



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 14, 2024
6:30 p.m.

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the City Council Chambers located at 10 East Center Street.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Consideration of a conditional use permit for Anywhere Movers at 640 North Main Street, Dallan Knudsen, applicant (Administrative)
- 4) Consideration of a plat amendment to divide Lot 1B of the Eaglewood Village Subdivision 4th Amendment into two lots to be known as Lot 1D and 1E of the Eaglewood Village Subdivision 5th Amendment at 290 South Orchard Drive, Alexis Riggs, Eaglewood Plaza LLC, applicant (Administrative)
- 5) Consideration of proposed amendments to the General Development Plan for Clifton Place including townhome design and development standards at 2596 South and 1095 North Redwood Road, John Blocker, Brighton Development, applicant (Legislative)
- 6) Consideration of preliminary plan approval from Clifton Place North located at 2596 South Redwood Road, proposing 68 for-sale townhome units and one commercial lot, John Blocker, Brighton Development, applicant (Administrative)
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
 - a. 04/23/2024

Adjourn

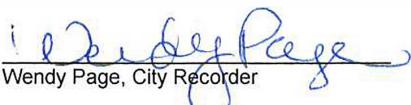
This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909streams>.

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held May 14, 2024 were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: May 13, 2024


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: Mackenzie Johnson, Planner
DATE: May 14, 2024
SUBJECT: Conditional use permit for Anywhere Movers at 640 North Main Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Anywhere Movers at 640 North Main Street with the following condition:

1. Outdoor storage/parking of company vehicles, except for one pickup truck and one enclosed trailer, is prohibited at this location unless a conditional use permit amendment is filed and approved that addresses outdoor storage/parking.

BACKGROUND

Anywhere Movers is a residential and commercial moving business. They will operate out of the multitenant building at 640 North Main Street which is zoned Manufacturing-Distribution (MD). The land use of “used household and office goods moving” is conditional in the MD zone.

This location will primarily be used for general office work and to store the company F-150 truck and 6'x12' trailer. They rent U-Hauls for most client needs. There are five employees, two of which work in the office. The DRC recommends that the Planning Commission place a condition of approval that the outdoor storage of any additional trucks and trailers for the business be prohibited at this location unless the applicant files a conditional use permit amendment where storage and parking are addressed.

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 Anywhere Movers at 640 North Main Street with the following condition:

1. Outdoor storage/parking of company vehicles, except for one pickup truck and one enclosed trailer, is prohibited at this location unless a conditional use permit amendment is filed and approved that addresses outdoor storage/parking.

Attachments:

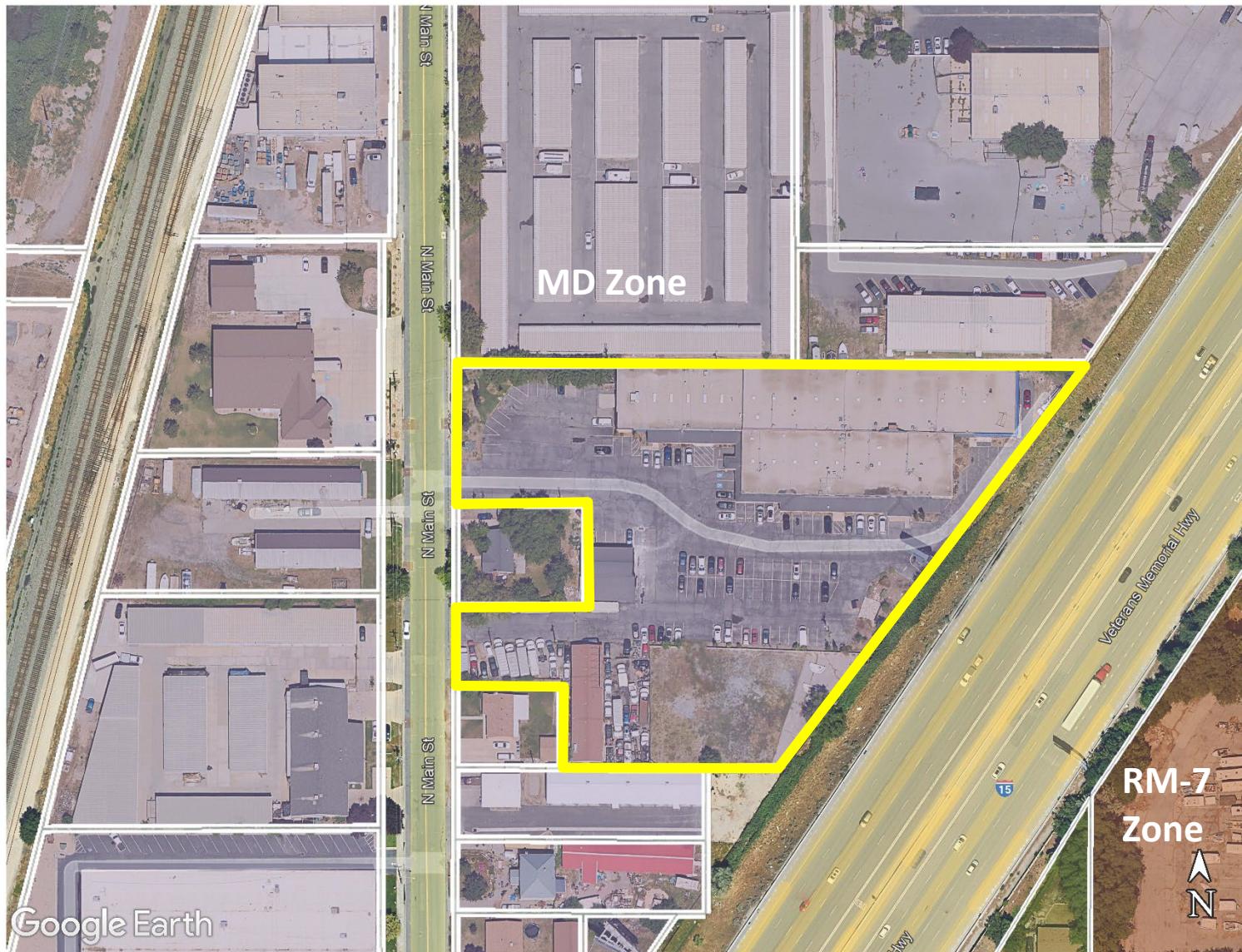
- 1) Zoning Map/Aerial Map



Conditional Use Permit – Anywhere Movers

640 North Main Street

Zoning/Aerial Map





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 Johnson, Planner
DATE: May 14, 2024
SUBJECT: Plat Amendment for Eaglewood Village Subdivision 5th Amendment at 290 S Orchard Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for Eaglewood Village Subdivision 5th Amendment at 290 South Orchard with the following condition:

1. Correction of engineering redlines.

BACKGROUND

The property of 290 South Orchard Drive is 2.024 acres and known as Lot 1B of the Eaglewood Village Subdivision 4th Amendment. A Starbucks is being constructed on the site. There is a separate building pad on that lot that is slated to be a single building with multiple tenants and a double drive thru (or similar). The property owner/tenants are requesting a plat amendment to divide Lot 1B in half. All parking and access easements will remain. The new lots will be known as Lot 1D (0.982 Acres) and Lot 1E (1.042 Acres). No easement or right-of-way is being vacated or dedicated and therefore no public hearing is required and this application must be reviewed and approved by the Land Use Authority, which is the Planning Commission.

POSSIBLE MOTION

I move that the Planning Commission approve the plat amendment for Eaglewood Village Subdivision 5th Amendment at 290 South Orchard with the following condition:

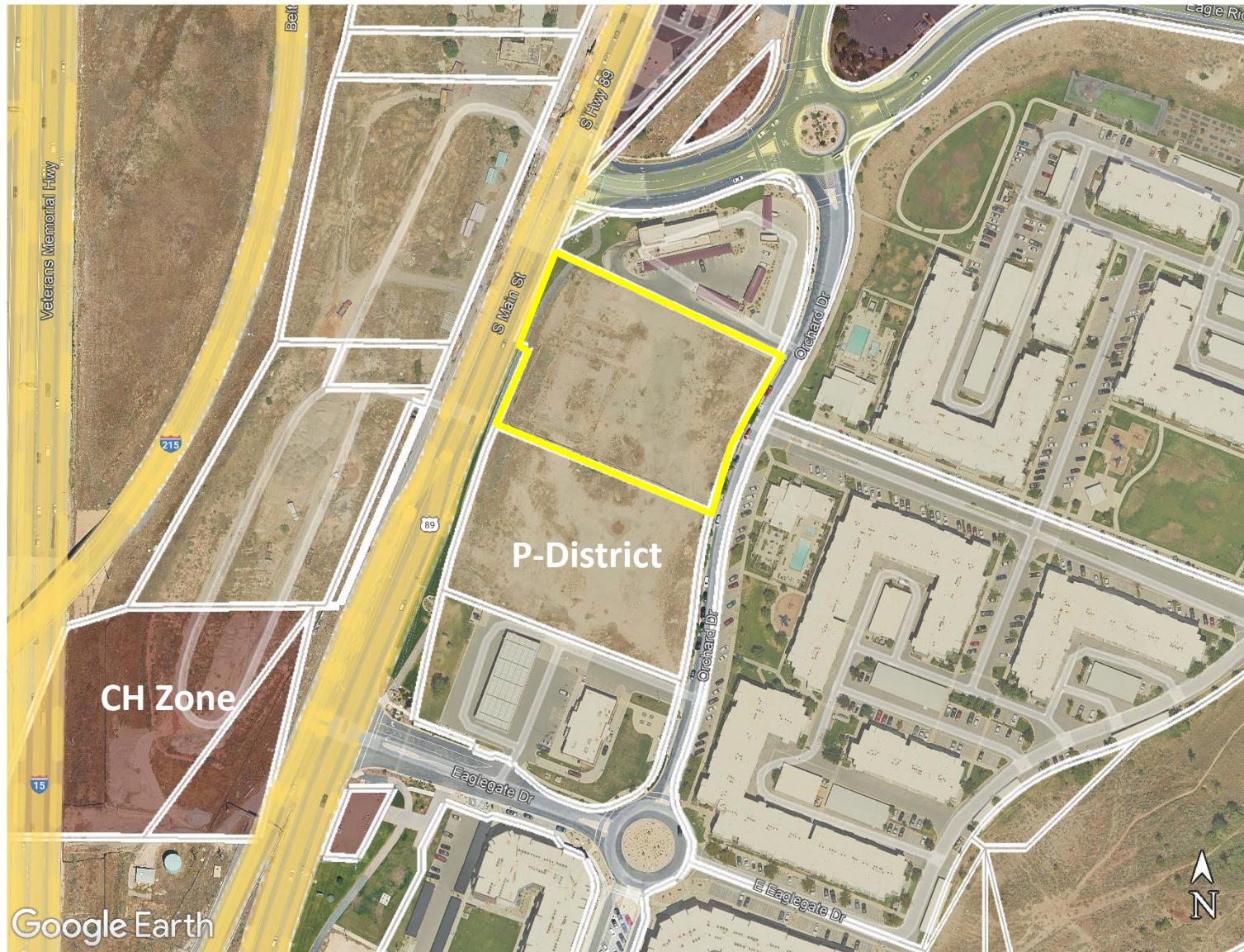
1. Correction of engineering redlines.

