



**CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT**

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**NORTH SALT LAKE PLANNING COMMISSION
NOTICE & AGENDA
April 26, 2022
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:

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Presentation-Public Comment Period, I-15 Reconstruction EIS, Horrocks Engineering & The Langdon Group
- 4) Work Session: Town Center Form-Based Code Draft Chapters 1, 3, and 4
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 4/12/2022

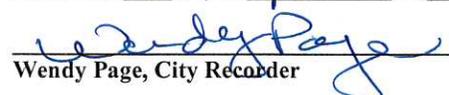
Adjourn

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 25th day of April, 2022.

Dated this 25th day of April, 2022.


Wendy Page, City Recorder



CHAPTER 25

TOWN CENTER ZONING DISTRICT

SECTION 1: INTRODUCTION, ADMINISTRATION, AND DEFINITIONS

10-25-101: Purpose

10-25-102: Administration

10-25-103: General Requirements

10-25-104: Definitions

10-25-101: PURPOSE:

The purpose of the Town Center (TC) Zoning District is established to provide standards for development which facilitate the implementation of the North Salt Lake Town Center Master Plan adopted in 2016. The plan vision calls for the establishment of a contiguous, distinctive town center through the implementation of a Form-Based Code. The TC Zone and its sub-districts are intended to allow existing uses to continue while integrating new mixed use and residential development appropriately for the following purposes:

- (1) To achieve mixed use development that is appropriate in scale and intensity for the neighborhoods and sites proximate to transit stops and stations.
- (2) To establish a relationship between buildings, streets, and open spaces that are pedestrian, bicycle, and transit-oriented.
- (3) To preserve and enhance the City's natural resources, energy, water, and open spaces, and to promote innovative development that sustainably addresses these issues, including stormwater runoff management and urban heat island effect mitigation.
- (4) To ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.
- (5) To promote a variety of transportation options for residents and visitors.

10-25-102: ADMINISTRATION:

A. Application.

The Town Center (TC) Zoning District requirements apply to all parcels within the geographic area identified in Figure 1.0. The Town Center Zoning Sub-districts are identified in Section 3 Sub-districts (see 10-25-301), Permitted Uses within Section 4 (see 10-25-401) and permitted Building Types within Section 5 (see 10-25-501).



Figure 1.0: Town Center Zone Boundary

B. Administration & Enforcement.

The provisions of this code shall be administered and enforced by the Planning Commission and City staff unless otherwise specifically stated. Where provisions of this code differ from the City of North Salt Lake Code Title 10 requirements, the requirements of this code shall apply.

C. Scope of Regulations.

1. **New Development.** All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations contained herein.
2. **In-Process Development.** Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, or an approved development agreement is in place, said development may comply with the plans from which the permit was approved and, upon completion of all required improvements and conditions of approval, receive final certificate(s) of occupancy or acceptance, as applicable, provided the following:
 - a. Work or construction is begun within one year of the effective date of this code, or within the deadlines prescribed in an approved development agreement; and
 - b. Work or construction continues diligently toward completion.
3. **Zoning and Sub-District Amendment.** Refer to *North Salt Lake Code 10-3-1* for the process of zoning and sub-district amendments. In addition to this process, the following provisions apply for the Town Center Zone.
 - a. **Adjacency Requirement.** For the Town Center Zone, parcels seeking re-zoning inclusion in the zone must be adjacent to the existing Town Center Zone. Parcels zoned Town Center seeking re-zoning to a zone other than the Town Center Zone must be adjacent to their desired zone. The Town Center Zone must remain contiguous.
 - b. **Sub-district Amendments.** Sub-district amendments will be processed the same manner as zoning map amendments.

D. Nonconformance. After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered nonconforming and are subject to the standards of Title 10 Chapter 5 Nonconforming Uses and Noncomplying Structures with the following additions:

1. **Street facade revisions.** When a renovation of the front facade occurs with no added building square footage, the street facade requirements shall be met when the existing building front or corner facade is located within the minimum/maximum setback area build-to area and the renovation includes any one of the following:
 - a. Installation of additional doors or a change in location of a door.
 - b. Expansion or change in location of any thirty (30) percent of windows by total area on any street façade.
 - c. Replacement of thirty (30) percent or more of facade materials on any street facing facade with a different facade material.

2. Roof revisions. When the existing building front or corner facade is located within the build-to area and a renovation of the shape or style of the roof occurs with no added building square footage, the roof type requirements for the frontage type permitted in the district shall be met.
3. Nonconforming site characteristics. Site characteristics, including impervious site coverage, curb cut quantity and location, parking, signage, landscaping, and other non-structural but physical characteristics of a site, may continue based on the following conditions:
 - a. Ten (10) percent exception. A site characteristic is not considered nonconforming if the size of the nonconformance is ten (10) percent or less of any requirement of Chapter 25.
 - b. Change in associated use. The right to continue shall be terminated if the associated use changes or the number of dwelling units, gross floor area, or capacity increases by fifty (50) percent or more.
 - (1) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign does not increase the lot's nonconformance.
 - c. Change in associated structure. The right to continue shall be terminated if the associated structure is altered to increase its gross floor area by fifty (50) percent or more.
 - d. Abandonment. The right to continue shall be terminated if the associated use or structure, conforming or not, is abandoned for a period of twelve (12) consecutive months.

10-25-103: GENERAL REQUIREMENTS:

A. Applicability.

The following general block, lot, and street design requirements are applicable to the Town Center.

B. Interconnected Street Pattern.

The streets network shall form an interconnected design of multiple intersections and resulting block sizes as designated in the requirements of 10-23-103(C) Access. The purpose of these regulations are:

1. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
2. Redevelopment that occurs mid-block shall provide pedestrian connections.
3. Cul-de-sacs shall be accompanied by pedestrian connections to through streets.
4. Streets shall follow natural features rather than interrupting or dead-ending at the feature.
5. Streets shall terminate at either an open space or a building facade.
6. Refer to **2.0 Street Types** (NSL Code 10-25-201) for street requirements. Streets shall be aligned on opposite sides of the block, wherever feasible.

