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
November 26, 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 a request for a conditional use permit for a wood manufacturing business, Picasso Shutters at 655 North 700 West, Maria Picasso, applicant

3) Consideration of a request for a conditional use permit for a food manufacturing business, LaDiane Tortilla & Bakery at 190 North 640 West, Aaron Rodriquez, applicant

4) Consideration of a site plan Design Space at 147 East Union Avenue, Paul McShane, applicant

5) Review-Draft Form Based Code (Chapters 7 & 8)

6) Report on City Council actions on items recommended by Planning Commission

7) Approval of minutes:

   a. November 12, 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 _____ day of _____, 20___.

Dated this ____ day of _____, 20___.

_____

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: November 26, 2019

SUBJECT: Conditional Use Permit for Picasso Shutters located at 655 North 700 West

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RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Picasso Shutters located at 655 North 700 West with the following condition:

1. Final approval from the fire marshal prior to business license approval.
2. Parking and outdoor storage must meet the City's minimum standards prior to business license approval.

BACKGROUND

The applicant, Picasso Shutters, is proposing to locate a shutter manufacturing business at 655 North 700 West. "Wood product manufacturing" is a conditional use under "Manufacturing" in the Manufacturing-Distribution (MD) Zoning District.

There will be 48 employees working at this location, with 38 on site during the highest shift. Services will include milling, assembly, and painting of planation shutters. Onsite equipment will include: forklifts, paint, paint products, wood, and cargo vans and trucks. Operation hours will be from 6:00am-6:00pm.

Per the Code, manufacturing requires "1 stall per 1,000 square feet of gross floor area or 1 stall per employee on highest shift, whichever is greater". While the site does not appear to have adequate parking for the 38 staff which will be onsite during the highest shift, the applicant is working with an adjacent property owner to lease additional parking stalls.

The applicant has stated that they intend to install a shed for outdoor storage on the property.

The DRC recommends that confirmation that the parking and outdoor storage are in compliance with the City standards be obtained prior to issuing a business license.

The DRC noted that this use will require fire sprinklers and recommends final approval of the fire marshal as a condition of approval.

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

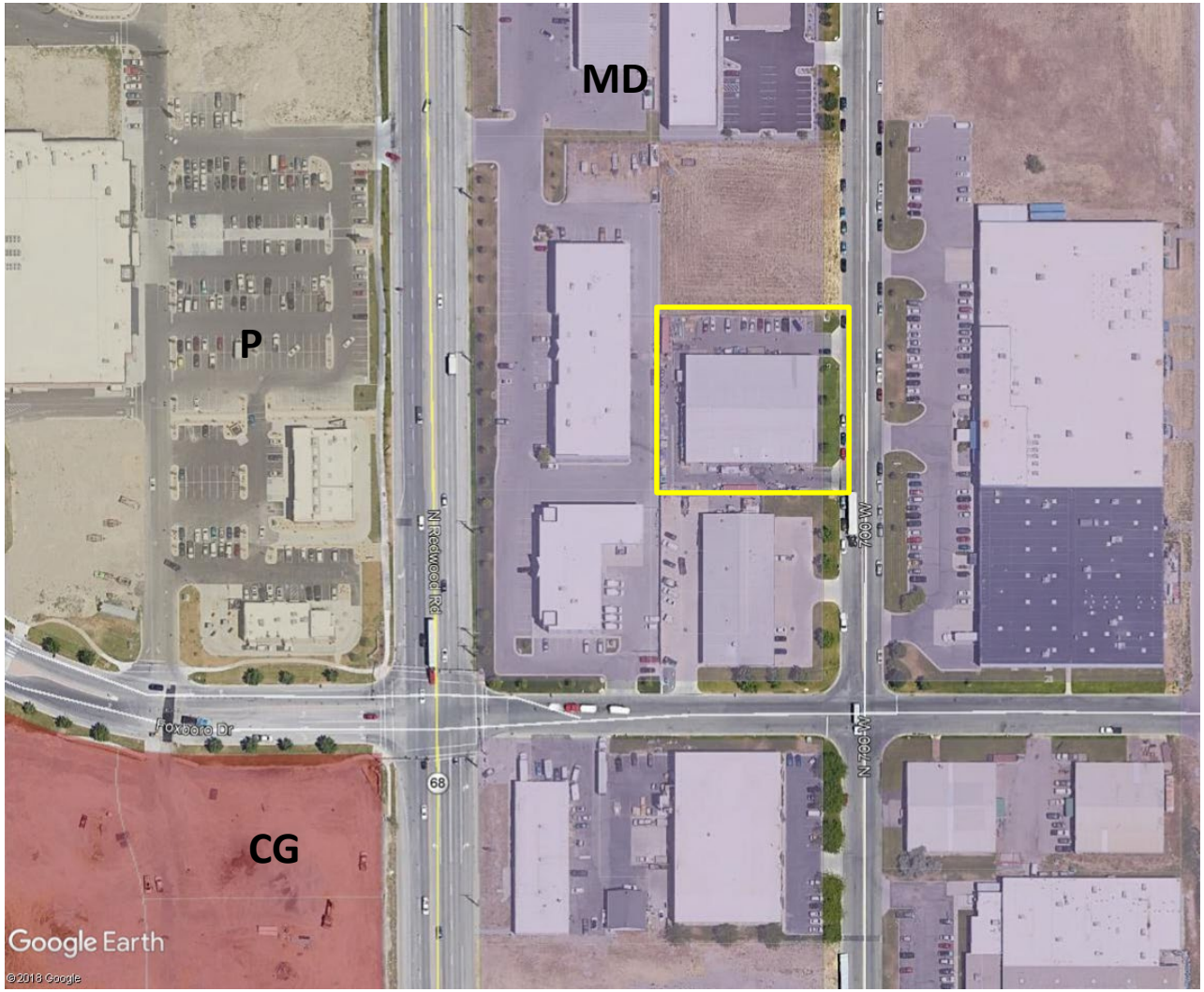
I move that the Planning Commission approve the conditional use permit for Picasso Shutters located at 655 North 700 West with the following condition:

1. Final approval from the fire marshal prior to business license approval.
2. Parking and outdoor storage must meet the City's minimum standards prior to business license approval.

