



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 July 9, 2019 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:

Welcome, Pledge, and Introduction

- 1) Public comments
- 2) Consideration of Subdivision Concept Plan approval for TAG Orchard a townhome development located at 142 South Orchard Drive (*current zoning Multi-Family Residential RM-20*), TAG SLC, applicant (*administrative action*)
- 3) Consideration of Subdivision Concept Plan approval for Lake View PUD, including a Conditional Use Permit for a flag lot, for a 3 lot subdivision at 824 Eaglepointe Drive (*current zoning Residential R1-10*), Carl Rupp, applicant (*administrative action*)
- 4) Consideration of an amendment to the General Development Plan for Williamsburg Luxury Apartments located at 256 South Highway 89, related to architectural design and materials, Pendleton Construction, applicant
- 5) Consideration of a Conditional Use Permit for Wholesome Ag., a cannabis cultivation facility at 501 West 900 North, (*MD Zone*), DJ Schanz, applicant (*administrative action*)
- 6) Consideration of a Conditional Use Permit for an electronic sign at Salsa's Caterings 890 north 500 West, (*MD Zone*) Mario Lopez, applicant
- 7) Consideration of a Conditional Use Permit for a duplex at 379 East Odell Lane, (*RM-7 Zone*), Dave Newton, applicant
- 8) Report on City Council actions on items recommended by Planning Commission
- 9) Approval of minutes:

a. June 25, 2019

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 3rd day of July, 2019.

Dated this 3rd day of July, 2019.

Linda Horvath





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 9, 2019
SUBJECT: Consideration of a Concept Plan for a PUD Subdivision, Orchard Drive Townhomes, located at 142 South Orchard Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the concept plan for Orchard Drive Townhomes PUD, located at 142 South Orchard Drive with the following findings and conditions:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the RM-20 Zone, including lot size, height, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage

Conditions:

1. The Planning Commission approves that the minimum standards shall be varied per the PUD ordinance provisions for property setbacks as follows: Front-15', Rear-20', and Side-6'; and
2. The Planning Commission approves that the minimum standards shall be varied per the PUD ordinance provisions for maximum height of 39'.

BACKGROUND

Action on this item was tabled on June 11, 2019 to give applicant the opportunity to address the concerns raised by staff and the Planning Commission related to layout and proximity of the units to guest parking. The proposed concept plan has been reduced from 27 townhome lots to 26 townhome lots (1.30 acres). The townhomes will be platted for individual sale with common areas for landscaping and driveways. The zoning on the property is RM-20 which allows multi-family dwellings as a conditional use.

APPLICABLE ORDINANCES

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

10-7-4: PLANNED UNIT DEVELOPMENTS; SPECIAL REQUIREMENTS:

C. Planned Unit Developments To Meet Use Limitations Of Districts Wherein Located: No conditional use permit for a planned unit development shall be granted unless such development will meet the use limitations of the zoning district in which it is to be located, including planned unit developments in planned districts, and meet the density and other limitations of such districts,

except as such requirements may be lawfully modified as provided by this chapter or by district regulations. Compliance with the regulations of this title in no sense excuses the development from the applicable requirements of the subdivision regulations, except as modifications thereof are specifically authorized in the approval of the application for the planned unit development.

D. Required Conditions:

1. *Area: No planned unit development shall have an area less than that approved by the planning commission as adequate for the proposed development.*
2. *Arrangement of Structures; Open Space: The planning commission shall require such arrangements of structures and open spaces as necessary to assure that adjacent properties will not be adversely affected. In particular:*
 - a. *Where feasible, buildings of the least height and the least intensity of buildings and uses shall be arranged around the boundaries of the development.*
 - b. *Lot area, width, yard, height and coverage requirements shall be determined by approval of the preliminary design plan.*
 - c. *Where feasible, buildings or landscaping shall not prohibit the free flow of air or direct exposure to sunlight, specifically in regard to solar heating or cooling structures by solar energy systems.*
 - d. *The development will be planned so as to provide solar access to all of the residential units, unless waived by the planning commission.*

LAND USE CODE SECTIONS

10-11-3: Use Regulations							
	Zone						
	R1-12	R1-10	MU	R1-7	RM-7	RM-20	
Multiple-family dwelling.	-	-	-	-	C	C	
Planned unit developments.	C	C	C	C	C	C	
Area Regulations							
The minimum lot area in square feet for a single-family dwelling structure in the districts regulated by this chapter shall be:	12,000	10,000	96,800	7,000	7,000	7,000	
The additional lot area in square feet for each additional dwelling unit shall be:	-	-	-	-	6,000	1,900	
Building Site Regulations:							
Height Regulations:							
The maximum height for all buildings and structures in feet. See section 10-1-25 of this title.	35	35	35	35	35	35	

Area & Yard Regulations:

The maximum coverage in percent for any lot in the districts regulated by this chapter shall be:	30	35	-	35	50	50
Front Setback	25	25	25	25	25	25
Side yard	8	8	60	8	8	8
Total combined side yard	20	20	60	20	20	20
Rear yard	25	25	60	25	20	20

10-6-5: Minimum Off Street Parking Stall Requirements (by use)**F. Residential:**

More than 4 dwelling units	2 stalls per unit, plus 0.25 stall per unit for guest parking with minimum of 1 covered stall per unit
Guest/visitor parking	Off street parking stalls in multi-family development shall be distributed proportionally to the dwelling unit locations. Generally, such parking shall not be located more than 200 feet from the dwelling units intended to be served

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

There are several items the Planning Commission need to address in this administrative action for a conditional use development:

1. **Density:** The PUD Subdivision Ordinance requires that the density of a PUD meet the density limitation of the current zoning, unless a zone change is requested and approved. The developer has not requested a zone change from the current RM-20 zone. The RM-20 zone allows multi-family housing with the minimum lot area of 7,000 sq. ft. for the first unit and an additional 1,900 sq. ft. for each additional unit. The total development site is 1.30 acres. See the table below. The dedication of right of way (959 sq. ft., 4.8') would bring the base density to 26.62 units.

Total Area	56,631 sq. ft. (1.3 Acres)
R.O.W.	959 sq. ft.
Net Area	55,672 sq. ft.

Multi-family Dwellings	RM-20	Lot Size	Calculation	Total
1 st unit	7,000 sq. ft.	7,000 sq. ft.	7,000/7,000	1
Each additional unit	1,900 sq. ft.	48,672 sq. ft.	48,672/1,900	25.6
			Total:	26.6 Units

2. **Layout:** The proposed layout places 26 townhomes on the 1.3 acre site. The two single family homes on the site will be razed. The lots are to be platted as “for sale” townhomes in a PUD with the shared private road and common area. There are 7 units that face Orchard Drive, with rear entry garages. All units will have rear entry garages. There is a 20 foot drop in elevation from east to west. The main private street on the lot will have a slope of 10% for the longest portion of its run.
3. **Setbacks:** Standard setbacks under the RM-20 zone are front 25’, side 8’ (total of 20’) and rear 20’. Under a PUD Subdivision, the Planning Commission determines the required setbacks, which may be varied from the standard. The proposed layout has a front setback (Orchard Drive) of 15 feet from the new property line after the dedication of 4.5’ to complete the required 66’ right of way width. A 5’ sidewalk is proposed. The setback distance from the building to the curb is 22.5’. Proposed side yard setbacks are 6’. The layout meets the minimum rear setback.
4. **Height and Stories:** The maximum height for the RM-20 Zone is 35 feet and with no maximum number of stories. Under a PUD Subdivision, the Planning Commission determines the maximum height, which may be varied from the standard. The proposed townhomes facing Orchard Drive will be 2 stories high with a pitched roof for a total height of 29’. The downhill side of the units will be 3 stories with a rear entry garage on the basement level. The 2 most western units will also be this type with 2 stories at the front door and 3 stories on the downhill garage side. The middle 3 buildings will all be three stories with a maximum height of 39’.
5. **Lot Size:** The minimum lot size for the zone has been met.
6. **Coverage:** The townhomes constitute approximate 18,185 sq. ft. of the 1.3 acre townhome site, which is 32% coverage. The maximum coverage by buildings is 50%.
7. **Landscaping:** The proposed landscaping on the townhome site is approximately 15,194 sq. ft. or approximately 27% of the site. The minimum requirement is 10% landscaping.
8. **Parking:** Required parking under the code is 2.25 parking spaces for each residential unit, of which 1 stall per unit must be covered. Each of the proposed townhomes have 2 car wide garages, providing 52 parking spaces. Additionally 6.5 spaces are required for guest parking and 11 spaces are proposed. Units 10-13 have driveways capable of parking 2 cars each for another 8 parking spaces, and unit 9 has a driveway that 1 additional car could be parked on. The townhome site exceeds the minimum requirement. The proximity of the guest parking to the individual units cannot be proportionally dispersed throughout the units due to the topography of the site. The upper units 1-6 and 19-26 have 4 guest parking spaces within the required 200 feet walking distance. The lower units have 7 guest parking spaces and the 9 driveway spaces.

9. **Amenities:** Neither the subdivision ordinance, nor the PUD ordinance, requires the provision of any amenities in a subdivision. No amenities, (pool, tot lot, etc.) have been proposed.

An environmental notice was sent out, as is required for all concept plans, asking for any information or concerns regarding the following topics only:

1. Erosion, dust, soils and top soil loss;
2. Grades, slope stability and Geologic hazards;
3. Ground water, water courses, flood hazards and areas;
4. Vegetative types;
5. Wildlife and habitat;
6. Essential urban services presently available;
7. Fire potential;
8. Accumulation of solid and liquid wastes;
9. Potential area-wide economic impact of the development.

Two written comments have been submitted as of 6/07/2019 and are attached. One expressed concern over the density of the project and one regarding the storm drainage and a retaining wall. The City Engineer spoke neighbor to the south about his drainage and retaining concerns, he is now aware of the issues and will review the final plans to assure that the situation will be addressed. As an administrative action, concept plan approval does not require a public hearing.

POSSIBLE MOTION

I move that the Planning Commission recommends to the City Council approval of the concept plan for Orchard Drive Townhomes PUD, located at approximately 142 South Orchard Drive with the following findings and conditions:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the RM-20 Zone, including lot size, density, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage

Conditions:

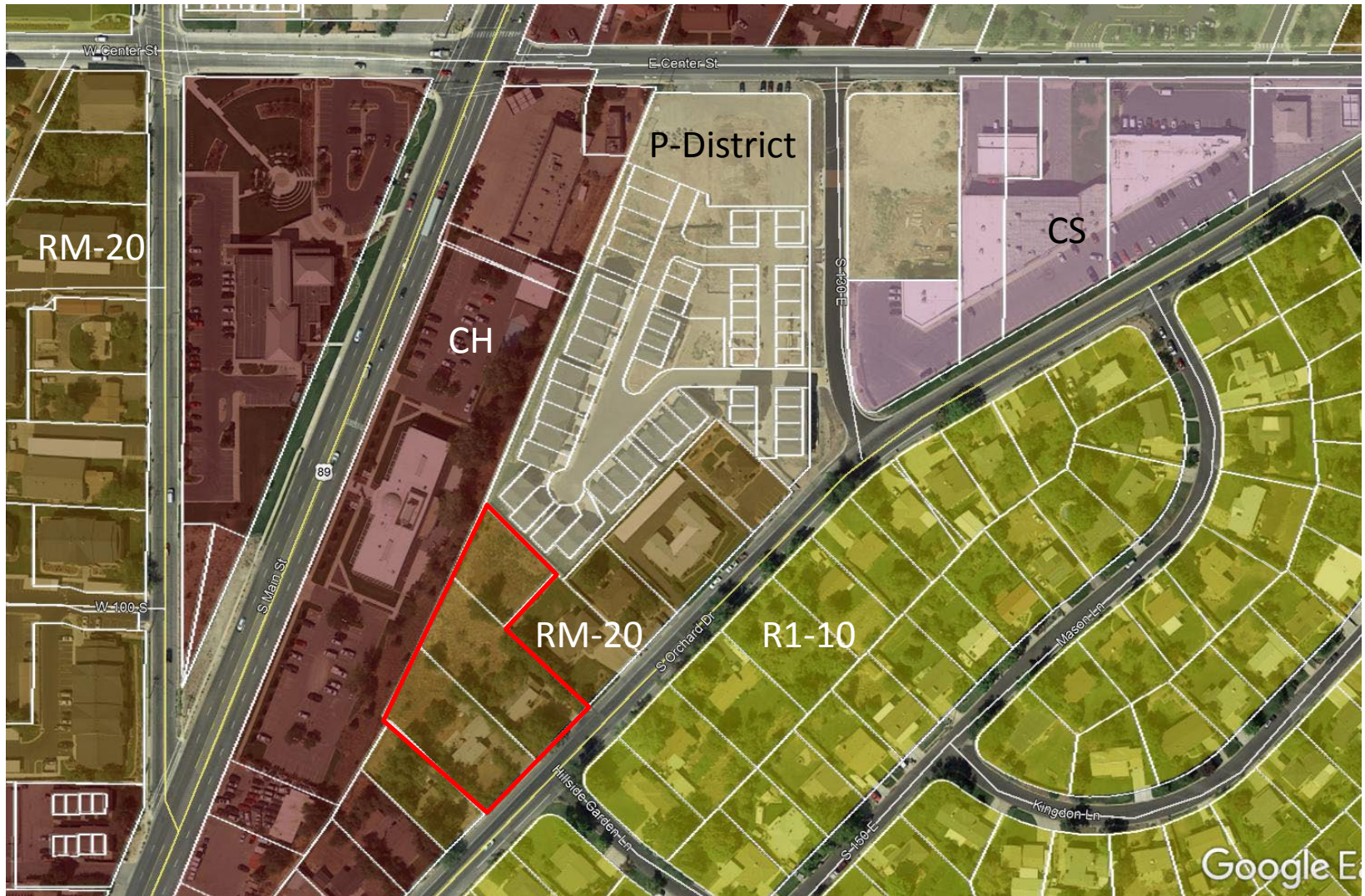
1. The Planning Commission hereby approves that the minimum standards shall be varied per the PUD ordinance provisions for property setbacks as follows: Front-15', Rear-20', and Side-6'; and
2. The Planning Commission hereby approves that the minimum standards shall be varied per the PUD ordinance provisions for maximum height of 39'.

Attachments

- 1) Aerial Map
- 2) Zoning Map
- 3) Concept Plan
- 4) Site Plan
- 5) Elevations/Floor Plans
- 6) Public Comment Letters



General Development Plan Orchard Drive Townhomes Zoning





General Development Plan Orchard Drive Townhomes Aerial



To whom it may concern:

I live at 150 So. Orchard Dr., next door to the 27 unit development at 142 So. I am concerned about a cement wall that divides my property from 142 So. I was told by the owners of 142 So. that they are going to tear that wall out.

I just want it to be officially confirmed that the wall will be immediately re-built.

142 So. is in a direct flood plain from the street on the opposite side of orchard (130 So.)

I am concerned that my property will get flooded by heavier rain storms if that wall is removed and not immediately replaced.

I have a new video of our most recent 15 min. thunder storm on 4-21-19. In the video, you can see that the water from the street (130 So.) comes across orchard and drains directly down the drive way at 142 So.

I would like to propose that while the city has the street all torn-up for the new side walk on Orchard, ~~they~~ add a curb-side storm drain that would mitigate water to the next (and first) storm drain about 200 yds. south on Orchard. 4-26-19

* Please call me! 301-680-2461

Thank you! Damon Cross

Damon Cross

From: [Jennifer Seabury](#)
To: [Sherrie Llewelyn](#)
Subject: No to 27 condos on South Orchard
Date: Tuesday, May 28, 2019 6:04:15 PM

Dear Sherri:

I understand growth and greed is Utah's second religion but 27 units where 2 houses used to be? The noise, traffic, heat, and light pollution will be horrendous. Keep it trees, greenery, and quiet. Please?

