



**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
May 10, 2022
6:30 p.m.**

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

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Review of the Town Center Traffic Circulation Study
- 4) Consideration of a conditional use permit for Bae Indoor Golf at 490 East 1000 North, Nick Ujifusa, Bae Indoor Golf, applicant
- 5) Consideration of a conditional use permit for Cyprus Credit Union's electronic sign at 450 East 1100 North, Brent Albers, Identity Signs, applicant
- 6) Public Hearing: Consideration of proposed amendments to the North Salt Lake City Code, Titles 7, 8, & 10 related to landscape regulations and water conservation for all properties within the City.
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
 - a. 4/26/2022

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

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 4th day of May, 2022

Dated this 4th day of May, 2022


Wendy Page, City Recorder





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: Ali Avery, Long Range Planner
DATE: May 10, 2022
SUBJECT: Review of Town Center Traffic Circulation Study

REVIEW

In 2021, the City was awarded grant funds through the UDOT Technical Planning Assistance Program to hire a consultant to complete a Town Center Traffic Circulation Study. Through a competitive bidding process, the City selected Kimley-Horn as the consultant for the project. The goal of the study is to get recommendations about how to properly support the increased traffic volumes that will be present as a result of the redevelopment of the Town Center. Some Active Transportation recommendations were also included as a part of this study.

Existing conditions data was collected and analyzed by the consultant to produce an Existing Conditions Report. Next, they collected future conditions data from the City in regards to what build-out of the Town Center area might look like in terms of density and unit counts. The future conditions data was broken out into two phases: 2025 (Phase 1) and 2040 (Phase 2). The future conditions data assumes the following development scenarios:

2021-2025	713 residential units
	25,000 sq ft recreation center
	57,000 sq ft office space
	17,000 sq ft retail space
2026-2040	325 residential units
	106,000 sq ft retail space

In their analysis of the future conditions data, they also looked at the impact that a hard closure of Main Street at Highway 89 (Scenario #2) might have on surrounding intersections. The Town Center Master Plan calls for the re-alignment of the intersection of Main Street at Highway 89, but City Staff requested that the consultant explore the potential ramifications of creating a dead-end in that location and converting the remaining property into some type of a plaza space, as the City also owns the property east of Main Street and south of City Hall.

Through analyzing existing traffic data and modeling anticipated future traffic levels, the consultant has produced some recommendations for improvements that should be made to Town Center streets and intersections in order to ensure transportation efficiency throughout it. Their Summary Report is attached for your information and review, and does not require a motion for adoption.

Attachments

- 1) Summary Report – Town Center Circulation Study



SUMMARY REPORT

TOWN CENTER CIRCULATION STUDY

CITY OF NORTH SALT LAKE, UTAH

Prepared for:
City of North Salt Lake
10 East Center Street
North Salt Lake, UT 84054

Prepared by:
Kimley»»Horn

April 2022





This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KH Project #: 093857000

Updated: May 4, 2022

Prepared for:

City of North Salt Lake

10 East Center Street

North Salt Lake, UT 84054

Prepared by:

Kimley-Horn and Associates, Inc.

111 East Broadway

Suite 600

Salt Lake City, Utah 84111

TABLE OF CONTENTS

INTRODUCTION	1
EXISTING TRAFFIC DATA	1
EXISTING CONDITIONS ANALYSIS	5
FUTURE CONDITIONS ANALYSIS	6
Town Center Development.....	6
Future Conditions Traffic Analysis Scenarios	7
Future Conditions Traffic Analysis Results	7
Scenario #1 (No street closure) 2025 Conditions Operational Analysis.....	8
Scenario #2 (Close US-89/Main Street) 2025 Conditions Analysis.....	8
Scenario #1 (No street closure) 2040 Conditions Analysis	8
Scenario #2 (Close US-89/Main Street) 2040 Conditions Analysis.....	8
Scenario #2 (Close US-89/Main Street) 2040 Improved Conditions Analysis.....	8
RECOMMENDATIONS	9
Main Street / Center Street.....	9
US-89 / Center Street.....	10
US-89 / Eagle Ridge Drive	10
US-89 / Eaglegate Drive.....	10
APPENDIX	19

LIST OF FIGURES

Figure 1 – Town Center Study Area	2
Figure 2 – Study Area Intersections and Roadway Segments	3
Figure 3 – 2021 Existing Traffic Volumes	4
Figure 4 – Scenario #1 Lane Configuration and Control	11
Figure 5 – Scenario #2 Lane Configuration and Control	12
Figure 6 – Phase 1 (2025) Town Center Trip Assignment	13
Figure 7 – Phase 2 (2040) Town Center Trip Assignment	14
Figure 8 – 2025 Scenario #1 Total Traffic Volumes	15
Figure 9 – 2040 Scenario #1 Total Traffic Volumes	16
Figure 10 – 2025 Scenario #2 Total Traffic Volumes	17
Figure 11 – 2040 Scenario #2 Total Traffic Volumes	18

LIST OF TABLES

Table 1 – Analysis Intersections	1
Table 2 – Level of Service Definitions	5
Table 3 – Existing Traffic Conditions Performance Analysis	6
Table 4 – Town Center Trip Generation	7
Table 5 – Analysis Results	9

APPENDIX

Working Paper #1 – Current Conditions
Working Paper #2 – Future Conditions

INTRODUCTION

The City of North Salt Lake Town Center Master Plan envisions new development, centered at US-89 and Center Street, North Salt Lake, Utah, consisting of commercial, residential, and recreational uses.

The Town Center Master Plan also proposes to convert Main Street, between US-89 and Center Street to a pedestrian-focused corridor. The intersection of Main Street and Highway 89 would be closed, enabling the new civic and plaza space.

The City Town Center Master Plan describes that:

“the real focus of the proposed Town Center is at the side streets - Center Street, Main Street and Orchard Drive are envisioned to be transformed into great pedestrian corridors. City Hall and nearby Hatch Park form the core of the Town Center and are the heart of a proposed Civic/Cultural/Arts District.”

This Town Center Circulation Study recommends improvements needed to accommodate the Town Center development and the associated new traffic patterns throughout the Town Center area. The study also explores the feasibility of closing the intersection of Main Street and US-89. The Town Center study area is shown in **Figure 1**.

This Town Center Circulation Study Summary Report summarizes study findings and recommendations. The previously completed Working Paper #1 and Working Paper #2 are included as Appendices to this report.

EXISTING TRAFFIC DATA

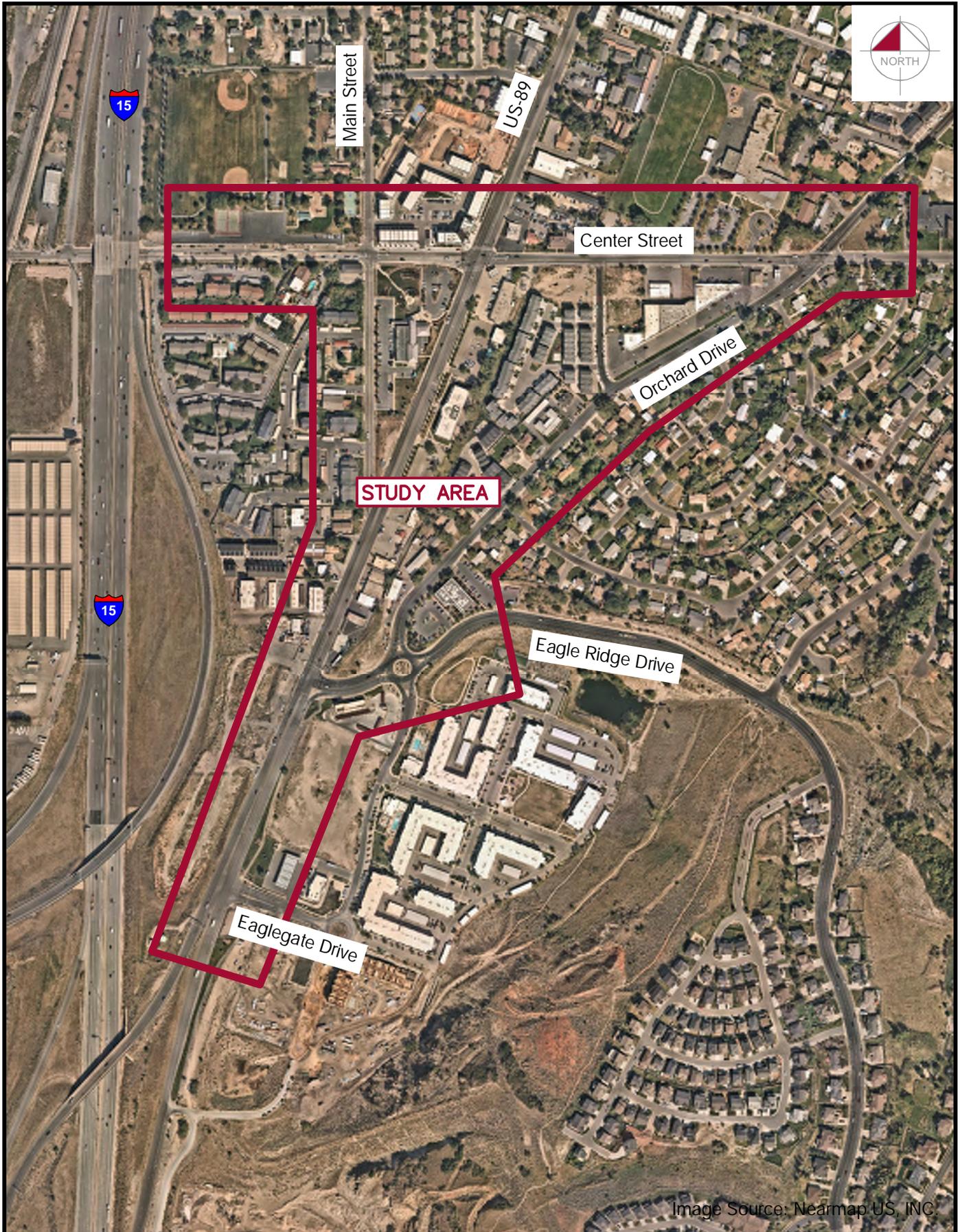
Traffic count data was collected at study area intersections and segments as listed in **Table 1** and shown in **Figure 2**.

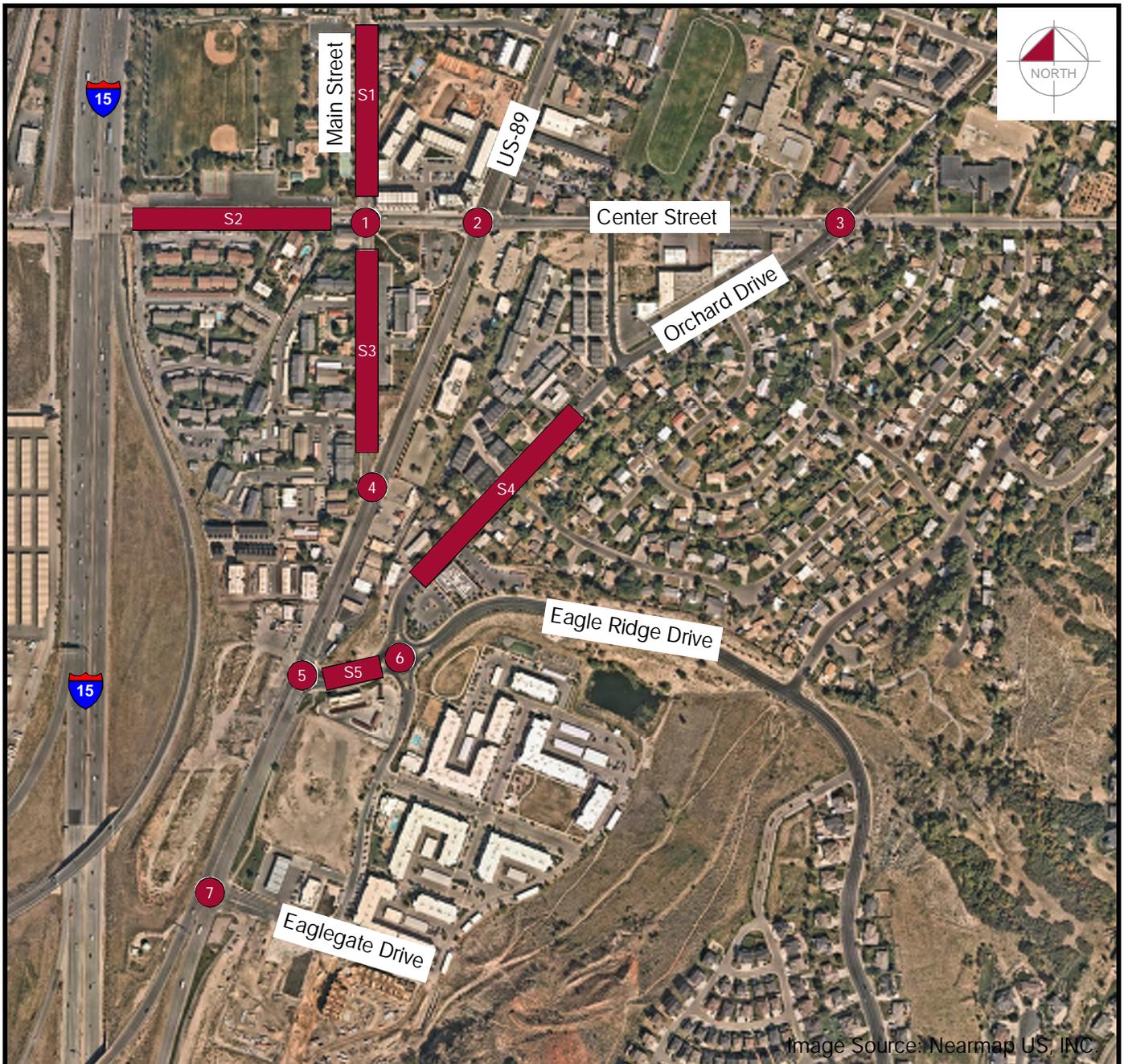
A summary of the collected traffic data is shown in **Figure 3**.

Please refer to Working Paper #1 for detailed information regarding collected traffic data.

Table 1 – Analysis Intersections

Intersection	Roadway Segment
• Center St / Main St (#1)	• Main St, North of Center St (S1)
• US-89 / Center St (#2)	• Center St, West of Main St (S2)
• Center St / Orchard Dr (#3)	• Main Street, South of Center St (S3)
• US-89 / Main St (#4)	• Orchard Dr, North of Eagle Ridge Dr (S4)
• US-89 / Eagle Ridge Dr (#5)	• Eagle Ridge Dr, East of Orchard Dr (S5)
• Orchard Dr / Eagle Ridge Dr (#6)	
• US-89 / Eaglegate Dr (#7)	



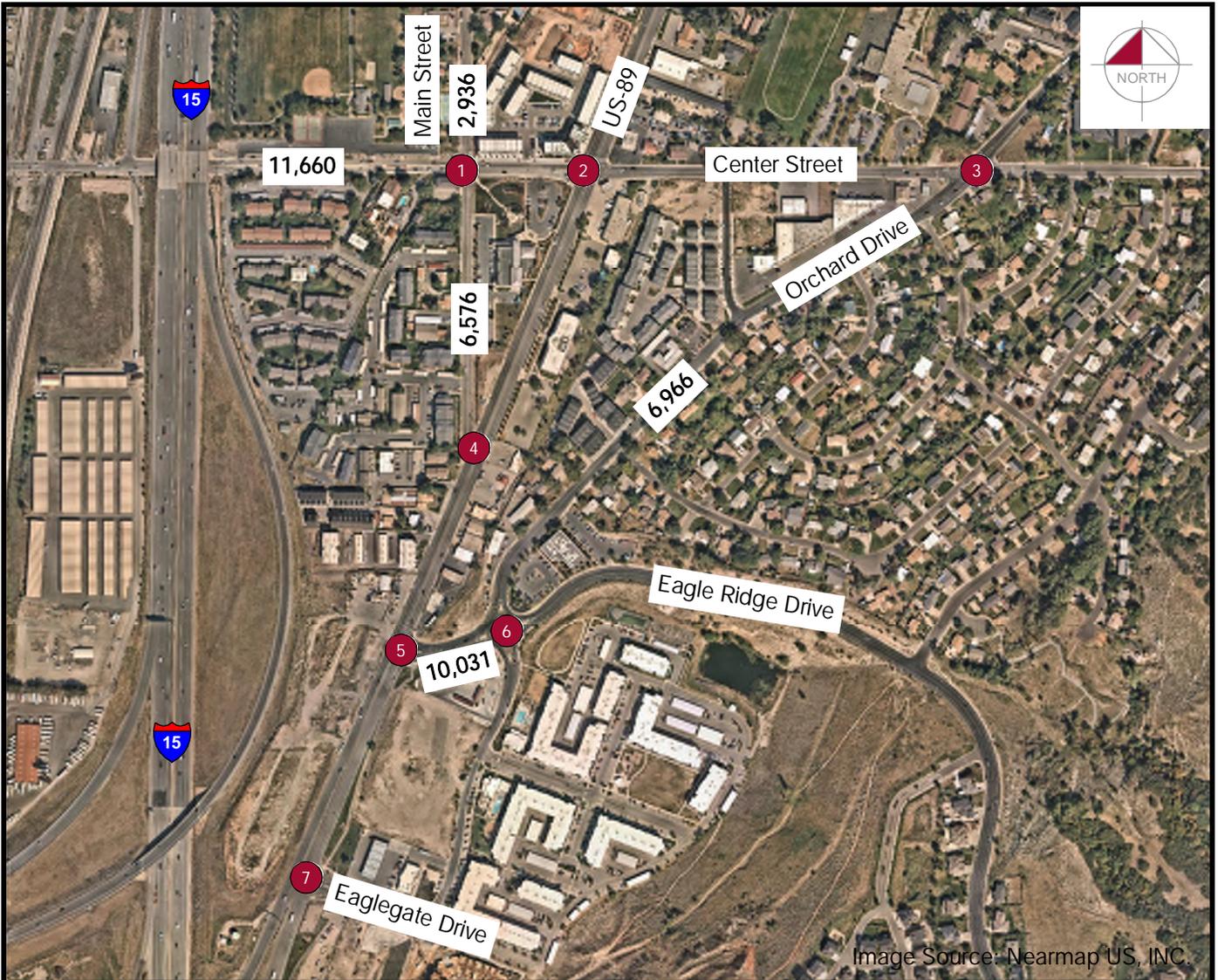


Study Area Intersections:

1. Center Street / Main Street
2. US-89 / Center Street
3. Center Street / Orchard Drive
4. US-89 / Main Street
5. US-89 / Eagle Ridge Drive
6. Orchard Drive / Eagle Ridge Drive
7. US-89 / Eaglegate Drive

Study Area Roadway Segments:

- S1. Main Street, North of Center Street
- S2. Center Street, West of Main Street
- S3. Main Street, South of Center Street
- S4. Orchard Drive, North of Eagle Ridge Drive
- S5. Eagle Ridge Drive, East of Orchard Drive



<p>1</p> <p>← 39(25) ← 49(53) ← 13(8)</p> <p>↑ 13(14) ↑ 146(147) ↑ 17(14)</p>	<p>2</p> <p>← 57(69) ← 434(378) ← 37(83)</p> <p>↑ 117(102) ↑ 108(53) ↑ 57(31)</p>	<p>3</p> <p>← 123(61) ← 283(207) ← 24(35)</p> <p>↑ 27(35) ↑ 148(88) ↑ 27(18)</p>	<p>4</p> <p>← 1(6) ← 612(504) ← 0(1)</p> <p>↑ 0(1) ↑ 0(2)</p>
<p>40(77) → 239(351) → 152(179) →</p> <p>← 146(186) ← 52(81) ← 18(28)</p>	<p>91(132) → 137(147) → 72(83) →</p> <p>← 48(41) ← 252(750) ← 27(42)</p>	<p>70(94) → 49(123) → 7(19) →</p> <p>← 32(18) ← 118(340) ← 24(30)</p>	<p>2(0) → 210(332) →</p> <p>← 217(281) ← 328(747) ← 1(0)</p>
<p>5</p> <p>← 0(9) ← 754(545) ← 88(195)</p> <p>↑ 174(203) ↑ 0(1) ↑ 693(408)</p>	<p>6</p> <p>← 366(208) ← 15(15) ← 13(29)</p> <p>↑ 27(33) ↑ 439(362) ↑ 16(8)</p>	<p>7</p> <p>← 1424(1015) ← 17(33)</p> <p>↑ 40(39) ↑ 59(48)</p>	
<p>0(9) → 0(6) → 0(3) →</p> <p>← 0(3) ← 358(871) ← 152(652)</p>	<p>60(380) → 149(473) → 28(84) →</p> <p>← 71(86) ← 21(26) ← 13(28)</p>	<p>502(1437) → 51(86) →</p>	

LEGEND	
← XX(XX)	AM(PM) PEAK HOUR TRAFFIC VOLUMES
XXXX	AVERAGE DAILY TRAFFIC VOLUMES

EXISTING CONDITIONS ANALYSIS

Town Center study area intersections were analyzed to determine average delay per vehicle at each intersection. The intersection performance is reported as Level of Service (LOS): LOS A represents free-flow conditions, and LOS F represents high delay. **Table 2** shows the average delay per vehicle associated with each LOS category.

Table 2 – Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Stop-Control Intersection Average Total Delay (sec/veh)
A	≤10	10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Existing traffic volumes were analyzed for the following scenarios:

- Scenario #1 – 2021 Existing Conditions: no modifications to the existing intersections, as shown in **Figure 4**.
- Scenario #2 – 2021 Existing Conditions with closure of the intersection of US-89 / Main Street, as shown in **Figure 5**, with vehicular traffic rerouted accordingly.

Table 3 shows the results for each analysis scenario. Intersections and movements with high delay (LOS F) are bolded.

In Scenario #1, the US-89 / Eaglegate Drive (#7) intersection operates with high delay in the AM and PM peak hour. This can be addressed by signalizing the intersection. All other intersections operate acceptably.

In Scenario #2, the US-89 / Main Street (#4) intersection is closed. Traffic rerouted through the US-89 / Center Street (#2) intersection contributed to the high delay in the PM peak hour. This can be addressed by adding a Center Street eastbound right-turn lane along the length of City Hall property.

In Scenario #2, the US-89 / Eaglegate Drive (#7) intersection continues to experience high delay in the AM and PM peak hour. The intersection meets traffic signal warrants per the *Manual of Uniform Traffic Control Devices*.

Table 3 – Existing Traffic Conditions Performance Analysis

Intersection (Control)	Movement	Scenario #1				Scenario #2			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay (Sec/Veh)	LOS						
#1 Center St / Main St	Intersection, All-way Stop Control	11.7	B	19.5	C	11.7	B	17.7	C
#2 US-89 / Center St	Intersection, Signal	23.8	C	27.9	C	35.7	D	74.2	E
#3 Center St / Orchard Dr	Intersection, Signal	17.3	B	16.5	B	17.3	B	16.5	B
#4 US-89 / Main St	Eastbound	14.4	B	16.8	C	-	-	-	-
	Northbound Left Turn	10.4	B	10.0	A	-	-	-	-
	Southbound Left Turn	0.0	A	9.4	A	8.7	A	10.7	B
#5 US-89 / Eagle Ridge Dr	Intersection, Signal	25.6	C	18.7	B	25.6	C	18.7	B
#6 Orchard Dr / Eagle Ridge Dr	Intersection, Roundabout	8.1	A	7.9	A	8.1	A	7.9	A
#7 US-89 / Eaglegate Dr	Westbound Left Turn	43.4	E	> 80	F	43.4	E	> 80	F
	Westbound Right	11.3	B	19.4	C	11.3	B	19.4	C
	Southbound Left Turn	11.2	B	28.1	D	11.2	B	28.1	D

FUTURE CONDITIONS ANALYSIS

Town Center Development

Town Center development, planned to be completed by 2025 (referred to as Phase 1), includes residential, a recreation center, office, and retail:

- 713 residential units
- 25,000 square foot recreation center
- 57,000 square feet of office space
- 17,000 square feet of retail space

By 2040 (referred to as Phase 2), an additional 325 residential units and 106,000 square feet of retail space are anticipated.

