



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA September 13, 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 and Introduction
- 2) Public comments
- 3) Public hearing: Consideration of an update to the Moderate Income Housing element of the City's General Plan
- 4) Consideration of preliminary plan approval for Clifton located at approximately 2596 South and 1095 North Redwood Road, proposing 185 for-sale townhomes and 2 commercial lots, Taylor Spendlove, Brighton Homes Utah LLC, applicant
- 5) Consideration of preliminary plan and final plat approval for Phoenicia Place Subdivision, a two lot commercial subdivision at 480 North Cutler Drive, Brad Nelson, Spectrum Academy, applicant
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 8/9/2022

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: September 13, 2022, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting:

<https://us02web.zoom.us/j/83036981597?pwd=L09mSmd5dUptcXJGdWNldmV6NzJFU09>

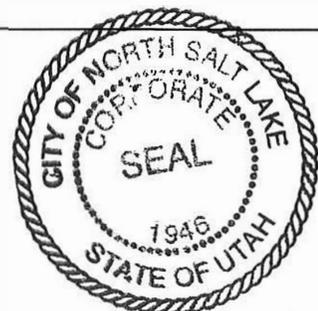
Meeting ID: 830 3698 1597

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 12th day of September, 2022

Dated this 12th day of September, 2022

Wendy Page
Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Ali Avery, Long Range Planner
DATE: September 13, 2022
SUBJECT: Consideration of a General Plan Amendment updating the Moderate Income Housing Element

RECOMMENDATION

City Staff recommends approval of the draft update to the Moderate Income Housing Element of the General Plan with the following findings:

1. The state legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and
2. The proposed draft meets the requirements of the state code to address moderate income housing.

BACKGROUND

The State Code in section 10-9a-403 requires that municipalities prepare a General Plan to address the present and future needs of the city and guide future growth and development. One of the requirements in a General Plan is a moderate income housing element. The state code requires the following of a moderate income housing element:

- Provides a realistic opportunity to meet the need for additional moderate income housing within the next five years;
- Selects three or more moderate income housing strategies described in Subsection (2)(b)(iii)
- Includes an implementation plan as provided in Subsection (2)(c)

The last update to the Moderate Income Housing Element was in 2020. Each October, cities are required to report findings to the state regarding their implementation progress to be in compliance with recent State Code changes. The City's compliance with State Code regarding moderate income housing will allow the City to get funding from the state through different grant programs. It is required that the City include a minimum of three strategies in the plan in order to qualify for funding, and five or more strategies to qualify for priority funding. City staff is proposing to include six strategies in the plan to ensure priority funding.

This update is the city's attempt to comply with the State Code requirements regarding housing strategies and implementation without doing a full update of the data in the plan so that the Moderate Income Housing Element can be updated along with the rest of the General Plan next year. Nothing in

the plan has changed until the Goals and Strategies section on Page 21. City staff will report to the state accordingly with the Planning Commission and City Council's findings related to this plan.

REVIEW

The draft Moderate Income Housing Element for review expands upon the General Plan, Chapter 3, Goal LU-5: *"Enable a supply of housing appropriate for the City's anticipated demographic composition"*. Data was used from the Census, Davis Community Housing Authority, Utah Anti-Discrimination and Labor Division, City building permits, and market information.

POSSIBLE MOTION

I move that the Planning Commission recommend to the City Council the proposed Moderate Income Housing Element as an amendment to the City General Plan with the following findings:

1. The state legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and
2. The proposed draft meets the requirements of the state code to address moderate income housing.

Attachments

- 1) Draft Moderate Income Housing Element update



MODERATE INCOME HOUSING PLAN



Pending Adoption September 20, 2022

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DRAFT

Moderate Income Housing Plan

Executive Summary

Affordable housing is fundamental for individuals, households, and communities to thrive and prosper. The purpose of this moderate-income housing element of the general plan is to ensure that the City of North Salt Lake provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in North Salt Lake.

The population of North Salt Lake, along with the Wasatch Front, is projected to increase substantially over the next several years. Approximately 29% of all North Salt Lake households are earning a moderate income or less, and the demand for affordable home ownership and rental opportunities will likely increase.

Comprehensive Housing Affordability Strategy (CHAS) data indicates that a number of households, particularly those earning a low income are expending a high percentage of their income on housing. A greater supply of affordable rental and owned housing units will be needed to meet the demand of affordable housing in North Salt Lake.

There are some definitive actions that the City can take to increase the availability of affordable housing.

This plan sets forth the following goals to maintain adequate affordable housing choices for current and future residents who wish to reside in the City of North Salt Lake:

- Increase Opportunities for Low to Moderate Income Households to Purchase Affordable Housing.
- Increase Affordable Rental Opportunities for Low to Moderate Income Households.
- Rehabilitate Existing Housing to Increase Rental Properties, Homeownership, Retention, and Reinvestment in North Salt Lake.

*Go to the Goals section for details and objectives.

Introduction

In 1996 the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of the general plan. Housing is considered affordable when households of various incomes, spend no more than 30% of their gross monthly income on housing expenses. In this plan, housing needs are considered for moderate-income households within the following Area Median Income (AMI) brackets: 1) Low-income [50-80% AMI], 2) Very low-income [30-50% AMI], and 3) Extremely low-income [<30% AMI].

The intent of this affordable housing plan is to ensure that the City of North Salt Lake provides a reasonable opportunity for a variety of housing, including low to moderate income housing, to meet the needs of the population desiring to live in the City. Housing should be encouraged to allow persons earning a moderate income or less to fully participate in, and benefit from all aspects of neighborhood and community life.

Methods and Terminology

Data Methods

City staff utilized the *Utah Affordable Housing Forecast Tool (UAHFT)* to analyze housing needs in the community, based upon the affordability of the existing housing stock. The UAHFT is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases. Data for the model is obtained through the US Census, the US Department of Housing and Urban Development, the Utah State Governor's Office of Planning and Budget (GOPB), and other sources. Findings from the model are summarized throughout this document.

In addition to the use of the UAHFT model, City staff extensively researched Census data, including the information from the City's 2013 Census challenge, obtained information from the Davis Community Housing Authority, and from the Utah Anti-Discrimination and Labor Division. City staff also researched city building permit data between the years 2010-2020 to attain housing counts.

Terminology

The following terms commonly used throughout this document are defined below:

- **Affordable Housing:** Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities.
- **Area Median Income (AMI):** The Area Median Income is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs.
- **American Community Survey (ACS):** The American Community Survey is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers.

- Comprehensive Housing Affordability Strategy (CHAS): Custom tabulations of American Community Survey (ACS) data that demonstrate the extent of housing problems and housing needs, particularly for low income households.
- Utah Affordable Housing Forecast Tool (UAHFT): The UAHFT is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases.
- Low to Moderate Income Households (LMI): Low to Moderate Income households refer to households whose income does not exceed 115 percent of the median income for the area when adjusted for family size.
- U.S. Department of Housing and Urban Development (HUD): HUD is a Cabinet department in the Executive branch of the United States federal government.
- Cost burdened households: Households spending more than 30 percent of their income for housing costs are considered to be cost burdened.

Demographics

Population Change and Affordable Housing Demand

The population estimates for North Salt Lake based upon the 2010 Census projected an increase of 16,322 in 2010 to 20,648 by 2020, 24,879 by 2025, and 28,644 by 2030. These additional residents amount to an additional 2,766 households by 2025, and an additional 3,965 households by 2030, based on the city's current average household size (3.05 in 2010 and 3.14 thereafter).

Actual building permit data demonstrates that 2,169 dwelling units were constructed between 2010 and 2020. The current estimated population as of 2020 is 23,626, exceeding the 2020 projection. Current housing stock consists of 2,230 multi-family rental units, 497 mobile homes, and 4,875 single family dwellings and individually owned townhomes or condos.

Based on anticipated population growth, current building permit data, and the existing vacancy rate, it is projected that North Salt Lake will need an additional 725 housing units by 2030. Of those 725 units, 70 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 45 will need to be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 112 will need to be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.

Ethnic and Racial Minority Populations

According to the 2010 US Census, 19% of the population of North Salt Lake reported a race other than "white". For a complete description of North Salt Lake's Ethnic and Racial makeup see the graph below.

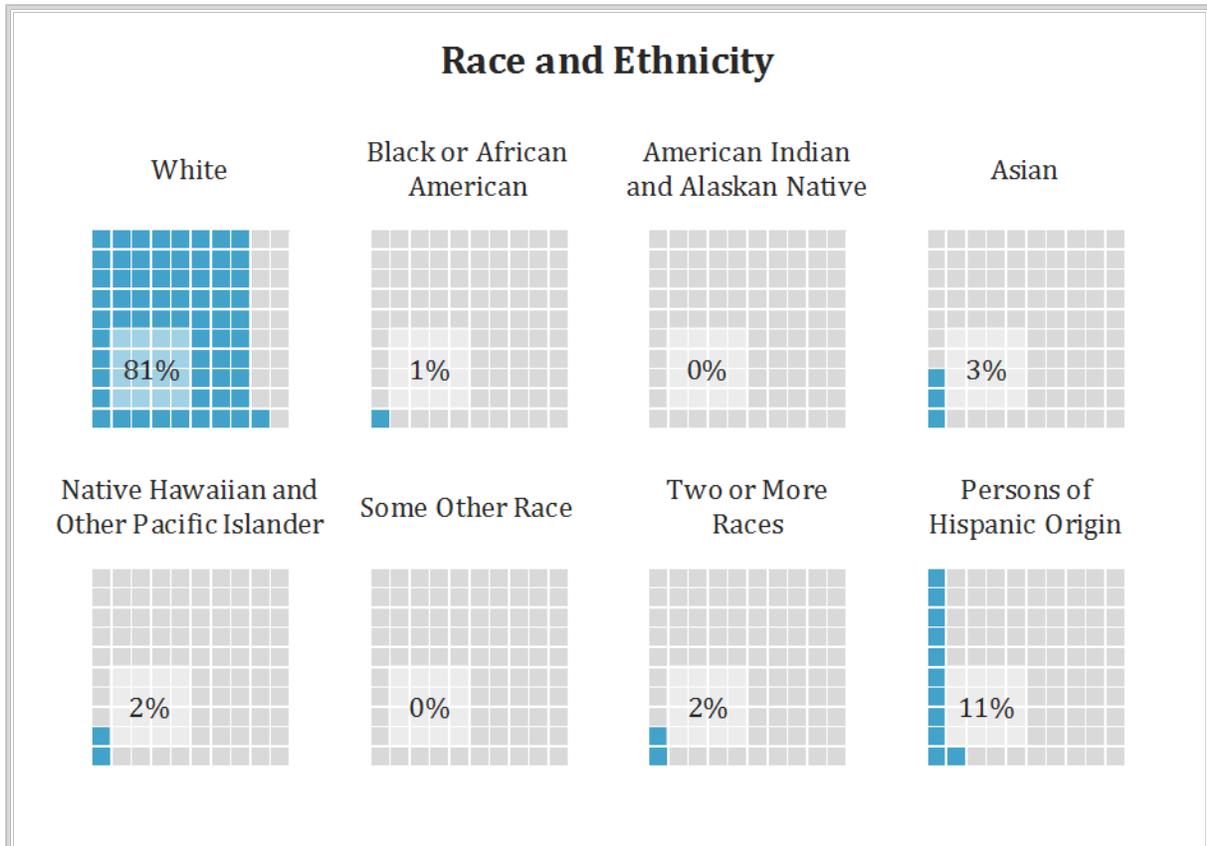


Figure 1: Race and Ethnicity
Source: 2010 US Census

Racial and ethnic minority status is correlated with poverty level. In North Salt Lake, 6.8% of the entire population is reported to be below the poverty level. For example, approximately 8.9% of the “Hispanic or Latino” population is below the poverty level, while 3.4% of the “white alone, not Hispanic or Latino” population is below poverty (ACS, 2013-2017 estimates). The poverty rates by race and ethnicity are identified below:

Race

- White alone: 3.7%
- Black or African American alone: 14.8%
- American Indian and Alaska Native alone: 0%
- Asian alone: 31.8%
- Native Hawaiian and Other Pacific Islander alone: 76.2%
- Some other race alone: 13.4%
- Two or more races: 3.3%

Ethnicity

- Hispanic or Latino: 8.9%
- White alone, not Hispanic or Latino”: 3.4%

Because of this correlation, any deficiencies in low to moderate income housing units available, disproportionately impacts minority populations.

Typically, racial minority populations are more likely to be renter households than owner households. However, 36% of all of the minority householders in North Salt Lake are renters with 64% of the minority householders in owner-occupied housing. The only minority population in North Salt Lake that has a higher rental rate than ownership rate is the “Native Hawaiian and Other Pacific Islander alone population”, which also has the highest poverty rate in the City. Therefore, lack of affordable rental housing disproportionately impacts that particular minority population in the City.

Special Needs Population

It is important to the City of North Salt Lake to address affordable housing for those with special needs. People with special needs may include vulnerable populations such as senior citizens, people with disabilities, the homeless, or those otherwise in need of specialized or supportive housing.

Disabled

People with disabilities under the age of 65 comprise approximately 6.3% of the population in North Salt Lake, or 1,147 individuals. It is estimated that 35.4% of all Americans 65 or older have some form of disability. According to the ACS approximately 275 people, or 24.9% of North Salt Lake residents over 65 have a disability. People with disabilities often face financial and social difficulties that make it difficult to obtain housing. Programs that are geared toward helping people with disabilities obtain housing include: low rent and public housing voucher programs, assistance through centers of independence, and employment and training resources.

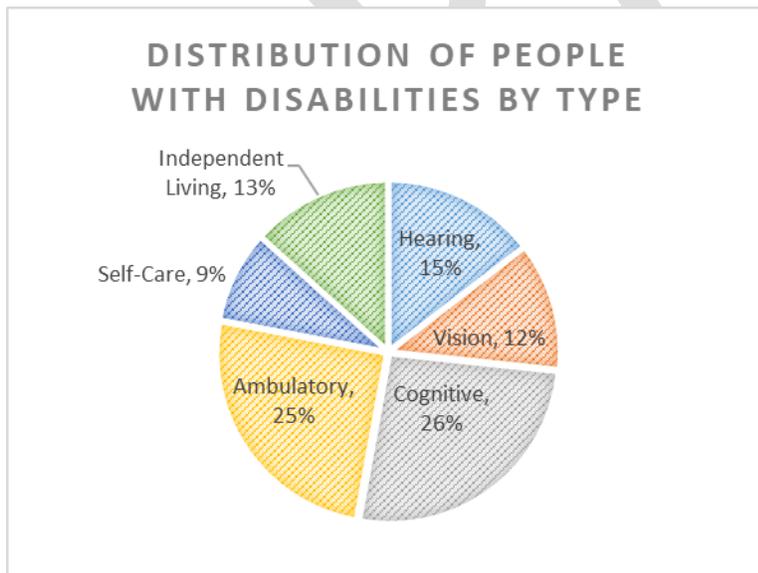


Figure 2: Distribution of People with Disabilities by type
Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Housing affordability is a particular concern for people with disabilities in the City of North Salt Lake. The median income of an individual with a disability was \$40,050 per year, which is 52% of North Salt Lake’s 2017 median household income of \$77,011. At this rate, people with a disability earned a gross income of \$3,338 per month or \$20.86 per hour. The median gross rent in the city is \$1,030 per month, according to the 2017 ACS estimates. This means that a single income householder with a disability would pay 31% of their income on rent, which is 1% more than standards set by U.S. Dept. of Housing and Urban Development and most banks. At a minimum, a person with a disability would need to earn \$21.46 per hour to afford the median gross rent in the City.