C. Access.

1. Primary vehicular access shall not be from a street other than Center Street or US 89, unless the parcel is also fronted by one of these streets and/or it is the only option. In these cases, the Planning Commission the appropriate street(s) for vehicular access. The determination shall be based on locations of existing, proposed, probable, or desirable vehicular access points of other developments. Access to US 89 shall comply with applicable UDOT access management regulations.
2. Pedestrian and Bicycle Corridors are required on blocks longer than 500 feet where there is an opportunity to connect to an existing or planned public right-of-way or trail. See *NSL Code 10-25-204* Pedestrian and Bicycle Corridors.
 - a. When combined with mid-block street crossings, these pathways shall align to facilitate convenient and safe pedestrian movements.
 - b. Pedestrian and Bicycle Corridors shall be located within the middle third of a block face, where possible.
 - c. Minimum width for Pedestrian and Bicycle Corridors rights-of-way or easements is 20 feet.
 - d. The square footage dedicated to Pedestrian and Bicycle Corridors can be applied toward the open space required by **Section 6**, given they meet the standards in **Table 6.2 (1)**.

D. Lots.

1. Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.
2. Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in Section **5.0 Building Type** (*NSL Code 10-25-502*) requirements.
3. Typical Lot Configuration. All lots shall have frontage along a public or private street unless otherwise specified.
 - a. Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - b. Through-Lots. Through lots fronting on two parallel streets are not permitted with the exception of a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements.
 - c. Flag Lots. Flag lots are prohibited.

10-25-104: DEFINITIONS:

A. Applicability.

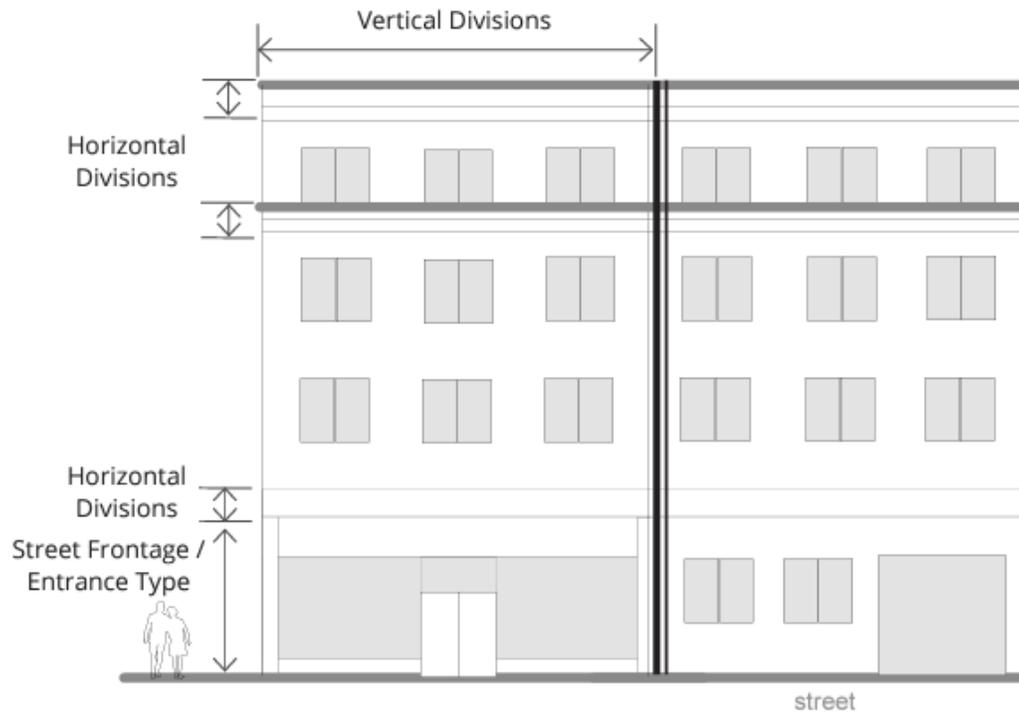
The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics. These definitions are specific to the Town Center. All general definitions apply to the Town Center Code as well. Where a conflicting definition may exist, the definitions in this section shall prevail.

B. General Terms.

For the purposes of this code, the following terms shall have the following meanings.

1. **Accessory Structure.** The general term for a subordinate and incidental structure detached from, but located on the same lot as the principal structure.
2. **Accessory Uses.** A use of land located on the same parcel as the principal use but is subordinate and incidental to the principal use.
3. **Assembly Use.** The use of a building or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, and recreational or like purposes with an occupant load of fifty (50) or more persons. Assembly includes such uses as a community center, house of worship, and private clubs and lodges.
4. **Blank Wall Limitations.** A restriction of the amount of windowless area permitted on a facade with street frontage.
5. **Block Length.** A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
6. **Building Type.** A classification or kind of structure defined by the combination of physical configuration and form, but does not describe the building function or use.
7. **Build-To Area (BTA).** The area on a lot, measured parallel from the street property line, where a structure must be located within the minimum and maximum range of setback allowed.
8. **Courtyard.** An outdoor area enclosed by a building on at least two sides and open to the sky.
9. **Coverage, Front Property Line.** The percentage of the front property line occupied by the width of a building.
10. **Critical Root Zone.** The area measured outward from the trunk of a tree representing the essential area of the roots that must be preserved for the tree's livelihood. The CRZ is measured as one and one-half (1.5) foot of radial distance outward from the trunk for every inch of tree caliper or diameter (measured at 4.5 feet above the mean grade of the tree's trunk).
11. **Drive-Through Facilities.** Any establishment that provides products or services which allow patrons to be served while remaining in a vehicle adjacent to the building.
12. **Entrance Type.** The permitted treatment types of the ground floor Facade of a Building Type.
13. **Entrance, Principal Location.** A building's entrance which provides the most direct access to a building's main lobby from a public street, sidewalk, or courtyard connected to and visible from a public street or sidewalk.
14. **Facade Divisions, Horizontal.** The use of a horizontally oriented expression line or form to divide the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

15. Facade Divisions, Vertical. The use of a vertically oriented expression line or form to divide portions of the facade into vertical divisions. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.



16. Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line. Corner lots have two front facades.
17. Gross Floor Area. The sum of all horizontal areas of a building, measured from the exterior faces of exterior walls or from the center line of walls separating two buildings, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
18. Impervious Coverage Any non-vegetated area of a lot that prevents the absorption or infiltration of rainfall into the soil. This includes driveways, roads, parking lots, rooftops, and sidewalks. Impervious Surface: A hard surface area that prevents or substantially impedes the natural infiltration of water into the underlying soil, resulting in an increased volume and velocity of surface water runoff. Impervious surface includes, but is not limited to, buildings, roadways, driveways, parking, sidewalks, patios and courts for sports activities.

19. Landscape Area. Any combination of living plants (such as grasses, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative pervious paving materials). Landscaped Area on a lot shall not include areas dedicated to a structure, parking or loading facility.
20. Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
21. Open Space. A planned outdoor landscaped area outside the required setbacks and minimum buffers, which is designed and installed or retained and enhanced for use by the residents of the property for gatherings, activities or visual enjoyment.
22. Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
23. Pervious Surface, Semi. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
24. Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material.
25. Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - a. Garage doors are permitted on the front facade.
 - b. Exempt from maximum driveway widths.
 - c. Exempt from height regulation.
26. Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small-scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
27. Property Line, Front. The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured. Corner lots have two (2) front property lines.
28. Property Line, Rear. The boundary of a lot that is approximately parallel to the front property line, on corner lots the rear property line shall be designated as the property line opposite of the front property line containing the primary building entrance.
29. Property Line, Side. The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.
30. Residential. A land use or building with one or more dwelling units located within the principal structure, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
31. Roof Type. The architectural design style, material detail, and structural supports which make up the exterior upper covering at the top of a building
32. School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.
33. Setback, Corner. The minimum/maximum distance required to be maintained between a structure and an intersection of two property lines, both adjacent to a public right of way.

34. **Setback, Front.** The minimum/maximum distance required to be maintained between a structure and front property line. Building components, such as awnings or signage, are permitted to encroach into the Setback.
35. **Setback, Rear.** The minimum distance required to be maintained between a structure and the rear property line.
36. **Setback, Side.** The minimum distance required to be maintained between a structure and a side property line.
37. **Story.** The portion of a building included between the upper surface of a floor and the upper surface of the floor/roof above.
38. **Story, Ground.** Also referred to as ground floor. The first habitable level of a building that is level to or elevated above the finished grade, curb, or street elevation on the front and corner facades, excluding basements or cellars.
39. **Story, Height.** Story height is measured in feet between the floor of a story to the floor of the story above it.
40. **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
41. **Story, Visible Basement.** A half story partially below grade and partially exposed above.
42. **Street Face.** The facade of a building that faces a public right-of-way.
43. **Street Type.** The permitted and regulated types of streets in this code.
44. **Street wall.** The vertical plane created by building facades along a street. A continuous street wall occurs when buildings are located in a row next to the sidewalk with minimal to no separation between buildings.
45. **Structure, Principal.** Also referred to as the principal building. The main building(s) on a single lot which contains the primary use on the property.
46. **Tower.** A decorative, structural element located on a building roof or adjacent to a building and extending above the roof line.
47. **Transit Station.** A public transportation boarding facility with a platform(s) or other passenger loading or unloading zone, may include a waiting area, ticket office or machines, restrooms, or concessions.
48. **Transparency.** The degree to which a building uses an opening or glass as a primary building material in the composition of the building facade.
49. **Tree Canopy Coverage.** The area of ground covered or shaded by a tree's canopy, measured in square feet.
50. **Tree Canopy.** The estimated land area covered or shaded by branches, leaves, or other foliage from woody vegetation at maturity.
51. **Vehicular Access.** The permitted means of vehicular ingress and egress to a lot.

CHAPTER 25
TOWN CENTER ZONE
SECTION 3: SUBDISTRICT ZONES

10-25-301: Introduction

10-25-302: Subdistrict Map

10-25-301: INTRODUCTION

The North Salt Lake Town Center Zone contains six zoning subdistricts that provide a mix of building types and uses at a range of scales. This mix of residential, commercial, and civic uses is intended to implement the North Salt Lake Town Center Master Plan by regulating building form and uses. Refer to Section 4.0 Uses (*NSL 10-25-402*) and Section 5.0 Building Types (*NSL Code 10-25-501*) for the list of uses and building types permitted within each of the following subdistricts:

- Core. (TC-C)
- Arts & Park. (TC-AP)
- Center & Orchard. (TC-CO)
- Boulevard. (TC-B)
- North 89. (TC-N89)
- Edge. (TC-E)

10-25-302: SUBDISTRICT MAP

A. Mapped Subdistricts.

Regulation of the Town Center Zoning District as identified on the “Zoning Map of the City of North Salt Lake” illustrates the boundaries for the Town Center (TC) Zone. Figure 3.1 illustrates the boundaries of the Town Center Subdistricts contained within the TC Zone.

B. Map Amendment.

The Town Center zone and subdistrict boundaries may be amended as provided in *NSL Code 10-3-1 Procedures for Amendments and Rezonings*.