Please refer to Working Paper #2, Appendix B for detailed information on proposed Town Center development.

Town Center new development projected to generate new vehicle trips on the surrounding streets and intersections are summarized in **Table 4**.

- Phase 1, assumed to be constructed by 2025, are estimated to generate 8,102 daily trips.
- Phase 2, assumed to be constructed between 2025 and 2040, are estimated to generate an additional 8,695 daily trips.

- Phase 1 and Phase 2 combined will generate over 16,000 new daily trips with nearly 1,200 trips in the AM peak hour, and 1,800 trips in the PM peak hour.

Table 4 – Town Center Trip Generation

Land Use	ITE Land Use	Units	#	Daily Trips	AM Trips			PM Trips		
					Total	In	Out	Total	In	Out
Phase 1										
Multifamily Housing (Low-Rise)	220	DU	713	5,174	403	96	307	470	295	175
Recreational Community Center	495	1,000 SF	25	720	48	32	16	62	29	33
General Office Building	710	1,000 SF	45	629	92	81	11	95	16	79
Small Office Building	712	1,000 SF	12	173	20	17	3	26	9	17
Strip Retail Plaza (<40k)	822	1,000 SF	17	1,406	58	35	23	152	77	75
<i>Subtotal</i>				8,102	621	261	360	805	426	379
Phase 2										
Single-Family Attached Housing	215	DU	8	58	4	1	3	5	3	2
Multifamily Housing (Low-Rise)	220	DU	317	2,785	327	78	249	342	217	125
Strip Retail Plaza (<40k)	822	1,000 SF	106	5,852	239	143	96	668	335	333
<i>Subtotal</i>				8,695	570	222	348	1,015	555	460
Total				16,797	1,191	483	708	1,820	981	839

Future Conditions Traffic Analysis Scenarios

The Town Center Circulation Study evaluated two future street network scenarios:

- Scenario #1 – No street closures
- Scenario #2 – Close US-89 / Main Street (#4) intersection and reroute vehicular traffic accordingly

The lane configuration and traffic control assumed in the scenario evaluations are shown in **Figure 4** for Scenario #1 and **Figure 5** for Scenario #2.

Future year traffic volumes for each scenario were forecasted by applying an annual growth rate and adding Town Center development traffic to 2021 existing volumes.

Figure 6 shows the traffic volumes expected to be generated by the Town Center Phase 1(2025).

Figure 7 shows the traffic volumes expected to be generated by the Town Center Phase 2 (2040).

Figure 8 shows the Scenario #1 total traffic volumes in the Town Center area in 2025.

Figure 9 shows the Scenario #1 total traffic volumes in the Town Center in 2040.

Figure 10 shows the Scenario #2 total traffic volumes on Town Center streets in 2025.

Figure 11 shows the Scenario #2 total traffic volumes on Town Center streets in 2040.

Future Conditions Traffic Analysis Results

Results of future conditions analysis are summarized in **Table 5**. **Table 5** lists each evaluation scenario, analyzed intersection, and the projected average delay per vehicle by intersection, for both the AM and PM peak periods.

Note that all scenarios assume:

- A traffic signal is constructed at the Eaglegate Drive/US-89 intersection.
- A Center Street eastbound right turn lane is constructed at Center Street/US-89 intersection.

Scenario #1 (No street closure) 2025 Conditions Operational Analysis

Analysis results for the 2025 Scenario #1 AM and PM peak hours shows that all intersections operate at acceptable levels of service.

Scenario #2 (Close US-89/Main Street) 2025 Conditions Analysis

Analysis results for the 2025 Scenario #2 AM and PM peak hours shows that all intersections operate at acceptable levels of service.

Scenario #1 (No street closure) 2040 Conditions Analysis

Analysis results for the 2040 Scenario #1 AM and PM peak hours shows that the following intersections experience unacceptable delay and congestion (LOS F):

- Center Street / Main Street intersection in the PM peak hour
- US-89 / Main Street intersection in the AM and PM peak hours
- US-89 / Eagle Ridge Drive intersection in the PM peak hour.

Scenario #2 (Close US-89/Main Street) 2040 Conditions Analysis

Analysis results for the 2040 Scenario #2 AM and PM peak hours shows:

- Center Street / Main Street intersection includes a congested movement (LOS F) in the PM peak hour
- US-89 / Center Street intersection includes one or more failing movements in the PM peak hours
- US-89 / Eagle Ridge Drive intersection includes one or more failing movements in the PM peak hour.

Scenario #2 (Close US-89/Main Street) 2040 Improved Conditions Analysis

To improve conditions at the intersections with high congestion as shown in 2040 Scenario #2, the following improvements were modeled to improve traffic conditions at study area intersections:

- Center Street / Main Street intersection: convert to two-way stop control with stop signs on the northbound and southbound approaches. Analysis shows that the southbound approach will experience average delay per vehicle of 59 seconds (roughly one minute) per vehicle. All other approaches operate at acceptable levels of service. A second option to reduce the delay at this intersection is to construct a traffic signal.
- US-89 / Center Street: an eastbound right turn lane on Center Street, install an eastbound right-turning overlap traffic signal phase, coordinated with the northbound protected left-turn phasing.
- US-89 / Eagle Ridge Drive: replace westbound split phasing with separate left-turn protected and westbound through / right phases.
- US-89 / Eaglegate Drive: construct a traffic signal.

Each of the above improvements results in a reduction in average delay per vehicle to an acceptable level.

A summary of results from the operational analyses is shown in **Table 5**.

Table 5 – Analysis Results

Operational Analysis Results - LOS (Delay) ¹									
Intersection									
Number		1	2	3	4	5	6	7	
Name		Center St / Main St	US-89 / Center St	Center St / Orchard Dr	US-89 / Main St	US-89 / Eagle Ridge Dr	Orchard Dr / Eagle Ridge Dr	US-89 / Eaglegate Dr	
Control		Varies	Signal	Signal	TWSC	Signal	Roundabout	Signal	
Analysis Scenario	Scenario #1 2025	AM	B (14)	C(22)	B (17)	C (17) EB	C (31)	A (9)	A (5)
		PM	C (24)	C (25)	B (18)	C (20) EB	C (27)	A (10)	A (6)
	Scenario #1 2040	AM	D (27)	C (25)	B (18)	F (>50) EB	D (49)	C (15)	A (5)
		PM	F (>50)	D (40)	B (19)	F (>50) EB	E (59)	C (19)	A (6)
	Scenario #2 2025	AM	B (15)	C (33)	B (17)	-	C(31)	A (9)	A (5)
		PM	C (22)	D (53)	B (18)	-	C (27)	A (10)	A (5)
	Scenario #2 2040	AM	D (34)	D (48)	B (18)	-	D (40)	C (15)	A (6)
		PM	F (>50)	F (>80)	B (19)	-	E (59)	C (19)	A (5)
	Scenario #2 2040 Mitigated (TWSC at INT 1)	AM	C (15) NB	D (41)	B (18)	-	D (41)	C (15)	A (6)
		PM	F (>50) SB ²	D (43)	B (19)	-	D (43)	C (19)	A (5)
	Scenario #2 2040 Mitigated (Signal at INT 1)	AM	A (7)	D (41)	B (18)	-	D (41)	C (15)	A (6)
		PM	A (8)	D (43)	B (19)	-	D (43)	C (19)	A (5)

Notes:
 1. LOS and delay are shown for overall intersection for signalized, roundabout, and all-way stop intersections and the worst movement for all other intersections. Delay is shown in seconds per vehicle.
 2. Only SB vehicles are anticipated to experience LOS F. The average delay for a SB vehicle is about 1 minute. NB, EB, and WB are anticipated to experience LOS D and better.

RECOMMENDATIONS

The Town Center Circulation Study analyzed future traffic conditions associated with proposed Town Center development. The study evaluates the feasibility of closing the intersection of Main Street and US-89.

Main Street / Center Street

The Main Street / Center Street intersection will require the one of the following two improvement options to accommodate future Town Center development traffic and the closure of Main Street at US-89:

- **Option 1. Two-way stop control**, with stop control on the northbound and southbound approaches to the Main Street / Center Street intersection. Eastbound and westbound movements at the intersection would run free. Under this scenario, the southbound Main Street approach will experience delay of approximately 1 minute per vehicle, due to vehicles desiring to make a left turn onto eastbound Center Street. Vehicle queues are projected to be up to 8 vehicles long during peak periods.
- **Option 2. Signalize the intersection** of Main Street / Center Street to accommodate 2040

traffic volumes. Under this scenario, vehicle delays and queues are reduced to acceptable levels. A traffic signal is advantageous to pedestrians as it provides an opportunity for pedestrians to cross Center Street. If the new South Davis Recreation Center is constructed in Hatch Park, a traffic signal is recommended to accommodate pedestrian crossings of Center Street.

US-89 / Center Street

The US-89 / Center Street intersection will require the following improvements to accommodate future Town Center development traffic:

- Construct a separate **dedicated eastbound right turn lane**. Currently, there is a shared eastbound thru/right turn lane. The dedicated right turn lane should be extended west approximately 250’.
- Implement **eastbound right-turning overlap phase**, coordinated with the northbound protected left-turn phase. An overlap phase allows eastbound right turning vehicles to receive a “green arrow” simultaneous to vehicles making a northbound to westbound left turn.

US-89 / Eagle Ridge Drive

The US-89 / Eagle Ridge Drive intersection will require the following improvements to accommodate future traffic volumes:

- Replace westbound split traffic signal phasing with **separate left-turn protected and westbound through / right turn phases**. This should be implemented upon construction of development west of US-89.

US-89 / Eaglegate Drive

The analysis shows the US-89 / Eaglegate Drive intersection will require the following improvements:

- Construct a **traffic signal at this intersection**.

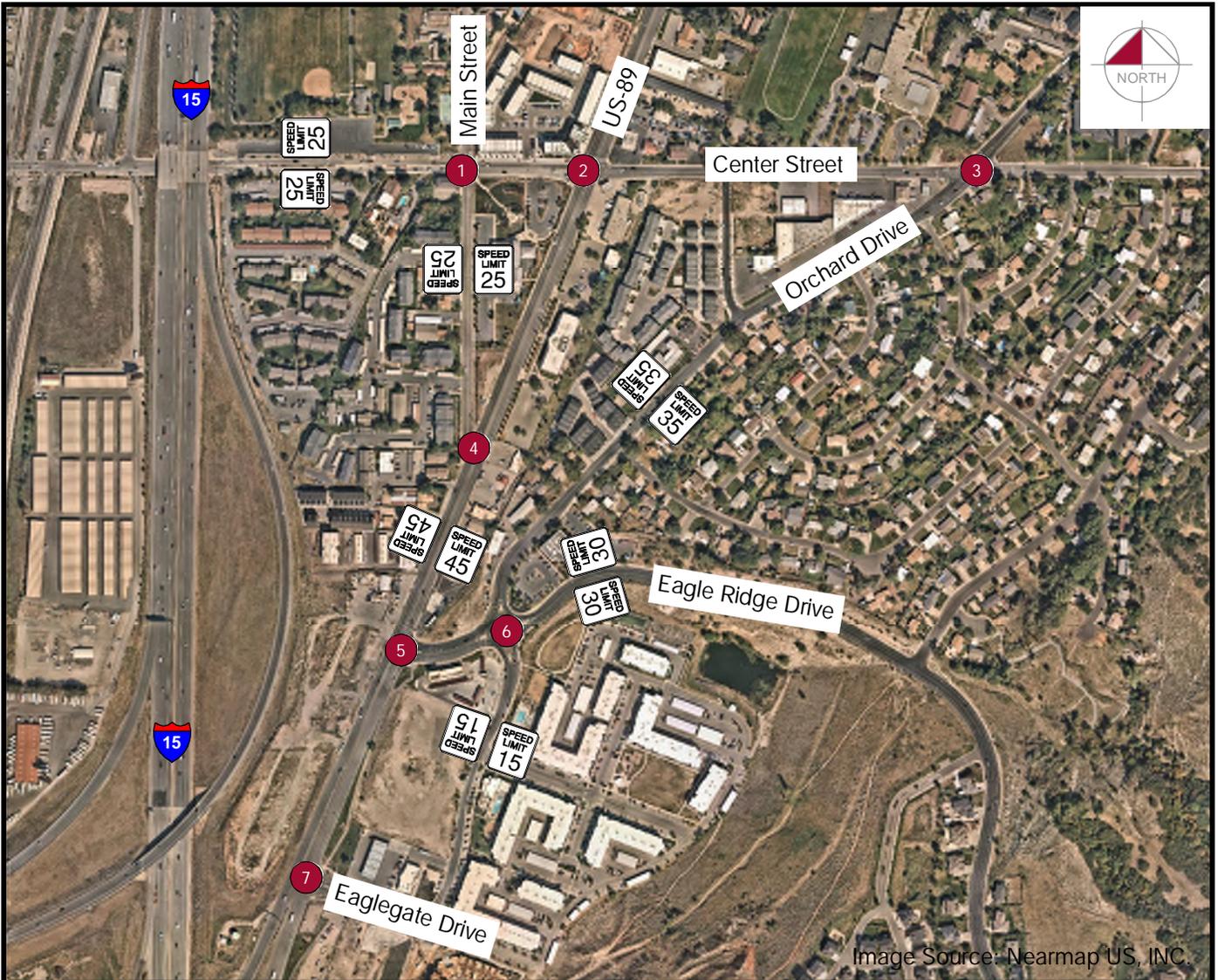
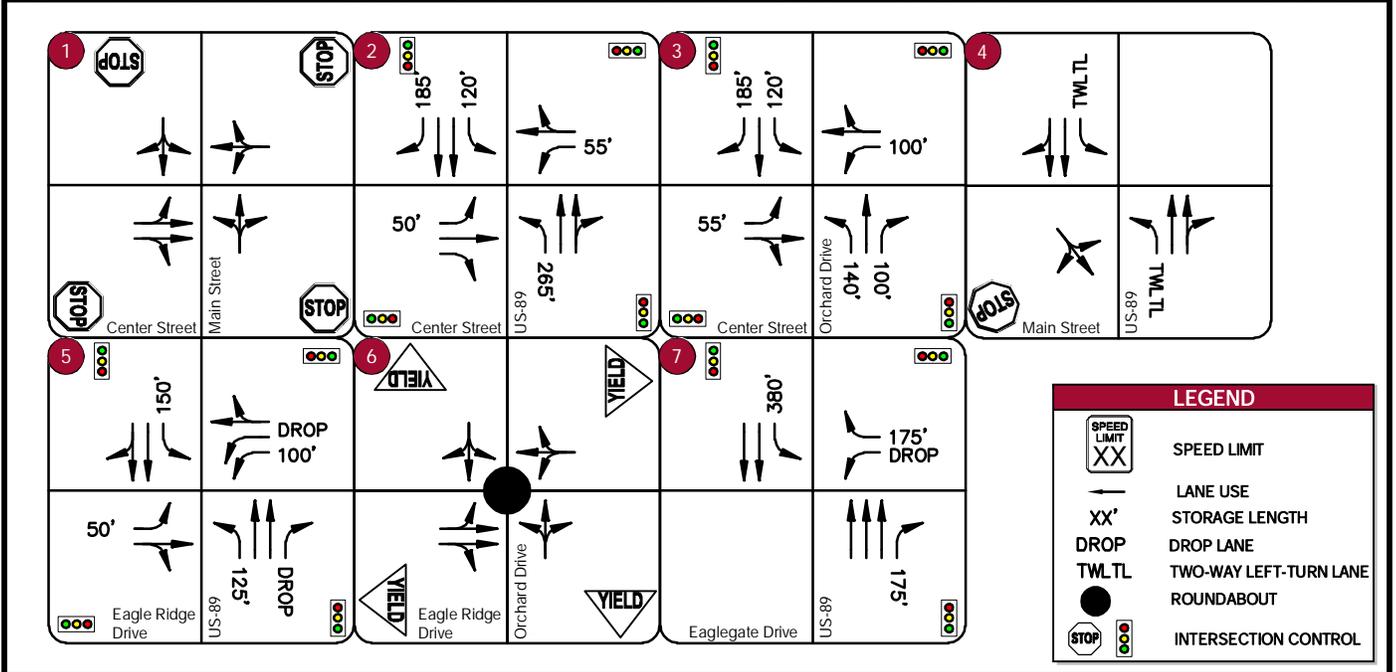


Image Source: Nemap US, INC.



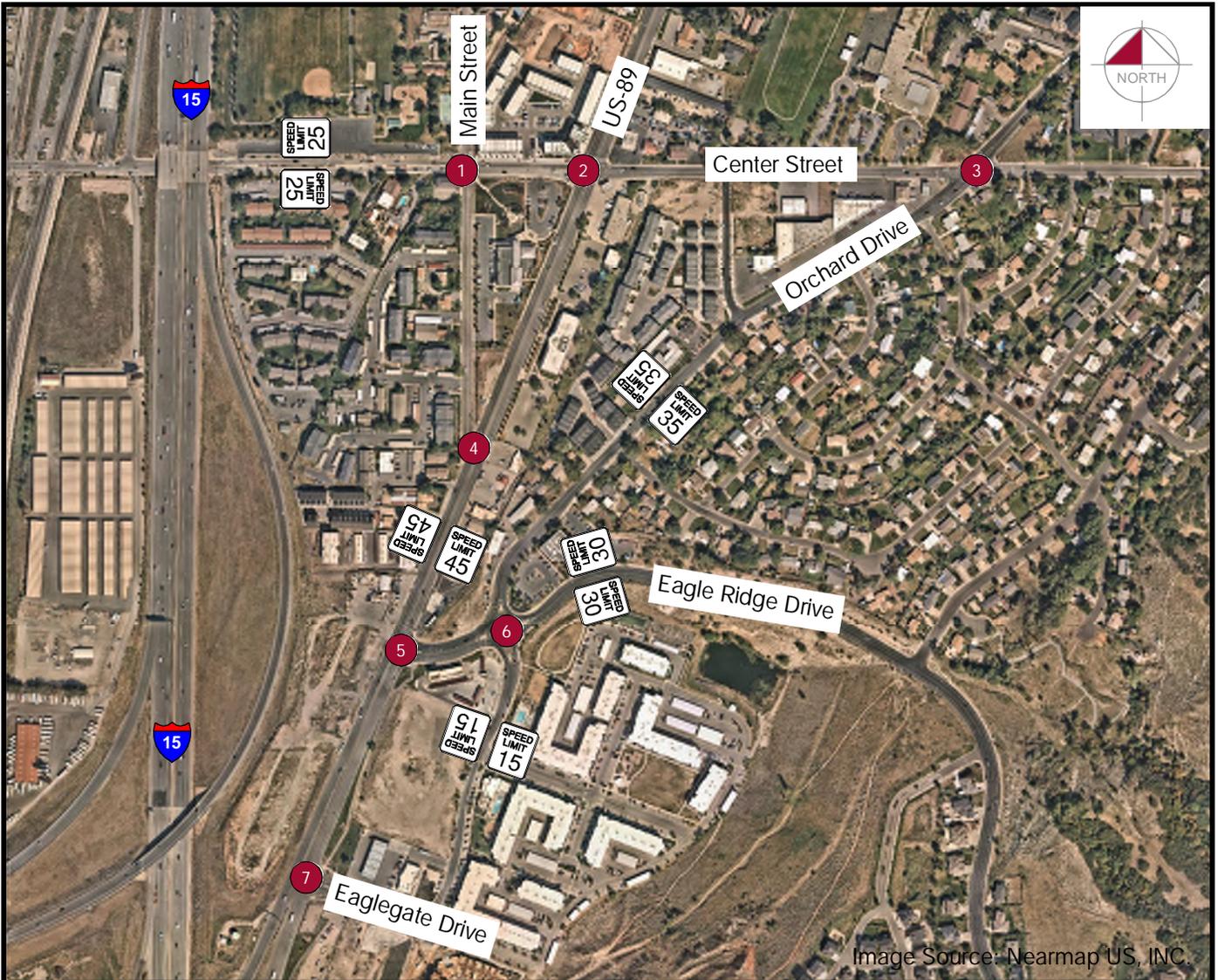
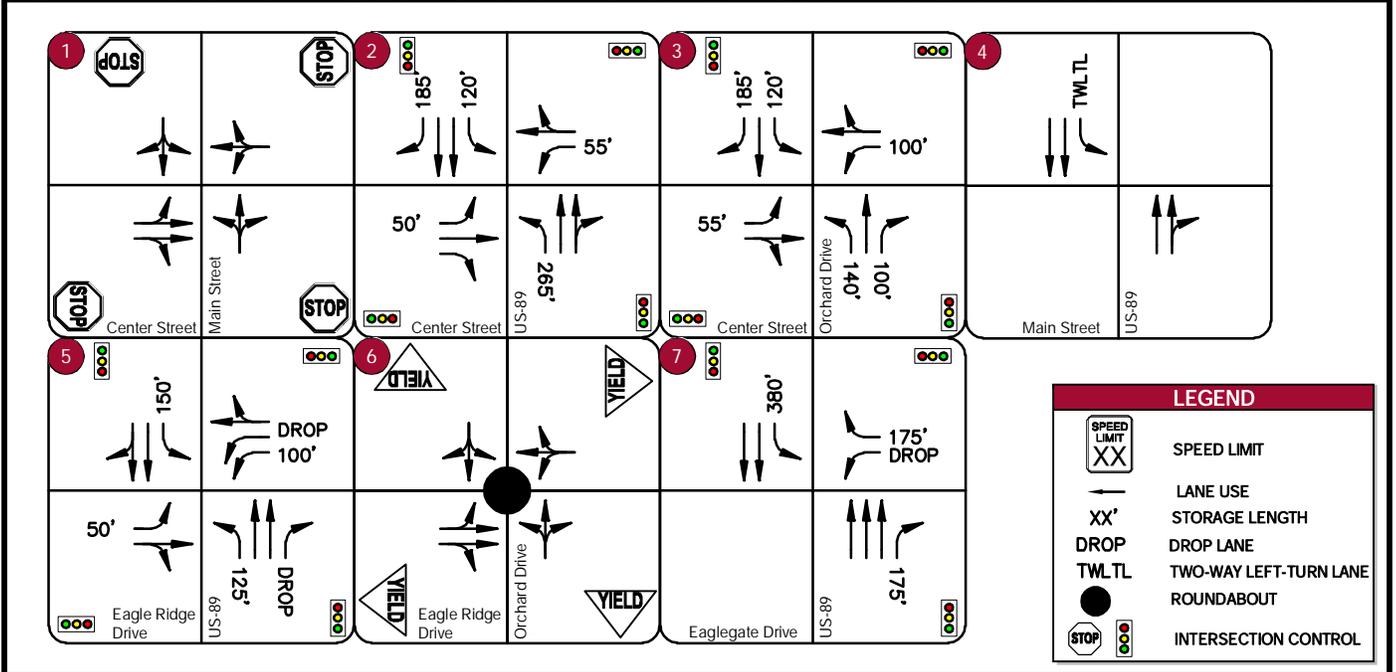


Image Source: Nearmap US, INC.



