



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 March 9, 2021 6:30 p.m.

ELECTRONIC MEETING LINK: <https://bit.ly/3rmo3L2>

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:

- 1) Proclamation by Planning Commission Chair Regarding Electronic Meeting
- 2) Welcome, Pledge, and Introduction
- 3) Public comments
- 4) Public Hearing: Proposed amendment to the Land Use Code, Title 10, Chapter 1, Definitions and Chapter 25, Commercial Highway Zone to include a permitted use "Artisan and Craftsman Industry", Mark Pantelakis, applicant
- 5) Consideration of a concept plan for Altyn Vista PUD Subdivision at 340 North Orchard Drive, Brad Buehner, applicant
- 6) Consideration of a conditional use permit for a retaining wall greater than 3 feet in a front yard public utility easement at 444 Rosewood Lane, Chelsea Carroll, applicant
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
 - a. 2/23/2021

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. The agenda items may be heard in a different order as warranted by the Commission.

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 4 day of March, 2021.

Dated this 4 day of March, 2021.



Lydia D. Horrocks

PROCLAMATION
OF THE
CITY OF NORTH SALT LAKE
PLANNING COMMISSION

WHEREAS, the Planning Commission Chair has determined that conducting public meetings of the Planning Commission with an anchor location where the public could attend in person, presents a substantial risk to the health and safety of those who may be present at that location based upon the current Covid-19 pandemic and the limited staff support to properly ensure physical distancing and sufficient disinfection for attendees and staff.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission shall hold meetings for the month of March 2021 by electronic means only, and will not include an anchor location where the public could attend in person.

Dated: March 9, 2021

Ted Knowlton, Chair



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: March 9, 2021
SUBJECT: Consideration of code amendment pertaining to permitted uses in the Commercial Highway Zone (CH) section 10-25-1 and Definitions section 10-1-46

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed code amendments as drafted by the Development Review Committee with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.
3. The proposed amendment is in accord with the Town Center Master Plan and the future implementation of the draft form based code.
4. The uses proposed by the applicant are not in accord with the Town Center Master Plan and may negatively affect the implementation of the adopted plan.

BACKGROUND

The applicant Mark Pantelakis is the owner of ILC Travel Outfitters at 328 North Highway 89. Mr. Pantelakis would like to lease space in his current building to other businesses. The first business that he is considering is an auto repair facility that sells and installs specialty drive trains. Automotive repair is a use that is listed as a prohibited use in the CH zone. The other use is a specialty manufacturer of ammunition. Manufacturing is also listed as a prohibited use. Mr. Pantelakis requested a code amendment (see exhibit) that would dramatically change the allowed uses in the CH zone.

On May 19, 2015 the City Council enacted a temporary ordinance calling for a development moratorium within the CH zone on Highway 89 in the Town Center. The City Council was concerned that uses would be approved in the corridor that would not be detrimental to redevelopment of the corridor and impede the implementation of the Town Center Master Plan. The City was working on grant applications to fund the drafting of the form based code for the Town Center. Per state code a moratorium is only allowed for a maximum period of 6 months. The City Council adopted ORD2015-18 amending the CH Zone (see exhibit). Previously the CH Zone regulations were part of Title 10, Chapter 11 Commercial Uses with hundreds of permitted and conditionally permitted uses. The new ordinance created a new Chapter 24 which addressed only those uses in the CH Zone.

Prior to the code amendment, the CH Zone prohibited manufacturing uses, general automotive repair, oil and lube shops and all other auto repair and maintenance was a conditional use. Luggage stores were listed as a permitted use and a business license for International Luggage date back to at least 1996. Previous uses identified at that address were The Scuba Shop and Tanning Salon as a part of what was then called the Rawson Business Plaza in 1986 and before that was called Walren Village and contained various service related businesses. The structure on the property was constructed in 1955 and there are no records of the original use. The the property was zoned C-2 up until 1993 when the zone was renamed the CH Zone. The previous C-2 zone and the code adopted in 1957 had no manufacturing or industrial uses permitted in the zone. The CH Zone also never permitted manufacturing and industrial uses in the zone.

REVIEW

The DRC has reviewed the applicant's request code amendment and determined that the proposed amendments would be detrimental to the implementation of the Town Center Master Plan and Form Based Code. The proposed language would add automobile repair and body shops, convenience stores (gas stations), industrial and manufacturing, increase the maximum area size for a permitted use in the zone, and wholesale distribution. The 2015 Planning Commission and City Council deliberately removed automotive repair and convenience stores from the CH Zone and never contemplated allowing manufacturing or industrial uses along Highway 89.

In review of the draft form based code this property will be the North 89 subdistrict. The allowed uses (as currently drafted) do not permit automotive repair, nor industrial or manufacturing uses. The draft code however does list a use of The DRC prepared alternate language that would allow a use called Craftsman Industrial, a term that is loosely defined in the draft. The DRC felt that if a use of "Artisan and Craftsman Industry" was added to the CH Zone and included a definition of the use, that the use could encompass the specialty ammunition business. However the DRC does not believe that this use could be applied to the automotive repair business, and is not recommending a code amendment that would allow that use in the CH zone.

The code amendment proposed requires a public hearing and a recommendation from the Planning Commission to the City Council.

POSSIBLE MOTION

I move that the Planning Commission recommend for approval the proposed code amendment, as modified and recommended by the Development Review Committee with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.
3. The proposed amendment is in accord with the Town Center Master Plan and the future implementation of the draft form based code.
4. The uses proposed by the applicant are not in accord with the Town Center Master Plan and may negatively affect the implementation of the adopted plan.

Attachments

- 1) DRC Recommended Amendment
- 2) Applicant's Proposed Amendment
- 3) ORD2015-18 Amending the CH Zone

Plastic PVT Slats

Wing Slats



Hedge Slats

Aluminum Privacy Slats



Mesh Screening



DRC Recommendation

CHAPTER 1: GENERAL AND SUPPLEMENTARY PROVISIONS

10-1-46: DEFINITIONS:

Artisan and Craftsman Industry: Production of goods in limited quantities by skilled workers using hand tools, small machinery or other traditional methods. The production, assembly, and/or repair of artisan and craftsman goods shall create no noxious by-products and may include limited distribution and online sales.

Chapter 25: Commercial Highway Zone

10-25-1: PURPOSE:

The purpose of the highway commercial (C-H) zoning district is to encourage a mixture of uses supporting all modes of transportation utilizing Highway 89, including, but not limited to, pedestrians, cyclists, public transit, and vehicular traffic. The design standards and use restrictions intend to unify the corridor with the town center to create a distinct identity for the area, improve the appearance, and enhance the safety of the Highway 89 corridor. (Ord. 2015-18, 11-17-2015)

10-25-2: USE REGULATIONS:

A. General Provisions: No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the highway commercial (C-H) zoning district except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district.

B. Developments: Developments in the highway commercial (C-H) zoning district which contain mixed uses (combining of residential and nonresidential uses) or multi-family developments are subject to the requirements of chapter 13, "Planned District (P)", of this title and may only be approved after going through the process required by that chapter.

C. Permitted Uses: The following uses of land shall be permitted in the highway commercial (C-H) zoning district:

Artisan and Craftsman Industry (8,000 sq. ft. maximum): Shall not create noxious by-products and must include a showroom or retail outlet.

General office.

General retail and personal services, except for those that are prohibited in this zone.

Restaurants.

Sales of automobiles, recreational vehicles and motor sports vehicles.

D. Conditional Uses: The following uses of land shall be conditional in the highway commercial (C-H) zoning district:

Retail stores larger than twenty thousand (20,000) square feet.

Special events (carnivals, craft fairs, farmers' markets, festivals, fundraisers, mobile food truck fairs).

E. Prohibited Uses: The following uses of land are prohibited in the highway commercial (C-H) zoning district:

DRC Recommendation

Auto body shops and auto repair facilities, excluding oil change and lubrication shops.

Bowling alleys.

Car wash facilities.

Gas stations.

Manufacturing.

Mining.

Nonstore retailers.

Pawnshops, title loan, quick loan or other payday loan or check cashing services.

Pipeline transportation.

Private clubs.

RV (recreational vehicle) parks and campgrounds.

Rail transportation.

Residential development containing less than five (5) dwelling units.

Self-serve laundromats.

Self-storage.

Sexually oriented businesses.

Support activities for transportation.

Taverns.

Tobacco stores.

Truck transportation.

Uses requiring outside storage.

Warehousing and storage facilities.

Waste management and remediation services.

Wholesale.

F. Staff Determination Uses: All uses not listed herein shall go through the staff determination process as outlined in section [10-11-2](#) of this title. (Ord. 2015-18, 11-17-2015)

10-25-3: SITE REGULATIONS:

A. Height Regulations: The maximum height for all buildings and structures in feet shall be sixty feet (60'), or four (4) stories, whichever is lower, except as approved by conditional use.

B. Lot Standards:

1. Minimum lot area, width, depth shall be determined through the site plan review process and shall be what is necessary for a proposed development to comply with maximum height, parking, landscaping, right of way dedication, where applicable, and any other site requirements of this or other titles.

DRC Recommendation

C. Landscaping: The minimum amount of landscaping required for each lot shall be ten percent (10%). Landscaping for all developments shall, at a minimum, comply with the cross section for U.S. 89 in this chapter.

D. Setbacks:

1. The front yard setback shall be ten feet (10'), but can be increased through the site plan review process in order to provide for pedestrian and other street level activities and land uses such as plazas, outdoor sitting and eating areas, open spaces and other types of human scale amenities. The front yard setback is measured from the front property line after any necessary right of way has been dedicated.

2. There are no side or rear yard setbacks, except as required by the international building code.

E. Parking:

1. Parking may only be located to the side or rear of any buildings in the highway commercial (C-H) zoning district.

2. All parking shall meet the requirements of chapter 6 of this title, except as may be modified below:

a. Retail: Sixty five percent (65%) of the required parking found in chapter 6 of this title. (Ord. 2015-18, 11-17-2015)

10-25-4: U.S. 89 RIGHT OF WAY AND IMPROVEMENT REQUIREMENTS:

A. Development along the U.S. 89 corridor shall dedicate not less than fifty five feet (55') of right of way ($\frac{1}{2}$ of the required 110 foot right of way on U.S. 89) for the full length of the proposed project and shall include the following improvements within that right of way:

1. Six foot (6') median ($\frac{1}{2}$ of a 12 foot median).
2. Two (2) 12-foot automobile travel lanes.
3. Seven and one-half foot ($7\frac{1}{2}'$) improved shoulder.
4. Two and one-half foot ($2\frac{1}{2}'$) curb and gutter.
5. Eight foot (8') landscaped park strips.
6. Seven foot (7') sidewalk.

B. Required landscaping shall include street trees from the city's approved list of tree species. Required street trees shall be located within the required park strip. If it is determined that planting trees within the park strip presents a safety hazard or hazard to utility lines, street trees may be moved to the front yard setback area. (Ord. 2015-18, 11-17-2015)

Applicant Proposed Code Amendment Language

10-25-1: PURPOSE:

The purpose of the highway commercial (C-H) zoning district is to encourage a mixture of uses supporting all modes of transportation utilizing Highway 89, including, but not limited to, pedestrians, cyclists, public transit, and vehicular traffic. The design standards and use restrictions intend to unify the corridor with the town center to create a distinct identity for the area, improve the appearance, and enhance the safety of the Highway 89 corridor.

10-25-2: USE REGULATIONS:

A. General Provisions: No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the highway commercial (C-H) zoning district except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district.

B. Developments: Developments in the highway commercial (C-H) zoning district which contain mixed uses (combining of residential and nonresidential uses) or multi-family developments are subject to the requirements of chapter 13, "Planned District (P)", of this title and may only be approved after going through the process required by that chapter.

C. Permitted Uses: The following uses of land shall be permitted in the highway commercial (C-H) zoning district:

- Automobile Body and Fender Shop when setback a minimum of 100' from the highway or located behind another building so as not to be visible from the highway
- Convenience Retail and Convenience Stores
- General office.
- General retail and personal services, except for those that are prohibited in this zone.
- Industrial Assembly as an accessory use to a Retail Goods or Retail Service Establishment, provided any buildings used solely for Industrial Assembly shall have a minimum setback of 150' from the highway
- Light Manufacturing as an accessory use to a Retail Goods or Retail Service Establishment, provided any buildings used solely for Light Manufacturing shall have a minimum setback of 150' from the highway
- Online sales, as an accessory use to any other use permitted in this zoning district
- Restaurants.
- Retail Goods Establishments of twenty thousand (20,000) or fewer square feet, except for those that are expressly prohibited below.
- Retail Service Establishments of twenty thousand (20,000) or fewer square feet, except for those that are expressly prohibited below.
- Sales of automobiles, recreational vehicles and motor sports vehicles.
- Sales of automotive parts, including Industrial Assembly and Light Manufacturing of such parts
- Wholesale Distribution as an accessory use to a Retail Goods or Retail Service Establishment, provided any buildings used solely for Wholesale Distribution shall have a minimum setback of 150' from the highway

D. Conditional Uses: The following uses of land shall be conditional in the highway commercial (C-H) zoning district:

- Auto body shops and auto repair facilities, excluding oil change and lubrication shops.
- Retail stores larger than twenty thousand (20,000) square feet.