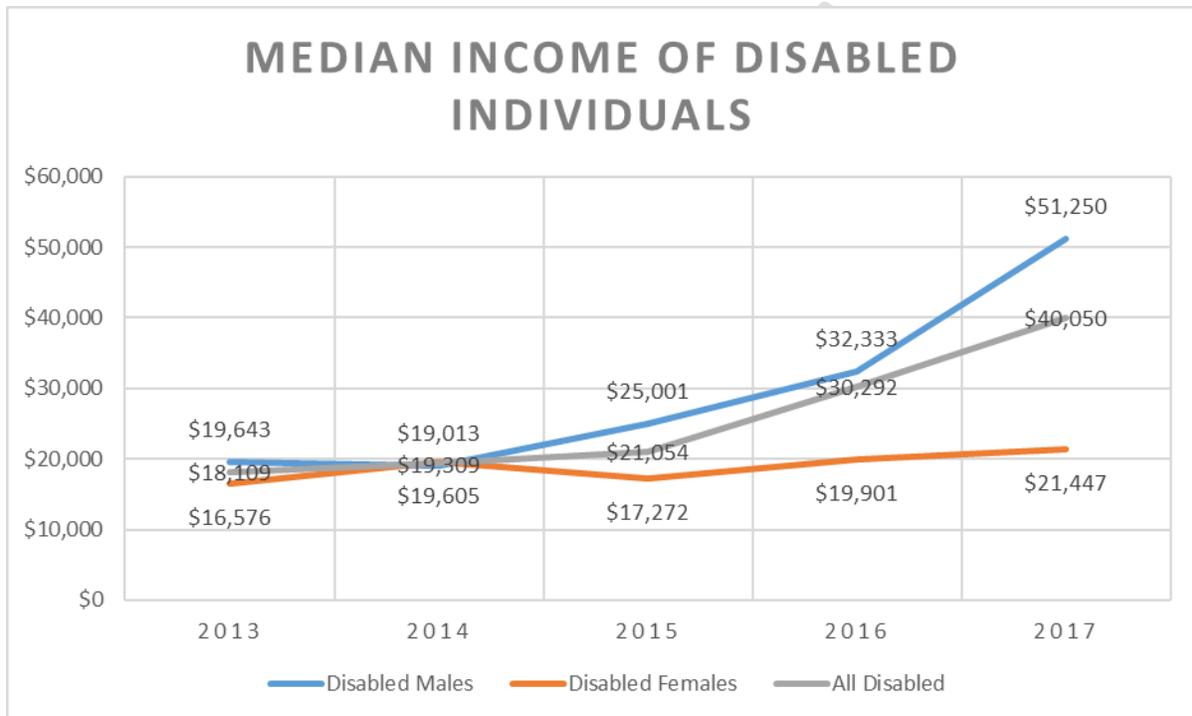


Figure 3: Median Income of Disabled Individuals
Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Seniors/Elderly

About 6.5 percent of North Salt Lake's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to remain approximately the same from 2010 to 2020 and then increase to 8.2 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a dwelling type that better suits their preferences and needs. The legislative body of North Salt Lake recognizes the need to evaluate the housing options available to seniors wishing to remain in or move to the community.

Homeless

According to the 2020 annualized Point in Time count, roughly 0.1% of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in North Salt Lake, which is approximately 24. The City participates in a low income emergency housing repair grant program to address the needs of the low income population,

who may be at risk of becoming homeless due to the cost of home repairs. This program is funded through the Community Development Block Grant program and administered by the Davis Community Housing Authority.

Veterans

Based on the 2013-2017 American Community Survey, veterans account for approximately 4.3% of North Salt Lake's population, or 565 people. Men make up 91.7% of those veterans and women 8.3%. There are 180 veterans, or 31.8% of North Salt Lake's veteran population who are 65 and older. Also, 124 veterans in North Salt Lake were reported as having some form of disability, which amounts to 6% of the city's disabled population being veterans. Of the 327 working aged veterans (18 to 65 years old), 5.5% or 18, were unemployed compared to 3.5% of the general population. There were no veterans who reported living below the poverty level, which is 7.1% lower than the city as a whole. Nevertheless, the median income of a veteran is \$48,836 per year compared to the city's median household income of \$77,011. This suggests that a single income household with a veteran is less likely to afford the median housing unit in the city. Given these estimates, the City should work with the Utah Department of Workforces Services to consider strategies to lower the unemployment rate among working-aged veterans.

Analysis of Special Needs Housing

Although there is a significant population of seniors and people with disabilities, there is currently a deficiency of housing specifically designated for this segment of the population in North Salt Lake. As the city grows, the need for specialized housing will likely continue to increase and the city should evaluate and monitor current zoning regulations to assure that there are minimal regulatory barriers to constructing this type of housing.

Housing Demand

New Housing Demand

Based upon the projected increase in population, observed income levels, and existing vacancies; the UAHFT Housing Model estimates that the demand for new housing units from 2010 to 2020 was 1,347 units. The model recommends that 423 of those units be constructed for low to moderate income households. The demand for new units from 2020 to 2030 is estimated at 725, of which 227 should be for low to moderate income households.

During the period from 2010 to 2020 there were 2,326 residential units constructed. Of those residential units 864 units (37%) were rental apartments. Construction has outpaced the forecasted housing demand during this period by more than one-third.

The Department of Workforce Services' Five Year Projection Calculator shows the housing gap for 2016 and 2020, and the progress that has been made in providing moderate-income housing between those years. See the table below for the results of that calculation:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	995	1,410	995	415	0
≤ 50% HAMFI	530	540	230	10	-300
≤ 30% HAMFI	375	130	45	-245	-330

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	855	1,225	845	370	-10
≤ 50% HAMFI	580	495	225	-85	-355
≤ 30% HAMFI	355	145	25	-210	-330

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	140	185	150	45	10
≤ 50% HAMFI	-50	45	5	95	55
≤ 30% HAMFI	20	-15	20	-35	0

Note: HAMFI represents Housing Urban Development Area Median Family Income, as defined by the U.S. Department of Housing and Urban Development

The City has made good progress in providing rental housing for households in the low to moderate income ranges. There is still improvement that can be made in the very low income (≤ 30% HAMFI) level.

Income

Analyzing the income of North Salt Lake’s residents is critical to understanding the City’s affordable housing need, because housing affordability at the household level is a direct function of income.

Because the cost of living is relative to the area in which the residents live and to household size, the U.S. Department of Housing and Urban Development (HUD) use a measure called the Area Median Income (AMI). The estimated AMI for Davis County as of 2017 was \$75,961. The AMI is the standard to determine housing attainability of the population. The chart below categorizes household income levels by AMI, and illustrates the number of North Salt Lake households whose total income falls within each income bracket.

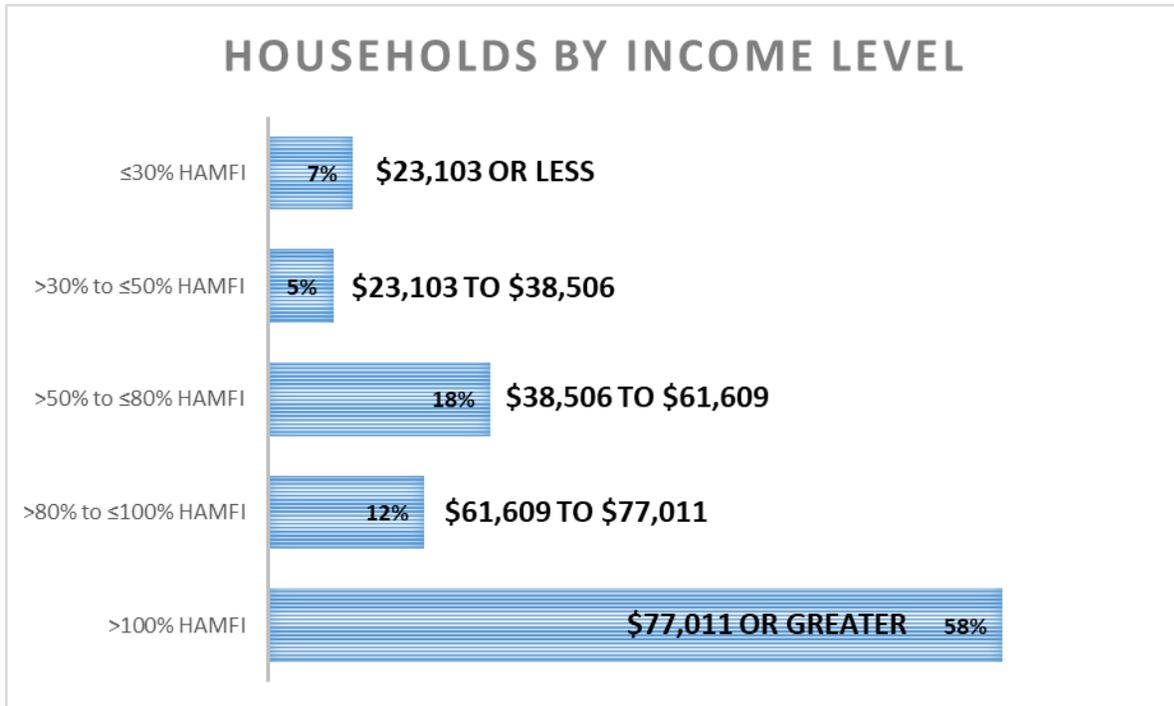


Figure 4: Households by Income Level

Source: CHAS 2017

Note: HAMFI represents Housing Urban Development Area Median Family Income, as defined by the U.S. Department of Housing and Urban Development

Analysis of Income

A moderate income is considered to be 80% of the AMI. There are 1,820 (29.5%) households in North Salt Lake with a household income categorized as moderate or less. As of 2017, 80% of the AMI equals an annual household income of \$60,769. An estimated 415, or 6.7% of households in North Salt Lake earn equal to or less than 30% of the AMI, or \$22,788 annually. The households that earn just 30% of the AMI find it very difficult to live within the affordable housing guidelines since they cannot afford average market rental rates. It is vital to the well-being of the community that households of all income levels have affordable housing options.

Housing Supply

As of November 2020, the housing stock in North Salt Lake is primarily made up of single family homes, with a limited supply of multi-family housing and mobile homes. The city records demonstrate there are 7,622 housing units currently built within the city. The composition of those units are shown in Figure 5 below:

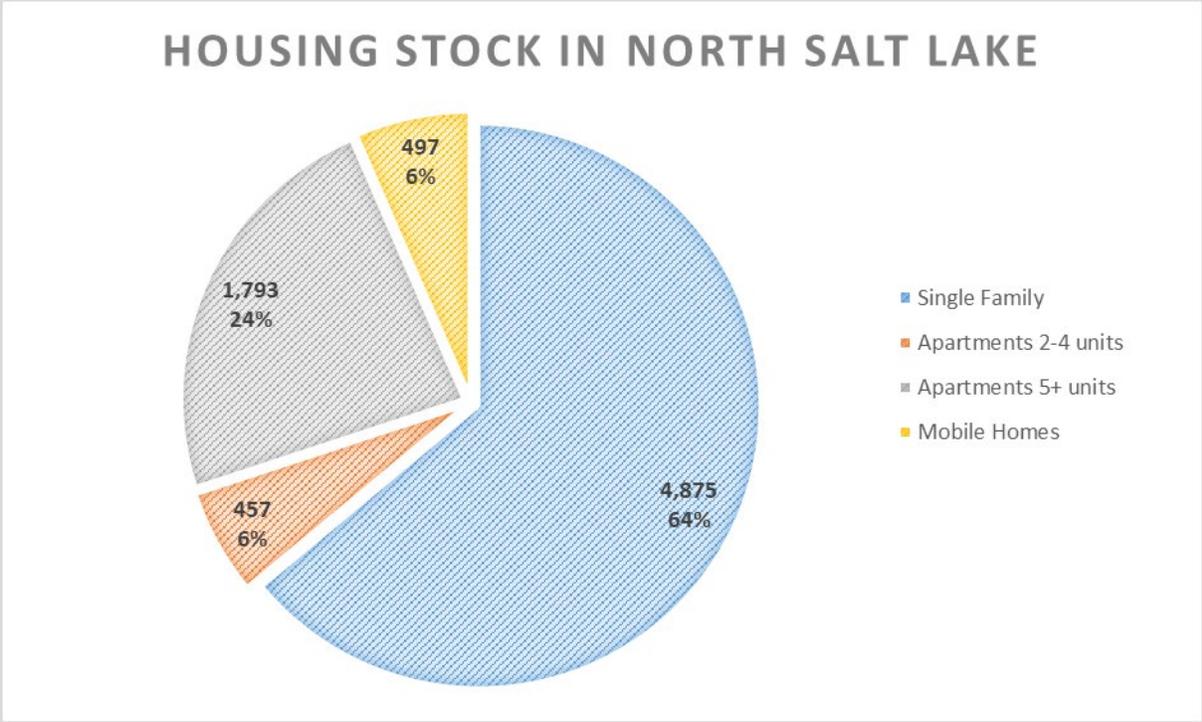


Figure 5: Housing Stock in North Salt Lake
 Source: 2020 NSL Building Permit Data

Housing Occupancy and Vacancy

According to the 2017 American Community Survey (ACS), there were 6,381 housing units in North Salt Lake. The city, at that time, had a 3.1% vacancy rate. Of those occupied units, 72.8% or 4,493 units were owner occupied and 27.2% or 1,682 units were rented. According to the 2017 American Community Survey (ACS), the occupancy of rental units in Utah is 30.4% of all households, in general.