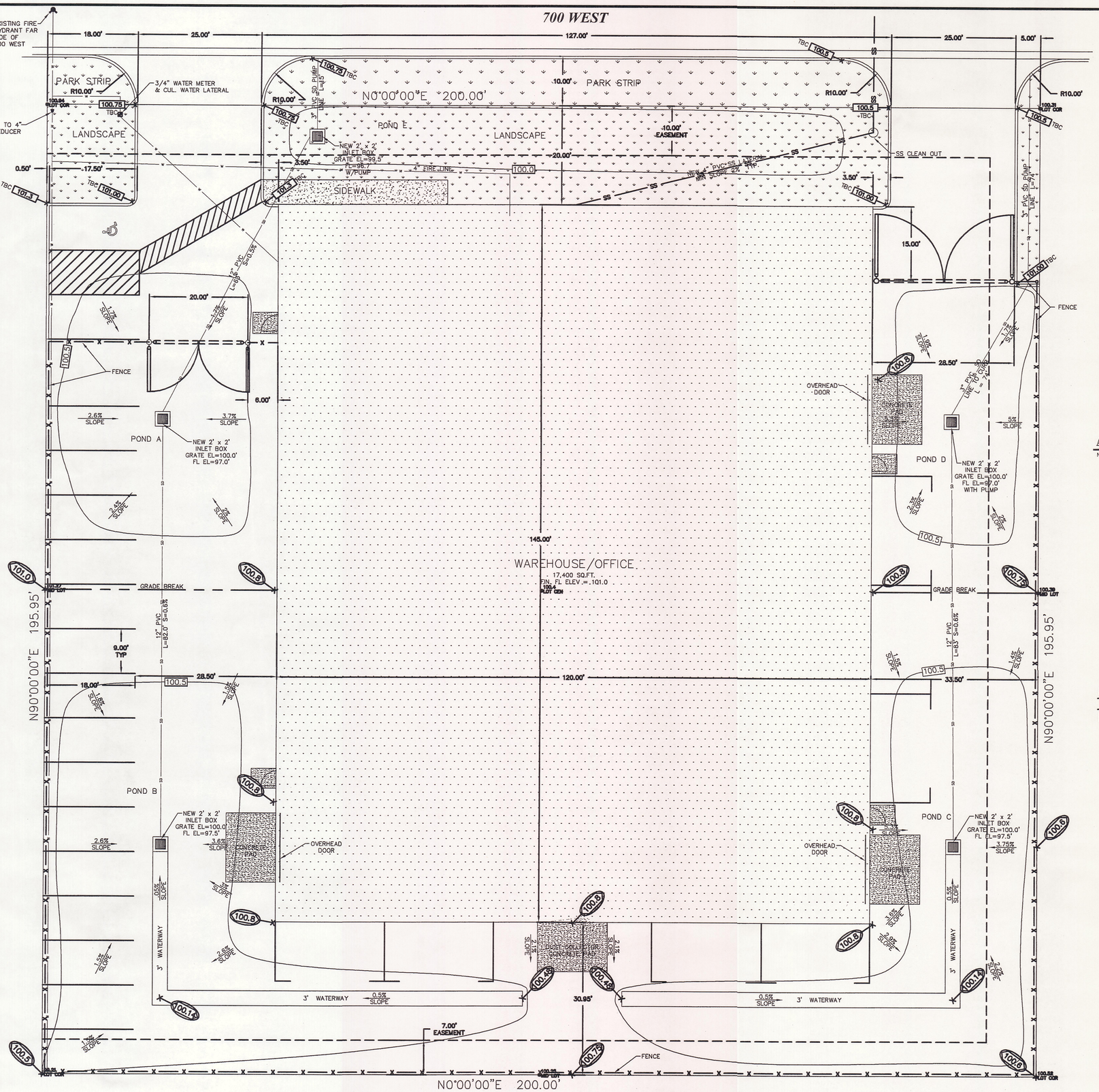
Attachments

1) Aerial/Zone Map
2) Site Plan

Conditional Use Permit
Picasso Shutters - 655 North 700 West
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)



NOTES:

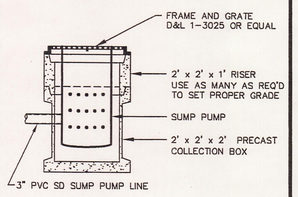
1. ALL CONSTRUCTION SHALL MEET OR EXCEED NORTH SALT LAKE CITY STANDARDS, PLANS, AND SPECIFICATIONS.
2. STORM DRAIN DISCHARGE RATE @ 0.18 CFS = 80.8 GAL./MIN. 2 SUMP PUMPS REQUIRED W/ 3" PVC STORM DRAIN PUMP LINE. EACH SUMP PUMP TO BE ABLE TO PUMP 40.4 GAL./MIN. MINIMUM.
3. ALL 30" CURB & GUTTER, 6" CURB WALL, 3' WATERWAYS AND 5' SIDEWALK AS PER DETAILS THIS SHEET.
4. STORM DRAIN INLET BOX TO BE 2' x 2' PRECAST COLLECTION BOX W/HEAVY DUTY BOLT DOWN GRATE. SEE INLET BOX DETAIL THIS SHEET.
5. DEMOLISH, REMOVE, AND RECONSTRUCT EXISTING OR DAMAGED CURB, GUTTER, AND SIDEWALK AS REQUIRED BY NORTH SALT LAKE CITY ENGINEERING.

10 5 0 10 20 30

SCALE: 1" = 10'

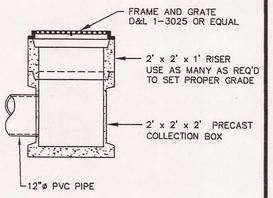
	HIGH WATER EL.	POND DEPTH	SURFACE VOL.
POND A	100.5	0.5'	470.0 CU.FT.
POND B	100.5	0.5'	915.0 CU.FT.
POND C	100.5	0.5'	725.0 CU.FT.
POND D	100.5	0.5'	320.0 CU.FT.
POND E	100.5	0.5'	330.0 CU.FT.
DETENTION IN 12" SD PIPE:			180.0 CU.FT.
TOTALS			2,940.0 CU.FT.

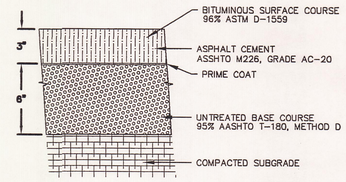
REQUIRED DETENTION: 2,890.0 CU.FT.
PROVIDED DETENTION: 2,940.0 CU.FT.



INLET BOX DETAIL W/SUMP PUMP

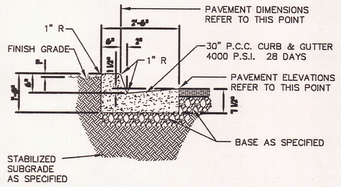
NTS





ASPHALT SECTION @ PARKING

NTS



CURB & GUTTER DETAIL

NTS

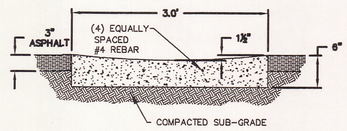
INLET BOX DETAIL

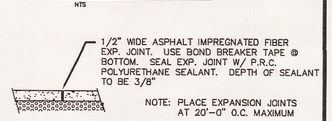
NTS



CONTROL JOINT

NTS





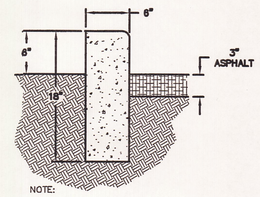
EXPANSION JOINT

NTS

WATERWAY DETAIL

NTS

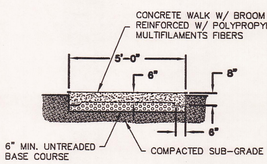
POURED CONCRETE CURB REINFORCED W/POLYPROPYLENE MULTIFILAMENT FIBERS.



