



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA March 10, 2020 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Public comments
- 2) Public Hearing: Consideration of a plat amendment combining lots 215 and 221 of the Views at Eaglewood Village Phase 2 and vacating a public utility easement, at 155 Sunset Vista Court, Tom Stuart Construction, applicant.
- 3) Consideration of a Site Plan approval for MC Green Facilities at 181 South 750 West, Mark Green, applicant
- 4) Consideration of a Conditional Use Permit for Brinderson LLC at 948 North 675 West to allow support activities for oil and gas operations, Victoria Brockel, applicant
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. February 25, 2020

Adjourn

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

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 5 day of March, 2020.

Dated this 5 day of March, 2020

Gina Horrocks





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Kate Werrett, Planner
DATE: March 10, 2020
SUBJECT: Plat Amendment to the Views at Eaglewood Village P.U.D. Phase 2 at 155 Sunset Vista Court

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for The Views at Eaglewood Village P.U.D. Phase 2 at 155 Sunset Vista Court with the following condition:

1. Completion of Engineering Redlines, if any.

BACKGROUND

The proposed amendment combines lots 215 and 221 to provide improved drainage for a future home at 155 Sunset Vista Court. The two lots are currently vacant, however, a building permit has been issued to construct a home on lot 221.

Both parcels are owned by a single property owner, Coral Springs Resort LLC. The proposed lot, 215A, will be 0.503 acres and will be used as a single family home parcel. The property is part of the Views at Eaglewood Village PUD Phase 2 Planned District and meets the minimum lot size requirements.

As part of the plat amendment, an existing Public Utility Easement and Drainage Easement located between lots 215 and 221 will be vacated. The applicant is in the process of acquiring acknowledgments and approvals from all utility companies regarding this vacation.

The DRC feels that this plat amendment will be beneficial to the area. By combining the two lots, they expect this will limit hillside cuts and decrease drainage concerns in the area. Redline corrections have been made by the applicant to the proposed plat. These corrections are under review by the city engineer. There may be additional redlines upon review by the city engineer of the submitted corrections.

Under the current City Subdivision ordinance, plat amendments require a public hearing. The State code also requires a public hearing when a public easement is affected by proposed plat amendments. Notice was sent to property owners of the public hearing and comments regarding the following environmental items were requested:

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

No comments regarding the plat amendment and associated easement vacation have been received.

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the plat amendment for the Views at Eaglewood Village P.U.D. Phase 2 at 155 Sunset Vista Court with the following condition:

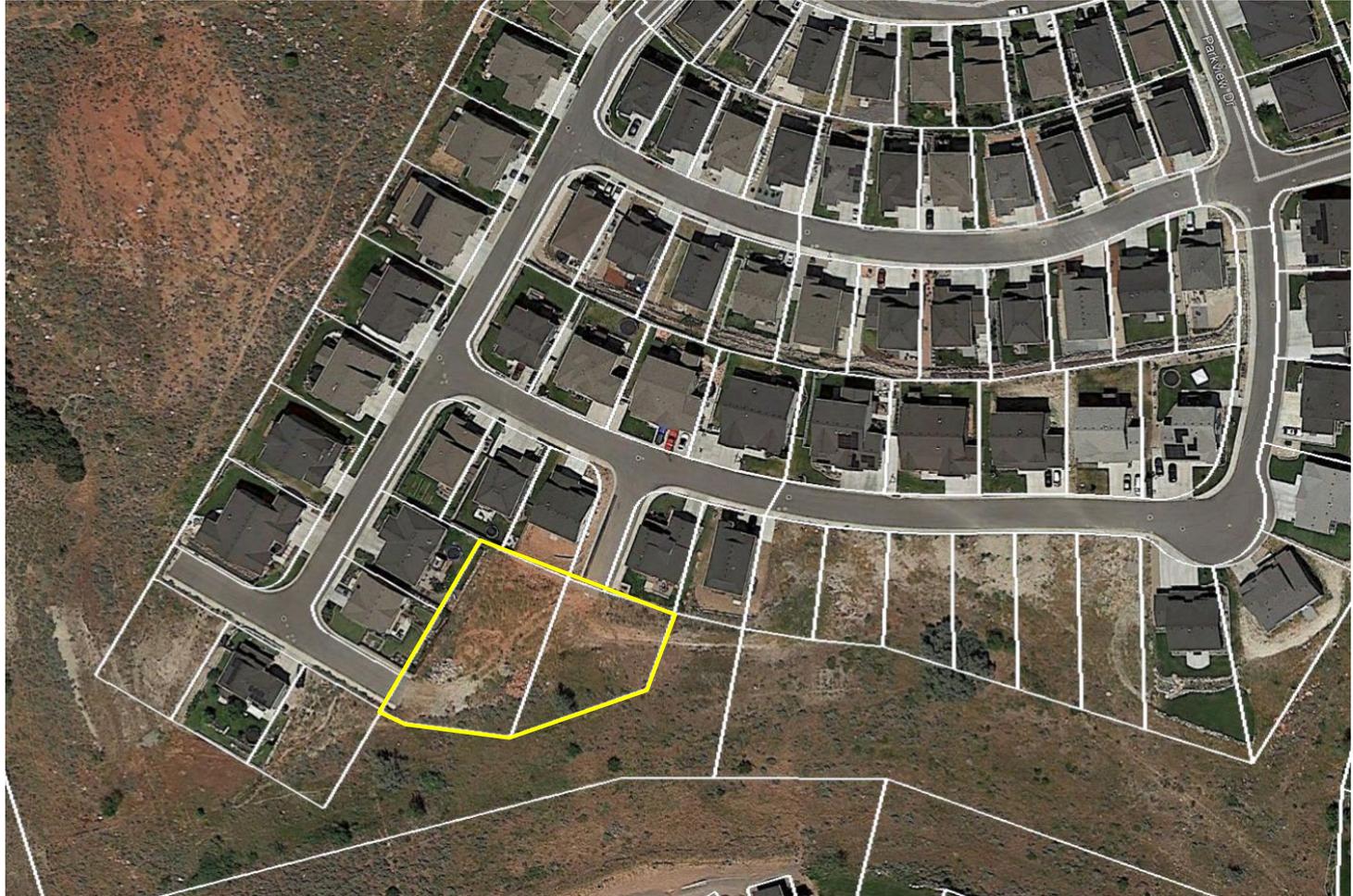
1. Completion of Engineering Redlines, if any.