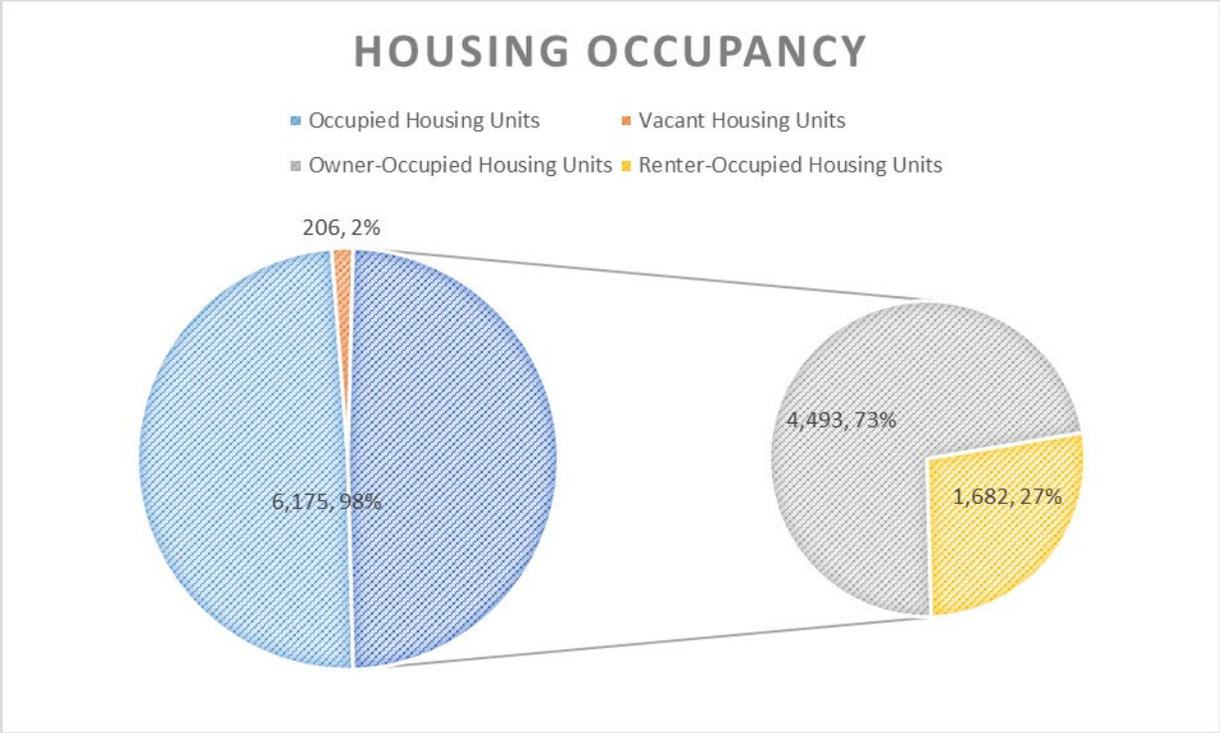


Figure 6: Housing Occupancy
 Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Age of Housing Stock

Approximately 56% of the housing stock in North Salt Lake was built in 2000 or later, with approximately 6% built before 1959. Although much of the housing stock is relatively new, approximately 30% of the housing stock is over 30 years old, which requires ongoing maintenance to adequately meet the demand for affordable housing.

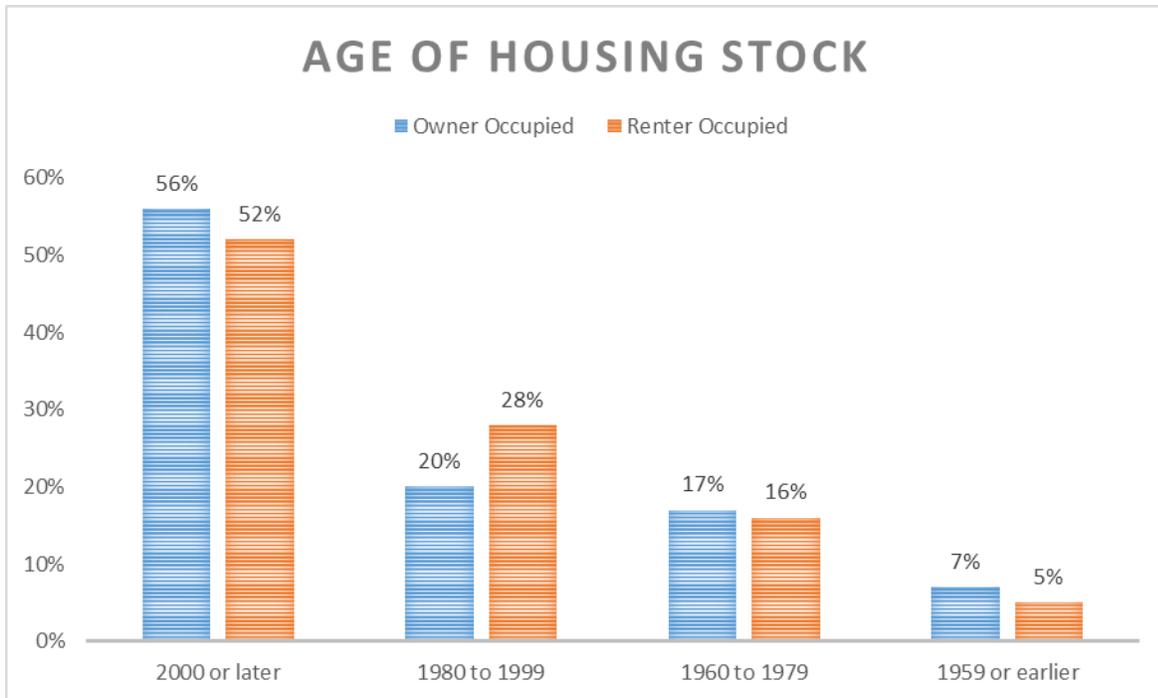


Figure 7: Age of Housing Stock
 Source: U.S. Census Bureau, 2017 ACS 5-Year Estimates

Housing Affordability

The affordability of the housing stock is determined based upon the Area Median Income (AMI) and the amount that a household at each income level can afford. According to current State and Federal definitions, housing is considered affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage or rent and utilities. Those that spend more than 30% of their monthly income on housing expenses are considered “cost-burdened” and are referred to as such throughout this document.

In Davis County, the 2017 (AMI) was \$75,961 annually or \$6,330 monthly. Based upon this standard, mortgage or rent and utilities should not exceed \$1,899 per month for a median income earning household to be considered affordable.

The purpose of this plan is to ensure that housing is affordable for all income levels, not just those earning a median income or higher. The same affordability standards apply to households that earn less than the AMI. For example, a moderate income household in North Salt Lake earns 80% of the AMI, which is \$60,769 annually or \$5,064 monthly. In order to remain affordable for this household income, mortgage or rent and utilities should not exceed \$1,519. The table below summarizes the maximum monthly affordable housing costs for various income levels in North Salt Lake.

SUMMARY OF AFFORDABILITY		
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$578	\$138,100
>30% to ≤50% AMI	\$962	\$229,849
>50% to ≤80% AMI	\$1,519	\$253,700
>80% to ≤100% AMI	\$1,925	\$459,936

Figure 8: Summary of Affordability
 Source: U.S. Census Bureau, 2017 CHAS
 Note: AMI represents Area Median Income, as defined by the U.S. Census

Available Housing Prices

Property research conducted on www.realtor.com indicates that there were currently 90 total homes for sale in North Salt Lake as of November 2020. There were 13 properties listed for rent on www.zillow.com or other sites used for listing property rentals.

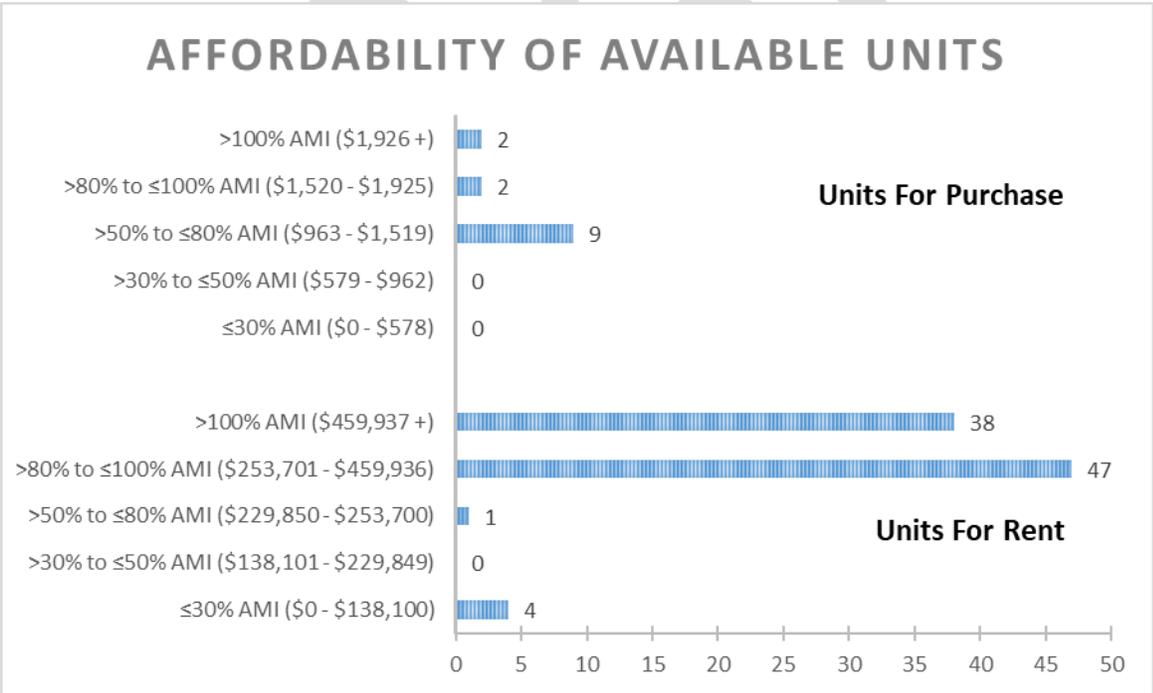


Figure 9: Affordability of Available Units
 Source: 2017 HUD User Income Limits, Realtor.com, Zillow.com
 Note: AMI represents Area Median Income, as defined by the U.S. Census

Affordability of Home Ownership

A monthly budget of \$1,519 for housing and utility expenses would support a mortgage of approximately \$253,700 based on a 30-year fixed rate loan at 2.943% interest, an average monthly utility bill of \$321, and a 0% down payment. Homes valued at or below \$253,700 are considered affordable for moderate income earning households in North Salt Lake.

Approximately 29% (1,820) of all households in North Salt Lake earn a moderate income or below. Although there are a limited number of units listed for sale, 5.5% (10 units) of those listed on www.realtor.com are affordable to moderate income households.

There are many owner occupied households that cannot afford the housing in which they live. The 2013-2017 ACS estimates that 50% of the owner occupied households earning a moderate income (50-80% AMI) are cost-burdened, and 53.3% of the LMI population is cost burdened.

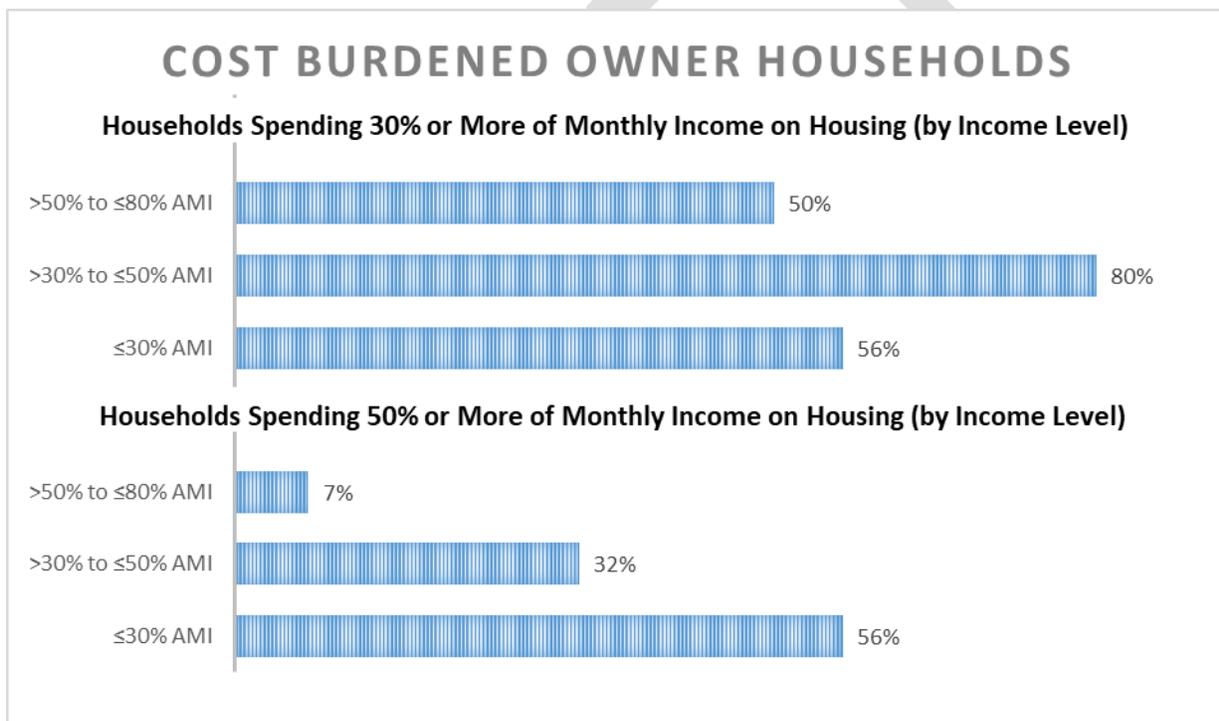


Figure 10: Cost Burdened Owner Households

Note: AMI represents Area Median Income, as defined by the U.S. Census

Source: U.S. Census Bureau, 2017 CHAS

Affordability of Rent

According to the 2017 American Community Survey (ACS) estimates there are 1,682 occupied units paying rent in North Salt Lake. Further, the median monthly gross rent for these households is \$1,030. According to Zillow.com the median cost of rent for available units in the City was \$1,295. 69% (9 units) of the rental units listed on zillow.com are affordable to moderate income households. While those earning a moderate income

or greater (80% or more of AMI) may not find these rates unaffordable, households earning 50% or less of the AMI may find it difficult to afford median rental rates. With a monthly budget for housing expenses of \$962.64, households earning below 50% of AMI income levels find it more difficult to afford rent. 2017 CHAS estimates indicate that 28.5% of rental households in North Salt Lake are cost burdened. The charts below are generated from the UAHFT tool, and display the percent of Cost Burdened Households and extremely Cost Burdened Households by income level.