Applicant Proposed Code Amendment Language

- Special events (carnivals, craft fairs, farmers' markets, festivals, fundraisers, mobile food truck fairs).

E. Prohibited Uses: The following uses of land are prohibited in the highway commercial (C-H) zoning district:

- ~~Auto body shops and auto repair facilities, excluding oil change and lubrication shops.~~
- Automobile Service and Self-Service Stations
- Bowling alleys.
- Car wash facilities.
- Gas stations.
- Manufacturing, except for Light Manufacturing as an accessory use to a Retail Goods or Retail Service Establishment.
- Mining.
- Nonstore retailers.
- Pawnshops, title loan, quick loan or other payday loan or check cashing services.
- Pipeline transportation.
- Private clubs.
- RV (recreational vehicle) parks and campgrounds.
- Rail transportation.
- Residential development containing less than five (5) dwelling units.
- Self-serve laundromats.
- Self-storage.
- Sexually oriented businesses.
- Support activities for transportation.
- Taverns.
- Tobacco stores.
- Truck transportation.
- Uses requiring outside storage.
- Warehousing and storage facilities, except as an accessory use to a Retail Goods or Retail Service Establishment.
- Waste management and remediation services.
- Wholesale Distribution, except as an accessory use to a Retail Goods or Retail Service Establishment.

F. Staff Determination Uses: All uses not listed herein shall go through the staff determination process as outlined in section [10-11-2](#) of this title.

ORDINANCE NO. 2015-18

AN ORDINANCE ADOPTING CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE LAND USE ORDINANCE RELATED TO THE HIGHWAY COMMERCIAL (C-H) ZONING DISTRICT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, North Salt Lake City is an incorporated city in Davis County Utah; and

WHEREAS, the City Council of North Salt Lake City has determined that certain amendments to the Land Use Ordinance related to development activities within the Highway Commercial zoning district; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on November 10, 2015 and made a recommendation to the City Council on the proposed amendments; and,

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake City Code be amended at this time in order to meet the City's objectives of establishing and clarifying certain land use and zoning provisions related to development within the City's Town Center and along the US89 corridor.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of North Salt Lake as follows:

- 1) Section 10-24, HIGHWAY COMMERCIAL ZONING DISTRICT is hereby adopted as shown in Exhibit "A".
- 2) Section 10-7-7K and Chapter 11 are also hereby amended as shown in Exhibit "A"
- 3) This ordinance shall take effect immediately upon posting as required by Utah Code.

Passed by the Governing Body this 17th day of November, 2015.

CITY OF NORTH SALT LAKE

By:



LEONARD K. ARAVE
Mayor

ATTEST:


City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Council Member Horrocks	<u>y</u>
Council Member Jacobson	<u>y</u>
Council Member Jensen	<u>y</u>
Council Member Mumford	<u>y</u>
Council Member Porter	<u>y</u>

EXHIBIT "A"

EXHIBIT "A"

Chapter 24 HIGHWAY COMMERCIAL (C-H) ZONING DISTRICT

10-24-1: PURPOSE

10-24-2: USE REGULATIONS

10-24-3: SITE REGULATIONS

10-24-4: BUILDING DESIGN STANDARDS

10-24-5: US89 RIGHT OF WAY AND IMPROVEMENT REQUIREMENTS

10-24-5: US89 RIGHT OF WAY AND IMPROVEMENT REQUIREMENTS

10-24-1: PURPOSE:

The purpose of the Highway Commercial (C-H) Zoning District is to encourage a mixture of uses supporting all modes of transportation utilizing Highway 89, including but not limited to pedestrians, cyclists, public transit, and vehicular traffic. The design standards and use restrictions intend to unify the corridor with the Town Center to create a distinct identity for the area, improve the appearance, and enhance the safety of the Highway 89 corridor.

10-24-2: USE REGULATIONS:

- A. No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Highway Commercial (C-H) zoning district except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district.
- B. Developments in the Highway Commercial (C-H) zoning district which contain mixed uses (combining of residential and non-residential uses) or multifamily developments are subject to the requirements of Chapter 10-13, Planned District and may only be approved after going through the process required by that Chapter.
- C. Permitted Uses: The following uses of land shall be permitted in the Highway Commercial (CH) zoning district:

General office

General retail and personal services, except for those that are prohibited in this zone.

Sales of automobiles, recreational vehicles and motorsports vehicles.

Restaurants

- D. Conditional Uses: The following uses of land shall be conditional in the Highway Commercial (CH) zoning district:

Retail stores larger than 20,000 square feet
Special events (Carnivals, Craft Fairs, Farmer's Markets, Festivals, Fundraisers, Mobile Food Truck Fairs)

- E. Prohibited Uses: The following uses of land are prohibited in the Highway Commercial (CH) zoning district:

Mining
Manufacturing
Wholesale
Self-serve laundromats
Gas stations
Uses requiring outside storage
Auto Body shops and auto repair facilities, excluding oil change and lubrication shops
Car wash facilities
Bowling alleys
Pawnshops, title loan, quick loan or other payday loan or check cashing services
Nonstore retailers
Rail Transportation
Truck Transportation
Pipeline Transportation
Support activities for transportation
Warehousing and storage facilities
Waste management and remediation services
RV (recreational vehicle) parks and campgrounds
Taverns
Tobacco Stores
Private clubs
Sexually oriented businesses
Self-Storage
Residential development containing less than five dwelling units

- F. Staff Determination Uses: All uses not listed herein shall go through the staff determination process as outlined in Section 10-11-2 of this Title.

10-24-3: SITE REGULATIONS:

- A. Height Regulations: The maximum height for all buildings and structures in feet shall be sixty (60) feet, or four (4) stories, whichever is lower, except as approved by conditional use.

- B. Lot Standards:

1. Minimum lot area, width, depth shall be determined through the site plan review process and shall be what is necessary for a proposed development to comply with maximum height, parking, landscaping, right of way dedication, where applicable, and any other site requirements of this or other Titles.

- C. Landscaping: The minimum amount of landscaping required for each lot shall be 10%. Landscaping for all developments shall, at a minimum, comply with the cross section for US89 in this Chapter.
- D. Setbacks:
1. The front yard setback shall be ten (10) feet, but can be increased through the site plan review process in order to provide for pedestrian and other street-level activities and land uses such as plazas, outdoor sitting and eating areas, open spaces and other types of human scale amenities. The front yard setback is measured from the front property line after any necessary right-of-way has been dedicated.
 2. There are no side or rear yard setbacks, except as required by the International Building Code.
- E. Parking:
1. Parking may only be located to the side or rear of any buildings in the Highway Commercial (CH) zoning district.
 2. All parking shall meet the requirements of Chapter 10-6, except as may be modified below:
 - i. Retail – 65% of the required parking found in Chapter 10-6

10-24-5: US89 RIGHT OF WAY AND IMPROVEMENT REQUIREMENTS:

- A. Development along the US89 corridor shall dedicate not less than fifty-five (55) feet of right of way (one-half of the required 110' right-of-way on US89) for the full length of the proposed project and shall include the following improvements within that right of way:
1. Six (6) foot median (one-half of a twelve foot median)
 2. Two twelve (12) foot automobile travel lanes
 3. Seven and one half (7 ½) foot improved shoulder
 4. Two and one half (2 ½) foot curb and gutter
 5. Eight (8) foot landscaped parkstrips
 6. Seven (7) foot sidewalk
- B. Required landscaping shall include street trees from the City's approved list of tree species. Required street trees shall be located within the required parkstrip. If it is determined that planting trees within the parkstrip presents a safety hazard or hazard to utility lines, street trees may be moved to the front yard setback area.

10-7-7K. Design Standards...

24. Landscaping Design Standards For U.S. Highway 89:

a. Development standards for U.S. Highway 89 include the following requirements:

(1) The area between the curb and gutter of U.S. Highway 89 and the property line shall include an area not less than fourteen feet (14') wide. Within this area there shall be a six foot (6') wide concrete sidewalk and an eight foot (8') wide park strip with improved and irrigated landscaping.

(2) Within the park strip, trees shall be planted using industry best practices for spacing locations, as listed below. One or more of the following tree species shall be used on U.S. Highway 89:

(A) Spring snow crab: Twenty foot (20') spacing.

(B) Prairie fire crab: Twenty foot (20') spacing.

(C) Columnar Norway maple: Fifteen foot (15') spacing.

(D) Thundercloud plum: Twenty foot (20') spacing.

(E) Chanticlear pear: Fifteen foot (15') spacing.

(F) European mountain ash: Twenty foot (20') spacing.

Street trees, at planting, shall be not less than two inch (2") caliper in size, measured at four feet (4') in height. (Ord. 2012-04, 2-7-2012)

ED, General industrial district M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2012-04, 2-7-2012)

10-11-2: CODES AND SYMBOLS:

In section 10-11-3 of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". If a use needs a city staff determination to specify whether the specific use should be designated as "P", "C", or "N", then it is indicated in the appropriate column by an "S". The city staff determination will be decided by the community and economic development director or designee. The city staff member must make written findings to justify the use categorization. If the applicant or a member of the governing body finds that the use has been categorized incorrectly, they may appeal the decision to the planning commission within ten (10) days of the staff determination. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by an "N". (Ord. 2012-04, 2-7-2012)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section 10-1-44 of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Production					
Crop production	N	N	N	C	C
Animal production	N	N	N	N	N
Soil preparation, planting, cultivating, and crop harvesting	N	N	N	C	C
Mining					
Crude petroleum and natural gas extraction	N	N	N	N	C
Mining (except oil and gas)	N	N	N	N	N

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Sand mining	N	N	N	N	C
Support activities for mining	N	N	N	C	C
Drilling oil and gas wells	N	N	N	N	C
Support activities for oil and gas operations	N	N	N	C	C
Utilities					
Fossil fuel electric power generation	N	N	N	N	C
Nuclear electric power generation	N	N	N	N	N
Other electric power generation	N	N	N	N	C
Electric bulk power transmission and control	N	N	N	C	C
Electric power or natural gas distribution	N	N	C	C	C
Water supply and irrigation systems	C	C	C	P	P
Sewage treatment facilities	N	N	N	C	C
Steam and air conditioning supply	N	N	N	C	P
Building, Developing And General Contracting					
Contractors and land development (equipment/material storage yards)	N	N	N	C	C
Manufacturing					
Food manufacturing	N	N	N	C	C
Animal slaughtering	N	N	N	N	N
Textile and textile product mills	N	N	N	P	P
Apparel manufacturing	N	N	C	P	P
Leather and allied product manufacturing	N	N	N	N	C
Wood product manufacturing	N	N	N	C	C
Paper manufacturing	N	N	N	C	C

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Printing and related support activities	C	C	C	P	P
Petroleum and coal products manufacturing	N	N	N	N	C
Chemical manufacturing	N	N	N	N	C
Plastics and rubber products manufacturing	N	N	N	C	P
Nonmetallic mineral product manufacturing	N	N	N	C	P
Primary metal manufacturing	N	N	N	N	C
Fabricated metal product manufacturing	N	N	N	C	C
Machinery manufacturing	N	N	N	C	P
Computer and electronic product manufacturing	N	N	C	P	P
Electrical equipment, appliance and component manufacturing	N	N	C	P	P
Transportation equipment manufacturing	N	N	N	C	P
Furniture and related product manufacturing	N	N	N	C	P
Concrete service and batching plants	N	N	N	C	P
Miscellaneous manufacturing	N	N	S	S	S
Wholesale/Retail Trade					
Wholesale, Trade, Durable Goods					
Automobile and other motor vehicle wholesalers	N	C	C	P	P
Motor vehicle supplies and new part wholesalers	N	N	N	P	P
Tire and tube wholesalers	N	N	N	C	P
Motor vehicle part (used) wholesalers	N	N	N	C	C
Home furnishing wholesalers	N	N	C	P	P