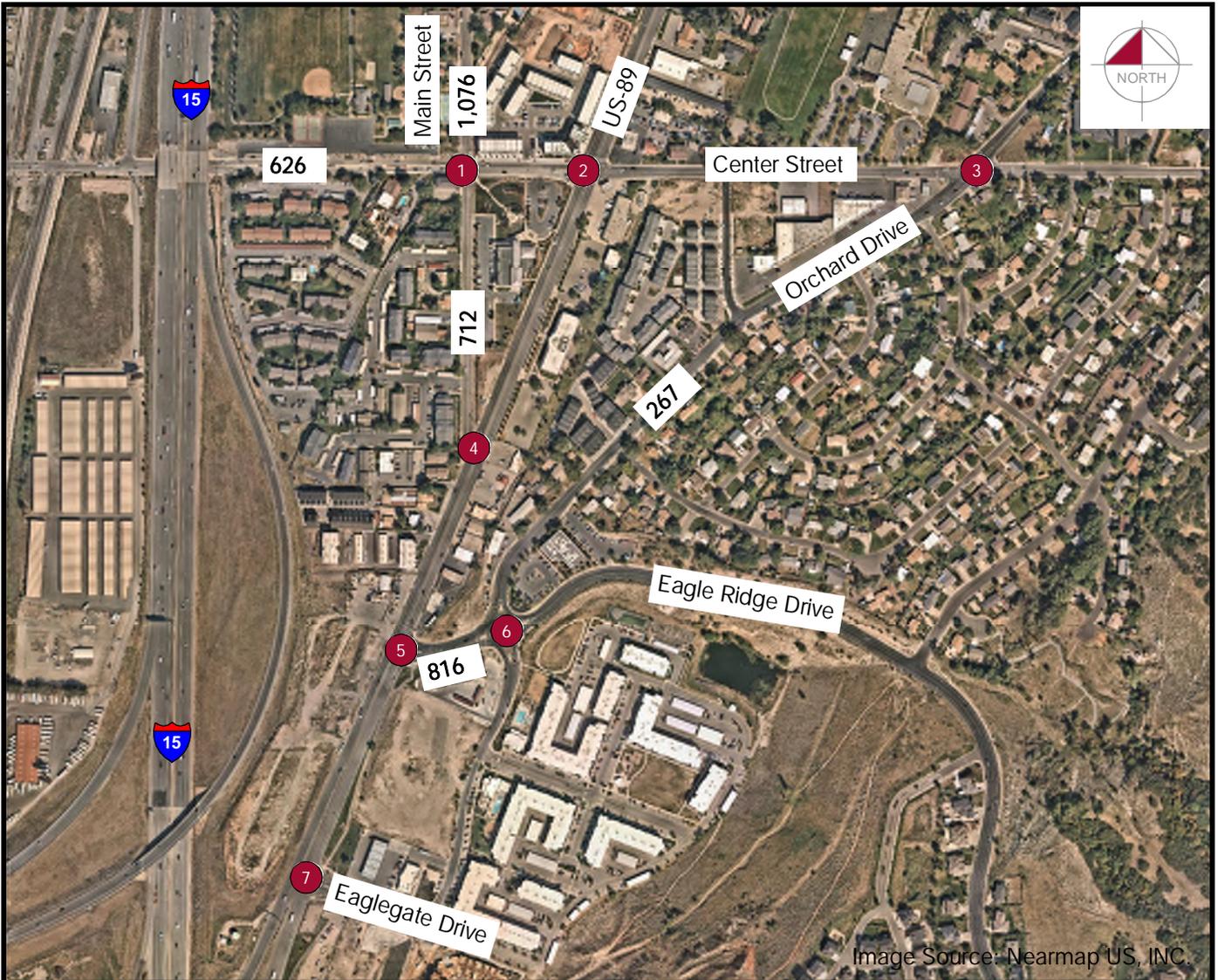
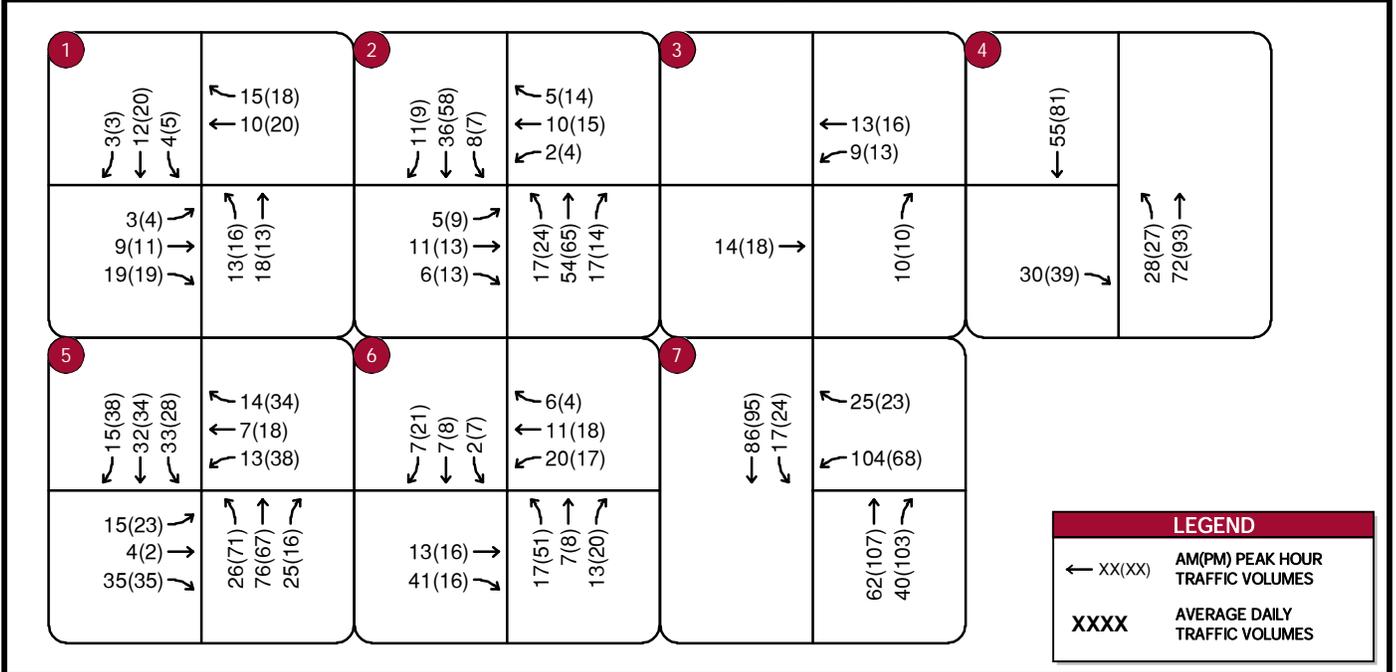
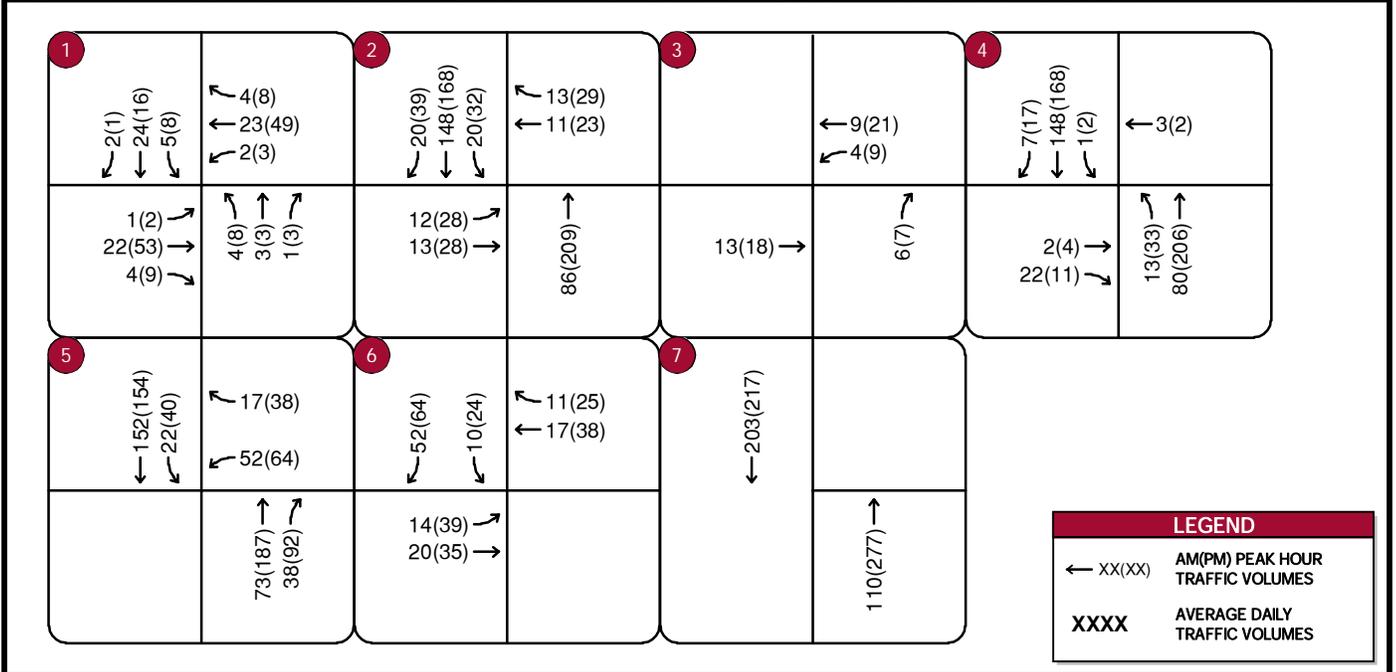


Image Source: Nearmap US, INC.







<p>1</p> <p>↖ 43(28) ↘ 62(74) ↙ 17(13)</p> <p>↗ 29(33) ↖ 166(177) ↘ 18(15)</p>	<p>2</p> <p>↖ 71(81) ↘ 491(454) ↙ 47(94)</p> <p>↗ 126(119) ↖ 121(70) ↘ 61(36)</p>	<p>3</p> <p>↖ 126(63) ↘ 290(212) ↙ 25(36)</p> <p>↗ 28(36) ↖ 165(107) ↘ 37(32)</p>	<p>4</p> <p>↖ 1(6) ↘ 685(600) ↙ 0(1)</p> <p>↗ 0(1) ↖ 0(2)</p>
<p>↖ 45(86) ↘ 262(383) ↙ 180(209)</p> <p>↗ 166(211) ↖ 72(98) ↘ 19(29)</p>	<p>↖ 102(150) ↘ 157(170) ↙ 83(102)</p> <p>↗ 66(66) ↖ 314(838) ↘ 45(57)</p>	<p>↖ 72(97) ↘ 64(145) ↙ 7(20)</p> <p>↗ 32(18) ↖ 119(342) ↘ 34(40)</p>	<p>↖ 2(0) ↘ 250(387)</p> <p>↗ 253(319) ↖ 413(869) ↘ 1(0)</p>
<p>5</p> <p>↖ 15(47) ↘ 815(600) ↙ 124(231)</p> <p>↗ 194(244) ↖ 7(19) ↘ 729(459)</p>	<p>6</p> <p>↖ 375(230) ↘ 22(23) ↙ 15(36)</p> <p>↗ 35(40) ↖ 486(409) ↘ 37(26)</p>	<p>7</p> <p>↖ 1586(1164) ↘ 35(59)</p> <p>↗ 65(62) ↖ 163(116)</p>	
<p>↖ 15(32) ↘ 4(8) ↙ 35(38)</p> <p>↗ 26(74) ↖ 453(985) ↘ 185(703)</p>	<p>↖ 62(392) ↘ 167(504) ↙ 70(103)</p> <p>↗ 88(137) ↖ 28(34) ↘ 26(48)</p>	<p>↖ 591(1621) ↘ 94(194)</p>	

LEGEND	
← XX(XX)	AM(PM) PEAK HOUR TRAFFIC VOLUMES
XXXX	AVERAGE DAILY TRAFFIC VOLUMES



<p>1</p> <p>48(31) 89(94) 23(22)</p> <p>37(45) 232(269) 25(22)</p>	<p>2</p> <p>102(134) 726(698) 74(143)</p> <p>153(160) 145(99) 68(40)</p>	<p>3</p> <p>138(69) 318(232) 27(39)</p> <p>31(40) 192(138) 44(43)</p>	<p>4</p> <p>8(24) 907(829) 1(3)</p> <p>0(1) 3(2) 0(2)</p>
<p>57(108) 346(527) 223(264)</p> <p>199(256) 86(117) 23(38)</p>	<p>141(217) 211(241) 104(126)</p> <p>72(71) 430(1137) 48(62)</p>	<p>81(108) 83(177) 8(22)</p> <p>33(18) 121(349) 41(48)</p>	<p>4(4) 314(465)</p> <p>301(397) 545(1195) 1(0)</p>
<p>5</p> <p>15(49) 1089(842) 161(302)</p> <p>234(308) 7(19) 872(577)</p>	<p>6</p> <p>435(298) 22(23) 25(61)</p> <p>56(77) 664(580) 43(29)</p>	<p>7</p> <p>2112(1612) 39(66)</p> <p>65(62) 163(116)</p>	
<p>15(32) 4(8) 35(38)</p> <p>26(75) 607(1369) 258(943)</p>	<p>84(482) 207(602) 74(114)</p> <p>90(139) 29(35) 26(49)</p>	<p>815(2224) 105(213)</p>	

LEGEND	
← XX(XX)	AM(PM) PEAK HOUR TRAFFIC VOLUMES
XXXX	AVERAGE DAILY TRAFFIC VOLUMES



<p>1</p> <p>↖ 43(28) ↘ 1(2) ↙ 78(85)</p> <p>↗ 98(130) ↖ 325(364) ↘ 10(28)</p> <p>↗ 45(86) ↘ 440(582) ↙ 2(10)</p> <p>↗ 7(5) ↘ 4(2) ↙ 27(18)</p>	<p>2</p> <p>↖ 71(81) ↘ 491(454) ↙ 47(94)</p> <p>↗ 126(119) ↖ 121(70) ↘ 69(36)</p> <p>↗ 102(150) ↘ 157(170) ↙ 339(495)</p> <p>↗ 318(383) ↘ 314(838) ↙ 45(69)</p>	<p>3</p> <p>↖ 126(63) ↘ 290(212) ↙ 25(36)</p> <p>↗ 28(36) ↖ 165(107) ↘ 37(32)</p> <p>↗ 72(97) ↘ 64(145) ↙ 7(20)</p> <p>↗ 32(18) ↘ 119(342) ↙ 34(40)</p>	<p>4</p> <p>↖ 933(987) ↘ 2(1)</p> <p>↗ 0(1) ↘ 0(2)</p> <p>↗ 666(1188) ↘ 1(0)</p>
<p>5</p> <p>↖ 15(47) ↘ 815(600) ↙ 124(231)</p> <p>↗ 194(244) ↖ 7(19) ↘ 729(459)</p> <p>↗ 15(32) ↘ 4(8) ↙ 35(38)</p> <p>↗ 26(74) ↘ 453(985) ↙ 185(703)</p>	<p>6</p> <p>↖ 375(230) ↘ 22(23) ↙ 15(36)</p> <p>↗ 35(40) ↖ 486(409) ↘ 37(26)</p> <p>↗ 62(392) ↘ 167(504) ↙ 70(103)</p> <p>↗ 88(137) ↘ 28(34) ↙ 26(48)</p>	<p>7</p> <p>↖ 1586(1164) ↘ 35(59)</p> <p>↗ 65(62) ↘ 163(116)</p> <p>↗ 591(1621) ↘ 94(194)</p>	

LEGEND

← XX(XX) AM(PM) PEAK HOUR TRAFFIC VOLUMES

XXXX AVERAGE DAILY TRAFFIC VOLUMES



<p>1</p> <p>48(31) 2(3) 112(113)</p> <p>122(168) 429(494) 19(52)</p> <p>57(108) 565(776) 5(15)</p> <p>10(9) 6(3) 37(37)</p>	<p>2</p> <p>102(134) 726(698) 74(143)</p> <p>153(160) 145(99) 79(43)</p> <p>141(217) 211(241) 447(633)</p> <p>363(455) 430(1137) 48(75)</p>	<p>3</p> <p>138(69) 318(232) 27(39)</p> <p>31(40) 192(138) 44(43)</p> <p>81(108) 83(177) 8(22)</p> <p>33(18) 121(349) 41(48)</p>	<p>4</p> <p>1209(1285) 5(7)</p> <p>0(1) 0(2)</p> <p>847(1592) 1(0)</p>
<p>5</p> <p>15(49) 1089(842) 161(302)</p> <p>234(308) 7(19) 872(577)</p> <p>15(32) 4(8) 35(38)</p> <p>26(75) 607(1369) 258(943)</p>	<p>6</p> <p>435(298) 22(23) 25(61)</p> <p>56(77) 664(580) 43(29)</p> <p>84(482) 207(602) 74(114)</p> <p>90(139) 29(35) 26(49)</p>	<p>7</p> <p>2112(1612) 39(66)</p> <p>65(62) 163(116)</p> <p>815(2224) 105(213)</p>	

LEGEND

← XX(X) AM(PM) PEAK HOUR TRAFFIC VOLUMES

XXXX AVERAGE DAILY TRAFFIC VOLUMES

APPENDIX

Working Paper # 1 – Current Conditions

Working Paper #2 – Future Conditions



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: Mackenzie Bennett, Planner
DATE: May 10, 2022
SUBJECT: Conditional Use Permit for Bae Indoor Golf located at 490 East 1000 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Bae Indoor Golf located at 490 East 1000 North with the following condition:

1. All 16 parking stalls, ADA loading area, and navigation arrows must be striped prior to issuance of a business license; and
2. The outdoor seating area must be located adjacent to the building and away from the wall on the back of the property to minimize any potential disruptive impacts on the neighboring residential zone.

BACKGROUND

Bae Indoor Golf offers indoor golf simulators to its patrons for recreational amusement. They have applied to locate their business to the address of 490 East 1000 North, which is zoned Commercial Shopping (CS). The business has been classified as an "amusement arcade" which is a conditional use in the CS zone.

Bae Indoor Golf will occupy the entire structure on the subject property. Within that space, they will provide 3 golf simulator bays (approximately 2,000 sq. ft.), a 100 sq. ft. reception area, and a 100 sq. ft. area for food and beverage sales. The 375 sq. ft. accessory structure on the back of the property could be used in the future for additional storage but that has not yet been determined as a need by the business. The business may opt to use some of the paved area behind the structure as outdoor seating. This outdoor seating will not require any building additions or renovations.

The City does not have a specific parking code for this type and size of amusement arcade. As such, staff has found that this business most closely relates to the use of "dancing and entertainment establishments" which requires 1 parking stall per 4 seats of total seating capacity plus 1 parking stall per 100 sq. ft. of assembly area.

Bae Indoor Golf will have 3 golf bays, each with approximately 4 seats. In addition to the bays, there is approximately 100 sq. ft. of assembly area. The business must provide a minimum of 3 parking stalls for

the golf bays and 1 parking stall for the assembly area. Currently, there is no striped parking on the property. There is a fence and gate that the business would like to remove to allow for better access to parking. The applicant plans to stripe and provide 16 total parking stalls, 1 of which will be ADA compliant. The DRC is recommending that the parking stalls and navigation arrows shown on the attached parking plan be striped prior to the issuance of a business license.

Bae Indoor Golf will employ 2 people. Normal hours of operation will be Tuesday-Thursday 12:00 PM-8:00 PM and Friday-Sunday 10:00 AM-10:00 PM. Summer and winter hours may vary based on demand.

Regarding potential disruptive impacts, the applicant has noted a potential for noise from the outdoor seating area located at the back of the property. This seating area will only be used during the warm summer months. There is a wall separating the commercial land use from neighboring residential. The DRC recommends that the outdoor seating area be located adjacent to the building and away from the wall to minimize any negative impacts created by the business.

The business would like to add 2 more golf simulators at this location. This addition is dependent on the success of the business. To add more golf simulators, the building will need an addition which will require that the applicant come back before the Planning Commission for site plan approval.

The applicant plans to improve the existing landscaping and add signage to the building. They will need to seek approval on the sign through the administrative building permit process.

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 Bae Indoor Golf located at 490 East 1000 North with the following condition:

3. All 16 parking stalls, ADA loading area, and navigation arrows must be striped prior to issuance of a business license; and
4. The outdoor seating area must be located adjacent to the building and away from the wall on the back of the property to minimize any potential disruptive impacts on the neighboring residential zone.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Street View Photos
- 4) Parking Plan

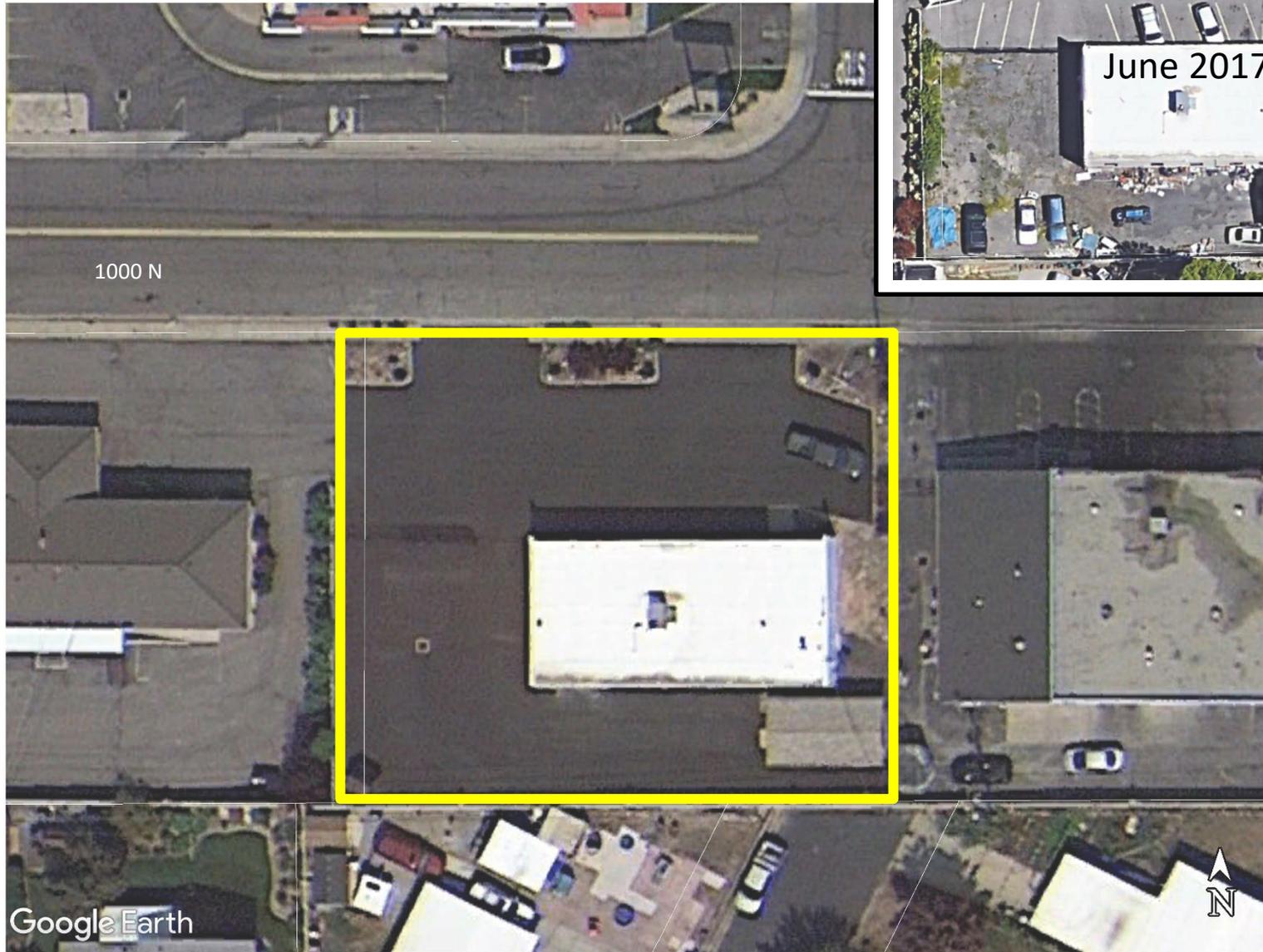


Bae Indoor Golf 490 East 1000 North Zoning Map





Bae Indoor Golf
490 East 1000 North
Aerial





Bae Indoor Golf
490 East 1000 North
Street View





Bae Indoor Golf 490 East 1000 North Parking Plan





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: Mackenzie Bennett, Planner
DATE: May 10, 2022
SUBJECT: Conditional Use Permit for an electronic message center sign for Cyprus Credit Union located at 450 East 1100 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit to install an electronic message center sign for Cyprus Credit Union located at 450 East 1100 North subject to the following condition:

1. A building permit must be obtained prior to the installation of the sign.

BACKGROUND

The property at 450 East 1100 North is within the Commercial Shopping (CS) and S-2 sign overlay zone. In the S-2 zone, illuminated, animated, and electronic message center signs are a conditional use. City code regulates that signs in the S-2 zone be a maximum of 30 feet tall and have a maximum sign area of 150 sq. ft. per face.