NOTE:
6" MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% ASSHTO T-180 - METHOD D.

CURB WALL SECTION

NTS



SIDEWALK CROSS SECTION

NTS

SURFACE AREAS

TOTAL AREA: 39,190.00 SQ.FT.

BUILDING: 17,400 SQ. FT.	44.4%
LANDSCAPE AREA: 2,879.00 SQ. FT. (ADDING PARK STRIP TO DETERMINE TOTAL %)	10.7%
HARD SURFACE AREA: 18,911.00SQ. FT.	48.3%

PARKING STALLS PROVIDED : 25

LEGEND

EXISTING SPOT ELEVATION 4248.77 @TOP PIPE
EXISTING 2 FOOT CONTOUR
EXISTING INDEX CONTOUR 4220
PUBLIC UTILITY EASEMENT
PROPOSED CONTOUR 4220
NEW ASPHALT
NEW CONCRETE

HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax

SITE PLAN PREPARED FOR:
DEVEREAUX CUSTOM WOODWORKING
LARRY REINARZ

HUGES INDUSTRIAL PARK
655 NORTH 700 WEST
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN S.ALLEN DATE 2/1/05
APPROVED S.T.A. DATE 2/8/05
REVISED DATE

SHEET 1
OF 1
SHEET NAME MODEL
DRAWING NAME SITE PLAN
PROJECT NO. 05-110

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: November 26, 2019

SUBJECT: Conditional Use Permit for LaDiana Tortilla and Bakery Factory at 190 North 640 West

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RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for LaDiana Tortilla and Bakery Factory at 190 North 640 West with no conditions.

BACKGROUND

The applicant, LaDiana Tortilla and Bakery Factory, is proposing to locate a tortilla and bakery factory at 190 North 640 West. "Food manufacturing" is a conditional use under "Manufacturing" in the Manufacturing-Distribution (MD) Zoning District.

There will be 10 employees working at this location. The products manufactured at this location will include: tortillas, chips, and bread. Onsite equipment will include: four delivery trucks, ovens, chip fryers, and plastic bag sealers. Operation hours will be 6am-6pm on weekdays, 6am-3pm on Saturdays, and 6am-noon on Sundays.

Per the Code, manufacturing requires "1 stall per 1,000 square feet of gross floor area or 1 stall per employee on highest shift, whichever is greater". The building about 12,000 sf, which requires a minimum of 12 parking stalls. The location has about 25 designated parking stalls and significantly more area that could be used for parking if needed in the future.

The applicant does not plan to have any retail at this location, it will be manufacturing only. Staff has not identified any issues with locating this business at the location requested.

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.

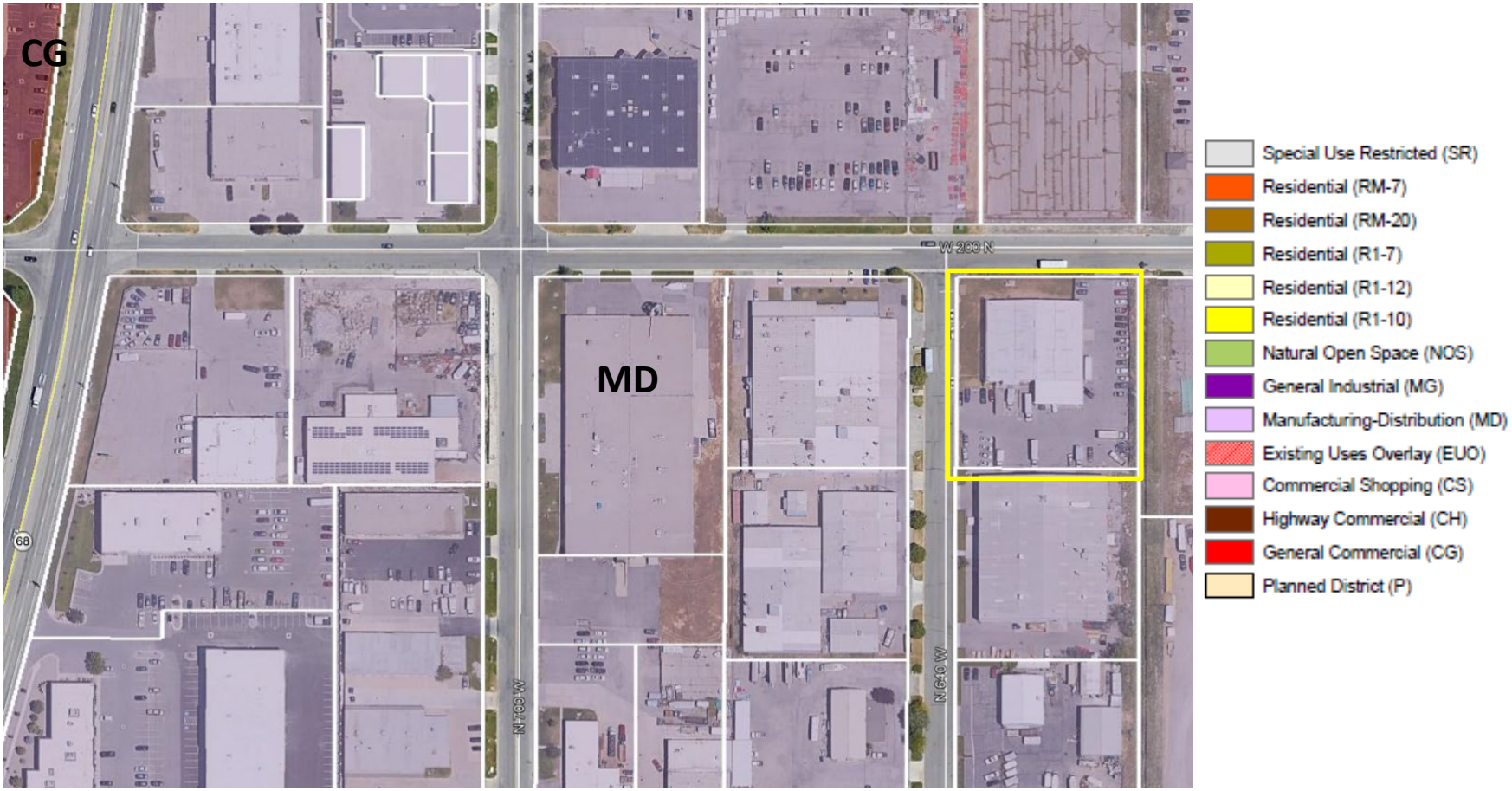
POSSIBLE MOTION

The Development Review Committee (DRC) recommends approval of the conditional use permit for LaDiana Tortilla and Bakery Factory at 190 North 640 West with no conditions.