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Construction material wholesalers	N	N	N	P	P
Commercial equipment wholesalers	N	N	S	S	P
Medical, dental and hospital equipment and supplies wholesalers	N	N	C	P	P
Other professional equipment and supplies wholesalers	N	N	S	P	P
Metal service centers and offices	N	N	N	P	P
Coal and other mineral and ore wholesalers	N	N	N	N	C
Electronic parts and equipment wholesalers	N	N	S	P	P
Hardware wholesalers	N	N	N	P	P
Plumbing and heating equipment and supplies (hydronics) wholesalers	N	N	N	P	P
Warm air heating and air conditioning equipment and supplies wholesalers	N	N	N	P	P
Refrigeration equipment and supplies wholesalers	N	N	N	P	P
Construction and mining (except petroleum) machinery and equipment wholesalers	N	N	N	C	P
Farm and garden machinery and equipment wholesalers	N	N	N	P	P
Industrial machinery and equipment wholesalers	N	N	N	P	P
Industrial supplies wholesalers	N	N	N	C	P
Service establishment equipment and supplies wholesalers	N	N	C	C	P
Transportation equipment and supplies (except motor vehicle) wholesalers	N	N	N	C	P
Sporting and recreational goods and supplies	N	N	C	P	P

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
wholesalers					
Recyclable material wholesalers	N	N	N	C	C
Jewelry, watch, precious stone and precious metal wholesalers	N	N	C	P	P
Other miscellaneous durable goods wholesalers	N	N	N	S	S
Wholesale Trade, Nondurable Goods					
Paper and office supplies wholesalers	N	N	C	P	P
Drug, drug proprietaries and druggist sundries wholesalers	N	N	C	P	P
Piece goods, notions and other dry goods wholesalers	N	N	C	P	P
Clothing wholesalers	N	N	C	P	P
Grocery wholesalers	N	N	N	P	P
Other grocery and related products wholesalers	N	N	N	P	P
Farm product raw material wholesalers	N	N	N	C	C
Plastics materials and basic forms and shapes wholesalers	N	N	N	C	C
Other chemical and allied products wholesalers	N	N	N	S	S
Petroleum bulk stations and terminals	N	N	N	C	C
Petroleum and petroleum products (except bulk stations and terminals) wholesale	N	N	N	C	C
Alcoholic beverage wholesalers	N	N	C	P	P
Farm supplies wholesalers	N	N	N	P	P
Book, periodical and newspaper wholesalers	N	N	C	P	P
Flower, nursery stock and florist supplies	N	N	C	P	P

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
wholesalers					
Tobacco and tobacco product wholesalers	N	N	C	P	P
Paint, varnish and supplies wholesalers	N	N	N	P	P
Other miscellaneous nondurable goods wholesalers	N	N	S	S	S
Motor Vehicle And Parts Dealers					
Car dealers	C	C	P	P	N
Recreational vehicle, motorcycle, and boat dealers	C	C	P	P	N
All other motor vehicle dealers	S	S	P	P	N
Automotive parts and accessories stores	C	C	P	P	N
Tire dealers	C	C	P	P	N
Furniture And Home Furnishings Stores					
Furniture and home furnishings stores	P	P	P	P	N
Electronics And Appliance Stores					
Electronics and appliance stores	P	P	P	P	N
Building Material And Garden Equipment And Supplies Dealers					
Home centers	N	C	P	P	N
Paint and wallpaper stores	P	P	P	P	N
Hardware stores (10,000 square feet or less)	P	P	P	P	N
Other building material dealers	N	N	S	P	N
Outdoor power equipment stores - sales only	C	C	P	P	N
Nursery and garden centers	C	C	P	P	N
Food And Beverage Stores					

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Supermarkets and other grocery (except convenience) stores	C	C	P	P	N
Convenience stores	P	P	P	P	N
Meat markets	C	C	P	P	N
Fruit and vegetable markets, bakeries, and all other specialty food stores	P	P	P	P	N
Beer, wine and liquor stores	N	N	C	N	N
Health And Personal Care Stores					
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	P	N
Optical goods stores	P	P	P	P	N
Gasoline Stations					
Gasoline stations with convenience stores	C	C	P	P	P
Other gasoline stations	S	S	P	P	P
Clothing And Clothing Accessories Stores					
Clothing and clothing accessory stores	P	P	P	P	N
Luggage and leather goods stores	P	P	P	P	N
Sporting Goods, Hobby, Book And Music Stores					
Sporting goods, hobby, book and music stores	P	P	P	P	N
News dealers and newsstands	P	P	P	P	N
General Merchandise Stores					
Department stores	C	C	P	P	N
All other general merchandise stores	P	P	P	P	N
Miscellaneous Store Retailers					

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Florists	P	P	P	P	N
Office supplies and stationery stores	P	P	P	P	N
Gift, novelty and souvenir stores	P	P	P	P	N
Used merchandise stores	C	C	C	C	N
Pet and pet supplies stores	P	P	P	P	N
Art dealers	P	P	P	P	N
Manufactured (mobile) home dealers	N	N	N	C	C
Tobacco stores	N	N	P	P	N
All other miscellaneous store retailers	S	S	S	S	N
Nonstore Retailers					
Electronic shopping and mail order houses	N	N	C	P	N
Vending machine operators	N	N	C	P	N
Heating oil dealers	N	N	N	C	C
Liquefied petroleum gas (bottled gas) dealers	N	N	N	C	C
Other fuel dealers	N	N	N	S	S
Other direct selling establishments	N	N	N	S	N
Air Transportation					
Air transportation	N	N	N	C	N
Rail Transportation					
Rail transportation	N	N	N	C	C
Truck Transportation					
Freight trucking, local	N	N	N	P	P
Freight trucking, long distance	N	N	N	C	P

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Used household and office goods moving	N	N-	N	C	P
Transit And Ground Passenger Transportation					
Urban transit systems	C	C-	C	C	C
Interurban and rural bus transportation	N	N-	C	C	C
Taxi and limousine service	N	N-	N	C	P
School and employee bus transportation	N	N-	N	C	P
Charter bus industry	N	N-	N	C	P
Special needs transportation	N	N-	N	C	P
All other transit and ground passenger transportation	S	S-	S	S	S
Pipeline Transportation					
Pipeline transportation	N	N-	N	C	C
Scenic And Sightseeing Transportation					
Scenic and sightseeing transportation	C	C-	C	P	P
Support Activities For Transportation					
Air traffic control	N	N-	C	C	C
Other airport operations	N	N-	N	S	S
Other support activities for air transportation, except fuel	N	N-	S	S	S
Support activities for rail transportation	N	N-	N	C	C
Other support activities for water transportation	N	N-	N	S	S
Motor vehicle towing and impound lots	N	N-	N	C	C
Other support activities for road transportation	N	N-	N	S	S
Freight transportation arrangement	N	N-	N	C	C

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Packing and crating	N	N-	N	C	C
All other support activities for transportation	N	N-	N	S	S
Postal Service					
Postal service	P	P-	P	P	P
Couriers And Messengers					
Couriers, messengers and local delivery	C	C-	C	P	P
Warehousing And Storage Facilities					
General warehousing and storage facilities	N	N-	C	P	P
Self-storage units	N	N-	N	C	C
Other warehousing and storage facilities	N	N-	N	S	S
Publishing Industries					
General publishers	N	N-	C	P	P
Software publishers	P	P-	P	P	P
Motion Picture And Sound Recording Industries					
Motion picture and video production and distribution	C	C-	C	C	C
Motion picture theaters, except drive-ins	P	P-	P	P	N
Drive-in motion picture theaters	N	N-	N	C	N
Teleproduction and other postproduction services	C	C-	C	C	C
Other motion picture and video industries	S	S-	S	S	S
Record production and distribution	C	C-	C	P	P
Music publishers and sound recording studios	C	C-	C	C	C
Other sound recording industries	S	S-	S	S	S

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Broadcasting And Telecommunications					
Broadcasting and telecommunications services	C	C-	C	P	P
Cellular and other wireless telecommunications	N	N-	C	C	C
Telecommunications resellers	P	P-	P	P	P
Satellite telecommunications	C	C-	C	P	P
Other telecommunications	S	S-	S	S	S
Information Services And Data Processing Services					
Information services and data processing services	P	P-	P	P	P
Credit Intermediation And Related Activities					
Banks and credit unions	P	P-	P	P	N
Credit intermediation and related activities	P	P-	P	P	N
Pawnshop	N	C-	C	N	N
Other activities related to credit intermediation	S	S-	S	P	N
Securities, Commodity Contracts And Other Intermediation					
Securities, commodity contracts and other intermediation	P	P-	P	P	N
Insurance Carriers And Related Activities					
Insurance carriers and related activities	P	P-	P	P	N
Funds, Trusts And Other Financial Vehicles (U.S. Only)					
Funds, trusts and other financial vehicles (U.S. only)	P	P-	P	P	N
Real Estate					
Real estate services	P	P-	P	P	N

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Rental And Leasing Services					
Passenger car rental and leasing	P	P-	P	P	C
Truck, utility trailer, and RV (recreational vehicle) rental and leasing	N	C-	C	P	P
Consumer electronics and appliances rental	P	P-	P	P	N
Entertainment and entertainment products rental	P	P-	P	P	N
Recreational goods rental	P	P-	P	P	N
All other consumer goods rental	S	S-	S	P	N
General rental centers	C	C-	C	P	N
Commercial air, rail, and water transportation equipment rental and leasing	C	C-	P	P	N
Construction, mining and forestry machinery and equipment rental and leasing	N	N-	N	C	C
Office machinery and equipment rental and leasing	P	P-	P	P	N
Other commercial and industrial machinery and equipment rental and leasing	N	N-	N	P	P
Professional, Scientific And Technical Services					
Testing laboratories	C	C-	P	P	N
Photography studios	P	P-	P	P	N
Veterinary services	C	C-	P	P	N
All other professional, scientific and technical services	S	S-	S	P	N
Administrative And Support Services					
General office	P	P-	P	P	N

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Employment placement agencies	P	P	P	P	N
Call centers	N	N	P	P	N
Other business service centers (including copy shops)	P	P	P	P	N
Repossession services	C	C	C	C	N
Armored car services	N	N	C	P	N
Exterminating and pest control services	N	N	N	P	N
Janitorial services	C	C	C	P	N
Landscaping services	N	N	N	P	N
Packaging and labeling services	P	P	P	P	N
All other support services	S	S	S	S	N
Waste Management And Remediation Services					
Solid waste collection	N	N	N	N	C
Hazardous waste collection	N	N	N	N	C
Other waste collection	N	N	N	N	C
Hazardous waste treatment and disposal	N	N	N	N	C
Solid waste landfill	N	N	N	N	C
Solid waste combustors and incinerators	N	N	N	N	C
Other nonhazardous waste treatment and disposal	N	N	N	N	C
Remediation services	N	N	N	N	C
Materials recovery facilities	N	N	N	N	C
Septic tank and related services	N	N	N	N	C
All other miscellaneous waste management	N	N	N	N	S

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
services					
Educational Services					
Elementary and secondary schools	P	P	P	C	N
Colleges, universities and professional schools	P	P	P	P	N
Professional training	P	P	P	P	N
Other technical and trade schools	P	P	P	P	N
Sports and recreation instruction	P	P	P	P	N
Automobile driving schools	C	C	C	P	N
All other miscellaneous schools and instruction	S	S	S	S	N
Educational support services	P	P	P	P	N
Ambulatory Healthcare Services					
Offices of physicians, therapists, and dentists	P	P	P	P	N
Family planning centers	N	N	C	C	N
Outpatient mental health and substance abuse centers	N	N	C	C	N
HMO medical centers	P	P	P	P	N
Kidney dialysis centers	P	P	P	P	N
Freestanding ambulatory surgical and emergency centers	P	P	P	P	N
All other outpatient care centers	P	P	P	P	N
Medical laboratories	N	N	C	P	N
Diagnostic imaging centers	P	P	P	P	N
Home healthcare services	P	P	P	P	N
Ambulance services	P	P	P	P	N