There is an existing pole sign on the property that was used for Village Inn. It is not an electronic message sign and is 34 feet tall by 15.3 feet wide, at the widest point. The existing sign face is 165 sq. ft. in size. The existing sign is a legal nonconforming structure that can be maintained, repaired, and altered but not enlarged or moved per City code 10-5.

On behalf of Cyprus Credit Union, Identity Signs has applied for a conditional use permit to remove the head of the existing Village Inn pole sign and replace it with a new head featuring an electronic message center. The poles supporting the sign will not be moved or altered, this permit will just be to replace the head of the sign.

The new sign will be 33 feet tall by 14 feet, with a sign face of 161 sq. ft. The new sign head is larger than what the current code allows but smaller than what is existing. Due to the sign size not being enlarged and the pole placement not being altered, the sign would still be considered a legal nonconforming structure.

This conditional use permit is only addressing the message center component of the proposal; a completed building permit application will need to be submitted and reviewed by the City to assure compliance with all applicable sign code regulations prior to issuance of a building permit.

City code 10-4-13 requires that electronic message signs comply with the following additional provisions:

1. An electronic message sign shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions.
2. Duration of each display shall be a minimum of 8 seconds.
3. Transition time between messages shall be no greater than 3 seconds.

The plans for the proposed sign comply with the minimum 8-second duration of display and 3-second transition requirements. Additionally, the applicant has confirmed that the proposed sign will come equipped with a device that automatically determines ambient illumination and dims accordingly. This is to be verified prior to the issuance of the building permit.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-D), 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 an electronic message center sign for Cyprus Credit Union located at 450 East 1100 North subject to the following condition:

1. A building permit must be obtained prior to the installation of the sign.

Attachments:

- 1) Zoning Map
- 2) Aerial
- 3) Existing Sign Street View
- 4) Sign Plans



Cyprus Credit Union Electronic Message Center Sign 450 East 1100 North Zoning Map





Cyprus Credit Union Electronic Message Center Sign
450 East 1100 North
Aerial





Cyprus Credit Union Electronic Message Center Sign
450 East 1100 North
Existing Sign Street View





SIGN TYPE Pylon Head Replacment

Description Remove Existing Cabinet Signs and Set New Cabinets on Existing Pipe

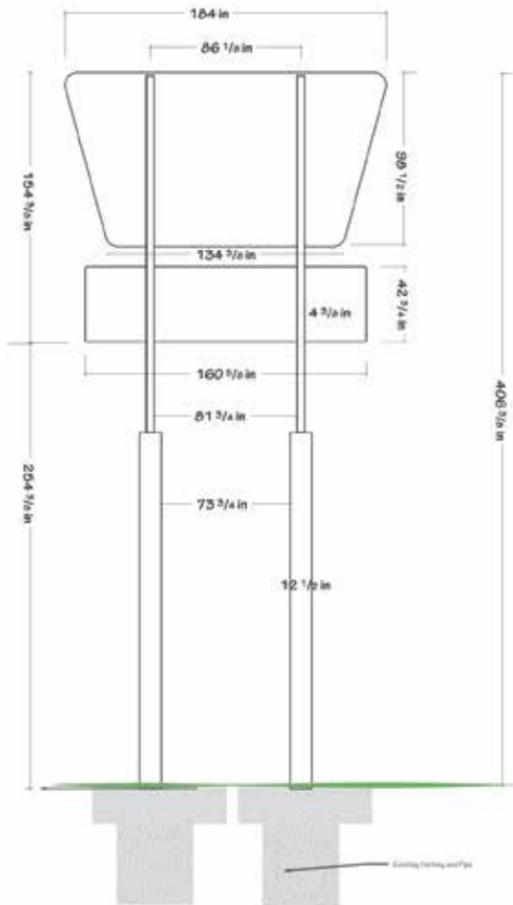
Voltage 120 V - 80 AMPS

Square Feet 161 Allowed 200 Sign Weight 3000 Elevation North/south

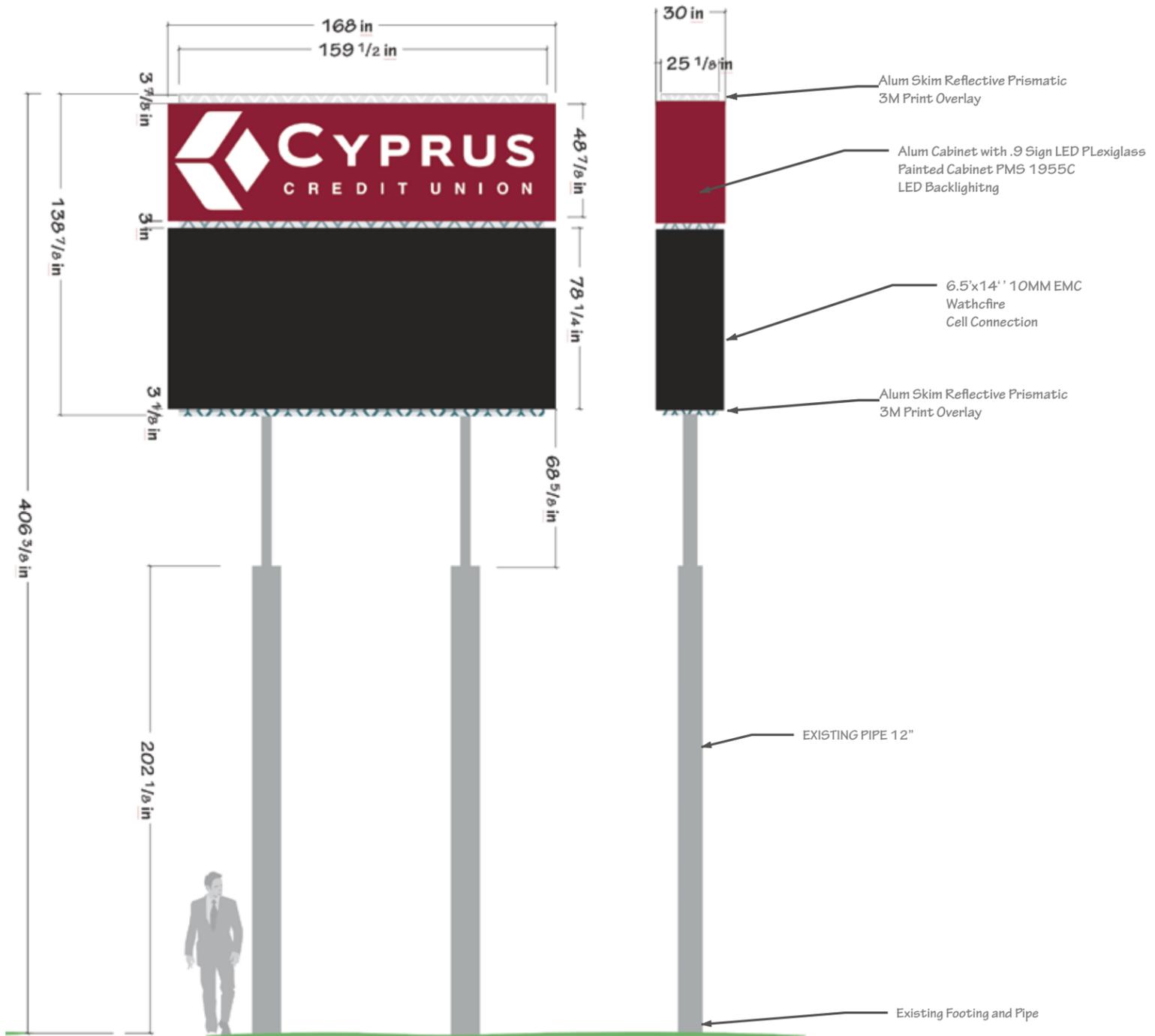
EXISTING CONDITIONS



165 Sq Foot Existing Sign



SIGN SPECIFICATIONS



8 Second Holds are Images 3 Second Transition



This Sign will be installed in strict compliance with the US National Electrical Code (Article 800) and with local government code within the jurisdiction of the Sign Project. All parts of this electrical, illuminated Sign will be properly grounded and bonded (as required).

ELECTRICAL NOTES

Sign company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor to licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



9913 South 500 West
Sandy, UT 84070
801.748.4750
sales@idsignco.com

Job # 46790

Client
Cyprus Credit Union

Address
450 E 1100 N
North Salt Lake, UT 84054

Property Owner
Cyprus Credit Union
West Jordan Utah

Contractor License
UT #7132426-5551
WA #IDENTSL816DQ
ID #RCE-50394

Zone
Signs Zone 3

© 2021
Identity Signs

All designs presented are the sole property of Identity Signs, and may not be reproduced in part or whole without written permission from Identity Signs.

Sales Person
Brent Albers

Project Manager
Jessica Baker

Designer



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: May 10, 2022
SUBJECT: Water Efficient Landscape Ordinance

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of proposed code amendments related to water efficient landscaping.

BACKGROUND

Weber Basin Water Conservancy District (WBWCD) administers the “Flip Your Strip” program for Utah Water Savers and the State of Utah for Davis County. The program provides cash assistance with the cost of converting park strips from turf to low water use planting. In order for residents to participate in the program, the City must adopt ordinances related to water conservation and landscaping. Additionally, the Legislature provided funding for assistance to homeowners who wish to replace turf areas of their yards, which will likely require the adoption of water conservation ordinances.

The City Council has asked staff to draft the attached ordinance amendments given the current climate conditions and the limited water resources within the State of Utah.

REVIEW

The proposed ordinance amendments are within various titles of City Code. The Planning Commission is required to hold a public hearing and make a recommendation to the City Council for amendments to the Land Use Regulations located in Title 10. However, other changes outside of the Land Use Ordinance are required to prevent conflicting regulations in City Code, and therefore those changes have been included within the proposed amendments.

Weber Basin has provided the city with a model ordinance and recommendations for the proposed ordinance. City staff has researched other community ordinances in Davis and Salt Lake Counties for inclusion within the proposed amendments. The Weber Basin recommendations are as follows:

- Indoor-Require WaterSense plumbing fixtures
- Residential Outdoor
 - Drip irrigation in non-lawn areas
 - Irrigation valves in zones

- WaterSense controller, rain delay
- 3" mulch in planting beds
- No lawns: Park Strip, slopes greater than 25%, or areas less than 8'
- Lawn limited to 35% of landscape Area
- Commercial/Multi-family
 - Lawn limited to 15% of landscaped area
 - No lawns: parking lots, buffer areas

It should be noted that the recommendations are guidelines only and not hard requirements. The most critical policy recommendation that the Commission will give to the City Council, relates to the maximum allowed turf area. The recommendation is that no more than 35% of the total landscaped area for single family lots be allowed to be planted in grass. The recommendation does not take into account the varied lot sizes, nor the variable slopes of building lots in North Salt Lake. An example would be a hillside lot, in which a certain part of the lot will not be landscaped but be left in native vegetation and not irrigated. This drastically reduces the area allowed for turf and may increase the total landscaped area being irrigated to achieve the desired amount of turf area. For smaller lots, like those approved in The Ridge or Foxboro, the impact on permitted grass areas can be even more restrictive and may discourage the replacement of sod with xeriscape.

The recommendation related to commercial and multi-family developments is 15% of the landscaped area be allowed to be planted in grass. This recommendation is also problematic in that the City only requires that 10% of the lot be landscaped, and therefore the amount of turf allowed would be 15% of that 10%. In reviewing other community regulations, it appears that North Salt Lake has the lowest requirement for landscape percentages for these types of developments. Most cities range between 15-40% of a lot be landscaped, and therefore the impact on the businesses in North Salt Lake is not proportionate to the impact on businesses in other cities.

It is the goal of the City Council to adopt an ordinance that encourages water conservation in a meaningful manner. City staff is recommending that the amount of turf permitted per lot be based upon the total lot size and not the total of improved landscaping. Attached are examples of the various impacts of the regulations on a sample of city lots/projects. They are provided to generate a discussion by the Planning Commission, so that a recommendation can be made to the City Council on this important policy. Therefore, the recommended percentages have been left blank in the draft and will be inserted upon recommendation from the Commission.

Other key features of the proposed amendments are as follows:

- Plant Selection-native plants or locally adapted plants
- Planter bed design and width
- Tree selection
- Mulch selection and installation standards
- Soil preparation
- Turf design
- Park strip design
- Erosion control when landscape installation is not permitted due to drought conditions or water availability
- Maintenance

- Penalties for wasting water

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council with the following amendments to the proposed language:

- 1.

Attachments

- 1) Drafted Code
- 2) Combined Examples

TITLE 7

CHAPTER 10

**CONSTRUCTION AND LANDSCAPING STANDARDS FOR PROPERTIES
DEDICATED TO CITY**

SECTION:

7-10-1: Applicability

7-10-2: Conformance Required

7-10-3: Standards Specified

7-10-1: APPLICABILITY:

In order to be accepted by the city and thereafter maintained at city expense, all parks, trails or other properties dedicated to the city in a subdivision recording, or which are otherwise donated to the city by any other means, or intended to be dedicated or donated to the city, shall meet the construction and landscaping standards established in this chapter. (Ord. 09-12, 9-22-2009)

7-10-2: CONFORMANCE REQUIRED:

The construction and landscaping work performed shall conform to the requirements, regulations, design standards and construction and landscaping specifications established by- Title 10 Chapter 22 Water Efficient Landscape Standards ~~the city manager or designee~~. (Ord. 09-12, 9-22-2009)

7-10-3: STANDARDS SPECIFIED:

- A. Contractor, Landscaper Approved By City: The construction and landscaping work shall be done by, and can only be done by, licensed contractors and landscapers approved by the city manager or designee.
- B. Standards: The standard to be applied by the city manager or designee shall be the following:
 1. The bidder shall:
 - a. Have submitted a bid in compliance with the invitation to bid and within the requirements of the plans and specifications for the project;
 - b. Demonstrate that it has the financial strength to do the project;
 - c. Be appropriately licensed to do the job;
 - d. Be insurable and have the ability to acquire required bonding and insurance;
 - e. Have the requisite ability, expertise, equipment, personnel, capacity and skill to do the required work, both in quality and quantity, and in a timely manner;
 - f. Have a satisfactory record of past performance in similar projects; and
 - g. Meet such other criteria as may reasonably be required under the circumstances of the project and the history and qualifications of the bidder.
 2. Inability, refusal or delay by the bidder in providing proof of these criteria may, at the discretion of the city manager or designee, disqualify a bidder from consideration. (Ord. 09-12, 9-22-2009)

TITLE 8: PUBLIC UTILITIES

CHAPTER 1: WATER USE AND REGULATIONS

SECTION:

8-1-1: Administration

8-1-2: Applications

8-1-3: Fees, Rates And Charges

8-1-4: Prohibitions And Regulations

8-1-5: Scarcity Of Water

8-1-6: Waste Of Water; Outside Watering

8-1-7: Water Meters

8-1-8: Installations

8-1-9: Extensions Of Water Mains

8-1-10: Moving Or Replacement Of Water Lines

8-1-11: Discontinuance Of Service

8-1-12: Fire Hydrants

8-1-13: Access By City

8-1-14: Nonliability For Damages

8-1-15: Service Outside City

8-1-16: Secondary Water Availability/Connection Required

8-1-17: Use Of Culinary Water

8-1-18: Penalties For Violation

8-1-1: ADMINISTRATION:

- A. Department Created: The water department of the city is hereby created. It shall administer the operation and maintenance of the water system of the city. (1989 Code § 14-110)
- B. Public Works Director: The public works director shall be the administrator of the water department, with a designated worker responsible for its function. (1989 Code § 14-111; amd. 2012 Code)
- C. Duties Of Designated Worker: The designated worker of the water system shall supervise the city water system pursuant to the provisions of this chapter and pursuant to resolutions, rules and regulations adopted by the governing body from time to time prescribing his powers and duties and directing the manner and frequency with which he shall make reports to the administrator relating to the water system. All of the functions and activities of the

designated worker shall be carried on under the direction of the administrator. (1989 Code § 14-112; amd. 2012 Code)

8-1-2: APPLICATIONS:

- A. Water Connection: Any person, other than a subdivider or developer seeking multiple connections, who desires or is required to secure a new connection to the city water system, shall file with the water department for each such connection a written and signed connection application. (1989 Code § 14-113)
- B. Water Service: Any person who desires or is required to secure water service when such service is available from the city water system, shall file with the water department a written application and agreement for the service. (1989 Code § 14-115; amd. 2012 Code)

8-1-3: FEES, RATES AND CHARGES:

- A. Rates And Connection Fees: The rates, penalty fee for delinquency in payment, connection fee, reservoir fee, inspection fee and other charges incidental to connection and services from the city water system shall be in such amounts as specified in the comprehensive fee schedule resolution. The governing body may from time to time promulgate rules for levying, billing, guaranteeing and collecting charges for water services and all other rules necessary for the management and control of the water system. Rates for services furnished shall be uniform with respect to each class or classes of service established or that may hereafter be established. (1989 Code § 14-117; amd. 2012 Code)
- B. Delinquency; Discontinuance of Service
 - 1. The City shall provide a statement containing the utility service charges assessed to each customer once a month. The statement may be sent electronically, or by mail.
 - 2. The statement shall specify the amount charged for utility service, the available methods of payment, and the date payment is due.
 - 3. Utility bills shall be delivered by the 20th of each month for services provided during the previous month. Payment of the bill is due by the last day of the same month as the bill is delivered.
 - 4. Delinquent Notification Procedure:
 - a. If bills are not paid by the 15th of the following month:
Notice of "Past Due" amount will appear on the customer's next utility bill.
 - b. If the past due amount remains unpaid 30 days after the original due date:
Within 10 days an automated voice message call will be sent to the telephone number the customer has provided as their primary contact.
 - c. If the past due amount remains unpaid 60 days after the original due date:
Within 10 days the City will attempt a direct call (not automated) to the telephone number the customer has provided as their primary contact.
 - d. If the bill is not paid within 24 hours of the direct call:
The City will disconnect the delinquent customer from water services.
 - e. Shut-offs will be done between the 5th - 12th of each month and not sooner than a delinquency of at least 65 days or when 3 monthly payment due dates have passed without payment.
 - f. After water service is disconnected, the City will only reconnect the delinquent customer when the total charges are paid in full or other arrangements are made only with approval of the Finance Director or City Manager.
 - g. Furthermore, in addition to such payments and penalties, a delinquent customer may be required to make and file a new application and deposit.

5. The City is hereby authorized and empowered to enforce the payment of all delinquent water charges by an action at law in the name of the City.

8-1-4: PROHIBITIONS AND REGULATIONS:

- A. Use Without Payment: It shall be unlawful for any person, by himself, family, servants or agents, to utilize the city water or sewer system without paying therefor, as herein provided, or, without authority, to open any fire hydrant, stopcock, valve or other fixtures attached to the system of water supply unless it is done pursuant to proper application, agreement or resolution. It shall be unlawful to injure, deface or impair any part or appurtenance of the water or sewer system, or to cast anything into any reservoir or tank belonging to the water system. (1989 Code § 14-120)
- B. Turning On Water After Being Turned Off: It shall be unlawful for any person, after the water has been turned off from the premises for nonpayment of water charges or other violation of the ordinances, rules, regulations or resolutions pertaining to the water supply, to turn on or allow the water to be turned on or used without authority from the designated worker or city recorder. (1989 Code § 14-122; amd. 2012 Code)
- C. Separate Connections: It shall be unlawful for two (2) or more families or service users to be supplied from the same service pipe, connection or water meter, unless special permission for such combination usage has been granted by the governing body and the premises served is owned by the same owner. In all such cases, a failure on the part of any one of the users to comply with this subsection shall warrant a withholding of a supply of water through the service connections until compliance or payment has been made, and in any event, the property owner shall be primarily liable to the city for all water services utilized on all such premises. Nothing herein shall be deemed to preclude the power of the city to require separate pipes, connections or meters at a subsequent time. (1989 Code § 14-123)
- D. Unauthorized Users: It shall be unlawful for any water service user to permit any person from other premises or any unauthorized person to use or obtain water services regularly from his premises or water facility, either outside or inside his premises. (1989 Code § 14-124)
- E. Period For Visitors: Individuals visiting the premises of any authorized user in a recreational vehicle, not including a mobile home, and continuing to live therein during the period of visitation, may receive water service from service pipes or facilities of the host during the visitation period, which shall not exceed one month. Continued use thereafter shall be deemed unauthorized and violative of the provisions of this chapter relating to separate connections and unauthorized use. (1989 Code § 14-125)
- F. Pipes Kept In Good Repair: All users of water services shall keep their service pipes and connections and other apparatus in good repair and protected from frost at their own expense. No person, except under the direction of the designated worker, shall be allowed to dig into the street for the purpose of laying, removing or repairing any service pipe. (1989 Code § 14-126; amd. 2012 Code)
- G. Quality Of Service Pipe:
 1. All service and other pipe used in conjunction with the water services of the city shall be of such material, quality and specifications as the governing body may from time to time by resolution provide, and shall be installed at such distances belowground as may be specified by regulations relating to the water department. All work, alterations or extensions affecting water pipes shall be subject to the acceptance of the designated worker, and no connections with any water mains shall be made without first obtaining a permit therefor from the city recorder.
 2. No consumer shall be permitted to conduct water pipes across lots or buildings to adjoining premises without permission from the designated worker and subject to such

- requirements relating to controls as may be imposed by him. (1989 Code § 14-127; amd. 2012 Code)
- H. Faulty Equipment: It shall be unlawful for any water user to:
 - 1. Waste water;
 - 2. Allow water to be wasted by stops, taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow;
 - 3. Run water wastefully from hydrants, faucets or stops, or through basins, water closets, urinals, sinks or other apparatus; or
 - 4. Use water for purposes other than for those which he has applied, or to use water in the violation of the rules and regulations for controlling the water supply. (1989 Code § 14-128; amd. 2012 Code)
 - I. Sprinkling Vehicles: Vehicles for sprinkling shall be regulated and controlled by the water department, through the designated worker. (1989 Code § 14-129; amd. 2012 Code)
 - J. Water Not Supplied For Motors, Syphons, Etc.: No water shall be supplied from the pipes of the city water system for the purpose of driving motor, syphon turbine, or other wheels, or any hydraulic engines, or elevators, or for driving or propelling machinery of any kind whatsoever, nor shall any license be granted or issued for any such purpose, except by special permission of the governing body. (1989 Code § 14-132)
 - K. Building And Plumbing Code Requirements: Permission to connect with the city water system shall not be given unless the plumbing in the house or building to be connected meets the provisions of the international codes adopted by the city. (1989 Code § 14-140; amd. 2012 Code)

8-1-5: SCARCITY OF WATER:

In time of scarcity of water, whenever it shall in the judgment of the mayor and the governing body be necessary, the mayor shall by proclamation limit the use of water to such extent as may be necessary. It shall be unlawful for any person, his family, servants or agents, to violate any proclamation made by the mayor pursuant to this section. (1989 Code § 14-134)

8-1-6: WASTE OF WATER; OUTSIDE WATERING:

- A. Prohibited: Users of water from the city water system shall not permit water to continue to run wastefully and without due efforts to conserve water. If, in the judgment of the designated worker, or of any of the officers of the city, a user of municipal water engages in practices which result in the needless waste of water and continues so to do after reasonable notice to discontinue wastefulness has been given, the designated worker or any officer may refer the matter to code enforcement for additional civil action in accordance with Title 12 Administrative Code Enforcement Hearing Program or to the governing body for termination of connection.
- B. Termination; Hearing: The governing body may thereupon consider terminating the right of the individual to use culinary water. If it elects to consider the matter of termination, it shall give notice to the water user of the intention to terminate his water connection at least five (5) days prior to the meeting of the governing body at which termination of water service is to be considered. The notice shall inform the water user of the time and place of the meeting and of the charges which designated to the consideration of the termination. (1989 Code § 14-135; amd. 2012 Code)
- C. Appearance; Representation: A water user whose right to utilize city water is being reviewed shall have opportunity to appear, with or without counsel, and present his reasons why his water service should not be discontinued.
- D. Determination: After due hearing, the governing body may arrive at a determination. If the determination is to discontinue the wasteful water user's service connection, it shall notify

him of the decision and of the period during which the service will remain discontinued.
(1989 Code § 14-135)

- E. Prohibited Hours And Dates: Watering outside with city water is prohibited between the hours of ten o'clock (10:00) A.M. and six o'clock (6:00) P.M. Use of sprinkling systems from October 15 through April 15 is prohibited, or other dates, dependent upon the water availability that year-
- F. Exceptions: The public works director, in his reasonable discretion, is authorized to permit water use in contravention of these provisions. A written application stating the reasons for a requested exception shall be submitted to the public works director. A record shall be kept of any such exceptions granted and any permission granted by the public works director shall be issued in writing. (Ord. 01-04, 4-17-2001)
- G. Violations; Warning, User Fee; Penalty For Violation: Anyone using water in violation of these provisions shall, upon first violation per year, be warned in writing by the public works director or his designee against further illegal use, and upon **second violation shall be assessed a water user fee in such amount as specified in the comprehensive fee schedule** resolution. Such fee shall become part of the water bill of that person or of the property whereon such use occurred. (Ord. 01-04, 4-17-2001; amd. 2012 Code)
- H. **Right Of Appeal: There shall be a right of appeal of any such assessment to the city council, which appeal must be made in writing within thirty (30) days of the assessment.** (Ord. 01-04, 4-17-2001)
- I. Penalty: Anyone using water in violation of these provisions shall be guilty of an infraction and subject to criminal penalty as provided in section 1-4-1 or civil penalty as provided in Title 12 Administrative Code Enforcement of this code. (Ord. 01-04, 4-17-2001; amd. 2012 Code)

8-1-7: WATER METERS:

- A. Number Determined: Except as otherwise expressly permitted by this section, all structures, dwelling units, establishments and persons using water from the city water system must have such number of water meters connected to their water system as are necessary in the judgment of the designated worker to adequately measure use and determine water charges to the respective users.
- B. Furnished By City: Meters will be furnished by the city upon application for a connection, and upon payment of such connection fees and other costs as may be established by the governing body from time to time by resolution.
- C. Property Of City: Meters shall be deemed to be and remain the property of the city.
- D. Disputes As To Number Required: Whenever a dispute between the designated worker and the property owner arises as to the appropriate number of meters to be installed on any premises, the matter shall be heard and determined by the governing body after due notice in writing to the parties involved.
- E. Readings: The designated worker shall cause meter readings to be taken regularly and shall advise the city recorder thereof for the purpose of recording the necessary billings for water service.
- F. Inspections, Tampering, Adjustments: Meters may be checked, inspected or adjusted at the discretion of the city, and they shall not be adjusted or tampered with by the customer. Meter boxes shall not be opened for the purpose of turning on or off the water except by an authorized representative of the city, unless special permission is given by the city through its representatives to the customer to do so.
- G. Testing: If a customer submits a written request to the designated worker to test his water meter, the city may, if under the circumstances it deems it advisable and in its discretion, order a test of the meter measuring the water delivered to such customer. If such request is made within twelve (12) months after the date of the last previous test, the customer may be

required to pay the cost of such test. If the meter is found in such test to record from ninety seven percent (97%) to one hundred three percent (103%) of accuracy under methods of testing satisfactory to the governing body, the meter shall be deemed to accurately measure the use of water.

- H. Meter Failure: If the municipality's meters fail to register at any time, the water delivered during the period of failure shall be estimated on the basis of previous consumption during a period which is not questioned. In the event a meter is found to be recording less than ninety seven percent (97%) or more than one hundred three percent (103%) of accuracy, the city shall make such adjustments in the customer's previous bills as are just and fair under the circumstances.
- I. Liability For Damages: Any damage or injury to the lines, meters or other materials of the city on or near the customer's premises caused by any act or neglect of the customer shall, in the discretion of the city, be repaired by and at the expense of the customer, and the customer shall pay all costs and expenses, including a reasonable attorney fee, which may arise or accrue to the city through its efforts to repair the damage to the lines, meters or to other equipment of the department or collect such costs from the customer. (1989 Code § 14-136; amd. 2012 Code)

8-1-8: INSTALLATIONS:

- A. Permit For Installation: It shall be unlawful for any person to lay, repair, alter or connect any water line to the city culinary water system without first having received a construction permit from the ~~office of the city recorder or from the designated worker~~. A state contractor's license for this specific purpose is required. (1989 Code § 14-137; amd. 2012 Code)
- B. Application For Installation Permit:
 - 1. Applications for permits to make water connections or other alteration or for laying or repairing lines connected directly or indirectly to the city water system must be made in writing by a licensed plumber, his authorized agent, or by the owner of the premises, who shall describe the nature or the work to be done for which the application is made. The application shall be granted if the designated worker determines that:
 - a. The connection, repair, alteration or installation will cause no damage to the street in which the water main is laid, or that it will not be prejudicial to the interests of persons whose property has been or may thereafter be connected to the water main.
 - b. The connection conforms to the ordinances, regulations, specifications and standards of materials required by the city.
 - 2. All connections, alterations or installations shall be to the line and grade designated ~~by the designated worker to the adopted city specifications~~.
 - 3. Fees for permits or for inspection services shall be in such amounts as specified in the comprehensive fee schedule resolution. (1989 Code § 14-138; amd. 2012 Code)
- C. Regulations And Requirements:
 - 1. Water lines shall be of design and materials as approved by the city engineer, and shall meet AWWA standards.
 - 2. All water lines shall be eight inches (8") minimum size, unless otherwise specified by the city engineer.
 - 3. At the developer's cost, a set of mylar construction drawings (1 inch equals 20 feet, or as approved by the city engineer) will be created for each water line project and submitted to the city as part of the approval process.
 - 4. The developer shall select an independent contractor, by competitive bid or otherwise, subject to the following limitations:
 - a. References and credentials for the contractor to be considered shall be submitted to the city at least thirty (30) days prior to awarding the contract for each project;

- b. A minimum of three (3) references from similar water line projects will be required for each contractor to be considered in the bid process; and
 - c. The city shall approve or disapprove the contractor, depending upon the city's criteria, which includes, but is not limited to, financial strength, past performance, integrity, reliability and other factors that the city uses to assess the ability of the successful bidder to fully perform the contract requirements.
5. Fire hydrant and PRV (pressure reducing valve) locations and elevations are to be verified and certified by the developer's licensed surveyor prior to installation of curb and gutter and after approval of the city engineer. (Ord. 04-2, 4-20-2004)
 6. Written inspection forms shall be made available from the city for review by the developer and contractor. The inspection forms shall be completed and signed by city personnel or the city's authorized agent prior to any payment made by the developer for work on the project. **No money shall be paid to the successful bidder by the developer without prior approval of the city engineer, public works director or designee.** (Ord. 04-2, 4-20-2004; amd. 2012 Code)
 7. The developer shall in no way change or alter construction drawings or make on site decisions affecting the scope or specifics of any contract for water lines without consultation and approval by the city engineer, public works director or designee. (Ord. 04-2, 4-20-2004)

8-1-9: EXTENSIONS OF WATER MAINS:

- A. Application: **Any person, including any subdivider, who is required to have the water mains extended within the city, and is required to advance the whole expense of such extension and receive the return of an agreed portion thereof, as hereinafter provided, may make application to the governing body by petition.** The petition shall contain a description of such proposed extension, accompanied by a map showing the location of the proposed extension, together with an offer to advance the whole expense thereof, which cost shall be verified by the city engineer. The governing body may grant or deny the petition as in its discretion deems best for the welfare of existing water users in the city. The city maintains the option of charging a front foot cost of improvements, and contracting work out by competitive bid. (1989 Code § 14-143)
- B. Cost Of Extensions Determined: Upon the receipt of such petition and map and before the petition is granted, the governing body shall obtain a certified statement from the city engineer showing the whole cost of expense of making such extension. (1989 Code § 14-144)
- C. Amount Of Cost Deposited With The City: If the governing body grants the petition, the amount of the cost of making the extension, as certified by the city engineer, shall be deposited with the city before any work shall be done on such extension. The deposit shall be made within thirty (30) days, or such other time as the governing body shall indicate, after the granting thereof. (1989 Code § 14-145; amd. 2012 Code)
- D. Return Of Any Money; Forfeiture:
 1. At the time the governing body decides whether or not to grant the petition for an extension, it shall also decide whether or not any portion of the costs is to be refunded and the manner and circumstances under which such refund shall be made or credited to the applicant, his successors or representatives. Such determination shall be duly recorded in writing and a copy thereof furnished to the applicant.
 2. In the event any deposit remains unclaimed for a period of three (3) years after the depositor has discontinued water service, the deposit may be reported to State of Utah as unclaimed property. (1989 Code § 14-146)
- E. Ownership Of Extension: Any extension shall be deemed the property of the city. (1989 Code § 14-147)

8-1-10: MOVING OR REPLACEMENT OF WATER LINES:

In the event that the city, in its sole discretion, determines that any water line of the city must be moved or replaced, the city shall bear that portion of the cost of the move or replacement which applies to main lines up to the property line of the customer. **The cost of reconnecting such new line or lines from the house of the customer to his property line shall be borne by the customer.** (1989 Code § 14-139)

8-1-11: DISCONTINUANCE OF SERVICE:

Any customer desiring to discontinue service shall notify the city in writing of such fact at least ten (10) days before the date when such service shall be discontinued. On giving the written notice, the customer shall not be responsible for water bills incurred after the date specified in the notice. Any credit balance in favor of the customer as a result of an advance payment of bills or a deposit will be refunded upon discontinuance of service. (1989 Code § 14-141)

8-1-12: FIRE HYDRANTS:

Water for fire hydrants will be furnished free of charge by the city. **Installation and repairs on hydrants shall be at the expense of the city and shall be made under the direction of the city.** All customers shall grant the city, upon demand, a right of way or easement to install and maintain such hydrants on their premises if the city concludes that hydrants shall be so installed for the protection of the residents of the city. (1989 Code § 14-142)

8-1-13: ACCESS BY CITY:

The designated worker and his agents shall, at all ordinary and reasonable hours, have free access to any place supplied with water services from the city system for the purpose of examining the apparatus and ascertaining the amount of water service being used and the manner of its use. (1989 Code § 14-130; amd. 2012 Code)

8-1-14: NONLIABILITY FOR DAMAGES:

The city shall not be liable for any damage to a water service user by reason of stoppage or interruption of the water supply service caused by fires, scarcity of water, accidents to the water system or its mains, or which occurs as the result of maintenance and extension operations, or from any other unavoidable cause. This section shall not be construed to extend the liability of the city beyond that provided in the state governmental immunity act. (1989 Code § 14-131)

8-1-15: SERVICE OUTSIDE CITY:

- A. Petition For Service: Any person located outside the city limits who desires to be supplied with water service from the city water system and is willing to pay in advance the whole expense of extending the water main beyond its present location, may make application to the governing body by petition containing:
1. A description of the proposed extension; and
 2. A map showing the location thereof; and
 3. An offer to pay the whole expense incurred by the city in providing such extension and to advance such expenses as shall be verified to by the designated worker. The governing body and the person or persons seeking such extension may enter into an agreement providing in detail the terms under which the extension may be utilized by others in the future and the terms under which all or any portion of the cost of installing such extension may be refunded. No such refund agreement will be for a period of more than ten (10) years, nor will interest charges accrue; and
 4. An acknowledgment that the city, in granting the petition, need supply only such water to the petitioner which from time to time the governing body deems beyond the requirements of water users within the city limits, and that such extension shall be the property of and subject to the control of the city. (1989 Code § 14-151; amd. 2012 Code)

- B. Extensions May Be Master Metered: When an extension supplying more than one house or user outside the city limits is connected to city water mains, the designated worker may require a master meter to be installed near the point where the connection is to be made to the city main. This installation will be at the expense of the persons served by such extension according to the regular rates for meter installation. Responsible parties must agree to pay all bills for water served through the meter at the applicable water rates. (1989 Code § 14-153; amd. 2012 Code)
- C. Cost Of Extensions Determined: Upon receipt of such petition and map and before the petition is granted, the governing body shall determine what portion, if any, of the extension of the city water mains to the city limits the city shall construct, and shall obtain from the designated worker a verified statement showing the whole cost and expense of making the extension. Such costs and expenses shall include administrative and supervisory expenditures of the city water department, which shall in no event be deemed to be less than ten percent (10%) of the cost of materials and labor. The city maintains the option of charging a front foot cost of the improvements, and contracting work out by competitive bid. (1989 Code § 14-154; amd. 2012 Code)

8-1-16: SECONDARY WATER AVAILABILITY/CONNECTION REQUIRED:

- A. The record owners, or their duly authorized agents, of all residential sites and all commercial sites located within the City of North Salt Lake that require outside watering of lawns or plants whose properties lie adjacent to a secondary water system main line shall connect their properties to the system and pay the applicable fees and charges.
- B. When a City-owned secondary water system is constructed within an existing neighborhood, all property owners shall connect their property to the secondary water system within 60 days of receiving notice from the City. In the event the deadline is after October 15, the deadline shall be extended to April 1 of the following year. Prior to connection the property owners or designee shall obtain an Excavation/Encroachment Permit from the City
- C. Vacant property shall not be required to be connected to the secondary water system until such property is developed. At the time of development, connection to the secondary water system shall be made prior to issuance of a certificate of occupancy. Application for temporary occupancy may be approved by the City and shall include suitable guarantee to provide adequate assurance of connection, including all applicable fees and costs.
- D. It shall be unlawful for the owner or occupant of any property served by the secondary water system, or any user thereof, to permit any person from other premises, or any unauthorized persons, to use or obtain water regularly from the premises or secondary water fixtures.

8-1-17 USE OF CULINARY WATER:

It shall be unlawful for any person or entity to use culinary water for irrigation of lawns or plants if the property is connected to a secondary water system that uses non-culinary water as a water source or the owner is required to connect to a secondary water system that uses non-culinary water as a water source pursuant to this Title and has not done so.

For the purpose of this section the term “irrigation of lawns or plants” shall not include incidental watering of plants and shrubs, while being established, and when secondary water is not available, nor the application of household grey water.

8-1-18: PENALTIES FOR VIOLATION:

- A. Any person who violates any provision of this Chapter or who fails to comply with a lawful order of the City of North Salt Lake may be subject to the assessment of civil penalties for

Draft Water Efficient Landscape Ordinance Amendments

05.04.2022

each violation in accordance with Title 12, Administrative Code Enforcement Hearing Program.

- B.** In addition to any civil penalties that may be imposed, the City may pursue criminal penalties (class C misdemeanor) in accordance with State Law.

TITLE 8

CHAPTER 5

STORMWATER MANAGEMENT

8-5-9: ILLICIT DISCHARGES:

- A. No person shall discharge or cause or allow to be discharged into the municipal storm drain system or watercourses any materials, including, but not limited to, pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater.
- B. The commencement, conduct or continuance of any discharge to the storm drain system is prohibited, except as described as follows:
- C. Water line flushing or other potable water sources;
~~1. Landscape irrigation or lawn watering;~~
- D. Diverted stream flows;
- E. Rising groundwater;
- F. Uncontaminated groundwater infiltration to storm drains;
- G. Uncontaminated pumped groundwater;
- H. Foundation or footing drains;
- I. Crawl space pumps;
- J. Air conditioning condensation;
- K. Springs;
- L. Individual residential washing of vehicles;
- M. Natural riparian habitat or wetland flows;
- N. Swimming pools (if dechlorinated - less than 1 ppm chlorine);
- O. Emergency firefighting activities;
- P. Discharges specified in writing by the authorized enforcement agency as being necessary to protect public health and safety;
- Q. Residual street wash water;
- R. Dechlorinated water reservoir discharges;
- S. Dye testing is an allowable discharge, but requires a verbal notification to the authorized enforcement agency prior to the time of the test.

CHAPTER 1 GENERAL AND SUPPLEMENTARY PROVISIONS

10-1-42: MAINTENANCE, CONDITION AND APPEARANCE OF PROPERTIES:

- A. Appearance And Condition Of Premises: The appearance and condition of premises has a significant effect on property values. Accordingly, the following regulations shall apply:
1. The outside surface of buildings shall be maintained in good condition.
 2. Any lot in any zone shall be improved and maintained as follows:
 - a. Landscaping shall be installed and properly maintained in a good condition, free from weeds taller than six inches (6") and noxious plants, refuse and debris in front and side yards, including the park strip. Landscape design shall conform to Title 10 Chapter 22 Water Efficient Landscape Standards.
 - b. Landscaping shall be installed within twelve (12) months from the date of occupancy. When unique or unforeseen circumstances exist, the community and economic development director may grant an extension. An extension will only be approved upon submission of an erosion control plan, including soil stabilization, and shall be reviewed by the Storm Water Inspector for compliance with Storm Water Pollution Prevention Plan regulations.
 3. Trash, weeds or other unsightly material shall not be allowed to remain on any lot outside of approved containers in the city. Junk, debris, trash, abandoned vehicles, or similar refuse material shall not be stored or allowed to remain outdoors except in an M-D and M-G districts by conditional use permit.
 4. View obscuring berms, fences, walls or hedges shall be installed by the property owner to block the view from the public right of way, or from neighboring properties, whenever uses of land are found by the planning commission to be offensive, detracting, obnoxious, visually polluting or otherwise visually devaluing to neighboring properties or the community.

10-1-46: DEFINITIONS:

LANDSCAPING (LANDSCAPED): The planting and dressing of finished graded earth (dirt), including retaining walls, trees, ground cover, perennial plants or annual plants, and together with an irrigation system to maintain the plants alive and flourishing for the length of time the plantings are to be maintained if not in perpetuity. Landscaping may include pedestrian walks, flowerbeds, ornamental objects such as fountains, statuary, and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.

PARK STRIP: The landscape area within a public right-of-way located between the back of street curb and the sidewalk, or in the absence of a sidewalk, the right-of-way line.

PARK STRIP LANDSCAPING: The improvement of property within the park strip by the addition of plants and other organic and inorganic materials harmoniously combined to produce an effect appropriate for adjacent uses and compatible with the neighborhood. Park strip landscaping may include trees, a combination of lawn, other perennial ground cover, flowering annuals and perennials, specimen shrubs, and inorganic material.

STREET TREES: Trees located in the landscape area within a public way located between the back of the street curb and the sidewalk, or in absence of the sidewalk, the right-of-way line.

CHAPTER 6 OFF STREET PARKING

10-6-7: DESIGN ELEMENTS:

- A. Safety And Ease Of Movement: Parking lots shall be designed to ensure safe and easy ingress, egress and movement through the interior of the lot. The number of curb cuts onto major roads shall be minimized. Shared access driveways between adjacent sites in all commercial and industrial zones are encouraged. Parking lot islands shall be provided on the interior of the parking lot to help direct traffic flow and to provide landscaped areas within such lots.
- B. Effect On Adjacent Properties: Use will not be detrimental to adjacent properties in the vicinity of the area.
- C. Conformity: Parking lots shall be designed in accordance with applicable city codes, ordinances and guidelines with respect to:
 - 1. Minimum distances between curb cuts;
 - 2. Proximity of curb cuts to intersections;
 - 3. Provisions for shared driveways;
 - 2. Location, quantity and design of landscaped islands; and
 - 3. Design of parking lot interior circulation system.
- D. **Landscaping Standards:** In addition to the landscape standards specified in Title 10 Chapter 22 Water Efficient Landscape Standards, parking lots shall be designed according to the following landscaping standards:
 - 1. Islands On Doubled Rows Of Parking: On doubled rows of parking stalls, there shall be one thirty six foot by nine foot (36' x 9') landscaped island on each end of the parking rows, plus one thirty six foot by nine foot (36' x 9') landscaped island to be placed at minimum of every twenty (20) parking stalls. Each island on doubled parking rows shall include a minimum of two (2) trees per island.
 - 2. Islands On Single Rows Of Parking: On single rows of parking or where parking abuts a sidewalk, there shall be one eighteen foot by nine foot (18' x 9') landscaped island a minimum of every twenty (20) stalls. Islands on a single parking row shall have a minimum of one tree.
 - 3. Islands At Ends Of Parking Rows: Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. There shall be a break in parking rows at a minimum of forty (40) parking stalls for each double row of parking for the purpose of facilitating traffic circulation on the site via drive aisles.
- E. Perimeter Landscaping Strips: A landscaped screen, berm or fence may be required by the planning commission or city council around the perimeter of the parking area to mitigate intrusion of lighting from headlights and other potential negative impacts to surrounding property. All perimeter landscaping strips shall be a minimum of eight feet (8') in width.
- F. Walkways: Parking lots larger than seventy five thousand (75,000) square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of ten feet (10') wide and shall be placed through the center of the parking area and extend to the entrance of the building. (Ord. 2012-04, 2-7-2012)
- ~~F.G.~~ The use of sod/turf shall not be permitted in areas less than eight (8) feet in width.

10-6-11: LANDSCAPING:

- A. Each off street parking area, except for residential, shall be adequately landscaped to comply with a plan approved by the planning commission through the site plan review process, and such landscaping shall be permanently maintained.

Draft Water Efficient Landscape Ordinance Amendments

05.04.2022

B. Off street parking stalls shall be located at least ten feet (10') from any street property line to provide a landscaped buffer zone from the street. (Ord. 2012-04, 2-7-2012)

C. Landscape design shall conform to Title 10 Chapter 22 Water Efficient Landscape Standards.

CHAPTER 7 CONDITIONAL USES

10-7-3: GENERAL STANDARDS FOR CONDITIONAL USE DEVELOPMENTS:

When applicable, the following general standards shall apply to all conditional use developments within the city, unless waived for good and sufficient reasons by the planning commission. This section is not intended to apply to single- family dwellings unless contained within a multiple home planned unit development (PUD).