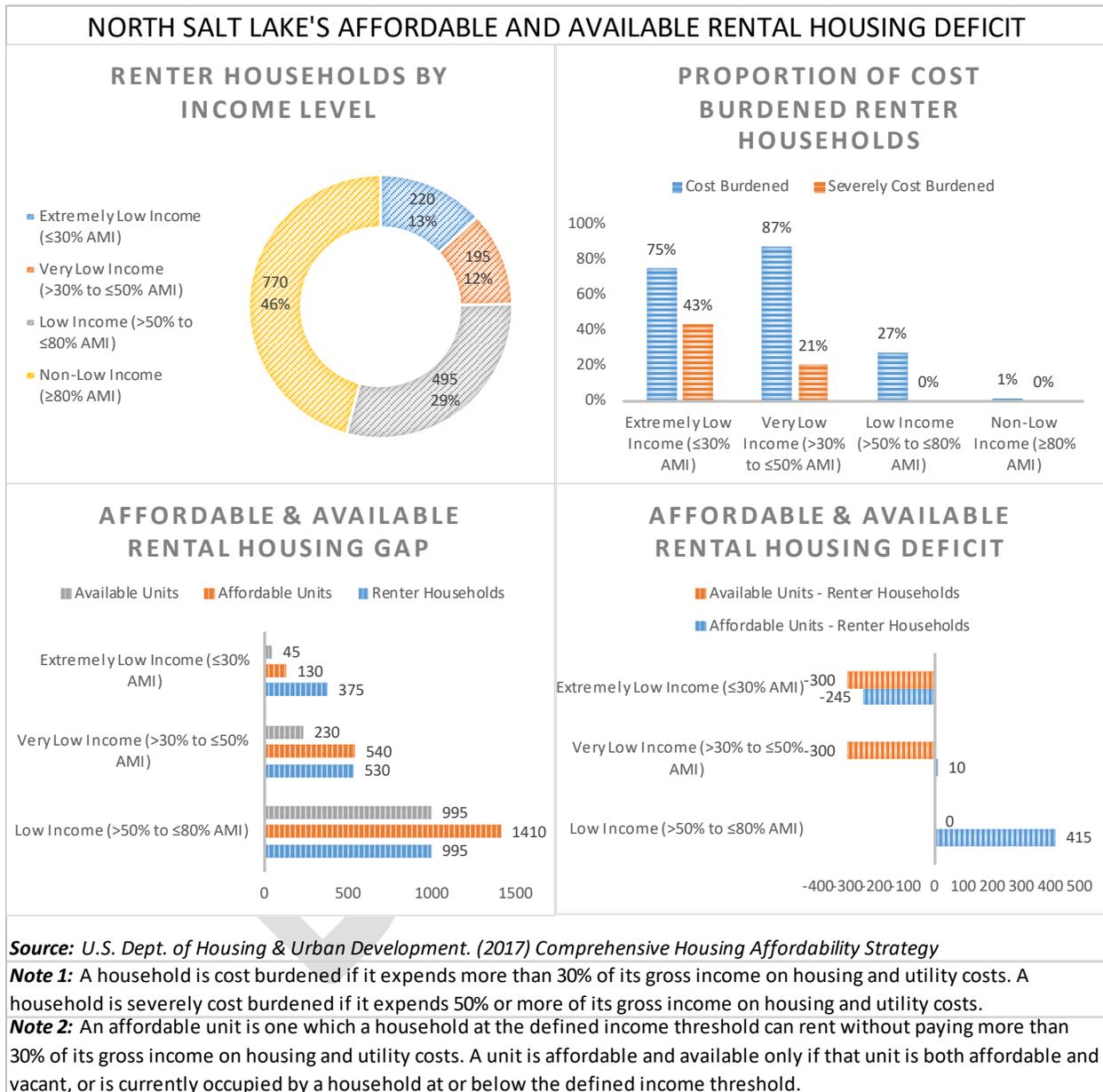


Figure 11: Affordable & Available Rental Housing Deficit
Source: U.S. Census Bureau, 2017 CHAS

Section 8 Housing Choice Voucher Program

The Davis Community Housing Authority participates in the Section 8 Housing Choice Voucher Program. Through this program, the Housing Authority subsidizes the balance of any rent payment that exceeds 30% of a very low-income renters' monthly income. As of 2018, the Davis Community Housing Authority has record of thirty-three (33) active Section 8 Housing Choice Vouchers in North Salt Lake. City staff analyzed the locations of the vouchers and determined that they can be categorized in the following ways:

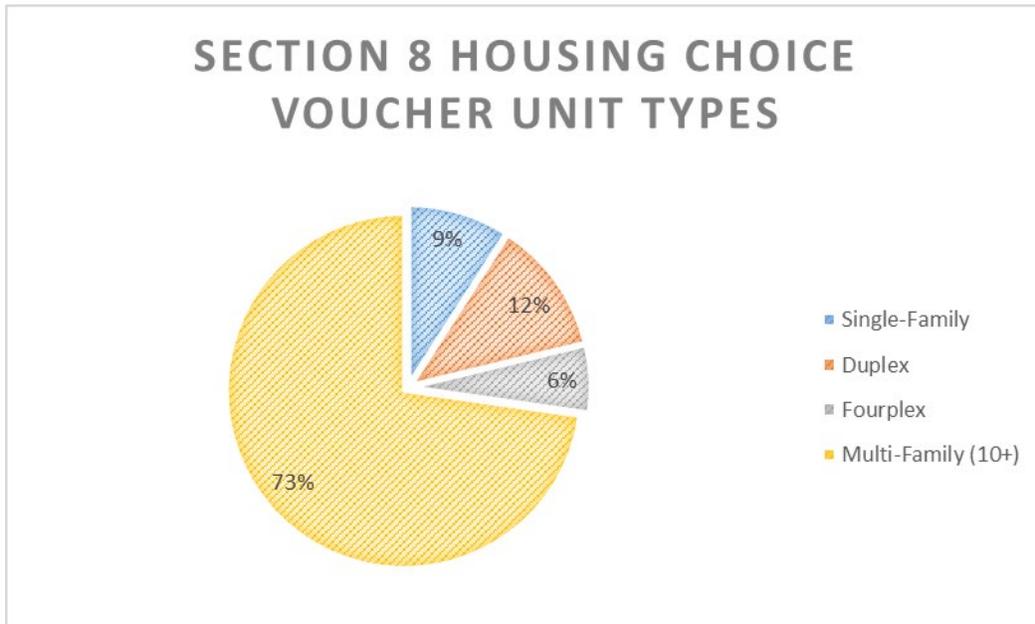


Figure 12: Section 8 Housing Choice Voucher Unit Types
Source: 2020 Davis Community Housing Authority

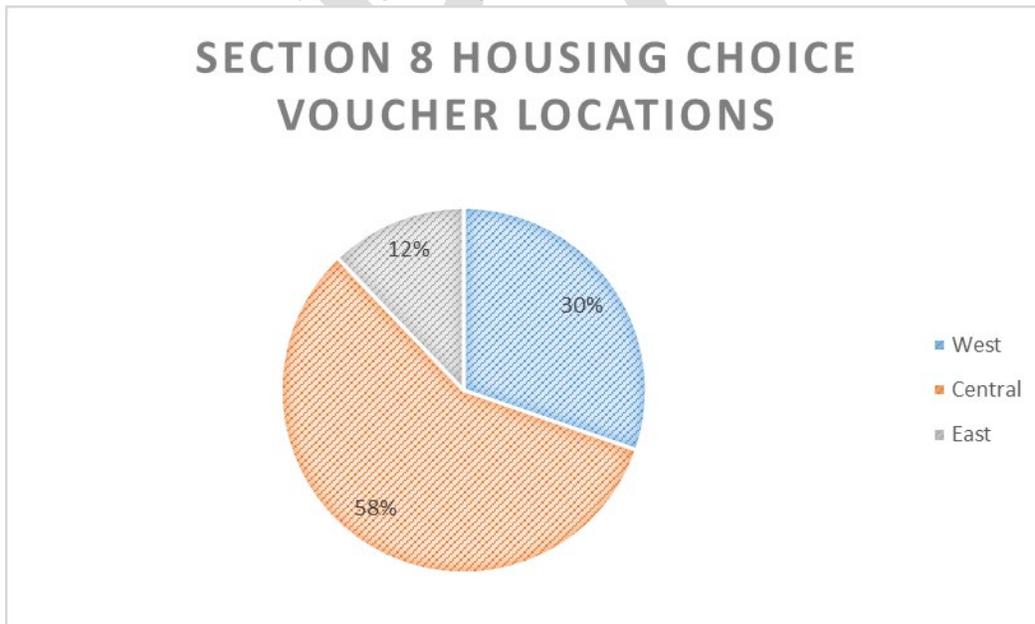


Figure 13: Section 8 Housing Choice Voucher Locations
Source: 2020 Davis Community Housing Authority

This data reflects the need for more affordable housing options to be provided throughout the City. The data also demonstrates that the current availability for very low-income housing is primarily located in multi-family housing developments. The City has recently allowed for alternative methods of providing additional affordable housing options in existing single family neighborhoods, including accessory dwelling units and short-term rentals. These types of units appeal to and can provide affordable housing opportunities for young families, single young adults, and seniors.

Zoning Regulatory Environment

In order to evaluate the potential for moderate income housing in the community, it is important to understand the regulatory environment for residential housing. Zoning regulations govern the use, lot size, and building size for new developments. These regulations have a direct impact upon the opportunity to provide affordable housing within the community.

Survey of Residential Zoning

Below is a description of the zoning districts in which residential dwellings are allowed in the City:

Residential (R1-12): To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character. Minimum lot size of 12,000 square feet.

Residential (R1-10): To provide areas for medium low density, single-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size of 10,000 square feet.

Residential (R1-7): To provide areas for medium low density, single-family or dual-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size of 7,000 square feet for a single-family home or 8,500 square feet for a duplex.

Residential (RM-7): To provide areas for medium residential density with the opportunity for varied housing styles and character. Minimum lot size of 7,000 square feet for a single-family home with an additional 6,000 square feet for each dwelling unit or 8,500 square feet for a duplex.

Residential (RM-20): To provide areas for medium high residential density with the opportunity for varied housing styles and character. Minimum lot size of 7,000 square feet for a single-family home with an addition 1,900 square feet for each dwelling unit or 8,500 square feet for a duplex.

Planned (P): To encourage and provide a means for effectuating desirable development through the use of variations in siting, mixing land uses and/or varied dwellings or other buildings. Minimum development size of 5 acres. Minimum lot size not applicable when previously zoned Highway Commercial (CH).

Highway Commercial (CH): 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. Residential uses are currently permitted in the CH zone when re-zoned to a P District, and must contain 5 or more dwelling units.

Evaluation of Zoning Code's Effect upon Affordable Housing

The majority of North Salt Lake's Zoning Code allows for the development of affordable housing for low to moderate income households. The City should be proactive to permit development that provides a variety of housing types, including townhomes, condos, and apartments as demand for these types of housing arise. As the City continues to implement the General Plan and Town Center Master Plan, additional opportunities for varied housing types are being provided through infill development and flexible zoning tools, such as the form based code currently under review. Additionally, the role transportation plays in affordable housing should be considered when choosing locations to develop. Every effort should be made to reduce transportation costs for households living in affordable housing, including but not limited to: locating near public and active transportation routes, and reducing required parking for affordable housing developments within or near the Town Center and public transportation routes.

The zoning code was updated in 2018 to allow accessory dwelling units (ADU) in all residential zones upon a single family lot. Allowing for ADU's in single family residences was a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property. Since the ordinance was passed in 2018, sixteen (16) Accessory Dwelling Units have been approved by the City.

Fair Housing

Acknowledgement of the Utah Fair Housing Act

By consent of the people of Utah, North Salt Lake lawfully exercises planning, zoning, and land use regulation authority to promote the health, safety, and welfare of its residents. North Salt Lake is committed to the equal protection and equitable treatment of all members of its community and anyone seeking to rent, lease, or purchase real property within its boundaries. North Salt Lake does not condone housing related practices that intentionally or indirectly discriminate on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or other suspect classifications. North Salt Lake upholds the Utah Fair Housing Act and complies with federal requirements that affirmatively further fair housing. North Salt Lake promptly reports housing discrimination to the Utah Antidiscrimination and Labor Division (UALD) and assists in its investigations of claims in a timely manner. North Salt Lake also systematically identifies and eliminates unfair encumbrances that impede its ability to promote and maintain an adequate supply of moderate-income targeted housing within its boundaries.

Addressing issues associated with fair and affordable housing requires regular reviews of plans, policies, and ordinances as well as ongoing monitoring and assessment of potential disproportionate impacts and adverse effects within the community. Regular performance reviews of implemented housing plans, policies, and ordinances provide North Salt Lake with continuing feedback for making improvements.

Evaluation of Fair Housing Legal Status

Utah's Fair Housing Act (Utah Code Annotated §57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property. According to The Utah Anti-discrimination and Labor Division, there were 8 fair housing related complaints in North Salt Lake between January 1, 2010 and October 31, 2020. One of the complaints was related to discrimination, four cases were related to national origin, 1 case was related to mental disability, 1 case was related to physical disability, and 1 case was related to sex/sexual orientation. This compares to 86 complaints in Davis County as a whole during the same time period. Because there have been only a few fair housing complaints in North Salt Lake in the last several years, the data suggests that discrimination is not an impediment to fair housing choice in North Salt Lake.

Currently, the only formal mechanism for identifying discrimination cases, based upon the parameters of the Fair Housing Act, is the incident of fair housing complaints. There are several annual trainings throughout the county geared to train landlords on housing discrimination. The City should remain diligent in its efforts to ensure that housing is provided in accordance with the Utah Fair Housing Act.

Goals and Strategies

Goal 1: Increase Opportunities for Low to Moderate Income Households to Purchase Affordable Housing

Strategy 1.1 — Work with the Davis Community Housing Authority and support their affordable housing programs. Such programs may include the Family Self-Sufficiency Program and the Down Payment Assistance for First Time Home Buyers Program that would assist low-income households to purchase homes.

Implementation 1.1.1 – Refer prospective residents to the Davis Community Housing Authority to participate in affordable housing programs and advertise their programs on the city's website and social media.

Timing – Annual; Ongoing

Strategy 1.2 — Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods.

Implementation 1.2.1 – Create an inventory of sites that are appropriate for re-zoning to allow for more diverse owner-occupied housing options and pursue re-zoning of those properties.

Timing – 2022-2025

Goal 2: Increase Affordable Rental Opportunities for Low to Moderate Income Households

Strategy 2.1 — Work with the Davis Community Housing Authority to address affordable housing needs in North Salt Lake, including support for the Section 8 Housing Choice Voucher program.

Implementation 2.1.1 – Refer prospective residents to the Davis Community Housing Authority to participate in affordable housing programs and advertise their programs on the city’s website and social media.

Timing – Annual; Ongoing

Strategy 2.2 – Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones

Implementation 2.2.1 - Continue to promote the establishment of “accessory dwelling units,” such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners. This can be accomplished through continuing to provide free permits for existing ADUs and promoting legalizing ADUs on the city’s website and social media.

Timing – Annual; Ongoing

Strategy 2.3 - Promote the construction of housing units across all income categories to facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

Implementation 2.3.1 – Create an inventory of the housing stock in the City and consider re-zoning, where appropriate, to allow for a good balance of diverse housing options.