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Blood and organ banks	N	N	C	P	N
All other miscellaneous ambulatory healthcare services	S	S	S	S	N
Hospitals					
General medical and surgical hospitals	C	C	C	C	N
Psychiatric and substance abuse hospitals	N	N	C	C	N
Specialty (except psychiatric and substance abuse) hospitals	N	N	C	C	N
Nursing And Residential Care Facilities					
Nursing care facilities	C	C	C	N	N
Assisted living center	N	C	C	N	N
Residential mental health facilities	N	N	C	N	N
Residential mental health and substance abuse facilities	C	N	C	N	N
Continuing care retirement communities and homes for the elderly	C	C	C	N	N
Other residential care facilities	S	S	S	N	N
Social Assistance					
Child and youth services	N	C	C	N	N
Services for the elderly and persons with disabilities	N	C	C	N	N
Other individual and family services	N	S	S	N	N
Community food services	N	C	C	N	N
Temporary shelters or community housing services	N	N	N	N	N
Emergency and other relief services	N	C	C	C	N

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Vocational rehabilitation services	N	C	C	C	N
Child daycare services	C	C	C	C	N
Performing Arts, Spectator Sports And Related Industries					
Performing arts companies	C	C	P	C	N
Other performing arts companies	S	S	P	S	N
Sports teams and clubs	C	C	P	C	N
Racetracks	N	N	N	C	C
Other spectator sports	S	S	S	S	S
Promoters of performing arts, sports and similar events with facilities	P	P	P	P	N
Independent artists, writers, and performers - studio only	P	P	P	P	N
Museums, Historical Sites And Similar Institutions					
Museums	P	P	P	C	C
Historical sites	P	P	P	C	C
Zoos and botanical gardens	C	C	C	P	P
Nature parks and other similar institutions	S	S	P	P	P
Amusement, Gambling and Recreation Industries					
Amusement and theme parks	N	N	C	C	N
Amusement arcades	C	C	C	C	N
Golf courses and country clubs	C	C	C	C	C
Fitness and recreational sports centers	C	P	P	P	N
Bowling centers	C	C	P	P	N
All other amusement and recreation industries	S	S	S	S	N

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Accommodation					
Hotels (except casino hotels) and motels	C	C-	P	P	N
Bed and breakfast inns	C	C-	P	P	N
All other traveler accommodation	S	S-	S	P	N
RV (recreational vehicle) parks and campgrounds	N	N-	C	C	N
Recreational and vacation camps	N	N-	N	C	N
Food Services And Drinking Places					
Restaurants, coffee shops, and cafeterias	P	P-	P	P	N
Food service contractors	C	C-	C	P	N
Caterers	C	C-	P	P	N
Mobile food services	C	P-	P	P	N
Taverns	N	N-	N	N	C
Private clubs	N	N-	C	N	N
Sexually oriented businesses	N	N-	N	N	C
Repair And Maintenance					
General automotive repair	N	C-	C	P	P
Automotive body, paint and interior repair and maintenance	N	N-	N	C	C
Automotive glass replacement shops	N	P-	P	P	P
Automotive oil change and lubrication shops	N	C-	P	P	P
Car washes	N	P-	P	C	C
All other automotive repair and maintenance	N	S-	S	S	S
Electronics repair and maintenance	P	P-	P	C	N

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Other electronic and precision equipment repair and maintenance	C	C-	C	C	C
Commercial and industrial machinery and equipment (except automotive and electric)	N	N-	N	C	C
Garden equipment repair and maintenance	C	C-	C	C	N
Appliance repair and maintenance	P	P-	P	C	N
Reupholstery and furniture repair	N	C-	C	C	N
Footwear and leather goods repair	P	P-	P	C	N
Other personal and household goods repair and maintenance	S	S-	S	S	N
Personal Services					
Salons and barbershops	P	P-	P	C	N
Diet and weight reducing centers	P	P-	P	C	N
Funeral homes	P	P-	P	C	N
Cemeteries and crematories	N	N-	N	N	N
Coin operated laundries and dry cleaners	C	P-	P	C	N
Laundries, family and commercial	N	N-	C	C	N
Laundry drop off services	P	P-	P	P	N
Linen supply	N	N-	N	C	C
Industrial launderers	N	N-	N	C	N
All other laundry services	S	S-	S	S	N
Pet care (except veterinary) services	C	C-	P	P	N
Photofinishing laboratories (except 1 hour)	N	N-	C	C	N
1 hour photo finishing	P	P-	P	P	N

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Freestanding parking lots and garages	C	C-	C	C	C
All other personal services	S	S-	S	S	S
Religious, Grant Making, Civic, And Professional And Similar Organizations					
Religious organizations	P	P-	P	P	N
Volunteer and nonprofit organizations	P	P-	P	P	N
Private Households					
Single-family dwellings	C	C-	N	N	N
Two-family dwellings	C	C-	N	N	N
Three-family dwellings	C	C-	N	N	N
Four-family dwellings	C	C-	N	N	N
Multi-family dwellings (more than four-family dwellings)	C	P-	N	N	N
Land Development					
Business, light manufacturing and research park	N	N-	N	P	N
Subdivisions	P	P-	P	P	P
Industrial parks	N	N-	N	C	C
Planned unit developments	P	P-	P	P	P
Outdoor storage	N	N-	N	P	P
Building Site Regulations					
Height Regulations					
The maximum height for all buildings and structures in feet shall be (except as approved by conditional use)	30	60-	60	45	45
The maximum number of stories	2	4-	4	3	3

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Area					
Minimum area in acres for lots (unless modified by conditional use)	1	4-	1	2	5
Maximum percentage of area covered by any buildings	65	65-	65	65	65
Minimum landscape percentage of area, except where reduced by conditional use permit	10	40-	10	10	10
Dimensions					
Frontage: The minimum width of any lot at the street right of way line in feet shall be	65	65-	65	65	65
Width: The minimum width of any lot in feet at the building setback line	100	400-	100	100	100
Minimum front yard setback (corner lots have 2 front yard setbacks)	20	45-	20	20	20
Maximum front yard setback (corner lots have 2 front yard setbacks)	n/a	25-	80	n/a	n/a
Minimum side yard setback	0	0-	0	0	0
Minimum rear yard setback	0	0-	0	0	0
Parking Location					
Front	P	N-	P	P	P
Side	P	P-	P	P	P
Rear	P	P-	P	P	P
Fence And Wall Standards (Fence And Wall Standards Are Detailed Further In Section 10-1-33)					
Maximum wall or solid fence height (within 20 feet of a public street)	3'	3'-	3'	3'	3'
Maximum fence height - 75 percent or more open (within 20 feet of a public street)	4'	4'-	4'	4'	4'

Use Regulations	Zone				
	C-S	C-H	C-G	M-D	M-G
Minimum solid fence or wall height - outdoor storage	N	N-	N	6'	6'
Barbed wire - no more than 3 strands strung tightly atop a minimum 6 foot high fence	N	N-	N	P	P
Electric fences	N	N-	N	P	P
Required Improvements To Be Completed Or In Progress Before Building Permit May Be Issued					
Street paving	A	A-	A	A	A
Street curb and gutter	A	A-	A	A	A
Sidewalk	A	A-	A	N	N
Surface drainage facilities	A	A-	A	A	A
Wastewater disposal facilities	A	A-	A	A	A
Culinary water facilities	A	A-	A	A	A
Firefighting facilities	A	A-	A	A	A
Street name and traffic signs	A	A-	A	A	A
Streetlights	A	A-	A	A	A
Public utilities - power, gas, telephone, cable TV, etc.	A	A-	A	A	A

(Ord. 2012-04, 2-7-2012)

10-11-4: STANDARDS FOR RESIDENTIAL DEVELOPMENTS IN THE C-H DISTRICT:

A. Allowances: Multi-family dwellings shall be permitted on Highway 89 in the C-H district subject to the following requirements:

1. No residential development in the C-H district shall be located within five hundred feet (500') of the center point(s) of the Highway 89/350 North intersection or the Highway 89/Center Street intersection.

Chapter 11

COMMERCIAL AND INDUSTRIAL DISTRICTS

10-11-1: PURPOSE:

10-11-2: CODES AND SYMBOLS:

10-11-3: USE REGULATIONS:

10-11-4: STANDARDS FOR RESIDENTIAL DEVELOPMENTS IN THE C-H DISTRICT:

10-11-54: DEVELOPMENTS ON REDWOOD ROAD AND HIGHWAY 89:

10-11-1: PURPOSE:  

The purpose of the following districts is:

- A. Commercial shopping district C-S: To provide areas in appropriate locations where a combination of businesses, retail commerce, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.
- B. Highway commercial district C-H: To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.
- CB. General commercial district C-G: To provide areas in appropriate locations where a combination of business, retail commerce, entertainment and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development. Light manufacturing and small wholesaling where conducive to the foregoing uses, subject to noise, traffic, odor and other considerations, which would not be detrimental to promoting the primary uses.
- DC. Manufacturing distribution district M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

2. The main building facade of all residential developments on Highway 89 must be oriented to Highway 89.
3. Developments shall include the highest quality architectural features and use durable exterior materials such as brick, stone, stucco, cement based siding, natural wood timbers and contain other accents and features that are customarily associated with high quality architecture.
4. All developments in the C-H district that are adjacent to Highway 89 shall be required to follow the city's landscaping cross section for developments on Highway 89, including street trees, and a sidewalk.
5. Residential developments may be located in the same building or on the same site as a commercial development as long as efforts are made to mitigate any potential negative effects of collocating the uses, such as fencing, separated parking, etc.
6. All residential developments in the C-H district shall have a pedestrian orientation to the building and the site. Where possible, the development shall connect to existing and proposed trails. The buildings shall have awnings and other features to make the building safe and convenient for pedestrians. (Ord. 2012-04, 2-7-2012)

10-11-54: DEVELOPMENTS ON REDWOOD ROAD AND HIGHWAY 89:

- A. All developments adjacent to Redwood Road and Highway 89 shall be required to follow the city's landscaping cross section for developments on Redwood Road and Highway 89 as outlined in subsection 10-7-7K of this title. (Ord. 2012-04, 2-7-2012)

10-13-2: STANDARDS AND REQUIREMENTS: The following provisions shall apply in a P district, which district shall also be subject to other provisions of this title, except that where conflict in regulations occurs, the regulations specified in this chapter, or on a general development plan approved pursuant to this chapter, shall apply:

- A. P districts may be established on parcels of land which are suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purposes and objectives of this chapter. No P district shall include less than five (5) acres of contiguous land, except for properties zoned Highway Commercial (C-H). Properties zoned Highway Commercial (C-H) at the time of an application for a P district shall have no minimum required lot size.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: March 9, 2021
SUBJECT: Concept Plan for a four lot subdivision called Altyn Vista PUD at 340 and 360 North Orchard Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the requested concept plan for a four lot subdivision, Altyn Vista PUD located at 340 and 360 North Orchard Drive with conditions required by Planning Commission.

REVIEW

The two lots located at 340 and 360 North Orchard Drive contain approximately 1.48 combined acres (64,469 square feet). These properties are zoned R1-10. The applicant is proposing to subdivide the two lots into four by adding a private road. The proposed road is 20 feet wide and 260 feet long, complete with a 70 foot hammerhead turn around.

The applicant will remove all access/driveways from Orchard Drive and relocate them onto the proposed road; with the exception of the northern most driveway on lot 1. The DRC is willing to allow the northern driveway on lot 1 to remain if all other accesses come from the proposed road.

The minimum lot size in the R1-10 Zone is 10,000 square feet, unless modified by recommendation of the Planning Commission. The proposed lots are:

Lot 1	12,128 SF
Lot 2	8,879 SF
Lot 3	25,676 SF
Lot 4	15,568 SF

Code section 10-7-4 contains regulations related to Planned Unit Developments (PUD) which provides for the Planning Commission to vary lot area, yard, height, and coverage requirements. While lot 2 is less than 10,000 square feet the overall density does not exceed the 10,000 square feet minimum per dwelling. Further, the applicant is requesting reduced setbacks from the new private road for the existing structures.

Per City Code, primary and accessory structures on corner lots must be located a minimum of 25 feet from the front property line and 8 feet from the side property line (on the side adjacent to the public right of way). The proposed concept plan shows the following setbacks from the proposed road to existing structures.

Lot 1

Existing House	23 Feet
Existing Garage	5 Feet
Existing Shed	8 Feet
Existing Fence	5 Feet

Lot 2

Existing House	12 Feet
Existing Pergola	15 Feet

Items to note regarding each lot:

- Lot 1: Garage and shed within the rear property setback to remain.
- Lot 2: Garage to be demolished.
- Lot 3: Basketball court and concrete pad to be demolished.
- Lot 4: Ten foot (10') wildlife fence adjacent to the proposed road to be demolished prior to development of the lot.

POSSIBLE MOTIONS

I move that the Planning Commission recommend to the City Council the concept plan for Altyn Vista PUD, a four lot subdivision at 340 and 360 North Orchard Drive with no conditions.