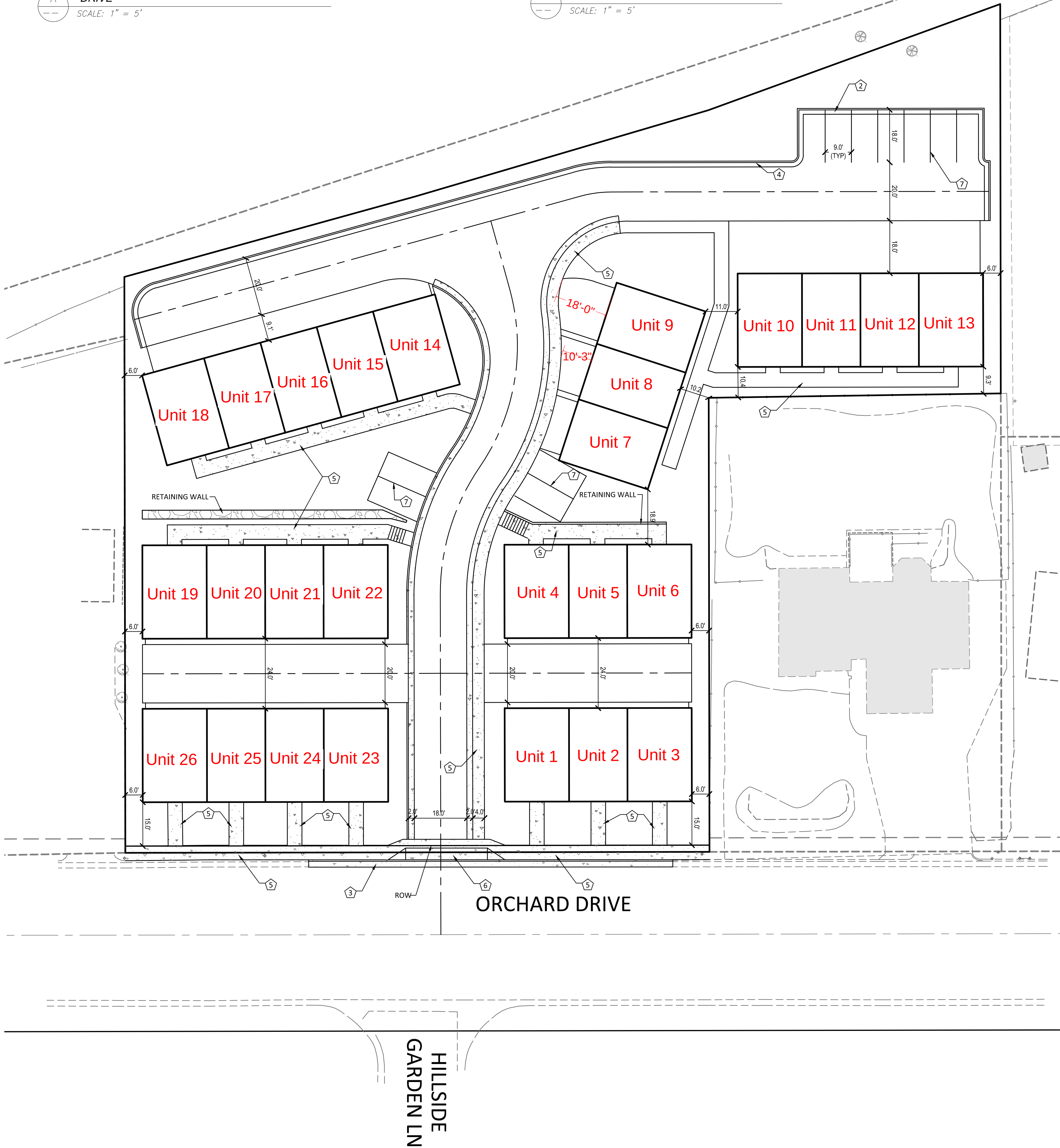
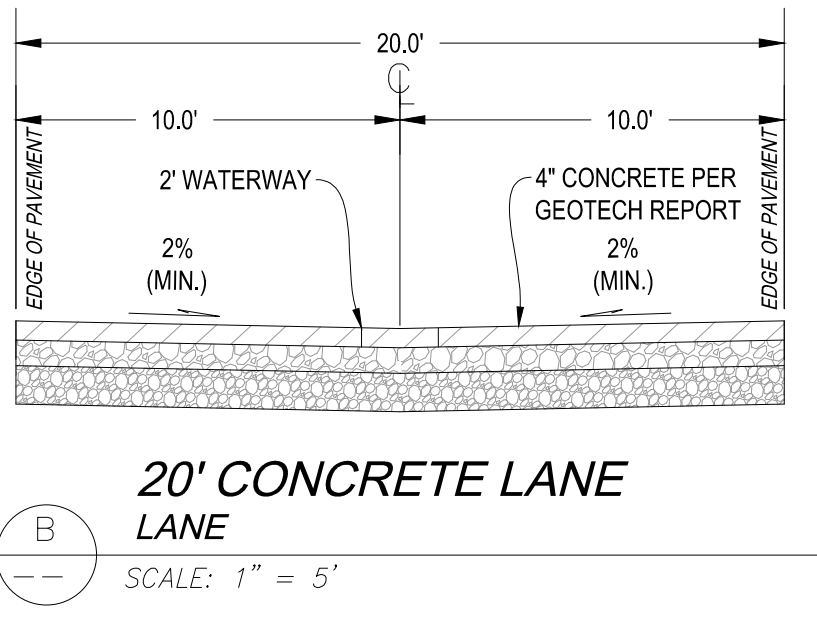
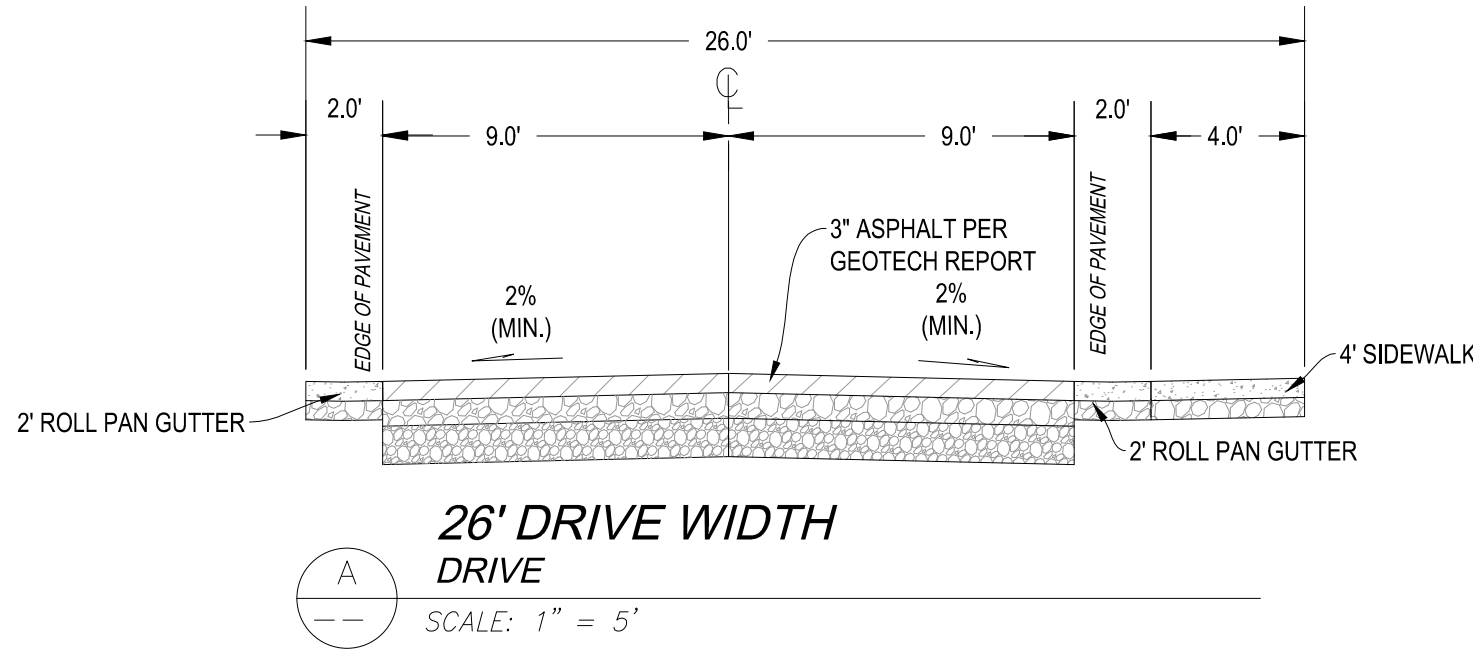
Thanks, jen Seabury

BENCHMARK

THE FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4334.60



CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL DUMPSTERS, TRASH HANDLING AREAS OR OUTDOOR STORAGE AREAS SHALL BE COMPLETELY FENCED OR ENCLOSED AND SCREENED FROM PUBLIC VIEW, AT LEAST ONE FOOT (1') HIGHER THAN THE DUMPSTER. THE SIGHT OBSCURING SCREEN SHALL BE AT LEAST SIX FEET (6'), BUT NOT GREATER THAN TEN FEET (10'), IN HEIGHT. ANY SUCH STORAGE AREA SHALL BE CONSTRUCTED OF MATERIALS AND COLORS COMPATIBLE WITH THOSE OF THE PRIMARY STRUCTURE ON SITE. CHAINLINK OR CYCLONE FENCING (WITH OR WITHOUT SLATS) IS NOT ALLOWED. REINFORCED CONCRETE APRONS IN FRONT OF TRASH STORAGE AREAS ARE REQUIRED TO ACCOMMODATE TRASH REMOVAL VEHICLES. FIVE FOOT (5') LANDSCAPING STRIPS AROUND ALL TRASH ENCLOSURES ARE REQUIRED.

- KEYNOTES**
- 24" COLLECTION CURB AND GUTTER PER APWA STD. PLAN NO. 205 TYPE "G"
 - 24" REVERSE PAN CURB AND GUTTER PER DETAIL #/C-500
 - 30" STANDARD CURB AND GUTTER PER NSL CITY STD. DWG. #1
 - TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER
 - 4" CONCRETE SIDEWALK PER NSL CITY STD. DWG. #1. CONCRETE SIDEWALK TO BE 6" THICK IN DRIVE APPROACH AREA.
 - FLARED DRIVE APPROACH PER NSL CITY STD. DWG. #2
 - 4" WIDE SOLID WHITE PAVEMENT MARKINGS PER MUTCD STDs.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVED HARDSCAPE	22,793	40.6%
BUILDING	18,185	32.4%
LANDSCAPING	15,194	27.0%
TOTAL SITE	56,172 1.29 ACRES	

PARKING DATA TABLE	
REQUIRED GUEST STALLS	6.5
PROVIDED GUEST STALLS	11



FINISH GRADE ENGINEERING

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www.FinishGrade.com

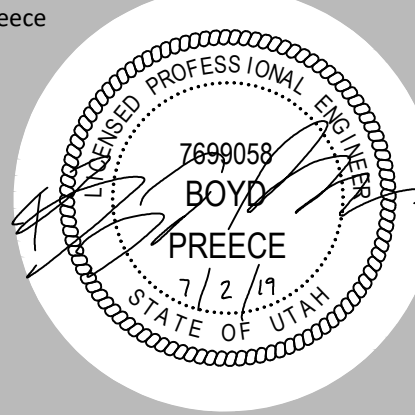
CLIENT: TAG SLC
Jordan Atkin
801-478-0662
2751 East Fort Union Blvd
Cottonwood Heights, UT 84121

REVISIONS:

TAG ORCHARD

130 SOUTH ORCHARD DRIVE, NORTH SALT LAKE, UT

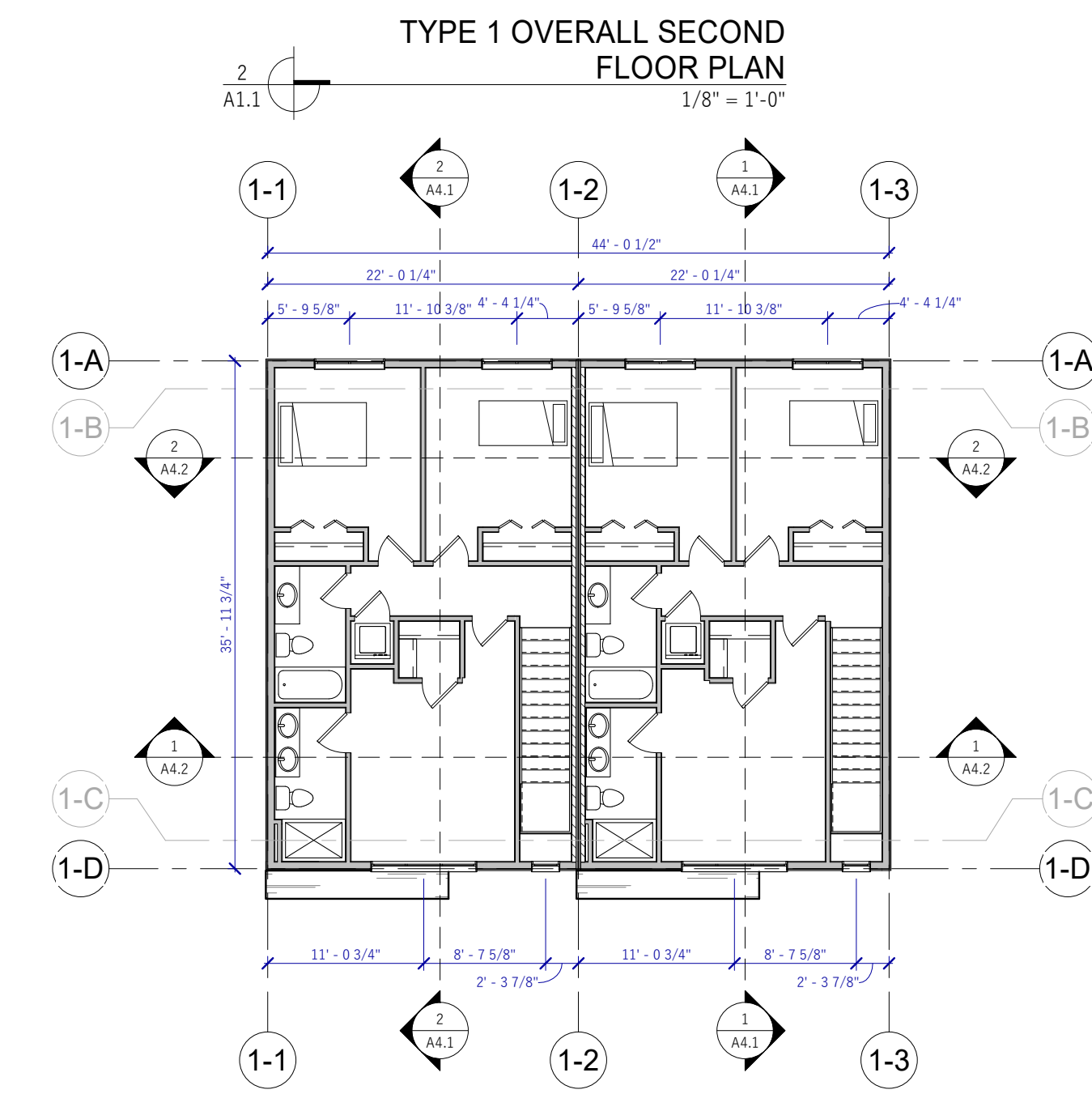
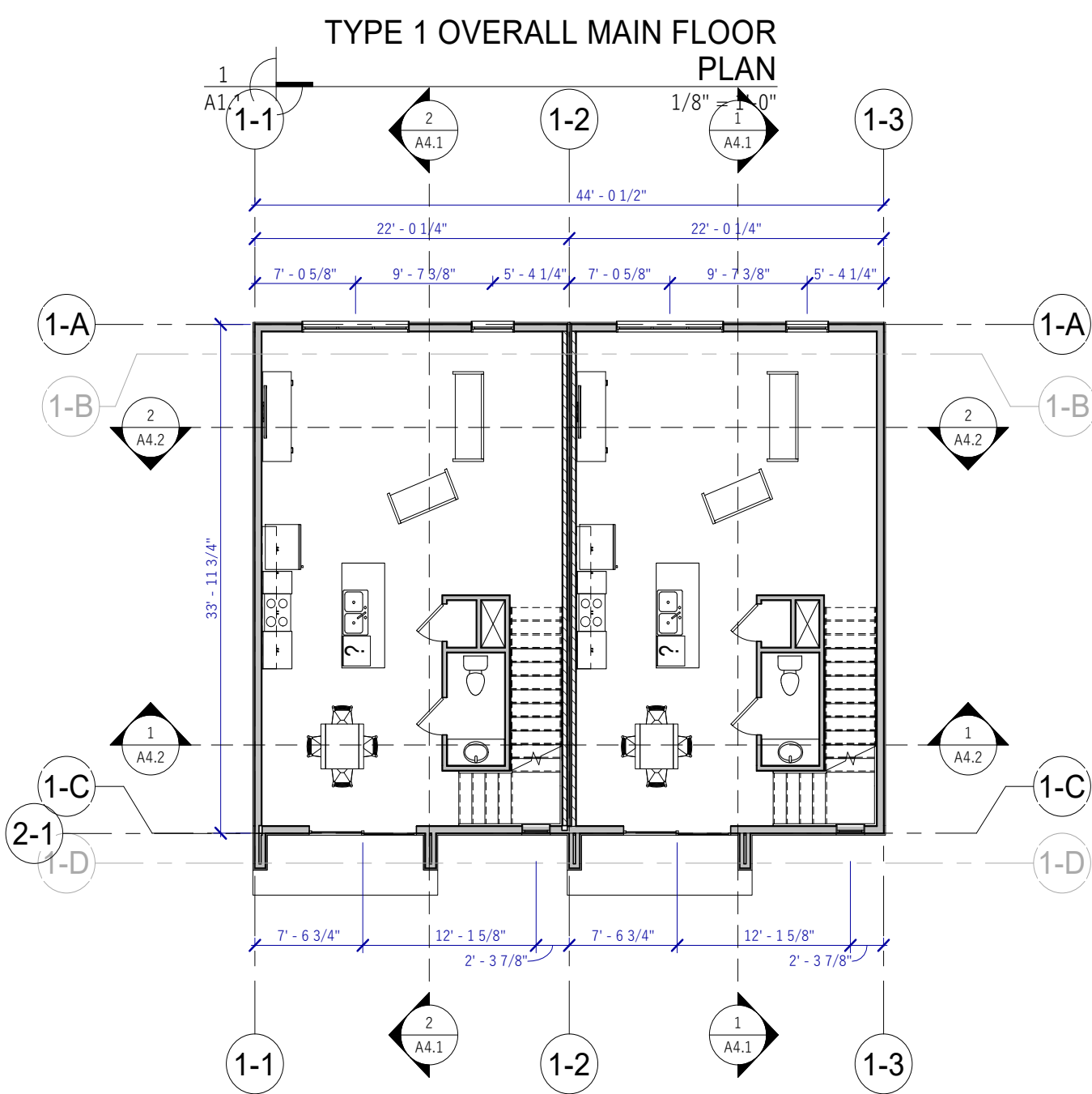
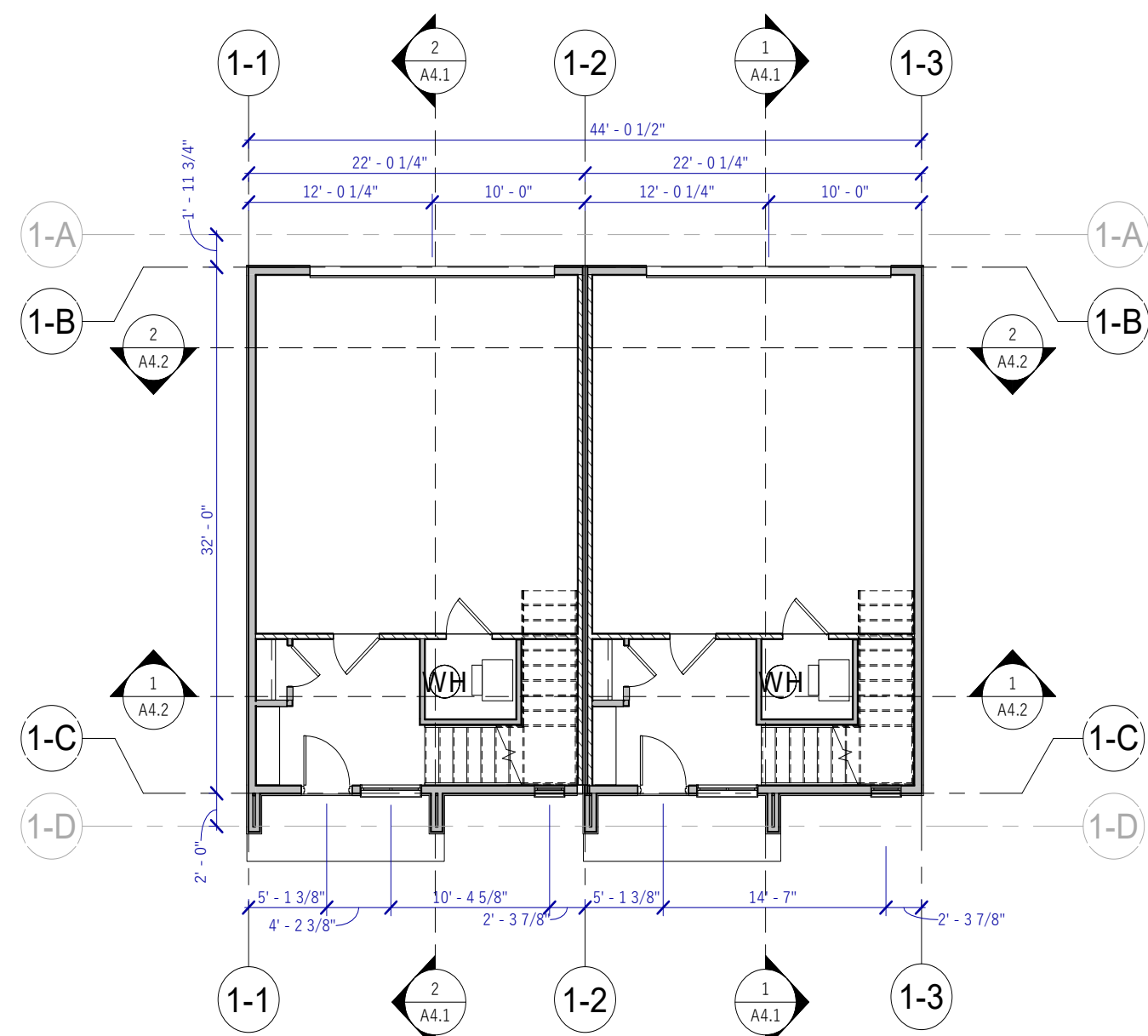
PROJECT FILE:
1059
DATE PLOTTED:
7/2/19
PROJECT MANAGER
B Preece