Attachments

1) Aerial/Zoning Map

Conditional Use Permit
LaDiana Tortilla and Bakery Factory – 190 North 640 West
Zoning



CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT

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

TO: Planning Commission

FROM: Sherrie Llewelyn, Community Development Director

DATE: November 26, 2019

SUBJECT: Design Space Site Plan at 147 East Union Avenue

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for Design Space at 147 East Union Avenue with the following findings and conditions:

1. The minimum required landscaping is approved at a reduced requirement as shown on the site plan;
2. The outdoor area is not required to be screened from view from the street, as the storage does not include materials or equipment;
3. Completion of any outstanding engineering redlines.

BACKGROUND

The proposed site plan is located at 147 East Union Avenue behind Orbit. The proposed site is currently a vacant undeveloped lot 5.7 acres in size. Design Space is a mobile office and storage building leasing company. The site will be used as their branch office for the area. The site will contain an office building, maintenance shop, and an outdoor storage of the modular units.

The proposed site plan has been evaluated based upon compliance with the site plan application requirements found in 10-20-3 of the City Code. The site plan complies with requirements for parking, circulation, & traffic, as well as health, safety, lighting & noise. The plan does not meet the minimum landscape requirement

REVIEW

The proposed office building is 1,865 sq. ft. and will provide a total of 8 customer/sales employee parking. The minimum parking required for the office building is 8 spaces. The Maintenance building is 4,955 sq. ft. with required parking of 10 spaces. The parking area for the maintenance building will be washed gravel surface and is being provided behind the building.

The majority of the site will be used to store the modular buildings that are leased out. The Planning Commission will need to make a determination as to the whether the outdoor storage will require screening from the public right of way. As the outdoor storage is neither equipment, nor materials, but are modular buildings (see attachment), the DRC did not believe that they qualified as equipment and

materials that required screening. The proposed site will be secured with chain-link fencing and 3 strand barb wire. Access to the storage area will be limited by a gate on the west portion of the property. Fencing will follow the property line in the area behind the building. A trash enclosure will be installed behind the maintenance building.

The site has 9,885 sq. ft. of landscaping, which is approximately 4% of the site with the minimum required 10%. However the landscaping is provided at the minimum of 20 feet behind the curb, around the sales office and parking lot. The proposed landscape is a high quality and will visually improve the streetscape. Additional landscaping of native grasses could be added around the detention area if required by the Planning Commission. The Planning Commission has the authority to reduce the minimum landscape requirement.

The developer has proposed installing retention on the site that will address there site and the Orbit site to the east, which has a cross drainage easement.

Lighting of the site will mainly be directed at the main entrance, driveway, parking area, and walkways.

The City Engineer will review the resubmitted drawings for his redline corrections. Any of his redlines that have not been addressed will be conditioned upon the approval.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. Buildings and structures visible from a public right of way are required to incorporate architectural features to diminish building mass. The office building meets the minimum standards as it is not of sufficient height or width to require special articulation.

The accessory structure is proposed as a metal building. Metal buildings are permitted for accessory structures provided the building has a 4' wainscot finish (of material compatible to main structure) on any façade visible form a public right of way. The structure is meet the requirement.

POSSIBLE MOTION

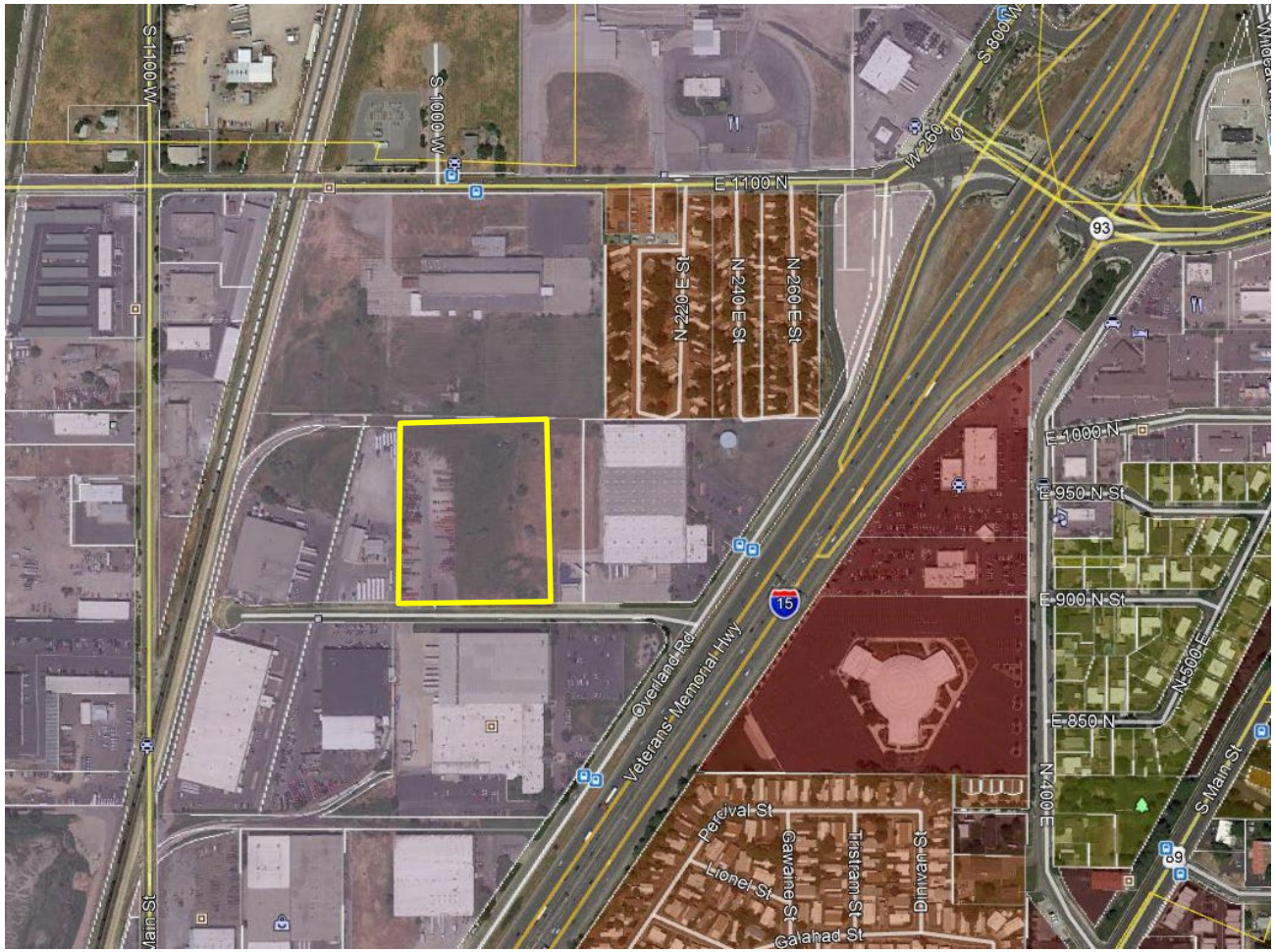
I move that the Planning Commission approve the site plan for Design Space Site Plan at 147 East Union Avenue the following findings and conditions:

1. The minimum required landscaping is approved at a reduced requirement as shown on the site plan;
2. The outdoor area is not required to be screened from view from the street, as the storage does not include materials or equipment;
3. Completion of any outstanding engineering redlines.

