

PLANNING COMMISSION MEETING

November 14, 2023
6:30 p.m.



CITIZEN COMMENT

DRAFT SUBDIVISION ORD.
Ch. 9 Design Standards and
Specifications

TITLE 13 SUBDIVISIONS

Review Schedule:

- 7/27: Ch. 1-3
- 9/26: Ch. 4 Minor Subs
Ch. 5 Subdivisions
- 10/10: Ch. 6 PUDs, Condos, etc.
Ch. 7 Plat Amendments
- 10/24: Ch. 8 General Requirements for all Subdivisions
- 11/14: Ch. 9 Essential Improvements
- 11/28: Final Review & Table of Contents
- 12/12: Ch. 3 Amendments and Rezones
Ch. 7 Conditional Uses
- 1/9/2024: Planning Commission Public Hearing & Recommendation
- 1/16/2024: City Council Agenda (required adoption by 2/1/2024)

2024: Other Code Updates Needed

- Commercial & Industrial Zones
Conditional Uses Lists
- Sign Code
- Geohazards Updates (City Engineer)
- Accessory Building Setbacks
- Water Wise Landscaping
- Short Term Rentals
- Legislature 2024 ???

Chapter 9: Design Standards & Specifications

13-9-010: General Standards (new)

Section provides for the preparation and adoption of the Design Standards and Specification Manual as approved by the City Council.

13-9-020: Required Improvements (new)

This section talks about the requirement for the developer to install all infrastructure.

13-9-030: Curb, Gutter, Sidewalk, and Asphalt Paving (new)

This section states that the developer shall install all the street improvements.

13-9-040: Storm Drainage (existing and updated)

This is existing language in the code for storm drainage, proposed additions are:

- *Adds language for 100 year storm event*
- *Adds language about the pre-development hydrology for storm retention*

Chapter 9: Design Standards & Specifications

13-9-050: Underground Utilities and Sanitary Sewer (existing and updated)

- *Outlines requirements for all utilities to be underground*
- *Clarifies language regarding extension of sewer lines to the boundary of the development*
- *Specifically states that the plans have to be approved by the Sewer District*

13-9-060: Culinary Water (existing and updated)

- *Clarifies language regarding extension of water lines to the boundary of the development*
- *Clarifies how water mains and hydrants and services are required to meet capacity requirements*

13-9-070: Fencing and Piping of Hazards (new)

- *Requires fencing of canals, waterways, railroads, or other hazards*

Chapter 9: Design Standards & Specifications

13-9-080: Monuments (new)

- *Adds language regarding permanent monuments*

13-9-090: Completion (new)

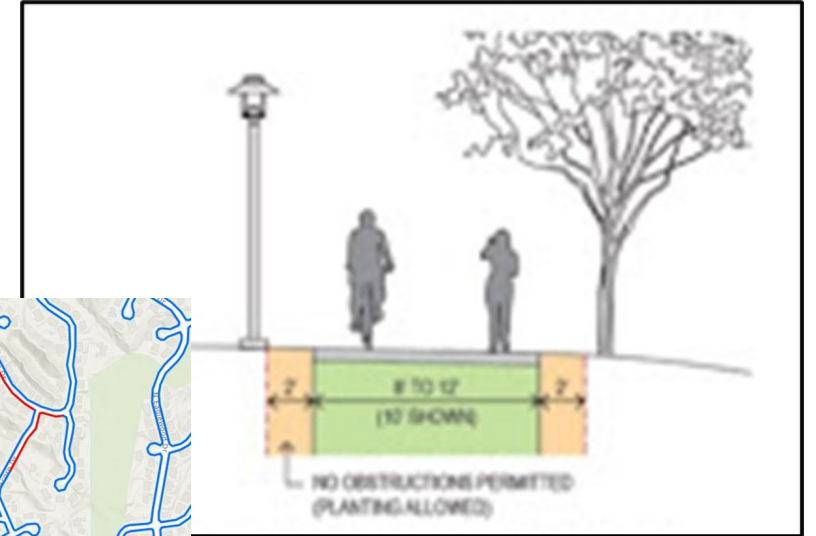
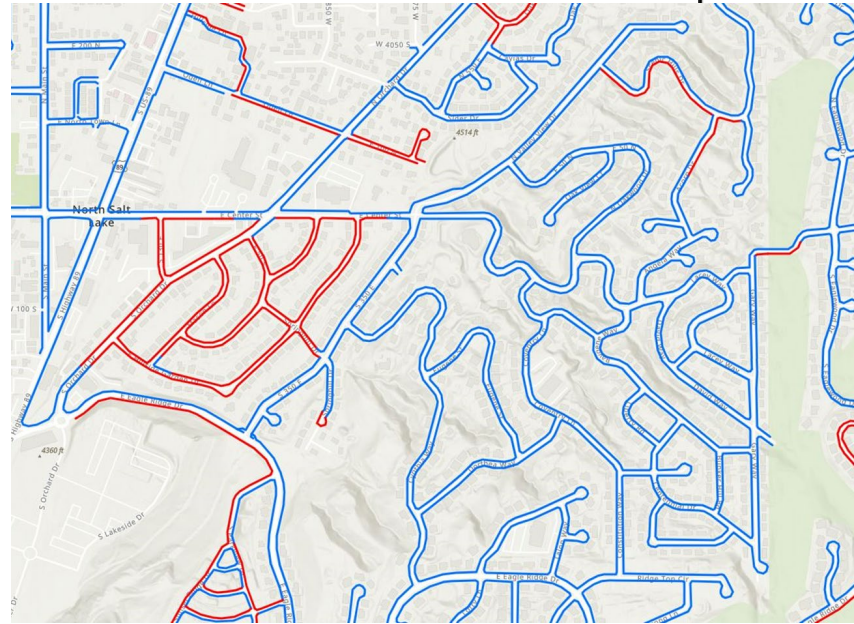
This is a new section and requires as built drawings in CAD version