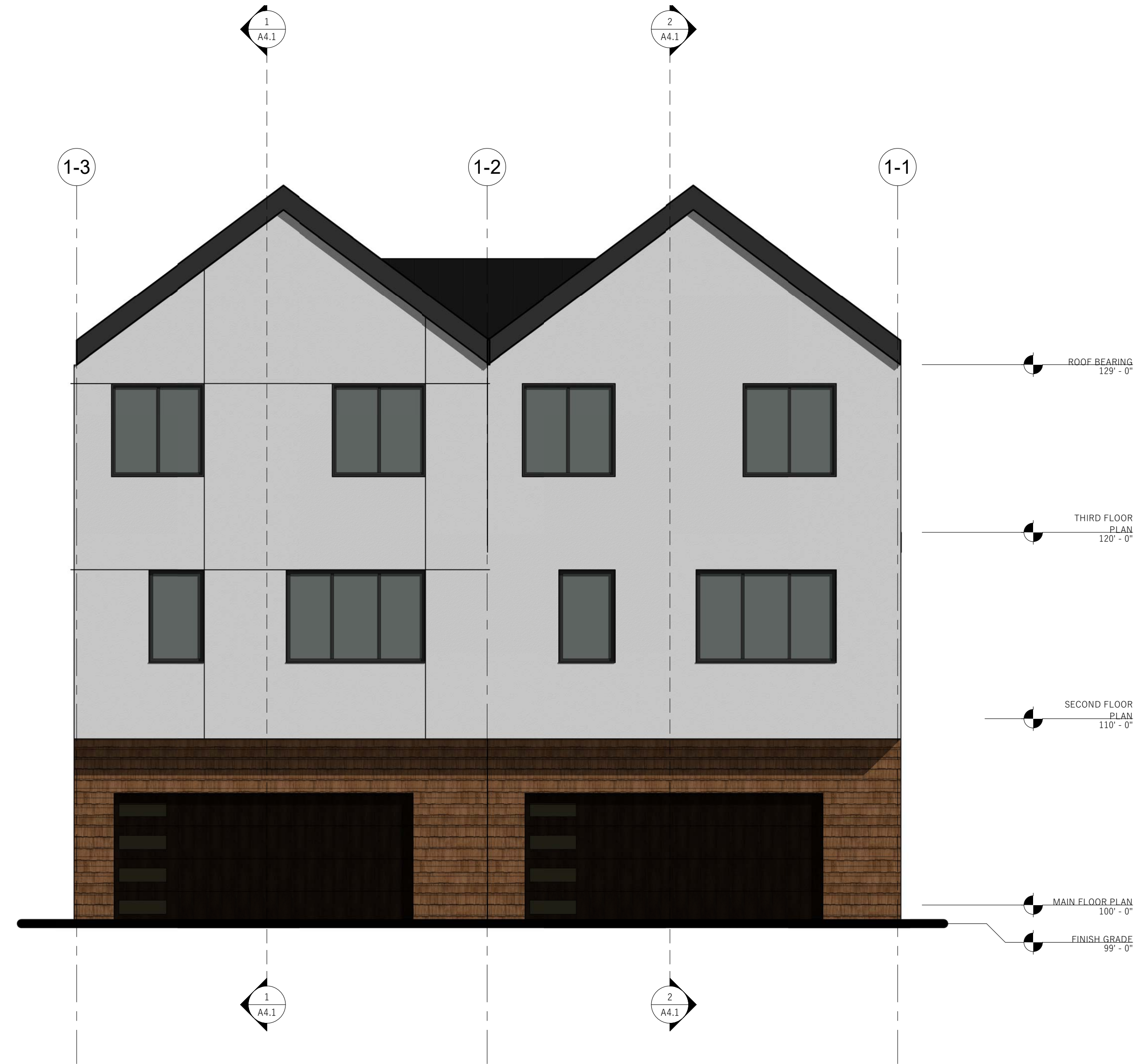
Submittal 7/2/19

SITE PLAN

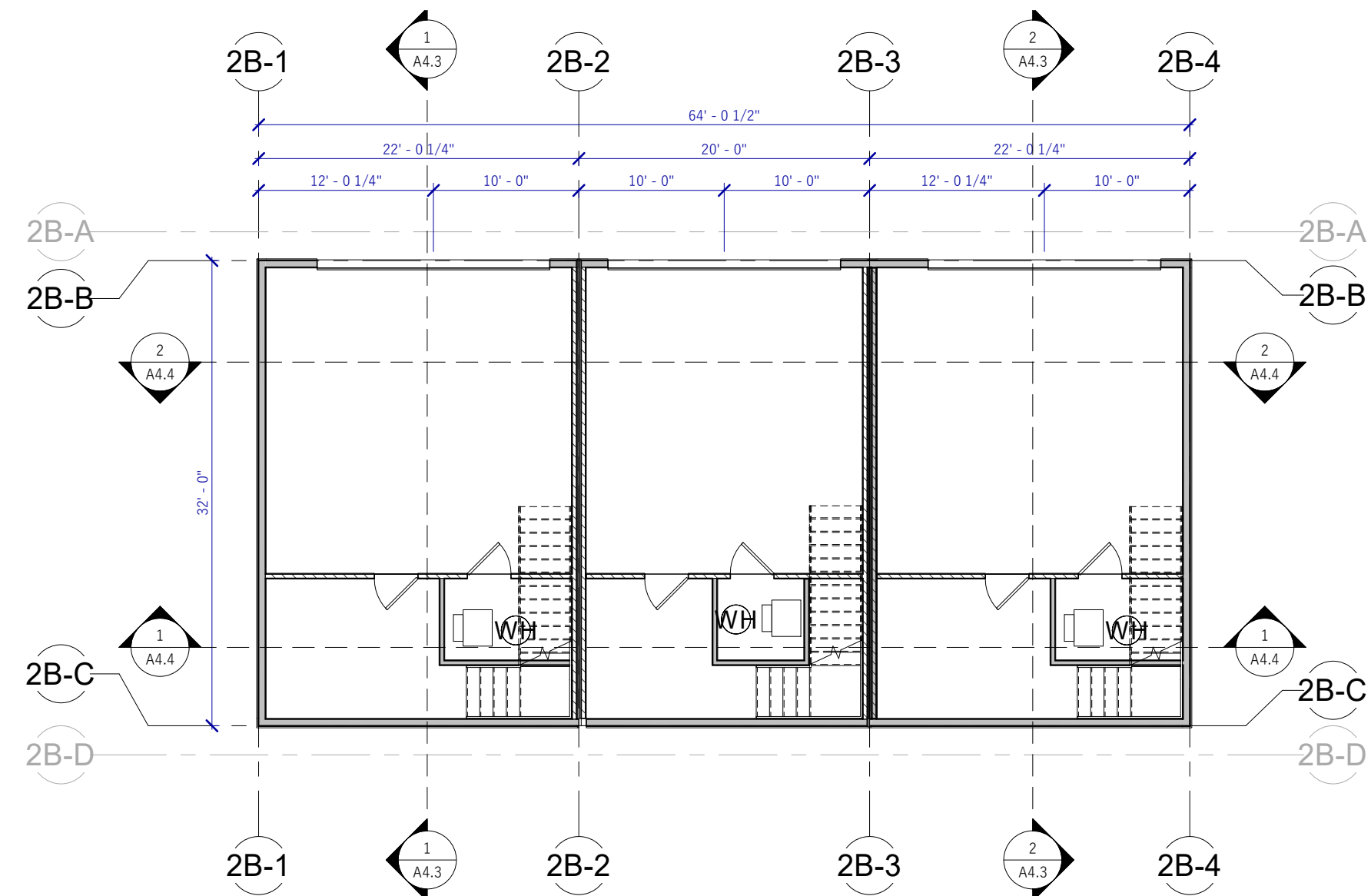
C200



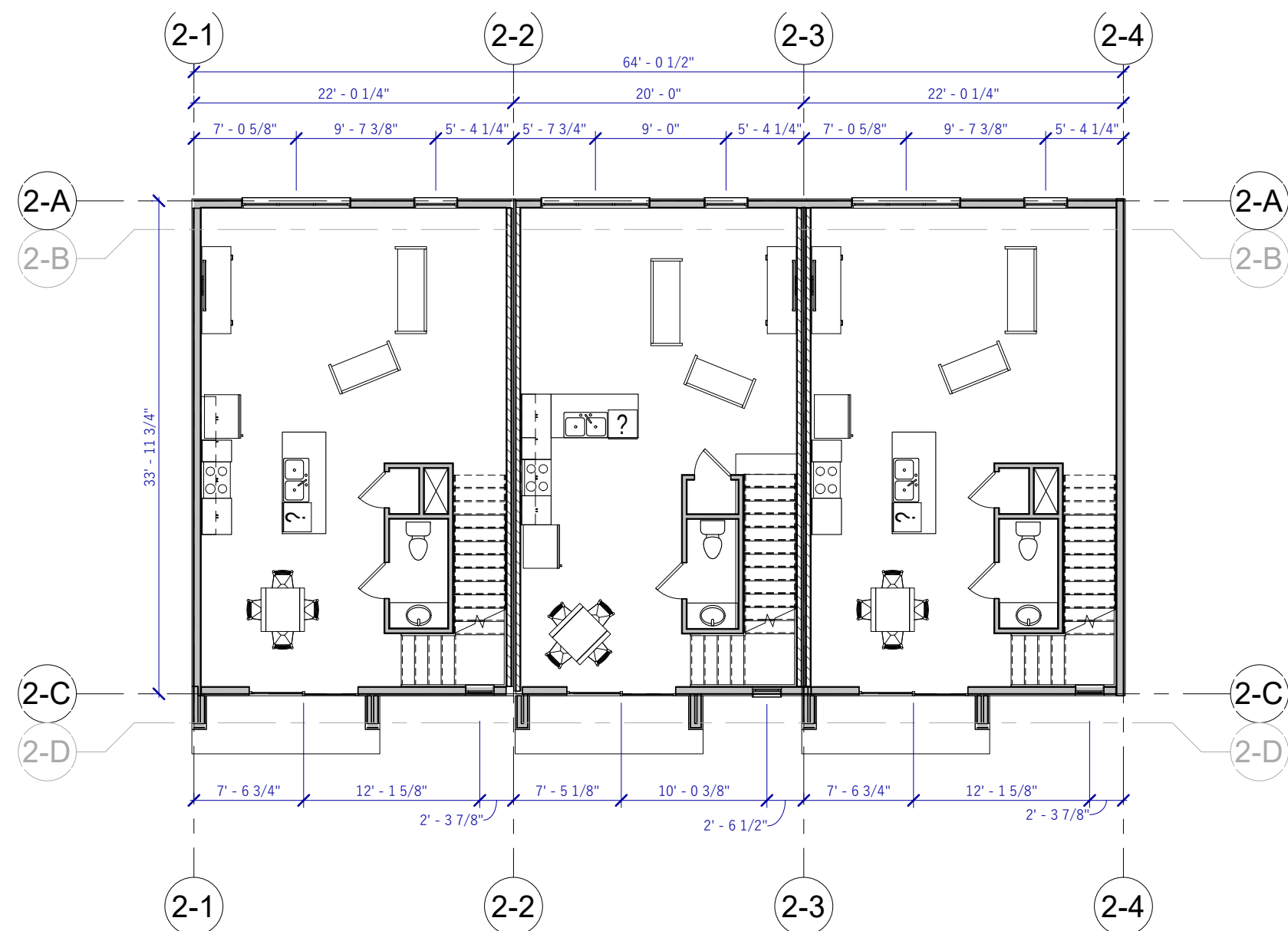
TYPE 1 FRONT ELEVATION
1/4" = 1'-0"



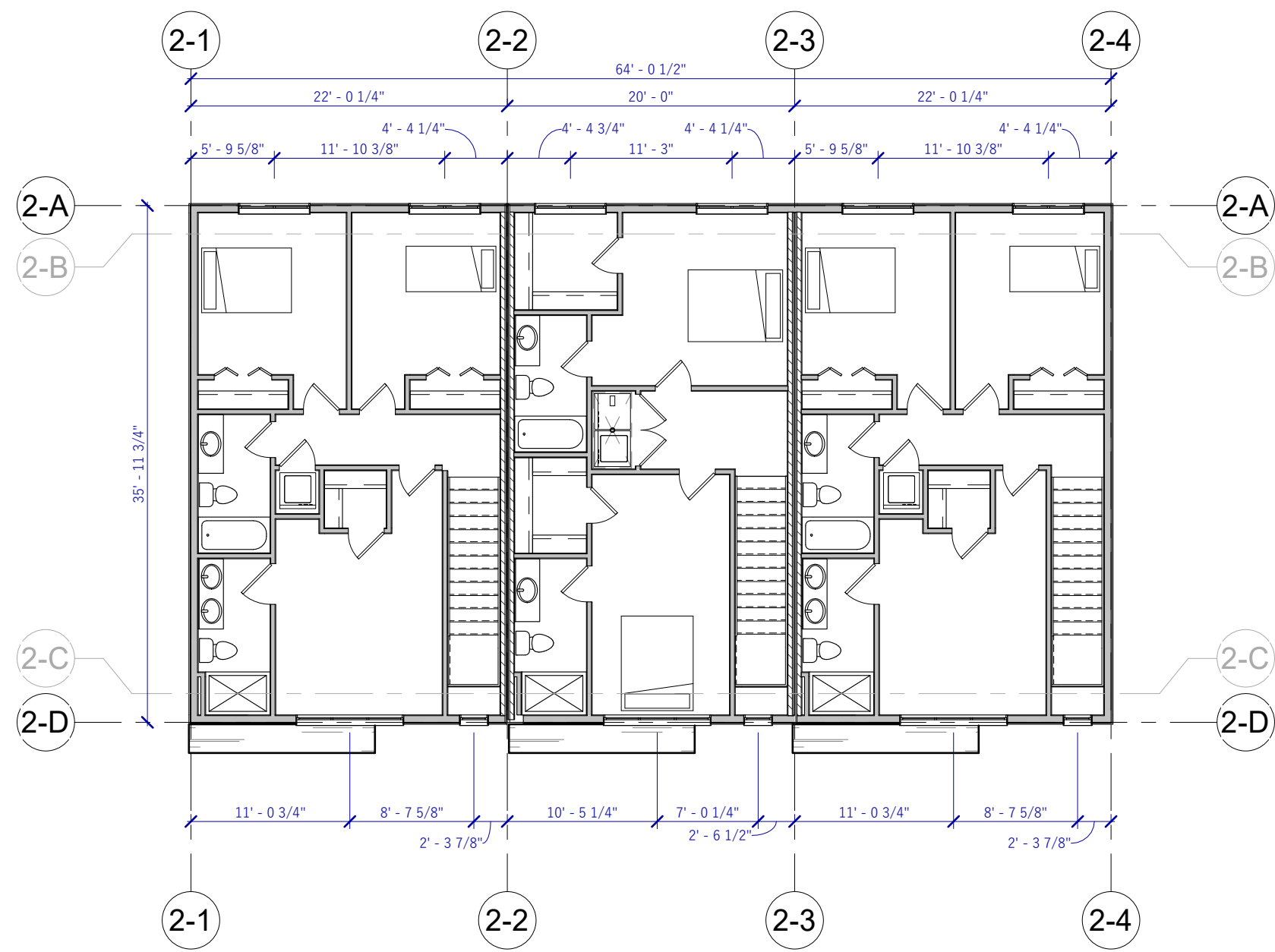
TYPE 1 REAR ELEVATION
1/4" = 1'-0"



