



## 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

*\*\*Amended\*\**

**July 14, 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) Consideration of a Conditional Use Permit for a fabricated metal product manufacturing facility, Ornamental Elegance at 905 North Main Street, Jeff Thomson, applicant
- 3) Consideration of a Conditional Use Permit for a third driveway access for Design Space at 147 East Union Avenue, Paul McShane, applicant
- 4) Consideration of a Site Plan Amendment for Tim Dahle Nissan at 955 North 400 East, James Kanno, applicant
- 5) *Consideration of a Conditional Use Permit for a driveway relocation/expansion at Maverik located at 24 North Redwood Road. Todd Meyers, applicant*
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
  - a. June 9, 2020

Adjourn

**NOTICE: This meeting will be an electronic meeting online. The host site will be located at 10 East Center Street, members of the public are invited to attend via electronic device at the link below:**

Join Electronic Meeting

<https://nslxext-etspbx-com.3cx.net/webrtc/open/995977f16b64249d51e1f0363c5c6cc3d3022479>

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

**Notice of Posting:**

**I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.**

**Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.**



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

**TO:** Planning Commission  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** July 14, 2020  
**SUBJECT:** Consideration of a conditional use permit for Ornamental Elegance at 905 North Main

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Ornamental Elegance at 905 North Main with no conditions.

### REVIEW

Ornamental Elegance is a moving from Salt Lake City into an existing industrial building at 905 Main. The business is a fabrication business that cuts and welds metals, manufacturing railings, fences and gates. Metal products fabrication is listed as a conditional use in the MD Zone. The existing building is industrial building with small office areas in each unit.

The business will have approximately 4 employees. The business will occupy approximately 1/4 of the building with 5,000 sq. ft. with 300 sq. ft. office space. The business utilizes 4 welders, a drill press, a punch, a forklift, a bandsaw, a cold saw, small grinders, and a torch. There will be no outdoor storage of materials and all fabrication and cutting will occur within the building. The Development Review Committee advises the Planning Commission and the applicant, that in the future if the business should require a paint or powder coating booth, that additional permitting would be required.

Traffic generation will be no greater than average for the building type and use of the area. They expect one metal delivery per week to be stored within the building. There will be two work trucks stored inside the building after hours.

Noise from cutting the metal will be contained entirely within the building and is expected to have no effect on any residential areas. The DRC has not identified any concerns or impacts that require mitigation and thus are recommending approval of the conditional use permit with no conditions.

### POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Ornamental Elegance at 905 North Main Street with no conditions.