13-9-100: Payback Agreements (new)

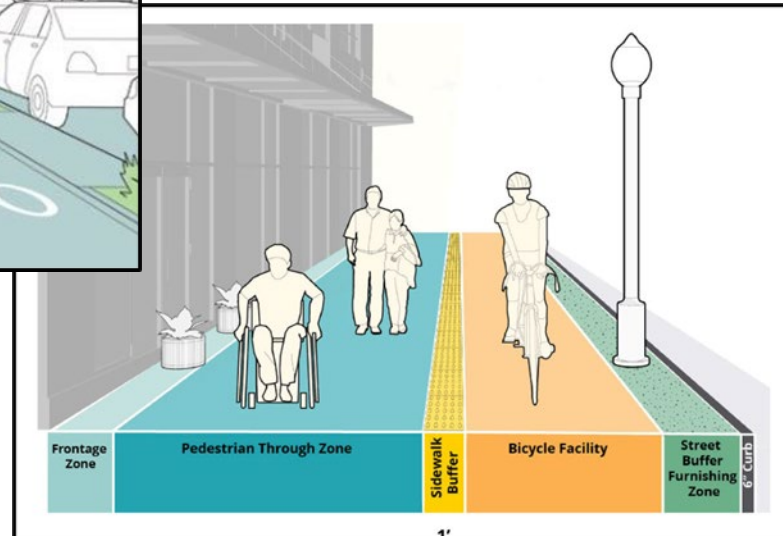
Provides a mechanism for payback of off site improvements requested by the City that are in excess size of the minimum needed for the development.

ACTION UPDATE

- City Council Work Session: Active Transportation, Sidewalk Standards, Bike Lanes & Scooters
 - ADA requires 5' sidewalks (6' if adjacent to curb)-may reduce to 3' with passing spaces (200')
 - Policy is to replace sidewalk & match existing width
 - New cross section development
 - Sidewalks/parkstrips
 - Mixed use paths/sidewalks
 - Sidewalk inventory update

