks
193 Council Member Ryan Mumford
194 Council Member Stan Porter
195
196 Commission Chair Ted Knowlton
197 Commissioner Stephen Garn
198 Commissioner Kent Kirkham
199 Commissioner William Ward
200 Commissioner Brandon Tucker
201 Commissioner BreAnna Larson
202 Commissioner Alisa Van Langeveld
203

204 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,
205 Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David
206 Church, City Attorney; Sherrie Llewelyn, Community Development Director; Ali Avery, Long
207 Range Planner, Mackenzie Bennett, Planning Technician; Linda Horrocks, City Recorder;
208 Andrea Bradford, Minutes Secretary.
209

210 OTHERS PRESENT: Dee Lalliss, resident; Stephen Love, Vanessa Love, Love Carpet Cleaning;
211 Charles, Amy Bone, property owner; John Logan, Karen Mills, Golf Course Oversight
212 Committee; Kenny Akers Tammy Burningham Clayton, Dallas Golden, Ron Gordon, Parks and
213 Arts Board
214

215 Those present introduced themselves and explained their affiliation with the City.
216

217 1. YEARLY TRAINING-OPEN AND PUBLIC MEETINGS ACT
218

219 David Church reported that training on the Open and Public Meetings Act was required annually
220 per a section of State law, which applied to all public bodies. A public body was defined as any

221 group created by law, ordinance, or policy that had administrative, advisory, executive or
222 legislative functions and had a delegation to make recommendations on public business. He
223 explained that all public meetings would need to comply with the Act by ensuring that a meeting
224 would be the convening of a quorum of the public body for the purpose in which it was created.
225 He explained that it was not a meeting if there was a not a quorum, if it was not officially
226 convened, if it was purely a social occasion or chance get together.

227
228 There were also two requirements for a public meeting in that the meeting would need to be
229 noticed appropriately and records of the meeting be made. There must also be a specific agenda
230 for each meeting, which must be posted on the State website and sent to the news media at least
231 24 hours prior to the meeting. All meetings are public meetings, but not all meetings are public
232 hearings.

233
234 Commissioner Van Langeveld clarified that it was not the requirement of the citizens on the
235 boards or committees to fulfill the requirements for minutes and noticing, etc. She said City staff
236 was maintaining those requirements. David Church said it was the responsibility of the Chair of
237 the board to make sure that these requirements were being taken care of by staff.

238
239 Ken Leetham commented that it was important for the citizen committees to notify City staff of
240 proposed meetings so it could be properly noticed. David Church said an agenda was required
241 with the topics for discussion to be reasonably specific. Items not on the agenda can be discussed
242 but no action can be taken. Emergency meetings allow for a shortened notice period for the
243 meeting and to take action on items not on the agenda.

244
245 David Church said that all decisions and deliberations made by the Commission must be made in
246 an open meeting. He said there was no law against communicating or participating in social
247 media but that the Commission should avoid deliberating online outside of the public process.
248 Outside of the public hearing process the level of public participation in the meeting would be up
249 to City policies and procedures. The City Council allows the public to speak on matters that are
250 not on the agenda. The other City boards and commissions can allow for public comment or not.
251 All the law requires is to allow the public to attend the meeting while decisions are made in front
252 of the public.

253
254 The meeting minutes do not have to be a transcript but must contain the substance of what the
255 public said. The law also requires the substance of what the board/council/committee member
256 said and the vote by name of all items voted on. The minutes do allow that rather than having the
257 substance in the minutes that link with the recording be provided. Written minutes and
258 recordings are required for all meetings and are public documents. The recording for the City
259 Council and Planning Commission meetings must be available within 3 days following the
260 meeting. The draft form of the written minutes must be available to the public within 30 days

261 following the meeting. The written minutes are the official record for the City Council and the
262 recording would not be the official record.

263
264 David Church reported that all of the meetings were open and public but some portion but the
265 City Council or Planning Commission could close a portion of the meeting for items such as
266 pending or imminent litigation, competency of an individual, purchase or sale of real property, or
267 due to an ongoing criminal investigation, etc. He said that an executive or closed meeting
268 required a motion detailing the reason, the meeting must be recorded, and the discussion limited
269 to the topic reason. A City Council or Commission could not adopt an ordinance, approve a
270 contract, or pass final legislation in a closed session. All meetings must start as an open meeting
271 and could then be closed after meeting the above named requirements. A recording or written
272 minutes would not be required for closed meetings if the meeting was to discuss an individual's
273 character or competency or the deployment of a security device. The purpose for this is that the
274 presence of a recording device inhibits free discussion. Recordings of the closed meetings were
275 kept in the event that the meeting was challenged and would then be reviewed by a judge.