Attachments

1) Aerial/Zoning Map
2) Elevations
3) Site Plan
4) Landscape Plan

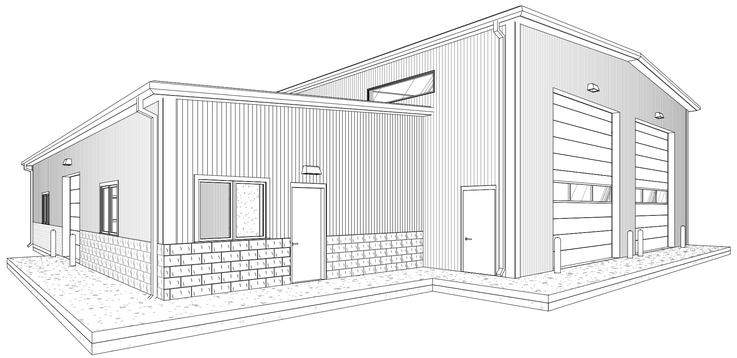
Site Plan Approval
Design Space
Aerial/Zoning

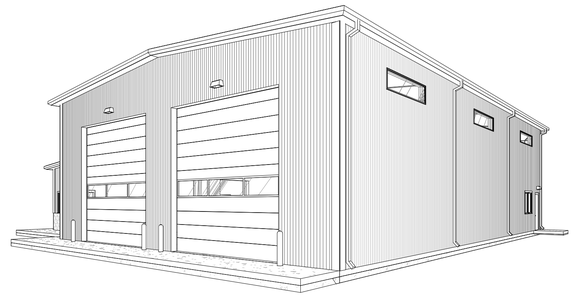


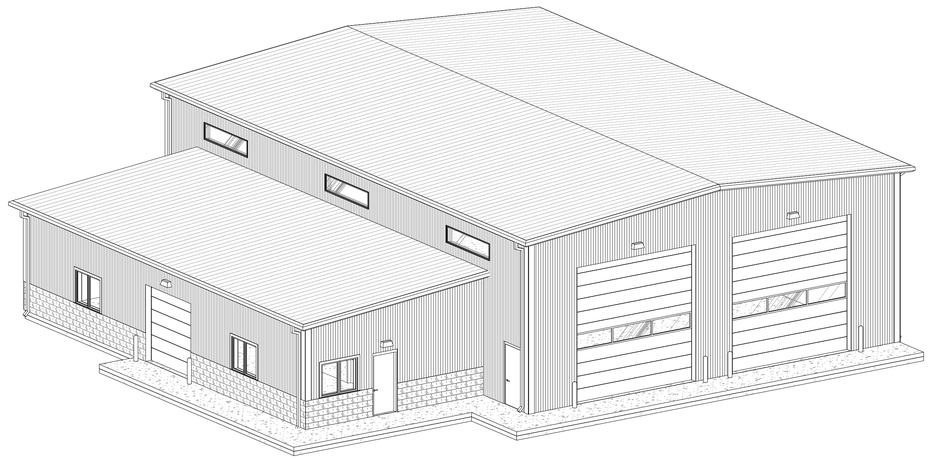
- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
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- Commercial Shopping (CS)
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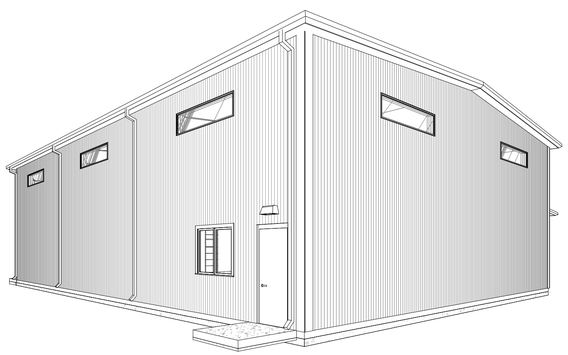

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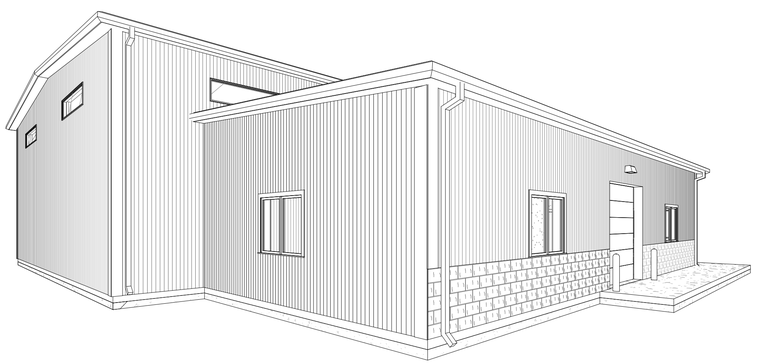

Design Space
MODULAR BUILDINGS
From Vision to Reality | On Time and On Budget
509-375-4858