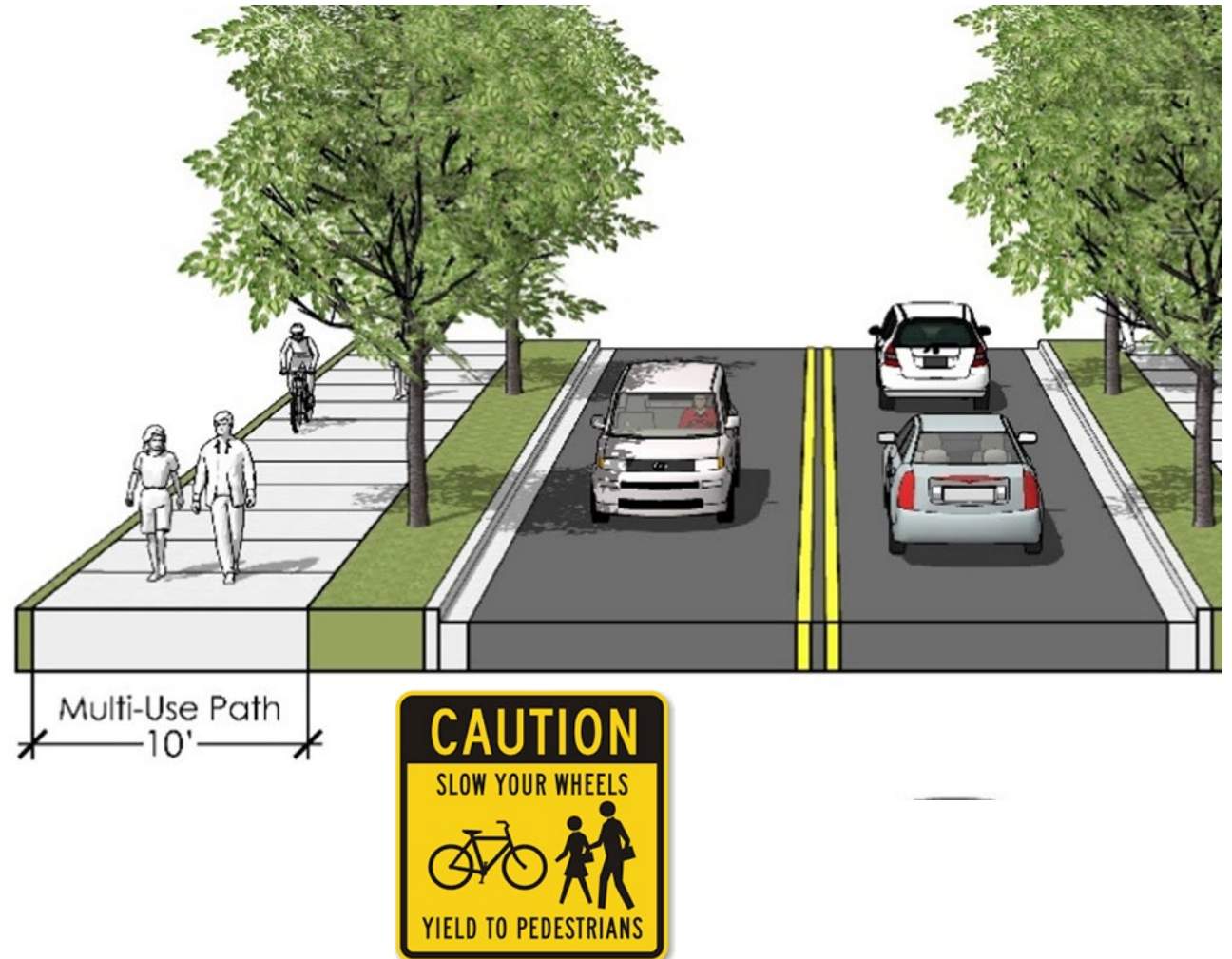


- City Council Work Session: Active Transportation, Sidewalk Standards, Bike Lanes & Scooters (cont')
 - Sidewalk width by Zone (to be developed)
 - Frontage/Setback
 - Pedestrian
 - Furnishings
 - Landscaping or vegetated buffer (if applicable)