Attachments:

- 1) Zoning/Aerial Map
- 2) Plat



Plat Amendment 290 South Orchard Drive Aerial/Zoning



EAGLEWOOD VILLAGE SUBDIVISION

5th AMENDMENT

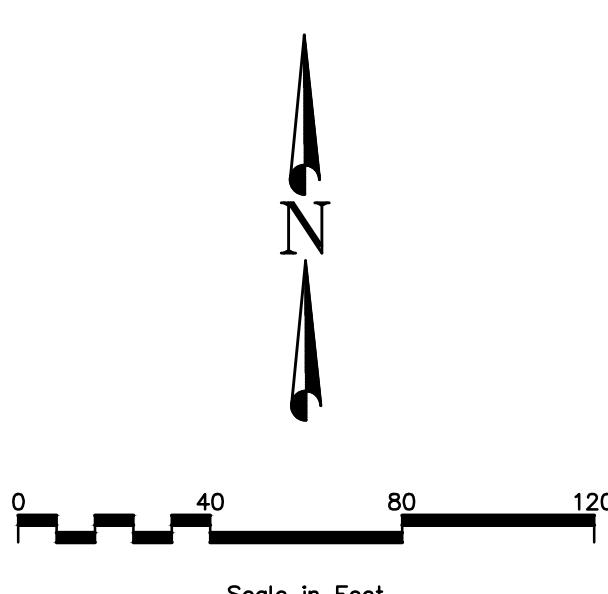
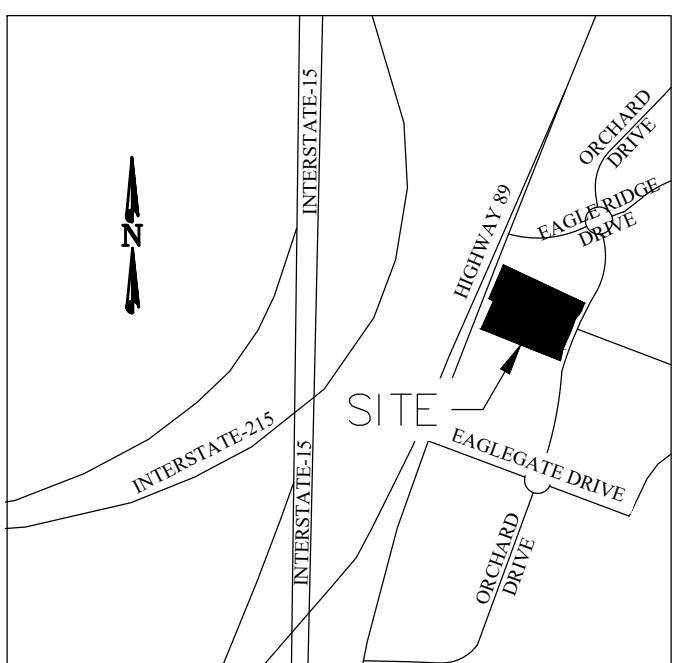
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11

TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

(LOT 1B EAGLEWOOD VILLAGE SUBDIVISION 4th AMENDMENT)

MAY 2024



EAGLE RIDGE DRIVE

LOT 1A
EAGLEWOOD VILLAGE SUBDIVISION
3rd AMENDMENT

LOT 1D
0.982 ACRES
42,760 SQ. FT.
284 SOUTH ORCHARD DRIVE

LOT 1E
1.042 ACRES
45,415 SQ. FT.
296 SOUTH ORCHARD DRIVE

LOT 1C
EAGLEWOOD VILLAGE
SUBDIVISION 4th AMENDMENT

FOUND DAVIS COUNTY BRASS
CAP MONUMENT FOR THE
NORTHEAST CORNER, SECTION 11,
TIN, R1W, SLB&M

FOUND DAVIS COUNTY MONUMENT
(REBAR/CAP) FOR THE
EAST QUARTER CORNER,
SECTION 11, TIN, R1W, SLB&M

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____
DAY OF _____ A.D., 2024, BY THE
NORTH SALT LAKE CITY PLANNING COMMISSION.

CHAIR

NORTH SALT LAKE CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____
DAY OF _____ A.D., 2024.

CITY ENGINEER

CITY ATTORNEY

RECOMMENDED FOR APPROVAL AS TO FORM
THIS _____ DAY OF _____
A.D., 2024.

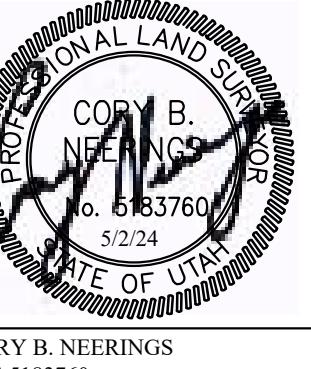
CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL
THIS _____ DAY OF _____
A.D., 2024, AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED.

MAYOR, OR DESIGNEE CITY RECORDER

SURVEYOR'S CERTIFICATE:
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD
THE OFFICE OF SURVEYOR IN THE STATE OF UTAH. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND
DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE
KNOWN AS THE EAGLEWOOD VILLAGE SUBDIVISION 5th AMENDMENT AND THAT THE SAME HAS BEEN CORRECTLY
SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



CORY B. NEERINGS
PLS 5183760

BOUNDARY DESCRIPTION

ALL OF LOT 1B, EAGLEWOOD VILLAGE 4th AMENDMENT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE DAVIS COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1B OF THE EAGLEWOOD VILLAGE SUBDIVISION 4th
AMENDMENT, SAID POINT BEING SOUTH 89°53'31" WEST 398.14 FEET AND NORTH 486.80 FEET FROM THE EAST
QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 68°12'50" WEST 336.11 FEET;
THENCE NORTH 23°00'19" EAST 122.44 FEET;
THENCE NORTH 66°59'41" WEST 20.00 FEET;
THENCE NORTH 23°03'31" EAST 144.36 FEET TO THE SOUTHWEST CORNER OF LOT 1A, EAGLEWOOD VILLAGE
3rd AMENDMENT SUBDIVISION;
THENCE SOUTH 65°03'31" EAST 359.50 FEET ALONG THE SOUTHERLY LINE OF LOT 1A;
THENCE 34.96 FEET ALONG THE ARC OF A 485.42 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL
ANGLE OF 4°07'37" (CHORD BEARS SOUTH 28°14'32" WEST 34.95 FEET);
THENCE 184.95 FEET ALONG THE ARC OF A 723.91 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL
ANGLE OF 14°38'18" (CHORD BEARS SOUTH 24°06'04" WEST 184.45 FEET);
THENCE 28.48 FEET ALONG THE ARC OF A 724.83 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE
OF 2°15'04" (CHORD BEARS SOUTH 16°02'35" WEST 28.49 FEET) TO THE POINT OF BEGINNING.

CONTAINS
2.024 ACRES
88,175 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS ESTABLISHED AS SOUTH 89°53'31" WEST BETWEEN EAST QUARTER CORNER AND THE CENTER
QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
(ROTATE BEARINGS CLOCKWISE 0°20'03" TO OBTAIN NAD83 UTAH NORTH ZONE BEARINGS)

LEGEND

- PROPERTY CORNER SET REBAR/CAP
"ELEVATE ENGINEERING PLS 5183760"
- ▲ FOUND PROPERTY CORNER
REBAR/CAP "MCNEIL GROUP"
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- PUBLIC ACCESS AND TRAIL EASEMENT
- HATCHED PATTERN: CROSS ACCESS EASEMENT

OWNER'S DEDICATION

the owner of the described tract of land to be hereafter known as
EAGLEWOOD VILLAGE SUBDIVISION 5th AMENDMENT, does hereby dedicate for the perpetual use of
the public all streets, easements and other property as shown on this plat to be dedicated for public use and hereby consents
and gives approval to the recording of this plat for all purposes shown therein.

In witness whereof, I have hereunto set my hand this _____ day of _____ 2024.

Name of Entity _____ Name of Entity _____
Print Name: _____ Print Name: _____
By: _____ By: _____
Title: _____ Title: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF DAVIS }

On this _____ day of _____, in this year 2024, before me _____, a notary public,
personally appeared _____, the _____ of _____, who
proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the foregoing Owner's
Dedication and Consent regarding the EAGLEWOOD VILLAGE SUBDIVISION 5th AMENDMENT and was signed by
him/her on behalf of _____ and acknowledged that he/she executed the same.

Commission Number _____ Signature _____
My Commission Expires _____ Print Name _____
A Notary Public Commissioned in Utah

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF DAVIS }

On this _____ day of _____, in this year 2024, before me _____, a notary public,
personally appeared _____, the _____ of _____, who
proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the foregoing Owner's
Dedication and Consent regarding the EAGLEWOOD VILLAGE SUBDIVISION 5th AMENDMENT and was signed by
him/her on behalf of _____ and acknowledged that he/she executed the same.

Commission Number _____ Signature _____
My Commission Expires _____ Print Name _____
A Notary Public Commissioned in Utah

EAGLEWOOD VILLAGE SUBDIVISION 5th AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILE AT THE
REQUEST OF

DATE: 5/2/24

SCALE: 1"=40'

DATE: _____ TIME: _____ BOOK:
PAGE: _____

REVIEW COPY

PAGE: 1 OF 1

PROJECT: S24-015

SUBDIVISION NOTES

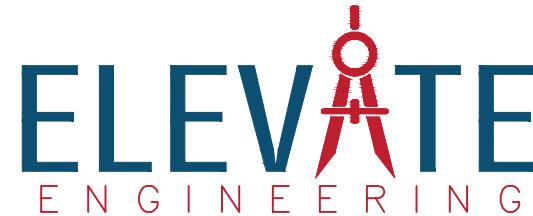
1. PROPERTY CORNERS WILL BE MARKED ON THE GROUND WITH A REBAR AND CAP.

2. THE COORDINATES SHOWN ARE BASED ON THE UTAH NORTH ZONE NAD83 STATE
PLANE PROJECTION.

3. APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE DOES NOT
CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL
CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.

4. EXISTING EASEMENTS SHOWN ON THIS PLAT ARE BASED UPON THE EASEMENTS
NOTED ON THE OFFICIAL PLAT OF EAGLEWOOD VILLAGE SUBDIVISION, THE
EAGLEWOOD VILLAGE SUBDIVISION AMENDED, THE EAGLEWOOD VILLAGE
SUBDIVISION 3rd AMENDMENT AND THE EAGLEWOOD VILLAGE 4th AMENDMENT ON
FILE AND OF RECORD WITH THE DAVIS COUNTY RECORDERS OFFICE.