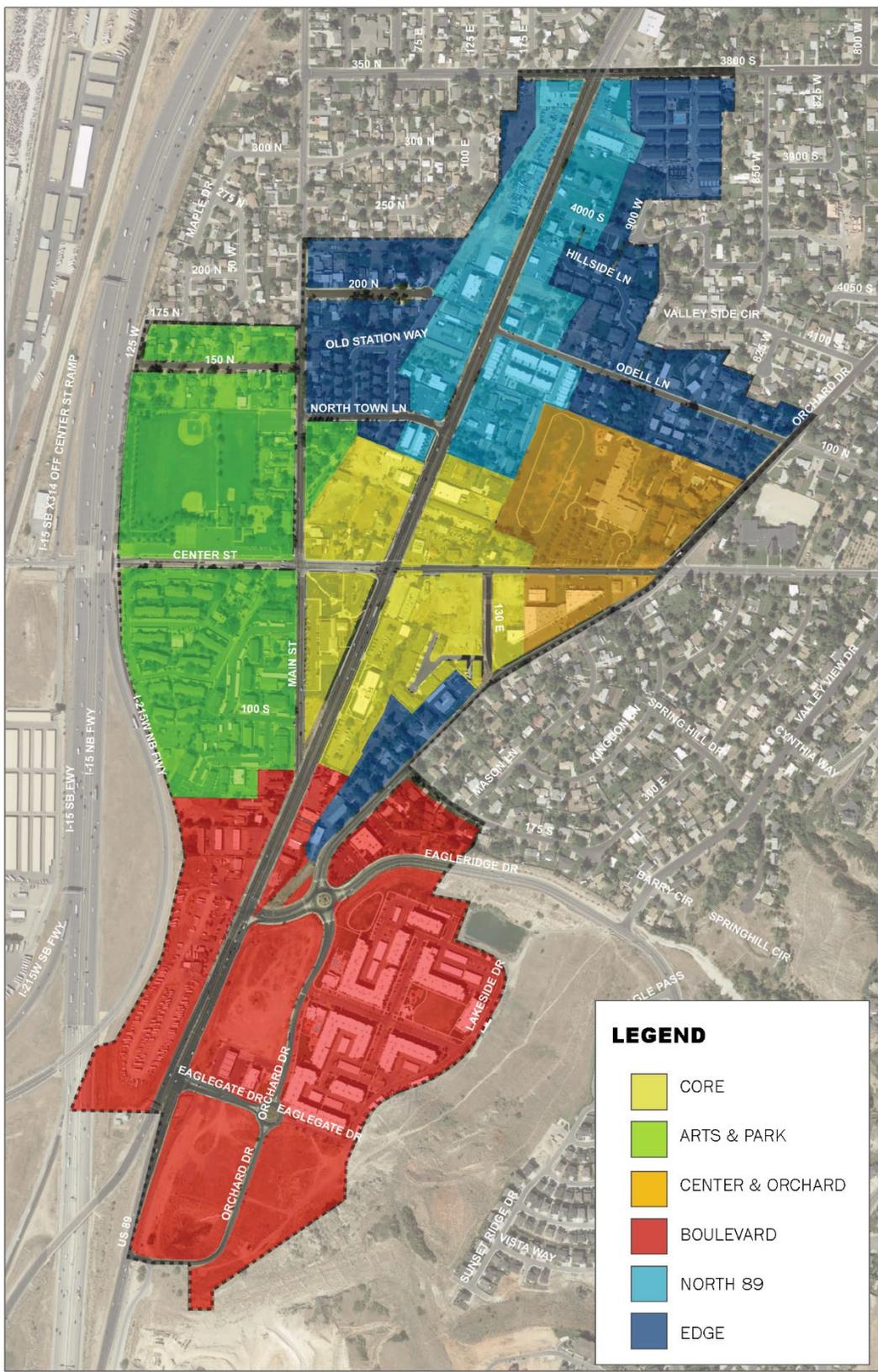


Figure 3.1 North Salt Lake Town Center Subdistrict Map.

CHAPTER 25 TOWN CENTER ZONE

SECTION 4: USES

10-25-401: General Requirements

10-25-402: Use Table Elements

10-25-401: GENERAL REQUIREMENTS

A. General Provisions.

The following general provisions apply to the uses outlined in this section.

1. A lot may contain more than one use.
2. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
3. Each use shall be located within a permitted Building Type, unless otherwise specified.
4. Each use may have both indoor and outdoor facilities, unless otherwise specified.
5. The uses permitted within the subdistrict may be further limited by the building types permitted. See *NSL Code 10-25-501, Building Types*.

B. Organization.

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses. Uses permitted in a subdistrict are indicated in the **Use Table 4.1** with "P". Listed uses not permitted in a subdistrict are indicated with "N".

1. Listed Uses. Uses defined in *Section 10-25-402* are permitted by subdistrict according to Table 4.1
2. Listed Uses Explicitly Prohibited. Uses listed in **Table 4.5** are explicitly prohibited in all subdistricts.
3. Unlisted Uses. Uses not consistent with any of the uses listed in **Tables 4.1 thru 4.4** and not defined in *Section 10-25-402* may be requested for code amendment in accordance with *NSL Code 10-3-1*.

Table 4.1 Uses by Subdistrict		Subdistricts					
Use Type	Uses	Core	Arts & Park	C&O	Boulevard	North89	Edge
Residential & Lodging	Residential: Multi-Family	P ₁	P	P ₁	P	P	P
	Residential: Single Family	N	N	N	N	N	P
	Hotel & Inn	P	P	P	P	P	N
	Residential Care	N	P	P	P	P	P
Civic	Assembly	N	P	P	P	P	P
	Transit Station	P	P	P	P	P	P
	Hospital & Clinic	P	P	P	P	P	N
	Library/Museum/Post Office	P	P	P	P	P	P
	Police & Fire	P	P	P	P	P	P
	Private School	N	P	P	P	P	N
Retail & Service	Neighborhood (< 8,000 SF)	P	P	P	P	P	P
	General (>8,000 SF)	P	P	P	P	P	N
	Outdoor Sales Lot	N	N	N	N	N	N
Office & Industrial	Office	P	P	P	P	P	N
	Craftsman Industrial	P	P	P	P	P	N
Infrastructure	Parking Lot	N	N	N	N	N	N
	Parking Structure	N	N	N	N	N	N
	Utility & Infrastructure	P	P	P	P	P	P
	Open Space	P	P	P	P	P	P
Accessory Uses	Home Occupation ²	P	P	P	P	P	P
	Outdoor Display of Goods	N	N	N	P	N	N
	Parking Lot	P	P	P	P	P	P
	Parking Structure	P	P	P	P	N	N
	Drive-through retail	N	N	N	N	P	N

Notes

1: Permitted in Upper Stories Only fronting US 89 and Center Street

2: See North Salt Lake Home Occupation Ordinance, 10-10-5.

10-25-402: USE STANDARDS

A. Residential and Lodging Uses.

A category of uses that include several residence types.

1. Residential.
 - a. Multi-family. Attached unit residential developments. Stacked units shall be five units minimum for each building. Horizontally attached multi-family buildings shall have at least three units, except within the edge subdistrict.
 - b. Single Family. A development of one unit of residential, not mixed or attached to any other unit.
2. Hotel & Inn. Rooms shall be accessed from the interior of the building.
3. Residential Care. Rooms shall be accessed from the interior of the building.

B. Civic Uses.

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

C. Retail and Service Uses.

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption. This category also includes uses that provide patron services and limited retail products related to those services.