Timing – 2022 - 2025

Strategy 2.4 – Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Implementation 2.4.1 – Use moderate income housing set aside funds from the U.S. 89 CDA to incentivize moderate income housing developments in the Town Center.

Timing – 2022 - 2027

Strategy 2.5 – Amend land use regulations to allow for single room occupancy developments

Implementation 2.5.1 – This should be accomplished through the adoption of the Town Center Form-Based Code to explicitly allow for single room occupancy developments. In the

interim, this can be accomplished through including such allowances in Planned (P) District development agreements.

Timing – 2022 - 2025

Goal 3: Rehabilitate Existing Housing to Increase Rental Opportunities, Homeownership, Retention, and Reinvestment in North Salt Lake.

Strategy 3.1— Promote the use of the Emergency Repair Program (supported by CDBG funds and administered by the Davis Community Housing Authority) to extremely low and moderate income households. This program offers grants for maintaining and rehabilitating housing.

Implementation 3.1.1 - Refer prospective residents to the Davis Community Housing Authority to participate in affordable housing programs and advertise their programs on the city's website and social media.

Timing – Annual; Ongoing

Strategy 3.2— Identify low to moderate income families that need weatherization assistance. Assist these households in contacting the respective utility companies to participate in their weatherization programs. The Weatherization program lowers monthly utility bills by making housing more energy efficient.

Implementation 3.2.1 – Refer prospective residents to the appropriate utility companies to participate in weatherization programs and advertise their programs on the city's website and social media.

Timing – Annual; Ongoing

Goal 4: Reduce household transportation expenses for low-to-moderate income households.

Strategy 4.1 – Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Implementation 4.1.1 - Promote the establishment of low-to-moderate income housing within and near the Town Center. With a walkable Town Center, residents will have better access to shopping, work, and recreation without the need for a vehicle. This should be accomplished through the adoption of the Town Center Form-Based Code and subsequent

rezoning of all properties within the Town Center district. In the interim, properties can be rezoned to allow for higher density residential developments and/or moderate income residential developments through the Planned (P) District rezoning process.

Timing – 2022 - 2025

Strategy 4.2 – Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Implementation 4.2.1 - Promote the establishment of low-to-moderate income housing near public transportation routes. Locating affordable housing near public transportation will enable residents to get to work without owning a vehicle. This should be accomplished through the adoption of the Town Center Form-Based Code. In the interim, higher density residential developments and/or moderate income residential developments should be included in Planned (P) District development agreements within the Town Center.

Timing – 2022 - 2025

Strategy 4.3 – Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residents own vehicle, such as residential development near major transit investment corridors or senior living facilities

Implementation 4.3.1 - Reduce parking requirements for housing developments in the Town Center and near public transportation routes to reduce the cost of parking infrastructure that is passed on to tenants. This should be accomplished through the adoption of the Town Center Form-Based Code. In the interim, parking reductions should be included in Planned (P) District development agreements within the Town Center.

Timing – 2022 - 2025

This Plan was prepared by the City of North Salt Lake staff.

Contact:

Ali Avery, Long Range Planner

alia@nslcity.org

(801) 335-8729

DRAFT

DRAFT



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: September 13, 2022
SUBJECT: Preliminary Design Plan for Clifton Place at approximately 2596 South and 1095 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the preliminary design plan for Clifton Place located at 2596 South and 1095 North Redwood Road, along with the proposed development agreement with the following:

1. Correction of planning and engineering redlines prior to final plat review; and
2. Finalization of the Development Agreement.

BACKGROUND

The purpose of this application is to facilitate the general development plan known as Clifton Place located at the western corners of the 1100 North and Redwood Road intersection. The property on the northwest corner of the intersection is currently addressed 2596 South Redwood Road and is approximately 6.12 acres. The property on the southwest corner of the intersection is addressed 1095 North Redwood Road and is approximately 7.185 acres. Both properties are currently zoned General Commercial (CG). The general development plan for Clifton Place was approved by the City Council on July 19, 2022. In conjunction with the P-District rezone request, the development agreement will include preliminary plat approval for the project.

REVIEW

Clifton Place will consist of approximately 2.939 acres of commercial along Redwood Road and 185 townhome dwelling units. Of those units, 75 will be two bedroom and 110 will be three bedroom. The development has pedestrian access and connectivity with trails and sidewalks. The City Engineer is determining the best location for a crosswalk between the development to allow for residents and guests to safely cross 1100 North.

Clifton Place is proposing to provide amenities such as a tot lot, pickleball courts, a swimming pool with bathrooms and changing rooms, and open space with lawn/sod. Approximately 26% of the total

development will be landscaped open space or recreational amenity and has been designed in compliance with the City’s landscaping and water conservation ordinance.

Parking

Presently the commercial uses are unknown. When developed, those lots and uses will be required to comply with the parking standards in city code 10-6. The code requires residential developments with 4 or more units to provide a minimum of 2.25 parking spaces per unit. This development is providing a ratio of 2.9 parking spaces per unit on the northern property and 2.5 parking spaces per unit on the southern property. Those ratios include counting only 1 space for tandem parking garages. This information is illustrated in the table below:

		Drive Spaces	Garage Spaces	Guest Spaces	Total	Tandem Garage
North Side - Units With Driveways						
2br	18	18	18		36	18
3br	24	48	48		96	
Units Without Driveways						
2br	12	0	12		12	12
3br	20	0	40		40	
Guest Spaces				30	30	
Total units:	74			Total Parking	214	244
				Parking Ratio:	2.9	3.3

		Drive Spaces	Garage Spaces	Guest Spaces	Total	Tandem Garage
South Side - Units With Driveways						
2br	16	16	16		32	16
3br	26	52	52		104	
Units Without Driveways						
2br	29	0	29		29	29
3br	40	0	80		80	
Guest Spaces				30	30	
Total units:	111			Total Parking	275	320
				Parking Ratio:	2.5	2.9

Architectural Standards

The proposed architecture incorporates masonry brick, stucco, fiber cement board and metal accents. The commercial buildings will incorporate the same architectural style and color pallet. Due to commercial uses being unknown, the development agreement outlines specific architectural standards

for commercial buildings. This includes architectural massing, materials and colors, grading, pedestrian access and orientation, etc.

Phasing

The project will be developed in phases with commercial development separately from residential. The residential development will occur in 4 phases. Phases 1 and 2 are on the northern property while 3 and 4 are on the southern. The phases may not develop in numerical order due to purchase agreements and financing.

Other

The City Planner and Engineer have minor redlines that are to be addressed prior to final plat approval. One of the changes involves relocating unit 18 on the northern property to the vacant area next to unit 54, also on the northern property. This change was requested by South Davis Metro Fire (SDMF) due to regular fire training that may not be compatible with residential uses and thus a greater separation as a buffer has been requested. Other redlines include renumbering units, adding a crosswalk, and potentially items regarding drainage and utilities. The proposed development complies with the goals of the City's General Plan.

POSSIBLE MOTION

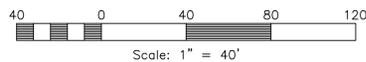
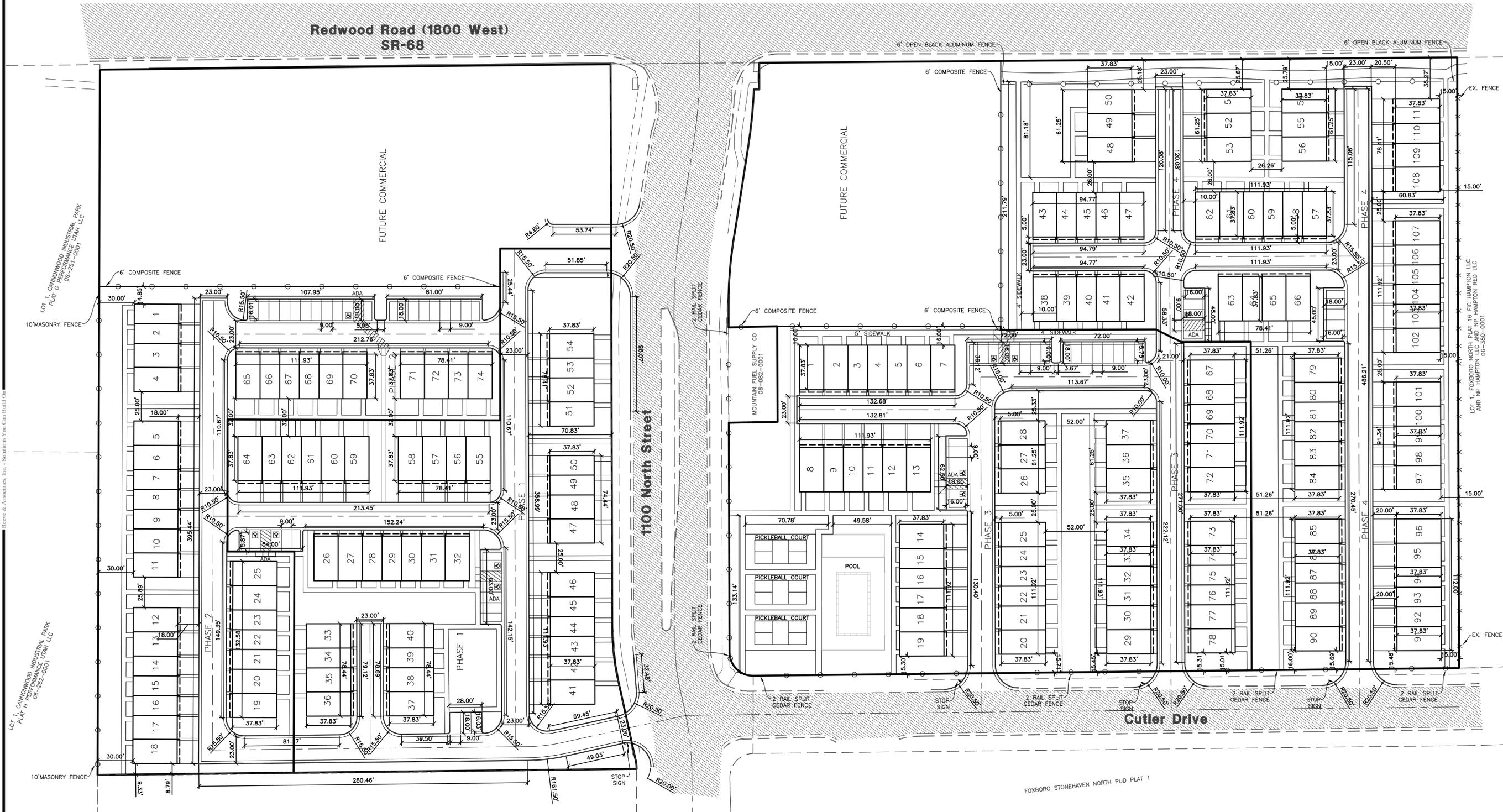
I move that the Planning Commission recommend approval to the City Council of the preliminary design plan for Clifton Place located at 2596 South and 1095 North Redwood Road with the following conditions:

1. Correction of planning and engineering redlines prior to final plat review; and
2. Finalization of the Development Agreement.

Attachments

- 1) Aerial/Zoning Map
- 2) Site Plan
- 3) Landscape Plans
- 4) Development Agreement – Exhibit D. Land Use & Building Standards
- 5) Development Agreement – Exhibit E. Architectural Standards
- 6) Development Agreement – Exhibit F. Sign Standards

Redwood Road (1800 West)
SR-68



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 671-3100 www.reeve.co
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
08-25-22	CK	LAYOUT UPDATES

Clifton Town Homes
Redwood Road
 NORTH SALT LAKE, DAVIS COUNTY, UTAH

Proposed Site Plan

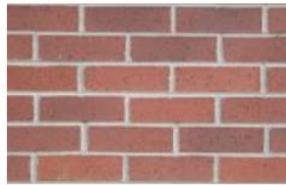
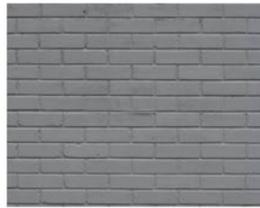


Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: JULY 2022
 Name: CLIFTON TOWN HOMES
 Number: 6440-23





Fiber Cement Board



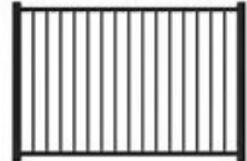
Masonry



Stucco



Shingles



Door and Railing

EXHIBIT “D”

**BUILDING AND LAND USE STANDARDS FOR
CLIFTON PLACE P DISTRICT**

SECTION 1: BUILDING STANDARDS

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

B. Building Standards.

1. Lot Area:
 - i. Commercial. The minimum lot size shall be 0.5 acres (21,780 square feet).
 - ii. Residential. Due to the nature of the development, there shall be no minimum lot area.
2. Lot Width and Depth:
 - i. Commercial. The minimum width of any lot at the building setback line shall be seventy feet (70’). Flag lots are strictly prohibited.
 - ii. Residential. The minimum lot width and depth shall be illustrated in Exhibit C, Site Plan.
3. Maximum Coverage Area:
 - i. Commercial. The maximum percentage of area covered by buildings shall be sixty-five percent (65%).
 - ii. Residential. The maximum coverage area shall be as illustrated in Exhibit “C”, Site Plan.
4. Maximum Height & Stories of Buildings:
 - i. Commercial & Residential. All structures adjacent to any public street shall have a base floor elevation of no less than six inches (6”) above the curb of the public street. Structures not adjacent to a public street shall follow natural grade with stepped foundations. No structure shall have a basement due to the high water table historically present in the area.
 - ii. Commercial. The maximum height for all commercial buildings shall be forty feet (40’) and no more than two (2) stories.
 - iii. Residential. The maximum height for all residential structures shall be forty feet (40’).
5. Front Yard Setbacks from Redwood Road property line:
 - i. Commercial. The minimum setback shall be twenty feet (20’) from the property line. The maximum setback shall be fifty feet (50). Commercial buildings shall be oriented to the intersection corners and the street with direct pedestrian entrances and connections to the Redwood Road Trail or 1100 North sidewalk.
 - ii. Residential. The minimum setback shall be twenty-five feet (25’).
6. Front Yard Setbacks from 1100 North and Cutler Drive property line:
 - i. Commercial. The minimum setback shall be fifteen feet (15’). The maximum setback shall be fifty feet (50’).
 - ii. Residential. The minimum setback shall be fifteen feet (15’).
7. Other property line setbacks:
 - i. Commercial. The minimum setback shall be fifteen feet (15’).