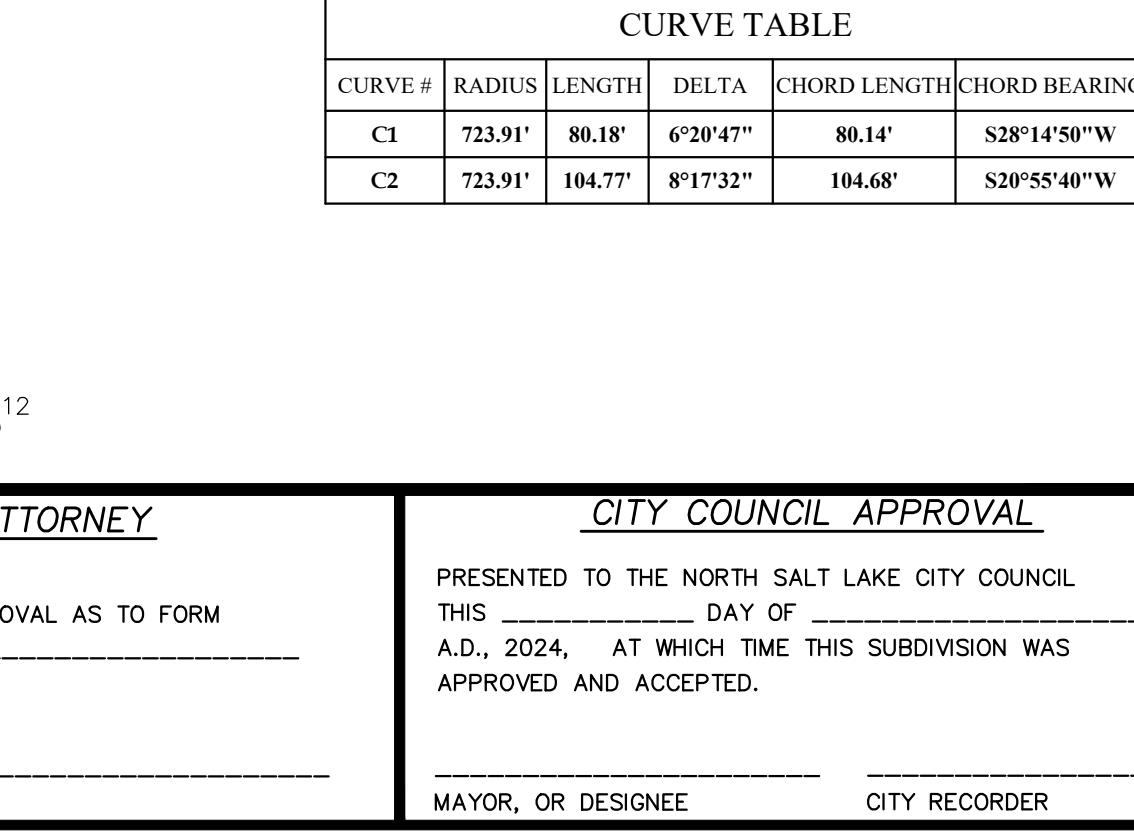
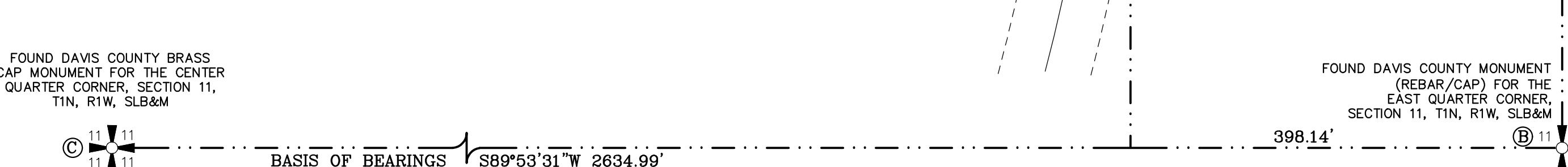
5. BOTH LOTS 1D AND 1E ARE GRANTED CROSS ACCESS OVER, THROUGH AND
ACROSS ANY DRIVEABLE AREA THROUGHOUT THE SUBDIVISION.



ELEVATE
ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	723.91'	80.18'	6°20'47"	80.14'	S28°14'50" W
C2	723.91'	104.77'	8°17'32"	104.68'	S20°55'40" W





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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson
DATE: May 14, 2024
SUBJECT: Amendment to the General Development Plan for Clifton Place at 2596 South and 1095 North Redwood Road (P-District)

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the amended general development plan for Clifton Place located at 2596 South and 1095 North Redwood Road with the following findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

BACKGROUND

The project known as Clifton Place is located at the western corners of the 1100 North and Redwood Road intersection. The northwest corner (known as Clifton Place North) is addressed 2596 South Redwood Road and is 6.12 acres. The southwest corner (known as Clifton Place South) is addressed 1095 North Redwood Road and is approximately 7.185 acres. The general development plan for Clifton Place was approved by the City Council on July 19, 2022. On October 4, 2022, the City Council approved the P-District rezone (ORD2022-07), Development Agreement (2022-26A), and preliminary plan. Due to market conditions and the acquisition of the land, the Development Agreement was never executed, and the property is zoned General Commercial (CG).

The approved plan consisted of both the northwest and southwest side of the 1100 North and Redwood Road intersection with two commercial lots fronting Redwood Road and 185 three-story townhome dwelling units. Clifton Place North consisted of 74 residential units and 1.87 acres of commercial and Clifton Place South consisted of 111 residential units and 1.14 acres of commercial. The amenities included a tot lot on the north side and a swimming pool with bathrooms and changing rooms, sports courts, and open recreation space on the south side.

Brighton Development is requesting amendments to the general development plan and Development Agreement. At this time and due to an extended closing date for the purchase of the south property, Clifton Place South was removed from the Development Agreement noting that an amendment will be filed to re-incorporate it into the P-District when the developer closes on the purchase of the land. Other modifications include the townhome type being a mixture of two-story and three-story units, a reduction of six residential units for a total of 68, and the site layout.

City Code requires that amendments to a general development plan be reviewed by the Planning Commission and approved by the City Council as part of an amendment to the development agreement. The development agreement will be executed in June upon closing on the purchase.

REVIEW

The following table compares the existing approval for Clifton Place (north and south combined) and the original Clifton Place North with the proposed amendment:

	Clifton Place (North & South)	Original Clifton North	Proposed Clifton North
Dwelling Units	185	74	68
Acres	10.295	4.25	4.25
Density	17.97 d.u./ac.	17.41 d.u./ac.	16 d.u./ac.
Garage Parking	295	118	112
Driveway Parking	134	66	62
Guest Parking	60	30	38
Total Parking Spaces	489	214	212
Parking Ratio	2.64	2.9	3.11
Landscaped Area	191,161 sq. ft. (42.5%)	53,327 sq. ft. (29.3%)	59,822 sq. ft. (32.8%)

The updated subdivision ordinance (Title 13) was adopted in January 2024. Staff utilized a draft of that ordinance when the original Clifton Place general development plan was negotiated and approved but it was not binding as code. Below is comparison table between Title 13, the approved general development plan (Clifton Place North only), and the proposed revision:

	NEW Title 13 Standards	Approved GDP (north only)	Revised Prelim. Plan
Parking Spaces	147	214	212
Parking Ratio	2.16	2.9	3.11
Min. Driveway Length	22'	18'	18'
SETBACKS			
Min. Building Setback - Perimeter (all structures from dev. boundary)	15'	15'	15'

Min. Front - Perimeter (front doors that face the dev. boundary)	25'	30'	15'
*The approved GDP had landscaping and a road adjacent to the western boundary line. Due to the Woods Cross Interlocal Agreement, the dwelling units fronting the northern boundary line were setback 30 feet. The re-aligned units that face the west property line meet the minimum perimeter setback of 15' but not the perimeter setback when a front door faces said perimeter. The DRC was supportive of this request to support the diversified unit type and to accommodate increased pavement width.			
Min. Front - Street (from edge of ROW)	20'	15'	15'
Min. Building Separation - Front Facades (courtyard/common open space)	30', porches/etc. can extend 5'	25'	25'
Front fenced limited common area may extend into courtyards up to...	10'	None	10'
Min. Building Separation - Rear Facades (w/out rear garage or rear alley access)	30'	None	30'
Min. Building Separation (Side Facades)	25'	20'	15'
*The proposed revision to diversify the dwelling unit type to include two-story townhomes with master bedrooms on the main floor caused the building footprint to extend into the side yard separation. This request is supported by the DRC.			
Min. Rear Setback from private street (alley loaded)	5'	5'	4'
*This reduction was requested to accomplish the required 22 feet (minimum) of pavement on private roads. This request is supported by the DRC.			
<u>STREET/ALLEY/SW</u>			
Min. pedestrian walkway width	5'	4'	4'
Min. Private Street Pavement	22'	19'	22'

The DRC supported the proposed modifications. The DRC was in favor of the shortening the five foot wide driveway areas to no less than four feet in order to increase the total street width.

POSSIBLE MOTION

I move that the Planning Commission recommends approval to the City Council the proposed amended general development plan for Clifton Place located at 2596 South 1095 North Redwood Road with the following findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

Attachments:

- 1) Aerial/Zoning Map
- 2) Approved GDP/Concept Plan
- 3) Proposed GDP/Concept Plan

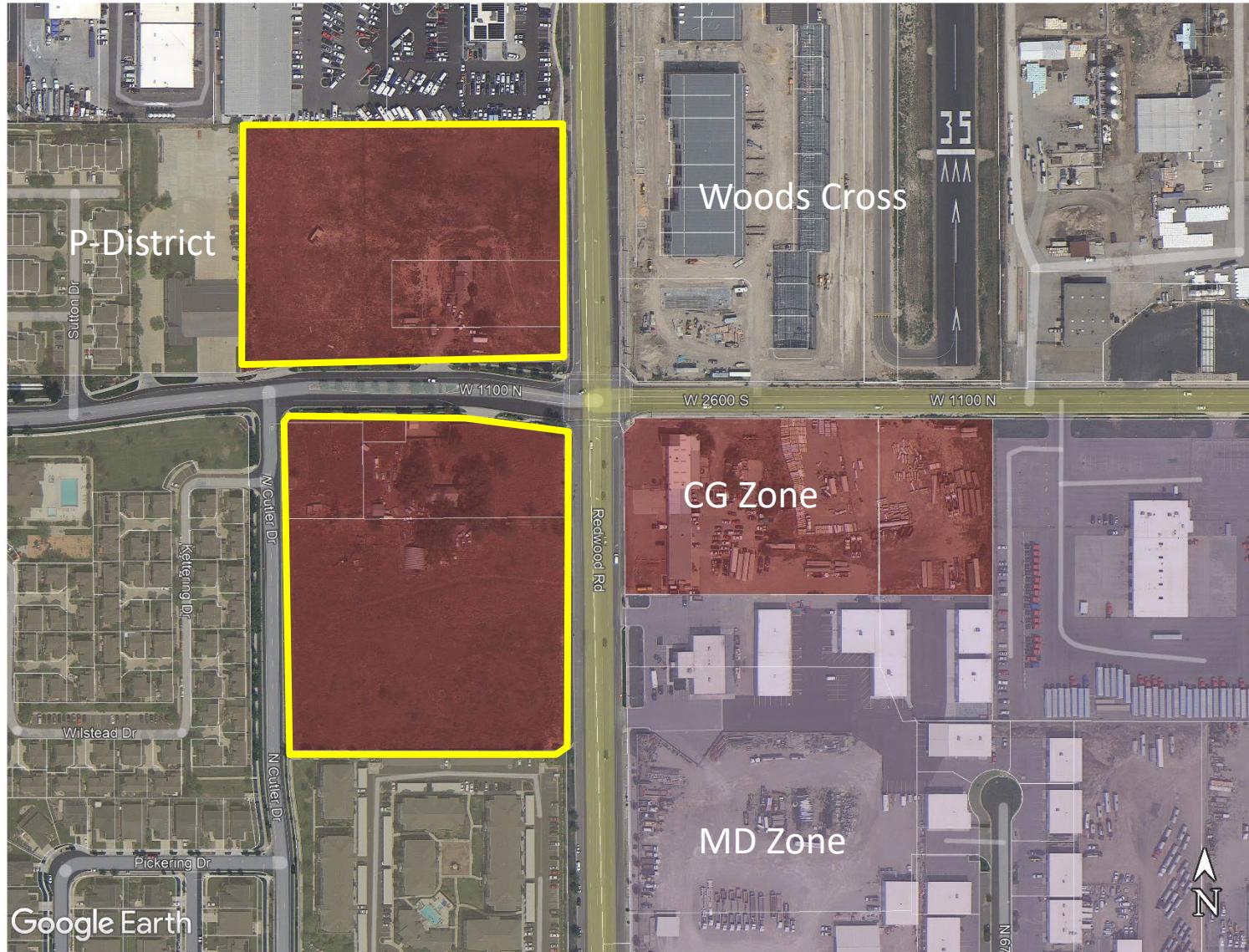
- 4) Corrected GDP/Concept Plan (22' wide roads)
- 5) Development Agreement – Exhibit D. Land Use & Building Standards
- 6) Development Agreement – Exhibit F. Architectural Standards
- 7) Development Agreement – Exhibit F. Sign Standards