1. Neighborhood Retail and Service. A use in this category occupies a space of less than 8,000 square feet. Neighborhood Retail and Service includes such uses as those listed in **Table 4.2** Typical Retail and Service Uses.
2. General Retail and Service. A use in this category includes all Neighborhood Retail and Service uses occupying a space of greater than 8,000 square feet and such uses as those listed in **Table 4.3** Typical Retail and Service Uses.
3. Outdoor Sales Lot. Outdoor Sales Lots are not permitted in the Town Center.

Table 4.2 Retail and Services: Neighborhood

All Neighborhood Retail and Service Uses <8,000

Alcohol Sales (refer to state law for alcoholic beverage requests)

Bank

Breweries and Pubs

Boutique or Small Format Retail Shops (antiques, art galleries, bike sales, clothing, games, hardware, hobby, toys, etc.)

Convenience and Drug Stores

Day Care and Preschool (adult or child)

Emergency Care Clinic

Entertainment (arcade, movie theatre)

Grocery Store

Laundry Service, not self-serve

Mailing

Personal Activity (art, dance, fitness, or music studio, membership clubs, training center)
Pet Care, Grooming, Veterinarian
Pharmacy
Repairs and Small Scale Custom Goods (bicycle, furniture, jewelry, locksmith, shoe, tailor, etc.)
Restaurants
Salon, Spa, or other Personal Services
Specialty Market (bakery, butcher, florist, temporary or seasonal)

Table 4.3 Retail and Services: General

All Neighborhood Retail and Service Uses >8,000

Automotive Supply
Catering, Mobile Food Vendors
Funeral Home
General Retail Stores
Machine/Appliance Sales, Rentals, Repairs
Performance Venues (live performance theatre, concert hall, etc.)
Recreation Facilities (indoor and outdoor) including aquatic center, batting cages, miniature golf course, archery range, etc.
Restaurants

D. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. The sale of goods is permitted as an accessory use in office uses. Office uses include those listed in **Table 4.4**.

Table 4.4 Office

Business and Professional Services (Architecture, Advertising, Consulting, Design, Engineering, Financial, Insurance, Legal, Management, Real Estate,)
Charitable institutions and non-profits
Educational Services (tutoring, testing)
Government
Medical and Dental Services and Labs
Office, General
Research and Development

E. Craft Industry.

A category of uses involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. This use may also include associated facilities such as offices and small scale warehousing, with limited distribution as an accessory use. The maximum overall gross floor area is limited to 10,000 square feet, **unless otherwise noted.**

Table 4.5 Craft Industry

Art, Film, Music, Pottery, Sculpting Studio & Gallery
Artisanal Food & Beverage
Clocks, Jewelry, Watches
Decorative Arts
Fashion, Clothing, Hats, Shoes & Accessories
Furniture, Textiles, Toys, Woodworking
Personal Products (Candles, Lotions, Soaps, etc.)
Printing & Publishing
Printmaking (Stationary, Greeting Cards, Scrapbooking)

F. Utility and Infrastructure.

A category of uses primarily utilized for the City's infrastructure needs. Utility and Infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

G. Open Space.

A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to **Section 6.0** Parks, Landscaping, and Amenities for permitted forms of Open Space. Open Space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the subdistricts where open space is permitted, the following apply:

1. Parking. Parking lots are not permitted as Open Space in any subdistrict unless otherwise specified as an accessory use by the Open Space Type.
2. Stormwater Accommodations. Open Space that incorporates stormwater management on a site scale is required.
 - a. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater, a sports field, or a playground.
 - b. Stormwater facilities shall be designed not to be fenced and shall not impede use of the land they occupy.
 - c. Low impact design (LID) shall be incorporated per 10-20-3 (c) 9 and Title 8 Chapter 5.

3. Structures. This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk or mobile structure, with no service access. Civic facilities, such as recreation centers, community centers, pavilions, etc., in public parks are excluded from size restrictions.
4. Adjacent Building Frontages. Buildings located directly adjacent to or within an Open Space use shall treat facades facing this use with street facade requirements.

H. Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a lot.

1. Home Occupation. For home occupation regulation, please reference North Salt Lake Home Occupation Standards (City Code 10-10-5). Live/work dwellings shall not be considered home occupations.
2. Parking Lot. Parking lot locations are regulated by Building Type. Refer to **Section 5.0** Building Types. Additionally, the following standards apply:
 - a. Single Family. Parking lot cannot be associated with a single family use.
 - b. Distance. Parking lot shall be within 300 feet of the principal or secondary rear entrance to the associated use.
 - c. Pedestrian Access. Shall be connected to associated use by a dedicated, pedestrian pathway.
 - d. Commercial Vehicles. Parking lots for commercial vehicles are not permitted in these subdistricts.
 - e. Parking lot design shall conform to NSL Code Section 10-6.
3. Parking Structure. Parking Structures within the buildings are regulated per Building Type. **Refer to 5.0** Building Type.
 - a. Distance. Parking structures shall be within 300 feet of the principal entrance or secondary rear to the associated use
 - b. Pedestrian Access. Shall be connected to associated use by a dedicated, pedestrian pathway.
 - c. Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these subdistricts.
4. Outdoor Display of Goods. Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials, building, or landscape supplies, is not permitted within the Town Center. In the subdistricts where outdoor display of goods is permitted, the display of goods shall not block the entry way, pedestrian way, or public right-of-way, shall be movable, and shall be pertinent to the use in front of which it is located.
5. Drive-through Facilities. Drive-through facilities are only permitted as a use in the North 89 Subdistrict. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use.

I. Prohibited Uses.

A specific use that is prohibited throughout the entire Town Center, despite similarity or fit within overall categories of permitted use.