- ii. Residential. Where adjacent to the City Boundary, the setback shall be thirty feet (30') per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006.
 - iii. Residential Adjacent to Commercial. The minimum setback shall be fifteen feet (15') from the dividing property line.
 - iv. Residential Perimeter. All residential units shall be setback from the perimeter boundary of the development a minimum of fifteen feet (15').
8. Building Separation
- i. Commercial. There shall be a minimum of twenty feet (20') between commercial buildings on the same lot.
 - ii. Residential (Front Facades). Structures that front a courtyard or other shared common open space must have a minimum building separation of twenty-five feet (25'). Front porches, patios, awnings, or above-ground decks may extend into the separation distance of up to five feet (5').
 - iii. Residential (Rear Facades - Alley Loaded). Structures with alley loaded garages shall be setback from the private street right of way a minimum of five feet (5').
 - iv. Residential (Side Facades). Adjacent side building facades shall have a minimum separation distance of twenty feet (20'). Adjacent side yards may be used for common open space, pedestrian circulation, or landscaping.
9. Development along Redwood Road:
- i. The area behind the curb and gutter of Redwood Road shall include an area not less than twenty-four feet (24') wide containing improved and irrigated landscaping and an eight-foot (8') wide meandering asphalt multiuse trail. Within the twenty-four foot (24') area, street trees shall be planted in accordance with the requirements of the Community Forestry Code.
10. Fencing:
- i. City Boundary on Northern Property. A ten foot (10') solid decorative wall shall be installed along the entire length of the City boundary with Woods Cross per the Interlocal Cooperation Agreement with Woods Cross City dated February 7, 2006. The fence should step down from ten feet (10') at the highest point to a maximum of three feet (3') tall within twenty feet (20') of a public street right of way.
 - ii. Commercial & Residential. A six-foot (6') solid or opaque composite fence shall be installed along the lot lines separating commercial and residential uses. The fence shall be stepped down to a maximum of three feet (3') tall within twenty feet (20') of a public or private street right of way. The fence shall be a color that compliments the residential development.
 - iii. Commercial. No fence over four feet (4') tall shall be erected along Redwood Road or Cutler Drive. Such a fence shall be at least seventy-five percent (75%) or more open and constructed of a material that compliments the entire development such as composite, decorative metal with masonry piers, or a 2 rail split fence.
 - iv. Residential – Redwood Road. A six foot (6') decorative metal fence shall be constructed where residential uses are adjacent to Redwood Road.
 - v. Residential – 1100 North and Cutler Drive. No fence over four feet (4') tall shall be erected along Redwood Road or Cutler Drive. Such a fence shall be at least seventy-five percent (75%) or more open and constructed of a material that compliments the entire development such as composite, decorative metal with masonry piers, or a 2 rail split fence.
 - vi. Residential – Internal. Fences attached to or adjacent to structures that front a courtyard or other shared common open space are prohibited.

vii. Pool and sports courts. The pool fencing shall be constructed of decorative metal with a maximum height of eight feet (8'). The sports courts shall be enclosed with black vinyl wrapped chain link with a maximum height of ten feet (10').

11. Commercial parking shall comply with the applicable city code based upon use at the time of construction or future change of occupancy. See Exhibit E, Architectural Standards, for parking layout and location.

12. Residential parking shall be provided in accordance with the following standards:

	Drive Spaces	Garage Spaces	Guest Spaces	Total
North Side - Units With Driveways				
2br	18	18		36
3br	24	48		96
Units Without Driveways				
2br	12	0		12
3br	20	0		40
Guest Spaces			30	30
Total units:	74			
			Total Parking	214
			Parking Ratio:	2.9

	Drive Spaces	Garage Spaces	Guest Spaces	Total
South Side - Units With Driveways				
2br	16	16		32
3br	26	52		104
Unites Without Driveways				
2br	29	0		29
3br	40	0		80
Guest Spaces			30	30
Total units:	111			
			Total Parking	275
			Parking Ratio:	2.5

13. Dumpster and Refuse Containers:

- i. Commercial. Any dumpster or refuse container on a commercial lot shall be screened from any public right of way and located a minimum of thirty feet (30') from any residential lot line. More information is in Exhibit E, Architectural Standards.
- ii. Residential. Individual unit refuse containers shall be provided and storage of said containers defined in adopted development covenants.

SECTION 2: LAND USE

A. Permitted Residential Uses.

1. Multi-family residential dwellings:
 - i. Home occupations as regulated by applicable City Code.
 - ii. Residential accessory structures (recreational facilities and appurtenant structures, mail kiosks, facility maintenance storage).

2. Residential Amenities.
 - i. Residential and community amenities shall be provided as generally depicted in the General Development Plan which includes, but is not limited to, a tot lot, a swimming pool with associated bathrooms/changing rooms, pickleball/sports courts, and outdoor gathering space with pavilions, gazebos, or pergolas.

B. Commercial Uses.

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

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

Self-Storage Rentals
Sexually Oriented Businesses
Support Activities for Transportation
Tobacco Specialty Stores
Warehousing and Storage Facilities
Wholesale Trade

C. Supplemental Design Standards:

1. Car washes. Car washes are subject to the submission of a site plan conforming to the following design standards and a statement agreeing to the performance of those standards.
 - a. Building and vacuum areas shall be setback a minimum of fifty feet (50') from any lot line adjacent to residential use.
 - b. An eight-foot (8') decorative wall and a fifteen-foot (15') wide planting strip shall be installed and maintained along the property line adjacent to residential use.
 - c. Vacuum areas shall be provided with carports covering designed of high quality materials and of similar architectural style to the primary structure.

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

3. Drive through
 - a. Canopies shall be attached to or integrated with the primary structure adjacent to all service windows.
 - b. Canopies or awnings shall be provided and incorporated into the design for those areas where vehicles are standing for the purpose of placing orders at menu boards.
 - c. Stacking
 - i. A minimum of one hundred sixty feet (160') for a single stacking lane or eighty feet (80') per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.
 - ii. Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation; and
 - iii. All stacking lanes must be clearly identified, using means such as striping, landscaping, and signs.

- iv. Circulation. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and
 - v. A traffic study addressing both on site and off site traffic and circulation impacts may be required as part of a permit application for a drive-through facility.
- d. Screening
- i. Drive-through windows must be located behind and screened by the principal building, unless the Planning Commission determines that suitable landscape or other visual screening has been provided to screen from Redwood Road.
 - ii. Menu boards shall not be visible from a public right of way and shall be located at the rear or side of the building and not adjacent to Redwood Road frontage.

EXHIBIT “E”

ARCHITECTURAL STANDARDS FOR CLIFTON PLACE P DISTRICT

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

SECTION 1: Residential Design Standards:

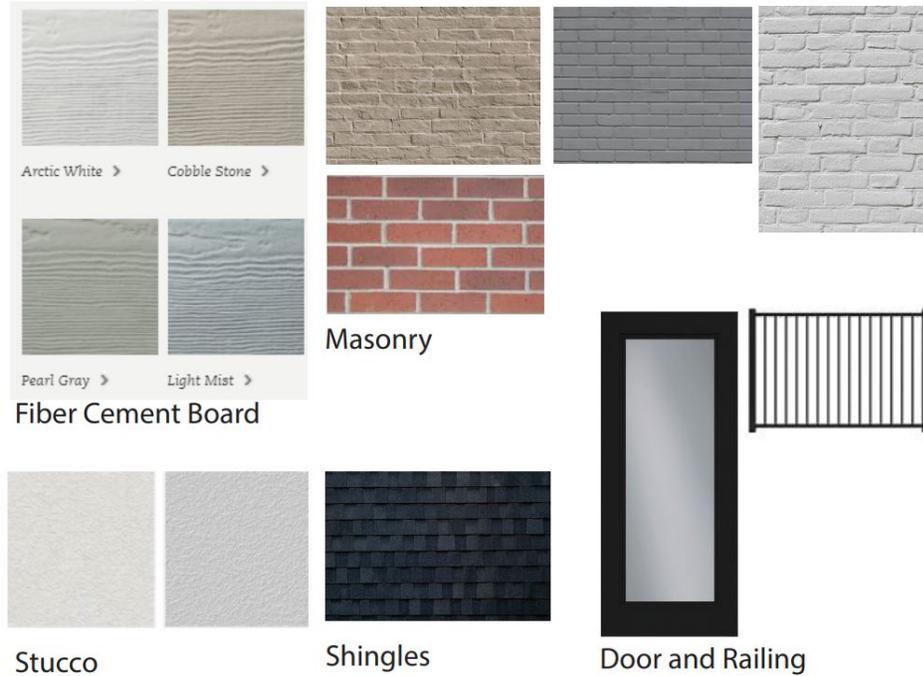
A. Exterior Elevations.

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



B. Exterior Finishes and Colors.

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



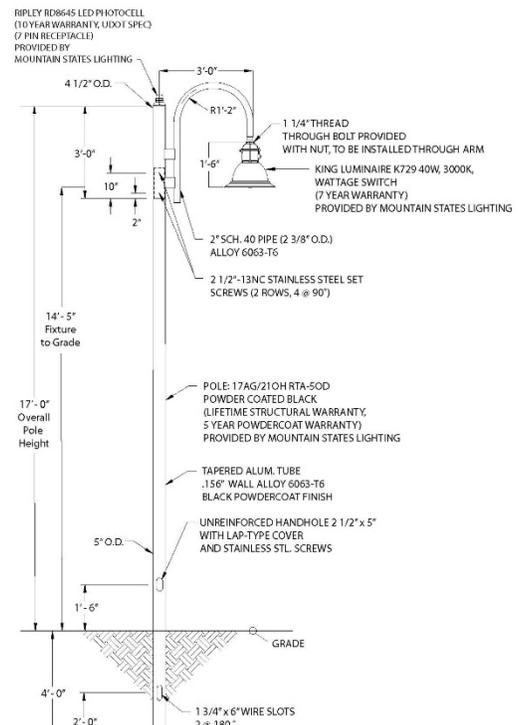
C. Lamp Posts, Building Lighting.

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

D. Mailboxes

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

Figure E-C1



SECTION 2: Commercial Design Standards:

A. Exterior Elevations

1. All exterior commercial elevations shall be consistent with the general scheme and design as depicted in the residential elevations and as approved in the General Development Plan for Clifton Place.
2. Architecture should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale.
3. All building components such as windows, doors, eaves, soffits, and parapets shall have good proportions that relate to the facade of the building and shall relate well with one another.
4. All sides of a building shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.). No building shall have blank, flat walls.
5. Buildings should have visually interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale relative to their surroundings.
6. Entrances must be well defined from access drives, parking areas and Redwood Road trail and 1100 North sidewalk.
7. Long and monotonous wall shall be avoided. Large uninterrupted expanses of a single material are prohibited. Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed fifty horizontal feet (50').
8. Each façade shall have a change in cladding material or surface plane or other building material treatments, colors and textures that visually interrupt the vertical wall plane.
9. Long and monotonous roof planes shall be avoided. All facades shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each fifty linear feet (50') of facade length.

B. Building Materials/Colors

1. Primary building materials shall be limited to no more than four types of materials per building. The use of stucco (EIFS) shall be limited to vertically sloped architectural accent elements only and shall be limited to no more than 20% of each exterior building elevation.
2. Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments.
3. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals excepted).
4. The use of metal siding exclusively on any building (including accessory) is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
5. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.
6. "Full veneer" brick or other similar high quality masonry materials such as quarried stone (i.e. granite, etc.), shall comprise one of the four required basic materials.
7. The percentage of high quality materials to be used on a building's exterior walls (i.e. brick veneer, quarried stone [i.e. granite, etc.], glass and pre cast concrete) shall be at least 80%.

8. Preferred building materials shall include but are not necessarily limited to the following materials.
 - a. Quarried stone (i.e. granite, etc.),
 - b. Cultured Stone,
 - c. Full veneer brick,
 - d. Composite lap siding (i.e. HardiPlank),
 - e. Architectural concrete (with recessed panels and reveal lines),
 - f. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc),
 - g. Architectural metals & standing seam metal roofing,
 - h. Metal walls (insulated architectural metal panels) (i.e. aluco bond),
9. Preferred Accent Materials
 - a. Precast concrete accents,
 - b. Stucco (EIFS) as an accent material (not a major building component). Limited amounts of stucco may be considered for vertical surfaces only, if the quality of the design merits such consideration.
 - c. Glass accents
10. Prohibited Materials
 - a. Plain, grey, flat faced CMU block (allowed as an accent only, not as a total wall treatment),
 - b. Brick tiles,
 - c. Metal walls (unless it is an insulated architectural metal panel such as aluco bond),
 - d. Stucco (EIFS), wood or glass, as more than an accent.
11. Other Materials: If any other materials are proposed to be used, these materials will require further review, justification and approval by the Planning Commission.

C. Grading

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

D. Landscape and Streetscape

1. If disturbed for driveway access, the existing landscaping along 1100 North shall be replaced to the same or better quality as existing. The Developer or their successor shall be responsible to maintain and preserve the quality of said landscaping.
2. Landscaping and irrigation shall be planned for and installed in compliance with the adopted landscaping code and standards at the time of installation.
3. A unity of the design of an overall development plan shall be achieved by the repetition of certain plant varieties, colors, and materials to tie the overall development together.
4. All development landscape plans shall include a combination of evergreen trees in addition to deciduous trees to achieve a good look to landscaping during winter months when there are no leaves on the trees.

5. All landscaping shall preserve and generally enhance desirable natural features, (i.e. topography, waterways, vegetation, etc.), enhance architectural features of the building, strengthen vistas, and provide shade for the project as well as its customers and employees.
6. Landscaping around the base of the building is recommended to soften the edge between the parking lot and building and also to discourage graffiti.
7. Changes in building elevation or berming at the edge of the building in conjunction with landscaping shall be used to reduce structure mass and height along street facades.
8. Concrete mow strips or metal edging are recommended between turf and shrub or ground cover areas.

E. Site Layout, Setbacks, Proportion and Placement

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

F. Awnings & Canopies

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

G. Parking Areas

1. Parking areas should be looked at as three dimensional outdoor spaces with horizontal and vertical elements and not as a flat sheet of asphalt or concrete. Such elements may include:
 - a. Parking lot planters and tree wells to provide horizontal and vertical relief
 - b. Landscaped walkways

c. Lighting structures

2. On site parking shall be located primarily to the sides or rear of the building. Variations must be approved by the Planning Commission.
3. The location of parking shall be determined not only from its visual relationship to the building and site, but also as it relates to safe and convenient pedestrian and vehicular circulation patterns.
4. Landscaping shall be required within the parking lots in accordance with City Code.
5. Planters within parking areas shall be landscaped with trees, upright shrubs, ground covers and bark mulch. Grass is not an acceptable landscape material in parking lot planters.
6. The use of shared parking with adjacent sites is encouraged.

H. Trash Area Screening

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

I. Utility Boxes and Pedestals

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

J. Site/Building Lighting

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

K. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with these Design

Standards. Building architecture that does not comply will not be approved.