276
277 Council Member Baskin asked how long the records for a closed meeting were kept. Linda
278 Horrocks stated via meeting chat that audio or video recording were kept for three years after the
279 meeting minutes were approved.

280
281 David Church said this Act also applied to the legislature and provided an updated definition of
282 electronic message as "a communication transmitted electronically including electronic mail,
283 instant message, electronic chat, text message as that term is defined or any other method that
284 conveys a method or facilitates communication electronically." There is also a section in the Act
285 that says nothing in the Open and Public Meetings Act can be construed to make it a violation of
286 that Act for members of a public body to exchange electronic message with each other outside of
287 a public meeting. Electronic message is not to be used for deliberating or deciding outside of
288 public purview or to discuss things as a quorum. He said that often citizens will accuse Councils
289 and Commissions of conspiring through electronic messaging so it is important to avoid this.

290
291 Council Member Baskin asked about the double standard in that the State legislature could hold
292 closed caucuses. David Church replied that while some people may feel this is a double standard
293 but the reason why they had a closed caucus was that public bodies specifically do not include
294 political parties. When the republicans meet as a caucus at the legislature they are not a public
295 body when meeting. The problem with this is that Utah is effectively a one party State so when
296 they meet to plot strategy they are deliberating and deciding on the end result.

297
298 David Church stated that there were penalties for violating the open and public meetings act
299 either civilly or criminally and the action can be voidable within 90 days per a judge's ruling. He
300 suggested that to preserve or renew trust in local government it would up to the City to comply
301 with the Open and Public Meetings Act, have good notices, have clear agendas, go beyond the

302 minimum to invite the public to participate in meetings, and have good written minutes and
303 recordings, and having this information available on the City's website.

304

305 2. DISCUSSION: FORM BASED CODE DRAFT

306

307 Sherrie Llewelyn reported on the City's latest draft of the Form Based Code and said the last
308 joint work session for the code was held in October 2019. The Planning Commission then
309 reviewed two chapters of the code at each meeting until it was a complete document. She
310 compared form based code with traditional code and said that the form based code implements
311 the Town Center Master Plan versus extensive use of the P District zone. The organizing
312 principle of form based code was physical form versus separation of uses in a traditional code.
313 The focus of the Form Based Code was the relationship between building façade and the public
314 realm versus a focus on setbacks, lot size and segregating land uses in a traditional code. The
315 Form Based Code has clear quality design regulations related to building massing and design
316 versus fewer or no design regulations in a traditional code. The Form Based Code promotes
317 transportation options and pedestrian comfort/safety while a traditional code is auto oriented.
318 Form based code regulates land-use versus compartmentalizing land uses with a traditional code.
319 Form based code also fosters a sense of place. She then reviewed the next steps in the process
320 with the joint work session tonight followed by a review period in December 2020, another joint
321 work session in January, the public review process with a virtual open house, review by the
322 Planning Commission in February to modify based on public feedback, a public hearing at the
323 end of February, and City Council review in March.

324

325 Mayor Arave asked if a rezone would need to occur after the process was completed. Sherrie
326 Llewelyn replied that the rezone would occur at the public hearing in February. She said the
327 Town Center code was a zone with subdistricts. This would rezone the properties in that area to
328 the Town Center Zone with the proposed regulations being reviewed.

329

330 Mayor Arave questioned what options property owners in that area would have. Sherrie
331 Llewelyn responded that property owners could ask for a rezone to a different zone or challenge
332 the zoning via referendum.

333

334 Chair Knowlton stated that property owners could also ask to change to a different subdistrict or
335 the details in the Form Based Code. Sherrie Llewelyn said that this was the reason for the public
336 hearing and review process.

337

338 Mayor Arave asked if staff was reaching out to the development community for input as well.
339 Sherrie Llewelyn replied that she had shared the draft of the Form Based Code with multiple
340 developers and would follow up to collect feedback.