PRELIMINARY - NOT FOR CONSTRUCTION
Issue Date

L B
ENGINEERING, INC.
1902 NE 4TH ST.
BEND, OREGON 97701
(541) 317-2939
FAX (541) 317-2940

DESIGN SPACE

PROJECT ADDRESS TBD
REDMOND, OREGON

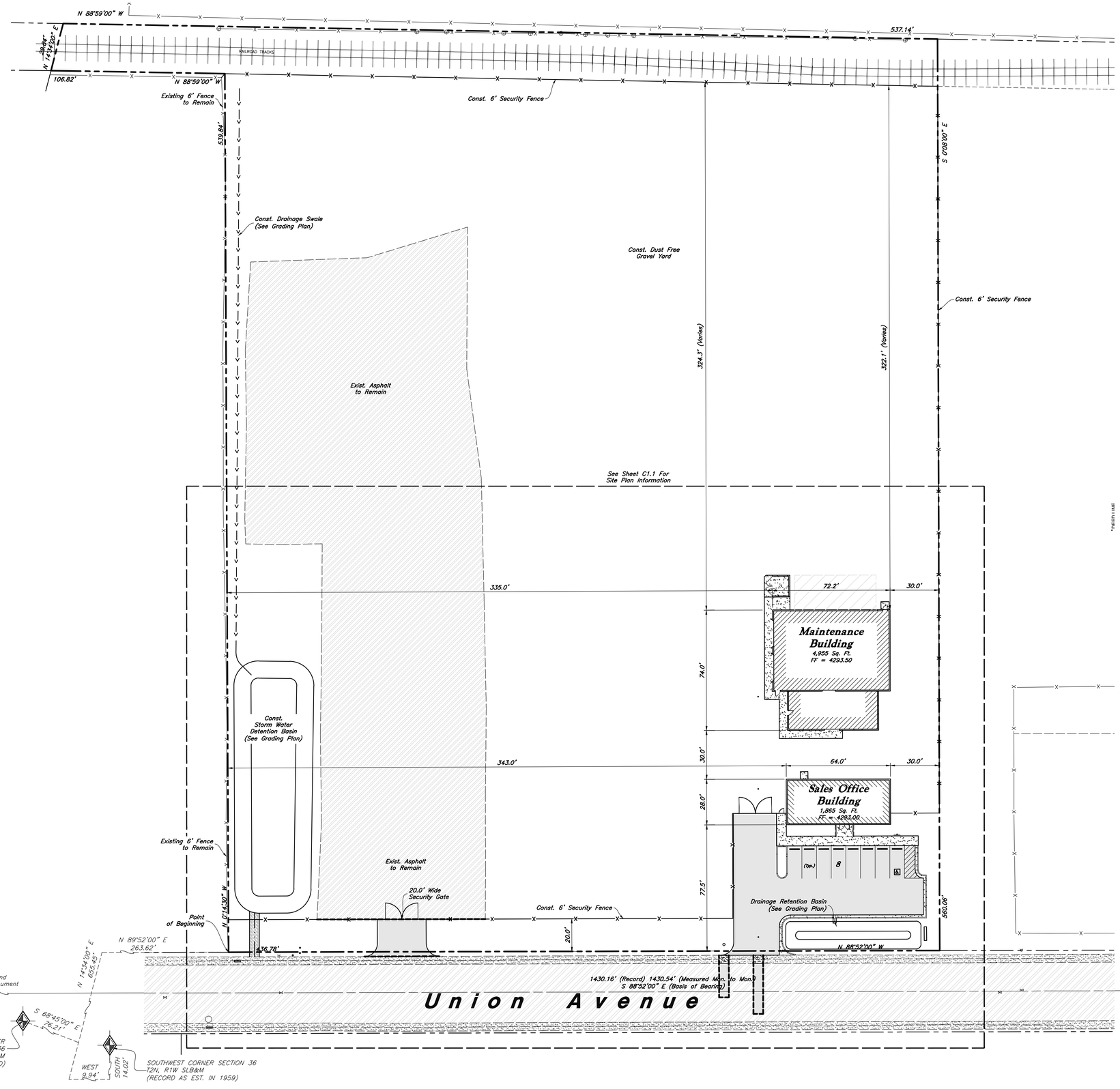
3D VIEWS

REV #	DATE	REVISION

A2.1

302-19

8/27/2019 11:36:29 AM Z:\2019 JOB FILES\DESIGN SPACE REDMOND (PAUL McSHANE) 302-19\--LB DWGS\DESIGN SPACE_CONCEPT (302-19).rvt



Scale: 1" = 30'

30' 0 30' 60'

Site Data

Site Area = 249,834.24 s.f. (5.735 ac.)
Landscape Area Provided = 9,885 s.f. (3.95%)
Impervious Area = 57,996 s.f. (23.22%)
Gravel Yard Area = 175,163 s.f. (70.11%)
Office Building Area = 1,865 s.f (0.74%)
Maintenance Building Area = 4,955 s.f (1.98%)
Office Building Parking Provided = 8 stalls
Maintenance Building Parking Provided = 10 stalls
Accessible Stalls Provided = 1 stall

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Basis of Bearings

Contractor shall specify needed site specific benchmark prior to construction. Construction survey shall coordinate with design engineer on horizontal and vertical datum of benchmark(s)

REV	DATE	DESCRIPTION

Designed by: CA
Drafted by: NM/JW
Client Name:
Design Space Modular
19-2195P

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Design Space Modular Buildings

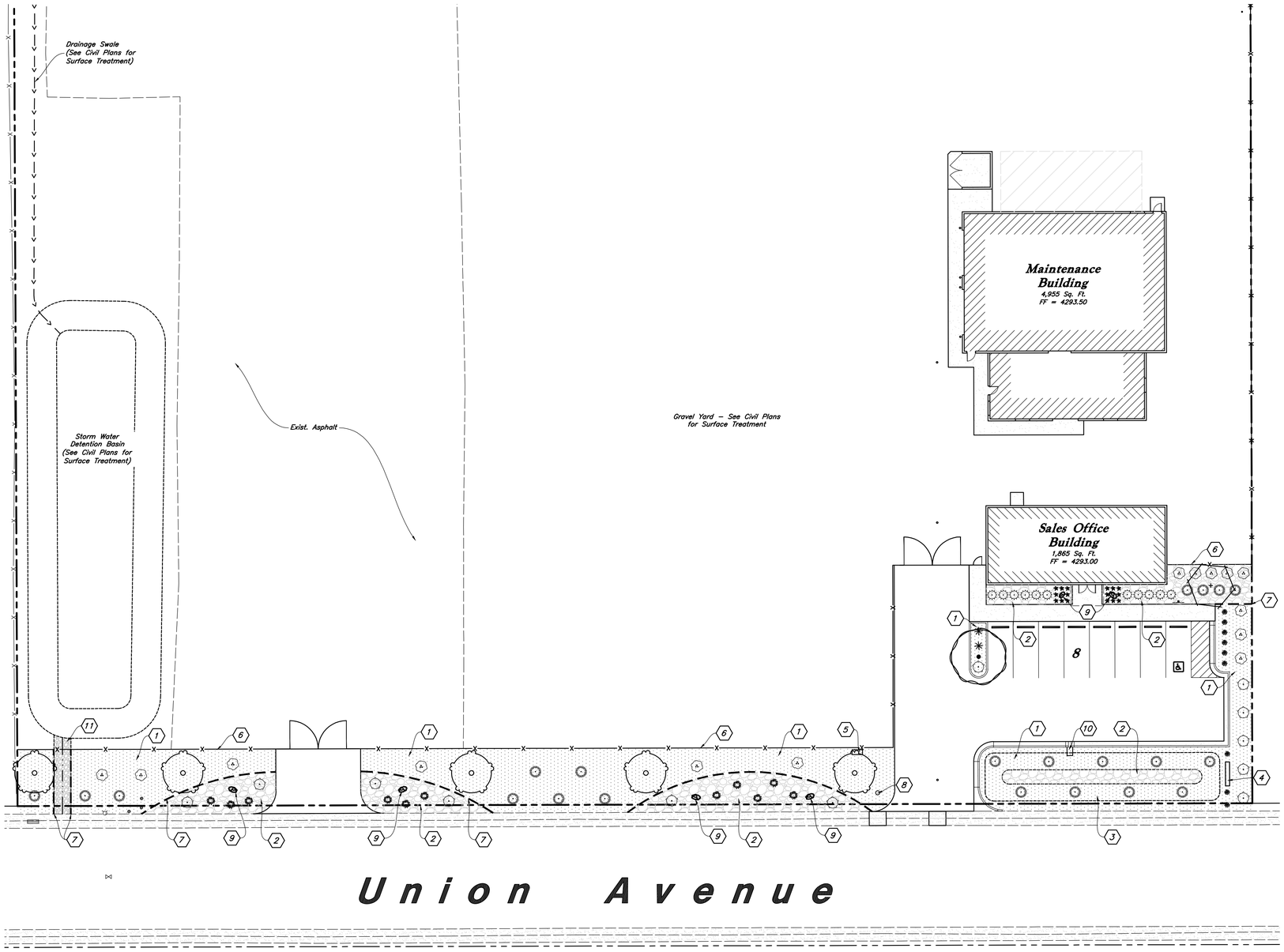
147 East Union Avenue
North Salt Lake City, Utah