2. The developer shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states, where available.

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

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

EXHIBIT "F"

SIGNAGE STANDARDS FOR CLIFTON PLACE P DISTRICT

Signage Material and Style:

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

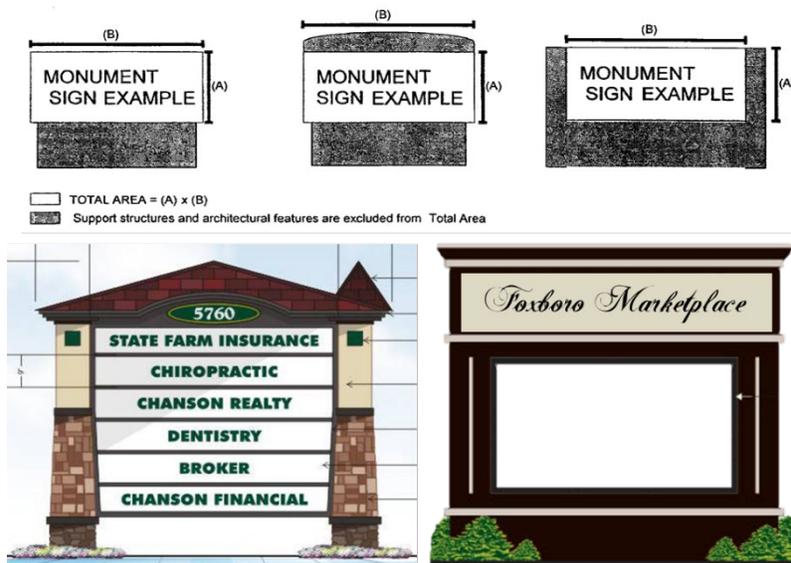
1. Stone;
2. Brick;
3. Color tinted and textured concrete masonry;
4. Metal or iron detailing; and/or
5. Other similarly high-quality materials utilized on the primary structures in the development.

Signage Standards:

A. Commercial Signage.

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

Figure F-A1



B. Wall Signs.

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

Figure F-B1

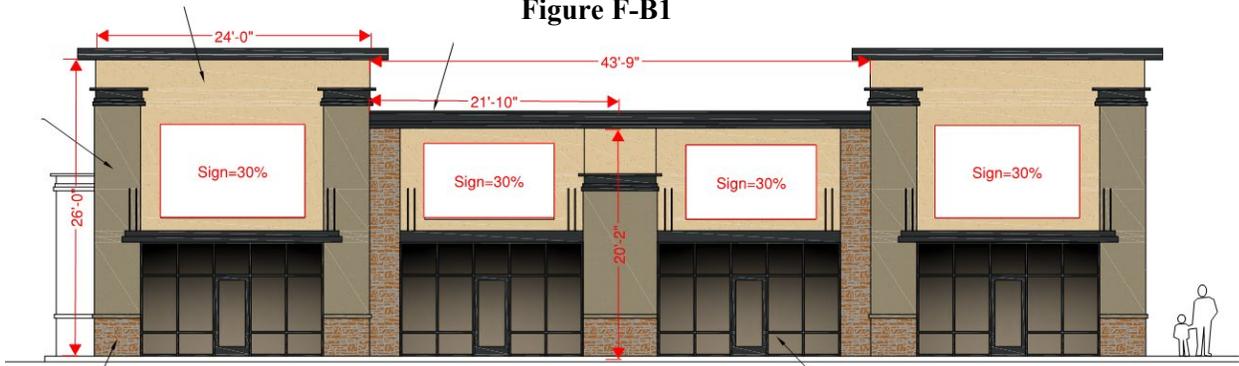


Figure F-B2

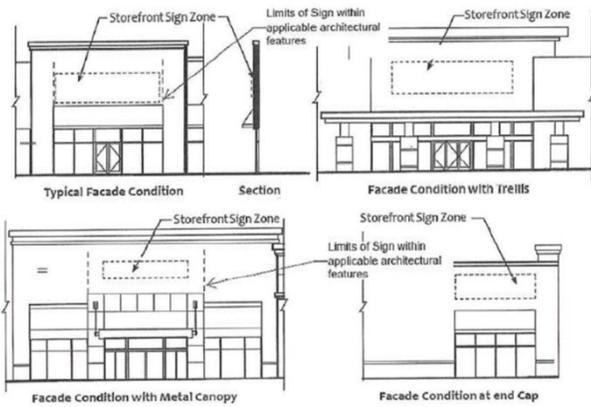
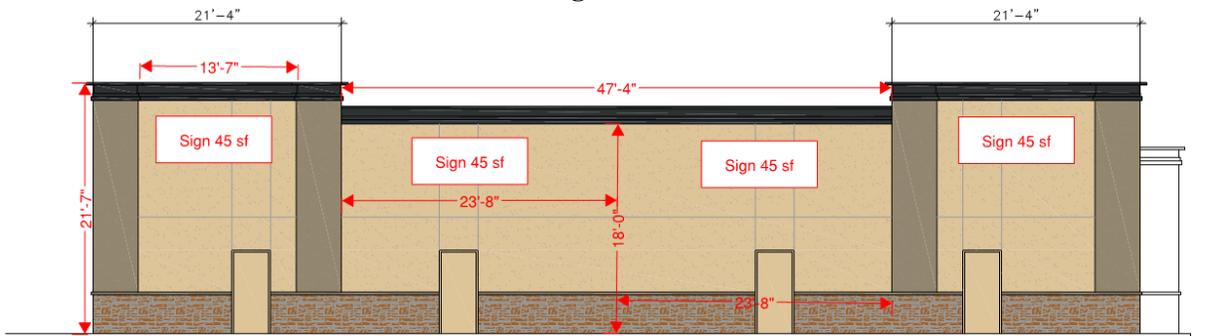


Figure F-B3



Figure F-B4



C. Window Signs.

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

D. Awning & Canopy Signs.

1. Awning and canopy signs shall be permitted only on the main floor doors and windows as follows:
 - i. Awnings shall be fabricated using fire-resistant canvas in a color that is appropriate to the building.
 - ii. Select awning shapes that reflect the door or window openings they cover. Limit valances to approximately eight to twelve inches in length (8-12”).
 - iii. Lettering should generally be placed on the valance portion of the awning
 - iv. Internal illumination or other techniques that cause awnings to glow shall be prohibited; however, illumination may be concealed in the awning to provide directional light to illuminate sidewalks or storefronts.
 - v. Examples of appropriate awning and canopy sign:



E. Menu Boards.

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

F. Prohibited Signs.

1. Pole/Pylon Signs
2. Permanent signs that are designed to rotate or move by any means.
3. Signs on mounted trailers.
4. Signs with exposed braces and guy wires.
5. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
6. Signs with changeable copy.
7. Flags or banners, balloons, or inflatable signs.
8. Examples of prohibited signs:



G. Residential Signage.

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



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: September 13, 2022
SUBJECT: Preliminary Plan & Final Plat for a 2 lot subdivision for Phoenicia Place Subdivision at 480 North Cutler Dr.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed 2 lot Phoenicia Place Subdivision preliminary plan & Final Plat at 480 North Cutler Dr. with no conditions.

BACKGROUND

Subdivision approvals are regulated within Title 10, Chapter 7 of the City Code. The code requires a concept plan, preliminary plan, and final plat, with recommendations from the Planning Commission to the City Council. Preliminary and Final may be processed at the same time for minor subdivisions. The Concept Plan was approved by the City Council on July 19, 2022.

REVIEW

This property is located at 480 North Cutler Dr. and contains approximately 4 acres. The property is zoned CG, General Commercial with frontage on both Redwood Road and Cutler Drive. The proposed subdivision will divide the property into two parcels of equal size, one fronting Cutler Drive and one fronting Redwood Road. The minimum lot size in the CG Zone is 1 acre with 100 feet of frontage, each lot meets the minimum standard for lot size and frontage.

The property has a 30 foot storm drainage easement along the north property line. The storm drain ditch is proposed to be piped and buried, as the west parcel will be acquired by Spectrum Academy and improved as recreational soccer field. The city has plans to install a silt cleanout box at Cutler Drive and within the easement and will coordinate with the applicant on design and timing of installation of the improvements. The front parcel will be marketed for future commercial/retail development.

The DRC requested the applicant dedicate additional right of way on Cutler Dr. to accommodate possible future widening of the street and will only be utilized if needed. The DRC also requested that either additional right of way be dedicated on Redwood Road for the required Redwood Road Trail improvements, or alternatively a public use and trail easement. Installation of the trail will be required when lot 2 is developed by the property owner. Both dedications have been provided on the plat. At this time no specific use for lot 2 has been identified.

All redlines have been corrected as requested and no outstanding issues remain.

POSSIBLE MOTION

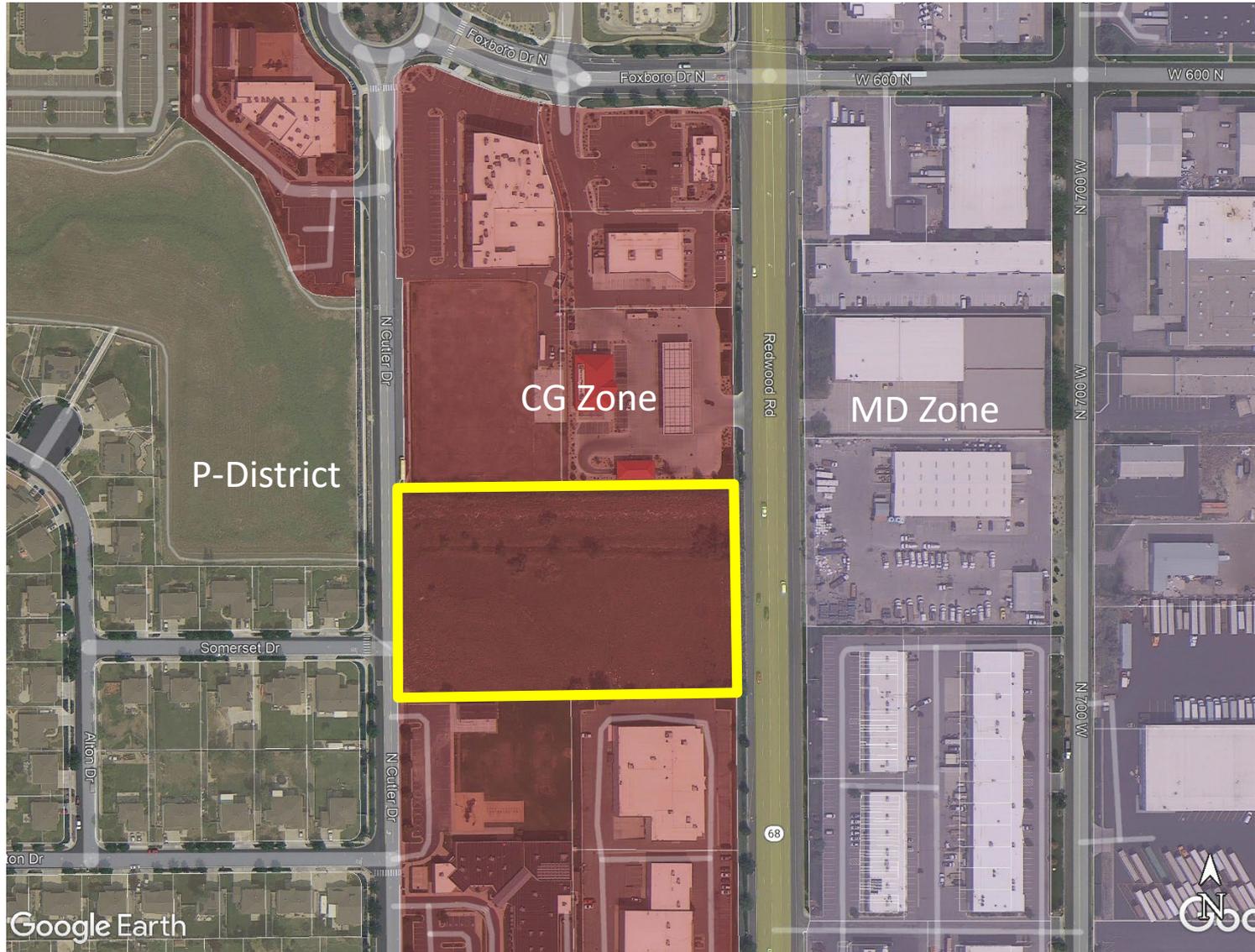
I move that the Planning Commission recommend to the City Council the approval of the proposed 2 lot Phoenicia Place Subdivision preliminary plan and final plat at 480 North Cutler Dr. with no conditions.