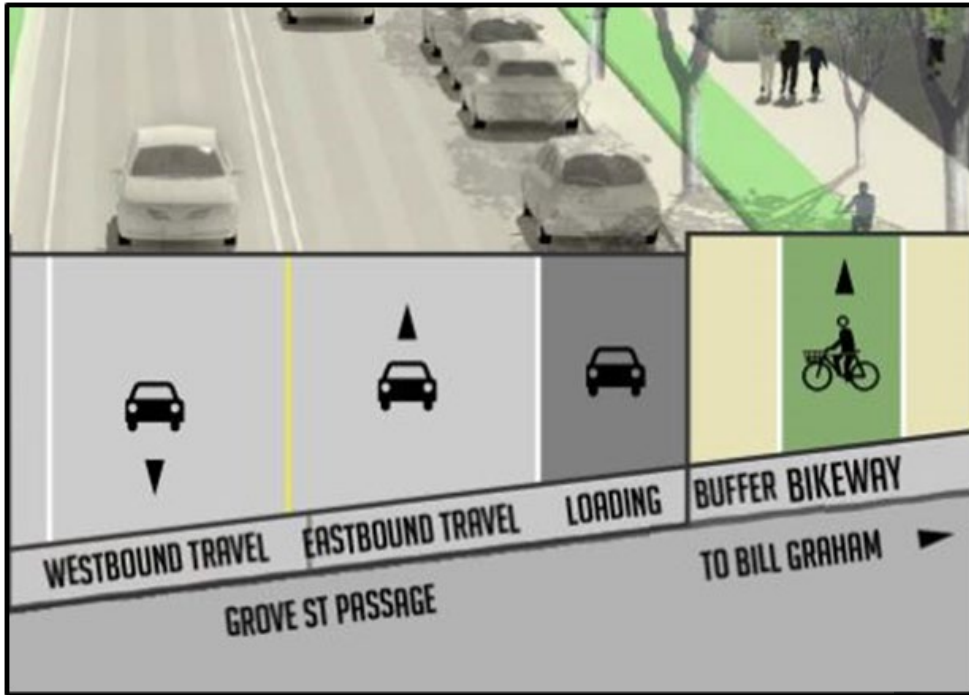


Street Type	Frontage Zone	Pedestrian Clear Zone	Boulevard and Furnishing Zone
Urban Neighborhood	2' +	6'	5' +
Urban Neighborhood Connector	2' +	6'	5' +
Production and Processing	2' +	6'	5' +
Mixed Use Community Connector	2' +	6' to 8'	5' +
Mixed Use Commercial Connector	2' +	6' to 10'	6' +
Mixed Use Regional Connector	2' +	6' to 8'	8' +
Downtown Core	2' +	8' to 10'	6' +
Parkway	2' +	6' to 8'	6' +

- City Council Work Session: Active Transportation, Sidewalk Standards, Bike Lanes & Scooters (cont')
 - UDOT Corridor Agreement (in progress)
 - Cross Sections-Map
 - Identify the right-of-way width
 - Include all transportation elements
 - Bus Rapid Transit (BRT)
 - Bike routes and/or lanes
 - Pedestrian access
 - Cross section varies by location
 - Active Transportation in Corridor
 - North:
 - Multi-Use Path on west
 - 350 N to 1000 N
 - Center:
 - Mixed-use in Town Center area
 - Wider sidewalks, passing areas
 - South:
 - Separated path on east
 - Eagleridge Dr towards SLC



- City Council Work Session: Active Transportation, Sidewalk Standards, Bike Lanes & Scooters (cont')
 - Possible NSL Lofts Sidewalk on Center



- City Council Work Session: Active Transportation, Sidewalk Standards, Bike Lanes & Scooters (cont')

- Trail Crossings for Streets/Driveways

- Raised across the vehicle realm
- Paint
- Surface materials

- Bicycle Parking/Storage

- Public parking/bus stops
- Multi-family provisions

- Signage

- Auto oriented
- Bicycle/Ped oriented



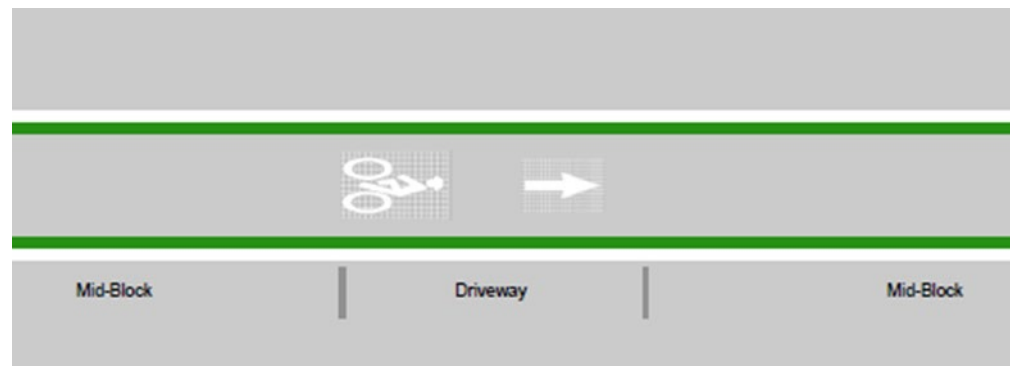
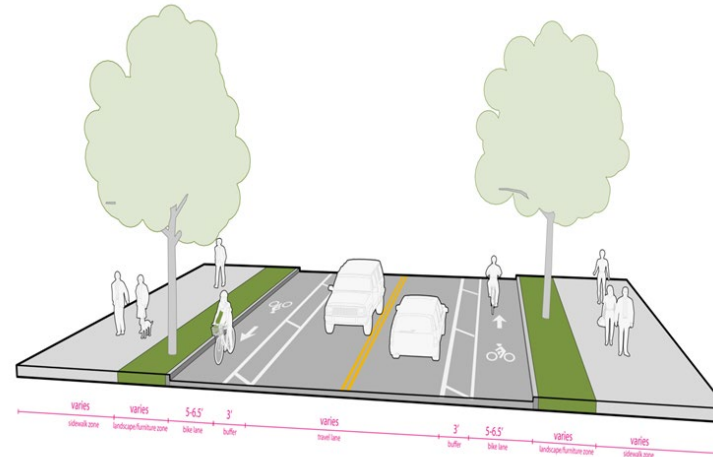
- City Council Work Session: Active Transportation, Sidewalk Standards, Bike Lanes & Scooters (cont')

Temporary Bike Lane Pilot

- Orange candlesticks
- Preset time frame – 60 days?
- Kick off event
- Track usage

Buffered Bike Lane

- Utilize green paint
 - Minimal application
 - Identify bike lane at intersections
- Bike Lane signs
 - Bike Lane vs No Parking signs
 - Avoid red paint on gutter
 - Can add additional
- Monitor parking & bicyclist activity
- Provide media posts regarding use by scooters, parking rules, etc.