Attachments

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

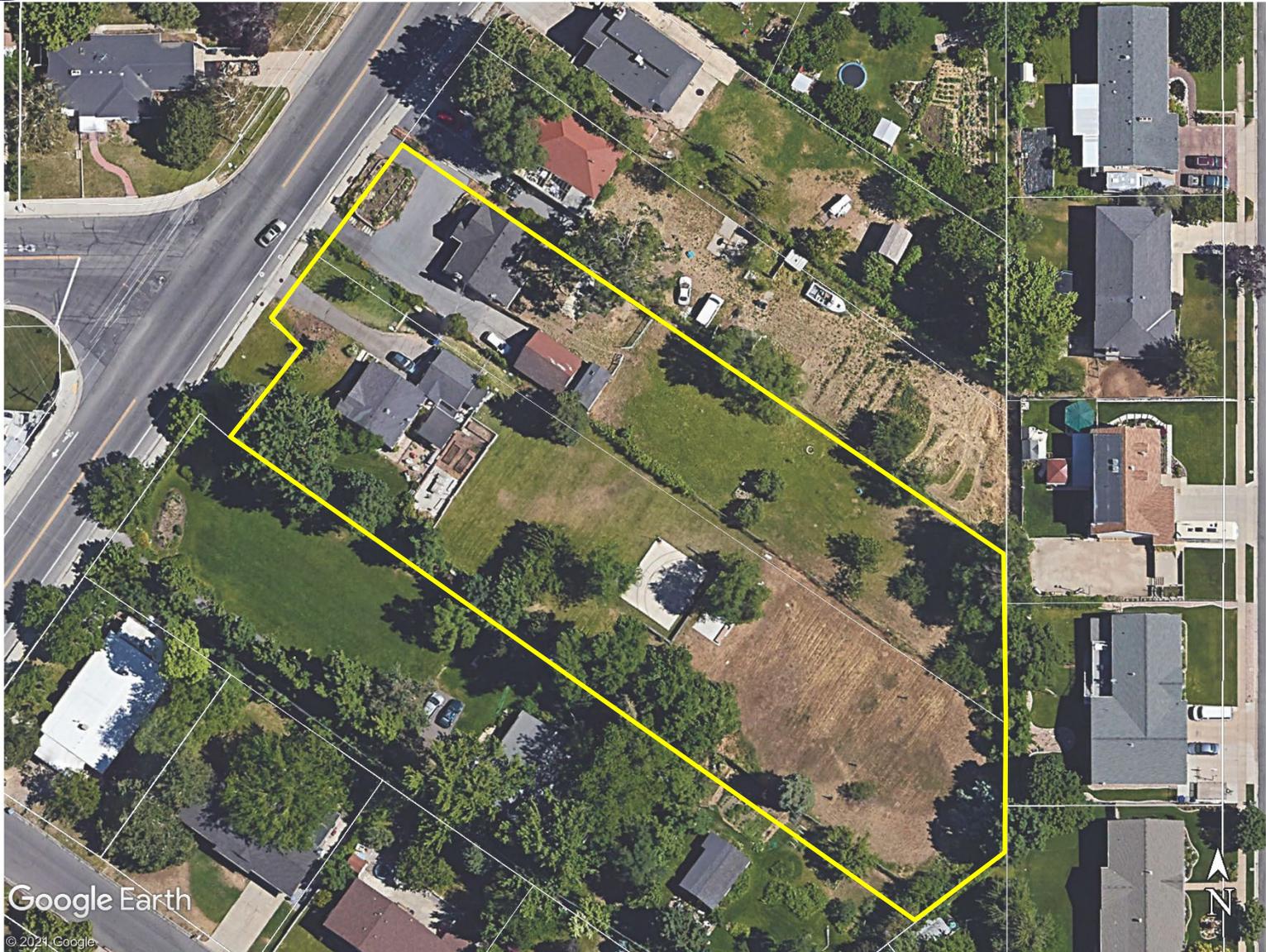


Altyn Vista PUD 340 and 360 North Orchard Drive Zoning





Altyn Vista PUD 340 and 360 North Orchard Drive Aerial



Google Earth

© 2024 Google

ALTYN VISTA SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 NORTH SALT LAKE, DAVIS COUNTY, UTAH
 PRELIMINARY, FEBRUARY 2021

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS ALTYN VISTA SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

NOT APPROVED

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ORCHARD LANE, SAID POINT BEING SOUTH 89°45'18" EAST 1,126.74 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 35°28'42" WEST 203.78 FEET FROM A BRASS CAP MONUMENT MARKING THE CENTER QUARTER CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 54°31'18" EAST 368.86 FEET TO THE WESTERLY LINE OF THE OAKLEAF SUBDIVISION PLAT "C" (RECORDED AS ENTRY NO. 433703 IN THE OFFICE OF THE DAVIS COUNTY RECORDER); THENCE SOUTH 00°07'49" EAST 140.60 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF THE OAKLEAF SUBDIVISION PLAT "B" (RECORDED AS ENTRY NO. 270215 IN THE OFFICE OF THE DAVIS COUNTY RECORDER); THENCE SOUTH 51°47'20" WEST 51.78 FEET ALONG THE NORTHERLY LINE OF SAID OAKLEAF SUBDIVISION PLAT "B"; THENCE NORTH 54°31'18" WEST 433.85 FEET TO SAID EASTERLY LINE OF ORCHARD DRIVE; THENCE NORTH 34°39'53" EAST 164.02 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 1.577 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS ALTYN VISTA SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

BRADLEY P. BUEHNER DAN Y. BUEHNER

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

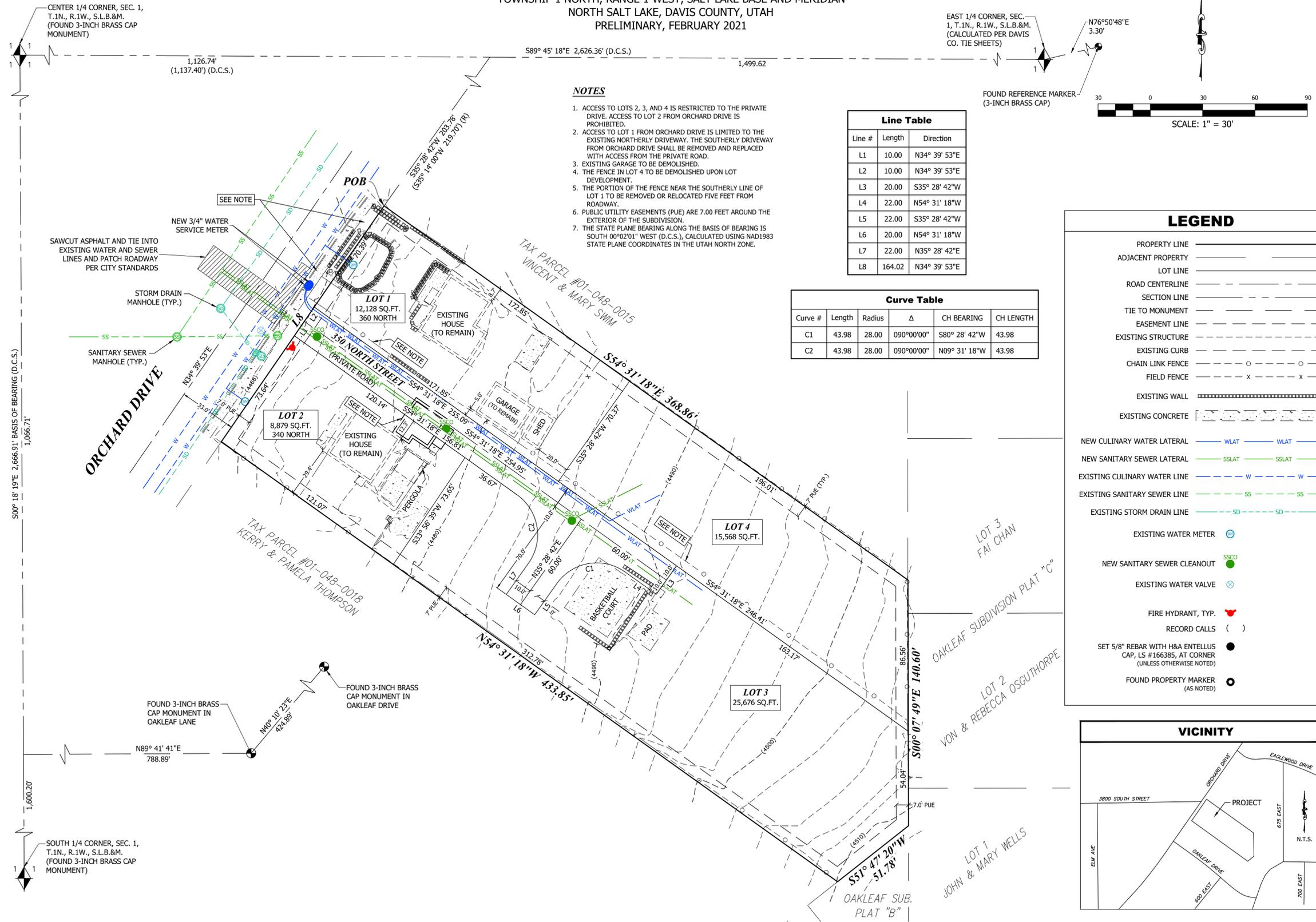
WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED _____ AND RECORDED AT BOOK _____ ON PAGE _____ AS ENTRY NUMBER _____ OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

DATE _____

CORPORATE ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, _____ OF _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____



NOTES

- ACCESS TO LOTS 2, 3, AND 4 IS RESTRICTED TO THE PRIVATE DRIVE. ACCESS TO LOT 2 FROM ORCHARD DRIVE IS PROHIBITED.
- ACCESS TO LOT 1 FROM ORCHARD DRIVE IS LIMITED TO THE EXISTING NORTHERLY DRIVEWAY. THE SOUTHERLY DRIVEWAY FROM ORCHARD DRIVE SHALL BE REMOVED AND REPLACED WITH ACCESS FROM THE PRIVATE ROAD.
- EXISTING GARAGE TO BE DEMOLISHED.
- THE FENCE IN LOT 4 TO BE DEMOLISHED UPON LOT DEVELOPMENT.
- THE PORTION OF THE FENCE NEAR THE SOUTHERLY LINE OF LOT 1 TO BE REMOVED OR RELOCATED FIVE FEET FROM ROADWAY.
- PUBLIC UTILITY EASEMENTS (PUE) ARE 7.00 FEET AROUND THE EXTERIOR OF THE SUBDIVISION.
- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 00°02'01" WEST (D.C.S.), CALCULATED USING NAD1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

Line Table

Line #	Length	Direction
L1	10.00	N34° 39' 53"E
L2	10.00	N34° 39' 53"E
L3	20.00	S35° 28' 42"W
L4	22.00	N54° 31' 18"W
L5	22.00	S35° 28' 42"W
L6	20.00	N54° 31' 18"W
L7	22.00	N35° 28' 42"E
L8	164.02	N34° 39' 53"E

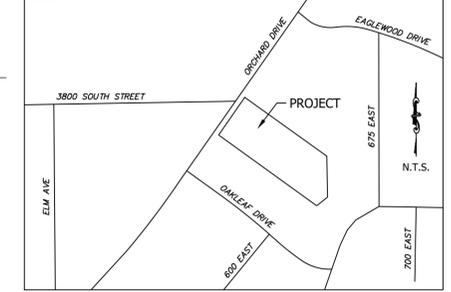
Curve Table

Curve #	Length	Radius	Δ	CH BEARING	CH LENGTH
C1	43.98	28.00	090°00'00"	S80° 28' 42"W	43.98
C2	43.98	28.00	090°00'00"	N09° 31' 18"W	43.98

LEGEND

- PROPERTY LINE _____
- ADJACENT PROPERTY _____
- LOT LINE _____
- ROAD CENTERLINE _____
- SECTION LINE _____
- TIE TO MONUMENT _____
- EASEMENT LINE _____
- EXISTING STRUCTURE _____
- EXISTING CURB _____
- CHAIN LINK FENCE _____
- FIELD FENCE _____
- EXISTING WALL _____
- EXISTING CONCRETE _____
- NEW CULINARY WATER LATERAL — WLAT — WLAT
- NEW SANITARY SEWER LATERAL — SSLAT — SSLAT
- EXISTING CULINARY WATER LINE - - - W - - - W
- EXISTING SANITARY SEWER LINE - - - SS - - - SS
- EXISTING STORM DRAIN LINE - - - SD - - - SD
- EXISTING WATER METER
- NEW SANITARY SEWER CLEANOUT ● SSCO
- EXISTING WATER VALVE
- FIRE HYDRANT, TYP.
- RECORD CALLS ()
- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

VICINITY



1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #1918001 02/03/2021, ALI

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE, UTAH, ON THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE NORTH SALT LAKE ENGINEER, THIS _____ DAY OF _____, 20____.