General Development Plan Amendment

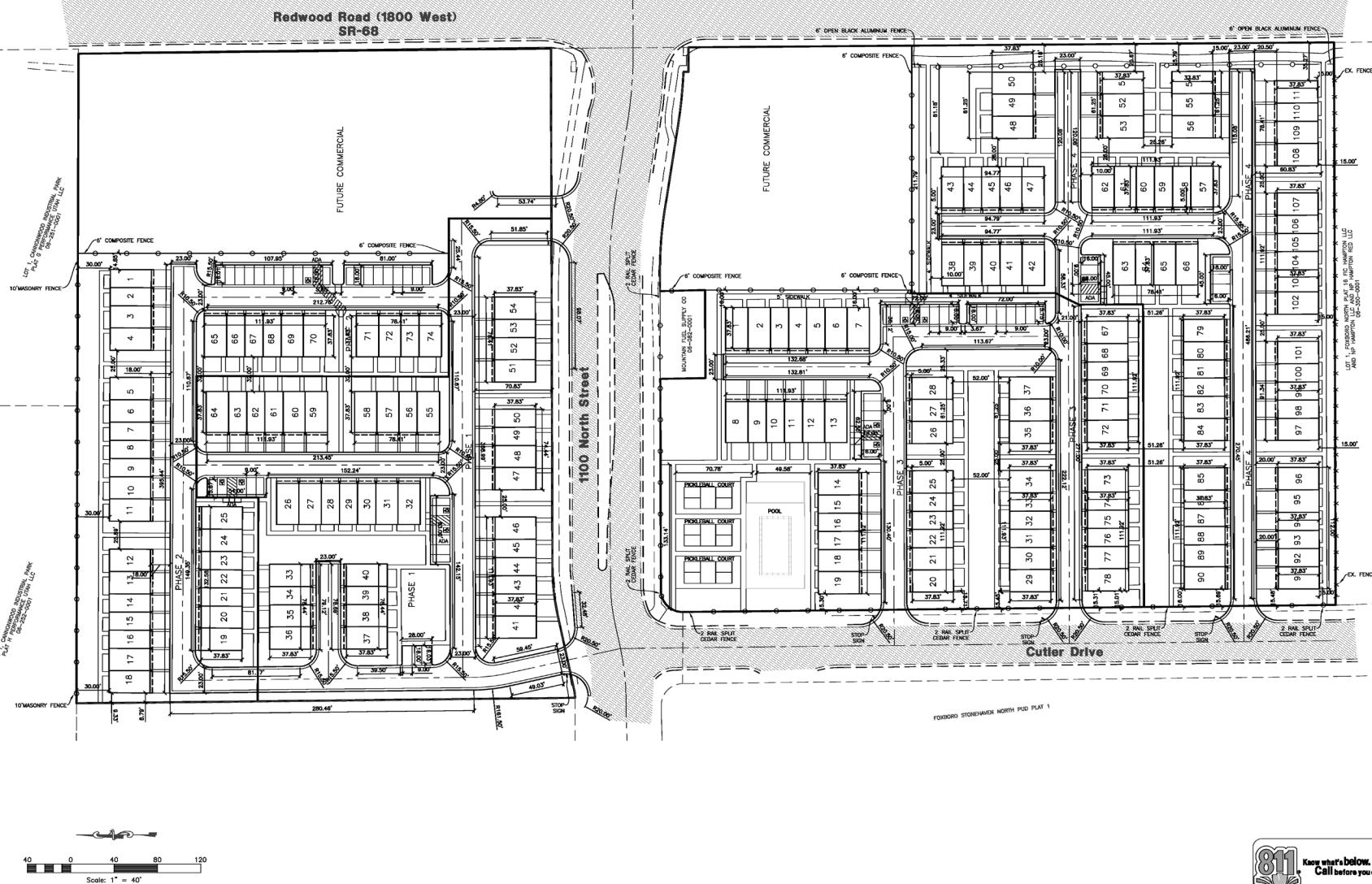
Clifton Place

Zoning/Aerial



Clifton Place - Approved GDP/Concept Plan

Reeve & Associates, Inc. - Solutions You Can Build On

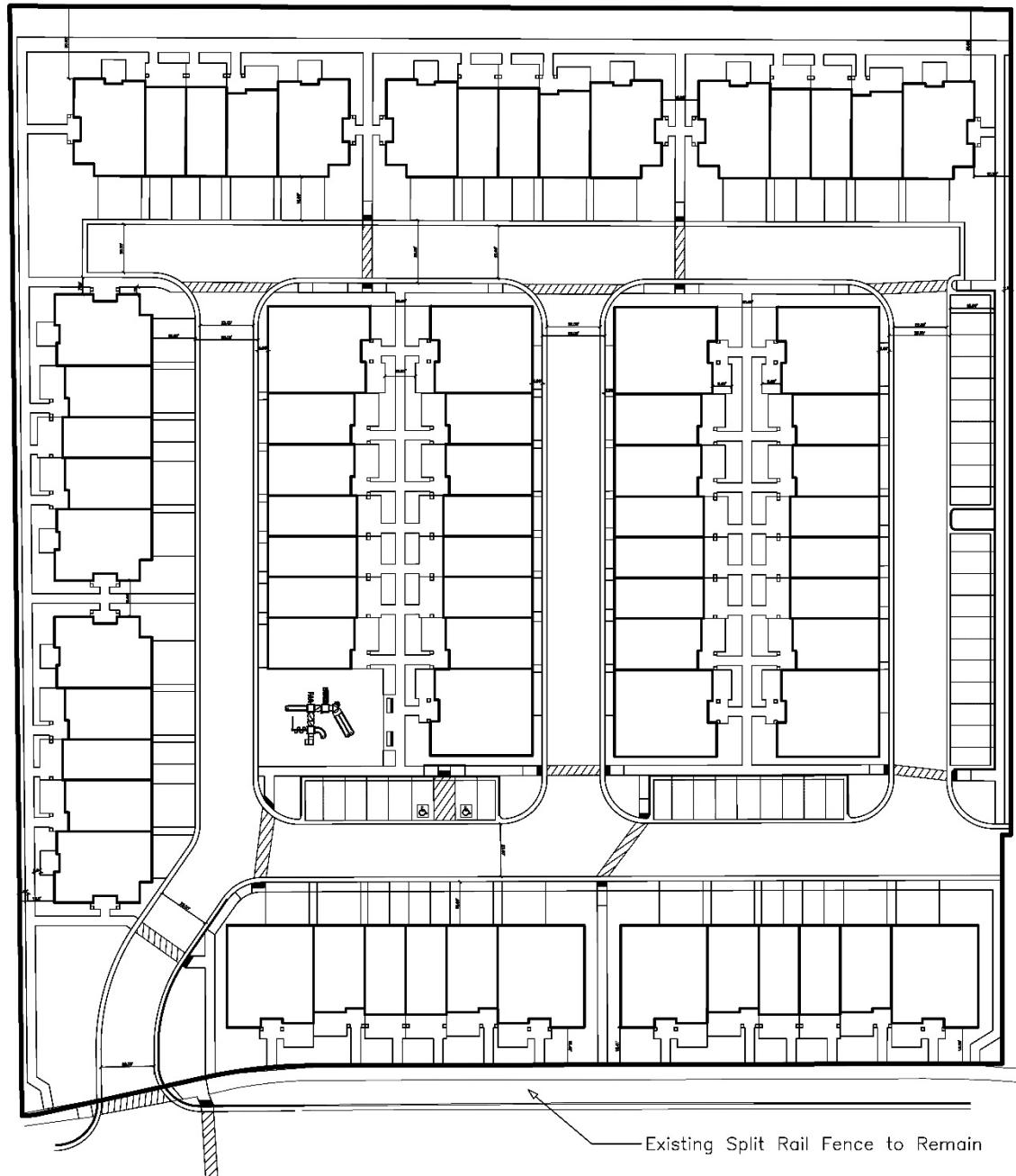


Clifton Town Homes
Redwood Road
 North Salt Lake, Utah, U.S.A.

Clifton Place North - Proposed GDP/Concept Plan



Clifton Place North - Corrected GDP/Concept Plan (22' wide roads)



Existing Split Rail Fence to Remain

EXHIBIT “D”

BUILDING AND LAND USE STANDARDS FOR CLIFTON PLACE P DISTRICT

SECTION 1: BUILDING STANDARDS

A. Purpose. This Exhibit outlines the standards pursuant to which Clifton Place shall be developed within the P District. References herein to the term “Code” shall refer to Title 10 of the North Salt Lake City Code, Land Use and Subdivision Ordinances.

B. Building Standards.

1. Lot Area:
 - i. Commercial. The minimum lot size shall be 0.5 acres (21,780 square feet).
 - ii. Residential. Due to the nature of the development, there shall be no minimum lot area.
2. Lot Width and Depth:
 - i. Commercial. The minimum width of any lot at the building setback line shall be seventy feet (70'). Flag lots are prohibited.
 - ii. Residential. The minimum lot width and depth shall be illustrated in Exhibit C, Site Plan.
3. Maximum Coverage Area:
 - i. Commercial. The maximum percentage of area covered by buildings shall be sixty-five percent (65%).
 - ii. Residential. The maximum coverage area shall be as illustrated in Exhibit “C”, Site Plan.
4. Maximum Height & Stories of Buildings:
 - i. Commercial & Residential. All structures adjacent to any public street shall have a base floor elevation of no less than six inches (6") above the curb of the public street. Structures not adjacent to a public street shall follow natural grade with stepped foundations. No structure shall have a basement due to water table conditions.
 - ii. Commercial. The maximum height for all commercial buildings shall be forty feet (40') and no more than two (2) stories.
 - iii. Residential. The maximum height for all residential structures shall be forty feet (40').
5. Front Yard Setbacks from Redwood Road property line:
 - i. Commercial. The minimum setback shall be twenty feet (20') from the property line. The maximum setback shall be fifty-five feet (55'). Commercial buildings shall be oriented to the intersection corners and the street with direct pedestrian entrances and connections to the Redwood Road Trail or 1100 North sidewalk.
6. Front Yard Setbacks from 1100 North property line:
 - i. Commercial. The minimum setback shall be fifteen feet (15'). The maximum setback shall be fifty-five feet (55').
 - ii. Residential. The minimum setback shall be fifteen feet (15'). Front porches, patios, or awnings may extend into the setback distance of up to five feet (5')
7. Other property line setbacks:

- i. Commercial. The minimum setback shall be fifteen feet (15').
- ii. Residential. Where adjacent to the City Boundary, the setback shall be thirty feet (30') per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006.
Front porches, patios, or awnings may extend into the setback distance of up to five feet (5')
- iii. Residential Adjacent to Commercial. The minimum setback shall be fifteen feet (15') from the dividing property line.
- iv. Residential Perimeter. All residential units shall be setback from the perimeter boundary of the development a minimum of fifteen feet (15'). Front porches, patios, or awnings may extend into the setback distance of up to five feet (5')

8. Building Separation

- i. Commercial. There shall be a minimum of twenty feet (20') between commercial buildings on the same lot.
- ii. Residential (Front Facades). Structures that front a courtyard or other shared common open space must have a minimum building separation of twenty-five feet (25'). Front porches, patios, or awnings, or above ground decks may extend into the separation distance of up to five feet (5').
- iii. Residential (Rear Facades - Alley Loaded). Structures with alley loaded garages shall be set back from the private street right of way a minimum of five feet (5') at the ground level.
- iv. Residential (Side Facades). Adjacent side building facades shall have a minimum separation distance of twenty fifteen feet (20'15'). Adjacent side yards may be used for common open space, pedestrian circulation, or landscaping. Front porches or awnings may extend into the setback distance of up to five feet (5')

9. Development along Redwood Road:

- i. The area behind the curb and gutter of Redwood Road 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. Within the twenty-four foot (24') area, street trees shall be planted in accordance with the requirements of the Community Forestry Code.