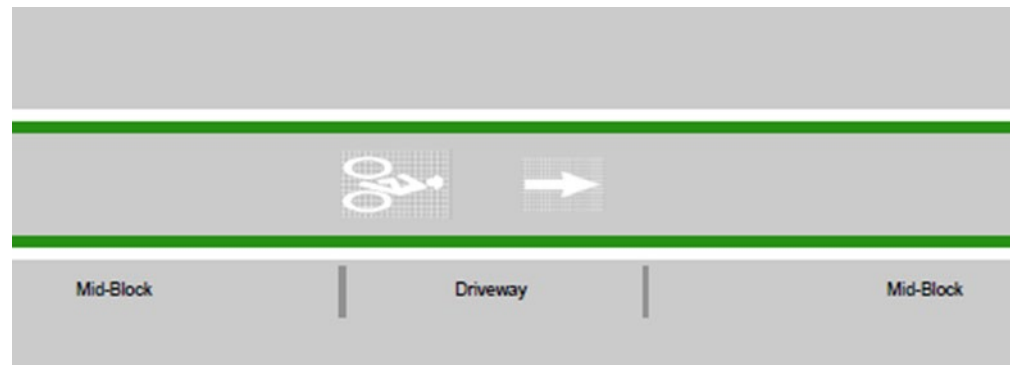
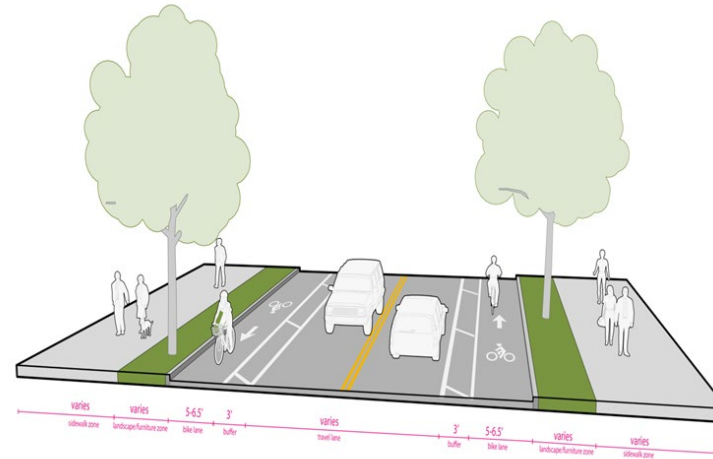
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Lime Agreement Approved: February 7, 2023

From Lime (thru October 31, 2023):