NORTH SALT LAKE ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF NORTH SALT LAKE, THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

NORTH SALT LAKE ATTORNEY _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: March 9, 2021
SUBJECT: Conditional Use Permit for the Carroll Retaining Wall located at 444 Rosewood Lane

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for the Carroll Retaining Wall located at 444 Rosewood Lane with no conditions.

BACKGROUND

Situated on a corner lot, the Carroll Family residence located at 444 Rosewood Lane currently has a sloped backyard area. The applicant, the Carroll Family, would like to raise the elevation of their backyard to create a flat area for children to play. In order to raise and flatten the backyard a retaining wall along the back (north) and side (west) property lines is necessary.

The side retaining wall (adjacent to Eaglewood Loop) will be eight feet (8') at its tallest point and slope down into the existing retaining wall. This wall will remain five feet (5') away from any and all utility boxes/pedestals. It will be constructed of rock to compliment and match what is already existing. This retaining wall has been structurally engineered.

The back retaining wall will be eight feet (8') in height for the entire stretch of the back property line. It will be a block retaining wall and has been structurally engineered.

REVIEW

City Code section 9-1-3 requires that retaining walls within the front yard public utility easement shall be limited to a height of three feet (3') except by conditional use permit. It also states that no retaining wall may be located closer than five feet (5') from fire hydrants, water meter boxes, telecommunication pedestals and street lights. The proposed side retaining wall will abut Eaglewood Loop and therefore is considered part of the front public utility easement.

The back retaining wall is acceptable per City Code as long as it does not exceed eight feet (8') in height and is designed by a structural engineer. It must also be located a minimum of five feet (5') away from all utility boxes/pedestals.

Both the side and back retaining walls have been planned and designed to City Code with the exception of the side wall's height that exceeds three feet (3').

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

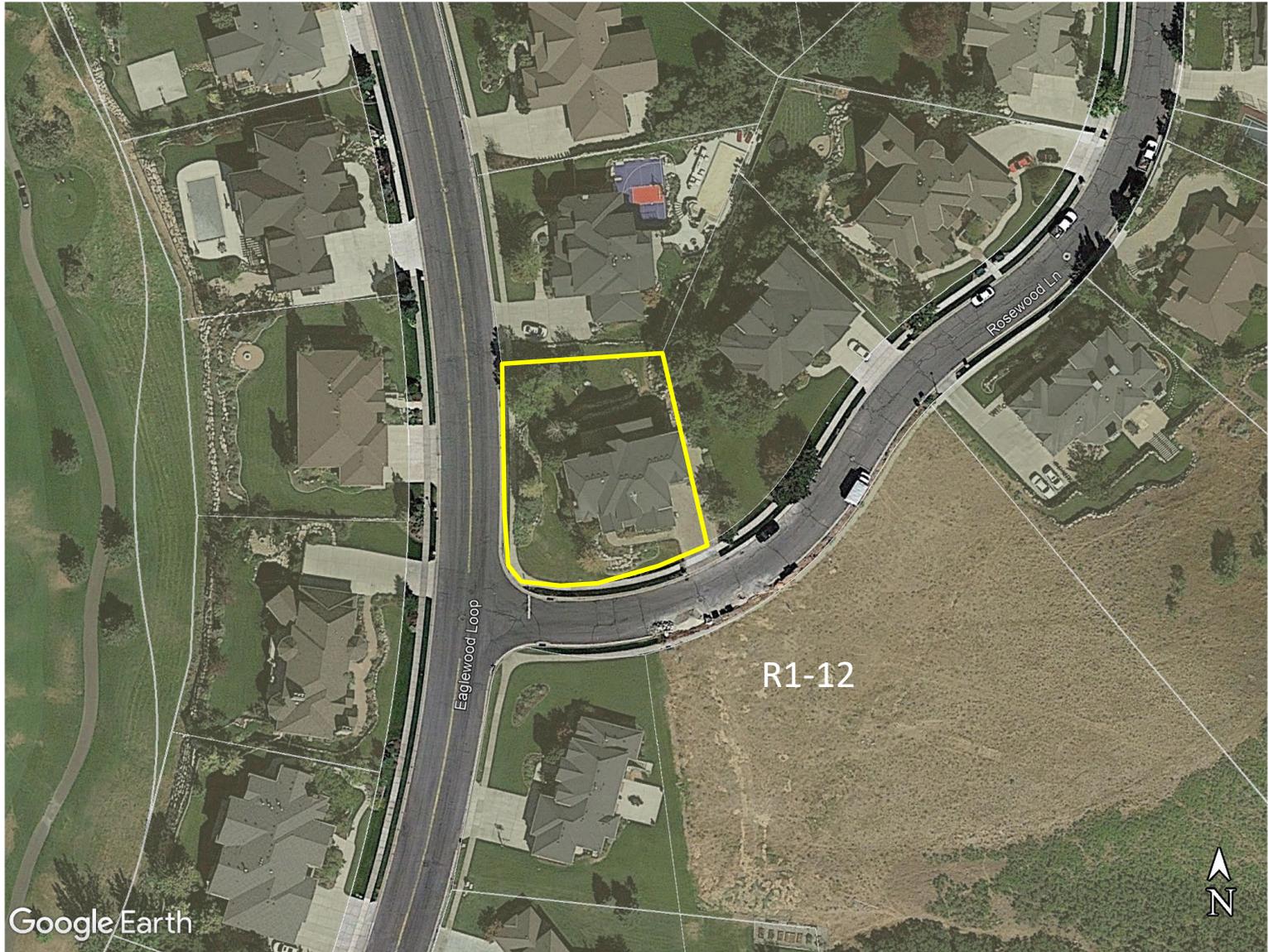
I move that the Planning Commission approve the conditional use permit for the Carroll Retaining Wall located at 444 Rosewood Lane with no conditions.

Attachments

- 1) Aerial/Zone Map
- 2) Site Plan
- 3) Wall Detail/Elevation



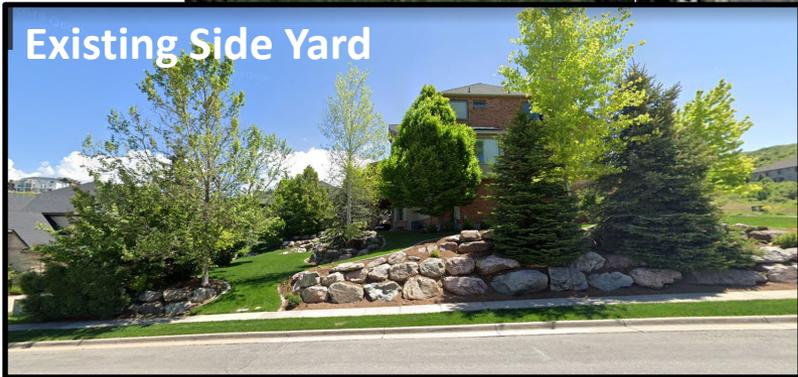
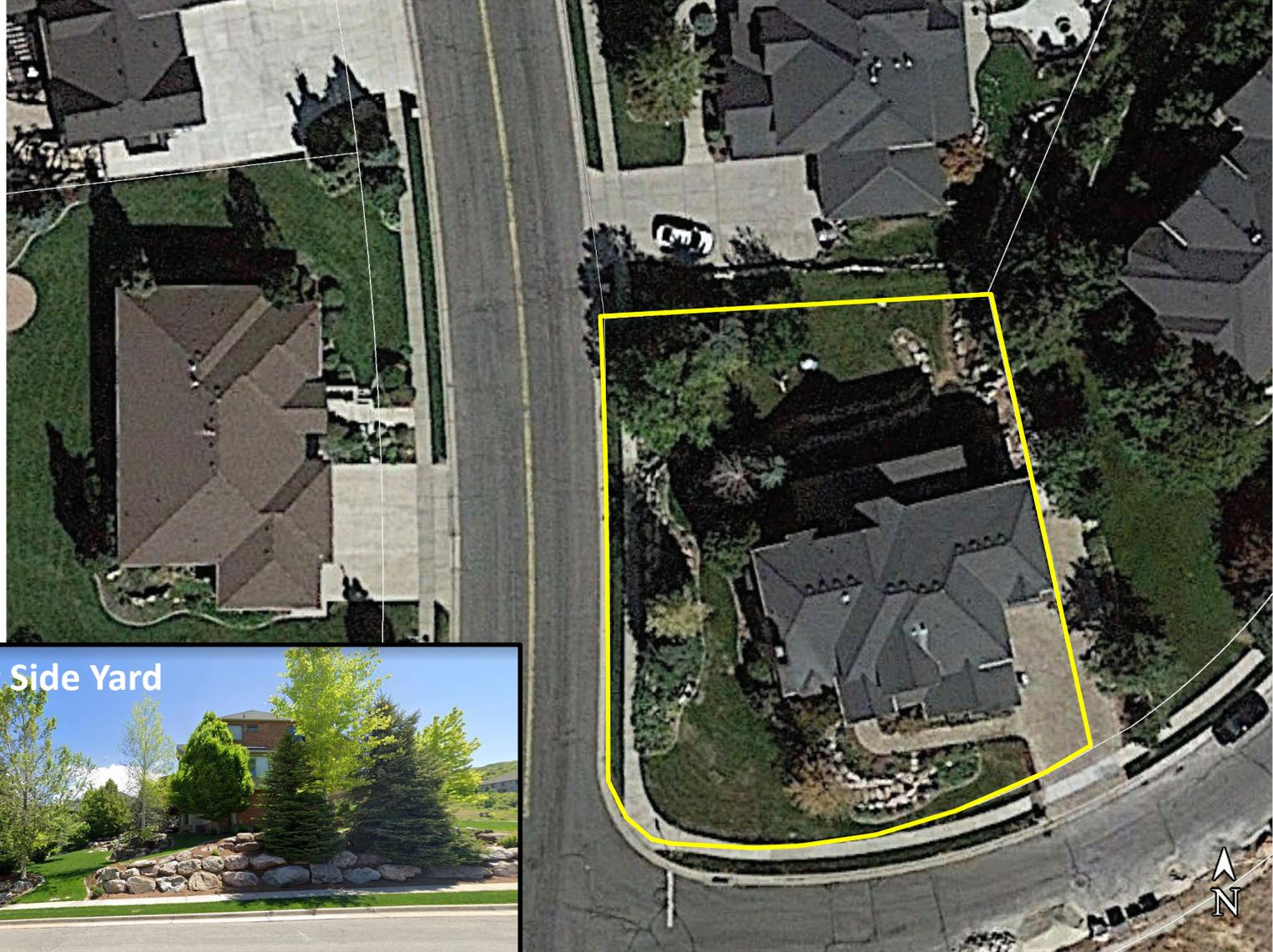
Carroll Retaining Wall 444 Rosewood Lane Zoning