Attachments

- 1) Aerial/Zoning Map
- 2) Amended Plat

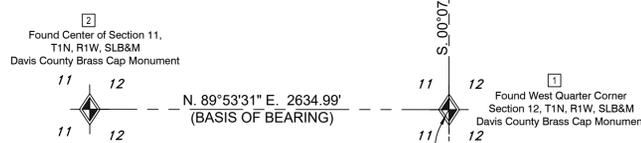
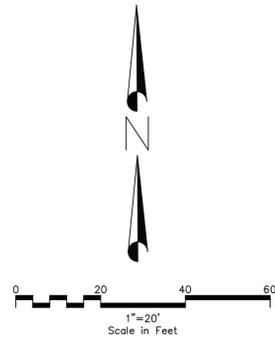
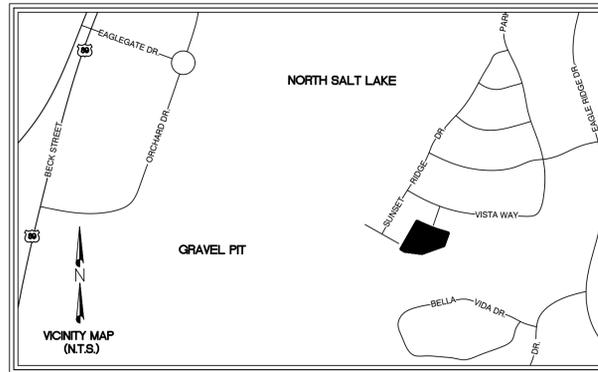


Conditional Use Permit
155 Vista View Court
Aerial



THE VIEWS AT EAGLEWOOD VILLAGE P.U.D. PHASE 2, AMENDMENT 1 AMENDING LOTS 215 & 221

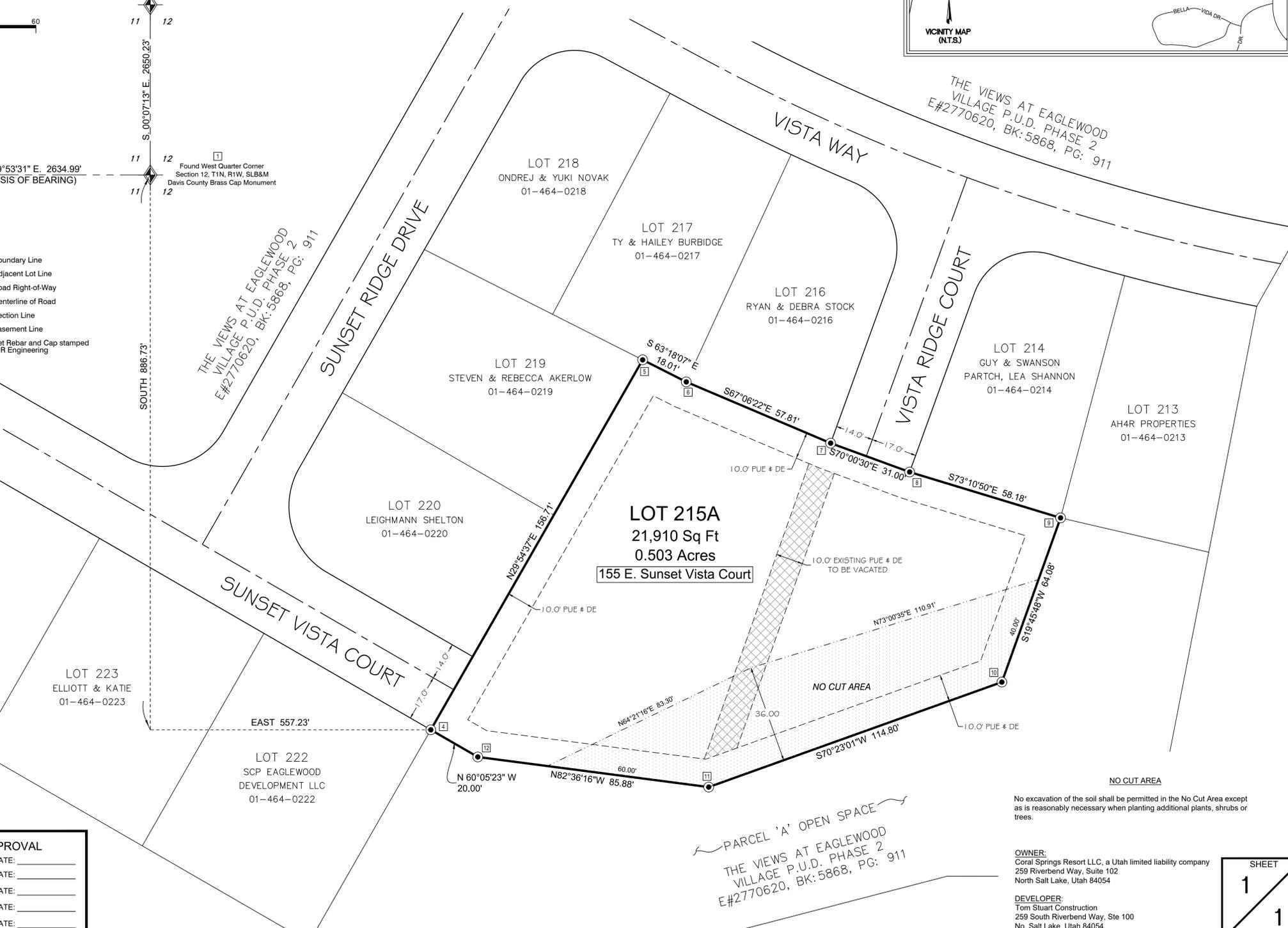
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE, DAVIS COUNTY, UTAH



- LEGEND**
- Boundary Line
 - Adjacent Lot Line
 - Road Right-of-Way
 - Centerline of Road
 - Section Line
 - Easement Line
 - Set Rebar and Cap stamped CIR Engineering

BOUNDARY CORNERS PER DAVIS COUNTY COORDINATES

CORNER #	NORTHING	EASTING
1	100021.18	107930.90
2	100016.21	105295.91
3	102671.40	1107925.33
4	99134.45	108488.13
5	99270.28	108566.27
6	99262.19	108582.36
7	99239.70	108635.62
8	99229.11	108664.75
9	99212.27	108720.44
10	99151.96	108698.77
11	99113.42	108590.63
12	99124.47	108505.47



SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **The Views at Eaglewood Village P.U.D. Phase 2, Amendment 1, Amending Lots 215 & 221** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____

BOUNDARY DESCRIPTION

All of Lots 215 and 221, The Views at Eaglewood Village P.U.D. Phase 2 recorded October 7, 2013 as Entry No. 2770620 in Book 5868, at Page 911 and further described in the following two (2) Warranty Deeds as: 1) Entry No. 3220383 in Book 7434, at Page 1657; 2) Entry No. 3185227 in Book 7341, at Page 1028 in the Office of the Davis County Recorder. Said Lots are located in the Southwest Quarter of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

Said Lots contain 21,910 Sq. Ft. or 0.503 Ac. more or less. 1 Lots.

OWNERS DEDICATION

Coral Springs, LLC, the owner of the described tract of land to be hereafter known as **The Views at Eaglewood Village P.U.D. Phase 2, Amendment 1, Amending Lots 215 & 221**, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2020.