10. Fencing:

- i. Materials. All fencing, with the exception of the 10 foot solid decorative wall at the City Boundary, shall be constructed of a material and color that compliments the development such as composite, decorative metal with masonry piers, or a 2 rail split fence. Fences that are solid may not be vinyl.
- ii. City Boundary on Northern Property. A ten foot (10') solid decorative wall shall be installed along the entire length of the City boundary with Woods Cross per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. The fence should step down from ten feet (10') at the highest point to a maximum of three feet (3') tall within twenty feet (20') of a public street right of way.
- iii. Commercial & Residential. A six-foot (6') solid or opaque fence or a 2 rail split fence shall be installed along the lot lines separating commercial and residential uses. The fence shall be stepped down to a maximum of three feet (3') tall within twenty feet (20') of a public or private street right of way.
- iv. Commercial. No fence over four feet (4') tall shall be erected along Redwood Road. Such a fence shall be at least seventy-five percent (75%) or more open
- v. Residential – 1100 North. No fence over four feet (4') tall shall be erected along 1100 North. Such a fence shall be at least seventy-five percent (75%) or more open.

v.vi. Residential – Internal. Fences attached to structures shall be at least seventy-five percent (75%) or more open. All other internal fencing may extend up to ten feet (10) from the primary structure for which it is attached.

11. Commercial parking shall comply with the applicable city code based upon use at the time of construction or future change of occupancy. See Exhibit E, Architectural Standards, for parking layout and location.
12. Residential parking shall be provided in accordance with the following standards:

	Drive Spaces	Garage Spaces	Guest Spaces	Total
Units With Driveways				
2br	<u>1812</u>	<u>1812</u>	<u>1812</u>	<u>3624</u>
3br	<u>2421</u>	<u>4842</u>	<u>4842</u>	<u>9684</u>
4br	<u>4</u>	<u>8</u>	<u>8</u>	<u>16</u>
Units Without Driveways				
2br	12	0	12	12
3br	<u>2012</u>	0	<u>4024</u>	<u>4024</u>
4br	<u>7</u>	<u>0</u>	<u>14</u>	<u>14</u>
Guest Spaces			<u>3038</u>	<u>3038</u>
Total units:	<u>7468</u>			
			Total Parking	<u>214212</u>
			Parking Ratio:	<u>2.93.11</u>

13. Dumpster and Refuse Containers:
 - i. Commercial. Any dumpster or refuse container on a commercial lot shall be screened from any public right of way and located a minimum of thirty fifteen feet (30'15') from any residential lot line. See Exhibit E for Architectural Standards.
 - ii. Residential. Individual unit refuse containers shall be provided and storage of said containers defined in adopted development covenants.

SECTION 2: LAND USE

A. Permitted Residential Uses.

1. Multi-family residential dwellings:
 - i. Home occupations as regulated by applicable City Code.
 - ii. Residential accessory structures (recreational facilities and appurtenant structures, mail kiosks, facility maintenance storage).
2. Residential Amenities.
 - i. Residential and community amenities shall be provided as depicted in the General Development Plan which includes, but is not limited to, a tot lot.

B. Commercial Uses.

The following uses shall be classified as permitted, conditionally permitted, or prohibited upon the subject lots. Additional uses not hereby listed may be considered upon request to modify this agreement and as mutually agreed upon by the Parties.

GENERAL CATEGORIES OF PERMITTED USES – CLIFTON PLACE	
(List is not intended to be all inclusive of possible uses)	
Car Wash	
Daycares	
Entertainment or Recreation	
Financial Services (bank or credit union)	
Gas Stations/Convenience Stores (limited to service for passenger vehicles only)	
General Office	
General Retail	
Hardware Stores	
Medical Offices	
Micromobility (scooters/electric bikes)	
Neighborhood Retail	
Personal and Professional Services	
Restaurants (see standards for drive thru)	
Seasonal Temporary Uses as an Accessory Use (fireworks, mobile food & beverage, Christmas trees, etc.)	
GENERAL CATEGORIES OF CONDITIONAL USES	
Special Events as an Accessory Use (Carnival, Craft Fair, Farmer's Market, Festival, Fundraisers, Mobile Food Truck Fair, etc.)	
GENERAL CATEGORIES OF PROHIBITED USES	
Automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops)	
Manufacturing	
Nonstore Retailers	
Outdoor Storage	
Pawnshops, title loan, quick loan, or other payday loan or check cashing services.	
Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)	
Self-Storage Rentals	
Sexually Oriented Businesses	
Support Activities for Transportation	
Tobacco Specialty Stores	
Warehousing and Storage Facilities	
Wholesale Trade	

C. Supplemental Design Standards:

1. Car washes. Car washes are subject to the submission of a site plan conforming to the following design standards and a statement agreeing to the performance of those standards.
 - a. Building and vacuum areas shall be setback a minimum of fifty feet (50') from any lot line adjacent to residential use. Vacuum areas shall not be placed on the street side of the lot, but shall be shielded by a car wash building or other acceptable screen as determined by the Planning Commission during a site plan review process.

- b. An eight-foot (8') decorative wall and a fifteen-foot (15') wide planting strip shall be installed and maintained along the property line adjacent to residential use.
- c. Vacuum areas shall be provided with carports covering designed of high quality materials and of similar architectural style to the primary structure.
- d. The exit for a car wash shall be facing Redwood Road

2. Gas Stations

- a. Canopy must not exceed a height of twenty feet (20') and must be subordinate to the primary building in height, mass, and scale.
- b. A safe pedestrian route between the fueling area and the primary building must be provided and adequately marked with signage and painting.
- c. The canopy support structures shall match the principal building, in architectural elements and materials including decorative cladding.
- d. Canopies may not exceed a maximum length or width of fifty feet (50') without a change in roof height or variation of a minimum of two feet (2').
- e. Signage shall be limited to fifteen percent (15%) of the available wall area of the canopy.
- f. The sides (fascia) of the canopy should extend below the lens of lighting fixtures twelve inches (12") to block the direct view of the light sources and lenses from property line.
- g. Lights shall not be mounted on the top or sides (fascia) of the canopy, and the sides (fascia) should not be illuminated other than backlit signage that is architecturally integrated into the canopy.

3. Drive through

- a. Canopies shall be attached to or integrated with the primary structure adjacent to all service windows.
- b. Canopies or awnings shall be provided and incorporated into the design for those areas where vehicles are standing for the purpose of placing orders at menu boards.
- c. Stacking
 - i. A minimum of ~~one hundred sixtysixtyeighty~~ feet (~~160'80'~~) for a single stacking lane or ~~eightyforty~~ feet (~~80'40'~~) per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.
 - ii. Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation; and
 - iii. All stacking lanes must be clearly identified, using means such as striping, landscaping, and signs.
 - iv. Circulation. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and
 - v. A traffic, circulation, and parking study addressing both on site and off site traffic and circulation impacts may be required as part of a permit application for a drive-through facility. In the event that the traffic study determines that the proposed use requires additional parking or increased stacking requirements for drive-through facilities, the Planning Commission may require additional parking or stacking area as a condition of site plan approval.
- d. Screening
 - i. Drive-through windows must be located behind and screened by the principal building, unless the Planning Commission determines that suitable landscape or other visual screening has been provided to screen from Redwood Road or 1100 North.

ii. Menu boards shall not be visible from a public right of way and shall be located at the rear or side of the building and not adjacent to Redwood Road or 1100 North frontage. Unless screened by landscaping or other mechanisms to reduce visibility from the public ROW.

EXHIBIT “E”

ARCHITECTURAL STANDARDS FOR CLIFTON PLACE P DISTRICT

The Architectural Rules and Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in the Clifton Place development and for maintaining an orderly construction environment. These guidelines will be used by the Declarant in conjunction with the Declaration of Covenants, Conditions, Restrictions, and Easements (Declaration), and any undefined terms shall have the same meaning as contained therein.

SECTION 1: Residential Design Standards:

A. Exterior Elevations.

1. All exterior residential elevations shall be consistent with the general scheme and design as depicted below and as approved in the General Development Plan for Clifton Place. In order to create a cohesive architectural theme, the following designs shall be utilized:



B. Exterior Finishes and Colors.

1. Materials and Colors. Exterior materials shall consist of brick, stucco, and fiber cement board ~~with decorative metal accents.~~ The colors and materials to be used in the construction of all townhomes and commercial buildings shall ~~follow the same color pallet that is depicted above. consider the residential finishes in their design.~~ Minor variations in color/tone may be approved by the Community Development Director in accordance with this general color pallet.

Figure E-B1



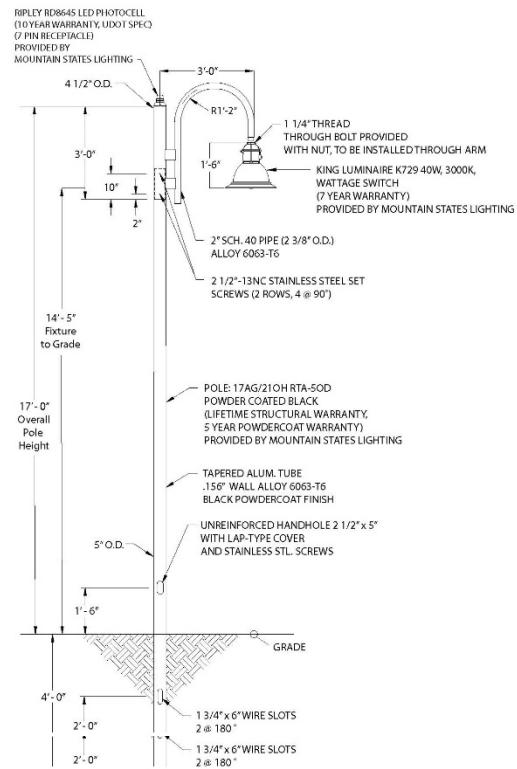
C. Lamp Posts, Building Lighting.