- A. Ownership: The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property or their representative.
- B. Landscaping, Fencing And Screening: Landscaping, fencing and screening within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the planning commission for approval, together with other required plans for the development and shall be in conformance with Title 10 Chapter 22 Water Efficient Landscape Standards.
- C. Signs And Lighting: The size, location, design and nature of signs, if any, and the intensity and direction of area lighting or floodlighting shall be detailed in the application.
- D. Grading And Drainage Plan: A grading and drainage plan shall be submitted to the planning commission with the application.
- E. Planting Plan: A planting plan showing the proposed tree, shrubbery and lawn plantings shall be prepared for the entire site to be developed, including especially the yards which abut upon public streets.
- F. Nondetrimental Use: It shall be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety or general welfare of persons residing in the vicinity of the conditional use development.
- G. Water And Sewer Systems: All buildings used for human occupancy when completed shall be served by a central water system and central sewage disposal system which have been approved by the building official and which are in compliance with applicable local and state law.
- H. Bond Required: In order to ensure that the development will be constructed to completion in accordance with approved plans, the planning commission shall require the developer to post a bond or other improvement completion assurance~~mortgage, or other valuable assurance~~, acceptable to the city council in an amount equal to the estimated cost, ~~plus ten percent (10%),~~ of constructing all required landscaping and infrastructure improvements, ~~road improvements, pedestrianways, bike paths, curbs and gutters, hard surfacing, culinary water and sewer lines,~~ as shown on the final site plan, conditional use permit, or subdivision. Estimates of cost shall be furnished by the city engineer. In the event of a disagreement between the city engineer and the property owner as to the estimated costs, Final determination of the amount of the bond or other assurance shall be made by the city council.
 1. The duration of the bond or other assurance shall be for one or more years from the date of approval of the development by the city council. An extension of time for completion may be granted by the city council upon application by the developer, provided such application is submitted at least sixty (60) days prior to the expiration of the bond or other assurance, and provided the issuer of the bond is willing to extend the time of the assurance. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)
 2. In the event the developer defaults or fails or neglects to satisfactorily install the required improvements within one year from the date of approval of the development by the city council or to pay all liens in connection therewith, the city council may declare the bond or other assurance forfeited and the city may install or cause the required improvements

to be installed using the proceeds from the collection of the bond or other assurance to defray the expense thereof. After required improvements have been made, any balance after expenses shall be returned to the developer at the end of the assurance period. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

3. The developer shall be responsible for the quality of all materials and workmanship. At the completion of the work, or not less than ten (10) days prior to the release date of the bond or other assurance, the city engineer shall make a preliminary inspection of the improvements made ~~and submit a report to the city council setting forth the conditions of such facilities~~. If all liens are paid and other conditions thereof are found to be satisfactory, the city ~~engineer council~~ shall cause to be released the bond or other assurance. The city shall retain ten (10%) percent of the assurance for one year as warranty. If the condition of material or workmanship shows unusual depreciation or does not comply with the acceptable standards of durability, or if any outstanding liens are not paid, the city council may declare the developer in default.
- I. Design Of Development: In the event that the land contained within a development is traversed by a proposed major street, water line, sewer line or drainage channel shown on the general plan, or any other official city map, said development shall be designed in accordance therewith. The right of way across the development for said major streets, or other right of way, shall be dedicated to the public.
- J. Environment Of Residential Areas: Grouping and spacing of buildings and dwellings in residential areas shall provide for a restful and uncrowded environment. Landscaped areas shall be encouraged as the dominant features of the development. Areas not covered by buildings or by off street parking space or driveways shall generally be planted into natural vegetation, lawn, trees and shrubs, and otherwise landscaped and maintained in accordance with good landscape practice as approved on the final plan. Permanent automatic irrigation systems shall be installed when required by the planning commission to provide for maintenance of planted areas.
- K. Conformance To Standards: Details of plans, plats and documents to be submitted showing the size of water lines, sewer lines and other domestic sewage disposal facilities, garbage and trash disposal, the quality of material and improvements, protection from adverse influences, lighting, landscaping, off street parking, grading and other details of design and construction shall conform to standards as set forth in such resolutions pertaining to such standards as may be adopted by the planning commission.
- L. Ordinance Standards: The development shall meet all standards and requirements of this title and all requirements of applicable ordinances.
- M. Character Of Development: The development shall be in keeping with the general character of the district within which it is to be located.
- N. Plan Preparation: Depending upon the complexity of the project, the planning commission may require that plans for the development be prepared by a qualified professional team. In all cases, it is recommended that professional design and other assistance be obtained early in the program. It is the intent of the city that the developer solve his problems before approval is given and construction begins.
- O. Storm Drainage Facilities: Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)
- P. Inspections: All structures required by this title to have building permits and all uses required to have use permits shall be inspected by the building official in accordance with procedures established by the international building code, as adopted by the city, and this title; provided, however, that no building permits for such structures or use permits shall be issued until the planning commission, or the zoning administrator if authorized by the planning commission

and city council, has issued a conditional use permit for the building site or use, or has determined that a conditional use permit is not required by this title. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-7-7: SUBDIVISIONS (LAND DEVELOPMENT):

K. Design Standards:

23. Landscaping Design Standards For Redwood Road:

a. For development along the west side of Redwood Road, the following development standards are adopted:

- (1) The area behind the curb and gutter of Redwood Road and the property line shall include an area not less than twenty four feet (24') wide containing improved and irrigated landscaping and an eight foot (8') wide meandering asphalt multiuse trail. If any portion of the required twenty-four foot (24') landscaped area is outside the dedicated right of way, a public trail easement and street tree easement shall be dedicated to the city upon the recorded plat.
- (2) Within the twenty-four foot (24') wide area, trees shall be planted in accordance with the requirements of Title 7 Chapter 9, Community Forestry.
- (3) Residential developments along Redwood Road shall, in addition to complying with the requirements of chapter 11 of this title, include a solid wall, not less than six feet (6') in height as a buffer along the entire length of frontage along Redwood Road. The wall shall be constructed of masonry or other hard, permanent materials and shall generally be a sight obscuring wall or a combination of berms, rocks, planted materials and manmade materials that render the wall sight obscuring. Any solid walls constructed pursuant to this subsection shall also be treated with an antigraffiti treatment approved by the city.

b. For developments along the east side of Redwood Road, the same development standards apply except that there shall be a five foot (5') wide concrete sidewalk provided in lieu of an eight foot (8') wide meandering asphalt multiuse trail. (Ord. 2012-04, 2-7-2012)

~~b-c.~~ Landscape design shall conform to Title 10 Chapter 22 Water Efficient Landscape Standards.

10-7-8: FLAG LOTS

D. Design Requirements For Flag Lot:

8. An access driveway with a minimum width of twenty feet (20') shall be provided with landscaping on each side. Landscaping shall be installed in accordance with Title 10, Chapter 22 Water Efficient Landscape Standards. The access driveway shall be asphalt or concrete with adequate drainage and shall be properly maintained on a continuous basis. Where two (2) flag lots are adjacent to each other, a common driveway for both units is encouraged; multiple driveways are discouraged.

**TITLE 10
CHAPTER 10 RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS**

10-10-3: USE REGULATIONS:

	R1-12	R1-10	R1-7	RM-7	RM-20
Area Regulations (in square feet)					
Single-family dwelling lot.	12,000	10,000	7,000	7,000	7,000
Two-family dwelling lot.	-	-	10,000	10,000	10,000
Three-family dwelling lot.	-	-	-	-	13,000
Four-family dwelling lot.	-	-	-	-	15,000
Single family, attached developments density: PUDs, multi-family buildings, or multiple building development on a single lot, under a common development plan (net acreage).			8 d.u./ net ac. *single family and two family only	8 d.u./ net ac.	20 d.u./ net ac.
Minimum lot area in square feet for all main uses or buildings other than dwelling.	-	-	5,000	3,500	3,500
Width Regulations (in feet)					
The minimum width for any lot measured at the setback line, except as modified by planned unit developments.	90	80	60	70	70
Frontage Regulations (in feet)					
The minimum width of any lot at the street right-of-way line, except as modified by planned unit development.	45	45	45	45	45
Front Yard Regulations (in feet)					
Corner lots, main buildings shall have 2 front yards, and 1 rear yard opposite the front elevation, and 1 side yard.					
The minimum depth for the front yard for main building.	25	25	25	25	25
Lots having an average slope of 15 percent or more.	20	20	20	20	20
Maximum front yard setback.	100	100	40	40	40
Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings; otherwise setback from the rear of the main building.	6	6	6	6	10
Rear Yard Regulations (in feet)					
The minimum depth for the back yard. (corner lot rear yard setback: 20 feet)	25	25	25	20	20
Accessory buildings (may be reduced to one (1) foot if all roof drainage stays on the lot, the walls of the building have a one (1) hour fire rating with no windows or doors adjacent to the property line, and	3	3	3	3	3

the building is a minimum of ten (10) feet from any dwelling on adjacent lot.					
Swimming Pools (community or HOA pools shall be setback 15 feet)	5	5	5	5	5
Side Yard Regulations (in feet)					
The minimum side yard for any dwelling.	8	8	8	8	8
Total width of the 2 required side yards.	20	20	20	20	20
Other main buildings.	20	15	15	15	15
Total width of the 2 required side yards for other main buildings	40	35	45	45	45
The minimum side yard in feet for an accessory building, (May be reduced to one (1) foot if all roof drainage stays on the lot, the walls of the building have a one (1) hour fire rating with no windows or doors adjacent to the property line, and the building is a minimum of ten (10) feet from any dwelling on adjacent lot.)	3	3	3	3	3
Swimming pool. (Community or HOA pools shall be setback 15 feet)	5	5	5	5	5
Height Regulations (in feet)					
The maximum height for all buildings and structures. See section 10-1-25 of this title.	35	35	35	35	35
Coverage Regulations (in percentage of lot)					
The maximum coverage by buildings.	30	35	35	50	50
The maximum coverage for any rear yard area by accessory buildings.	25	25	25	25	25
Depth Regulations (in feet)					
The minimum depth of a lot, except as may be modified by planned unit development.	110	110	100	95	100
<u>Turf, Lawn, or Sod (in percentage of lot)</u>					
<u>The maximum coverage of turf, lawn, or sod</u>					

10-10-4: LANDSCAPING REQUIREMENTS:

- A. Purpose: The purpose for landscaping is to provide for the health, safety, morals and general welfare of the residents of the City. This objective is to be accomplished by completing construction and development projects in such a way as to appear completed and maintained, promote the benefits of plant life in our ecology system, aesthetically enhance the environment, and generally improve the inhabitability and aesthetics of the City.
- B. Design And Installation:
 - 1. In land development projects where sidewalks are installed leaving a ~~landscapeable~~ landscaped area between the sidewalk and curb or pavement, access sleeves in adequate number for future irrigation systems shall be provided.

2. In any project where driveways or other impediments to landscaping are installed prior to issuance of an approved landscape plan, access sleeves in adequate number for future irrigation systems shall be provided.
- C. Planting And Other Landscaping:
1. All landscaped areas shall be installed in accordance with Title 10 Chapter 22 Water Efficient Landscape Standards.
 - 1.2. ~~All landscapeable-landscaped areas within the public right-of-way shall be planted-landscaped. (unless exempted from planting because of other acceptable treatment of the area such as paving with a nonabsorptive cover, etc., or impracticality of irrigation shall be considered in an application for an exemption).~~
 - 2.3. Required front yard setback areas shall be landscaped and planted except for required paving for driveways and sidewalks, retaining walls, stairs, etc., unless the undisturbed natural landscaping can and will be maintained.
 - 3.4. Required side yard setback areas shall be landscaped and planted except for required paving for driveways and sidewalks, retaining walls, stairs, patio intrusions, etc.
 - 4.5. Required rear yard setback areas shall be landscaped and planted except for required paving for driveways and sidewalks, retaining walls, stairs, patios, recreation apparatus and associated ground surfaces, etc.
- D. Maintenance: All land not covered by structures and paving shall be landscaped, planted and maintained in reasonable condition. Automatic irrigation systems shall function to properly provide moisture to plant life. All landscape elements shall be maintained in an orderly, free from debris, etc., condition, including painted surfaces and other finishes, as necessary and generally attractive. Vegetation that overgrows or overhangs travelways and sidewalks on the public right-of-way shall be pruned or otherwise trimmed, by the respective owner of the vegetation, as to not interfere with passage on said travelway or sidewalk. (Ord. 03-3, 4-15-2003; amd. Ord., 7-12-2007)

CHAPTER 11 COMMERCIAL AND INDUSTRIAL DISTRICTS

10-11-3: USE REGULATIONS:

Area:	CS	CG	MD	MG
Minimum area in acres for lots (unless modified by conditional use)	1	1	2	5
Maximum percentage of area covered by any buildings	65	65	65	65
Minimum landscape percentage of area, except where reduced by conditional use permit	10	10	10	10
<u>Maximum percentage of lot landscaped with sod, turf, irrigated grass</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>

10-11-4: DEVELOPMENTS ON REDWOOD ROAD:

A. All developments adjacent to Redwood Road shall be required to follow the City's landscaping cross section for developments on Redwood Road as outlined in subsection [10-7-7K](#) of this title and the landscape standards identified in Title 10 Chapter 22 Water Efficient Landscape Standards. (Ord. 2015-18, 11-17-2015)

CHAPTER 12 SENSITIVE AREA DISTRICT

10-12-26: LANDSCAPING OF CERTAIN LOTS FOR EROSION CONTROL:

The city reserves the right to require that the lots be revegetated or stabilized upon completion of subdivision improvements or that lots be fully landscaped prior to the issuance of a certificate of occupancy as part of the requirements of the project. The purpose of this requirement is to ensure that for certain areas in the city which have soils susceptible to severe erosion, the erosion is controlled. The criteria to be used by the city are the size of the lot and sizes of adjacent lots, elevation differences between lots, level of disturbance to native soils and vegetation, the type of soils in the project, and any other relevant factors. See Title 10 Chapter 22 Water Efficient Landscape Standards for soil erosion requirements. (Ord. 2015-16, 10-20-2015)

CHAPTER 17 SPECIAL USE RESTRICTED ZONE (SR)

10-17-5: COMMERCIAL USES:

- A. Lot And Yard Regulations: The following regulations shall apply to development for all commercial uses located within this zone:
1. Lot size: No restriction (nonresidential uses).
 2. Front yard setback: All buildings shall be set back at least twenty feet (20') from the right of way line.
 3. Side yard: Property owners in a special use restricted zone are encouraged to develop side yards conjointly with abutting conforming uses. Where a special use restricted zone abuts a residential district, all buildings shall be sited no closer than twenty feet (20') to the abutting property line.
 4. Rear yard: All buildings shall be set back at least ten feet (10') from the rear property line. On corner lots, the requirement shall apply to the side of the building on which a separate service entry, loading dock or waste disposal facility is located.
- B. Height Of Structures: The maximum height allowed for all buildings is thirty six feet (36').
- C. Landscaping, General: Fifteen percent (15%) of the gross area of a lot shall be landscaped with trees, shrubs, lawn or other similar landscaping elements as follows:
1. ~~Water~~The use of turf, sod, or lawn area shall be limited to a maximum of 15% of the total landscaped area and shall be in conformance with Title 10 Chapter 22 Water Efficient Landscape Standards.
 - 1.2. Front Yard:
 - a. A minimum of ten feet (10') of landscaping shall be provided, measured from the property line to the public street. Highway frontages shall be planted with trees (as specified by the city street tree planting guide) of at least fifteen (15) gallons or two inch (2") caliper in size at intervals of twenty five feet (25').
 - b. The planning commission may approve the elimination of the park strip, allowing the sidewalk to be placed against the curb and gutter. If the elimination of the park strip is approved by the planning commission, the sidewalk shall be increased to five feet (5'). In addition, the front landscaping area shall be increased to fifteen feet (15').
 - 2.3. Side And Rear Yards: There shall be a minimum of three feet (3') of landscaping between parking areas on the lot and side or rear property lines. There shall be a minimum of three feet (3') of landscaping between an access driveway and a side or rear property line, unless the driveway is to be used for common access by an adjacent lot. Other side and rear setback areas that are open to view from public rights of way or from residential property shall have a minimum of five feet (5') of landscaping.
 - 3.4. Parking In Landscaped Area: Parking within any required landscaped area is prohibited.
 - 4.5. Curbing: All landscaped areas abutting any paved parking area shall be curbed.
 - 5.6. Intersections: At any intersection of streets, driveways or other vehicular right of way, landscaping shall be limited to a height of not more than two and one-half feet (2¹/₂') above street level within the area required for minimum sight distances as specified in the geometric design code (AASHTO) for local roads and streets.
 - 6.7. Maintenance: The property owner shall guarantee to the planning commission an adequate sprinkling or irrigation system to maintain all landscaping. The plan for sprinkling or irrigation shall be subject to the approval of the planning commission at site plan review.
 - 7.8. Landscaping Of Parking Areas:

- a. Landscaping planters or raised sidewalks serving parking lots shall be installed along buildings and any paved areas to provide safety to pedestrians and protect the structure.
- b. Any traffic channelization island in a parking lot shall be fully landscaped.
- c. A minimum three foot (3') wide landscaped buffer area shall be required around all structures where they abut a parking area.

8-9. Unpaved Areas: All unpaved areas not utilized for parking, access or storage, shall be landscaped utilizing ground cover, shrub and tree materials and/or dry landscape materials (but not to exceed more than 10 percent dry landscaping). Undeveloped areas proposed for future expansion shall be maintained free of weeds and trash.

9-10. Landscaping Berms And Buffers: In addition to the side yard and rear yard footage requirements set forth herein, there shall be a buffer zone between any nonresidential and residential use of not less than twenty feet (20'). All buffer zones must address noise, sight, vibration, architectural and aesthetic compatibility of the surrounding commercial and residential developments. This can be accomplished by the use of landscaping, berms, walls, change in elevation, etc. Driveways and parking are prohibited in buffer zones. Plans for each buffer zone must be submitted at the preliminary approval submission and reviewed by the planning commission.

D. Parking Lots And Loading:

1. General: Minimum off street parking space with provision for ingress and egress by standard sized automobiles shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity.
2. Development And Maintenance: Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot or an automobile, farm equipment or other open air sales lot, shall be developed and maintained in accordance with the following requirements:
 - a. Curb And Gutter: The perimeter of the paved surface shall be finished with concrete curb and gutter.
 - b. Surfacing: Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic or concrete surfacing, and shall be so arranged with markings as to provide the orderly and safe loading or unloading and parking storage of vehicles.
3. Off Street Loading:
 - a. For every building or part thereof having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by a commercial or industrial use, to or from which delivery of materials or merchandise are regularly made by motor vehicle, there shall be provided and maintained, on the same lot with such building, at least one off street loading space, plus one for each additional twenty thousand (20,000) square feet, or major fraction thereof.
 - b. Each loading space shall be not less than fourteen feet (14') in width and twenty three feet (23') in length.
 - c. The space may occupy the rear or side yard, except that it shall be located no closer than thirty feet (30') to any R district and shall be enclosed by a brick or stone wall or landscaping that is six feet (6') in height. Loading areas shall be screened from view from public streets. (Ord. 97-4, 9-16-1997)

E. Storage, Trash And Mechanical Equipment: Storage areas which do or do not contain garbage or rubbish containers (dumpsters) shall be screened with landscaping or view obscuring fencing. The height of such screening shall be appropriate to the nature and size of the equipment or trash to be stored. The screening shall be approved by the Planning Commission at site plan review. (Ord. 97-4, 9-16-1997; amd. 2012 Code)

- F. Lighting: Reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking and loading areas, provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, parking and loading areas, and preventing any bright, direct illumination upon adjacent property or any public right-of-way. No unshielded white lights, reflectors, spotlights, strobe lights or searchlights shall be so located that they are pointed toward or are directly visible from frequently traveled public rights-of-way or adjacent properties.
- G. Signs: Signs are permitted subject to the provisions of chapter 4 of this title, except that no pole signs shall be permitted in the Special Use Restricted Zone. All signs shall be low profile type signs and must be located on landscaping berms or attached to a building. Any lighted signs may not be illuminated between the hours of eleven o'clock (11:00) P.M. and five o'clock (5:00) A.M. (Ord. 97-4, 9-16-1997)

CHAPTER 20 SITE PLAN REVIEW

A. Landscape Plan: Landscape plan, prepared by a licensed architect or landscape architect, showing the following:

1. Location and type of all landscaping. Show locations, type and size of all trees.
2. The total area in square feet of all landscaping.

3. Location of irrigation system, including heads.

3.4. All landscaping shall conform to Title 10 Chapter 22 Water Efficient Landscape Standards.

REPEALED:

TITLE 10

CHAPTER 22

~~PRIVATE GARAGE UNIT OVERLAY ZONE (GUOZ)~~

REPLACED ENTIRELY BY:

TITLE 10

CHAPTER 22

WATER EFFICIENT LANDSCAPE STANDARDS

SECTION:

10-22-1: Purpose

10-22-2: Definitions

10-22-3: Applicability

10-22-4: Landscape Design Standards

10-22-5: Irrigation Design Standards

10-22-6: Landscapes in New Single-Family Residential Developments

10-22-7: Prohibition On Restrictive Covenants Requiring Uniform Plant Material Irrigated With Spray Irrigation

10-22-8: LANDSCAPES IN COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL DEVELOPMENTS

10-22-9: Documentation for Commercial, Industrial, and Institutional Projects

10-22-10: Plan Review, Construction Inspection, and Post-Construction Monitoring for Commercial, Industrial, and Institutional Projects

10-22-11: Prohibited Watering Practices

10-22-12: Enforcement, Penalty For Violations

10-22-1: Purpose

The purpose of this Chapter is to promote the health, safety, and general welfare of the public by enhancing the development and open space areas with landscaping and vegetation while encouraging efficient use of water. More specifically this Chapter functions to:

- preserve and enhance the aesthetic quality of neighborhoods and commercial areas;
- maintain and strengthen a positive visual identity of the City;
- enhance the appearance of parking lots visible from public streets;
- enhance and protect property values;
- lessen the impact of noise, dust, debris, heat, wind, and air;

- lessen the problems of motor vehicle light glare or other artificial light intrusions;
- promote water efficient landscaping to conserve water and reduce demand for current and future water resources;
- reduce the level of carbon dioxide created from automobiles and development and return pure oxygen to the atmosphere;
- provide shade, reduce the heat island effect (reflective heat from impervious surfaces), and lessen energy consumption;
- buffer and screen undesirable uses and appearances from adjacent properties;
- reduce the rate and volume of storm water runoff, and enhance the quality of storm water runoff;
- act as a natural drainage system and lessen drainage problems; and
- promote healthy outdoor recreational activities.

10-22-2: Definitions *(Move to 10-1-46 ?)*

A. The following definitions shall apply to this chapter:

1. Applied Water: The portion of water supplied by the irrigation system to the landscape.
2. Bubbler: An irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.
3. Check Valve: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination or the water supply due to the reverse flow of water from the secondary irrigation system.
4. Drip Emitter: Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.
5. Effective Precipitation: The portion of total precipitation which becomes available for plant growth.
6. Established Landscape: The point at which plants in the landscape have developed significant root growth into the soil.
7. Establishment Period: the first year after installing the plant in the landscape.
8. Evapotranspiration (ET): The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time, expressed in inches per day, month or year.
9. Grading Plan: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.
10. Ground Cover: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.
11. Hardscape: Patios, decks and paths. Does not include driveways and sidewalks.
12. Irrigation System Audit: an in-depth evaluation of the performance of an irrigation system that includes, but is not limited to, inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

13. Irrigation Landscaped Area: All portions of a development site to be improved with plantings and irrigation. Natural open space areas shall not be included in the irrigated landscape area.
14. Irrigation Efficiency: the measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.
15. Irrigation Plan: The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.
16. Landscape Architect: A person who holds a certificate to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.
17. Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.
18. Landscape Education Package: A package that is intended to inform and educate water users in the City about water efficient landscapes. This package should include a listing of water conserving plants, certified landscape designers, landscape architects, certified irrigation designers, and certified irrigation contractors. Information regarding the City's water rates, billing format for water use and commitment to water conservation may also be included.
19. Landscape Plan Documentation Package: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, and a Grading Plan.
20. Landscape Zone: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.
21. Landscaping: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.
22. Localscapes®: A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.Localscapes.com).
23. Maximum Applied Water Allowance (MAWA): the upper limit of annual applied water for the established landscaped area as specified in Section 8. It is based upon the area's reference evapotranspiration, a plant adjustment factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the MAWA.

24. Microclimate: The climate of a very small restricted area that is different from the surrounding area. These areas include shade areas, sun areas, and areas protected by surrounding structures.
25. Mulch: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.
26. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.
27. Plant Adjustment Factor: A reference evapotranspiration factor, also referred to as a crop coefficient which is a value to indicate water needs of various plant types for optimum growth or yield. It is a factor to provide acceptable appearance and function of the plant.
28. Planting Plan: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.
29. Pop-up Spray Head: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.
30. Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.
31. Pressure Compensating: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.
32. Rehabilitated Landscaping: Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.
33. Rotor Spray Head: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.
34. Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.
35. Smart Automatic Irrigation Controller: An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.
36. Special Landscape Area: (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
37. Spray Sprinkler: An irrigation head that sprays water through a nozzle.
38. Stream Sprinkler: An irrigation head that projects water through a gear rotor in single or multiple streams.
39. Turf: A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.
40. Waste of Water: shall include, but not necessarily limited to:
 - a. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.