Table 4.6 Uses Explicitly Prohibited Within the Town Center

Auto-oriented uses such as body shops and auto repair facilities, vehicle service such as oil change and lubrication shops, vehicle sales, gas stations, towing services, car wash facilities, emission testing

Bowling alleys

Manufacturing, large scale

Mining

Non-store retailers

Shooting Range

Pawnshops

Title loan, quick loan or other payday loan or check cashing services

Pipeline transportation

RV (recreational vehicle) parks and campgrounds, RV sales

Self-serve laundromats

Self-storage

Sexually oriented businesses

Support activities for transportation

Tobacco stores

Truck transportation

Uses requiring outside storage

Warehousing and storage facilities

Waste management and remediation services

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 APRIL 12, 2022

4
5 **DRAFT**
6

7 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m. and William Ward
8 led those present in the Pledge of Allegiance.
9

10 PRESENT: Commission Chair BreAnna Larson
11 Commissioner Ryan Holbrook
12 Commissioner Ron Jorgensen via Zoom
13 Commissioner Katherine Maus
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commissioner William Ward
17

18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,
19 Planner; Ali Avery, Long Range Planner.
20

21 OTHERS PRESENT: Dee Lalliss, resident; Taylor Spendlove, Brighton Homes.
22

23 1. PUBLIC COMMENTS
24

25 There were no public comments.
26

27 2. CONSIDERATION OF SITE PLAN APPROVAL FOR VILLAGE STATION
28 BUILDING 4 AT 445 SOUTH ORCHARD DRIVE, TAYLOR SPENDLOVE,
29 APPLICANT
30

31 Mackenzie Bennett reported that the site plan application was for Village Station Building 4
32 located at 445 South Orchard Drive. This was a continuation of the approved multifamily
33 development that has occurred on neighboring lots. The City entered into an agreement
34 amending the Eaglewood Village Development Agreement on August 6, 2019. This amendment
35 allowed for the construction of multiple new buildings that included 27,000 square feet of
36 commercial/retail, 16,000 square feet of office space, and up to 424 dwelling units in four story
37 buildings. The applicant is seeking site plan approval for Building 4 which would consist of 94
38 dwelling units and no commercial space.
39

40 Ms. Bennett said the proposed architecture was a contemporary modern style and complimentary
41 to the buildings that had already been approved. The height was approximately 48 feet and
42 conformed to the maximum height allowed per the agreement which was 75 feet. This building
43 would have garages on the ground floor accessible from the parking lot and not from the city

44 street. There would also be covered and uncovered surface parking and angle parking along
45 Orchard Drive. She explained the required parking ratios which included 160 parking stalls,
46 eight of which were ADA compliant.

47
48 The development agreement required that the entire development site, not just this parcel, must
49 have a minimum of 25% landscaping unless the UDOT parcel along Highway 89 was landscaped
50 which would reduce the required landscaping to 20%. The UDOT parcel has been or was being
51 landscaped and therefore the required site landscaping was reduced to 20%. The landscaping for
52 Building 4 would have approximately 25% or 27,462 square feet of landscaping after site
53 improvements were made. The entire development site appeared to exceed the 20% landscaping
54 requirement but confirmation by the landscape architect or design engineer was needed.

55
56 This entire development would provide multiple amenities for its residents and guests including
57 a swimming pool, clubhouse, bike and ski equipment lockers, trail connections, and landscaped
58 open space. The proposed site plan has been evaluated based upon compliance with the amended
59 development agreement and the site/landscaping plans approved as part of the General
60 Development Plan. The site plan complied with requirements for circulation and traffic, as well
61 as health, safety, and noise. Due to the size and scope of this project, the site plan would need
62 final approval from the City Council with a recommendation from the Planning Commission.

63
64 Mackenzie Bennett shared the site plan and proposed elevations with those present. She said the
65 Development Review Committee (DRC) recommended approval of the requested site plan for
66 Village Station at Eaglewood, Building 4, with one condition that any engineering redlines be
67 corrected.

68
69 Chair Larson asked about the angled parking on Orchard Drive and if this would be assigned
70 parking. Taylor Spendlove, Brighton Homes, replied that each unit would be assigned one
71 covering parking stall and the rest would be open, including those spaces on Orchard Drive.

72
73 Chair Larson inquired on the timeline for the landscaping of the UDOT parcel. Taylor Spendlove
74 responded that the landscaping for the UDOT parcel would be installed with the landscaping of
75 Buildings 1 and 2. He said they had approval for Buildings 1, 2, and 3 but construction had been
76 delayed due to COVID.

77
78 **Commissioner Ward moved that the Planning Commission recommends to the City**
79 **Council the approval of the requested site plan for Village Station at Eaglewood, Building**
80 **4, with the following conditions:**

81
82 **1) Correction of engineering redlines, if any.**

83 **Commissioner Maus seconded the motion. The motion was approved by Commissioners**
84 **Holbrook, Larson, Maus, Stone, Tucker, and Ward. Commissioner Jorgensen was excused.**

85

86 **Commissioner Jorgensen arrived at 6:40 p.m.**

87

88 3. CONSIDERATION OF SITE PLAN APPROVAL FOR VILLAGE STATION
89 BUILDING 5 AT 314 SOUTH ORCHARD DRIVE, TAYLOR SPENDLOVE,
90 APPLICANT

91

92 Mackenzie Bennett showed an aerial view of the location for Building 4, from the previous
93 agenda item, and Building 5. The application for Building 5 included 94 dwelling units and no
94 commercial space. The amended development agreement established the required parking ratios
95 with 94 covered stalls and 2 uncovered stalls on the property. The applicant has proposed 94
96 carports, 2 onsite surface stalls, and 62 offsite surface stalls for a total of 158 parking stalls. This
97 equaled one covered stall per unit. The applicant has proposed to share 62 uncovered parking
98 stalls with the neighboring office/commercial building, Eaglewood Plaza. Shared parking is
99 permitted in this development if it complied with the “peak usage table” in the development
100 agreement.

101

102 The proposed architecture was contemporary modern and matched what was presented for
103 Building 4. On November 17, 2020 the City Council approved the site plan for the Eaglewood
104 Plaza office/commercial building at 290 South Orchard Drive which is located north of the
105 subject lot. The office building has not been constructed because the applicant has not submitted
106 a complete building permit application, nor applied for a pre-construction meeting with the City.
107 The DRC has recommended that a building permit for Building 5 should not be issued until
108 construction had begun on the Eaglewood Plaza office building.

109

110 Mackenzie Bennett said Village Station and Eaglewood Plaza had a joint use and cross access
111 agreement. This agreement stated how the parking was to be shared during certain days and
112 hours, parking lot maintenance, repair, and replacement. Per this agreement, the developer would
113 be required to provide 158 parking spaces for residential use. She provided a shared parking
114 percentage table which outlined the parking space ratios and shared parking percentages by use
115 and times.