TYPE 2 (DOWNHILL) OVERALL
MAIN FLOOR PLAN
1/8" = 1'-0"



TYPE 2 OVERALL SECOND
FLOOR PLAN
1/8" = 1'-0"



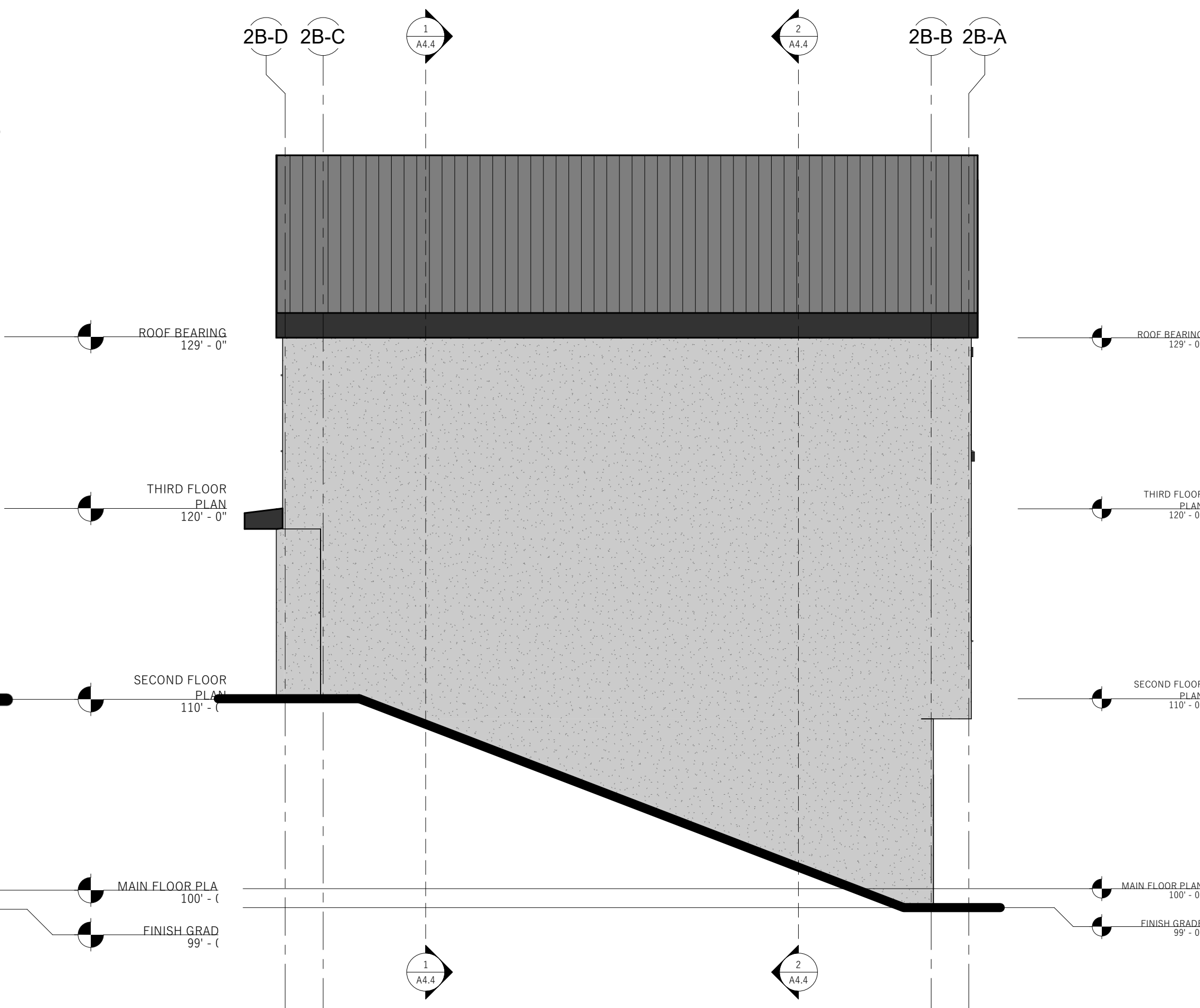
TYPE 2 OVERALL THIRD FLOOR
PLAN
1/8" = 1'-0"



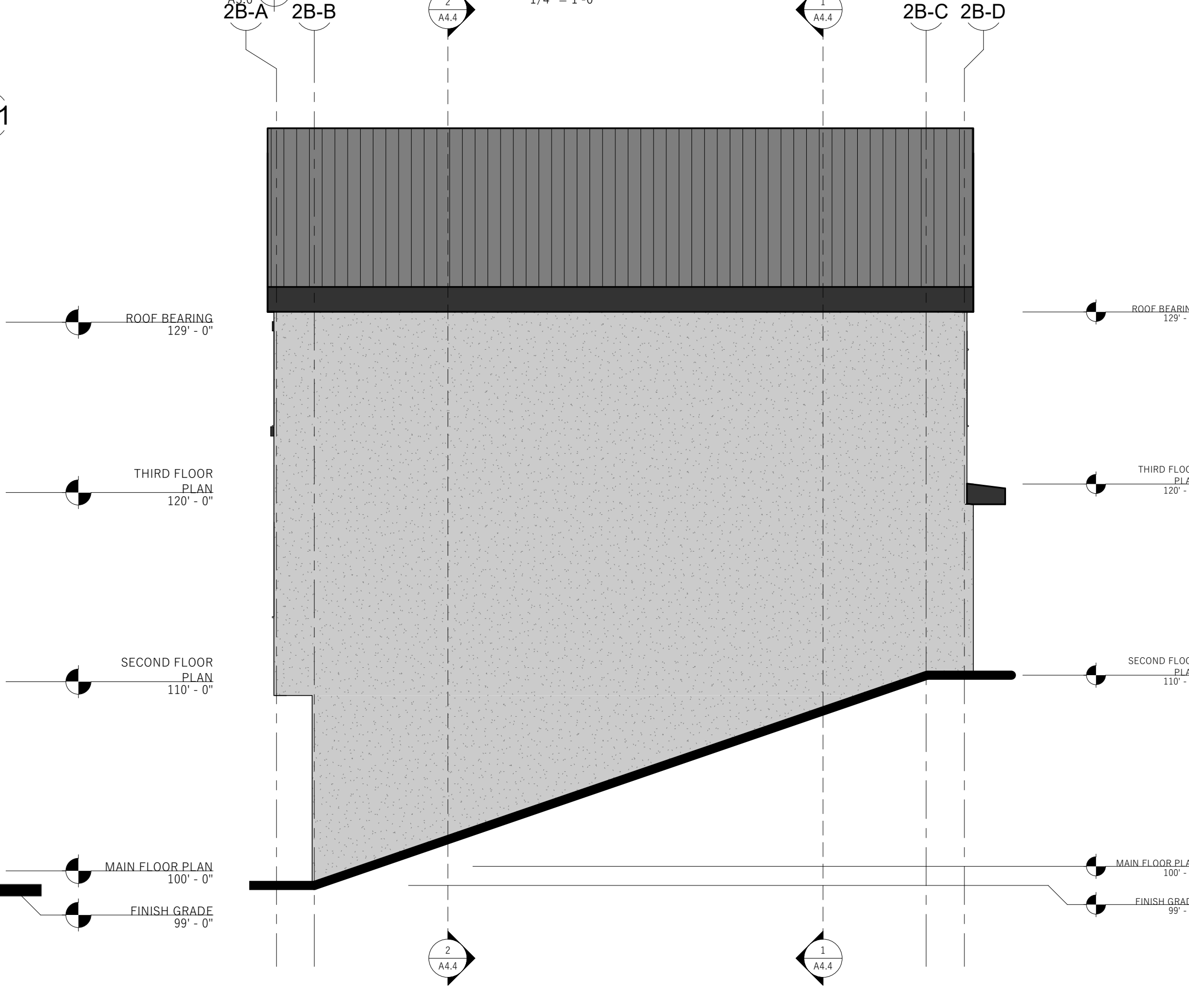
TYPE 2 (DOWNHILL) FRONT
ELEVATION
3/16" = 1'-0"



TYPE 2 REAR ELEVATION
3/16" = 1'-0"



TYPE 2 (DOWNHILL) RIGHT
ELEVATION
1/4" = 1'-0"



TYPE 2 (DOWNHILL) LEFT
ELEVATION
1/4" = 1'-0"



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 9, 2019
SUBJECT: Concept Plan for a three lot subdivision, Lake View Subdivision and conditional use permit for a flag lot at 824 Eaglepointe Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the requested concept plan for a three lot subdivision, Lake View Subdivision, at 824 Eaglepointe Drive, including a conditional use permit for a flag lot subject to the following conditions:

1. Approval of a geotechnical study required by Title 10, Chapter 12 of the Land Use Management Code, prior to submission of a preliminary plan application;
2. The staff portion of lot 3 must be increased to the minimum width requirement of 30'; and
3. Submission of slope analysis demonstrating building envelopes for each lot of at least 5,000 sq. ft. with a slope under 30%.

BACKGROUND

These properties are located at 824 Eaglepointe Drive and contain approximately 3.34 acres. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots. The property is located south of the Parkway Drive landslide adjacent to the now vacated Phase 19 of Eaglepointe Estates Subdivision. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots, as a PUD subdivision with one flag lot. The following regulations apply:

APPLICABLE ORDINANCES

10-7-7: SUBDIVISIONS (LAND DEVELOPMENT)

10-7-8: FLAG LOTS

A summary of the applicable ordinance follows:

- A. Flag lots are only permitted if very specific circumstances exist, such as: necessary to reduce the number of accesses on to major streets, necessary to utilize irregularly shaped land, land with severe topography, or for the protection of natural or environmentally sensitive areas. These properties are irregularly shaped and within the sensitive overlay zone. The allowance for a flag lot reduces the need to build a new public street and allows development of the land with building envelopes farther away from the top scarp of the Parkway Drive Landslide.

- B. Flag lots are prohibited where it will increase access to major thoroughfares, density of the development would exceed the immediately adjacent area, and if the flag lot is a division of property already within a subdivision. None of these prohibitions apply in this circumstance
- C. Flag lots are a conditional use and must receive planning commission approval. The applicant proposing a flag lot must have demonstrated to the planning commission that because of topographical features and/or unique situations as set forth in subsection A of this section, creation of a flag lot should be allowed.
- D. The design of a flag lot requires: that the staff have direct frontage on a public street of a minimum of 30 feet and a maximum length of 150 feet; the building portion of the lot must meet the minimum lot size of the zone; lot must be a similar shape of the adjacent lots, all required minimum setbacks for the building portion of the lot are those of the zone; to protect privacy the front adjacent lot, the dwelling may not have large decks or windows on the second floor that are oriented to the abutting property; the drive width must be a minimum 20 feet paved surface with landscaping and drainage; flag lots greater than 150 feet must have fire marshal approval along with additional conditions;

10-11-3: Use Regulations

	Zone					
	R1-12	R1-10	MU	R1-7	RM-7	RM-20
Single-family dwelling.	P	P		P	P	P
Area Regulations						
The minimum lot area in square feet for a single-family dwelling structure in the districts regulated by this chapter shall be:	12,000	10,000	96,800	7,000	7,000	7,000
Building Site Regulations:						
Height Regulations:						
The maximum height for all buildings and structures in feet. See section 10-1-25 of this title.	35	35	35	35	35	35
Area & Yard Regulations:						
The maximum coverage in percent for any lot in the districts regulated by this chapter shall be:	30	35	-	35	50	50
Front Setback	25	25	25	25	25	25
Side yard	8	8	60	8	8	8
Total combined side yard	20	20	60	20	20	20
Rear yard	25	25	60	25	20	20

REVIEW

These properties are located at 824 Eaglepointe Drive and contain approximately 3.34 acres. The property is zoned Residential (R1-10) and the developer proposes to create 3 new lots. Lots 1 & 2 have direct frontage along Eaglepointe drive and meet the minimum width requirement of 80'. The flag lot staff as currently shown is less than the required 30 feet of width, but can be revised prior to preliminary plat to meet the requirement.

Concept plan review requires a fourteen (14) day public comment period. Letters were mailed to all property owners within 300 feet of the boundary of the proposed development. Staff has received no public comment prior to the staff report being prepared.

All lots meet the minimum lot size of 10,000 sq. ft.; lot 1 is 0.575 acres, lot 2 is 0.626 acres, and lot 3 is 2.144 acres. Each lot must demonstrate a minimum 5,000 sq. ft. of building envelope. The City Engineer has reviewed the lots and believes they all exceed this requirement but will be verified with the geotechnical analysis that will occur prior to preliminary plan submittal.

The new geologic hazards ordinance requires the following steps prior to application for preliminary plan:

1. Geologic Hazards Investigation Scoping Meeting and Permit: at this meeting the city geologic consultant and staff meet with the developer and his/her geologic consultant(s) to determine the consultant's qualifications and define the scope of the investigation and permit.
2. Submittal of a geologic hazards report outlining geologic hazards including slope stability, debris flow, rock fall, fault rupture, etc. The report will must contain scientific data required in the ordinance, safety factors, and recommendations regarding: hazard mitigation, engineering design, drainage plans, and vegetation.
3. The city consultant and city engineer must approve the report, including the scientific methods used, data collection, findings, and recommendations.

The concept plan submission meets all the requirements of Code Section 10-3-3: Step 1-Concept Plan.

The following items have been reviewed with the developer and are to be addressed with the preliminary plan, engineering and geotechnical review:

1. Cuts and fills design based upon the approved conceptual plan
2. Detention/retention location (ie. size, construction, overflow, outlet)
3. Geotechnical analysis in conformance to new ordinance required prior to Preliminary Plan Application, slope stability which may require mitigation
4. Covenants/restrictions/building envelopes limiting the removal of natural vegetation on lots
5. Possible irrigation/landscape restrictions for lots
6. Roof drains may require pump to storm drain

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for a flag lot and recommend approval to the City Council the concept plan for Lake View Subdivision, a three lot subdivision at 824 Eaglepointe Drive subject to the following conditions:

1. Approval of a geotechnical study required by Title 10, Chapter 12 of the Land Use Management Code, prior to submission of a preliminary plan application;
2. The staff portion of lot 3 must be increased to the minimum width requirement of 30'; and
3. Submission of slope analysis demonstrating building envelopes for each lot of at least 5,000 sq. ft. with a slope under 30%.