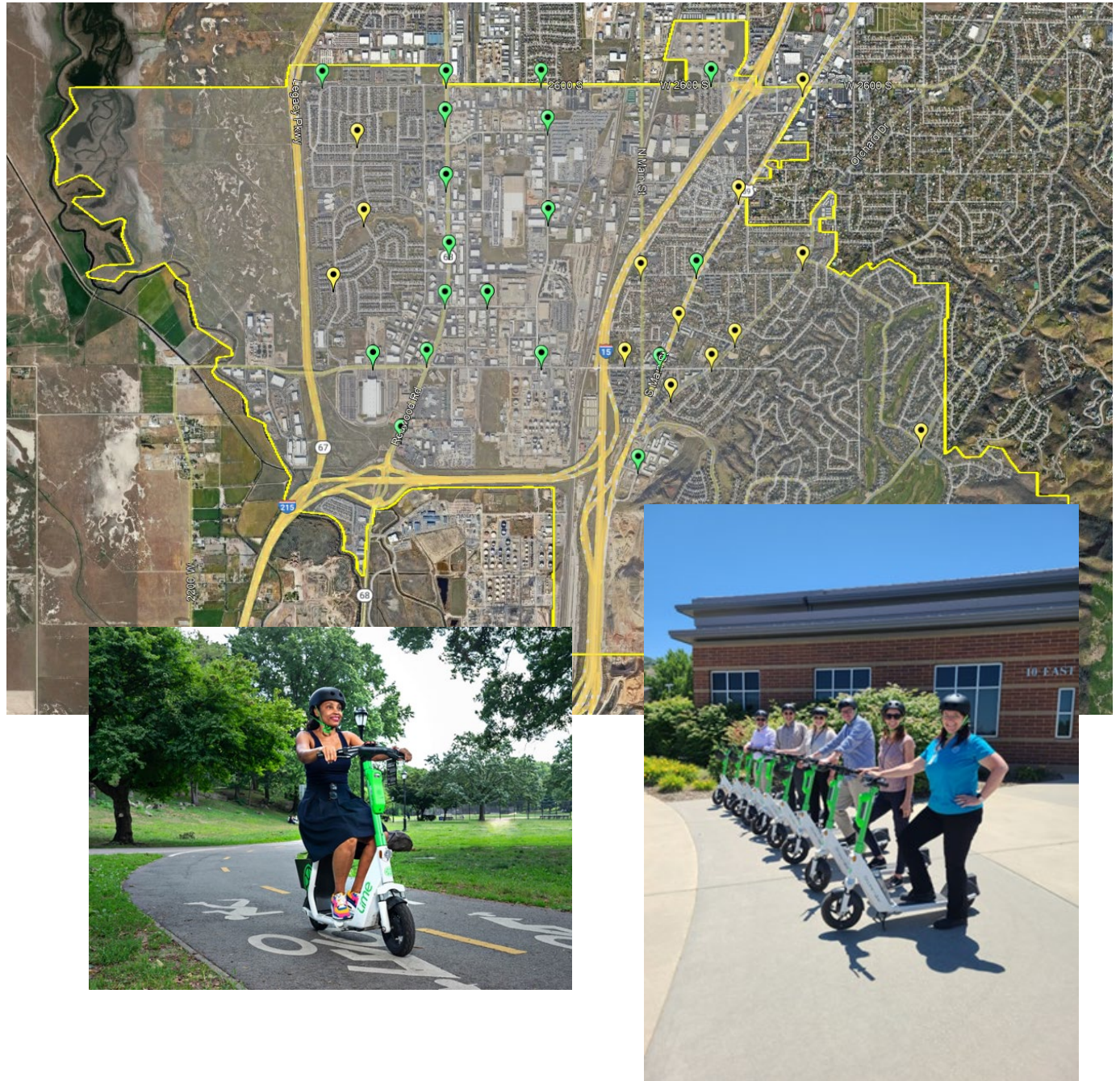
- Total trips: 2,891
- Ave. trip distance in meters: 1,825
- Ave. trip distance in miles: 1.13
- Ave. trip duration in mins: 9.57
- Usage time per vehicle per day in mins: 5.05
- Ave. # of Scooters deployed in NSL 22/day
- Vehicle total hours in operation: 97,894
- Total customer service complaints: 17
- Geo fenced at north city boundary only

From South Davis Metro Fire

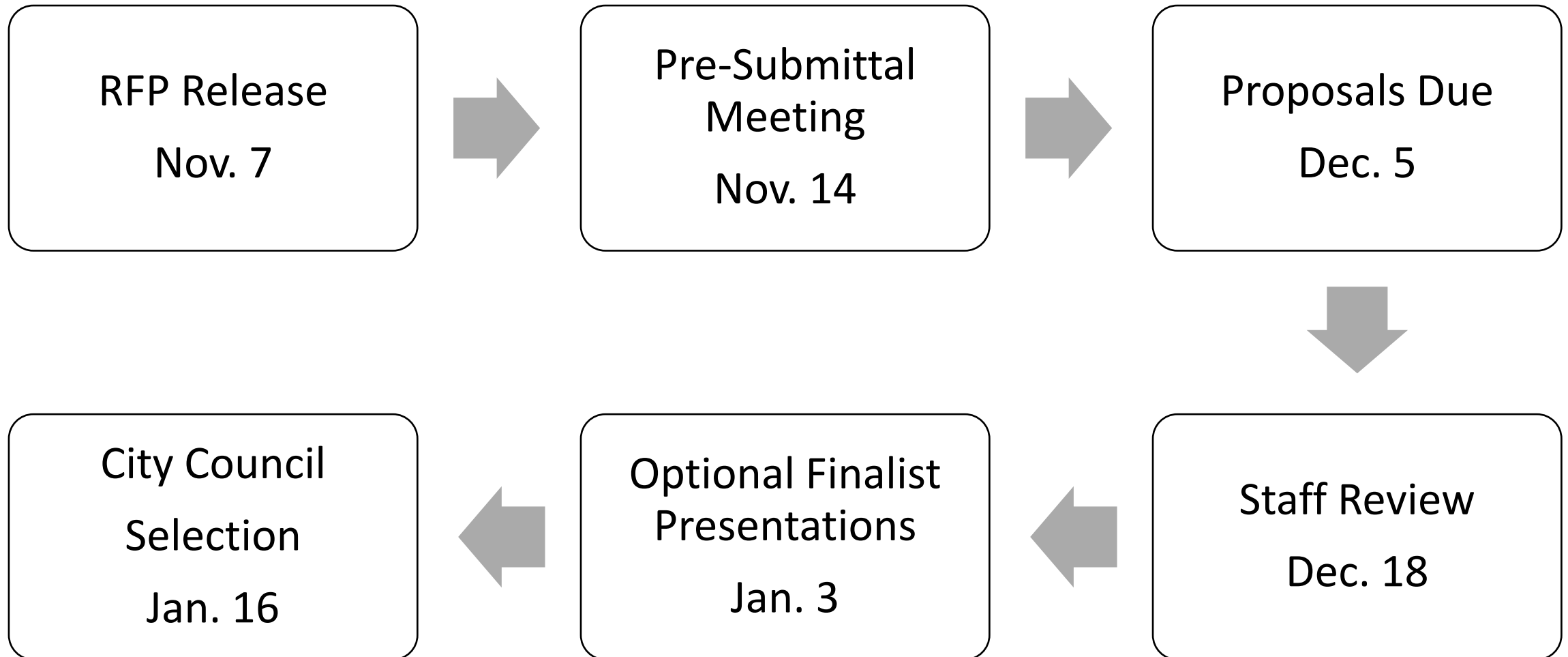
- Could not correlate any of their data specifically to any scooter related accidents