Coral Springs, LLC

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Davis)

On this _____ day of _____ in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding **The Views at Eaglewood Village P.U.D. Phase 2, Amendment 1, Amending Lots 215 & 221** and was signed by him/her on behalf of said and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

PUBLIC UTILITY APPROVAL

CABLE: _____ DATE: _____

COMCAST: _____ DATE: _____

ROCKY MTN POWER: _____ DATE: _____

DOMINION ENERGY: _____ DATE: _____

OTHER: _____ DATE: _____

RECOMMEND FOR APPROVAL

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this _____ day of _____, A.D. 2020.

North Salt Lake City Engineer

RECOMMEND FOR APPROVAL

I, _____, hereby certify that I have reviewed this entire document and approve it as to form, on this _____ day of _____, A.D. 2020.

North Salt Lake City Attorney

RECOMMEND FOR APPROVAL

I, hereby certify that the North Salt Lake City Planning Commission approved this plat on the _____ day of _____, A.D. 2020.

Title:

CITY COUNCIL APPROVAL

Presented to the North Salt Lake City Council this _____ day of _____, A.D. 20____ and is hereby approved.

City Recorder Attest

City Mayor

DAVIS COUNTY RECORDER

Recorded # _____
State of Utah, County of Davis, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____
Davis County Recorder

PREPARED BY:

3032 South 1030 West, Suite 202
Salt Lake City, Utah 84119

PARCEL 'A' OPEN SPACE
THE VIEWS AT EAGLEWOOD VILLAGE P.U.D. PHASE 2
E#2770620, BK: 5868, PG: 911

OWNER:
Coral Springs Resort LLC, a Utah limited liability company
259 Riverbend Way, Suite 102
North Salt Lake, Utah 84054

DEVELOPER:
Tom Stuart Construction
259 South Riverbend Way, Ste 100
No. Salt Lake, Utah 84054

SHEET
1
1

No excavation of the soil shall be permitted in the No Cut Area except as is reasonably necessary when planting additional plants, shrubs or trees.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: March 10, 2020
SUBJECT: Site Plan for MC Green & Sons at 181 South 750 West

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the requested site plan for MC Green at 181 South 750 West with the following condition:

1. If the storage yard gate is to be chain link, it will be appropriately screened with a vinyl or fabric mesh screen similar to the Gramoll project;
2. Provide a shared drainage/detention agreement or easement with lot 3;
3. The Planning Commission determine if the required landscaping may be reduced to 7% from 10%;
4. An additional 4 parking spots and landscape islands be added to the plans; and
5. Engineering redlines corrected including, the addition of an engineer's note regarding final survey of detention elevations, to ensure installation as designed.

BACKGROUND

MC Green & Sons Construction is seeking site plan approval for an office/contractors shop and yard 181 South 750 West. The lot is 3.41 acres in size in the MD Zone and is lot 4 in the new G&G Industrial Subdivision south of Center Street. The building is directly south of the newly constructed Gramoll Construction building. The proposed building is approximately 20,000 sq. ft. with 5,500 sq. ft. of office and 14,731 sq. ft. of shop space.

REVIEW

Parking has been evaluated based upon the required parking stalls:

B. Manufacturing and Industrial:

Contractor's yard, business service

1 stall per 500 square feet of floor area in a building

The required parking is one stall per 500 sq. ft., thus the minimum number of parking stalls in 40 parking stalls with 2 of those being ADA accessible. The ADA stalls sizes are required to be 9' stalls with 8' loading for van accessible and 9' stalls with 5' loading for regular ADA. The required parking islands with landscaping at the end of parking rows are not shown and will need to be added to the plan. The applicant has stated that there will be onsite 10 office staff and 20 employees who come to the site each morning and then leave to the jobsites for the day. There are currently 34 spaces on the plan, an additional 6 spaces will need to be added.. Given the large site, ample parking areas can be designated in the rear gravel portion of the lot. An additional

Minimum requirements for 10% landscape is 14,854 sq. ft. The site presently demonstrates only 5,677 sq. ft. or 4%. Adding the required landscape islands will be an additional 631 sq. ft. The 8' retention area (approx. 3400 sq. ft.) along the north property is also required to have landscaping, and it can be xerioscape matching the installed rock mulch on Gramoll's property. With the addition of these two areas the approximate landscape would be 9,700 sq. ft. or 7%. Street trees will be placed at the street between the two driveways. The landscape will be low maintenance and water use mix of stone rock mulch, trees, shrubs, ornamental grasses and flowers. The Planning Commission may reduce the required landscaping to 7% given the large site and minimal street frontage or may require the full 10%.

The outdoor storage area of company vehicles and equipment will be behind the building and screened from view by building and the neighboring building. If the proposed gate is to be chain link, it will be appropriately screened with a vinyl or fabric mesh screen. The gate will be located even with the Gramoll gate and is located more than 20' from the street.

ARCHITECTURAL REVIEW

The proposed office portion of the building is to be finished with concrete, glass and bronze specialty steel accent panels. The shop portion of the building is finished with architectural metal panels and is not viewable from a public street. The building is located on a private street but meets the minimum design standards.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') 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 one hundred (100) horizontal feet.*
(meets standard)
- Vertical Articulation every 30 feet in height-*max height 30 feet*
(meets standard)
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length.*
(meets standard)
- Primary Building Entrance: *Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather.*
(meets standard)

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated-*frame and stucco construction (meets standard)*
- Metal siding, or materials which appear to be metal siding, upon the shop portion of the building and accent bronze specialty steel on the office portion.
(meets standard)
- Metal roofs & doors permitted *(meets standard)*

POSSIBLE MOTION

I move that the Planning Commission approve the requested site plan for MC Green & Sons Construction at 181 South 750 West with the following condition:

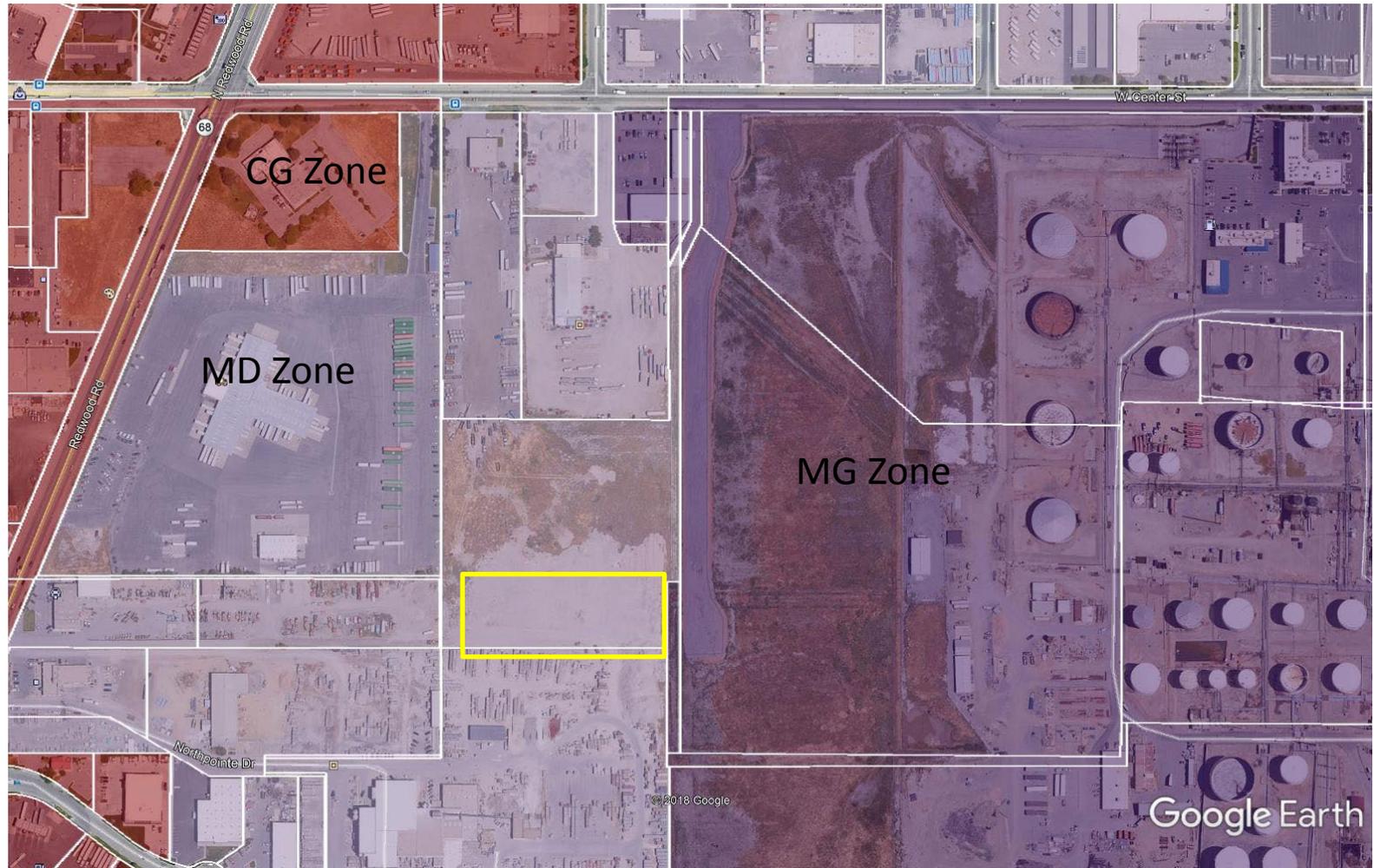
1. If the storage yard gate is to be chain link, it will be appropriately screened with a vinyl or fabric mesh screen similar to the Gramoll project;
2. Provide a shared drainage/detention agreement or easement with lot 3;
3. The Planning Commission determine if the required landscaping may be reduced to 7% from 10%;
4. An additional 4 parking spots and landscape islands be added to the plans; and
5. Engineering redlines corrected including, the addition of an engineer's note regarding final survey of detention elevations, to ensure installation as designed.