Attachments

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

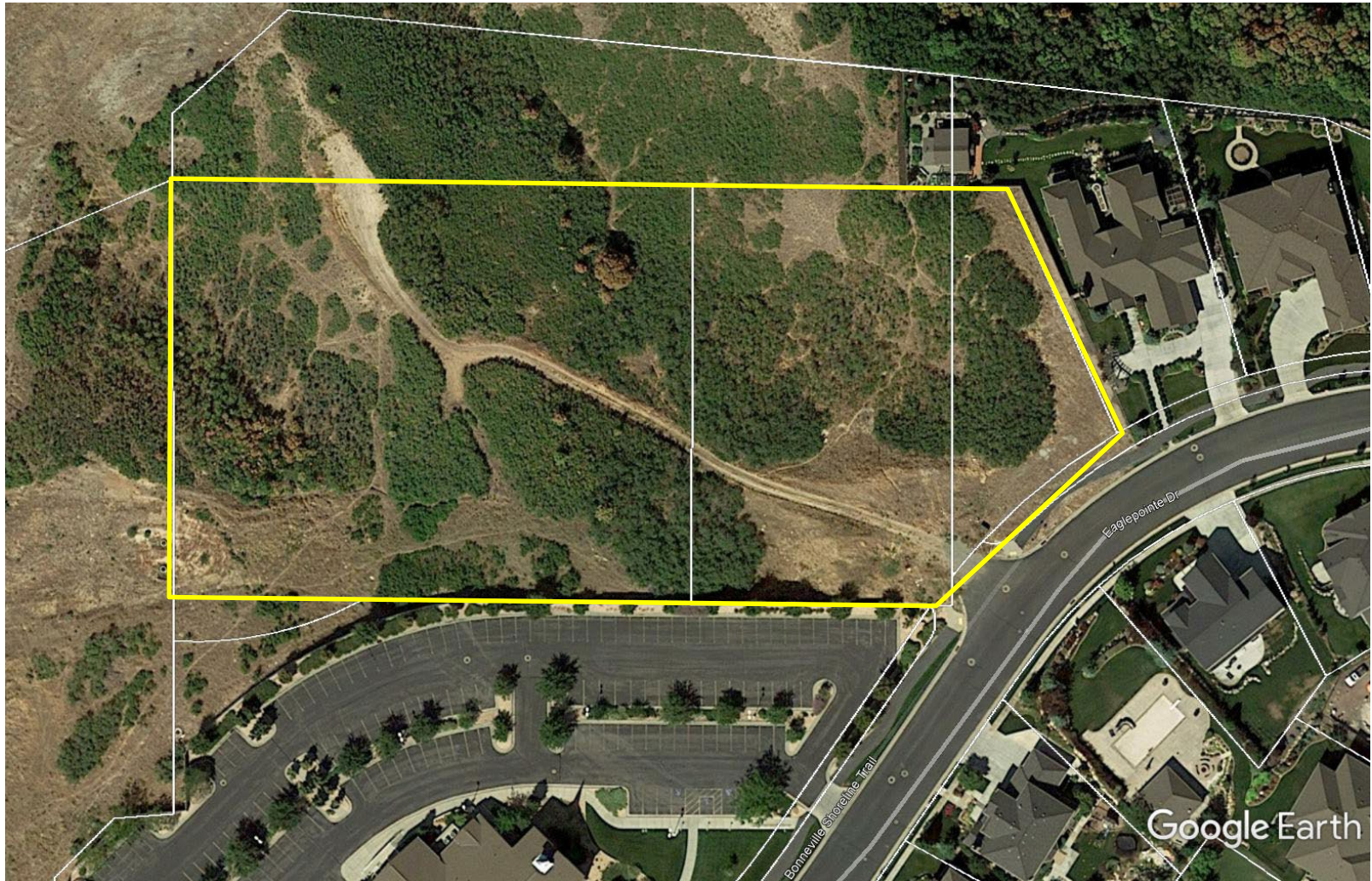


General Development Plan Lake View Subdivision Zoning





General Development Plan Lake View Subdivision Aerial



811

Know what's below.
Call before you dig.

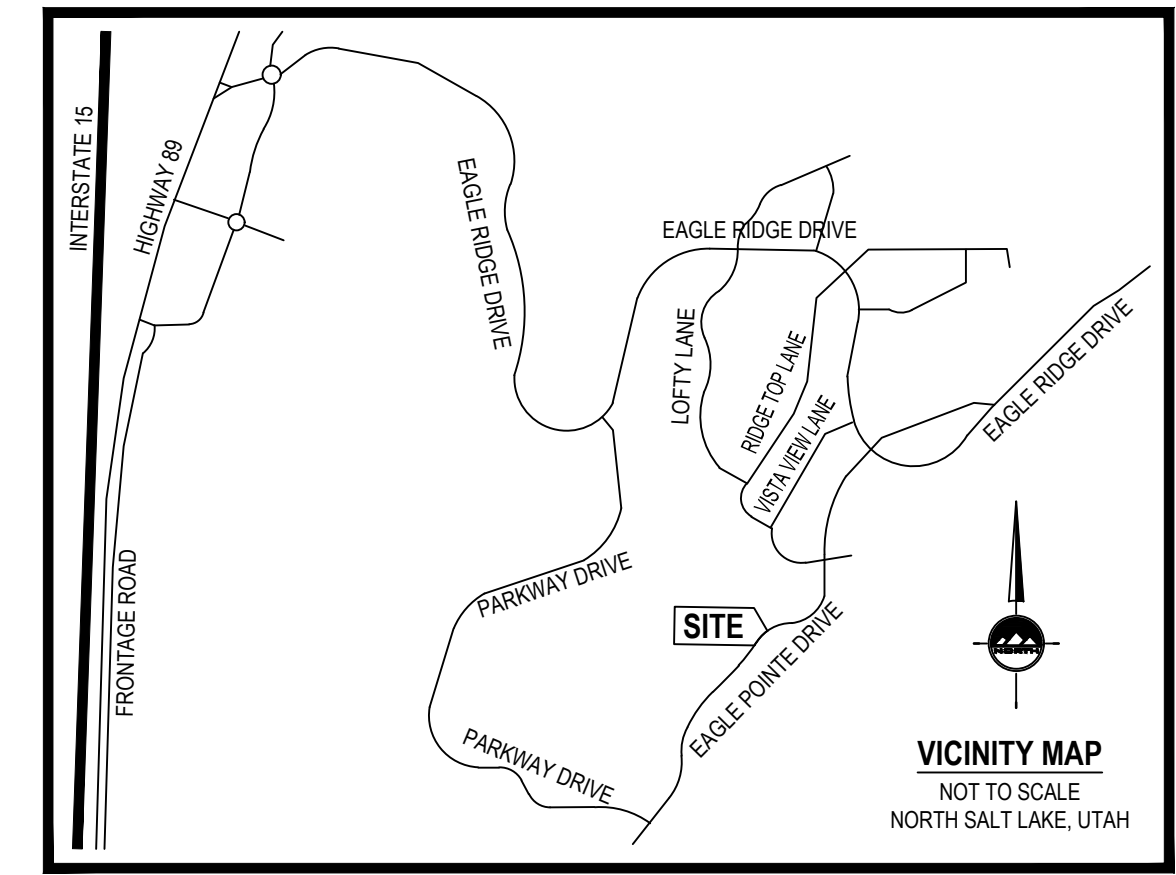
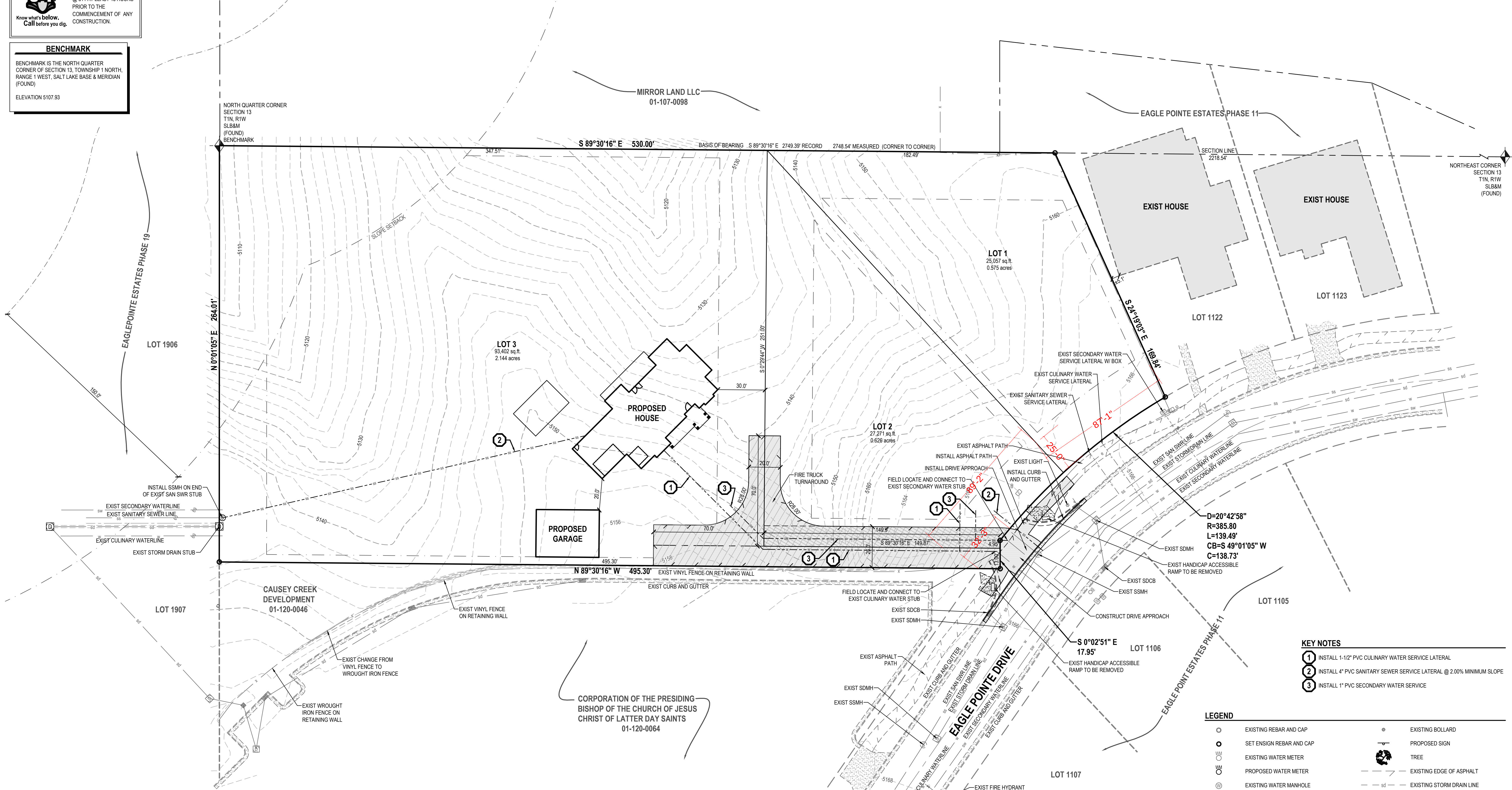
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

BENCHMARK IS THE NORTH QUARTER
CORNER OF SECTION 13, TOWNSHIP 1 NORTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
(FOUND)

ELEVATION 5107.93

Lake View Subdivision



Boundary Description

Beginning at the North Quarter Corner of Section 13, Township 1 North, Range 1 West, Salt Lake Meridian, and running;

Thence South 89°30'16" East 530.00 feet along the section line to and along the south line to an interior corner of Lot 1122, Eaglepointe Estates Phase 11;

Thence South 24°19'03" East 169.84 feet along the west line to the Southwest Corner of Lot 1122, Eaglepointe Estates Phase 11, also being on the northwesterly right of way line of a 12 foot wide landscape strip shown on Eaglepointe Estates Phase 11;

Thence southwesterly 139.49 feet along the arc of a 385.80 foot radius curve to the left, (center bears South 30°3'26" East and long chord bears South 49°01'08" West 138.73 feet, with a central angle of 20°42'58") along the northwesterly right of way line of a 12 foot wide landscape strip, also being the boundary line to an angle point in the boundary line of Eaglepointe Estates Phase 11;

Thence South 0°02'51" East 17.95 feet along the boundary line to an interior corner of Eaglepointe Phase 11;

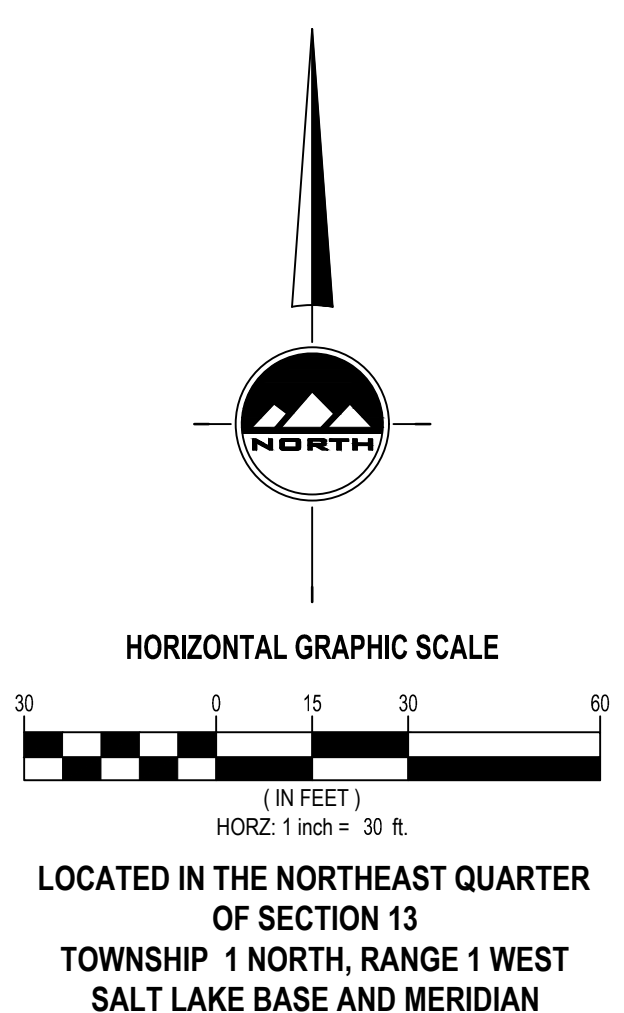
Thence North 69°30'16" West 495.30 feet along and beyond the boundary line of Eaglepointe Estates Phase 11 to the east line of Eaglepointe Estates Phase 19;

Thence North 0°01'05" East 264.01 feet along the east line of Eaglepointe Estates Phase 19, (North 0°02'21" East on said plat) to the point of beginning.

Contains 145,733 square feet, 3.346 acres.

Date: March 23, 2016

Keith R. Russell
License no. 164386



- KEY NOTES**
- 1 INSTALL 1-1/2" PVC CULINARY WATER SERVICE LATERAL
 - 2 INSTALL 4" PVC SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE
 - 3 INSTALL 1" PVC SECONDARY WATER SERVICE

LEGEND	
	EXISTING REBAR AND CAP
	SET ENSIGN REBAR AND CAP
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN CLEAN OUT BOX
	PROPOSED STORM DRAIN CLEAN OUT BOX
	EXISTING STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN COMBO BOX
	PROPOSED STORM DRAIN COMBO BOX
	EXISTING ELECTRICAL BOX
	EXISTING UTILITY POLE
	EXISTING LIGHT
	PROPOSED LIGHT
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE BOX
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING CABLE BOX
	EXISTING BOLLARD
	PROPOSED SIGN
	TREE
	EXISTING EDGE OF ASPHALT
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER LINE
	EXISTING CULINARY WATER LINE
	PROPOSED CULINARY WATER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING ELECTRICAL LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING CONTOURS (2' INCREMENTS)
	PROPOSED CONTOURS
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING BUILDING
	PROPOSED BUILDING
	FIRE TRUCK TURNAROUND AREA
	ACCESS EASEMENT IN FAVOR OF LOT 2 & 3
	PROPOSED ASPHALT

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CARL RUPP

CONTACT:
CARL RUPP
PHONE: 801-301-9676

JACOBSON PROPERTY

Lake View Subdivision

NORTH SALT CITY, UTAH

PROFESSIONAL ENGINEER

6-5-19

CLARENCE HESS PRESTON

PRELIMINARY PLAT

NOT TO BE RECORDED

PROJECT NUMBER
L2198

PRINT DATE
6/5/19

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

1 OF 1



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 9, 2019
SUBJECT: Amendment to the General Development Plan for Williamsburg Luxury Apartments-
Architecture

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the amendment of the General Development Plan for Williamsburg Luxury Apartments related to the requested change in architecture with the following:

1. The site plan drawings be amended to include the walkways from the north and south building entrances to the bus stop on the north and the surface parking on the south; and
2. All other conditions of the previous recommendation on final zone change, development agreement, and site plan approval shall be met.

BACKGROUND

The final zone change and development agreement were recommended to the City Council for approval by the Planning Commission on June 11, 2019. The developer has since requested to amend the General Development Plan in relation to the architecture. All other aspects of the previous approvals and recommendation remain the same. The new architectural design is attached.

REVIEW

The apartment buildings were previously proposed to be colonial inspired architecture, with red/brown brick, white stone, and grey and white stucco. The architecture being proposed has a more modern design with tan brick, gray stucco and charcoal colored cast stone with a honed finish. The materials are high quality as required by the design standards within the code with equal treatment on all four sides of the structures. The design also now includes corner balconies on the end units. The design meets the minimum standards for horizontal and vertical articulation, as well as for varied parapet height.

The buildings have a total of five stories, with the lower most level being provided for covered parking and four living area floors above. The total exposed structure height from view on Highway 89 will be approximately 48 feet and from I-15 an approximate 60 feet. The maximum height in the CH Zone is 60'

and four stories unless approved by the Planning Commission. Nearly all of the units will have metal balconies in the new design.

POSSIBLE MOTION

I move that the Planning Commission recommend to the City Council the approval of the amendment to the General Development Plan for Williamsburg Luxury Apartments at 256 South Highway 89 with the following conditions:

1. The site plan drawings be amended to include the walkways from the north and south building entrances to the bus stop on the north and the surface parking on the south; and
2. All other conditions of the previous recommendation on final zone change, development agreement, and site plan approval shall be met.