NSL Police

- Hatch Park User Accident



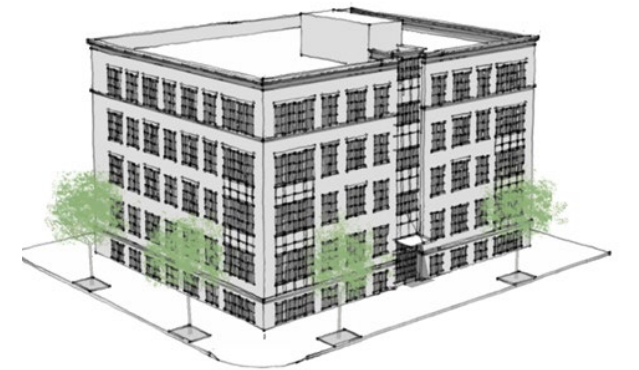
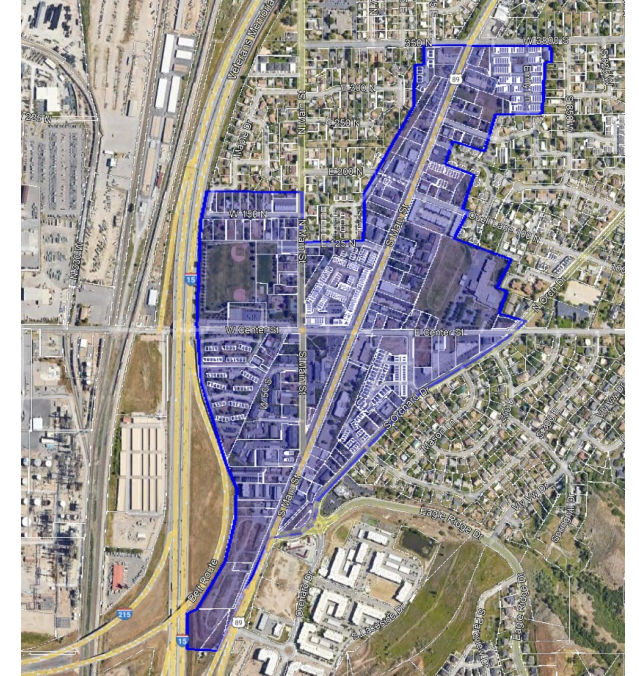
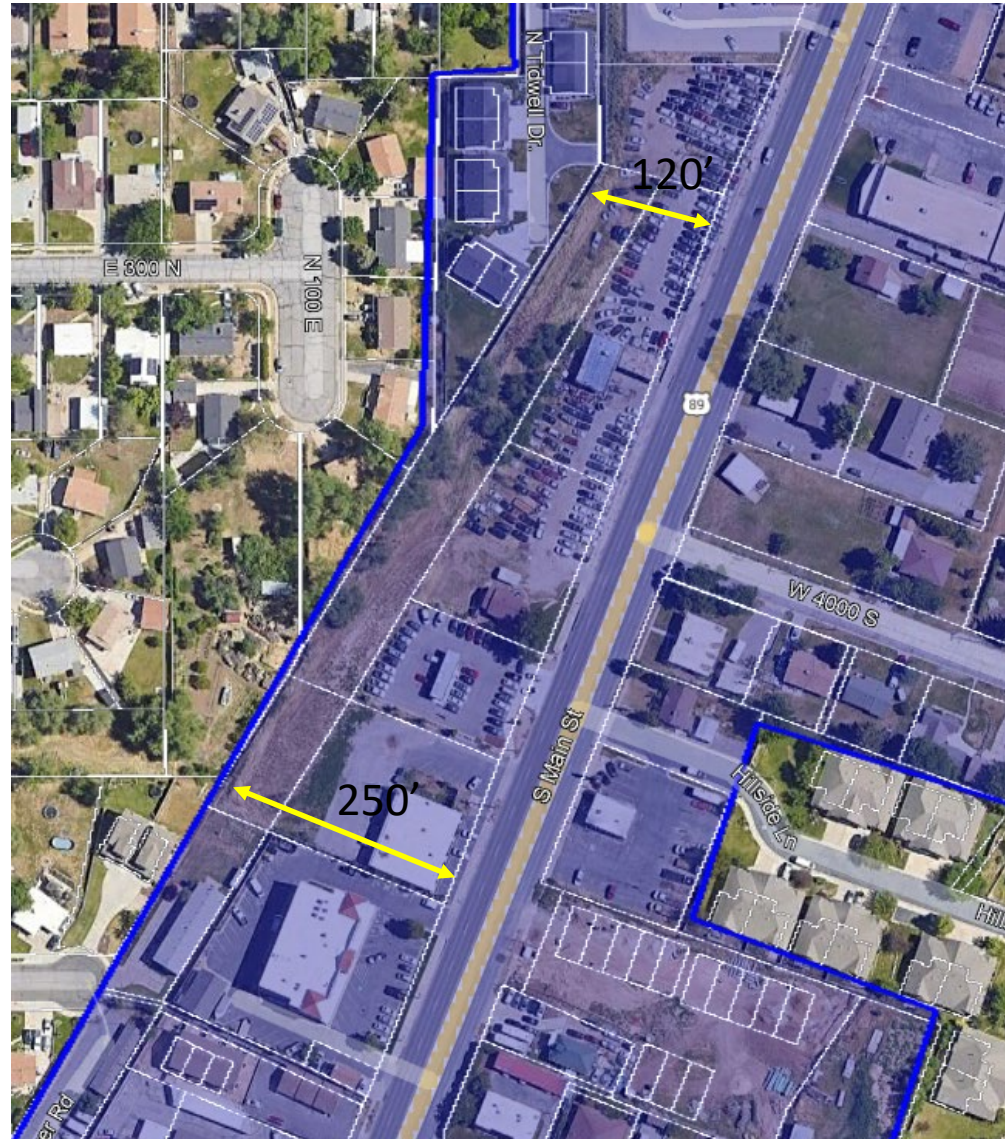
General Plan Update