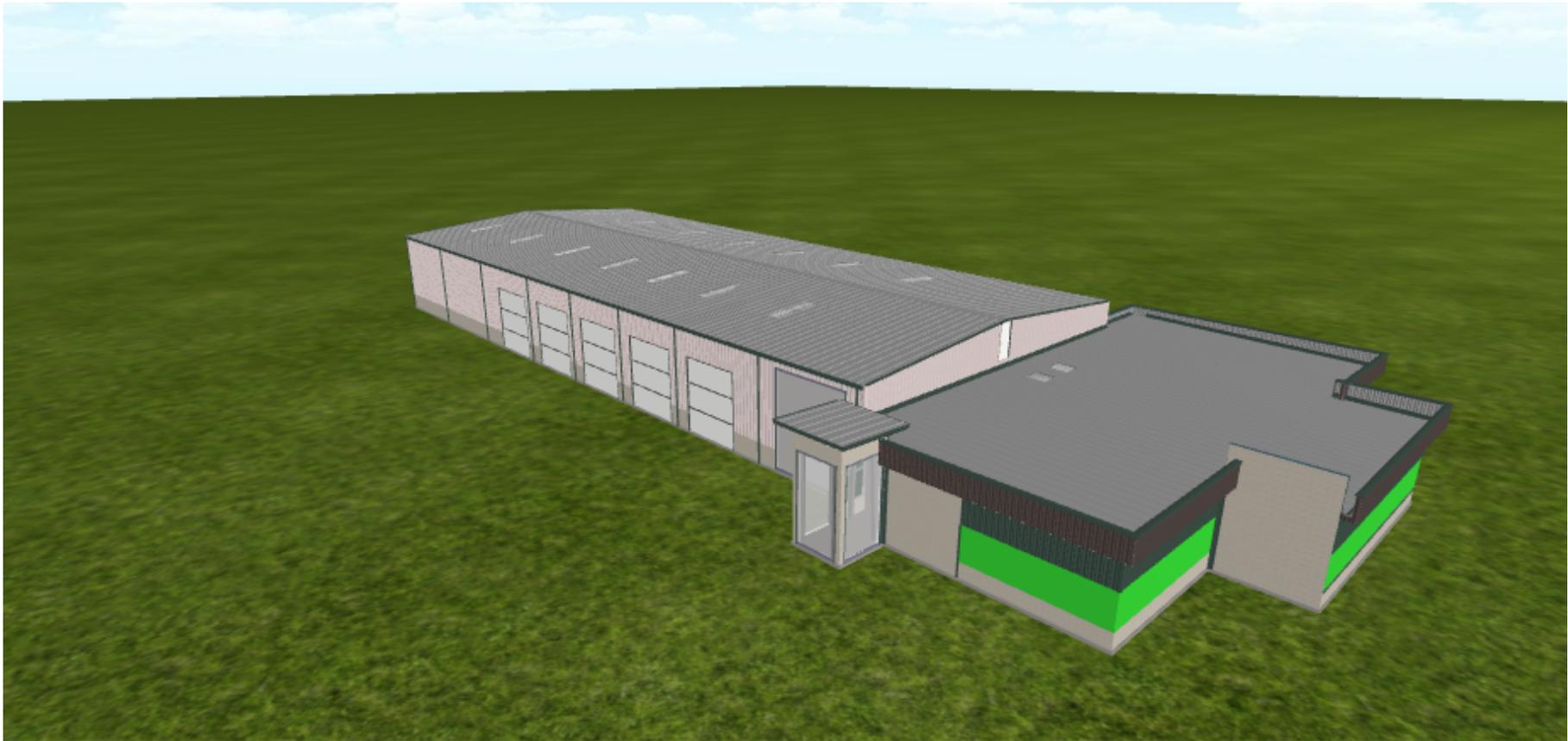
Attachments

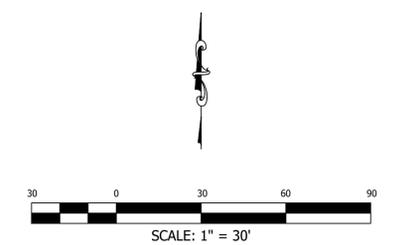
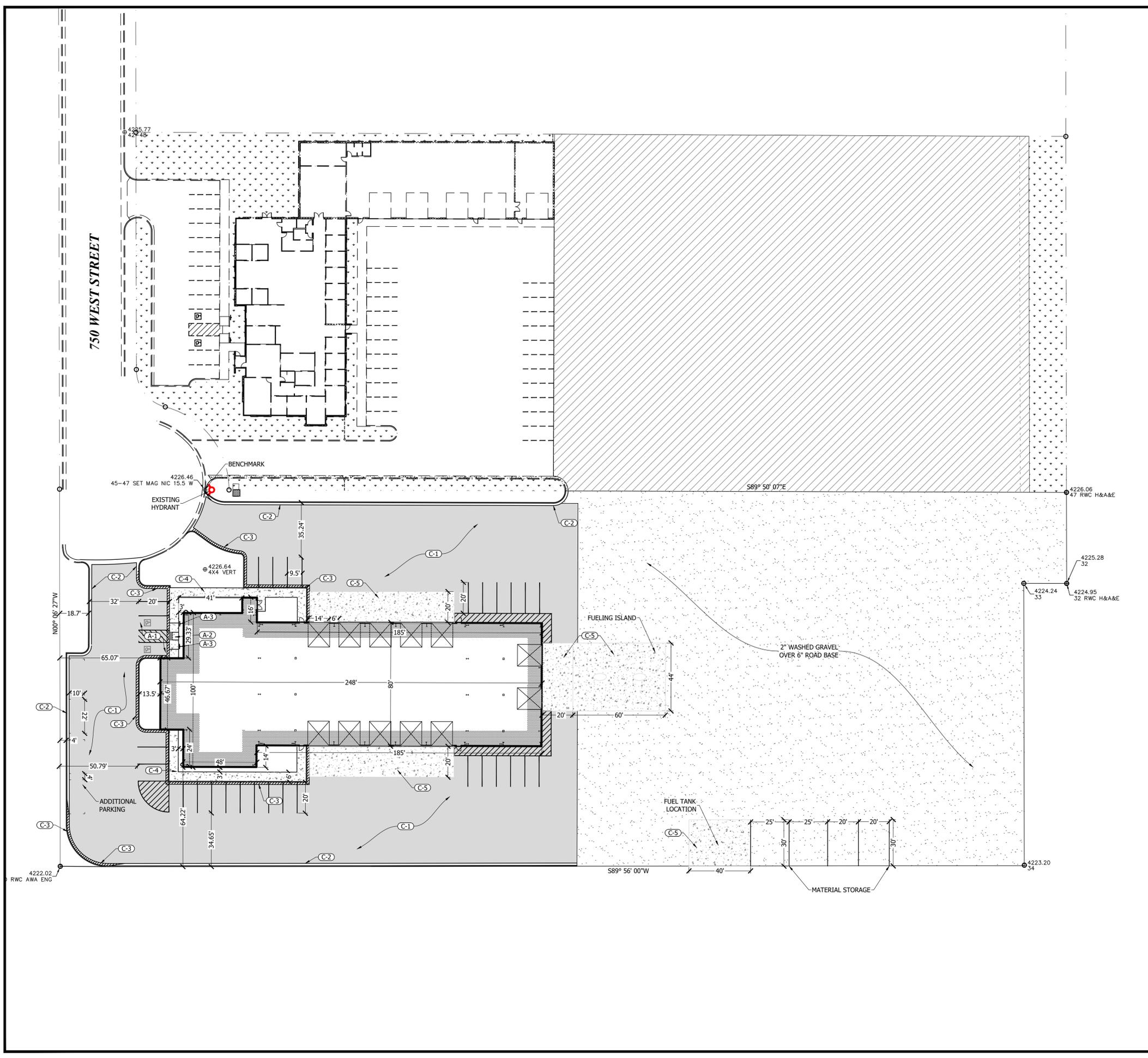
- 1) Aerial/Zoning Map
- 2) Rendering & Elevations
- 3) Site Plan
- 4) Landscape Plan



MC Green & Sons Construction 181 South 750 West Aerial/Zoning Map







SYMBOL LEGEND

- (C-1) ASPHALT & BASE
PER DETAIL, SHEET DT100
- (C-2) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER
PER DETAIL, SHEET DT100
- (C-3) 24" CONCRETE HIGH-BACK RELEASE CURB & GUTTER
PER DETAIL, SHEET DT100
- (C-4) CONCRETE SIDEWALK
PER DETAIL, SHEET DT100
- (C-5) 5" CONCRETE SLAB
PER DETAIL, SHEET DT100
- (A-1) ADA SIDEWALK RAMP AND PARKING AREA
PER DETAIL, SHEET DT100
- (A-2) ADA VAN ACCESSIBLE PARKING SIGN
PER DETAIL, SHEET DT100
- (A-3) ADA ACCESSIBLE PARKING SIGN
PER DETAIL, SHEET DT100

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

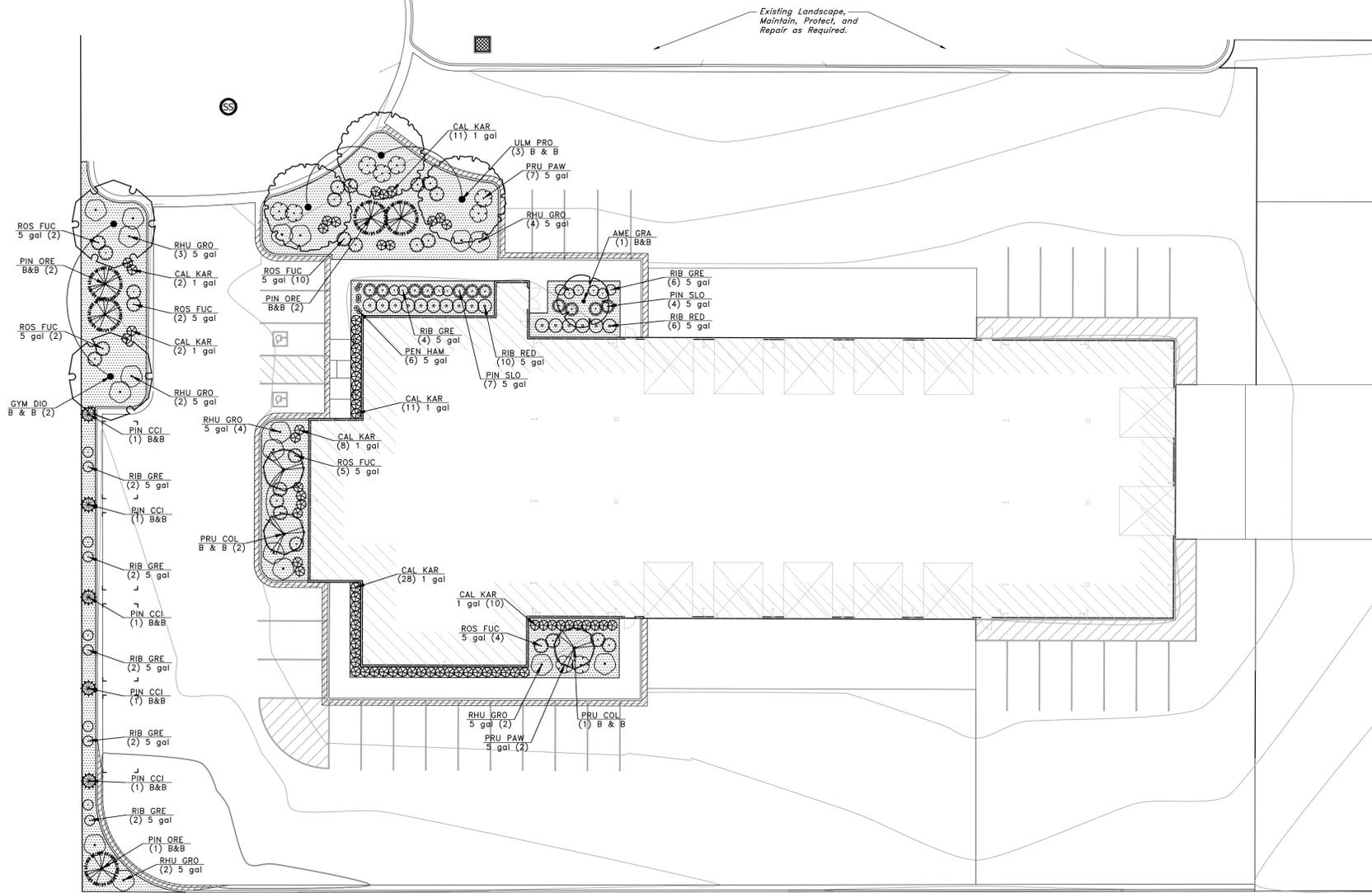
ADA ACCESS RAMP:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Client:
Contact:
Phone # & Email:
Address:

MC GREEN FACILITY
SOUTH 750 WEST
LOT 4

LOCATED IN THE NW 1/4 OF SECTION 11, T.1N., R.1W., S.12.E.&M.,
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



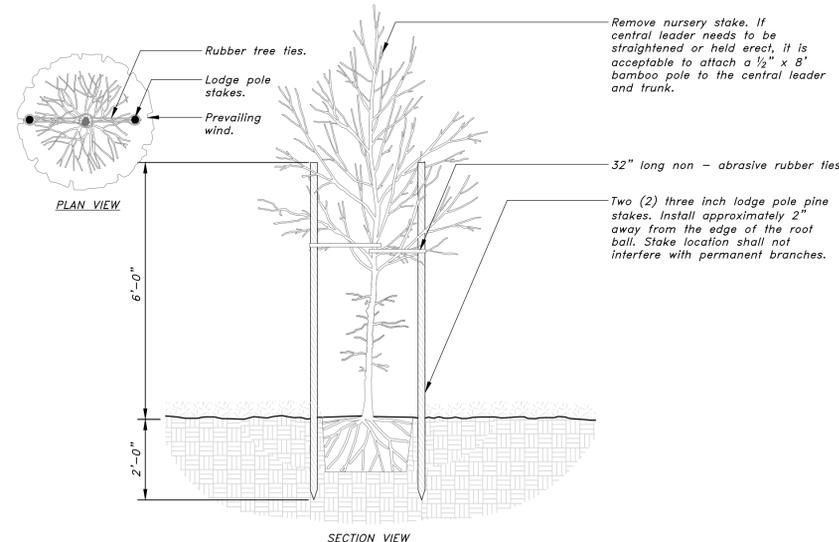
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AME GRA	1	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B&B	2"	2"Cal
GYM DIO	2	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2"	2"Cal
PRU COL	3	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	B & B	2"	2"Cal
ULM PRO	3	Ulmus wilsoniana 'Prospector' / Elm	B & B	2"	2"Cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PIN CCI	5	Pinus leucodermis 'Satellite' / Columnar Bosnian Pine	B&B		6-7H
PIN ORE	5	Pinus nigra 'Oregon Green' / Oregon Green Pine	B&B		6-7H
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
PIN SLO	11	Pinus mugo 'Slowmound' / Mugo Pine	5 gal		
PRU PAW	9	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal		
RHU GRO	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
RIB GRE	20	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal		
RIB RED	16	Ribes rubrum 'Red Lake' / Red Lake Currant	5 gal		
ROS FUC	25	Rosa Meidland series 'Fuchsia' / Fuchsia Meidland Rose	5 gal		
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE		
CAL KAR	72	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		
PEN HAM	6	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	5 gal		

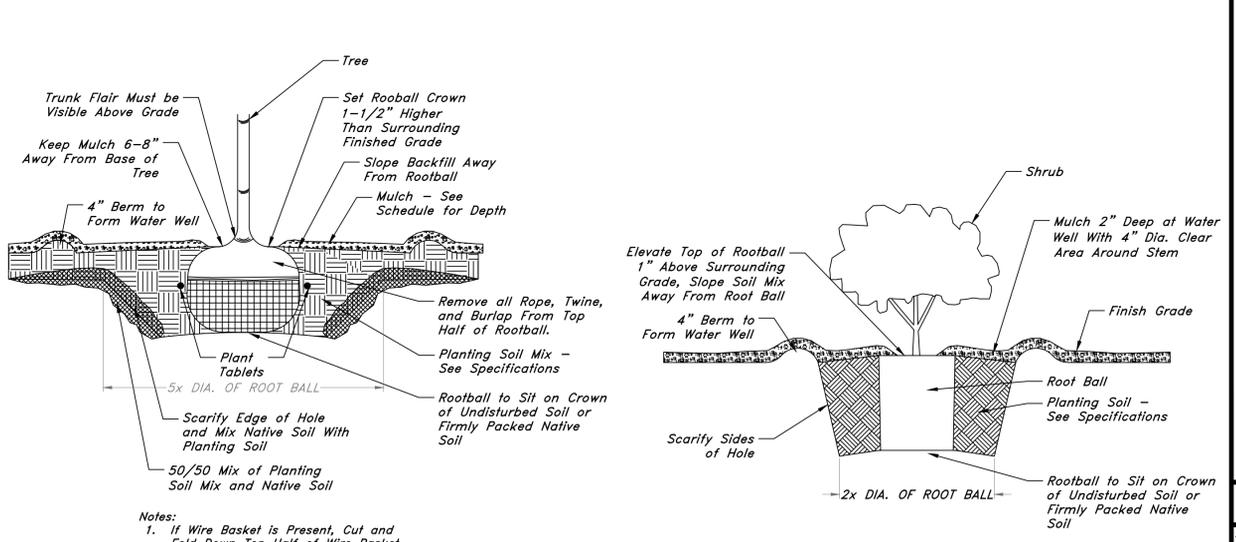
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	SPACING
	5,677 sf	Decorative Gravel Mulch / 1.5"-2" Washed Crushed/Angular Gravel		Stone Mulch	
		Place 3' Deep Over Dewitt Pro5 Weed Barrier Fabric			