116

117 The development agreement required that the entire development site must have a minimum of
118 25% landscaping unless the UDOT parcel along Highway 89 was landscaped which reduced the
119 requirement to 20%. This lot consisting of Building 5 would have approximately 19% or 16,631
120 square feet of landscaping after site improvements. This site would also require approval from
121 the City Council with a recommendation from the Commission.

122

123 Mackenzie Bennett shared renderings of the proposed building. She said the Development
124 Review Committee (DRC) recommended approval of Building 5 with the conditions that the
125 building permit may not be issued for Building 5 until such time that construction has begun on
126 the Eaglewood Plaza office building, a minimum of one covered space shall be assigned to each

127 of the 94 residential units, a sidewalk connection between the southern parking lot and main
128 entrance must be installed per planner redlines, and correction of any engineering redlines.

129
130 Ms. Bennett mentioned that the red area on the site plan would include a sidewalk connection
131 between the southern parking lot and the main entrance for easier access to the main doors of the
132 building.

133
134 Commissioner Holbrook expressed concern about overflow parking on the west side of Orchard
135 Drive. He spoke on the narrowness of Orchard Drive and asked if there were plans to expand this
136 road. Mackenzie Bennett replied that there were no plans to expand Orchard Drive and that
137 parking was currently allowed on the west side.

138
139 Commissioner Jorgensen asked what the posted speed limit was for Orchard Drive due to the
140 narrowness of the road. Mackenzie Bennett responded that she believed the speed was currently
141 25 mph on that road.

142
143 Sherrie Pace commented that if a problem was to occur with the on-street parking once the
144 buildings were constructed the safety committee would meet to review traffic calming measures
145 including speed. She said that some on-street parking would help to slow traffic there.

146
147 Commissioner Ward said that the Commission had discussed this item at length when the initial
148 development was approved.

149
150 Taylor Spendlove mentioned that when adjacent to Building 1, 2, and 3 Orchard Drive traffic
151 would be one-way and had a 10 mph speed limit.

152
153 Commissioner Stone spoke on the shared parking spaces with the Eaglewood Plaza office and
154 where this was located on the map. Mackenzie Bennett replied that Eaglewood Plaza had more
155 parking than what was required, and the shared parking could occur throughout the property.

156
157 Taylor Spendlove said they sold the property to the developer for the Eaglewood Plaza office
158 and had the option to buy back the land if construction did not commence soon. He said
159 development on that building should begin in June. The development agreement said that
160 Building 4 and 5 could not begin until construction started on the commercial building. Mr.
161 Spendlove spoke on the shared parking agreement and said that they would be helping to pay for
162 the construction and maintenance of that parking lot.

163
164 Commissioner Maus asked to see the location of the shared parking and clarification if those
165 spaces would only be available for use by Building 5 during off hours. Taylor Spendlove replied
166 affirmatively and said this was all detailed in the parking agreement.

167

168 Sherrie Pace clarified that there was a parking pass system that would make the shared parking
169 easier to enforce. She showed the location of the shared parking lot.

170
171 Chair Larsen asked about the ADA parking for this building. Mackenzie Bennett replied that per
172 code they were required to provide six (6) ADA stalls.

173
174 Commissioner Jorgensen mentioned the landscaping plan and how this related to the new water
175 restrictions and legislation. Sherrie Pace responded that the only grass would be the existing turf
176 near the trail and the rest would be xeriscaping. She said staff would work with this developer on
177 the landscaping plans and staff was working on an ordinance per the new state requirements.

178
179 Commissioner Jorgensen asked about water rights for this development. Sherrie Pace replied that
180 the development already had water rights which would be allocated as necessary.

181
182 Taylor Spendlove said that they had planned to place sod on the UDOT parcel but would work
183 with the City on landscaping requirements. He said they would ask their landscape architect to
184 provide less sod and more xeriscaping.

185
186 **Commissioner Tucker moved that the Planning Commission recommends to the City**
187 **Council the approval of the requested site plan for Village Station at Eaglewood, Building**
188 **5, with the following conditions:**

- 189
190 **1) Building permit may not be issued for Building 5 until such time that construction**
191 **has begun on the Eaglewood Plaza Office Building;**
192 **2) A minimum of one covered space shall be assigned to each of the 94 residential**
193 **units;**
194 **3) A sidewalk connection between the southern parking lot and main entrance must be**
195 **installed per planner redlines; and**
196 **4) Correction of engineering redlines, if any.**

197
198 **Commissioner Holbrook seconded the motion. The motion was approved by**
199 **Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.**

200 4. CONSIDERATION OF A PLAT AMENDMENT VACATING A PORTION OF THE
201 PUBLIC RIGHT OF WAY WHICH WILL BE USED FOR ON STREET PARKING AT
202 445 SOUTH ORCHARD DRIVE, LOT 8 OF THE VILLAGE STATION AT
203 EAGLEWOOD SUBDIVISION
204

205 Mackenzie Bennett reported that the applicant applied for this plat amendment upon the request
206 of City staff. When developed the lot at 445 South Orchard Drive would have 25 diagonal on-
207 street parking stalls on Orchard Drive. The parking stalls were to be on private property and
208 outside the City owned right of way but inadvertently when the Village Station plat was
209 approved seven parking stalls were located within the City right of way. This plat amendment
210 would vacate the public right of way where those seven stalls were situated so that all the on-
211 street parking adjacent to this property would be owned and maintained in the same fashion.
212

213 Chair Larson asked for clarification on the Lot number. Mackenzie Bennett replied that it was
214 Lot 7.
215

216 Sherrie Pace clarified that due to the amendment to the plat it was currently Lot 7 and would
217 become Lot 11.
218

219 Commissioner Jorgensen asked if the public utility easements would not be affected by this
220 amendment. Mackenzie Bennett responded that the only change, beyond the lot number, was that
221 the seven parking stalls would be managed the same way as the other stalls along Orchard Drive.
222

223 **Commissioner Holbrook moved that the Planning Commission recommend approval to the**
224 **City Council the plat amendment for Village Station Phase, Lot 7 vacating a portion of the**
225 **public right of way incorporating the area with said lot to be used for on street parking at**
226 **445 South Orchard Drive with the following condition:**
227

228 **1) Completion of engineering redlines, if any.**
229

230 **Commissioner Maus seconded the motion. The motion was approved by Commissioners**
231 **Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.**
232

233 5. TOWN CENTER FORM-BASED CODE OVERVIEW AND CHAPTER 1 REVIEW
234

235 Ali Avery reported that the Form-Based Code differed from a traditional code in that it was form
236 over function. This meant more care was given to the exterior than what was occurring inside the
237 building. She said the Form-Based Code would implement the Town Center Master Plan and
238 zone, as required by the City's adopted General Plan. The Form-Based Code would then guide
239 and regulate that section of the Town Center Master Plan.
240

241 Traditional codes entail piecing together Planned Districts with development agreements in
242 addition to focusing on segregating land uses while regulating items such as setbacks and lot
243 size. Unlike traditional code, the Form-Base Code prioritizes physical form and the relationship
244 between building facades and the public realm over land and building use.