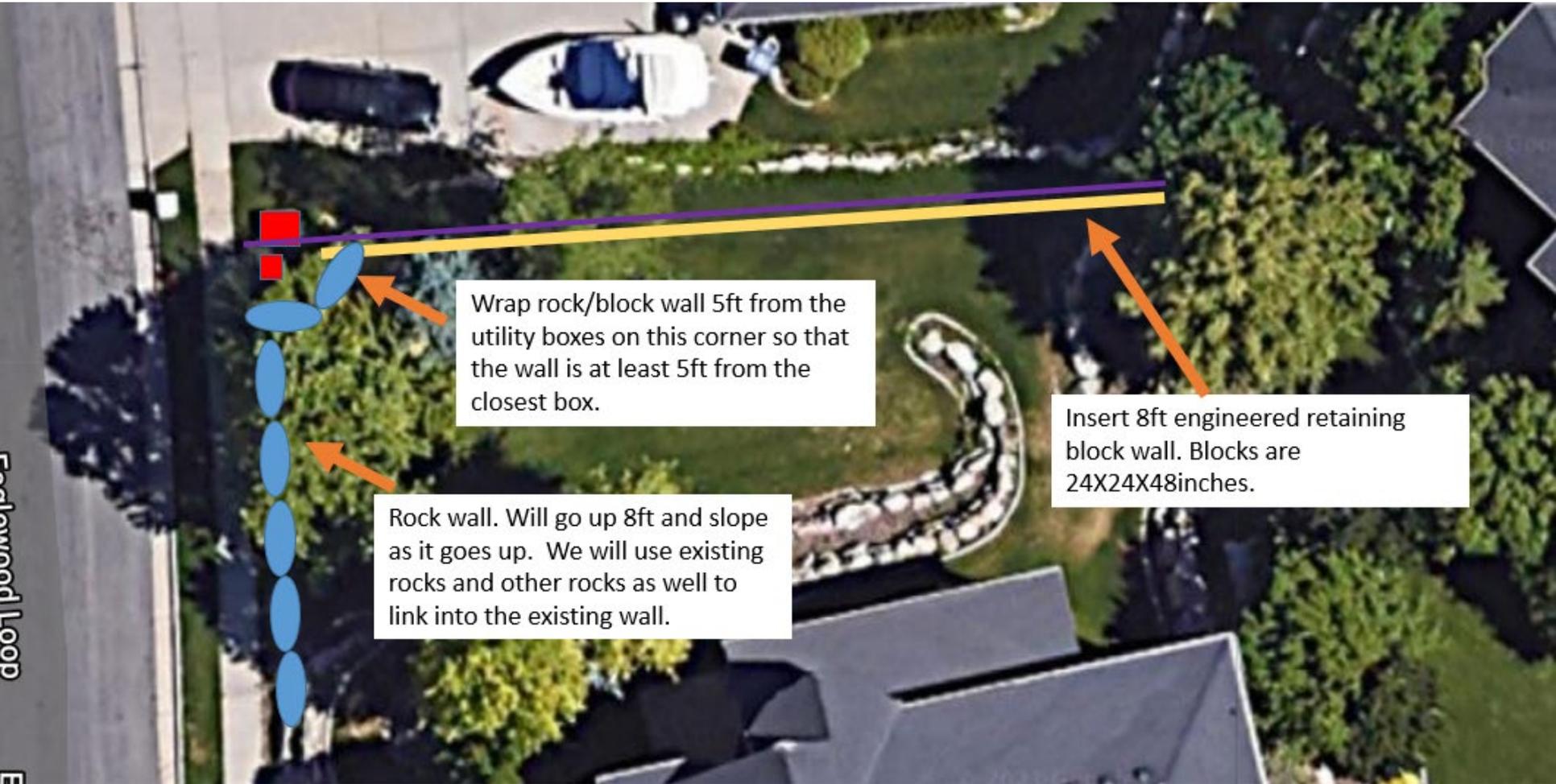
Carroll Retaining Wall

444 Rosewood Lane
Aerial





Carroll Retaining Wall 444 Rosewood Lane Site Plan – By Applicant



Wrap rock/block wall 5ft from the utility boxes on this corner so that the wall is at least 5ft from the closest box.

Rock wall. Will go up 8ft and slope as it goes up. We will use existing rocks and other rocks as well to link into the existing wall.

Insert 8ft engineered retaining block wall. Blocks are 24X24X48inches.

Rosewood Loop

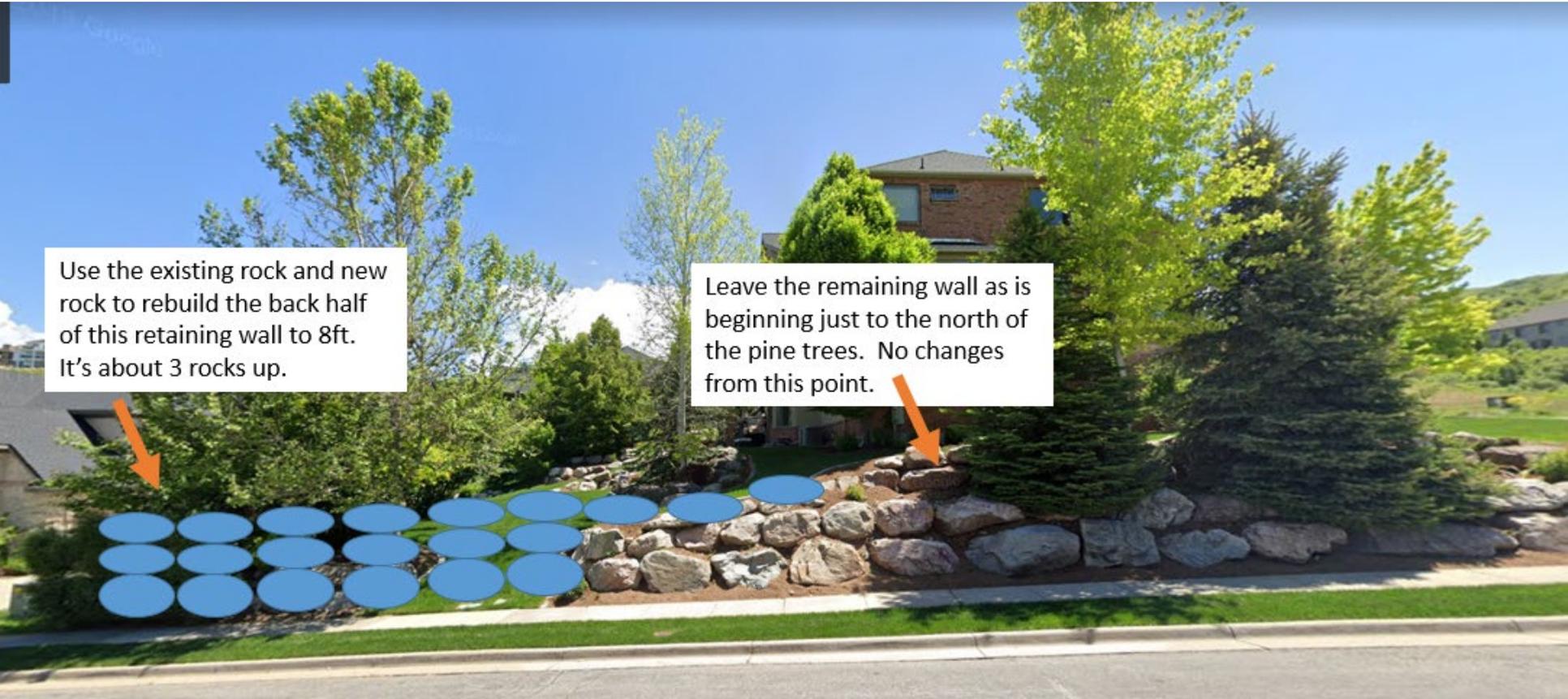
E



Carroll Retaining Wall 444 Rosewood Lane Elevations – By Applicant

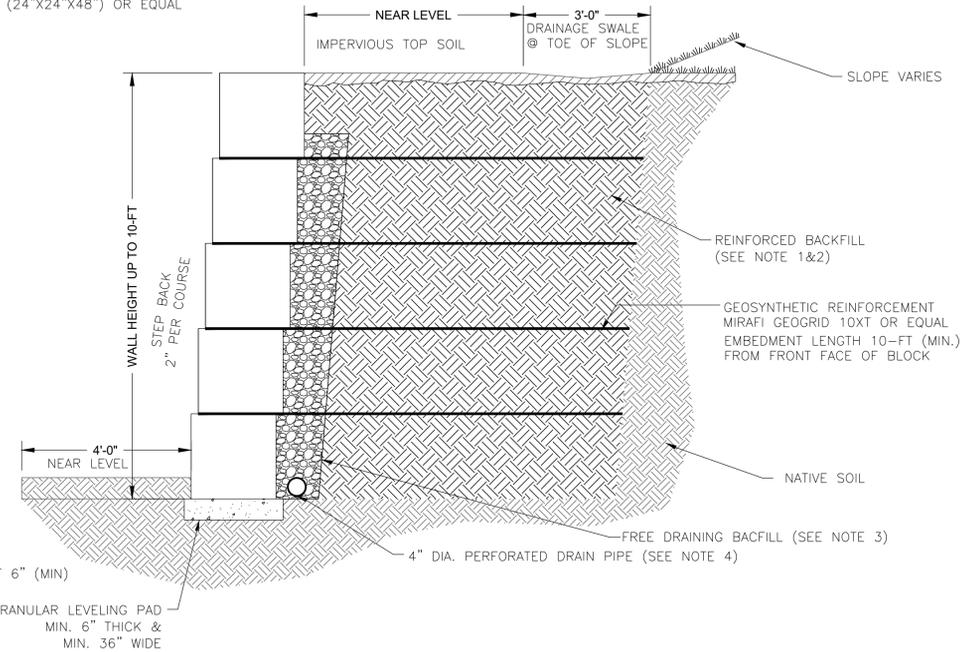
Use the existing rock and new rock to rebuild the back half of this retaining wall to 8ft. It's about 3 rocks up.

Leave the remaining wall as is beginning just to the north of the pine trees. No changes from this point.



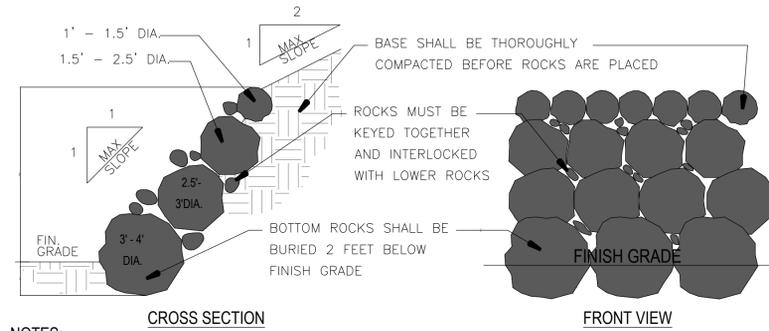
WORLD BLOCK RETAINING WALL SYSTEMS (24"x24"x48") OR EQUAL

NOTE:
VALID FOR 125 PCF SOIL DENSITY AND 2500 PSF (REAL LOAD), 3750 PSF (TOTAL LOAD) ALLOWABLE SOIL BEARING PRESSURE. CONFIRM ONSITE SOIL CONDITIONS WITH GEOTECHNICAL ENGINEERING.



TYPICAL SECTION-MSE REINFORCED RETAINING WALL (UP TO 10-FT)

SCALE: NONE



NOTES:

1. THE ROCKS SHALL BE HARD, DURABLE, AND ANGULAR FIELD STONES AND SHALL INTERLOCK WITH ADJACENT ROCKS.
2. THE ROCKS SHALL BE SET SO AS NOT TO EXCEED A 1 TO 1 SLOPE AS SHOWN.
3. LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCK SPALLS OF SUITABLE SIZE AND RAMMED TIGHTLY INTO PLACE FROM THE BOTTOM TO THE TOP.
4. ALLOW HEIGHT OF WALL HORIZONTAL DISTANCE BETWEEN ROCK WALLS.

ROCK RETAINING WALL DETAILS (UP TO 9-FT)

NOT TO SCALE

NOTES:

1. BACKFILL MATERIALS SHALL CONSIST OF IMPORTED SOILS WITH MAX. PARTICUL SIZE OF 1.5", AT LEAST 70% PASSING 0.75" SIEVE, LESS THAN 15% FINES (I.E. PERCENT PASSING NO. 200 SIEVE), AND ARE NON-PLASTIC.
2. PLACE BACK FILL SOILS IN LOOSE LIFTS NOT TO EXCEED A THICKNESS OF 12 INCHES, MOISTURE CONDITIONED WITHIN 2% OF OPTIMUM, COMPACTED TO 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D1557.
3. FREE DRAINING BACKFILL SHALL BE GRAVEL HAVING LESS THAN 5% PASSING NO. 200 SIEVE.
4. 4-INCH DIA. PERFORATED DRAIN PIPE WITH OUTLETS THROUGH FACE OF WALL @ 40' O.C. SHALL BE WRAPPED WITH FABRIC, SLOPED AT 2% (MIN.) TO SIDE OF WALL AND DISCHARGED TO APPROPRIATE DRAINAGE.
5. FOLLOW ALL MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS.
6. WALL CONSTRUCTION OBSERVATIONS MUST BE COMPLETED BY A REPRESENTATIVE OF GILSON ENGINEERING AT THE FOLLOWING MILESTONES:
 - A. FOLLOWING COMPLETION OF EXCAVATION FOR PLACEMENT OF LOWEST BLOCK (PRIOR TO PLACEMENT OF BLOCK, GRAVEL OR FABRIC)
 - B. FOLLOWING PLACEMENT OF BOTTOM ROW OF BLOCKS, DRAIN PIPE, CLEAN GRAVEL, AND FABRIC (PRIOR TO PLACEMENT OF MORE THAN 2 ROWS OF BLOCK)
 - C. UPON COMPLETION OF BLOCK WALLS GILSON ENGINEERING WILL PROVIDE AN AS-CONSTRUCTED REPORT.