1. **Exterior Lighting.** All exterior lighting is to match what is existing or be compliant with the City Engineering Standards.
2. **Interior Lighting.** All interior and building lighting shall be of similar quality and design to the residential city's 'Residential Standard' (Figure E-C1).
3. Developer will submit a lighting plan detailing the location of the proposed lamp posts. Street light locations are depicted on the Utility Plan Sheet of the approved Civil Construction Drawings.
4. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.

D. Mailboxes

1. Mailbox clusters, with mailboxes and newspaper receptacles will be provided by the Developer based on the requirements and approval of the U.S. Postal Service. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

Figure E-C1



SECTION 2: Commercial Design Standards:

A. Exterior Elevations

1. All exterior commercial elevations shall be consistent with the general scheme and design as depicted in the residential elevations and as approved in the General Development Plan for Clifton Place.
2. Architecture should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale.
3. All building components such as windows, doors, eaves, soffits, and parapets shall have good proportions that relate to the facade of the building and shall relate well with one another.
4. All sides of a building shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.). No building shall have blank and/or flat walls.
5. Buildings should have visually interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale relative to their surroundings.
6. Entrances must be well defined from access drives, parking areas, Redwood Road trail, and 1100 North sidewalk.

7. Long and monotonous walls shall be avoided. Large uninterrupted expanses of a single material are prohibited. Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors, and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed fifty horizontal feet (50').
8. Each façade shall have a change in cladding material or surface plane or other building material treatments, colors, and textures that visually interrupt the vertical wall plane.
9. Long and monotonous roof planes shall be avoided. All facades shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each fifty linear feet (50') of facade length.

B. Building Materials/Colors

1. Primary building materials shall be limited to no more than four types of materials per building. The use of stucco/EIFS shall be limited to vertically sloped architectural accent elements only and shall be limited to no more than 20% of each exterior building elevation.
2. Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments.
3. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals excepted).
4. The use of metal siding exclusively on any building (including accessory) is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
5. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.
6. “Full veneer” brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials. Use of brick veneer shall require the use of L-shaped corner brick veneers which mimic the appearance of full-size brick.
7. The percentage of high quality materials to be used on a building’s exterior walls (i.e. brick veneer, quarried stone [i.e. granite, etc.], glass and pre cast concrete) shall be at least 80%.
8. Preferred building materials shall include but are not necessarily limited to the following materials.
 - a. Quarried stone (i.e. granite, etc.),
 - b. Cultured Stone,
 - c. Full veneer brick,
 - d. Composite ~~lap~~ siding (i.e. HardiPlank),
 - e. Architectural concrete (with recessed panels and reveal lines),
 - f. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc),
 - g. Architectural metals & standing seam metal roofing,
 - h. Metal walls (insulated architectural metal panels) (i.e. aluco bond),

9. Preferred Accent Materials

- a. Precast concrete accents,
- b. Stucco (EIFS) as an accent material (not a major building component). Limited amounts of stucco may be considered for vertical surfaces only, if the quality of the design merits such consideration.
- c. Glass accents

10. Prohibited Materials

- a. Plain, grey, flat faced CMU block (allowed as an accent only, not as a total wall treatment),
- ~~b. Brick tiles,~~
- ~~c. Metal walls (unless it is an insulated architectural metal panel such as aluco bond),~~
- ~~d. Stucco (EIFS), wood or glass, as more than an accent.~~

11. Other Materials: If any other materials are proposed to be used, these materials will require further review, justification, and approval by the Planning Commission.

C. Grading

1. Buildings shall be designed to create pedestrian access from walkways, parking areas, etc.
2. Buildings shall be designed to relate to existing grade conditions with a minimum of grading and exposed foundation walls.
3. An inviting and stable appearance for walking shall be provided.
4. Modification to the existing topography will be permitted where and to the extent that it contributes to good design.

D. Landscape and Streetscape

1. If disturbed for driveway access, the existing landscaping along 1100 North shall be replaced to the same or better quality as existing. The Developer or their successor shall be responsible to maintain and preserve the quality of said landscaping.
2. Landscaping and irrigation shall be planned for and installed in compliance with the adopted landscaping code and standards at the time of installation.
3. A unity of the design of an overall development plan shall be achieved by the repetition of certain plant varieties, colors, and materials to tie the overall development together.
4. All development landscape plans shall include a combination of evergreen trees in addition to deciduous trees to achieve a good look to landscaping during winter months when there are no leaves on the trees.
5. All landscaping shall preserve and generally enhance desirable natural features, (i.e. topography, waterways, vegetation, etc.), enhance architectural features of the building, strengthen vistas, and provide shade for the project as well as its customers and employees.
6. Landscaping around the base of the building is recommended to soften the edge between the parking lot and building and also to discourage graffiti.
7. Changes in building elevation or berthing at the edge of the building in conjunction with landscaping shall be used to reduce structure mass and height along street facades.

8. Concrete mow strips or metal edging are recommended between turf and shrub or ground cover areas.

E. Site Layout, Setbacks, Proportion and Placement

1. The main entrance shall face the primary street with secondary entrances to the side or rear to allow access to available parking.
2. Entrances shall be designed with one or more of the following:
 - a. Canopy, overhang, or arch above the entrance (columns & pillars),
 - b. Recesses or projections in the building facade surrounding the entrance,
 - c. Peaked roof or raised parapet structures over the door,
 - d. Display windows surrounding the entrance.

F. Awnings & Canopies

1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and may be allowed over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
2. Awnings or canopies shall project no less than four feet (4') from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements. Such shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.
5. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.

G. Parking Areas

1. Parking areas should be looked at as three dimensional outdoor spaces with horizontal and vertical elements and not as a flat sheet of asphalt or concrete. Such elements may include:
 - a. Parking lot planters and tree wells to provide horizontal and vertical relief
 - b. Landscaped walkways
 - c. Lighting structures
2. On-site parking shall be located primarily to the sides or rear of the building. Variations must be approved by the Planning Commission.
3. The location of parking shall be determined not only from its visual relationship to the building and site, but also as it relates to safe and convenient pedestrian and vehicular circulation patterns.
4. Landscaping shall be required within the parking lots in accordance with City Code.

5. Planters within parking areas shall be landscaped with trees, upright shrubs, ground covers, and bark mulch. Grass is not an acceptable landscape material in parking lot planters.
6. The use of shared parking with adjacent sites is encouraged.

H. Trash Area Screening

1. All trash dumpsters shall be provided with solid enclosures.
2. Enclosure material for the above uses shall be composed of six foot (6') high solid masonry or decorative precast concrete walls with opaque gates and self latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are not acceptable.

I. Utility Boxes and Pedestals

1. Appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals. Landscaping shall comply with utility company standards.
2. Utility boxes and pedestals (including but not limited to transformers, switch gear, phone, and cable tv pedestals) shall be placed such that they do not block required visibility triangles at street intersections and driveways. Care shall be taken to ensure that utility boxes are not located in planned locations for sidewalks, trails, or other pedestrian ways.
3. All utility boxes and pedestals shall also be screened from view by means of vegetation and/or enclosures that blend with the associated development. These standards shall be applied to all public rights-of-way and pedestrian areas that are adjacent to the development.
4. The developer is responsible to work with the utility companies to coordinate locations of utility boxes and pedestals according to the provisions listed above.

J. Site/Building Lighting

1. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.
2. Exterior lighting shall be limited to those areas needed for safety & security purposes only.
3. The use of color corrected high pressure sodium (white light) as the primary light source on site is highly encouraged.

K. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these Design Standards. Building architecture that does not comply will not be approved.
2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states, where available.

L. Gas Stations, Gas Island Canopies , Car Wash Canopies and Related Facilities

1. All building materials and designs shall be consistent with the general standards for commercial businesses.
2. All structures on the site (including kiosks, car wash buildings, gas pump islands) shall be architecturally consistent with the main structure, including roof design (i.e. sloping roof or cornice treatments).
3. All building elevations shall be architecturally detailed to avoid the appearance of the "back of the building" and should contribute a positive presence to the streetscape.
4. Gas island or vacuum canopies shall be built of the same high quality materials as the convenience store associated with the gas island. These structures shall be designed to create architectural harmony with the primary structure on the site.
5. Gas island canopy structural columns shall be covered with the same brick ~~veneer~~ or architectural materials as the associated building.

EXHIBIT “F”

SIGNAGE STANDARDS FOR CLIFTON PLACE P DISTRICT

Signage Material and Style:

All signage shall be designed with consistent design elements, such as base material, height, and lettering style to create visual continuity and add quality to the development in an architectural style that compliments the primary building(s) facades(s). Signs shall utilize one or more of the following complimentary materials or elements as a primary feature to create visual continuity:

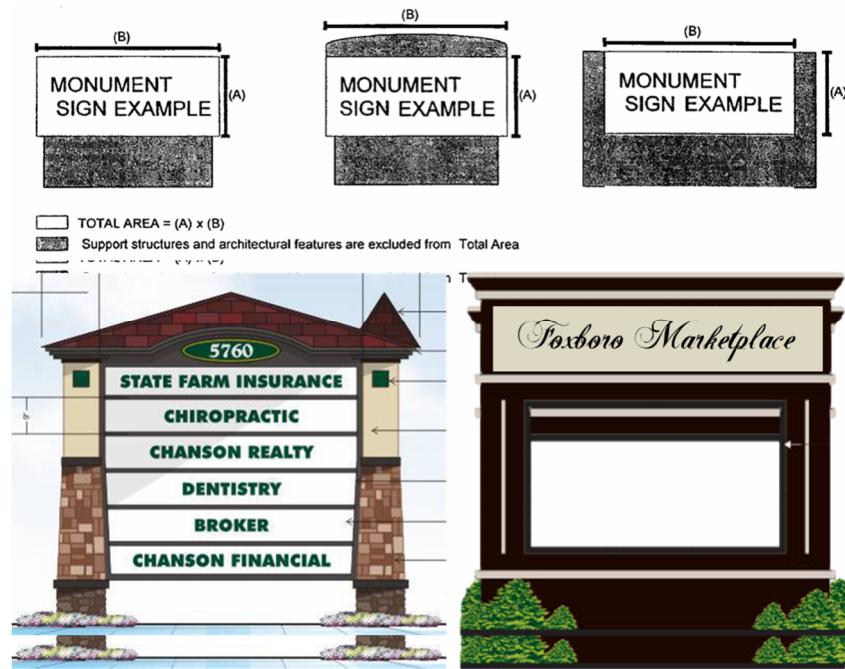
1. Stone;
2. Brick;
3. Color tinted and textured concrete masonry;
4. Metal or iron detailing; and/or
5. Other similarly high-quality materials utilized on the primary structures in the development.