245 The Form-Based Code will allow for regulating design standards while promoting diverse
246 transportation options and prioritizing pedestrian access and use. The main goal of the Form-
247 Based Code is to foster a sense of place in the Town Center including the creation of a gathering
248 space for residents.

249
250 Ms. Avery said there were eight sections of the FormBased Code which focused on street types,
251 subdistricts, uses, buildings, amenities/landscaping/parks, parking, and signs and façade lighting.
252 She said the schedule for reviewing the FormBased Code included an adoption date by
253 September of this year. There would be a public open house and public hearing along with a joint
254 City Council work session to prior to the code being adopted.

255
256 Ali Avery explained that revisions needed to be made to the current Form-Based Code to make it
257 easier to enforce and adopt into code format. She said that staff had worked on the Form-Based
258 Code previously but additional changes were needed including the removal of the vision, history,
259 and design principles sections as they were not necessary. The section on scope of regulations
260 would also be rewritten particularly in regard to building renovations and what the trigger point
261 would be for compliance to avoid hardships. As well as revisions to the section on in-process
262 development for existing development agreements and edits to the definitions section.

263
264 Commissioner Holbrook asked how far along the previous Form-Based Code had been to
265 adoption. Sherrie Pace replied that COVID had caused significant delays.

266
267 Commissioner Tucker commented that the previous review of the Form-Based code included
268 hours spent on section 5. He asked if there was some flexibility in the date for the joint work
269 session. Sherrie Pace responded that the review of sections 3-5 was scheduled for the same
270 meeting as they related to each other. She said that there was a lot of flexibility in May for
271 review of the code.

272
273 Ali Avery said that staff would hopefully have revised and simplified the size of the code by the
274 next Planning Commission meeting.

275
276 Commissioner Tucker commented that he had some minor edits that he would send to staff.

277
278 Chair Larson asked if there was a maximum width for pedestrian corridors in section 3-2-C.
279 Sherrie Pace responded that there could be a provision for bollards to limit vehicle access in
280 paved pedestrian corridors.

281

282 Commissioner Jorgensen asked about future UTA Bus Rapid Transit (BRT) and if there was an
283 updated plan. Ali Avery said that the route would remain but was downgraded to enhanced bus
284 service and not BRT.

285
286 Commissioner Jorgensen also asked about the design review committee mentioned in the code.
287 Ali Avery responded that this section would be removed and a formal design review committee
288 would not be established at this point. A consultant would be hired for any architectural issues.

289
290 Sherrie Pace commented that every site plan would still go through the City's Development
291 Review Committee (DRC).

292
293 Commissioner Jorgensen mentioned the City's national resources including water conservation
294 and water use planning.

295
296 Dee Lalliss said in the Table of Contents that it mentioned alleys but not lanes and asked if that
297 should be included. Sherrie Pace replied that there was not a specific cross-section for lanes.

298
299 Dee Lalliss also spoke on the format of the definitions and that they should be uniform with
300 highlights and a colon. He said the Bamberger Rail Station should be capitalized and consistently
301 named throughout.

302
303 Commissioner Holbrook asked if there was a section related to utilities and if there were any
304 specifications that they should be buried. Ali Avery responded that this should be included.

305
306 Commissioner Tucker said that he did not think the City could require the utility companies to
307 bury their lines per their franchise agreements.

308
309 Sherrie Pace explained that the developers had to pay to bury the lines. She said the
310 Redevelopment Agency (RDA) had also participated in burying sections of power lines. These
311 projects would probably occur in conjunction with the BRT installation and road widening on
312 Highway 89. Ms. Pace said that the utility companies could not be required to bury the lines, but
313 the requirement could be included in the Form-Based Code for developers.

314
315 Commissioner Jorgensen spoke on the permitted and conditional uses and prohibited uses and
316 clarified that the Form-Based Code would not open the door to uses that were historically
317 prohibited. Ali Avery replied affirmatively.

318
319 Ali Avery suggested reviewing the tables in the building and uses sections before the next
320 Commission meeting.

321
322 6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
323 PLANNING COMMISSION

324

325 Sherrie Pace reported that UTA provided an update on all the routes during a City Council work
326 session. This included the discontinuation of all routes in Foxboro. She said during COVID the
327 lines were suspended but the signage could not be removed until approval was received from the
328 Federal Government. UTA would be implementing micro-transit in August which was like an
329 UBER/LYFT car ride service. This transit service would pick up residents and take them to a bus
330 stop or Trax/FrontRunner station. UTA would work with staff to notify residents of the
331 cancellation of the Foxboro bus service and the implementation of the rideshare program.

332

333 Ms. Pace said that the City Council amended the code related to social services. Staff had also
334 received the business license application for the adult daycare related to this amendment.

335

336 7. APPROVAL OF MINUTES

337

338 The Planning Commission meeting minutes of March 22, 2022 were reviewed and approved.

339

340 **Commissioner Ward moved to approve the minutes of the March 22, 2022 meeting.**
341 **Commissioner Holbrook seconded the motion. The motion was approved by**
342 **Commissioners Holbrook, Jorgensen, Larson, Stone, and Ward. Commissioners Maus and**
343 **Tucker abstained from voting.**

344

345 8. ADJOURN

346

347 Chair Larson adjourned the meeting at 7:37 p.m.

348

349 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
350 *Tuesday, April 26, 2022 by unanimous vote of all members present.*

351

352

353 _____
Wendy Page, City Recorder