TOWN CENTER URBAN DESIGN

Form Base Code

- Template isn't the right fit/scale for NSL
 - Building massing
 - Setbacks
 - Shallow parcels
 - So. SLC/Clearfield
- Lack of expertise
 - Not Architects
- Community push back on 130 East building heights
- Square peg/round hole



TOWN CENTER URBAN DESIGN

Why Urban Design Guidelines:

- Architectural Consultant
 - Expertise
 - Site/Block Massing Recommendations
 - Height
 - Building Articulation
 - Pedestrian Spaces
 - Materials/Colors
- TLC Grant Invitation
 - Letter of Interest
 - Invitation to Apply
 - Application Due Dec. 7
- Award Summer 2024

Deliverables:

- Architectural Design Guidelines
- Site Specific Demonstrations
- Town Center Zone District Regulations
- Integrate with General Plan Update/Vision



URBAN DESIGN GUIDELINES

ADDITIONAL COLLABORATION

- Subdivision Ordinance Update (Jan. 2024)
 - Street right of way widths
 - Sidewalks and Trails
- Capital Facilities Plan-Active Transportation
- Integration of profiles and standards into specs manual & ordinances

You and a guest are invited to join the Mayor,
City Council and City Boards as we
celebrate the season

CITY OF
NORTH SALT LAKE

Holiday Party

01 | EAGLEWOOD EVENT CENTER
DECEMBER | 6 PM RECEPTION
6:30 PM DINNER

RSVP your entree selection(s) by November 1st

- PRIME RIB OR LEMON PEPPERED SALMON

WENDYP@NSLCITY.ORG or 801-335-8709

BUSINESS OR HOLIDAY DRESS
ENTERTAINMENT BY WXHS MADRIGALS

MINUTES

ADJOURN