DATE	REVISIONS
12/08/20	REWORKING WALL
	RETAINING WALL
	DESIGNED/DRAWN BY: RJD
	CHECKED: BG
	APPROVED: BG

1" SCALE IS 3/16" = 1' ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

DATE	REVISIONS
12/08/20	REWORKING WALL
	RETAINING WALL
	DESIGNED/DRAWN BY: RJD
	CHECKED: BG
	APPROVED: BG

RETAINING ROCK WALL DETAILS
JEFF AND CHELSEA CARROLL RESIDENCE
444 ROSEWOOD LANE NORTH SALT LAKE CITY
UTAH 84054

REVISION: **A**

PROJ. # - -

S.101

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 FEBRUARY 23, 2021

4
5 **DRAFT**

6
7 This meeting was held electronically via Zoom.

8
9 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Brandon Tucker
10 led those present in the Pledge of Allegiance.

11
12 PRESENT: Commission Chair Ted Knowlton
13 Commissioner Ron Jorgensen
14 Commissioner BreAnna Larson
15 Commissioner Katherine Maus
16 Commissioner Brandon Tucker
17 Commissioner Alisa Van Langeveld
18 Commissioner William Ward

19
20 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,
21 Planner; Andrea Bradford, Minutes Secretary.

22
23 OTHERS PRESENT: Dee Lalliss, resident; Cayden Gill, Illustrious Industries; Bryan Larson.

24
25 1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING
26 ELECTRONIC MEETING

27
28 Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has
29 determined that conducting public meetings of the Planning Commission with an anchor location
30 where the public could attend in person, presents a substantial risk to the health and safety of
31 those who may be present at that location based upon the current Covid-19 pandemic and the
32 limited staff support to properly ensure physical distancing and sufficient disinfection for
33 attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold
34 meetings for the month of February 2021 by electronic means only, and will not include an
35 anchor location where the public could attend in person.”

36
37 2. PUBLIC COMMENTS

38
39 There were no public comments.

40 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ILLUSTRIOUS
41 INDUSTRIES AT 580 NORTH 700 WEST

42
43 Mackenzie Bennett reported that the applicant, Illustrious Industries sells used home appliances
44 and associated parts online and in store. Illustrious Industries has proposed to operate at 580
45 North 700 West in the manufacturing distribution (MD) zone. Used merchandise stores require a
46 conditional use permit to operate in this zone. There are two buildings onsite and the applicant
47 will only occupy and operate out of the building on the western side of the property (adjacent to
48 the intersection of 700 West and 600 North). This building is approximately 9,800 square feet in
49 size. Of that square footage, 9,400 would be used for storing, processing and or assemblage of
50 merchandise. The remaining 400 square feet would be used as a display area and there will be no
51 outdoor storage.

52
53 Mackenzie Bennett showed the parking plan provided with the twelve required parking stalls as
54 well as a designated area for three box trucks, which would be separate from the guest/employee
55 parking. The Development Review Committee (DRC) recommends that the three trucks be
56 parked on the west side of the building along 700 West. Sherrie Pace commented that the loading
57 docks/bay doors were also located on the west side of the building.

58
59 Mackenzie Bennett commented that the proposed parking plan showed that one bay door would
60 be blocked. The DRC and the applicant both felt that access to one open bay door was sufficient.
61 The DRC recommended approval of the conditional use permit for Illustrious Industries with the
62 condition that all employee and guest parking be delineated and signed appropriately.

63
64 Commissioner Van Langeveld asked why the code required the sale of used merchandise to
65 obtain a conditional use permit. Sherrie Pace replied that the original intent was to address pawn
66 shops particularly to ensure that stolen merchandise was not being resold.

67
68 Commissioner Van Langeveld asked about hazardous material such as Freon in old refrigerators.
69 She asked if there was a plan to manage these types of materials. Sherrie Pace said these types of
70 items had to be recycled a certain way and could not just be taken to the landfill.

71
72 Mackenzie Bennett commented that one of the box trucks would be used to transport product and
73 the other trucks would be used to store scrap metal and other items to be transported for
74 recycling/proper dumping site.

75
76 Commissioner Van Langeveld inquired about the process when someone with potentially
77 hazardous materials applied for a business license. Sherrie Pace responded that this was part of
78 the approval process and that the fire district reviewed the MSDS sheets and disposal process as
79 well as the sewer district if necessary. She said that a business license had already been
80 submitted and staff had flagged it as requiring a conditional use permit.

81

82 Cayden Gill, Illustrious Industries, said that they focused on selling dishwashers, microwaves,
83 and stoves. He said they did not sell refrigerators.

84

85 **Commissioner Jorgensen moved that the Planning Commission approve the conditional**
86 **use permit for Illustrious Industries located at 580 North 700 West with the following**
87 **condition:**

88

89 **1) All employee and guest parking be delineated and signed appropriately**

90

91 **Commissioner Van Langeveld seconded the motion. The motion was approved by**
92 **Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

93

94 **4. DISCUSSION: HATCH PARK GOALS AND OBJECTIVES**

95

96 Sherrie Pace provided an overview of Hatch Park and said that the City had purchased multiple
97 homes adjacent to the park, with plans to purchase the remaining homes in the future. She said
98 there were three homes left to purchase before the expansion of the park onto those properties. A
99 steering committee has been formed to determine the outcome of the park such as a nature,
100 sports, or other type of theme. Katherine Maus was the Planning Commission representative on
101 this committee. Ms. Pace asked for feedback from the Planning Commission on what they would
102 like to see in the redesign of the park.

103

104 Sherrie Pace reported on the general plan which was adopted in 2013 and the need for a town
105 center. She said Hatch Park was the cornerstone of the town center and would help to unify the
106 east and west sides of the City. The other component of the general plan was transit including
107 bus rapid transit (BRT) and the transit stops. The part of the general plan related to Hatch Park
108 created a central gathering place, established Hatch Park as the clear focal point/gathering space
109 of the Town Center, expanded the Park to Main Street and 150 North as well as enhanced its role
110 as the central park space for the City, encouraged redevelopment of properties on the north and
111 east sides of Main street adjacent to the Park, the use of Hatch Park for public and private civic
112 events and City sponsored celebrations, included street trees and themed lighting and signage,
113 emphasized pedestrian and cyclists with bike lanes, protected crossings and trails, and preserved
114 the historic Bamberger District.

115

116 Sherrie Pace then spoke on the Town Center Master Plan that was adopted in 2016 and how
117 Hatch Park was a focal point and connection through the trail system. She said this plan included
118 routes for residents to get to Hatch Park from different areas of the City. The features of the
119 Town Center Master Plan includes how streets, landscaping, cross sections, etc. should look .
120 She showed examples of the cross section for Hatch Park, which included street trees, a center
121 median, and on street parking. In 2017, the City conducted a Main Street neighborhood survey
122 for the areas around the park. This survey gathered information related to the age of the residents
123 in the area, which showed that the majority of those surveyed were 30 years old and up and the

124 preferred amenities including walking paths, pavilions, and picnic tables. She said that future
125 surveys would be citywide.

126

127 Sherrie Pace reported on the active transportation plan, which was completed in 2020 and
128 included Bountiful and Centerville. This would incorporate and join trails and bike paths
129 throughout the City and into these neighboring cities with Hatch Park as the focal point.

130

131 Chair Knowlton spoke on the Town Center Master Plan there was a trail network and asked if
132 the 2020 Active Transportation Plan superseded that plan. Sherrie Pace replied that they would
133 be complimentary plans.

134

135 Sherrie Pace reviewed the Town Center Branding and Wayfinding, which was adopted in 2020.
136 This included a logo specifically for the Town Center, street furnishings (benches, bicycle racks,
137 tree grates, etc.), and public art. She also said there would be different types of signage including
138 gateway, trail, informational, map, and auto as well as flag banners. Ms. Pace then spoke on the
139 Town Center form based code, which called for some improvements in Hatch Park including a
140 community center and other structures in the park.

141

142 Sherrie Pace reported on the Park Committee and said that they had several brainstorming
143 activities including viewing a map of the park and seeing how much space certain amenities
144 would take such as a sports field. She created a visual of potential park layouts, which included a
145 “living room” area with a water feature, a “kitchen” area for food trucks and other vendors, and a
146 “teen” area with skate park, etc. Ms. Pace said staff would then meet with the consultant to
147 organize the ideas into three plans for public input.

148

149 Commissioner Maus said that the Committee was still reviewing big ideas. Sherrie Pace
150 commented that they were still determining if it was going to be a sports park with ball fields or
151 a community gathering space.

152

153 Commissioner Jorgensen mentioned the potential for a northbound onramp to I-15 and if this
154 would still occur. He spoke on the proximity of Hatch Park to the current freeway and the
155 resulting noise. Sherrie Pace said the legislature had provided funding for an I-15 widening
156 project. She said that there were discussions with the consultants about the possibility of moving
157 that section of the freeway west.

158

159 Commissioner Jorgensen suggested that the Committee review ways to mitigate the freeway
160 noise via a sound wall or something similar.

161

162 Commissioner Van Langeveld expressed support for a community center at Hatch Park and a
163 looped trail around the park. She advised that the Committee consider where other City parks fit
164 into this plan such as Legacy Park as a sports park, etc. Sherrie Pace asked if this meant the parks
165 should not duplicate each other or if they should complement each other. Commissioner Van

166 Langeveld clarified that she just felt there should be an awareness of the other parks and a
167 discussion of all the parks during the planning process.

168
169 Chair Knowlton suggested that this could even include parks in adjacent municipalities and the
170 needs those parks filled. He said there was a basic supply/demand calculus for sporting facilities
171 that the consultant should be able to supply. He suggested the Town Center Park be used for
172 multi purposes such as events for the synergy with nearby restaurants and public transportation.

173
174 Sherrie Pace commented on sports tournaments and said that there needed to be multiple fields to
175 host the bigger tournaments. Mackenzie Bennett also said those types of tournaments required
176 more parking as well.

177
178 Mackenzie Bennett said some of the items that were discussed included a main point of interest
179 or feature, available water access and drainage for water features, or themes for the park. She
180 said other ideas included a real treehouse and interactive playgrounds.

181
182 Commissioner Jorgensen suggested a focus on the Bamberger railway and the park's history. He
183 also asked about salvaging some of the mature trees at the park.

184
185 Chair Knowlton brought up the idea of how the edges of the park interacted with the Town
186 Center specifically the southeast corner. He said parking should enforce beautiful edges and not
187 detract. Sherrie Pace replied that one of her ideas was parking similar to Liberty Park with
188 landscaping at the edge and parking along an interior loop.

189
190 Commissioner Larson asked in regards to a theme and what this entailed. Sherrie Pace said one
191 theme was the Bamberger Railway or the community living room, which would have options for
192 all ages. Mackenzie Bennett said that the steering committee was not set on a theme but were
193 actively trying to find something that would be timeless and exciting for all generations.

194
195 Chair Knowlton asked about the acreage of the park. Sherrie Pace replied that the park would be
196 15.5 acres after the property acquisitions.

197
198 Commissioner Larson asked about the Chick-fil-a in the City. Sherrie Pace replied that Chick-fil-
199 a was temporarily operating in the City. The franchisee of the City Creek location had been
200 given the food trucks/trailers to use temporarily due to COVID reducing foot traffic to the City
201 Creek location. The business may be testing the market but that has yet to be confirmed.

202
203 Commissioner Larson also asked about the Amazon Distribution Center in the City. Sherrie Pace
204 responded that the shell was completed and Amazon would be moving their shelving and
205 conveyor belt system in with an opening date in April 2021.

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

208
209 The City Council meeting on February 16th was cancelled.

210
211 6. APPROVAL OF MINUTES

212
213 The Planning Commission meeting minutes of February 9, 2021 were reviewed and approved.

214
215 **Commissioner Larson moved that the Planning Commission approve the meeting minutes**
216 **from February 9, 2021 with the changes that were mentioned. Commissioner Jorgensen**
217 **seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen,**
218 **Larson, Maus, Tucker, Van Langeveld and Ward.**

219
220 7. ADJOURN

221
222 Chair Knowlton adjourned the meeting at 7:38 p.m.

223
224 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
225 *Tuesday March 9, 2021 by unanimous vote of all members present.*

226
227
228
229 _____
Linda Horrocks, City Recorder