PLANTING NOTES

- EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
- VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET "ACCEPTABLE" STANDARDS FOR TOPSOIL AS DESCRIBED IN "TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING" (KOEING, ISAMAN, UTAH STATE UNIVERSITY) <http://extension.usu.edu/files/publications/publication/AG-SO-02.pdf> CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR A MINIMUM OF 6" THICK MULCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
- ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
- TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS



3 TREE STAKING - LODGE POLES (2)
1/2" = 1'-0"
OPEN SOURCE TREE TO USE
FX-PL-FX-TREE-27



2 TREE PLANTING
NTS
32 9343.01-01

1 SHRUB PLANTING
NTS
32 9333.01-01

NO.	DESCRIPTION	DATE	REV



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4451 S.L.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Site Plan

MC Green Facility

South 750 West Lot 4
 North Salt Lake City, Davis County, Utah
 A part of Section 11, T1N, R1W, SLB&M, U.S. Survey



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Kate Werrett, Planner
DATE: March 10, 2020
SUBJECT: Conditional Use Permit for Brinderson, LLC located at 948 North 675 West, Building #8

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Brinderson, LLC located at 948 North 675 West, Building #8 with no conditions.

BACKGROUND

The applicant, Brinderson, LLC, is proposing to locate heavy industrial general construction, maintenance, and turnaround company at 948 North 675 West, Building #8. "Support activities for oil and gas operations" are a conditional use in the Manufacturing-Distribution (MD) Zoning District.

Services will include construction, maintenance, project management, and other services for energy companies in the area. Onsite equipment will include a tool trailer, extraction equipment, company trucks, and office furniture. Operation hours will be from 6:00am-5:00pm on weekdays, and weekends as needed. There will be 1-4 employees working at this location per shift, including the general manager, recruiter, safety manager, and turnaround manager.

The building is 4,800 sq. ft. and is divided into office space, an assembly area, and indoor storage. Per the City Code, each use requires a certain quantity of parking. Below is a description of the parking requirements based on square footage:

Use	Parking Regulation	Stalls Required
Warehouse Storage	1 stall/200 sq.ft.	3.68
Manufacturing	1 stall/ 1,000 sq.ft. or 1 per employee on highest shift	2.4
Office	1 stall/250 sq.ft.	4.8
Total spaces required:		9.6

There are 10 parking stalls, two of which are ADA compliant. The parking meets the number of parking stalls required. To the north of the building is an existing outdoor storage area. The applicant plans to store a tool trailer in this outdoor storage area.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Brinderson, LLC located at 948 North 675 West, Building #8 with no conditions.

Attachments

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



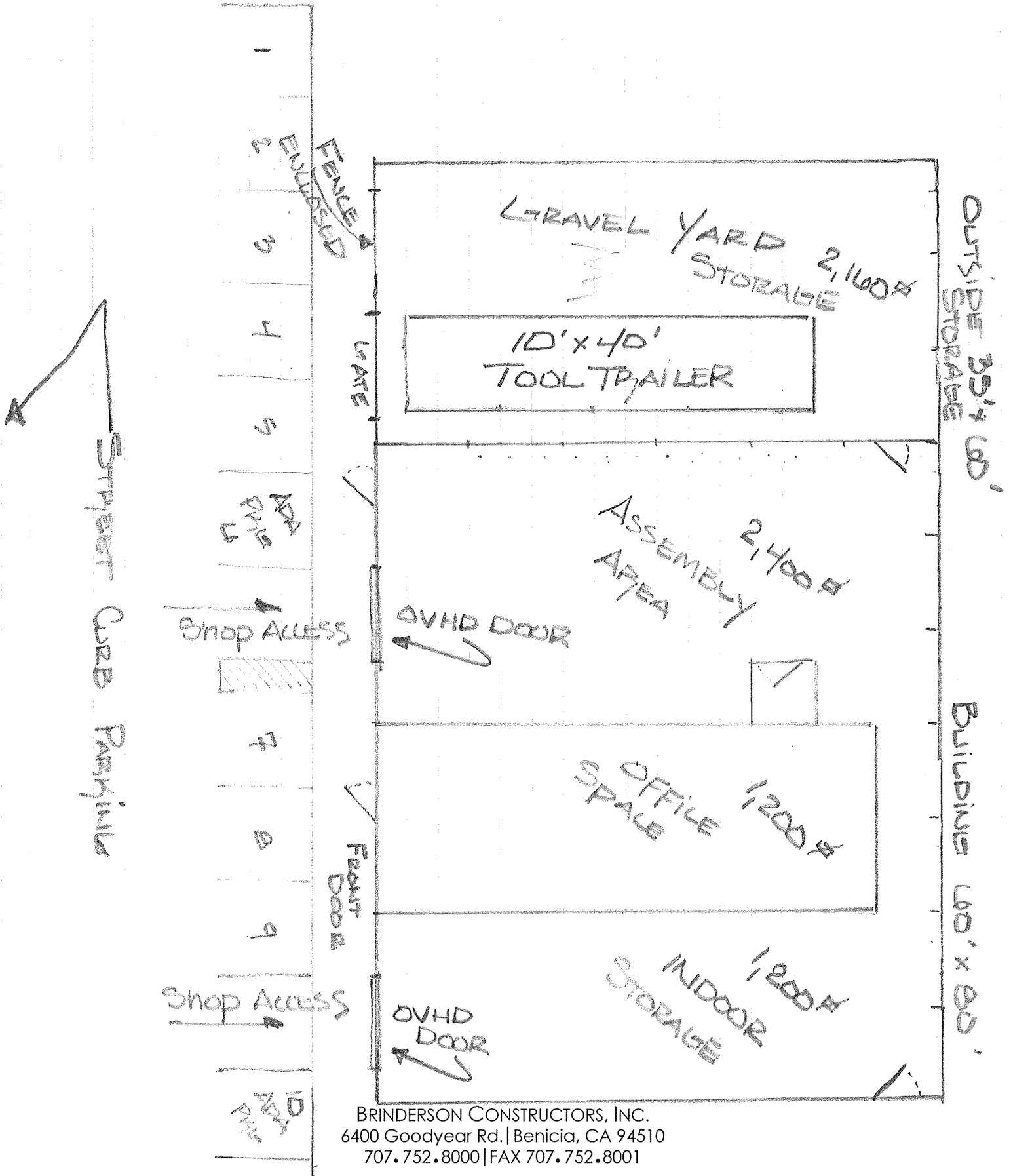
Conditional Use Permit

Brinderson LLC - 948 North 675 West, Building # 8

Zoning



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



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 FEBRUARY 25, 2020

4
5 **DRAFT**
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:40 p.m. and Stephen Garn led
8 those present in the Pledge of Allegiance.
9

10 PRESENT: Commission Chair Ted Knowlton
11 Commissioner Stephen Garn
12 Commissioner Kent Kirkham
13 Commissioner William Ward
14 Commissioner Brandon Tucker
15 Commissioner BreAnna Larson
16 Commissioner Alisa Van Langeveld
17