Attachments

- 1) Aerial/Vicinity Map
- 2) Final Plat

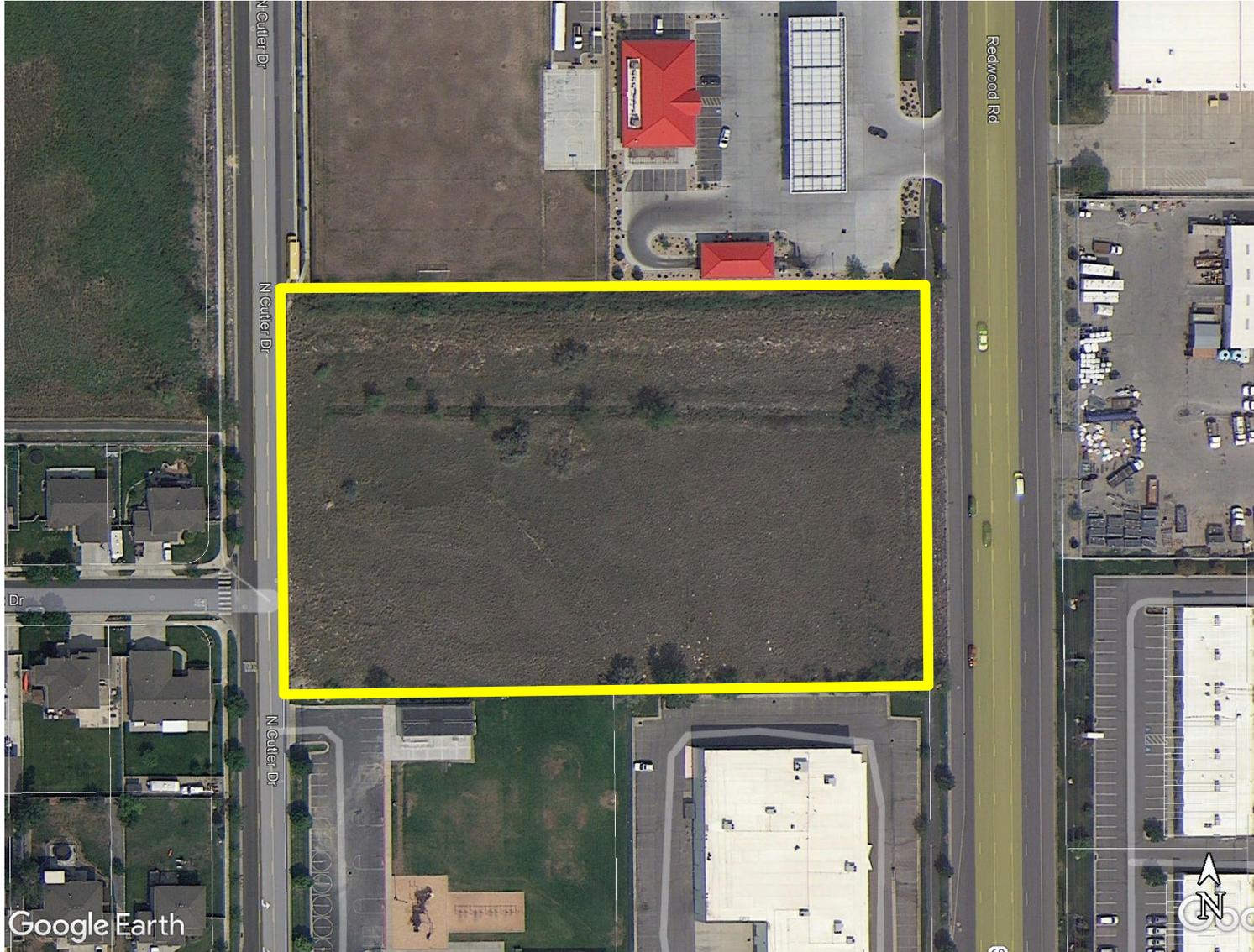


Preliminary Plan & Final Plat Phoenicia Place Subdivision Zoning/Aerial Map





Preliminary Plan & Final Plat Phoenicia Place Subdivision Aerial



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 AUGUST 9, 2022

6
7 **DRAFT**
8

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

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

18 EXCUSED: Commissioner Irene Stone
19

20 STAFF PRESENT: Mackenzie Johnson, Planner.
21

22 OTHERS PRESENT: Mike Suchow, Arch Nexus; Troy Thompson, Kurt Olson, Big D
23 Construction; Dee Lalliss, resident; Christian Michaelson, Galloway & Company.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. CONSIDERATION OF SITE PLAN AMENDMENT APPROVAL FOR THE BIG D
30 NSL YARD AT 171 NORTH CUTLER DRIVE AND ADJOINING 912 WEST 100
31 NORTH, KURT OLSON, BIG D CONSTRUCTION, APPLICANT
32

33 Mackenzie Johnson reported that this was a site plan amendment for Big D Construction which
34 had been operating at 171 North Cutler Drive since 2001. This property had been used primarily
35 for the storage of equipment and materials. The lots located at 171 North Cutler Drive and 912
36 West 100 North were adjoined at the rear of each parcel. She presented an aerial photo of the
37 property which showed outdoor storage and said these lots were zoned General Commercial
38 (CG). The building on Cutler Drive was used as an office with some warehouse space. The
39 building facing 100 North was used as a wood shop. City staff researched both properties and
40 found that each property received proper conditional use and site plan approvals between 2001
41 and 2005.
42

43 Ms. Johnson explained that there were three existing structures on the 171 North Cutler Drive
44 lot. This included a 12,960 square foot office/warehouse with an attached lean-to structure that
45 would be remodeled and enclosed as well as a temporary structure on the south side of the
46 property constructed of conex boxes. The temporary conex structure would be demolished and
47 removed. The parking layout would not change except for the addition of a 9 foot by 18 foot
48 parking island at the end of one parking row. Existing conditions on the 912 West 100 North lot
49 included outdoor storage and a 7,650 square foot building that was used as a woodshop/office.
50 There was one existing driveway on 100 North and the applicant has proposed an additional 30
51 foot driveway on 100 North as well as the construction of a 5,000 square foot storage shed. The
52 applicant also proposed a new truck wash that was reviewed and approved by the City Engineer.
53 Ms. Johnson mentioned that the wall that separated the outdoor storage from 100 North would be
54 20 feet from the street and compliant with City code regarding outdoor storage and driveway
55 clear view area.

56
57 Big D Construction planned to expand their operations at this location with 18 employees. The
58 hours of operation were 7 a.m. to 5 p.m. Monday through Friday. The site plan amendment was
59 driven by the desire to upgrade the facilities by converting some of the existing outdoor storage
60 to indoor, and improving the functionality of the site. The applicant provided 29 parking stalls
61 including two ADA compliant stalls. The proposed amount met City code requirements. In June
62 2022 the City Council adopted a new landscape ordinance that required lots in the CG zone to
63 provide a minimum of 15% landscaping, except where reduced by the Planning Commission
64 during site plan approval, in support of water conservation efforts and when enhanced
65 landscaping was concentrated in the front setback. Additionally, no more than 50% or 5,000
66 square feet (whichever was less) of the landscaped area may be turf, lawn, or sod. The
67 Development Review Committee (DRC) recommended that the Commission reduce the required
68 amount of landscaping from 15% to 9.3% due to the proposed landscaping being focused along
69 Cutler Drive and 100 North. The proposed site plan reduced the existing lawn from 15,300
70 square feet to 4,136 square feet or 2.26% of the total landscaped area.

71
72 Mackenzie Johnson said the buildings to be altered were not visible from the public right of way
73 and would not be subject to the standards for architectural massing and materials. She showed
74 examples of the building renderings and their layout on the site. The proposed building changes
75 would compliment the existing buildings on site.

76
77 The DRC recommended approval of the site plan amendment for Big D with the conditions that
78 the minimum required landscaping be reduced from 15% to 9.3% in support of water
79 conservation efforts and due to the location of said landscaping being within the front setbacks of
80 the properties and any engineering redlines.

81
82 Troy Thompson, Big D Construction, explained that the new driveway on 100 North would be
83 used primarily for fire truck access and allow more efficient movement through the property.
84

85 Chair Larson asked how frequently the truck wash would be used. Troy Thompson replied that
86 the proposed wash would be self-contained and would clean and filter the water for reuse. He
87 said there was a built-in trough that could be cleaned out onsite. Mr. Thompson said the wash
88 would be used for equipment after it had been used on a job site and could be used for up to two-
89 thirds of the day.

90
91 Chair Larson asked if the Commission had any concerns with the proposed landscaping
92 reduction. Commissioner Jorgensen said he had no concern but observed that with the drought
93 and water restrictions there could be some tree mortalities throughout the City.

94
95 Commissioner Maus commented that she did not have any concerns with the proposed
96 landscaping. She asked if there would be a change in use on the northern renovation/expansion
97 and mentioned that it was adjacent to residential uses. Troy Thompson responded that the
98 existing lean-to with the open front was used for storage and would be enclosed. He said their
99 cement machines would now be stored indoors.

100
101 Mackenzie Johnson stated that this business was classified as construction and contractor
102 services and the use would not be changing. Staff found that these improvements would be less
103 offensive than the current use of the property. She said Big D had continually made efforts to be
104 a good neighbor to the adjacent properties.

105
106 Troy Thompson spoke on the woodshop and said that they previously stored the wood outdoors
107 but with the proposed dry storage it would now be stored indoors.

108
109 **Commissioner Jorgensen moved that the Planning Commission approve the site plan**
110 **amendment for the Big D NSL Yard located at 171 North Cutler Drive and adjoining 912**
111 **West 100 North with the following conditions:**

- 112
113 **1) The minimum required landscaping be reduced from 15% to 9.3% in support of**
114 **water conservation efforts and due to the location of said landscaping being within**
115 **the front setbacks of the properties; and**
116 **2) Engineering redlines, if any.**

117
118 **Commissioner Holbrook seconded the motion. The motion was approved by**
119 **Commissioners Holbrook, Jorgensen, Larson, Maus, Tucker and Ward. Commissioner**
120 **Stone was excused.**

121
122 **3. CONSIDERATION OF SITE PLAN APPROVAL FOR KUM & GO STORE #2507 AT**
123 **1096 NORTH REDWOOD ROAD, NATE ABBOTT, GALLOWAY & COMPANY,**
124 **APPLICANT**

125

126 Mackenzie Johnson reported that the applicant was proposing to construct a Kum & Go gas
127 station and convenience store at 1096 North Redwood Road. The property was zoned General
128 Commercial (CG) and 2.64 acres in size. The existing structure on the property would be
129 demolished and a new building constructed along with gas pump canopies. The applicant would
130 provide improvements such as curb and gutter, sidewalks, and landscaping along Redwood Road
131 and 1100 North. They also proposed two new driveways on the 1100 North frontage and one
132 driveway on Redwood Road. The applicant was working with UDOT to obtain permission to
133 place a new driveway on Redwood Road. The maximum driveway width in commercial and
134 industrial zones was 40 feet but city code granted the Planning Commission the ability to
135 increase the maximum driveway width during site plan approval. The applicant requested
136 approval of a driveway on Redwood Road with a width of 46.5 feet and the easternmost
137 driveway on 1100 North to be 57.56 feet wide. The westernmost driveway on 1100 North would
138 be in compliance with standard code and a width of 40 feet.

139
140 During concept plan approval the Planning Commission requested that the applicant provide a
141 traffic memo that would inform how the proposed drive approaches on 1100 North would affect
142 traffic flow. The applicant provided this information to staff and the City Engineer reviewed that
143 memo and determined that the driveways on 1100 North were compliant if the westernmost
144 driveway was a right out only. The easternmost driveway could be used as an unrestricted
145 driveway. The Redwood Road driveway would be subject to UDOT's approval.

146
147 Mackenzie Johnson reported that City code 10-6-5 required convenience stores to provide a
148 minimum of one parking stall per 200 square feet of floor space. The proposed building, at 5,620
149 square feet, would require a minimum of 29 parking stalls including two ADA compliant stalls.
150 The applicant has proposed 26 standard stalls, 3 truck parking stalls, and 2 ADA compliant stalls.
151 The proposed parking was compliant with code.

152
153 The new landscaping ordinance adopted in June of 2022 required lots in the CG zone to provide
154 a minimum of 15% landscaping with no more than 5% or 5,000 square feet (whichever was less)
155 to be turf, lawn, or sod. The proposed plan provided 30% (38,850 square feet) of landscaping
156 with 5,779 square feet of sod. The applicant agreed to reduce the total square footage of sod to be
157 less than 5,000 square feet and would submit a revised plan.

158
159 Ms. Johnson shared the proposed renderings and said the proposed building, canopies, and
160 garbage structure would meet the architectural design guidelines related to massing, materials,
161 etc. She also said that on July 12, 2022 the Federal Aviation Administration (FAA) provided the
162 applicant with a clearance letter stating that the proposed structures were compliant with the
163 FAA regulations and would be permitted. The DRC recommended approval of the site plan for
164 the Kum & Go store with the conditions to complete any engineering redlines and the reduction
165 of sod/lawn to less than 5,000 square feet.

166

167 Commissioner Maus asked what would happen if UDOT did not approve the driveway on
168 Redwood Road. Mackenzie Johnson replied that it was UDOT's jurisdiction and the City had
169 little control.

170
171 Christian Michaelson, Galloway & Company, commented that they were invested in the project
172 at this point but were not able to meet all of the requirements that UDOT had requested as they
173 did not own the property. He said UDOT had approved the variance for the location of the drive
174 entry and explained that the entire frontage along the west side of the lot was currently an
175 uncontrolled access so he felt that ultimately UDOT would eventually accept the request.

176
177 Commissioner Holbrook asked why UDOT approval was required and if it was due to the
178 proximity to 1100 North. Mackenzie Johnson replied that Redwood Road was a UDOT right of
179 way and therefore UDOT's jurisdiction. The proximity to the intersection was not the reason for
180 UDOT's involvement.

181
182 Commissioner Jorgensen requested clarification on the sidewalk placement. Mackenzie Johnson
183 responded that the sidewalk would extend into the property along Redwood Road and meet City
184 standards for width on both the sidewalk and park strip.

185
186 Christian Michaelson commented that they had asked the City Engineer to provide a letter in
187 support of the current configuration for the driveways to provide to UDOT.

188
189 Commissioner Tucker said he did not like the access on 1100 North and asked about
190 enforcement of the right in and out. Christian Michaelson replied that he thought it was a right
191 in/out and left in. He said the only prohibitive move would be left out and this would be self-
192 policing due to traffic queuing.

193
194 Mackenzie Johnson commented that the standard would be self-policing and mentioned
195 directional signage would be installed. She said the City Engineer was not in favor of concrete
196 barriers or "porkchops" to limit the driveway access due to safety concerns.

197
198 Commissioner Jorgensen asked if a truck and trailer would access the truck bays or be able to
199 navigate the western driveways. Christian Michaelson expected that regular trucks would not
200 pull into the truck bays and said there was plenty of room to maneuver.

201
202 Mackenzie Johnson clarified that the sidewalk standard for Redwood Road was five feet with an
203 eight foot park strip, which was on the proposed site plan.

204
205 Chair Larson asked about the light pole on the corner that had been hit several times and if it
206 would be included in the renovation. Mackenzie Johnson responded that there had not been any
207 discussion about moving power poles. She said it was a difficult and expensive process to move
208 power poles.

209
210 Commissioner Maus commented that she still had some apprehension about the driveways but
211 trusted in the City Engineer.

212
213 **Commissioner Maus moved that the Planning Commission recommends approval of the**
214 **site plan for the Kum & Go store #2507 located at 1096 North Redwood Road with the**
215 **following conditions:**

- 216
217 **1) Completion of engineering redlines; and**
218 **2) Reduction of sod/lawn to less than 5,000 square feet**

219
220 **Commissioner Jorgensen seconded the motion. The motion was approved by**
221 **Commissioners Holbrook, Jorgensen, Larson, Maus and Ward. Commissioner Stone was**
222 **excused. Commissioner Tucker voted in opposition to the motion.**

223
224 **4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
225 **PLANNING COMMISSION**

226
227 Mackenzie Johnson reported that the City Council reviewed and accepted the Bird Scooters Pilot
228 agreement. She said the clear termination clause suggested by the Commission was added to the
229 agreement. The City would make a real effort to encourage safety when using the scooters
230 through posts on social media, etc. She said Bird Scooters would need to find a facilitator and a
231 commercial location before the scooters could be used in the City.

232
233 **5. APPROVAL OF MINUTES**

234
235 The Planning Commission meeting minutes of July 26, 2022 were reviewed and approved.

236
237 **Commissioner Jorgensen moved to approve the minutes from July 26 with one correction.**
238 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
239 **Holbrook, Jorgensen, Larson, Maus, Tucker and Ward. Commissioner Stone was excused.**

240
241 **6. ADJOURN**

242
243 Commission Chair Larson adjourned the meeting at 7:12 p.m.

244
245 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
246 *Tuesday, August 23, 2022 by unanimous vote of all members present.*

247
248
249 _____
Wendy Page, City Recorder