341

342 Commissioner Van Langeveld asked about the process for public comment other than the virtual
343 open house and public hearing. She asked if the public open house could be recorded and
344 available on the City's website. Sherrie Llewelyn responded that citizens could email written
345 comments to the City or comment at the meeting. She agreed that recording the open house and
346 allowing citizens to comment later was an excellent use of the electronic platform.

347
348 Sherrie Llewelyn reported that the Form Based Code was divided into eight sections including
349 definitions, street types, subdistricts, uses, building, amenities, parking, signage and lighting. She
350 showed a map of the subdistricts, which included the Core, Arts & Parks, Center & Orchard,
351 Boulevard, North 89, and Edge areas.

352
353 Council Member Baskin commented that a boulevard was typically lined by trees and asked if it
354 was anticipated that that trees would be planted along the streets in that district. Sherrie Llewelyn
355 replied that she advocated for wider sidewalks and would like to see nice trees in that area along
356 Highway 89.

357
358 Chair Knowlton asked for a brief overview of each district. He said the only district that had
359 different parking requirements was the Core district, the Edge district had the most restrictions,
360 and each district had its own character.

361
362 Ken Leetham said one issue in the Edge district was the status of the properties, particularly non-
363 conforming, when the zoning was adopted. Sherrie Llewelyn replied that single family dwellings
364 in the Edge district were a permitted use and would not be non-conforming.

365
366 Ken Leetham expressed concern for property owners running afoul of the proposed district
367 regulations. He commented that he had less concerns in other districts as the City had adopted a
368 master plan and these areas were in transition. Mr. Leetham said the City had made it clear on
369 the future intent for certain areas but not as much in the Edge areas. Sherrie Llewelyn replied that
370 the reason for the Edge district was to act as a buffer between the higher intensity uses and the
371 surrounding single family neighborhoods. Further, that this is the rationale for Edge areas
372 having single family houses and rowhouses as the only building type permitted.

373
374 Commissioner Larson explained that the Planning Commission had a difficult time deciding how
375 the code should be written for the North 89 district where it transitioned into the Edge district.
376 She commented that she believes that with the current P-District process, residents in and near
377 the Town Center felt insecure not knowing where high density housing would be put and that the
378 decisions could be arbitrary. She said the districts may help to provide less aggression from the
379 public towards the City Council and Commission, as they will understand the limits.

380
381 Sherrie Llewelyn replied that the boundaries would reduce the subjectiveness as it defined the
382 Town Center and the activities in each district.

383
384 Commissioner Van Langeveld asked what would happen to the residents in the Edge district
385 once the Form Based Code was adopted. She said the two options were that they were either out
386 of compliance or could be grandfathered in and asked what would be the solution. Sherrie
387 Llewelyn replied that the single family homes would not be out of compliance under the new
388 code. She said the only change would be if the property owners wanted to sell to a buyer who
389 wanted to build something other than single family or a townhouse there.

390
391 There was a discussion about non-conforming properties and the transition over time. This
392 included things the City could do to aid in conversion including widening roads, installing
393 sidewalks, or planting trees, etc.

394
395 Sherrie Llewelyn reviewed the Core subdistrict and the building types that are allowed including
396 stacked flats, limited bay, and row buildings as well as the setbacks, and cross sections. The
397 Edge subdistrict allows single family and row homes. The buildings allowed in the Arts & Parks
398 district included stacked buildings, storefronts with glazing, row homes, and limited bay. Center
399 & Orchard district would be similar to the Arts & Parks district. The Boulevard and North 89
400 Districts' building types are yard buildings, stacked buildings, storefront buildings, row houses,
401 and the limited bay building.

402
403 Council Member Porter commented on the heights of the buildings. Sherrie Llewelyn replied that
404 this was addressed in the code as it provided a step down in the height of the buildings from one
405 subdistrict to the next based, on the proximity to single family dwellings.

406
407 Ali Avery clarified that the transition was only for single family homes in the Edge district and
408 outside the Town Center boundary.

409
410 Council Member Mumford asked for clarification on how many homes may be affected. Sherrie
411 Llewelyn said that staff would work on mapping out potential non-conforming uses before the
412 next work session and complete an analysis on the step downs from the Edge district.

413
414 Council Member Porter suggested determining the gains and losses particularly in the Edge
415 district. He said to look at what was currently allowed and what the advantages would be with
416 the Form Based Code.