Overall Site Plan

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

20 Nov, 2019

SHEET NO.
C1.0



Landscape Data
New Landscape = 9,885 s.f.

Scale: 1" = 20'

20' 0 20' 40'

General Landscape Notes:

1. *See Sheet L3.1 for Landscape Details.*
2. *All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Areas. See Irrigation Sheets L2.1 for Layout and Sheet L3.1 for Details.*
3. *Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.*
4. *All Areas Disturbed by Construction Shall be Landscaped & Not Left Undone.*

Landscape Keynotes

1. *Install Shrub Planter With Decorative Stone #1*
2. *Install Shrub Planter With Decorative Stone #2*
3. *New Detention Pond – See Grading Plan*
4. *New Monument Sign by Separate Permit*
5. *New Irrigation Backflow Preventer – See Irrigation Plan for More Detail*
6. *New Fence – See Civil Plans*
7. *Install Decorative Steel Edging – See Material Schedule*
8. *New Water Meter See Utility Plan*
9. *Install Landscape Boulder – See Material Schedule*
10. *Verify That Top of Landscape Stone is Slightly Below Top of Concrete Pad to Allow Positive Drainage to Pond*
11. *Emergency Overflow With Decorative Stone #2; See Grading Plan for More Detail*

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	1	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 8–10' Ht.
	1	Pyrus calleryana Chanticleer / Flowering Pear	2" Cal. / 6–8' Ht.
	5	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Cal. / 6–8' Ht.
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	11	Buxus microphylla japonica 'Julea–Jane' / Japanese Boxwood	5 gal
	12	Juniperus squamata 'Blue Star' / Blue Star Juniper	5 gal
	14	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	21	Rhus aromatica 'Gro–Low' / Gro–Low Fragrant Sumac	5 gal
	11	Rosa Meidiland series 'Red' / Red Meidiland Rose	5 gal
	2	Spiraea x bumalda 'Limemound' / Limemound Spirea	5 gal
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	16	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	9	Nepeta x faassenii 'Dropmore' / Catmint	1 gal

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 – Install over Dewitt Pro5 Weed Barrier at a Depth to Cover Weed Barrier; Stone Shall be Used in all Shrub Planters and Washed Upon Completion of Installation; Stone Shall be 2–4" Dia. Crushed, Fractured, and Tan Rust Color from Staker Parson Copper Canyon Pit (801–819–9089); Prior to Installing Stone, Apply an Application of Pre–emergent Herbicide; Submit Sample for Approval	*Detail: 3/L3.1*
	Decorative Stone #2 – Install over Dewitt Pro5 Weed Barrier at a Depth to Cover Weed Barrier; Stone Shall be Used in all Shrub Planters and Washed Upon Completion of Installation; Stone Shall be 1 1/2" Dia. Crushed, Fractured, and Gray Color from Staker Parson Lehi Pit (801–819–9089); Prior to Installing Stone, Apply an Application of Pre–emergent Herbicide; Submit Sample for Approval	*Detail: 3/L3.1*
	3–4' Dia. Min. Decorative Landscape Boulder; Boulders Shall be Fractured, Tan Color and to Match Decorative Stone #1; All Boulders Shall be Washed Prior to Installation; (6 qty.)	*Detail: 4/L3.1*
	3/16" x 4" Steel Edging – Install Flush to all Concrete Edges between Different Types of Decorative Stone; See Plan for Specified Areas; Manufacturer Shall be Sure–Loc Inc.; Color Shall be Green	*Detail: 3/L3.1*

Landscape Notes:

1. *Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.*
2. *Contractor shall call Blue Stake before excavation for plant material.*
3. *Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.*
4. *The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.*
5. *The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.*
6. *See civil and architectural drawings for all structures, hardscape, grading, and drainage information.*
7. *Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.*
8. *All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.*
9. *The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.*
10. *Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.*
11. *It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.*
12. *The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants*
13. *The contractor shall install all landscape material per plan, notes and details.*
14. *All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.*
15. *Plant names are abbreviated on the drawings, see plant lschedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.*
16. *No grading or soil placement shall be undertaken when soils are wet or frozen.*
17. *Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing & imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.*
18. *Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.*
19. *Provide a 12" depth of stockpiled or imported topsoil in parking islands and an 8 inch depth in all other shrub areas.*
20. *All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.*
21. *Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.*
22. *All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.*
23. *Upon completion of planting operations, all landscape areas with trees, shrubs, and perenniats, shall receive specified stone over Dewitt Pro5 Weed Barrier or equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.*
24. *All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.*
25. *Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.*
26. *The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.*

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: CA
Drafted by: NM/JW
Client Name:
Design Space Modular

19–219LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWengineering.net

Landscape Plan

Design Space Modular Buildings
147 East Union Avenue
North Salt Lake City, Utah

State of Utah – Licensed Landscape Architect
Jared R. Manscill
No. 7740426–5301

20 Nov, 2019

SHEET NO.
L1.1

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOVEMBER 12, 2019

DRAFT

Commission Chair Ted Knowlton called the meeting to order at 6:31 p.m. and Kent Kirkham led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner BreAnna Larson
Commissioner Natalie Gordon

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

OTHERS PRESENT: David Atkin, Red Line Restoration; Dee Lalliss, resident; Marco Diaz, Mike Watson, Don Collett.

1. PUBLIC COMMENTS

There were no public comments.

Commission Chair Knowlton reordered the first two items on the agenda to accommodate the applicant for Arrowhead Twin Homes.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR RED LINE RESTORATION, AN AUTO RESTORATION BUSINESS AT 905 NORTH MAIN STREET, DAVID ATKIN, APPLICANT

Kate Werrett reported that the applicant, Red Line Restoration, was proposing to locate a vintage car restoration company at 905 North Main Street, Unit A1. The company would restore 1980 and older cars including mechanical repairs, bodywork, and painting. “Automotive body, paint, and interior repair and maintenance” are conditional uses under “Repair and Maintenance” in the Manufacturing Distribution (MD) zoning district.