- b. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

41. Water-Conserving Plant: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

10-22-3: Applicability

The provisions of this chapter shall apply to all new and rehabilitated landscaping for:

- A. Public agency projects;
- B. Private commercial and industrial development projects;
- C. Developer-installed landscaping in multi-family and single-family residential projects;
- D. Homeowner provided landscape improvements within the front, side, and rear yards of new single and two-family dwellings;
- E. Homeowners of one and two-family dwellings upon which the property owners desire to replace lawn areas with water efficient landscaping within the front, side, or rear yards or adjacent park strip;
- F. Any existing multiple-family residential, commercial, or industrial site where a proposed building addition increases the footprint of buildings within the property boundary by 30% or more; and
- G. Property modifications resulting in the addition or removal of impervious surfaces exceeding 5,000 sq. feet.
- H. The required landscaping percentage shall be strictly followed; however, the Land Use Authority may reduce the percentage requirement through a landscape modification process. Exceptions shall be limited in their application and shall be based on the following criteria:
 - 1. there is a physical hardship associated with the property that results in a unique circumstance that does not generally apply to other similar properties;
 - 2. the proposed reduction in landscape area shall be mitigated through enhanced landscaping improvements and/or the provision of amenity areas that exceed the minimum standards of this chapter;
 - 3. exceptions shall not be granted for the sole reason of providing additional building area, increasing residential density on a property, or meeting the minimum off-street parking stall requirement.

10-22-4: Landscape Design Standards

A. Plant Selection.

- 1. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally-adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.
- 2. Areas with slopes greater than 25% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization and are not permitted to be planted with turf grass.
- 3. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water-conserving plants, that do not have a mass planting of any type of plant material requiring uniform overhead spray irrigation.

4. A minimum of 80% of shrubs and ornamental grasses shall be planted and maintained in groupings of at least three to increase the microclimate shade area above plant root zones, and to provide a pleasing and balanced aesthetic of plant material massing in the landscape. Groupings may consist of straight rows, grids or triangulation planting patterns.
 5. Plants and trees specified for a project landscape plan shall be selected from the WBWCD recommended plant list and the recommended trees included in Title 7, Chapter 9, Community Forestry. These plant materials are suitable for the local climate with respect to temperature ranges and moderate to high drought tolerance. Additional plant species that can be demonstrated as suitable for the local climate and soil conditions, shall be permitted.
 6. The typical plant bed width shall be a minimum of three feet; the minimum plant bed width shall be one and a half feet for ornamental grasses, perennials, and ground covers, and one foot for planters for climbing vines.
 7. Plant beds may be substituted by planters or other similar streetscape amenities within The Core Subdistrict of the Town Center.
- B. Tree Selection. Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:
1. Broad canopy trees shall be selected where shade or screening of tall objects is desired;
 2. Low-growing trees shall be selected for spaces under utility wires;
 3. Select trees from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;
 4. Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;
 5. Street trees shall be planted in accordance with Title 7, Chapter 9, Community Forestry for placement within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles; and
- C. Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch. Permitted mulch:
1. All rock mulch must be angular or crushed, clean or washed landscape gravel, and be rocks size of two-inch minus;
 2. Pea gravel is prohibited for use in park strips;
 3. Rock mulch used in park strips adjacent to a public street with a slope of eight (8%) percent or greater shall be compacted;

05.04.2022

4. Bark and lava rock mulch are prohibited in park strips with slopes of eight (8%) percent or greater and generally discouraged in other locations due to weight and erosion concerns;

5. The final grade of all mulch adjacent to a sidewalk or curb shall be level or slightly below the height of the sidewalk and curb to prevent erosion loss.

D. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soil conditions.

1. Soil amendments (organic material) shall also be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention.

2. Soil amendment type and quantity shall be recommended by the Landscape Architect (designer) based on a review of the soil conditions.

E. Turf Design

1. Turf grass shall not be installed in areas less than eight feet wide.

2. Turf grass shall not be allowed in park strips, parking lot islands, and other planted bed landscape areas.

3. Turf grass shall not be allowed on slopes with a grade over 25%.

4. A minimum of 1 tree per 1,000 sq. ft. of turf area shall be planted within the turf area.

F. Park Strip Design The intent of this section is to provide a palette of allowed plant, organic and/or natural materials that allow for creative landscaping, maintain a healthy street tree canopy, and create an attractive pedestrian environment while encouraging actual, not merely perceptual, water conservation.

1. Plant Coverage: Live plant materials, not to exceed twenty two inches (22") in height, are allowed. Plants with heights up to thirty six inches (36") tall may be allowed as specimen or accent plants when not located within clear view areas. These plants may not be planted in a manner that would create a visual barrier between the street and the sidewalk.

2. At least thirty three percent (33%) or more of the park strip surface must be covered with turf, perennial or low growing shrub vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage

3. Plants which have thorns, spines, or other sharp, rigid parts are hazardous to pedestrians and bicyclists, and are difficult to walk across and are generally prohibited except that limited use of thorn bearing flowers, such as roses, may be acceptable subject to the approval of the zoning administrator.

4. Gravel, Rocks, And Boulders: Because rock, gravel and other hard surface materials as a ground cover retain and emit heat during the summer months when water is scarce, they may not be used within a thirty six inch (36") radius (72 inch diameter) of any street tree, unless an operable irrigation system is provided. Otherwise, gravel, rocks, and boulders, may be used on portions of the park strip as permitted in Chapter.
5. Boulders as an accent material are limited to thirty six inches (36") in height, and may not be arranged in a manner that creates a continuous visual obstruction. Any boulder raised above the curb height shall be set back from the curb by at least twenty four inches (24").
6. Paving Materials: Paving materials in park strips shall be limited to poured concrete, concrete pavers, brick pavers, or natural stone pavers, and may be used only in portions of a park strip as a carriageway to provide for safe and convenient access across park strips to and from vehicles that may park at the curb.
 - a. Carriageways shall be not more than four feet (4') in width and shall be located so as to provide the most direct route from the curb to the sidewalk.
 - b. The area of carriageways shall be included in calculating the percentage of inorganic material in the park strip.
7. Retaining Walls, Fences And Other Similar Structural Encroachments: Retaining walls, fences, steps, raised planter boxes and other similar structural encroachments in park strips are only permitted when specifically approved General Development Plan and have been reviewed by the engineering department pursuant to adopted standards and/or recognized engineering principles.

10-22-5: IRRIGATION DESIGN STANDARDS:

- A. Smart Automatic Irrigation Controller. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and shall be setup to operate in "smart" mode.
- B. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
- C. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site.
- D. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas.
- E. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.
- F. Sprinklers shall have matched precipitation rates with each control valve circuit.
- G. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

- H. Check valves shall be required where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
- I. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.
- J. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.
- K. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation or other environmental conditions not suitable for irrigation.
- L. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates. What is the slope 15%
- M. Meter Installation: Meters shall be specified by the City for the particular installation and shall report instantaneous flow in gallons per minute (gpm) and totalized flow in gallons via encoded register output.

10-22-6: LANDSCAPES IN NEW RESIDENTIAL DEVELOPMENTS:

- A. Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall provide water-efficient landscaping to prospective home buyers, such as the Locascapes design style when the landscape is installed by the homebuilder/developer. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed % of the total landscaped area.
- B. Homebuilders and/or developers who construct model homes for a designated subdivision shall install water-efficient landscaping, such as the Locascapes design style. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed % of the total landscaped area.
- C. New Construction homes shall have landscaping and irrigation plans approved by the City which meet the aforementioned requirements.
- D. Model homes shall include an informational brochure on water-efficient landscaping or Locascapes. Locascapes brochures can be obtained from the City.
- E. When buyers or owners are installing their own landscaping on new home construction, a time frame for landscaping to be completed shall be 12 months from the time of occupancy, unless granted an extension of time by the City due to water availability, season, or drought conditions.
- F. All exceptions related to installation timeline, shall require the submission of an erosion control plan which meets the following requirements:

1. All disturbed surfaces shall be protected by mulching, erosion mats, natives seeding, and/or other effective means of soil protection;
2. Silt fencing and/or vegetative buffers with native see mix shall be provided at the lowest lot elevations.

10-22-7: PROHIBITION ON RESTRICTIVE COVENANTS REQUIRING UNIFORM PLANT MATERIAL IRRIGATED WITH SPRAY IRRIGATION

- A. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:
1. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 40% of the landscaped area; or
 2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
 3. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.

10-22-8: LANDSCAPES IN COMMERCIAL, INDUSTRIAL, INSTITUTIONAL DEVELOPMENTS MIXED USE & MULTI-FAMILY:

- A. Commercial, industrial and institutional landscapes shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed % of the total landscaped area, outside of active recreation areas.
- B. Mixed uses and multi-family developments shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed % of the total landscaped area, outside of active recreation areas.

10-22-9: DOCUMENTATION FOR COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS

Landscape Plan Documentation Package. A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the City prior to the issue of any permit. The Landscape Plan Documentation Package shall be prepared by a registered landscape architect or other qualified professional and shall consist of the following items:

- A. Project Data Sheet. The Project Data Sheet shall contain the following:
1. Project name and address;
 2. Applicant or applicant agent's name, address, phone number, and email address;
 3. Landscape architect's name, address, phone number, and email address; and

05.04.2022

4. Landscape contractor's name, address, phone number and email address, if available at this time.

B. Planting Plan. A detailed planting plan shall be drawn at a scale that clearly identifies the following:

1. Location of all plant materials, a legend with botanical and common names, and size of plant materials;

2. Property lines and street names;

3. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;

4. Existing trees and plant materials to be removed or retained;

5. Scale: graphic and written;

6. Date of Design;

7. Designation of a landscape zone, and

8. Details and specifications for tree staking, soil preparation, and other planting work.

C. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

1. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;

2. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;

3. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers, and

4. Installation details for irrigation components.

5. Backflow preventor

D. Grading Plan. A Grading Plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:

1. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and

2. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

10-22-10: PLAN REVIEW, CONSTRUCTION INSPECTION, AND POST-CONSTRUCTION MONITORING FOR COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS

A. As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for review and approval before construction begins.

- B. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
- C. During construction, site inspection of the landscaping may be performed by the City Building Inspection Department.
- D. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Building Inspection Department to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, contractor or landscape architect and submitted to the City.
- E. The City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.
- F. Landscaping to be completed prior to occupancy for all commercial properties, unless granted an extension of time by the City due to water availability, season, or drought conditions, and shall be accompanied by a landscape bond to guarantee the installation.
- G. All exceptions related to landscape installation timeline, shall require the submission of an erosion control plan which meets the following requirements:
 - 1. All disturbed surfaces shall be protected by mulching, erosion mats, natives seeding, and/or other effective means of soil protection;
 - 2. Silt fencing and/or vegetative buffers with native seed mix shall be provided at the lowest lot elevations.

10-22-11: PROHIBITED WATERING PRACTICES

Regardless of the age of a development (commercial, industrial, office, or residential), water shall be properly used. Waste of water is prohibited.

10-22-12: ENFORCEMENT, PENALTY FOR VIOLATIONS

The provisions of this regulations shall be enforced in accordance with Title 12, Administrative Code Enforcement Hearing Program.

Any consumer who violates any provisions of this Ordinance shall be issued a written notice of violation. This notice shall be affixed to the property where the violation occurred. The notice will describe the violation and order that it be corrected, cured or abated immediately or within times specified by the City. Failure to receive a notice shall not invalidate further actions by the City. If the order is not complied with, the City may terminate water service to the customer and/or issue a citation.

REPEALED:

~~**TITLE 10**~~
~~**CHAPTER 23**~~
~~**PLANNED AREA ZONING DISTRICT (PAZD)**~~

REPLACED WITH:

TITLE 10
CHAPTER 23
(RESERVED)

REPEALED:

~~**TITLE 10**~~
~~**CHAPTER 24**~~
~~**MIXED COMMERCIAL ZONING DISTRICT**~~

REPLACED WITH:

TITLE 10
CHAPTER 24
(RESERVED)

TITLE 10

CHAPTER 25: HIGHWAY COMMERCIAL ZONE

10-25-3: SITE REGULATIONS:

A. Height Regulations: The maximum height for all buildings and structures in feet shall be sixty feet (60'), or four (4) stories, whichever is lower, except as approved by conditional use.

B. Lot Standards:

1. Minimum lot area, width, depth shall be determined through the site plan review process and shall be what is necessary for a proposed development to comply with maximum height, parking, landscaping, right of way dedication, where applicable, and any other site requirements of this or other titles.

C. Landscaping: The minimum amount of landscaping required for each lot shall be ten percent (10%). Landscaping for all developments shall, at a minimum, comply with the cross section for U.S. 89 in this chapter. All landscaping shall conform to Title 10 Chapter 22 Water Efficient Landscape Standards.

10-25-4: U.S. 89 RIGHT OF WAY AND IMPROVEMENT REQUIREMENTS:

A. Development along the U.S. 89 corridor shall dedicate not less than fifty five feet (55') of right of way ($\frac{1}{2}$ of the required 110 foot right of way on U.S. 89) for the full length of the proposed project and shall include the following improvements within that right of way:

1. Six foot (6') median ($\frac{1}{2}$ of a 12 foot median).
2. Two (2) 12-foot automobile travel lanes.
3. Seven and one-half foot ($7\frac{1}{2}'$) improved shoulder.
4. Two and one-half foot ($2\frac{1}{2}'$) curb and gutter.
5. Eight foot (8') landscaped park strips.
6. Seven foot (7') sidewalk.

B. Required landscaping shall include street trees from the city's approved list of tree species. Required street trees shall be located within the required park strip. If it is determined that planting trees within the park strip presents a safety hazard or hazard to utility lines, street trees may be moved to the front yard setback area. All landscaping shall conform to Title 10 Chapter 22 Water Efficient Landscape Standards. (Ord. 2015-18, 11-17-2015)

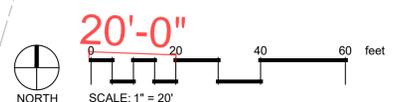
PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Carpinus caroliniana 'Uxbridge' / Rising Fire American Hornbeam	B&B	2"	17	30'h x 15' w
	Celtis occidentalis 'Chicagoland' / Common Hackberry	B&B	2"	4	50'h x 40' w
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"	8	50'h x 30' w Drought Tolerant
	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	B&B	2"	5	40'h x 17' w
	Tilia americana 'Redmond' / Redmond American Linden	B&B	2"	12	50'h x 30' w Drought Tolerant
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	1 gal		19	3'h x 3'w
	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal		96	6'h x 2' w
	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	2 gal		30	3'h x 3' w Drought Tolerant
	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	5 gal		20	6'h x 5' w
	Juniperus chinensis 'Daub's Frosted' / Daub's Frosted Juniper	5 gal		29	15'h x 5' w
	Juniperus scopulorum 'Medora' / Medora Juniper	5 gal		14	10'h x 3' w
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal		55	30'h x 30' w Drought Tolerant
	Pennisetum alopecuroides 'Karley Rose' / Karley Rose Fountain Grass	1 gal		66	30'h x 30' w
	Potentilla fruticosa 'Pink Beauty' / Pink Beauty Potentilla	2 gal		47	3'h x 3' w
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		8	2'h x 6' w Drought Tolerant
	Salvia nemorosa 'Sensation Rose' / Sensation Rose Sage	1 gal		41	18'h x 24'w
	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem	1 gal		61	3'h x 3' w Drought Tolerant

LANDSCAPE MATERIALS LEGEND:

- 3" DEPTH OF TAN 3" MINUS ROCK MULCH.
- SOD LAWN PER NOTE 5/L100.
- EXISTING LANDSCAPE TO REMAIN - RETAIN AND PROTECT.

2.024 acres = 88,165 sq. ft.
 Minimum required landscape: 8,816 sq. ft. = 10%
 Provided Landscape 21,168 sq. ft. = 24%
 Turf 6,472 sq. ft. = 30% of landscaped area
 7% of Lot
 Weber Basin Recommendation 10% of landscaped area = 2,116 sq. ft.
 Result: Orchard Drive Park Strip = 1,179 sq. ft.

Other Cities' Codes:
 Farmington 20% of lot
 West Jordan Multi-40%; Business Park-25% w/max 20% Sod; Commercial-15% w/max 20% sod; MD 10% w/20% 1 tree/2,000 sq. ft. of landscaping 50% surface area coverage by plants, not counting tree canopy
 Clearfield 10-15% of lot
 Centerville 10-15% commercial; Multi Fam 30-40%
 West Bountiful 15-25%
 Bountiful 15-25%



STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 345-0500
 404 S 8th St. #154
 Boise, ID 83702
 StackRockGroup.com
 WILLET C HOWARD, PLA
 OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM
 WWW.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2020 STACK ROCK GROUP, INC.

PRELIMINARY



NOT FOR CONSTRUCTION

VILLAGE STATION OFFICE BUILDING
 NORTH SALT LAKE, UT

REVISIONS		
MRK	DATE	Description
▲	**	**

JOB NO: 20-1767
 DATE: 11.04.2020
 DRAWN BY: DW / MW
 CHECKED BY: DW

DRAWING TITLE

LANDSCAPE PLAN - ENLARGEMENT AREA

SHEET NUMBER
L101

These documents are the property of Stack Rock Group and are not to be copied, reproduced, distributed, either directly or indirectly, usgA,Shoratochase@stackrock.com, or otherwise without the written consent of Stack Rock Group.

STACK ROCK GROUP - CITY REVIEW SET

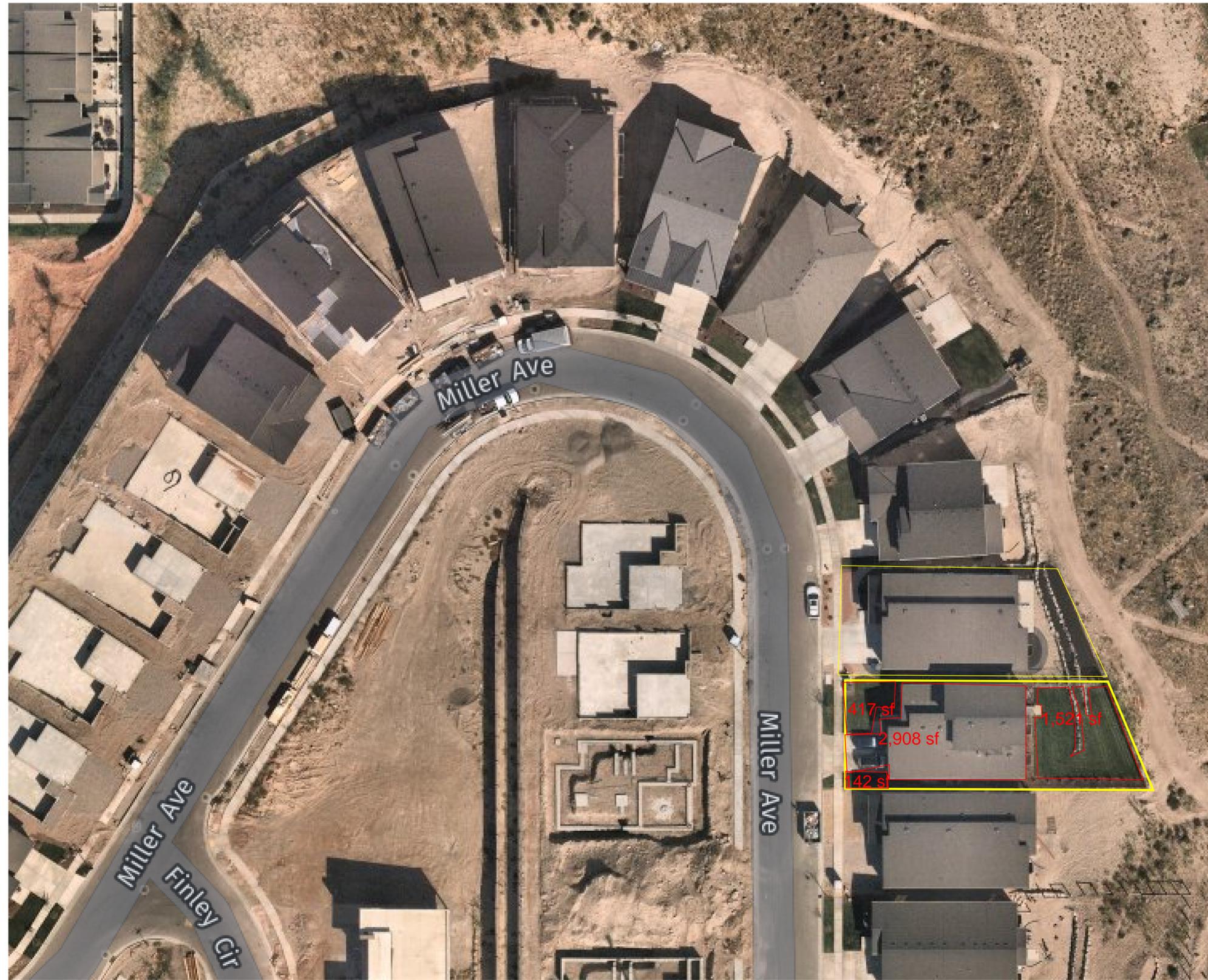


Lot size: 22,753
Lawn Area: 6,197 (27%)
Home/Driveway: 4,911 (22%)
Native: 8,198 (36%)
Other Landscaped: 3,447 (15%)

Total improved landscape: 42% = 9,644
35% of total improved: 3,375

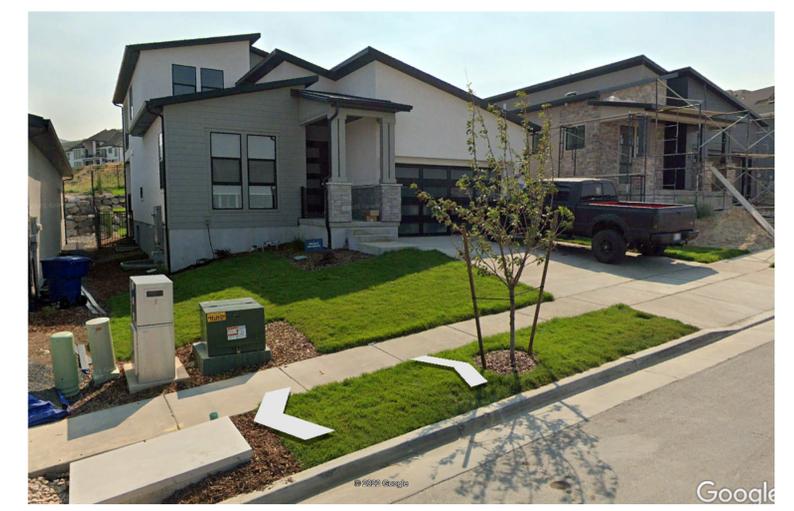
Total landscape including native: 78% = 17,842
35% of total: 6,244 sq. ft.

35% of total lot: 7,960 sq. ft.
25% of total lot: 5,685 sq. ft.



Lot Size: 6547
 Hard Surface/Home: 2908 (44%)
 Lawn Area: 2,080 (32%)
 Other Landscape: 1559 (24%)
 Total Landscape: 3639
 35% of landscape: 1273

 35% of lot: 2291
 25% of lot: 1636





Lot area: 18,351

Lawn: 8,348 (45%)

Hard surface/home: 7,735 (43%)

Other Landscape: 2,268 (12%)

Total Landscaped: 10,616

35% of Landscaped: 3,715

35% of Total Lot: 6,422

25% of Total Lot: 4,587.