Attachments

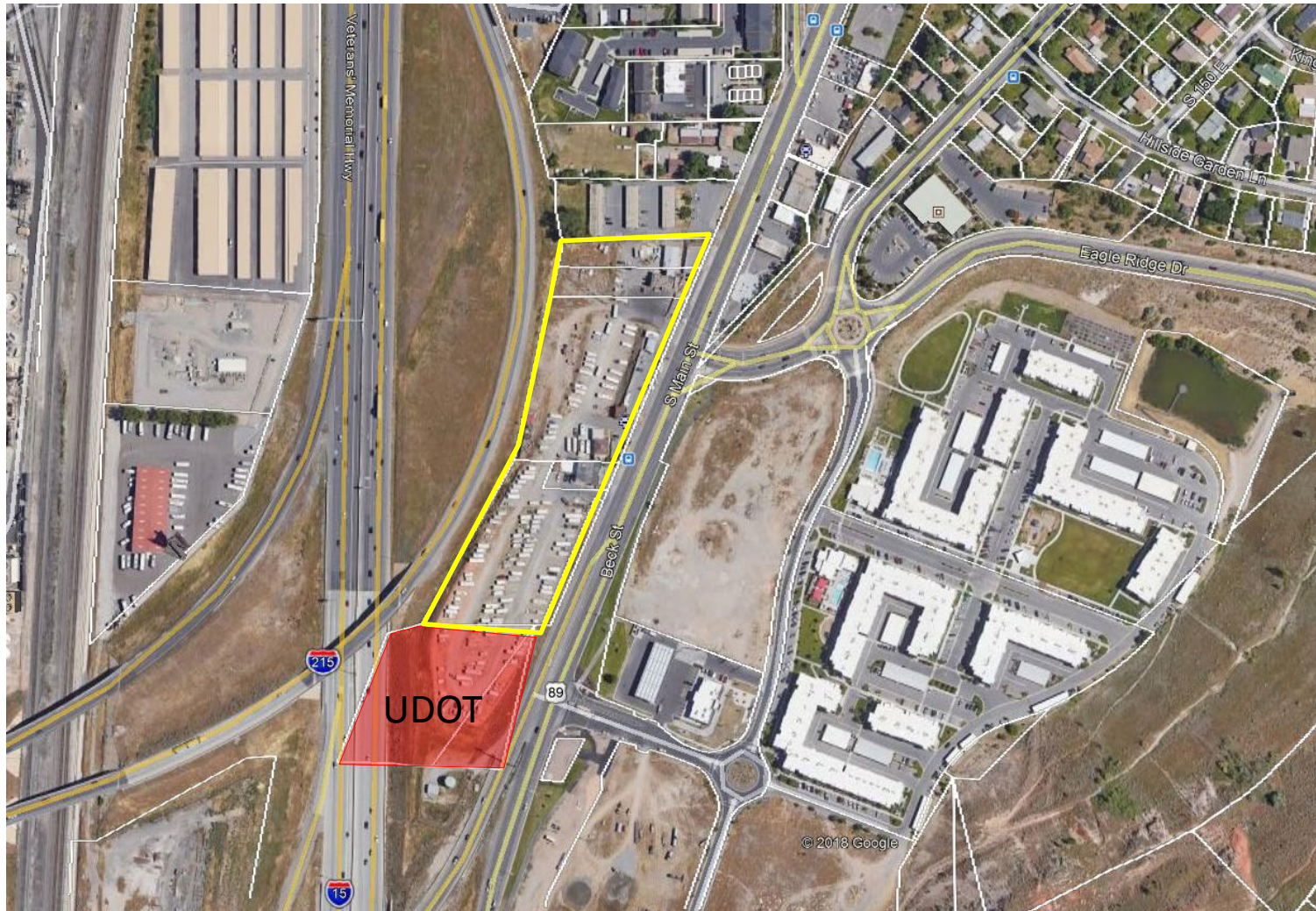
- 1) Aerial/Vicinity Map
- 2) Amended Architecture



Rezone & Site Plan

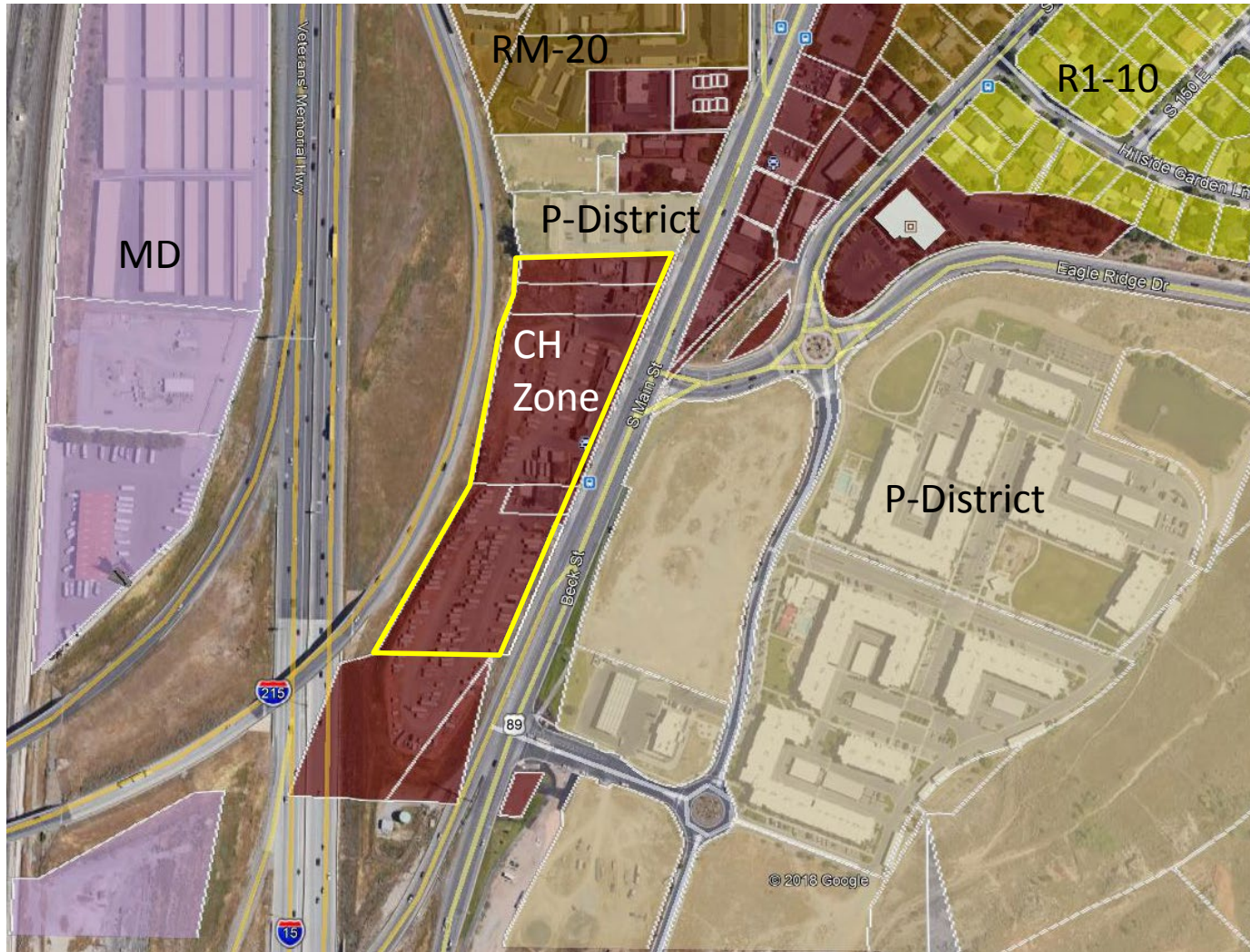
Williamsburg Luxury Apartments– 256 South Highway 89

Aerial





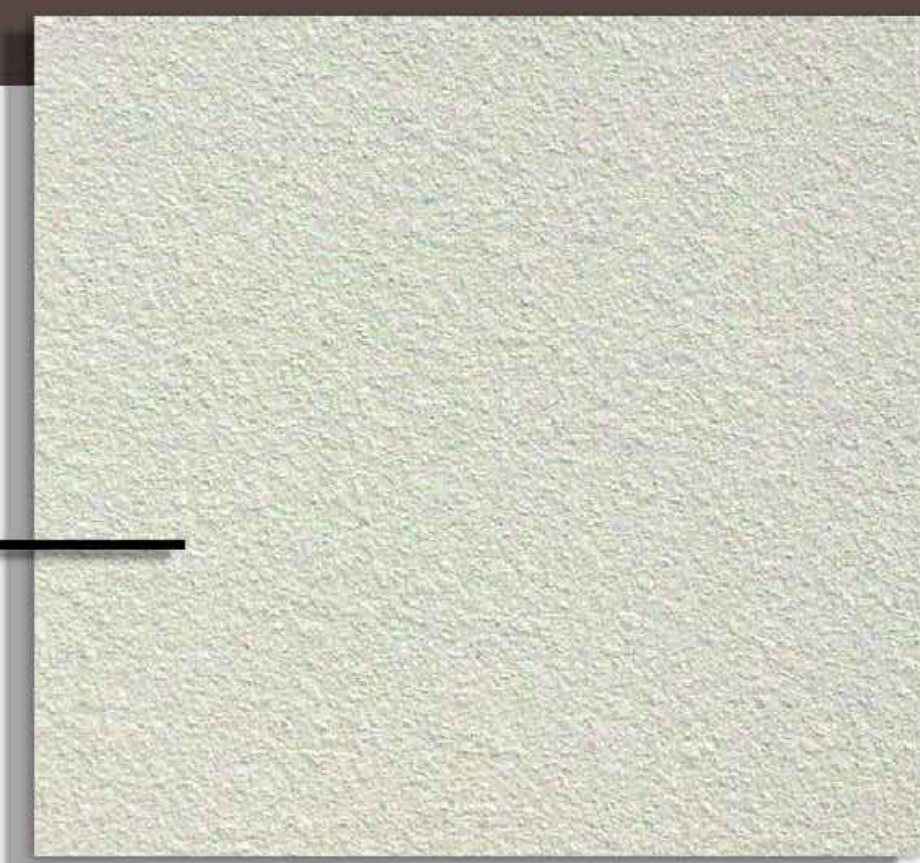
Rezone and Site Plan Williamsburg Luxury Apartments– 256 South Highway 89 Zoning



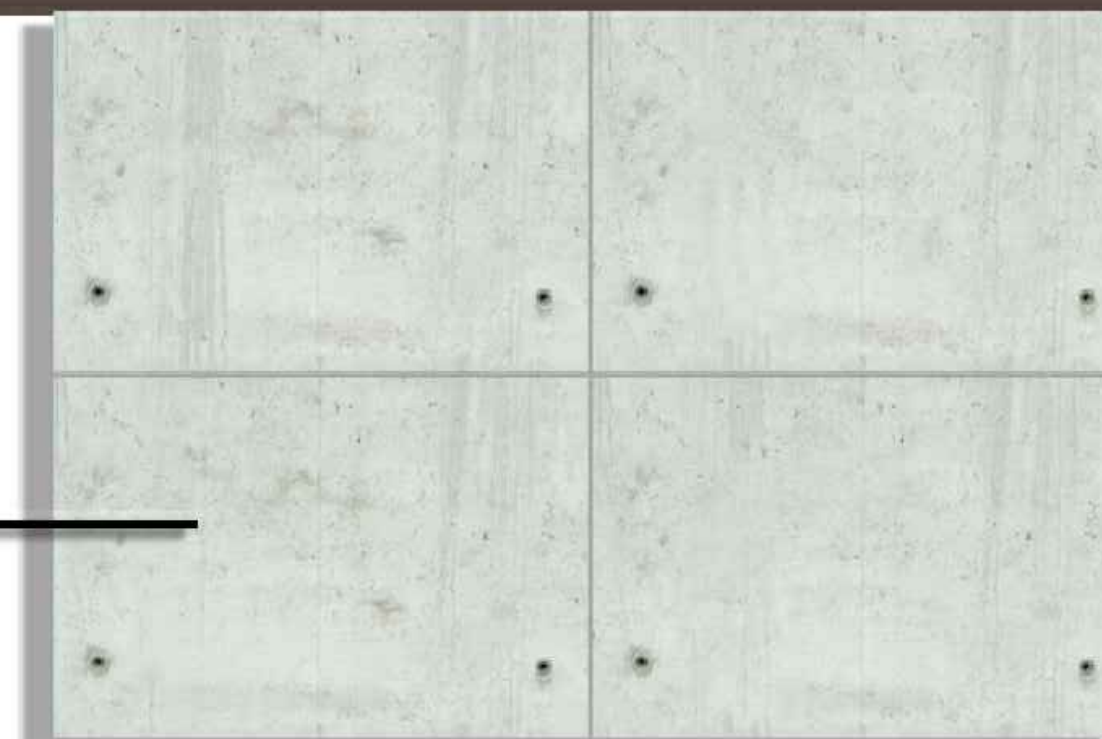
- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)



INTERSTATE BRICK - MODULAR - MOCHA COLOR



STUCCO FINISH - AGREEABLE GRAY COLOR



ARCHITECTURAL CONCRETE - CONE-TIED PANEL



NEW CAST STONE - HONED FINISH - CHARCOAL COLOR

WILLIAMSBURG

NORTH SALT LAKE, UTAH

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JUNE 27, 2019



7583 So. Main Street Ste. 100 Midvale, UT 84047
(801) 561-1333



1 64 UNIT WEST ELEVATION
 SD SCALE: 3/32" = 1'-0" (20) 1-BED; (36) 2-BED; (8) 3-BED
 (24x36") (8) 1B; (12) 1-C; (4) 2B; (16) 2-C; (16) 2-D; (8) 3B

WILLIAMSBURG

NORTH SALT LAKE, UTAH

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JUNE 27, 2019



7583 So. Main Street Ste. 100 Midvale, UT 84047
 (801) 561-1333



1
SD 64 UNIT SOUTH ELEVATION
SCALE: 1/16" = 1'-0" (24'x36') (20) 1-BED; (36) 2-BED; (8) 3-BED
(8) 1B; (12) 1-C; (4) 2B; (16) 2C; (16) 2D; (8) 3B

WILLIAMSBURG

NORTH SALT LAKE, UTAH

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JUNE 27, 2019



7583 So. Main Street Ste. 100 Midvale, UT 84047
(801) 561-1333



1
SD 64 UNIT EAST ELEVATION
SCALE: 1/16" = 1'-0" (24x36")
(20) 1-BED; (36) 2-BED; (8) 3-BED
(8) 1B; (12) 1-C; (4) 2B; (16) 2C; (16) 2D; (8) 3B

WILLIAMSBURG

NORTH SALT LAKE, UTAH

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JUNE 27, 2019



7583 So. Main Street Ste. 100 Midvale, UT 84047
(801) 561-1333



1
SD 64 UNIT NORTH ELEVATION
SCALE: 1/16" = 1'-0" (24x36")
(20) 1-BED; (36) 2-BED; (8) 3-BED
(8) 1B; (12) 1-C; (4) 2B; (16) 2C; (16) 2D; (8) 3B

WILLIAMSBURG

NORTH SALT LAKE, UTAH

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JUNE 27, 2019



7583 So. Main Street Ste. 100 Midvale, UT 84047
(801) 561-1333



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: Kate Werrett, Planner
DATE: July 9, 2019
SUBJECT: Conditional Use Permit for Wholesome Ag. LLC located at 501 West 900 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Wholesome Ag. LLC located at 501 West 900 North, subject to the following condition:

1. Confirmation of a state license prior to business license approval.
2. Submission of the State accepted security plan.
3. Submission of a letter from South Davis Sewer District confirming approval of discharge into sewer from cultivation operation prior to business license approval.
4. Final approval of fire marshal.
5. Installation of odor control system such as a carbon scrubber or other acceptable device approved by the building official.

BACKGROUND

The applicant, Wholesome Ag. LLC, has requested to open an indoor agricultural cultivation business which will be located at 501 West 900 North. This use is a conditional use under "Crop Production" in the MD Zoning District.

There will be 10-15 employees working at this location and no onsite retail sales. The crop which will be grown is cannabis. Within the building 16,404 sq. ft. will be used for plant cultivation and 6,746 sq. ft. will be used for office space. Wholesome Ag. LLC intends to be discreet regarding their product. The company intends to use this site in the short term for cultivation and will likely add processing in the future. Staff has not identified any issues with locating this business at the location requested.

Wholesome Ag. LLC has submitted their application to the State of Utah Department of Agriculture and Food to grow for medicinal uses. Approval and license receipt from the State is required to legally grow the crop in the Utah and is governed by Administrative Rule R68-27. The key elements of the rule are:

- Submittal of an operating plan with floor plans outlining areas of cultivation, drying, processing, and packaging

- Various security measures including, alarm system, continuously recording video surveillance with high resolution, security controlled areas, lighted access areas, security logs and ID badges
- Inventory control systems to follow plants through all phases of production
- Background checks for facility agents and registration cards
- Maintenance of material safety data sheets (MSDS) for all pesticides, fertilizers or other agricultural chemicals, along with safe storage and use protocols
- Transportation manifest control systems
- Minimum requirements for storage and handling of cannabis
- Standards for cannabis waste disposal plan
- Notification and approval of any change in operation plans
- Renewal requirements
- Violation penalties

Due to the odors associated with the cultivation and processing of the crop, the DRC recommends a carbon scrubber be required or similar odor control system be installed. Carbon scrubbers filter the air before it is released outside the building.