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

21 OTHERS PRESENT: Dee Lalliss, resident.
22

23 1. PUBLIC COMMENTS
24

25 There were no public comments.
26

27 2. WORK SESSION-REVIEW DRAFT FORM BASED CODE
28

29 Sherrie Llewelyn reported that this would not be a page by page review of the draft form based
30 code as the Planning Commission had already reviewed the draft code several times. She said the
31 presented draft had all the revisions since the last Planning Commission review.
32

33 The Planning Commission then reviewed the form based code chapter by chapter.
34

35 Sherrie Llewelyn explained that corrections to Chapter 1 were related to development
36 agreements and vested rights, the numbering for the definitions, and the phrase “active
37 transportation” replaced with “pedestrian and bicycle corridors”.
38

39 Chapter 2 changes included conformance with the City’s Active Transportation Plan, adjusted
40 page numbers, and section 2.4 was updated to reflect the term “pedestrian and bicycle corridor”
41 instead of “active transportation corridor”.
42

43 **Commissioner Van Langeveld arrived at 6:46 p.m.**

44 Chair Knowlton asked if the newly revised subdivision ordinance and the form based code were
45 consistent. Sherrie Llewelyn replied that she would have to review them and make any changes
46 that were necessary to make them consistent.

47

48 Chair Knowlton asked about the figure on page 25 related to Highway 89. Sherrie Llewelyn
49 responded that the figure represented five different configurations for bus rapid transit (BRT)
50 stations.

51

52 Sherrie Llewelyn commented that UTA had invited the City Council to ride front runner down to
53 Orem Front Runner Station and then take UVX, which is the Orem and Provo BRT line to the
54 Provo Front Runner Station. She invited the Planning Commissioners to attend this event.

55

56 Chair Knowlton explained that this would be the final review of the form based code by the
57 Planning Commission. He said the Commission had already reviewed the code at least four
58 times.

59

60 Sherrie Llewelyn spoke on Chapter 3 and said that the neighborhood maps had been updated on
61 page 29 including adjustments to the districts. Chair Knowlton commented on the isolated piece
62 of the Edge district and said there were several single family homes, duplexes, and apartments
63 there. He said there were several options including leaving the piece as is, reassigning the entire
64 piece or dividing it based on the use of the buildings as this piece was a peninsula surrounded by
65 Boulevard or Core districts.

66

67 The Planning Commission discussed potential district reassignment of the above named piece in
68 the Edge district based on current (single family, apartment, four-plex) and future uses and
69 adjacent districts. Chair Knowlton commented that the Commission would just be making a
70 recommendation to the City Council who would make the final decision. He asked that staff
71 convey the recommendation to change the southern three parcels to Boulevard (red) and the
72 northern parcel to Core (yellow).

73

74 Chair Knowlton asked if there were protections or considerations when districts in the form
75 based code were adjacent to residential. Sherrie Llewelyn replied that there were setbacks related
76 to height for those adjacent to single family uses.

77

78 The Planning Commission then reviewed Chapters 4 and 5. Sherrie Llewelyn focused on the
79 approved color palette found on page 41 and said the “traditional historic colors” were defined as
80 brick, wood, earth tones included greens, tans, light browns, terracotta, grays, pale primary and
81 secondary colors, white, and cream tones. She said if these colors were not working the code
82 could be amended but basically this would prohibit brightly colored buildings such as neon.

83

84 Chair Knowlton said one of the recent changes was adding five feet to the front yard setbacks in
85 the Arts and Parks district. Sherrie Llewelyn replied that this change had been made.

86

87 The Commission reviewed Chapters 6 and 7 including the shared vehicle parking table based on
88 analyzation of City parking utilization. Chair Knowlton asked if this table reflected the changes
89 suggested by the Commission. Sherrie Llewelyn reviewed the recommended changes to table 7.2
90 (3) Residential Parking Rate Reductions including the addition of shared residential visitor
91 spaces with commercial. She then reviewed table 7.2 (2) Shared Vehicular Parking with changes
92 to the restaurant use line for weekdays to include 25% for midnight to 7 a.m., 80% for 7 a.m. to 6
93 p.m. with 6 p.m. to midnight to remain at 100% and for weekends to be revised to 35% for
94 midnight to 7 a.m., 70% for 7 a.m. to 6 p.m., and 6 p.m. to midnight to remain at 100%. The time
95 intervals would also be changed to midnight to 8 a.m., 8 a.m. to 5 p.m., 5 p.m. to midnight.

96

97 Chair Knowlton suggested that the weekday 8 a.m. to 5 p.m. remain at 70% shared vehicular
98 parking which would be the same as weekends at the same time interval. He also suggested
99 allowing the developer to have flex parking for commercial or residential visitor. This would
100 entail adding a line item “Residential Visitor” to table 7.2(2) Shared Vehicular Parking similar to
101 the “Hotel” use category or an asterisk item. Sherrie Llewelyn said that it could be specified that
102 ten residential guest spaces could also be used as commercial spaces in a mixed use
103 development.

104

105 Commissioner Van Langeveld asked what would happen if the residential guests were always
106 using the shared parking and this prohibited parking for the commercial customers. Sherrie
107 Llewelyn said any conflicts would have to be resolved by the developer. She suggested two hour
108 parking signage may be appropriate.

109

110 The majority of the Planning Commission felt this type of shared parking would be appropriate
111 in the Core and Boulevard districts. They talked about uses that may cause a parking bottleneck
112 such as a dance studio, etc. Chair Knowlton said the landowners in the Core district could
113 determine to have more parking than required and/or establish rules for parking use.

114

115 Sherrie Llewelyn reported that on page 64 the change to define the primary purpose of garages as
116 parking, not solely as storage.

117

118 Chair Knowlton commended the work done by staff, as well as the consultant, on the form based
119 code.

120

121 Sherrie Llewelyn spoke on the potential for a joint City Council and Planning Commission work
122 session in March to review the form based code including a plan for public outreach and
123 comment.

124 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
125 PLANNING COMMISSION

126
127 Sherrie Llewelyn reported that the City Council approved the site plan for Village Station at
128 Eaglewood. She said they followed the Planning Commission's recommendations and did not
129 vacate Orchard Drive and retained the on-street center parking on Orchard Drive.

130
131 Mrs. Llewelyn also said the Council amended Title 4, Chapter 4 related to prohibited noise to
132 allow unloading in the MD and CG zones at all hours.

133
134 4. APPROVAL OF MINUTES

135
136 The Planning Commission meeting minutes of February 11, 2020 were reviewed and approved.
137 **Commissioner Ward moved to approve the minutes of the February 11, 2020 Planning**
138 **Commission meeting. Commissioner Larson seconded the motion. The motion was**
139 **approved by Commissioners Knowlton, Kirkham, Garn, Ward, Larson and Van**
140 **Langeveld. Commissioner Tucker abstained from voting.**

141
142 5. ADJOURN

143
144 Chair Knowlton adjourned the meeting at 7:52 p.m.

145
146
147
148
149 _____
Chair Recorder

150
151
152
153 _____
154 Secretary