

PLANNING COMMISSION MEETING

March 12, 2024

6:30 p.m.



CITIZEN COMMENT

Conditional Use Permit Amendment
Topy America Inc. Driveways
25 East Pacific Avenue
Kemari Manzanares, Topy America Inc.



Topy America Inc. Driveways 25 East Pacific Avenue Zoning Map

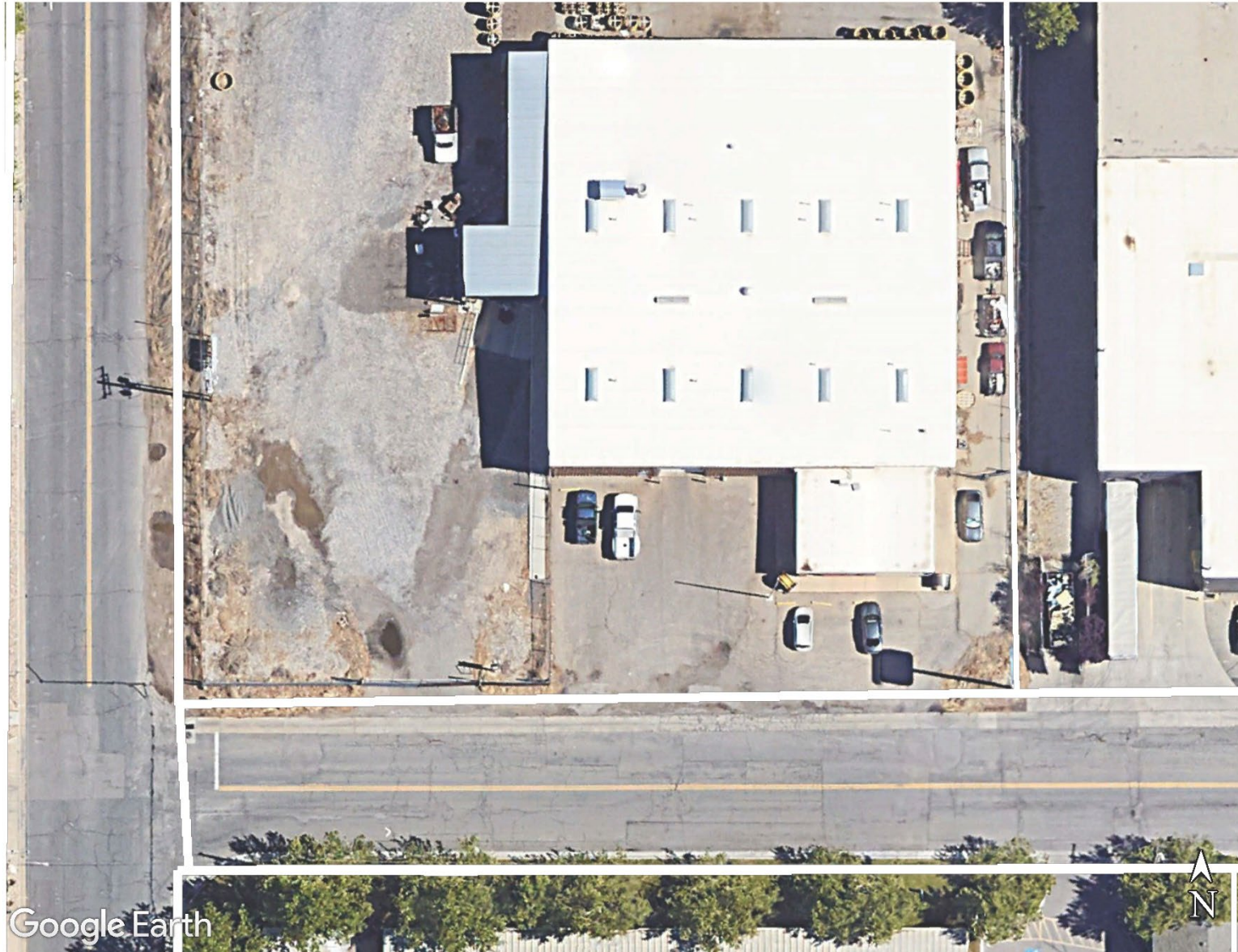




Topy America Inc. Driveways

25 East Pacific Avenue

Aerial Map





Topy America Inc. Driveways
25 East Pacific Avenue
Historical Conditions (Google Earth 11/2022)