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 Wholesome Ag. LLC located at 501 West 900 North subject to the following condition:

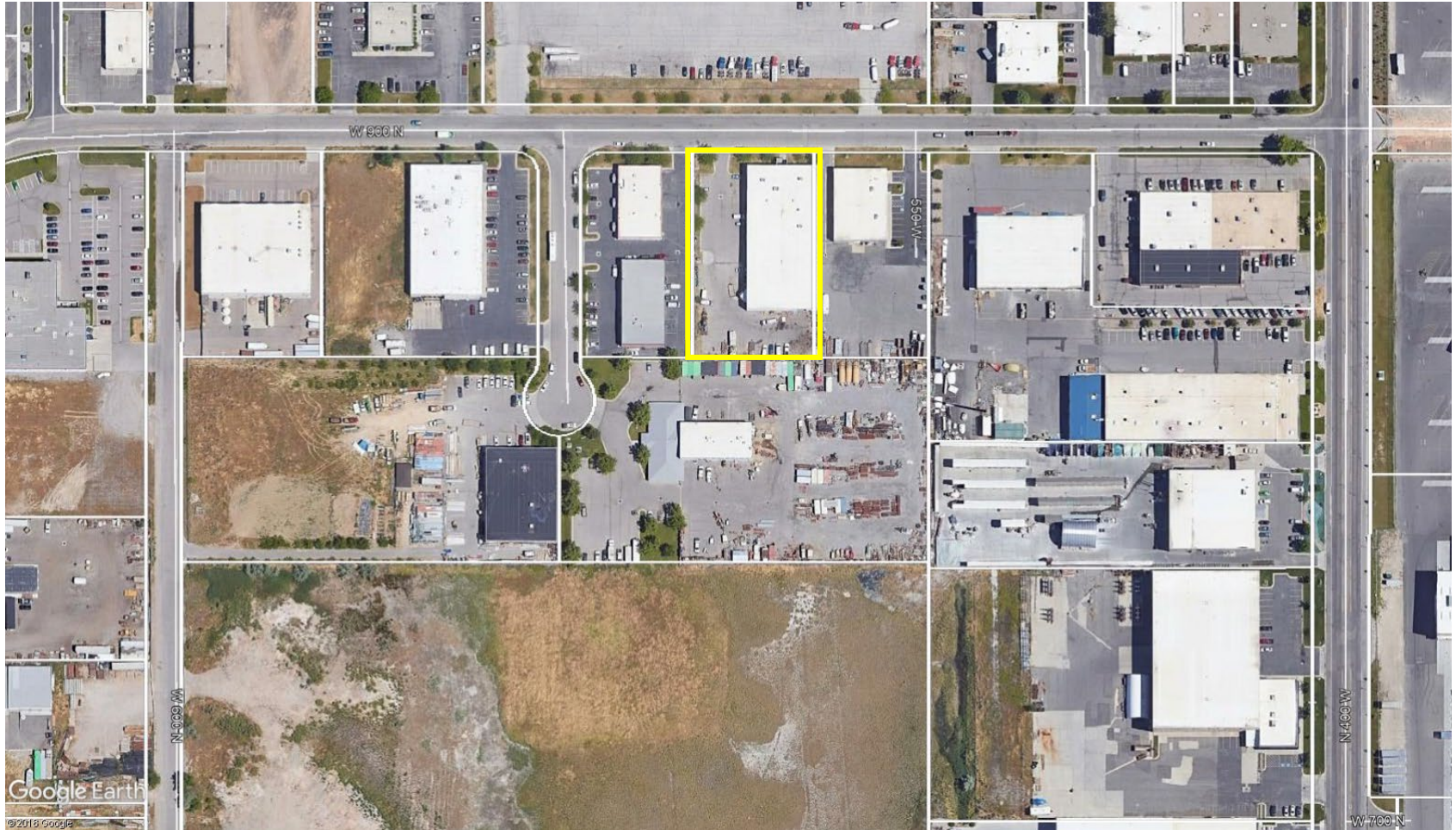
1. Confirmation of a state license prior to business license approval.
2. Submission of the State accepted security plan.
3. Submission of a letter from South Davis Sewer District confirming discharge into sewer from cultivation acceptable prior to business license approval.
4. Final approval of fire marshal.
5. Installation of odor control system such as a carbon scrubber or other acceptable device approved by the building official.

Attachments

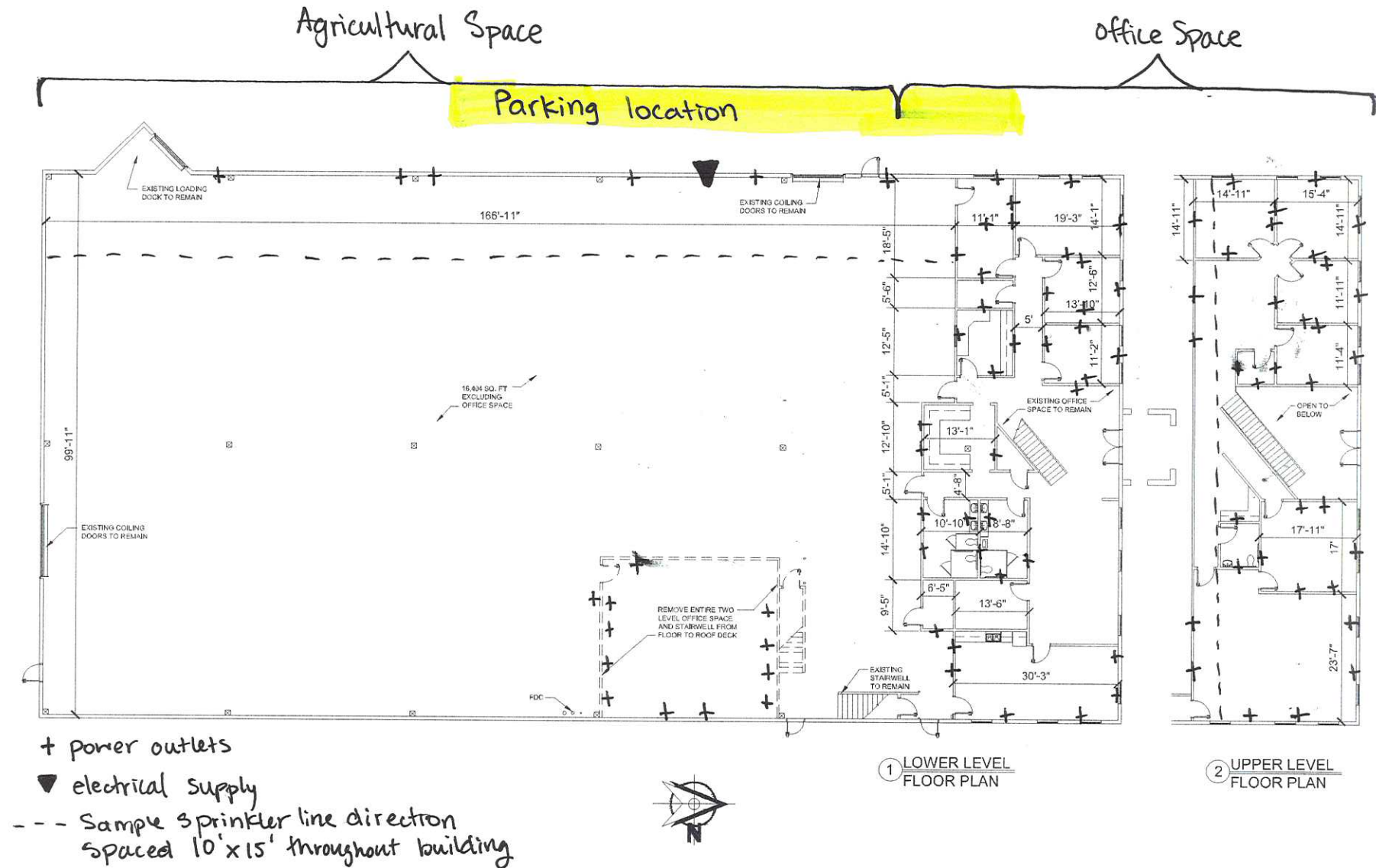
- 1) Location Map
- 2) Floor Plan



Conditional Use Permit Wholesome Ag. LLC - 501 West 900 North Aerial



7. Sketch/site Plan



NAME: **WHOLESOME AG** 501 WEST 900 NORTH
NORTH SALT LAKE, UT

PROJECT FOR: **ALEX IORG**

SCALE: **1/8" = 1'-0"**

REVISION: -

PROJECT NUMBER: -

DATE: **6/10/2019**



STOUT BUILDING CONTRACTORS
1113 SOUTH 500 WEST BOUNTIFUL
UT 84010
801-296-2150
stoutbuildingcontractors.com



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: Kate Werrett, Planner
DATE: July 9, 2019
SUBJECT: Conditional use permit for an electronic sign for Salsa's Catering at 890 North 550 West

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit to install an electronic message center sign for Salsa's Catering located at 890 North 550 West subject to the following conditions:

1. Issuance of a sign permit from the City's Building Department prior to message center installation.
2. The sign is equipped to ensure that the light emission does not exceed 0.3 foot candles above ambient light as measured 55 feet from the display.
3. A photocell on the sign detects ambient light levels and adjusts the display intensity automatically.
4. Duration of changing sign copy shall be at minimum 8 seconds, with transitions no longer than 3 seconds.

BACKGROUND

The City Code permits staff to review and approve sign permits, except for any conditional use elements within the application. Salsa's Catering has submitted a sign permit application which includes an electronic message center, which per 10-4-13 of the City Code is a conditional use. This conditional use permit is only addressing the message center component of the proposal.

Currently, Salsa's Catering has a window decal sign for their business. They intend to improve their storefront by adding a wall sign with a proposed message center component. To increase visibility, the wall sign will be located on the northern portion of the west facing wall. Located at 890 North 550 West, Salsa's Catering is within the Manufacturing Distribution (MD) and S-3 Sign Overlay zones.

The new sign will include four separate components with a combined area of 87.8 sq. ft. which is below the maximum allowed area. The sign will take up roughly 13% of the Salsa's Catering front façade which is below the 30% maximum.

NSL City Code, Section 10-4-13

Sign Type	S-1	S-2	S-3
Maximum sign area on premises (in square feet per face)	35	150	200
Fascia or wall signs not to exceed 30% of available wall space	A	A	A

The City Code provides specific requirements for electronic message centers which align with industry standards. These requirements include:

- Electronic sign area shall not exceed 75% of total sign
- Duration of changing sign copy shall be at minimum 8 seconds, with transitions no longer than 3 seconds
- 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.

The proposed message center portion area is 30.9 sq. ft., or 54% of the total size area. The DRC recommends conditioning approval on the incorporation of the items above.

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(S)

I move that the Planning Commission approve the conditional use permit for an electronic message center sign at Salsa's Catering located at 890 North 550 West subject to the following findings and conditions:

Findings:

1. The sign is located more than one hundred feet from any dwelling.

Conditions:

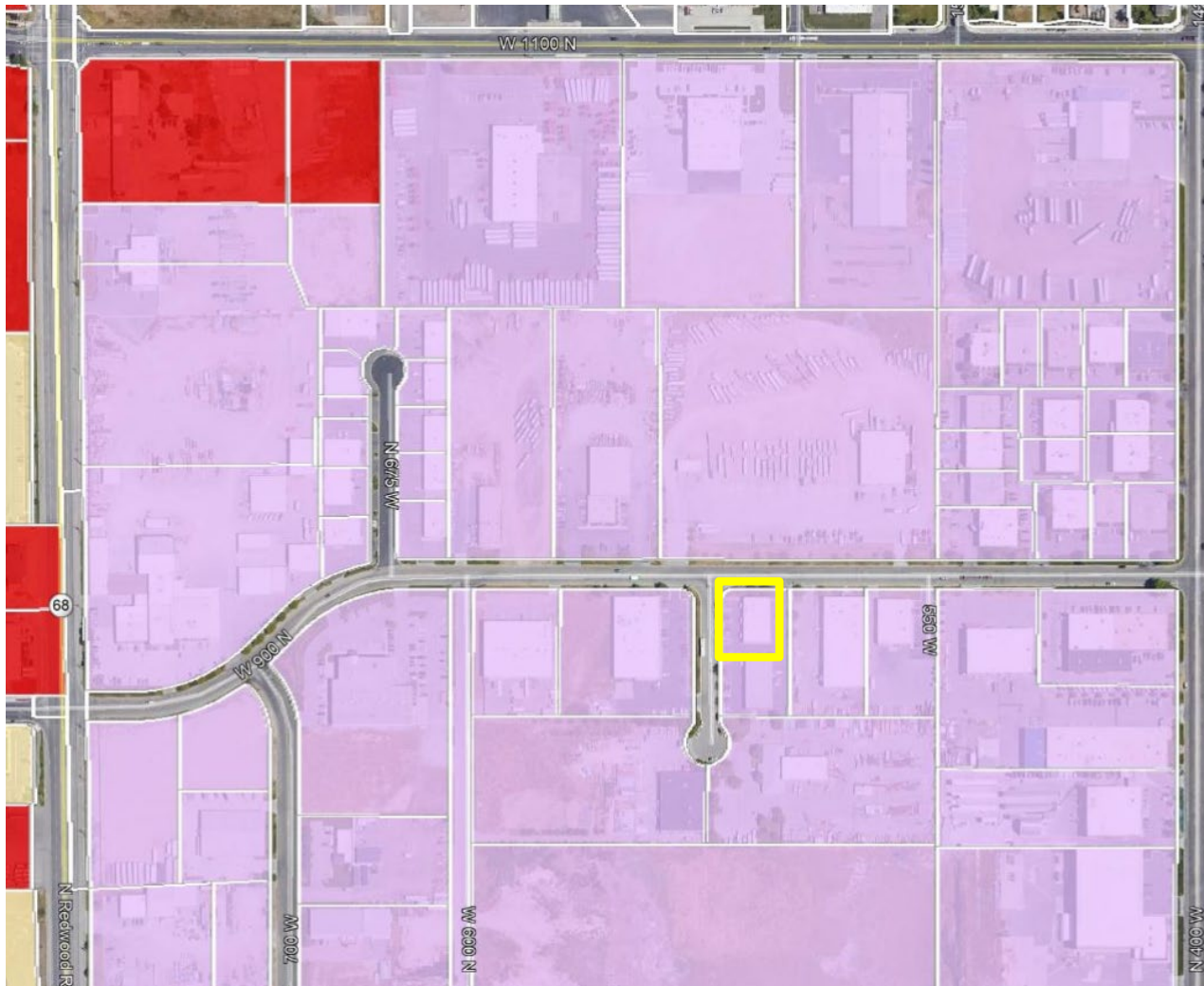
1. The sign is equipped to ensure that the light emission does not exceed 0.3 foot candles above ambient light as measured 55 feet from the display.
2. A photocell on the sign detects ambient light levels and adjusts the display intensity automatically.
3. Electronic sign area shall not exceed 75% of total sign
4. Duration of changing sign copy shall be at minimum 8 seconds, with transitions no longer than 3 seconds
5. A sign permit be issued by the City's Building Department prior to installation of a message center sign.

Attachments:

- Aerial/zoning map
- Proposed sign rendering



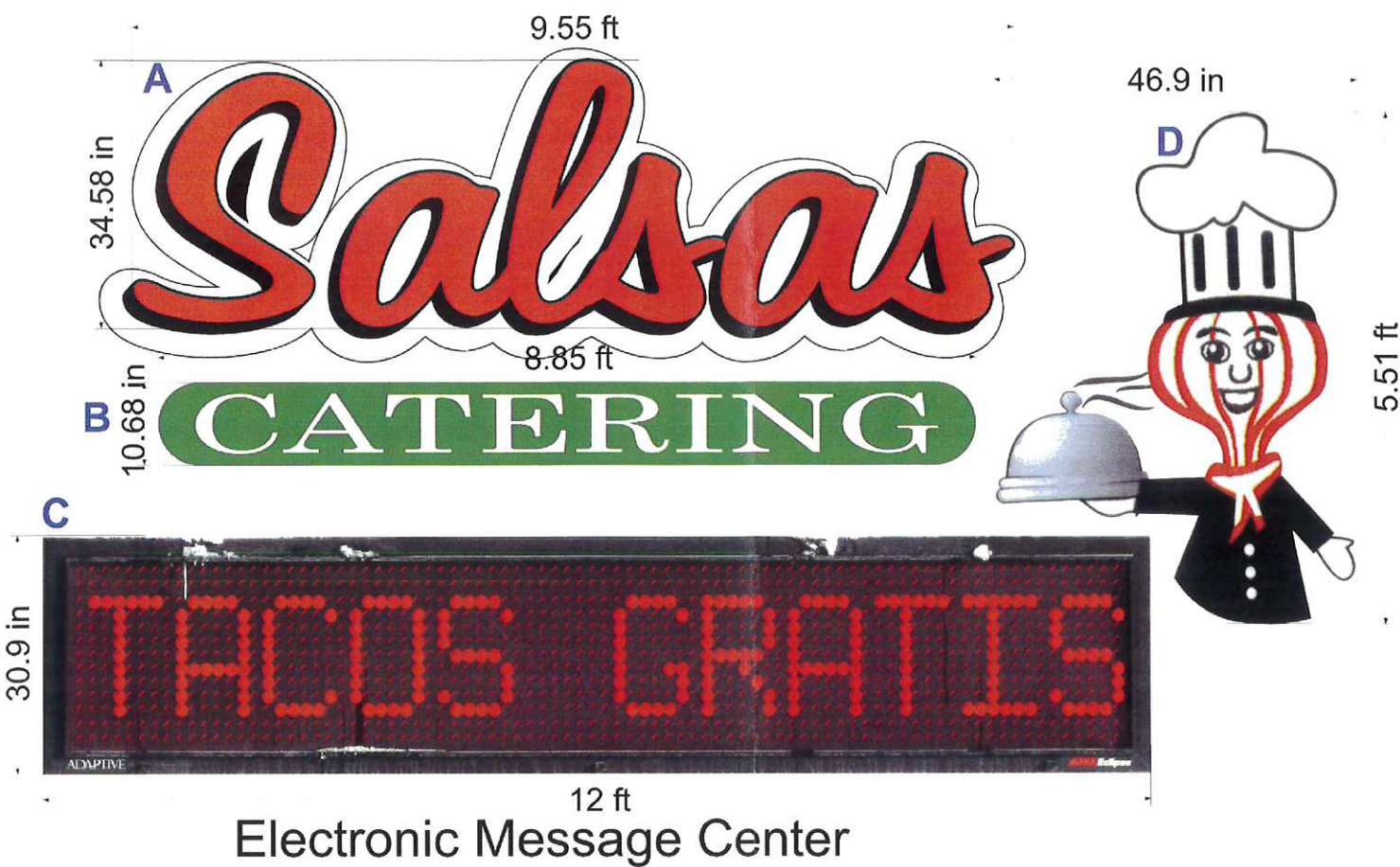
Conditional Use Permit Salsa's Catering – 890 North 550 West Aerial/Zoning Map