417
418 Commissioner Van Langeveld asked about the overall height of the buildings and these
419 determinations particularly allowing for 5 ½ floors in the Core district. Sherrie Llewelyn replied
420 that this number may have been from the consultant.

421

422 Chair Knowlton said part of the rationale for 5 ½ floors may relate to intensity in the core to
423 increase vibrancy and that after five levels it would result in diminishing returns such as cost and
424 resulting in a more urban feel.

425
426 Council Member Porter felt it may be due to the fire district with a height limit based on their
427 equipment. Sherrie Llewelyn also thought it could be related to building code restrictions.

428
429 Chair Knowlton then said that the Planning Commission was interested in pushing for retail on
430 the main floor in the Core district along Highway 89. Ali Avery commented that this was also a
431 requirement in the Center & Orchard district.

432
433 Council Member Baskin commented that the Center & Orchard area did not have street parking
434 but was proposed to have retail on the street level. She asked how this was workable. Ali Avery
435 clarified that there would be angled or parallel street parking on Center Street but the parking for
436 their specific use would not be on the street.

437
438 Commissioner Van Langeveld asked about the lack of a bike lane on Highway 89. Ali Avery
439 replied that there would be the separated bike lane on Orchard, Main Street or the Bamberger
440 Trail that will run parallel, more or less, to Highway 89.

441
442 Mayor Arave expressed concern that the Town Center would become multiple apartment
443 complexes and nothing else. Sherrie Llewelyn said that is why residential is not allowed on the
444 main level in the Core district. She said staff could do an analysis of what properties were
445 available in the Town Center and what redevelopment might look like.

446
447 There was a discussion about the triangular piece of property between Center and Orchard where
448 Chevron was located and if it should be part of the Core district, intensity, building and height.

449
450 Council Member Baskin asked about a strip mall in that triangular piece and what was happening
451 there. Sherrie Llewelyn replied that there were four different property owners and no one was
452 interested in selling to her knowledge.

453
454 Chair Knowlton spoke on setbacks and the changes made from the suggestions by the consultant.
455 He said there were minimum and maximum setbacks. Sherrie Llewelyn said the numbers in this
456 draft may not have been updated so staff would verify.

457
458 Chair Knowlton talked about parking ratios and felt that they were too high. He felt they could
459 be lowered to allow developers to build less parking in the Core district only.

460

461 Council Member Horrocks said that bus routes were great for commuting and residents living in
462 that area. He spoke on parking and how the lack of could affect those coming to dine or shop in
463 the Town Center area.

464
465 Council Member Porter stated that he did not like tandem parking. Council Member Gordon
466 went on record to say she hated tandem parking.

467
468 Ken Leetham said it was a balance to find the right amount of parking. He said the City should
469 plan for shared parking such as at City Hall, Hatch Park, or office building parking lots.
470 Ali Avery commented on how the parking compares to the current code and said the residential
471 parking would be similar to what was approved at Eaglewood Lofts. She said the current code
472 requires 2.25 parking stalls per unit regardless of the number of bedrooms. Ms. Avery said the
473 numbers in the Form Based Code came from a parking use study performed by the consultant
474 from different areas in the City.

475
476 Chair Knowlton said the struggle was creating a great place that would draw people. He
477 commented that there had to be change first to create that type of place and then give
478 consideration to parking.

479
480 There was a review on the sections related to access, street types and cross sections, the use by
481 subdistrict table, parking lots and structures, as well as park landscaping and amenities.

482
483 Mayor Arave said to expect a lot of citizen feedback. He thanked staff and the Commission for
484 their efforts thus far.

485
486 Chair Knowlton suggested an exercise in which one could review a development that was
487 unlikeable and if the Form Based Code could have made that area better. He reiterated that part
488 of the problem was the Planning Commission needed a more comprehensive ordinance
489 framework to ensure better developments and the Form Based Code would help to protect staff,
490 the Commission and the Council.

491
492 Commissioner Kirkham thanked Sherrie Llewelyn, Ali Avery and the consultants for their
493 efforts on the Form Based Code. Mayor Arave and Chair Knowlton were in agreement.

494
495 Ken Leetham said the December 1st City Council meeting would be cancelled and asked if the
496 City Council could meet on December 15th.

497
498 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
499 PLANNING COMMISSION

500
501

502

503 4. ADJOURN

504

505 Chair Knowlton adjourned the meeting at 9:52 p.m.

506

507

508

509

510

Chair

Recorder