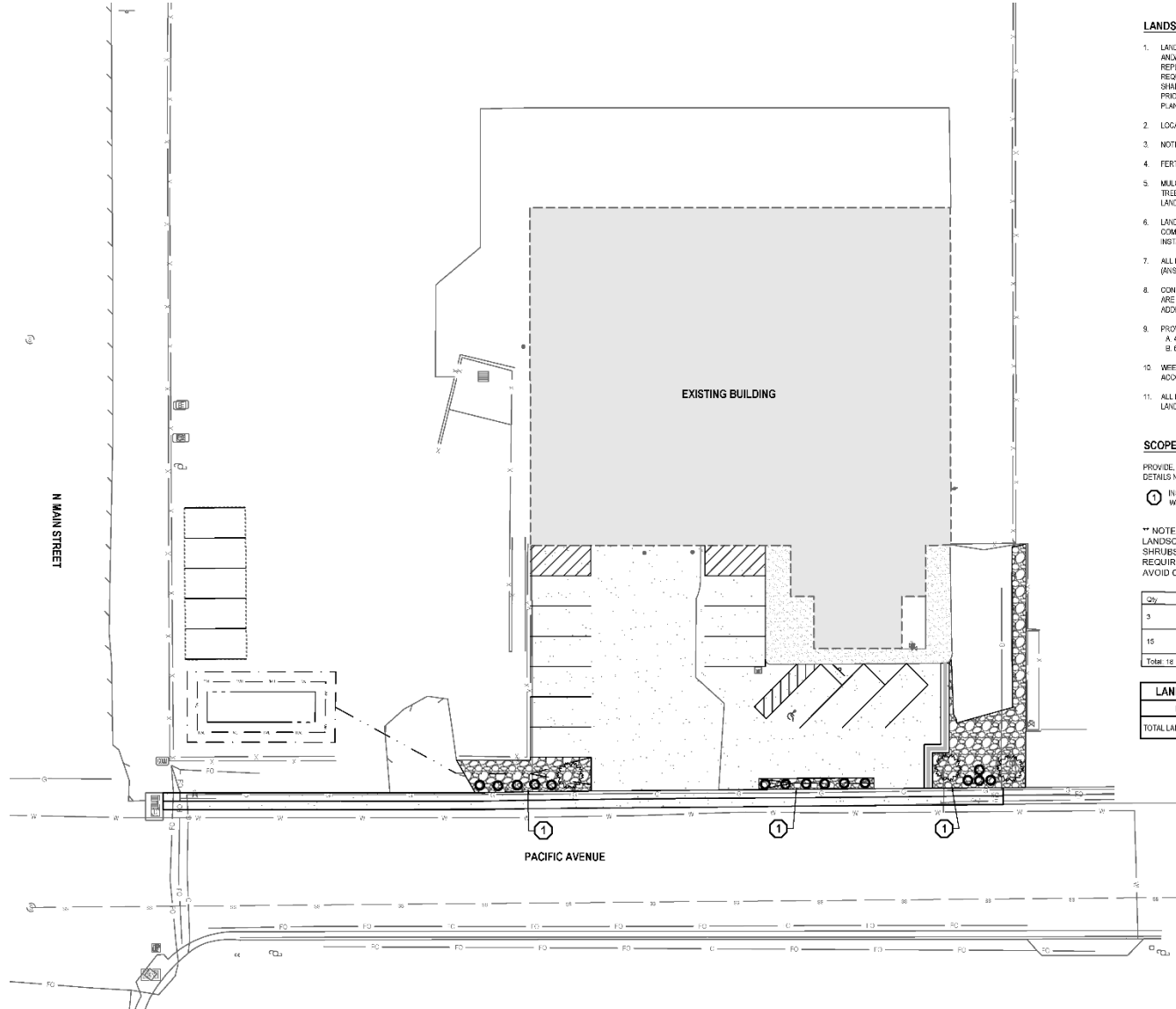




Topy America Inc. Driveways

25 East Pacific Avenue

Landscape



LANDSCAPING NOTES

1. LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS, ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY DESIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
5. MULCH: PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE GAUCER OR LANDSCAPE ISLAND.
6. LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
7. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986).
8. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ON SITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER.
9. PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:
A. 4" TOPSOIL IN ALL SCOD AREAS
B. 6" TOP SOIL IN ALL PLANTER BEDS
10. WEDD FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.
11. ALL LANDSCAPING MUST COMPLY WITH NORTH SALT LAKE CITY'S CHAPTER 22 15-22.3 WATER EFFICIENT LANDSCAPE STANDARDS.

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. INSTALL 4" DEEP 2'-3" DIA. NEPH ROCK & GRAVEL COLOR 'SOUTHTOWN' OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER, TYP.

** NOTES ** THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY. ALL LANDSCAPE SHRUBS ARE SUBJECT TO CHANGE AS LONG AS THE SHRUBS MEET PLANT SIZE PER NORTH SALT LAKE CITY APPROVED SIZE REQUIREMENTS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS AND OTHER UTILITIES.

Qty	Symbol	Common Name	Plant Size
3		Cornus alpe	1 Gallon
15		Blue Oak Grass	1 Gallon
Total: 18			

LANDSCAPE COVERAGE TABLE	
DESCRIPTION	AREA (SF)
TOTAL LANDSCAPE AREA	1,238

ACTION UPDATE

City Council Action– March 5, 2024

- Triplets on Main PUD-Approved
 - Added condition that CC&Rs include provision that residents should use their garages for storage and not solely for storage

General Plan Documents – Update 2024

Landmark Design (approx. 13 months)

- March-May 2024-Consultant Review of Existing Plans & Data
- Joint PC/CC Work Session Kick Off
- Community Engagement
 - 8-10 Member Steering Committee Meeting #1 (March 28)
 - 2 City Councilmembers
 - 2 Planning Commissioners
 - 1 Parks Committee
 - 1 Business Representative
 - 1 Development Representative
 - City Staff (City Manager, Planners)

General Plan Documents – Update 2024

Landmark Design (approx. 13 months)

- Community Engagement (cont.)
 - Project Website-hosted by consultant
 - Social Pinpoint Online Engagement (Apr-May)
 - City Staff will promote engagement and upcoming public meetings at city events, social media, schools
 - Public Meeting #1-Scoping (April)
 - Visual surveys
 - Data collection
 - Public feedback, concerns, values, priorities, etc.
 - Neighborhood Focus Groups (April-May)
 - Foxboro
 - Town Center
 - Hillside
 - Business Community

General Plan Documents – Update 2024

Landmark Design (approx. 13 months)

- Assess Goals and Values (Apr-June)
- Analysis & Alternatives Development (June-Sept)
- Steering Committee Meeting #2 (June or July)
- Public Meeting #2-Alternatives Workshop(August)
 - Presentation of alternative scenarios
 - Public feedback
- Draft General Plan (August-December)
- Public Meeting #3-Draft Plan Open House (January 2025)
- Adoption Process/Final General Plan (February/March 2025)

MINUTES

ADJOURN