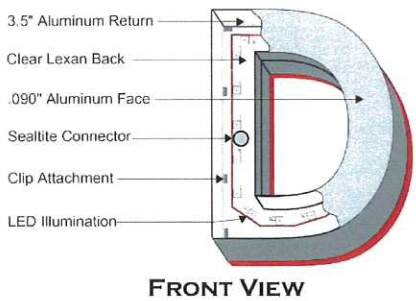
- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)

Salsas Catering
890 N 550 W
North Salt Lake
UT 84054

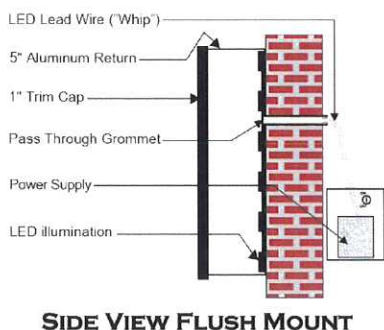
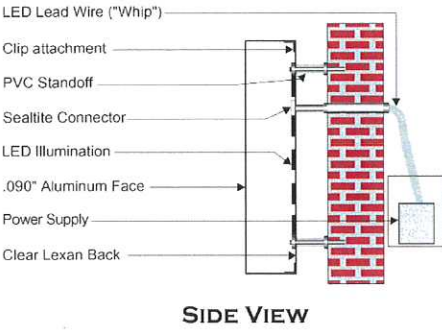
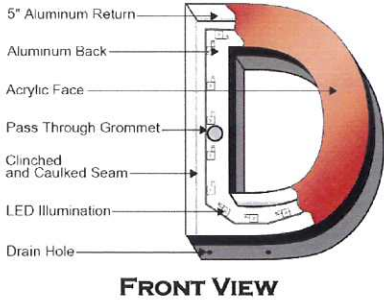
- A) Reverse Lit Channel Letters
- B) Front Lit Channel
- C) Electronic Message Center
- D) Front Lit Channel



Reverse Lit
Channel Letters



Front Lit
Channel Letters



Building	Sign Measurements	Attachment	Electrical
68.11 linear ft. frontage	A) 9.5' x 34.58" = 27.37 sq ft	3/16 concrete tapcon screws	12V dc power output LED
19' Height	B) 10.68" x 8.85' = 7.87 sq ft	3/8 concrete anchor	
total sq ft 107.84 sq ft	C) 30.9" x 12' = 30.9 sq ft		
	D) 46.9" x 5.51' = 21.53 sq ft		



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: Kate Werrett, Planner
DATE: July 9, 2019
SUBJECT: Conditional use permit for a duplex at 379 Odell Lane

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit to authorize a duplex located at 379 Odell Lane subject to the following condition:

1. A minimum of two parking stalls per dwelling unit with a minimum of 1 covered stall per unit be provided.

BACKGROUND

Dave Newton, the new owner of 379 Odell Lane has requested that the residential property be recognized by the City as a duplex. Duplexes are a conditional use listed as a "two-family dwelling" in the RM-7 Zoning District.

An attached accessory dwelling unit (basement apartment) is existing and the owner would like the property recognized as a duplex. It is likely that when Odell Lane was annexed into North Salt Lake in 1994, the residence already had its accessory dwelling unit.

Section 10-6-5 of the City Code notes that for parcels with two to four residential units, two parking stalls per dwelling unit with a minimum of one covered space per unit are required. The DRC recommends conditioning approval on this parking requirement.

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(S)

I move that the Planning Commission approve the conditional use permit for a duplex located at 379 Odell Lane subject to the following conditions:

1. A minimum of two parking stalls per dwelling unit with a minimum of 1 covered stall per unit be provided.

Attachments:

- Aerial/zoning map



Conditional Use Permit 379 Odell Lane Aerial/Zoning Map



- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 JUNE 25, 2019
4

5 **DRAFT**
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:32 p.m. and BreAnna Larson
8 led those present in the Pledge of Allegiance.
9

10 PRESENT: Commission Chair Ted Knowlton
11 Commissioner Kent Kirkham
12 Commissioner William Ward
13 Commissioner Brandon Tucker
14 Commissioner BreAnna Larson
15 Commissioner Natalie Gordon
16

17 EXCUSED: Commissioner Stephen Garn
18

19 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Kate Werrett,
20 Planner; Andrea Bradford, Minutes Secretary.
21

22 OTHERS PRESENT: Mike Watson, Liberation Development Investments; Dee Lalliss, Stan
23 Porter, Bryce Johnson, residents; Torey Brown, Tim Brown, applicants.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. CONSIDERATION OF A REQUEST TO REZONE PROPERTY AT 867 WEST 3800
30 SOUTH FROM HIGHWAY COMMERCIAL (CH) TO RESIDENTIAL (R1-7), TOREY
31 BROWN, APPLICANT
32

33 Kate Werrett reported that the Development Review Committee (DRC) recommended approval
34 for the rezone request with four conditions including the reduction of vehicular access to one
35 thirty foot maximum wide driveway, installation of a park strip and sidewalk as well as
36 restoration of the curb and gutter, removal of the 38 Street Salon sign and submission of a site
37 plan depicting how the commercial parking area would be renovated to become a residential
38 front yard.
39

40 The parcel, owned by Torey Brown, is currently being used as the 38 Street Salon with a request
41 to rezone from Highway Commercial (CH) to Residential (R1-7). The 11,238 square foot
42 property consists of one existing building, which is adjacent to Chesham Village and other
43 residential parcels. The existing use on the property is the 38 Street Salon. The Browns plan to

renovate the commercial building by converting it into a home with a home occupation salon. The CH zone does not permit single family residential development containing less than five dwelling units so to allow for one single family parcel the applicant is requesting a rezone to the R1-7 zone.

The residential use of this property would be compatible with the surrounding uses. The parcels to the north, south, and east of the parcel are unincorporated Davis County and Bountiful single family homes with similar lot sizes. The proposed R1-7 zone would have similar lot and setback requirements to the adjacent unincorporated parcels. This property would comply with the requirement for a minimum lot size of 7,000 square feet.

The applicant submitted a proposed floorplan for the building, which would modify the internal use into a residential home with an area for the home occupation. The renovation would include a five foot addition to provide space for a kitchen, the creation of a two chair in-home salon, and separate access to the salon. Home occupations are permitted in all residential zones as long as they are incidental and secondary to the use of the dwelling. Only members of the family who reside in the dwelling could work on site with the exception of one additional person who may be employed as a secretary, apprentice or assistant.

The front portion of the lot currently contains a parking lot and two driveway access areas; however, per Section 10-6-2 of the City Code prohibits residential lots with less than 100 feet of frontage from having more than one driveway with a maximum width of thirty feet. The DRC recommends conditioning approval on the reduction of vehicular access to one thirty foot (30') wide driveway. The DRC also recommended conditioning approval on the restoration of the curb and gutter and the installation of both a park strip and sidewalk in accordance with City standards. Currently the sidewalk and park strip in front of Chesham Village stops at the property line of this parcel. The curbing along the frontage of this parcel is not in conformance to City standards as it appears to have been cut when the driveways were installed.

Due to the commercial appearance of the building the DRC recommends conditioning approval upon the receipt of a site plan depicting how the existing commercial parking area would be renovated to become a residential front yard. While there is no front yard impervious surface area limitation in the Code the DRC suggest that the plans for a more residential frontage with landscaping be requested from the applicant. The site plan should also demonstrate the removal of the commercial signage, which is not permitted for home occupations or in residential zones.

Tim Brown, applicant, asked who would be required to pay for the installation of the curb and gutter. Sherrie Llewelyn replied that the applicant would be responsible for the installation and cost.

84 Tim Brown then said they planned to make a circular driveway. Sherrie Llewelyn responded that
85 it was a permitted use to have two fifteen foot (15') circular drives **under certain circumstances**.
86 Staff will need to review any driveway proposed.

87
88 Tim Brown asked who could install the curb and gutter. Sherrie Llewelyn explained that the
89 contractor who was hired to make changes to the parking lot should be able to install the curb,
90 gutter and sidewalk. She said the applicant could propose something other than a park strip with
91 grass and the applicant should work with the City Engineer.

92
93 Torey Brown, applicant, questioned whether she could have a sign on the property advertising
94 the salon. Sherrie Llewelyn said that the home occupation did not allow for any signage.

95
96 The Browns asked for a list of the conditions, which staff then provided to them. Sherrie
97 Llewelyn explained that the rezone would go before the City Council for approval and adoption
98 of the rezone. Mrs. Llewelyn said at that point the applicant could apply for the building permit
99 to remodel the property.

100
101 **Chair Knowlton opened the public hearing at 6:44 p.m.**

102
103 Dee Lalliss commented that at one time this property used to be part of the County and was
104 zoned residential at that time. He asked if this was the last property in the City boundary before
105 the unincorporated or County area. Sherrie Llewelyn confirmed this was correct.

106
107 **Chair Knowlton closed the public hearing at 6:46 p.m.**

108
109 Commissioner Kirkham commented that the applicant would most likely be required to bond to
110 ensure that the sidewalk was done to City standards.

111
112 Commissioner Tucker asked about the fourth condition to renovate the front yard and whether
113 they were allowed to retain a hard surface. Sherrie Llewelyn said that the entire front setback
114 area was a hard surface and that City ordinance only required one 30 foot or two 15 foot circular
115 driveways under certain circumstances. She said there was not a specific ordinance that required
116 impervious or pervious surfaces or how much landscaping was required so staff did not want to
117 place a specific requirement but rather to let the applicant propose their preference.

118
119 **Commissioner Larson moved that the Planning Commission recommend approval to the**
120 **City Council of the proposed rezone from Highway Commercial (CH) to Residential (R1-7)**
121 **for the parcel located at 867 West 3800 South with the following conditions:**

- 122
123 **1) Reduction of vehicular access to one thirty foot (30') maximum wide driveway; or**
124 **two fifteen foot (15') accesses for a circular drive.**

- 125 2) **Installation of a park strip and sidewalk as well as restoration of the curb and gutter**
126 **in accordance with City standards;**
127 3) **Removal of the 38 Street Salon sign; and**
128 4) **Submission of a site plan depicting how the commercial parking area will be**
129 **renovated to become a residential front yard.**

130
131 **Commissioner Kirkham seconded the motion. The motion was approved by**
132 **Commissioners Knowlton, Kirkham, Ward, Tucker and Larson. Commissioners Garn and**
133 **Gordon were excused.**

134
135 3. DEVELOPMENT OPTIONS FOR PROPERTY LOCATED AT 150 EAST 350 NORTH
136 UNDER THE CURRENT R1-7 ZONE OR P DISTRICT REZONE PROPOSAL,
137 LIBERATION DEVELOPMENT INVESTMENTS, APPLICANT
138

139 Sherrie Llewelyn reported that on July 16, 2018 there was a request for an apartment building at
140 150 East 350 North. The Planning Commission made a recommendation for denial to the City
141 Council of the General Development Plan for the proposed Arrowhead Apartments. The
142 applicant then asked that the recommendation be held until an alternative plan could be
143 proposed. The developer has submitted two alternatives and would like feedback from the
144 Commission. The first proposal includes a two story 20 unit apartment building under a proposed
145 P District rezone and the second proposal was for a 10 unit duplex project under the existing R1-
146 7 zone. The current R1-7 would allow for a 10 unit PUD on the proposed one acre parcel. She
147 said they would be for sale units with private roads and shared common/landscaped area.

148
149 Sherrie Llewelyn presented the plans for the 20 unit apartment building and the 10 unit duplex to
150 those present.

151
152 Mike Watson, Liberation Development Investments, spoke on the apartment proposal and said
153 that compared to the July 2018 submission, there would be more green space due to the
154 reduction of the number of units, interior hallways, trail access, two car garages for ample
155 parking, and a building height of 25 feet, which would not be much taller than a single family
156 home.

157
158 Commissioner Larson asked about the bedroom count for the apartment proposal. Mike Watson
159 replied that there would be 12 one bedroom units and 8 two bedroom units.

160
161 Commissioner Tucker asked if there would be trail access in the duplex option as well. Mike
162 Watson replied that there would not be enough room for the trail access with the duplex plan.

163
164 Commissioner Kirkham asked, in regards to the apartment proposal, about the existing post
165 office building open space as a potential location for the trail and the elevation changes. Mike

Watson responded that this was there was an elevation change. He said to the east of his project site there was approximately a 15 foot flat area and then a significant elevation change.

Commissioner Tucker commented that per the meeting minutes from the July 16, 2018 meeting that the maximum density was eight units on this property. Sherrie Llewelyn replied that either eight single family lots or 10 duplex units would be permitted with the R1-7 zoning.

Commissioner Tucker then asked if the City could require the installation of the trail as it was part of the Master Plan. Sherrie Llewelyn said that the City could not require this if the developer built duplexes under the current zoning, but would have options such as negotiating with the post office, etc.

Mike Watson commented that they tried to purchase the adjacent parcels, which was part of the reason for the delay on reapplying.

Chair Knowlton commented that he appreciated the developer's efforts to purchase additional property as it would have been nice to have the property front Highway 89. He said he preferred the apartment proposal due to the landscape plan, the trail, the scale of the buildings related to the adjacent homes, and the updated architecture. Commissioners Kirkham and Tucker were in agreeance.

Dee Lalliss said that he spoke with the neighbors in this area and that the families on the west side had objections to the three story building as the front of the building would face into their backyards. He asked if the front of the building could be reversed. Mike Watson replied that the height of the windows on the first floor would be approximately 10-16 feet high off the ground so there would not be a lot of visibility.

Chair Knowlton commented that this was a good location for apartments due to the vicinity of Highway 89 and bus lines. He asked for additional feedback from the Commission before the applicant returned with the rezone request.

Sherrie Llewelyn commented that the City would notice the neighboring property owners of an additional public hearing as it had been a year since the original application. She also said that the P District ordinance had been amended which would allow the applicant to rezone directly to a P District from the R1-7 zone.

Commissioner Kirkham asked in regards to parking. Sherrie Llewelyn replied that it would be approximately 46 stalls which included two ADA stalls.

Commissioner Larson commented that she felt the apartment proposal was a good transitional plan along Highway 89.

Commissioner Ward said he appreciated the applicant preparing two plans to show what was allowed in the current and P District zoning. He was in favor of the 20 unit apartment plan.

Commissioner Kirkham asked about the open space/landscaping plan. Mike Watson replied that they did have a full landscaping plan that included open garden space, tot lot, etc. and would be presented to the Planning Commission at a future meeting.

Chair Knowlton asked staff if they had additional feedback to share with the Commission. Sherrie Llewelyn responded that she liked the revised apartment building better than the duplexes but wanted to show what could be constructed under the current zoning. She said that the new plan with the interior hallway and the articulated building façade were a better fit for the area.

Mrs. Llewelyn said that staff would work with the developer on the amenities as a tot lot may not be the best fit for one and two bedroom apartments.

Mike commented that as the Planning Commission seemed supportive of the apartments they would present the plan to the City Council. He would then bring whichever plan the Council was in favor of back before the Commission.

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

Sherrie Llewelyn reported on the Williamsburg Luxury Apartments, the Kimball property, Orchard Grove, the Fox Hollow PUD, and the Foxboro Marketplace amended General Development Plan, which were recently reviewed by the City Council.

The first item Mrs. Llewelyn reviewed was the Williamsburg Luxury Apartments. She said that the Planning Commission made a favorable recommendation on the zone change and final site plan and then the developer sent staff revised architecture. The developer brought the updated architectural plan to the City Council's work session for review. The City Council was in favor of the updated plan so an amended architecture plan will be brought back before the Commission.

Commissioner Gordon arrived at 7:20 p.m.

Sherrie Llewelyn then spoke on the Kimball property, at the corner of Redwood Road and Center Street, and said that the developer brought a proposal for a business park with office/retail, warehouse and light manufacturing space.

Mrs. Llewelyn reported that the Orchard Grove development was approved with fourteen units.

Commissioner Gordon asked if a referendum had been submitted for the Orchard Grove development. Sherrie Llewelyn replied that the deadline for the referendum would have been today by 5 p.m. and that nothing had been submitted.

Sherrie Llewelyn reported that the General Development Plan for Fox Hollow PUD was approved as well as and the Foxboro Marketplace amendment. She said the developer held three open houses for the Foxboro Marketplace apartments and then made several changes with a final unit count of 120, revised architecture and site layout, and increased parking at 2.25 spaces per unit.

Sherrie Llewelyn provided an update on the Orchard Drive townhomes proposal, which the Planning Commission tabled at their previous meeting. She said that the developer would make some revisions to the number of units and location of parking spaces before bringing it back before the Planning Commission.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of June 11, 2019 were reviewed and approved.

Commissioner Gordon moved to approve the Planning Commission minutes for June 11, 2019. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Kirkham, Ward, Tucker, Larson and Gordon. Commissioner Garn was excused.

6. ADJOURN

Chair Knowlton adjourned the meeting at 7:30 p.m.

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Chair

Recorder

Secretary