Lawn: 6,308

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 APRIL 26, 2022

4
5 **DRAFT**
6

7 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m. and Brandon Tucker
8 led those present in the Pledge of Allegiance.
9

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

17 EXCUSED: Commissioner Irene Stone
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,
20 Planner; Ali Avery, Long Range Planner; Andrea Bradford, Minutes Secretary.
21

22 OTHERS PRESENT: Dee Lalliss, resident; Katie Williams, Shane Marshall, Horrocks
23 Engineers & The Langdon Group.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. PRESENTATION-PUBLIC COMMENT PERIOD, I-15 RECONSTRUCTION EIS,
30 HORROCKS ENGINEERING & THE LANGDON GROUP
31

32 Shane Marshall, Horrocks Engineers, stated that they were representing the Utah Department of
33 Transportation (UDOT) tonight. He reported that they would cover the purpose of the I-15
34 environmental impact statement study, what was known so far, and opportunities for feedback.
35 He spoke on the purpose of the study with a focus on Utah's Quality of Life Framework which
36 included better mobility, good health, connected communities, and a strong economy. Mr.
37 Marshall said that mobility included all types of transportation including buses, vehicles, and
38 active transportation. The study area encompassed US-89 in Farmington along I-15 to the 400
39 South I-80 area in Salt Lake City. Shane Marshall reviewed the study process starting with the
40 National Environmental Policy Act (NEPA) overview and early scoping, to the purpose and
41 needs scoping, to alternatives development, preparation of draft EIS, the release of the draft EIS,
42 preparation of the final EIS, release of the final EIS and recording the decision, and concluding
43 with recommended funding, planning, and construction. He spoke on the current phase which

44 was the purpose and need. He explained that this included determining what was wrong and what
45 would be fixed.

46 The first phase of the study was the NEPA overview and early scoping which included the initial
47 coordination with stakeholders. The second and current phase was the purpose and need plus
48 scoping which included filing notice of the intent to begin the NEPA process, public outreach,
49 and a 30 day public comment period, and solidifying the study area and project limits. The third
50 phase of alternatives development included developing screening criteria and preliminary
51 alternatives, public engagement, and outreach with a 30 day comment period. The fourth phase
52 was preparing the draft EIS with ongoing stakeholder engagement. The fifth phase would consist
53 of releasing the draft EIS along with a public hearing and a 45 day public comment period. The
54 sixth phase was the preparation of the final EIS through revision and responses to the public
55 comments on the draft EIS. The final phase was the release of the final EIS with public
56 notification of the final recorded decision. Each phase would include coordination with local
57 government and ongoing stakeholder communication. This study was planned to be completed in
58 2024 with construction to potentially begin in 2026.

59
60 Shane Marshall reported on what was already known which included aging infrastructure,
61 increased travel times, safety, limited connections, and drainage. He said there were 35 bridges
62 along the corridor with 9 that needed replacement, 12 that needed rehabilitation, and all 35
63 needed to be widened. Mr. Marshall spoke on drainage and said this was a 50 year old facility
64 which meant standing water when it rained. The second concern was travel time and he
65 compared a projection of travel times showing that a trip that took 19 minutes in 2019 would
66 take 66 minutes in 2050. The next issue was interchange needs which included congestion and
67 backing onto I-15 which was a safety issue. Mr. Marshall showed images of the total number of
68 crashes on I-15 both north and southbound Farmington to Salt Lake from 2018 to 2020. He said
69 the fourth aspect of the project was safety with a review of issues such as narrow or substandard
70 shoulders and sharp curves. The final item was limited connections for pedestrians and bikes. He
71 said staff had performed walk audits in different areas including the 500 South dual diverging
72 interchange (DDI). He said there were issues including makeshift sidewalks and difficulty
73 accessing east/west and commuter rail.

74
75 Shane Marshall commented on early stakeholder engagement with meetings over the last several
76 months on what was broken and needed to be fixed.

77
78 Katie Williams, Horrocks Engineers, reported on stakeholder engagement including a public
79 comment period which would run from April 11th to May 13th. This included feedback on the
80 draft purpose and needs statement, screening criteria, and ways to improve travel through the I-
81 15 corridor. She spoke on the draft purpose and needs statement which addressed the reasons for
82 the study. Ms. Williams then read the current draft purpose and needs statement “To improve
83 safety, replace aging infrastructure, provide better mobility for all travel modes, strengthen the
84 state and local economy, and better connect communities along I-15 from Farmington to Salt
85 Lake City. The project purpose consists of the following items which are organized by UDOT’s

86 Quality of Life Framework categories of Good Health, Connected Communities, Strong
87 Economy, and Better Mobility.” She focused on the quality of life, good health, and connected
88 communities goals. This included improving the safety and operations of the I-15 mainline, I-15
89 interchanges, bicyclist and pedestrian crossings, and the supporting roadway network, being
90 consistent with planned land use, growth objectives, and transportation plans, and enhancing
91 access and connectivity to FrontRunner, connection to transit, regional trails, and across I-15.
92

93 Katie Williams spoke on the next goals of the purpose and need statement which was a strong
94 economy and better mobility. This included replacing aging infrastructure on I-15, enhancing the
95 economy by reducing travel delays on I-15, improving mobility and operations on the I-15
96 mainline, I-15 interchanges, the supporting roadway network, transit connections, and bicyclist
97 and pedestrian facilities to help accommodate projected 2050 travel demand. She reiterated that
98 this was the draft plan that they would like public feedback on.
99

100 Katie Williams reported on the screening criteria which was used to develop concepts to be
101 evaluated, purpose and need, and environmental impacts and cost. The approved concepts would
102 then be combined into alternatives followed by conducting preliminary engineering and
103 providing the detailed alternatives evaluation in the draft EIS. She said some of the sample
104 screening criteria could be if the alternatives met the safety standards, site distance, operational
105 standards, or the reduction of conflict between motorized and non-motorized modes of
106 transportation. Ms. Williams showed different ways for the public to submit comments including
107 at the project website, via email, by mail or by phone. She explained that the City Council would
108 be submitting comments as a body and encouraged the Planning Commission to also make
109 individual comments.
110

111 Katie Williams focused on the schedule and the next steps including alternatives development
112 which would likely occur in the fall. She provided ways for the Commission to stay in touch with
113 the project including email, website, phone, and a Facebook page.
114

115 Commissioner Jorgensen asked if the information was collected outside the scoping process
116 including from Wasatch Front Regional Council. Shane Marshall replied that they sat down with
117 community partners regarding the long range plan as they were one of the biggest stakeholders in
118 the project.
119

120 Commissioner Jorgensen questioned if the speed limit was a variable that was considered or if it
121 was set by legislative mandate. Shane Marshall responded that the top speed limit was set by the
122 legislature but other speed limits were set by traffic analysis and was something that could be
123 reviewed. He suggested that Commissioner Jorgensen could submit this as a comment for the
124 study.
125

126 Katie Williams said that there had been an uptick in accidents at the sharp curves with the
127 increased speed limit. Shane Marshall commented that those curves were originally made for 55-
128 66 mph and those areas would be straightened out to accommodate the increased speed.

129
130 Commissioner Jorgensen asked about the material types for the freeway. He asked if there was a
131 difference in the noise characteristics of concrete versus other materials. Shane Marshall
132 responded UDOT had a standing policy that all urban freeways were concrete. He said that the
133 benefits of asphalt wore out over time so that around the three year mark there was no difference
134 between concrete and asphalt.

135
136 Commissioner Tucker spoke on the City's interchange on Center Street and the concern with
137 east/west mobility through that interchange. He said it was not UDOT that controlled this but UP
138 and UTA and asked about coordination with transit authorities for mobility. Shane Marshall
139 commented that one of the biggest challenges was the railroad tracks. He said that they were a
140 partner in this project and there was a focus on the major cross streets including 2600 South/1100
141 North. Mr. Marshall explained that they had talked to the City about a new interchange and more
142 access not less.

143
144 Chair Larson asked how the request for public comment was being publicized. Katie Williams
145 replied that they were meeting with other cities/stakeholders and asking cities, municipalities,
146 schools, etc. to spread the word as well as through official UDOT channels.

147
148 3. WORK SESSION: TOWN CENTER FORM-BASED CODE DRAFT CHAPTERS 1, 3,
149 AND 4

150
151 Ali Avery reported on the revised Section 1 of the Form-Based Code. The items that remained in
152 this section included adjacency requirements, subdistrict changes would be processed the same
153 as rezoning, the continuation of in-process development, and nonconformance of street façade
154 revisions, roof revisions, or site characteristics. She explained that there would be several smaller
155 Town Center zones, or subdistricts, within a big overlying area that is a Town Center zone.
156 Everything in the Town Center area would be rezoned once the Form-Based Code was approved.
157 In process development could continue with original plans if it was under an approved
158 development agreement or work had begun within one year of code and construction continued
159 diligently. Ms. Avery said that dozens of buildings in the Town Center zone would become
160 nonconforming and that could spur re-development. Existing buildings in the Town Center
161 could be modified as there were triggers in place to require some or total compliance with code
162 depending on the level of redevelopment. This included street façade revisions within the build
163 to area (BTA), a change in doors, a change in 30% of windows, and a change in 30% of the
164 façade. Roof revisions within the BTA, and shape or style change with no added square footage.
165 Changes to site characteristics are also addressed in the Code, including the size of
166 nonconformance over 10%, a change in use of the number of units, gross floor area (GFA),

167 capacity increases by 50% or more (multi-tenant signs exempt), GFA increased by 50% or more,
168 or abandonment of the use for at least 12 months.

169
170 Ms. Avery spoke on general requirements including an interconnected street pattern, access, lots,
171 and definitions. The code section about access was to discourage primary access on Center Street
172 or US 89 and encourage pedestrian/bicycle corridors. Pedestrian/bicycle corridors were to be
173 required on blocks over 500 feet, combined with mid-block crossings, with active transportation
174 corridors in the middle third of the block, a 20 foot minimum right of way (ROW) width for
175 trails, and could be applied toward open space calculations. Requirements for City blocks
176 included blocks fronted with lots on at least two faces, frontage on a street, through-lots were not
177 permitted unless covering 50% or more of a block and both streets were front property lines.
178 Flag lots would be prohibited. She said that the definitions in the Form-Based Code were not
179 used anywhere else in City Code and were specific to this Chapter. If there was any conflict in
180 the Code the definitions in this Chapter would prevail.

181
182 Commissioner Jorgensen asked about the corresponding diagram of a building shown next to the
183 General Requirements. Ali Avery replied that the image detailed the placement of vertical
184 divisions, horizontal divisions, street frontage, and entrance type. She explained that the
185 definitions were for the entire chapter and would be addressed in later Sections.

186
187 Ali Avery reported on Section 3: Subdistrict zones which included the following zones in the
188 Town Center area: Core (TC-C), Arts & Park (TC-AP), Center & Orchard (TC-CO), Boulevard
189 (TC-B), North 89 (TC-N89), and Edge (TC-E). This included a map of the Town Center area and
190 the location of these zones. The Core subdistrict would be the center of activity with the most
191 density, tallest buildings, and a connection to the new bus route. The Arts & Parks subdistrict
192 includes Hatch Park, the historic Bamberger train station buildings, and art uses. She explained
193 that the Center & Orchard subdistrict would be mixed use and a transition area to the
194 surrounding neighborhoods east of Orchard Drive. The Boulevard subdistrict was distanced from
195 the neighborhoods, allowing for more height and was located at the southern entrance to the
196 City. The North 89 subdistrict includes height transitions to residential while the Edge subdistrict
197 is mostly residential (duplexes, etc) to complete the transition from the Town Center to the
198 single-family neighborhoods.

199
200 Commissioner Tucker commented that the revisions to the Form-Based Code were more
201 readable and enforceable than the last time the Planning Commission reviewed it.

202
203 Commissioner Maus agreed with Commissioner Tucker's comments. She asked if parcels could
204 request to be moved from one subdistrict to another. Ali Avery replied that a parcel could be
205 changed to another subdistrict via the same process as a rezoning. She said the property would
206 have to be adjacent to the subdistrict/zone they were requesting.

207

208 Commissioner Maus questioned if a property could petition to be part of the Town Center zone
209 and if they would have to change the zone as well as the subdistrict. Ali Avery responded
210 affirmatively that it was the same process with the same adjacency requirement.

211
212 Commissioner Holbrook asked about the differences between the Edge subdistrict and the Center
213 & Orchard subdistrict. Ali Avery replied that the Edge subdistrict would have a lower density.
214 The Center & Orchard subdistrict was more commercial, included a school, and would have
215 taller apartment buildings with future restaurants and businesses. She said the Center & Orchard
216 subdistrict allowed for three-story buildings which was higher than what was allowed in the
217 Edge subdistrict.

218
219 Commissioner Holbrook then asked about the differences between the Center & Orchard
220 subdistrict and the Core subdistrict. Ali Avery responded that the Core subdistrict would allow
221 for a five-story building. She explained that the differences would be more apparent in later
222 sections of the Form-Based Code, particularly the area that addressed the building types and
223 what heights were allowed in which subdistrict. The Core subdistrict allowed a different set of
224 building types than the Center & Orchard or the Arts & Park subdistricts.

225
226 Commissioner Jorgensen complimented staff on the revisions. He asked about the single-family
227 homes in the Edge subdistrict and what the advantages/disadvantages were for being within the
228 Town Center. Ali Avery said that most of the residential units in the Edge subdistrict were not
229 single-family homes but duplexes, fourplexes, or townhomes. She noted that staff hoped that
230 property owners would see this as an opportunity to increase their property values and would be
231 less concerned about density in the Town Center. The Edge subdistrict would be a buffer to
232 protect neighboring single-family residential property owners from the higher density.

233
234 Ali Avery reported on Section 4-Uses with the general requirements that a lot may contain more
235 than one use, each of the uses may function as either a principal use or accessory use on a lot
236 unless otherwise specified, each use shall be located within a permitted Building Type unless
237 otherwise specified, and the uses permitted within the subdistrict may be further limited by the
238 building types permitted. She showed Table 4.1 Uses by Subdistrict for the Commission to
239 review.

240
241 Chair Larson asked about the existing drive-through in the proposed Boulevard subdistrict that
242 would no longer be permitted per the Form-Based Code and if it would be eliminated. Ali Avery
243 explained that the existing drive-through was regulated by a development agreement and allowed
244 per that agreement.

245
246 Sherrie Pace clarified that there would be no new drive-throughs in the Town Center. She said
247 the future Beans & Brews is governed by a development agreement which is legally binding with
248 the property owners.

249

250 Commissioner Jorgensen spoke on the Use Table and said that most of the subdistricts were
251 small so some of the proposed uses, such as a hospital, would not make sense. Ali Avery
252 recommended reviewing the rest of Section 4 and then coming back to Table 4.1.

253
254 Ali Avery reported on the Residential and Lodging Uses which included residential multifamily,
255 residential single family, hotel and inn, residential care, civic uses, and utility and infrastructure.
256 She spoke on the requirements for each residential and lodging use including that multifamily
257 residential were attached, that stacked residential must be five or more units (no fourplexes), and
258 that horizontally attached units must have three or more units (except in the Edge subdistrict).
259 Residential single family would be defined as one unit not mixed or attached to any other unit.
260 The hotel & inn would have rooms accessed from the interior of the building. The residential
261 care would also have rooms accessed from the interior of the building. Civic uses would include
262 assembly, public services, educational facilities, and hospitals. Utility and infrastructure included
263 electric/gas, sewage treatment, water treatment/storage, energy conversion, etc.

264
265 Retail and Service Uses would be broken down into neighborhood retail and service less than
266 8,000 square feet, general retail and service greater than 8,000 square feet, and outdoor sales lots,
267 which are not permitted. This was accompanied by Table 4.2 detailing the uses for Retail and
268 Services: Neighborhood and Table 4.3 Retail and Services: General. Office Uses included those
269 with appointment or meeting times and the sale of goods permitted as an accessory use. The
270 types of uses categorized as Craft Industry include small scale manufacturing, production,
271 assembly, and/or repair, with little to no noxious by-products, a showroom or small retail outlet,
272 may include office and small scale warehouse with limited distribution as an accessory use and a
273 maximum GFA of 10,000 square feet. These included Table 4.4 Office and Table 4.5 Craft
274 Industry.

275
276 Ali Avery reported that the next section was Open Space (as a Use) which was not to be
277 confused with open space types detailed in another section. She explained that parking lots were
278 not a permitted form of open space, and that stormwater accommodations were required, with
279 additional regulations regarding the type of structures allowed within open space, and adjacent
280 building frontages. Stormwater accommodations were required to accommodate additional uses
281 such as sports fields, etc., they could not be fenced or impede the use of the land, and were low
282 impact design. The allowed structures could be small scale food and beverage services under 200
283 square feet and all civic facilities (rec center, community center, pavilion, etc.) in public parks
284 were excluded from size restrictions. The adjacent building frontages were buildings adjacent to
285 or within open space with the façade facing the open space to be treated as street facades.

286
287 The Accessory Uses included home occupations, parking lots/parking structures, outdoor display
288 of goods, and drive-through facilities. The parking lot/parking structures were prohibited in
289 single-family use, must be within 300 feet of the principal or secondary rear entrance, must have
290 a dedicated pedestrian pathway, commercial vehicle parking lots were prohibited, and the design
291 shall conform to City Code 10-6. The limitations for Outdoor Display of Goods included that

292 permanent outdoor storage of goods typically not housed or sold indoors was not permitted and it
293 would have to be pertinent to the use in front of which it was located. Drive-through facilities
294 were only permitted in the North 89 subdistrict and all drive-through structures or canopies must
295 be located at the rear of the building.

296

297 Ali Avery reported on Prohibited Uses in Table 4.6 Uses Explicitly Prohibited Within the Town
298 Center. She then asked if the Commission had any questions regarding Table 4.1 Uses by
299 Subdistrict.

300

301 Commissioner Jorgensen asked if it seemed appropriate to place a hospital in the Core subdistrict
302 based on the size of these subdistricts. Sherrie Pace suggested changing the “Hospital & Clinic”
303 Use Type to “Medical Clinics”.

304

305 Commissioner Jorgensen mentioned the uses “Craftsman Industrial” and “Craft Industry” with
306 an affinity for the term “Craft Industry”. Ali Avery replied that it should be “Craft Industry”
307 throughout the Code.

308

309 Commissioner Jorgensen mentioned where the outdoor display of goods would be permitted and
310 questioned the consistency. He said the North 89 subdistrict permitted large retail but did not
311 allow for a parking structure. Ali Avery responded that a maximum size for retail may need to be
312 specified as a big box store would most likely not be placed in the Town Center.

313

314 Commissioner Holbrook asked if there should be a maximum square footage for retail in these
315 subdistricts.

316

317 Ali Avery commented that the parking structures were not allowed in North 89 due to the height
318 and the proximity to the Core Subdistrict.

319

320 Commissioner Tucker asked if this would prohibit underground parking. Sherrie Pace clarified
321 that “parking structure” meant a sole standalone structure. She said podium parking was
322 considered part of the building.

323

324 Commissioner Tucker suggested further definition of the parking structure to allow for one
325 shared by multiple buildings. Ali Avery replied that the parking structure was allowed in all the
326 subdistricts except North 89 and Edge. She said staff would provide more clarification in the
327 Form-Based Code regarding parking structures, underground parking, etc.

328

329 Commissioner Tucker questioned why drive-through retail was being discouraged. Ali Avery
330 responded that the goal was for walkability in the Town Center which meant discouraging the
331 use of vehicles and encouraging people to stay and walk.

332

333 Sherrie Pace commented on the goal for walkability in the Town Center and avoiding
334 automobile-centric uses such as gas stations, carwashes, drive-throughs, etc.

335
336 Commissioner Ward suggested allowing drive-throughs in the Boulevard subdistrict as it was not
337 a walkable area. Chair Larson commented that in future planning this area may become more
338 walkable.

339
340 Ali Avery said that there would be an enhanced bus station there so it would be preferable if
341 walkable uses were located in the area. She explained that there was a possibility that Main
342 Street may be closed at Highway 89 which would allow for plaza space adjacent to the
343 Boulevard subdistrict and a pedestrian-activated signal on Highway 89.

344
345 Commissioner Holbrook asked about the property located near City Hall where Main Street and
346 Highway 89 met. Ali Avery replied that it was owned by the City and could be converted to an
347 active plaza/pedestrian space.

348
349 Sherrie Pace commented that the City recently acquired that property with the intent to place an
350 entry monument or something similar. She said the Town Center traffic circulation study would
351 address what would happen if that section of the street was closed and how it would impact
352 Center Street, Highway 89, Main Street, and the Town Center. A presentation to the Commission
353 regarding the traffic study would be done in May.

354
355 Commissioner Holbrook mentioned Civic Uses with library, museum, and post office. He asked
356 if there was the possibility to encourage collaboration with the post office and a developer to
357 include a post office on the main floor of a bigger development. Sherrie Pace replied that the use
358 (post office) could be provided for, and staff could encourage developers to include it. She also
359 suggested a post office could be part of the community center in Hatch Park or as part of the
360 Town Center.

361
362 Commissioner Jorgensen asked about automotive supply in Table 4.3 and requested that salvage
363 yards be listed as a prohibited use and removed from Table 4.3. He spoke on utility and
364 infrastructure and if there should be exclusions such as utility scale high voltage lines, or utility
365 scale solar panels and wind turbines. Ali Avery replied that exclusions could also include cellular
366 towers, and that staff would include a section regarding utilities.

367
368 Sherrie Pace commented that there were smaller scale and other options for cellular including
369 panels and would further research this.

370
371 Commissioner Holbrook mentioned infrastructure and the requirement for burying utilities. He
372 suggested that this could be its own section in the code. Sherrie Pace responded that underground
373 utilities could be required for new development and in the case of redevelopment with existing
374 overhead lines.

375
376 Commissioner Jorgensen mentioned Craft Industry and additional requirements such as no
377 significant fire, explosion, and hazardous chemical release.
378
379 Commissioner Jorgensen asked about the non-store retail use. Sherrie Pace clarified that this
380 would be mail-order or online sales.
381
382 Commissioner Jorgensen also recommended additional requirements around hazardous materials
383 and manufacturing. He suggested other prohibited uses including pawnshops, thrift shops,
384 rummage, and trailer parks. Sherrie Pace responded by sharing the differences between large-
385 scale thrift shops and smaller shops. She was in favor of a small thrift shop and said that the
386 larger thrift shops, such as those Commissioner Jorgensen may be referring to would be
387 prohibited based on size, not use.
388
389 Ali Avery commented that trailer parks would not be permitted by building type.
390 Commissioner Jorgensen asked about tattoo and massage parlors. Sherrie Pace replied that they
391 would be permitted under personal services.
392
393 Commissioner Jorgensen asked about portable building sales. Sherrie Pace replied that they
394 would be prohibited due to outdoor storage and display.
395
396 Commissioner Jorgensen asked about outdoor display of goods and the proposed limitations. He
397 asked about using part of the parking lot and if that would be prohibited. Sherrie Pace
398 recommended against using the parking area for outdoor display but suggested maybe as a
399 temporary use.
400
401 Sherrie Pace recommended adding scooter regulations in the Town Center code.
402
403 Commissioner Jorgensen suggested traffic calming for this area as it was off Highway 89
404 including a traffic light and a lower speed limit.
405
406 Commissioner Maus asked for more time to review and asked if there was a deadline for
407 comments. Sherrie Pace replied that items could be addressed until the Form-Based Code was
408 finalized.
409
410 Chair Larson made several suggestions on text edits.
411
412 Ali Avery said that the goal moving forward was to provide the updated draft in advance
413 including the suggestions made by the Commission.

414
415 4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
416 PLANNING COMMISSION

417
418 Sherrie Pace reported that the plat amendment which vacated seven on-street parking spaces
419 along Orchard Drive, and the site plans for Buildings 4 and 5 of the Village Station at Eaglewood
420 development were approved. She said Building 5 could not start until construction began on
421 Eaglewood Plaza, the commercial and office building to the north of Building 5. Staff reached
422 out to the developer and found that the delays on Eaglewood Plaza were due to financing and
423 securing a contractor.

424
425 5. APPROVAL OF MINUTES

426
427 The Planning Commission meeting minutes of April 12, 2022 were reviewed and approved.

428
429 **Commissioner Maus moved to approve the minutes from the April 12, 2022 Planning**
430 **Commission meeting with the staff changes recommended. Commissioner Holbrook**
431 **seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen,**
432 **Larson, Maus, Tucker, and Ward. Commissioner Stone was excused.**

433
434 6. ADJOURN

435
436 Chair Larson adjourned the meeting at 8:08 p.m.

437
438 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
439 *Tuesday, May 10, 2022 by unanimous vote of all members present.*

440
441 _____
442 *Wendy Page, City Recorder*