Signage Standards:

A. Commercial Signage.

1. All freestanding signs shall be attached to the ground with a base whose width and length are at least as wide as the bottom edge of the sign face.
2. Monument Signs:
 - i. One monument sign shall be permitted per frontage on each commercial lot.
 - ii. Signs shall not be placed where they obscure important architectural features such as entrances, display windows, or decorative elements when viewed from the public right-of-way;
 - iii. Maximum height of 12 feet.
 - iv. Maximum sign face (per side) 60 square feet.
 - v. Maximum electronic message area shall not exceed 50% of the sign face and shall be in conformance with adopted sign code regarding electronic message signs.
 - vi. No sign shall be located within the clearview area of a driveway or intersection as defined by City Code.
 - vii. Examples of appropriate monument signs are illustrated in Figure F-A1

Figure F-A1



B. Wall Signs

1. Each storefront shall be permitted one wall sign per façade with a public entrance and must meet the following criteria:
 - i. Maximum sign shall be 30% of the available wall as illustrated in Figure F-B1.
 - ii. Signs shall be placed on the building façade to be scaled appropriately with the façade width and height and not to conflict with the architectural design features of the building as shown in Figure F-B2.
 - iii. Examples of appropriate design for wall signs are illustrated in Figure F-B3.
 - iv. Buildings with rear facades fronting Redwood Road and end cap units are permitted the following (illustrated in Figure F-B4):
 1. One rear wall sign with a maximum size of 10% of the available wall or 45 square feet, whichever is smaller.
 2. One side wall sign for end cap units with a maximum size of 10% of the available wall or 60 square feet, whichever is smaller,
 3. Signs shall be scaled appropriately with the façade width and height and not conflict with the architectural design features of the building;
 4. No part of the sign or the sign structure shall project above the roof structure;
 5. The maximum height for individual lettering shall be 24 inches;
 6. No electronic message boards or wall signs shall be permitted;

Figure F-B1

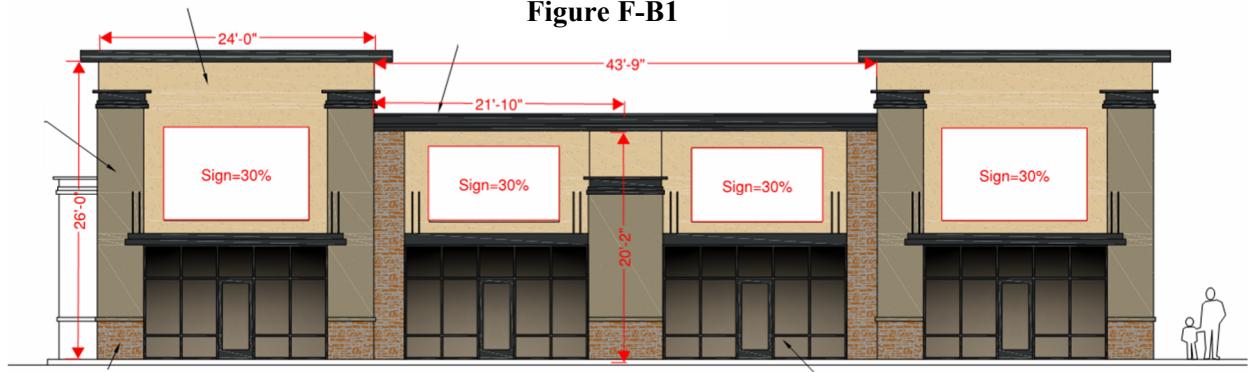


Figure F-B2

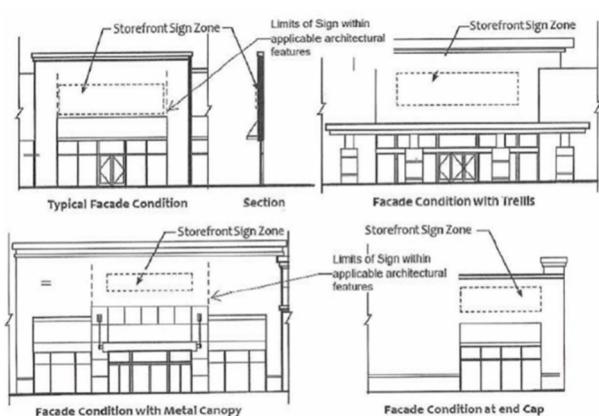
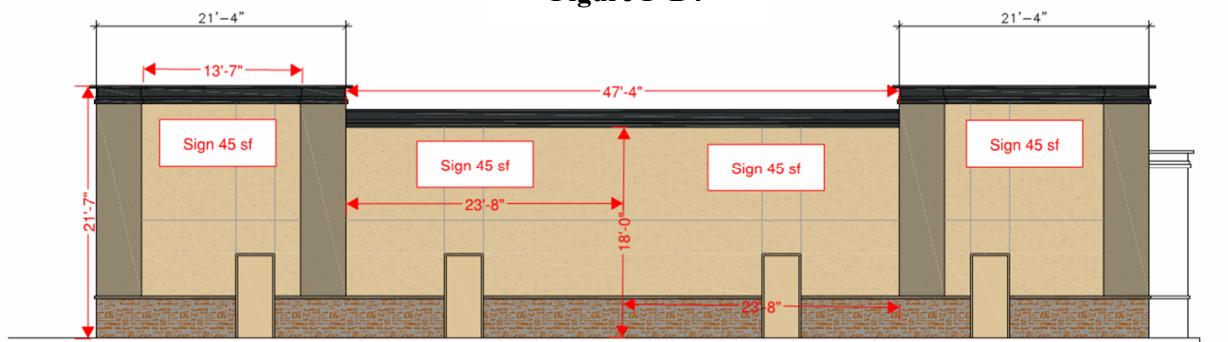


Figure F-B3



Figure F-B4



C. Window Signs.

1. Window signs are allowed for ground floor windows only. They shall not be located to block clear views of exits or entrances or to create a safety hazard. Window signs shall not disrupt the employee's visibility to the parking area or of law enforcement personnel into the business. The following shall also apply:
 - i. Window signs shall not cover more than 50% of any single window, nor more than 30% of the entire surface area of a group of windows on each building façade.
 - ii. Window signs and permanent wall signs combined shall not exceed 30% of the exterior wall area of the tenant.
 - iii. Properties subject to sale, lease, or rent may be allowed to have a window sign up to 100 square feet regardless of permanent wall signage.

D. Menu Boards.

1. Menu boards shall be allowed for drive-thru businesses with the following regulations:
 - i. Maximum height of 8 feet
 - ii. Maximum size of 64 square feet, per face.
 - iii. Menu boards may not be placed in any landscaped area directly adjacent to a public right-of-way.
 - iv. Menu boards are prohibited within the front setback of Redwood Road.

E. Prohibited Signs.

1. Pole/Pylon Signs
2. Permanent signs that are designed to rotate or move by any means.
3. Signs on mounted trailers.
4. Signs with exposed braces and guy wires.
5. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
6. Signs with changeable copy.
7. Flags or banners, balloons, or inflatable signs.
8. Temporary yard vinyl or plastic yard signs typically installed by hand with wires as shown below.
9. Any signs located within public rights of way.
10. Examples of prohibited signs:

Figure F-E1



G. Residential Signage.

1. Residential identification signs shall be limited to no more than 1 per entrance.
2. No residential identification sign shall be permitted adjacent to Redwood Road;
3. Signs shall only display the name, logo, and address of the development;
4. Residential identification signs shall not exceed a height of 7 feet and a total size of 100 square feet of sign area;
5. Signs located at entrances must be set back a minimum of 5' from the property line and shall not be placed within the clear view area of any driveway;
6. One temporary sign is allowed for sale, lease, or rent of residential property per street frontage and is limited to no greater than 32 square feet for a period of time not to exceed 1 year from the issuance of a certificate of occupancy.



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 Johnson, Planner
DATE: May 14, 2024
SUBJECT: Preliminary plan for Clifton Place North at 2596 South Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the preliminary plan for Clifton Place North located at 2596 South Redwood Road with the following conditions:

1. Correction of engineering, planning, and fire redlines prior to final plat review, including increasing the minimum private road width to 22 feet of asphalt;
2. Subject to the approval of the proposed amendments to the Development Agreement by the City Council.

BACKGROUND

The development known as Clifton Place North is located at 2596 South Redwood Road. The property is 6.12 acres and is being rezoned from General Commercial (CG) to a Planned District (P-District). The general development plan for Clifton Place was approved by the City Council on July 19, 2022. On October 4, 2022, the City Council approved the P-District rezone (ORD2022-07), Development Agreement (2022-26A), and preliminary plan. Since then, Brighton Development requested to amend the general development plan and Development Agreement in support of this preliminary plan.

REVIEW

The proposed preliminary plan has been reviewed based upon the proposed amendments to the Development Agreement. The plan consists of 68 for sale two-story and three-story townhome dwelling units and 1.87 acres of commercial fronting Redwood Road for a density of 16 dwelling units per acre with a parking ratio of 3.11 spaces per unit. Below is the parking breakdown based on unit and parking type.

<u>CLIFTON NORTH</u>		Driveway Spaces	Garage Spaces	Guest Spaces	Total
Units With Driveways					
Tandem 2 car	2br	12	12	12	24
	3br	21	42	42	84
	4br	4	8	8	16

Units Without Driveways					
Tandem 2 car 2 car	2br	12	0	12	12
	3br	12	0	24	24
	4br	7	0	14	14
	Guest Spaces			38	38
Total units:		68		Total Parking	212
Parking Ratio: 3.11					

Of the total site, approximately 32.8% (59,822 sq. ft.) is landscaped with 6.6% (12,244 sq. ft.) being sod/lawn. The proposed landscaping is compliant with the City's water efficient landscape standards. The existing park strip landscaping along 1100 North will be preserved and replaced to its current state as needed during construction.

The proposed architecture incorporates brick, stucco, and fiber cement board. The commercial buildings will incorporate the same architectural style and color palette in accord with the approved Development Agreement. Due to commercial uses being unknown, the development agreement outlines specific architectural standards for commercial buildings. This includes architectural massing, materials and colors, grading, pedestrian access and orientation, etc.

The project has three phases including Phase 1A and Phase 2 for the townhomes and Phase 1B for the Commercial. Per the Development Agreement, the phases may be platted in any order except that Phase 1B (commercial) must be platted at the same time or before Phase 1A. A site plan application will be submitted separately for the commercial lot where parking, landscaping, etc. will be reviewed.

POSSIBLE MOTION

I move that the Planning Commission approve the preliminary plan for Clifton Place North located at 2596 South Redwood Road with the following conditions:

Conditions:

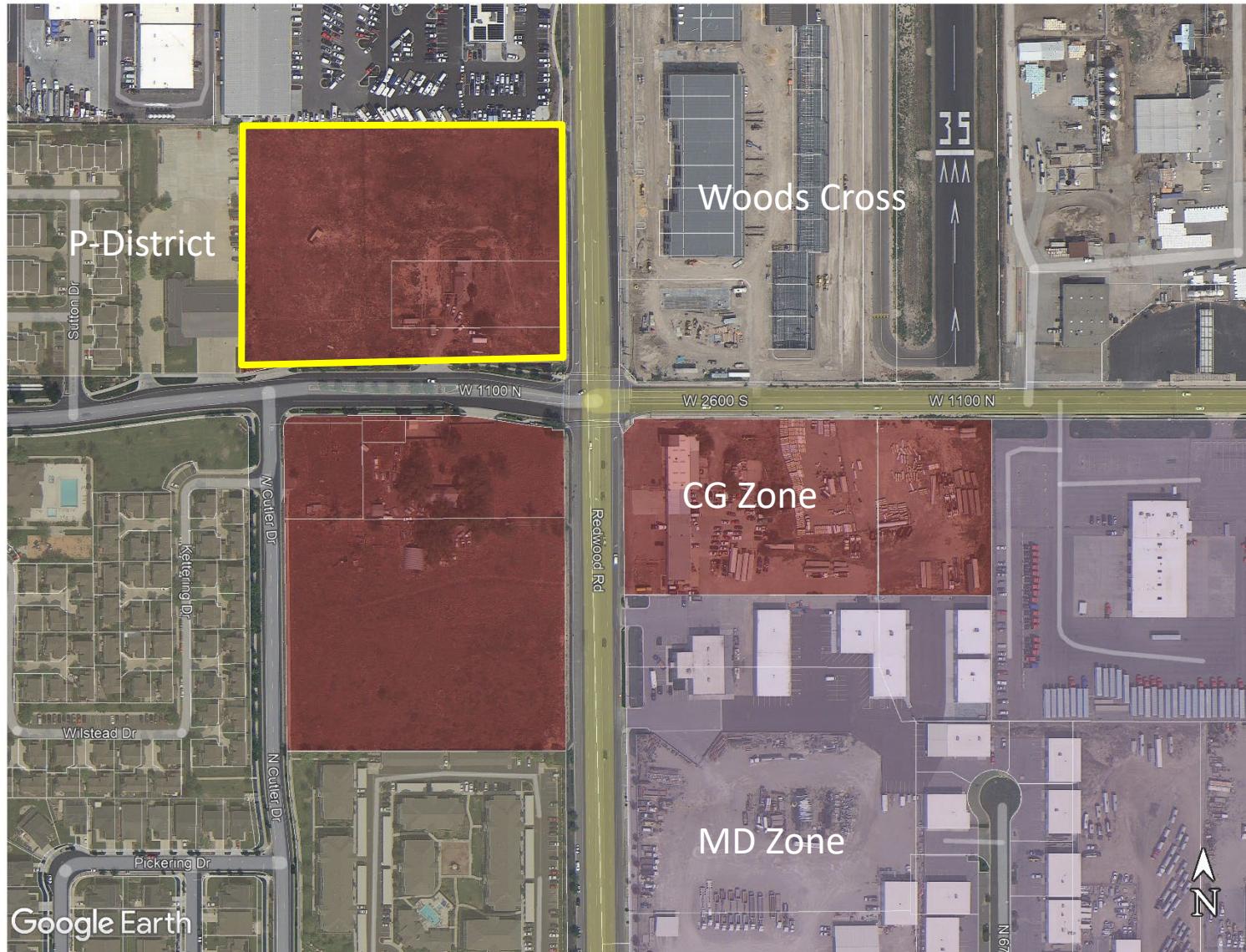
1. Correction of engineering, planning, and fire redlines prior to final plat review, including increasing the minimum private road width to 22 feet of asphalt;
2. Subject to the approval of the proposed amendments to the Development Agreement by the City Council.

Attachments:

- 1) Zoning/Aerial Map
- 2) Proposed Site Plan/Landscape Plan
- 3) Corrected Preliminary Site Plan
- 4) Elevations



Preliminary Plan Clifton Place North Zoning/Aerial

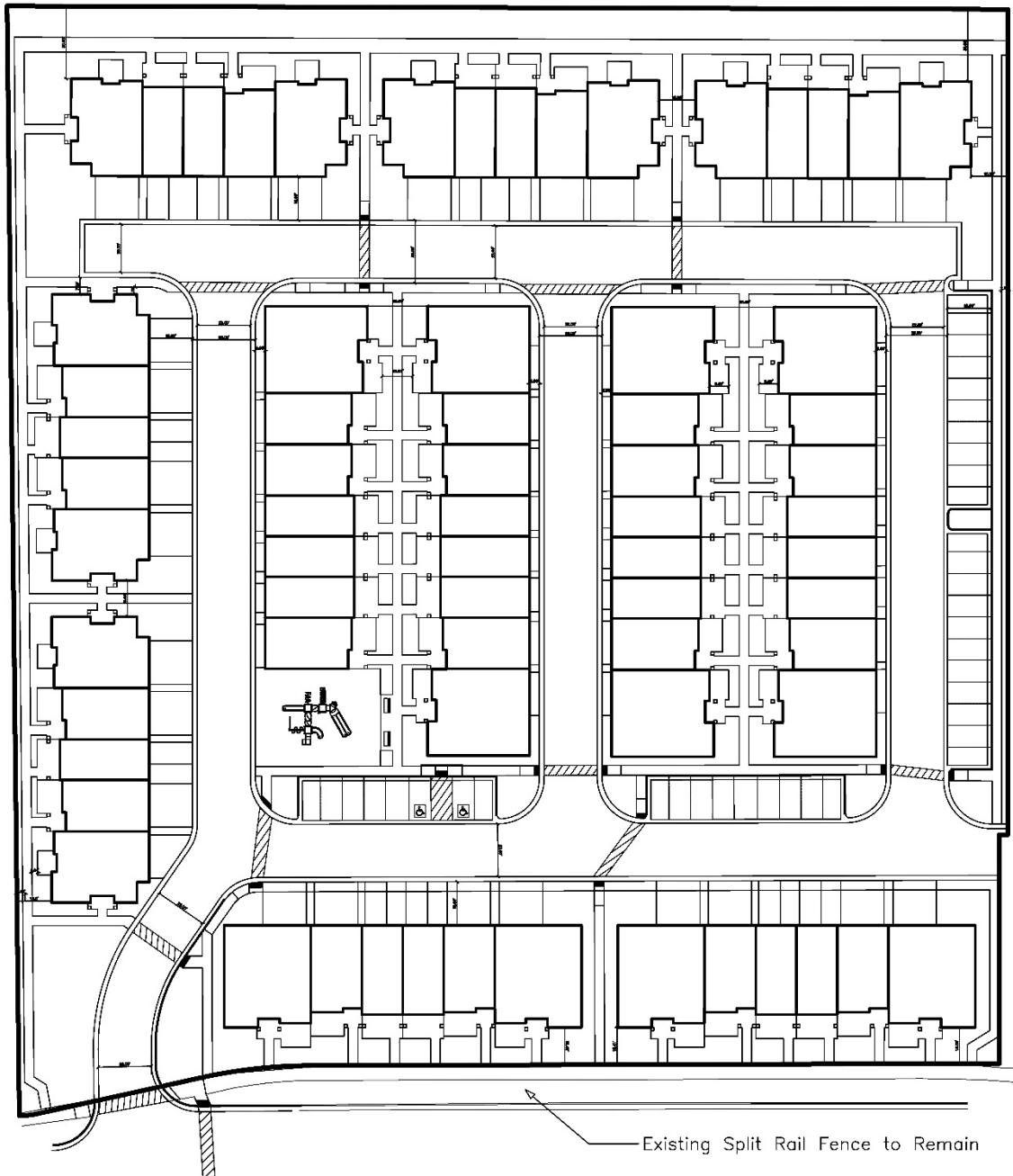


Clifton Place North – Proposed Site/Landscape Plan

Reeve & Associates, Inc. - Solutions You Can Build On



Clifton Place North - Corrected Preliminary Plan (22' wide roads)



Existing Split Rail Fence to Remain

Clifton Place North – Elevations



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
APRIL 23, 2024**

DRAFT

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook via Zoom
Commissioner Ron Jorgensen
Commissioner Brandon Tucker

EXCUSED: Commissioner Irene Stone
Commissioner William Ward

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson, Planner.

OTHERS PRESENT: Dee Lalliss, resident; Ryan Pulver, Tina Pulver, Griffin's Golden Glow, Inc.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING: CONSIDERATION OF A CODE AMENDMENT RELATED TO APPROVED USES IN THE COMMERCIAL SHOPPING (CS) ZONE TO INCLUDE AUTOMOTIVE ACCESSORY INSTALLATION, SPECIFICALLY DETAILING, TINT, GLASS, AND TRIM, RYAN PULVER, GRIFFIN'S GOLDEN GLOW INC., APPLICANT

35 Sherrie Pace reported that the applicant approached staff with a desire to obtain a business
36 license to operate an automotive detailing shop in the Commercial Shopping (CS) zone. She
37 stated that the specific land use of “auto detailing” was not listed in the current code. She said the
38 applicant requested a code amendment to add that use to the code and permit it in the CS zone.
39 She shared the use table for section 10-10-3 related to repair and maintenance. She explained the
40 new category would be “automotive detail and trim shops” and would include this revised
41 definition for section 10-1-47 “Automotive detail and trim shops: an establishment that provides
42 services related to automotive detailing services or the sale and installation of automotive
43 accessories such as replacement glass, tinting, audio, upholstery, or other miscellaneous vehicle

44 trim and includes no outdoor storage of materials, nor storage of vehicles awaiting service for a
45 period greater than 48 hours.” She added that this use would be a permitted use in all commercial
46 zones.

47
48 Sherrie Pace continued that the Development Review Committee (DRC) reviewed the requested
49 amendment and recommended approval of amending the code to permit auto detailing in the CS
50 zone. She said the DRC also recommended that the existing “glass replacement” category be
51 amended to include both auto detailing and installation of auto accessories.

52
53 **Chair Larson opened the public hearing at 6:34 p.m.**

54
55 Dee Lalliss, resident, spoke on the use table and specified that the “car wash” use was not
56 permitted in the CS zone. He asked if the building that was a car wash was in the CS zone.
57 Sherrie Pace replied that the building was an adjacent property to the applicants and in the
58 Highway Commercial (CH) zone.

59
60 **Chair Larson closed the public hearing at 6:36 p.m.**

61
62 **Commissioner Jorgensen moved that the Planning Commission recommend for approval**
63 **the proposed code amendments with the following findings:**

64
65 1) **The proposed amendment is in accord with the comprehensive general plan, goals**
66 **and policies of the City.**
67 2) **Changed or changing conditions make the proposed amendment reasonably**
68 **necessary to carry out the "purposes" stated in this title.**

69
70 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
71 **Holbrook, Jorgensen, Larson, and Tucker. Commissioners Stone and Ward were excused.**

72
73 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
74 PLANNING COMMISSION

75
76 Sherrie Pace reported that the City Council meeting on April 16th had been cancelled. She said
77 that the General Plan update was moving forward with the website kickoff and Sharepoint survey
78 being ready on approximately May 1st. She mentioned that staff would attend the City’s Kite
79 Festival and food truck nights to promote the survey. She shared the dates of the neighborhood
80 meetings:

81
82 • Hillside at Eaglewood Golf Course on May 8th from 6 p.m. to 7 p.m.
83 • Midtown at Orchard Elementary on May 13th from 6 p.m. to 7 p.m.
84 • Westside at Foxboro Elementary on May 16th from 6 p.m. to 7 p.m.

85 • Business owners at City Hall on May 20th from 4 p.m. to 5 p.m.
86

87 She explained that advertising for the City's General Plan survey would be done with QR code
88 signs in parks, trailheads, at City events (Kite Festival, food truck night).

89
90 Ms. Pace showed examples of tag lines for the General Plan revision survey and asked for
91 feedback.

92
93 The Commission shared their preferences and were in favor of logos/taglines that showed the
94 future date (2044, etc.), the words "imagine", "shaping", or "future" North Salt Lake, the City
95 logo, and either images or wording that clearly and simply stated what the General Plan revision
96 entailed.

97
98 4. APPROVAL OF MINUTES
99

100 The Planning Commission meeting minutes of April 9, 2024 were reviewed and approved.

101
102 **Commissioner Jorgensen moved to approve the meeting minutes for the April 9, 2024
103 Planning Commission meeting as drafted. Commissioner Tucker seconded the motion. The
104 motion was approved by Commissioners Holbrook, Jorgensen, Larson, and Tucker.
105 Commissioners Stone and Ward were excused.**

106
107 5. ADJOURN
108

109 Commission Chair Larson adjourned the meeting at 6:47 p.m.

110
111 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on
112 Tuesday, May 14, 2024 by unanimous vote of all members present.*

113
114
115
116 *Wendy Page, City Recorder*