There would be two employees working at this location with services to include welding, cutting, and painting classic cars. Approximately five cars would be worked on concurrently inside the shop. The applicant did not intent to install a paint booth; however, if a paint booth was installed

in the future, the fire marshal discussed specific firewall and ventilation system requirements with the applicant that would need to be met per the fire code. Staff did not identify any issues with locating this business at the requested location.

This conditional use permit would be 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 had not commenced within one (1) year or was not completed within two (2) years from date of issue.

David Atkin, Red Line Restoration, stated that the business would restore old cars to new.

Commissioner Garn asked if jobs would be contracted out since there would not be a paint booth onsite. David Atkin replied that they would rent a paint booth. He said that as a paint booth was approximately 17 x 22 that the shop would be too small to accommodate multiple cars and a booth.

Commissioner Garn moved that the Planning Commission approve the conditional use permit for Red Line Restoration located at 905 North Main Street, Unit A1 with no conditions. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

3. CONSIDERATION OF PRELIMINARY PLAN AND FINAL PLAT APPROVAL OF ARROWHEAD TWIN HOMES AT 150 EAST 350 NORTH, PAUL POTEET, LIBERATION DEVELOPMENT, APPLICANT

Kate Werrett reported that the proposed concept plan for Arrowhead Twin Homes consisted of ten units for a total of five twin home/duplexes. The proposed 1.03 acre project would be located at approximately 150 East 350 North. The twin homes would be platted for individual sale with common areas for landscaping and driveways. The property, zoned R1-7, allowed for duplex/twin home planned unit development subdivisions as a conditional use.

The applicant has added two pedestrian access easements per the Planning Commission recommendation. These easements would be at the end of Tidwell Drive and the emergency vehicle turnaround. The City engineer has requested that both easement titles be updated to PUE and Pedestrian Trail Access Easement and the developer updated the plans accordingly.

The previously approved concept plan included the building placements and setbacks proposed on the final plat. The building density, heights, and setbacks are within the permitted regulations for the R1-7 zone. The density of ten units would be based upon the R1-7 zone, which required 8,500 square feet per duplex.

Kate Werrett stated that 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 must be approved. She explained that the steps for approving a PUD development are a recommendation to the City Council in three steps including concept plan, preliminary plan, and final plat.

Ms. Werrett said that preliminary plan and final plat were being reviewed concurrently, as the plans are complete. The final plat and civil drawings have been reviewed for compliance with the City code and have been found compliant. The plat corrections were completed and submitted prior to the Planning Commission meeting.. There are no changes to layout, design, density, landscaping, parking, or any other feature of the plan from the concept plan approval.

Sherrie Llewelyn reported that the guest parking and driveway spaces were to be increased from 18 to 20 feet per the City Council.

Commissioner Garn asked for clarification on the installation of underground infrastructure, such as sewer connections, on 350 North related to the moratorium on cuts into new roads. Kate Werrett explained that the moratorium for road cuts into new roads was three years. She said the expiration on 350 North was late summer 2020, which would be approximately when the developer would be ready to make those cuts.

Commissioner Kirkham asked in regards to the materials to be used on the building exteriors. Mike Watson replied that the exterior materials used would be stucco, stone and a hardie plank product.

Commissioner Tucker commented that it appeared the developer had addressed the previous issues including the addition of pedestrian access easements.

Commissioner Tucker moved that the Planning Commission recommends to the City Council approval of preliminary plan and final plat for Arrowhead Twin Homes, located at 150 East 350 North with the following findings and conditions:

Findings:

1) **The proposed development meets the minimum standards for a PUD Subdivision in the R1-7 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;**
3) **Underground infrastructure will not be allowed to be installed in 350 North Street until the three (3) year moratorium on new road construction period has expired.**

Commissioner Gordon seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

4. REVIEW-DRAFT FORM BASED CODE (CHAPTERS 5, 6 & 2)

Sherrie Llewelyn spoke on PUD ordinances and the moratorium. She said she was drafting standards related to PUDs including side setbacks, retaining walls, property lines, etc.

The Planning Commission then reviewed chapter 5 of the form based code draft. Proposed changes included revisions to Table 5.1 to match Table 5.2 in relation to yard and limited bay buildings in the North 89 and Edge subdistricts. Changes to Table 5.2 were related to yard and limited bay buildings with the change of the percentage to 85% on limited bay in subdistrict North89 and to 60% on yard building in subdistrict North 89. Other changes in chapter 5 included removal of the first sentence on 5.2-1 and a word change from "section 5.2(2) to "Figure" under 5.2.1 (1) (b) under Building Type Elements, Measurement, and Design Requirements and the correction of the page numbering.

The Commission then had a discussion regarding plazas, particularly related to the new development across from City hall and if the "large corner" would be considered a plaza. It was determined that the area was 25 feet from the road and should be increased to 30 feet to encourage foot traffic and walkability.

The Commission also discussed setting a minimum distance of the location of row buildings to primary corners within the Core. An informal vote was held with a consensus that the median distance of a row building from primary corners should be 200 feet. The Commission recommended the addition of additional footnotes to Table 5.1 to limit row building proximity to the intersections of Center Street and Hwy 89 and 350 North and Highway 89 to 200 feet..

Commissioner Larson left at 7:50 p.m.

The Planning Commission then discussed approved color palettes and the allowance of shake roofs.

The Commission then reviewed chapter 6 Amenities, Landscaping and Parks. The discussion centered on fencing types, the fencing level of opacity, and fencing materials. Proposed corrections to chapter 6 included a title (Map 6.31 (1) for the map on page 52. A discussion on

corner plazas and that the building shall have a zero (0) foot setback from the corner plaza. They also discussed the form based code in relation to the City's lighting, trails, bike, and the active transportation plans. The Commission also reviewed chapter 2 on streets with a wording change to section 2.3.2 (2) Cul-de-sac Streets to say "Cul-de-sac streets are not permitted in "any of the North Salt Lake Town Center Zone…"

The Commissioners asked when the review of the form based code draft needed to be completed. Sherrie Llewelyn replied that two open houses to receive public input would be held December 11th and January 8th. Chair Knowlton suggested that the open houses could still be held on those dates and the Planning Commission could continue to review the form based code with the public input.

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

Sherrie Llewelyn reported that the City Council did not have a regular meeting on November 5th due to the municipal election.

Sherrie Llewelyn then said the combined City Council and Planning Commission holiday party would be held on December 3rd.

Commissioner Gordon commented that she had hear the Elizabeth property was sold to developers. Kate Werrett replied that County records showed the property was still owned by the LDS Church.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of October 22, 2019 were reviewed and approved. **Commissioner Gordon moved to approve the minutes as written for the October 22, 2019 Planning Commission meeting. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward and Gordon. Commissioner Larson was excused. Commissioner Tucker abstained from voting.**

7. ADOURN

Chair Knowlton adjourned the meeting at 8:49 p.m.

_____ _____

Chair Recorder

_____

Secretary