### Attachments

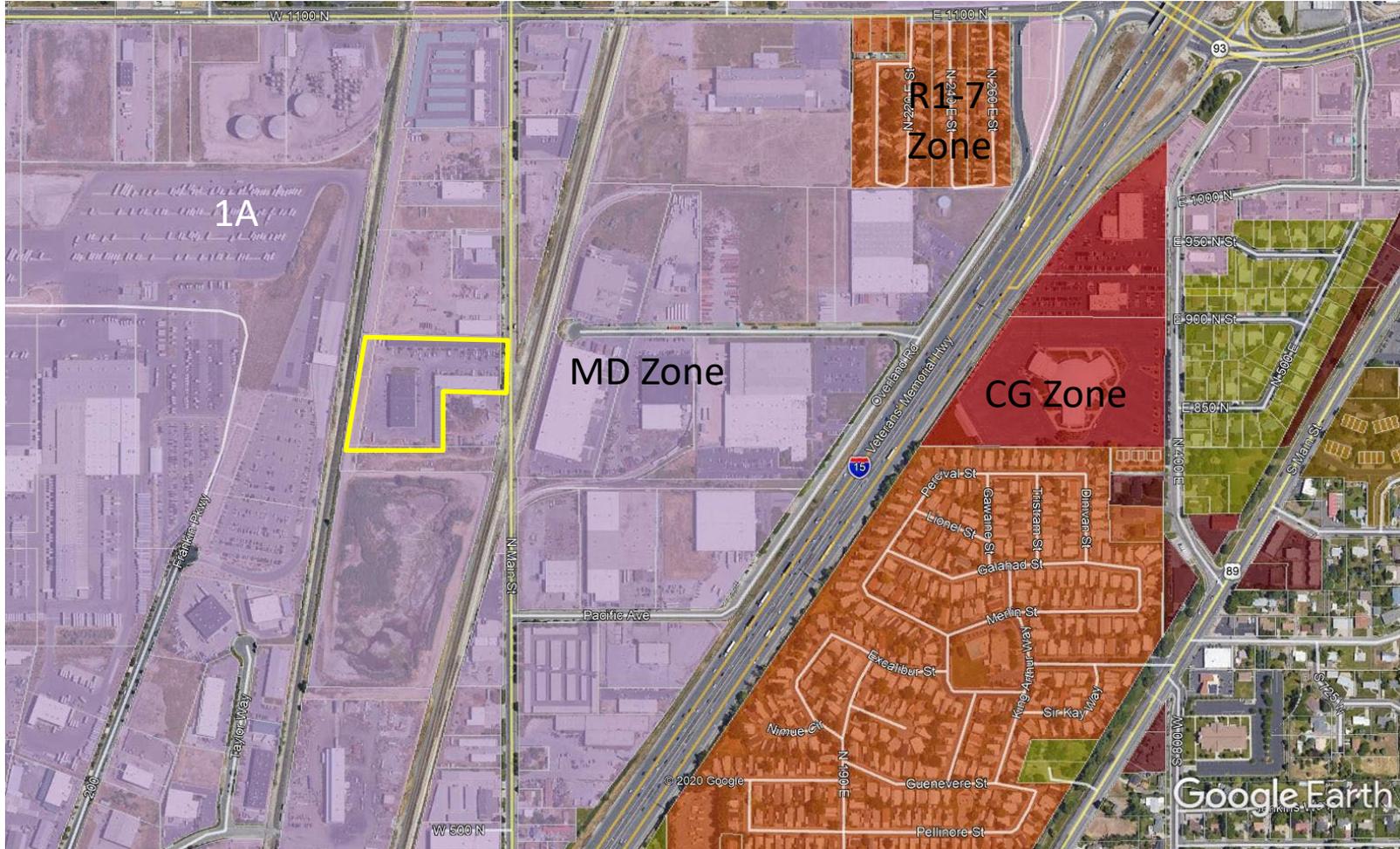
- 1) Aerial/Vicinity Map
- 2) Interior floor plan



# Ornamental Elegance Conditional Use Permit

## 905 North Main

### Aerial/Zoning Map







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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** July 14, 2020  
**SUBJECT:** Consideration of a conditional use permit for Design Space at 147 East Union Ave.

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Design Space at 147 East Union Avenue with no conditions.

### REVIEW

Design Space was granted a site plan approval for the construction of their business at 147 East Union Avenue on November 26, 2019. The property currently has a tenant using the west property area for one additional year. The property owners are requesting at this time to allow the single western entrance to be divided into two separate driveways.

#### **City Code 10-6-2: Access Requirements**

**(B)(3): The Planning Commission may approve additional driveway approaches for properties with greater than four hundred feet (400') of frontage as a conditional use. The applicant must demonstrate that an undue hardship or unusual conditions exist on the property which justify the necessity of additional driveways. The City Engineer must recommend approval and any conditions of approval to the Planning Commission with a finding that the additional driveway will not create a traffic hazard or unreasonable impediment to traffic flow. A traffic study will be required on streets designated as minor collector, major collector or minor arterial.**

The property has approximately 435 feet of frontage. The proposed additional 3<sup>rd</sup> driveway is amending the previously approved 40' driveway into two 25' driveways with a minimum separation distance of 50'. The purpose of the separation will allow trucks delivering or picking up materials from the site to enter via one gate and exit via the second gate. The City Engineer has reviewed the application and determined that the 3<sup>rd</sup> driveway access will not create a traffic hazard or unreasonable impediment to traffic flow, given the street is a local street and a dead end street.

### POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Design Space at 147 East Union Avenue with no conditions.

#### Attachments

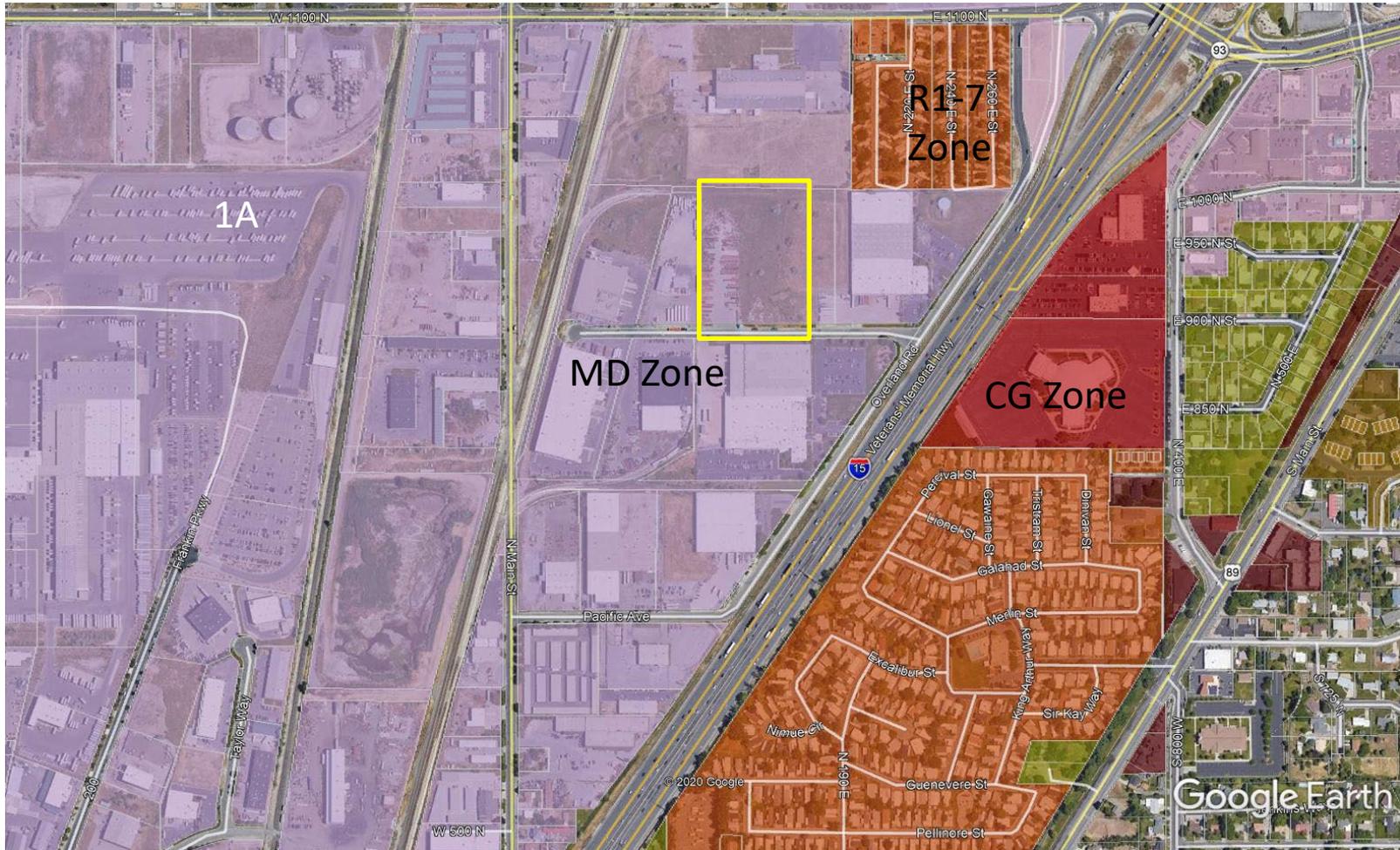
- 1) Aerial/Vicinity Map
- 2) Site/Landscape Plans



# Design Space Conditional Use Permit

## 147 East Union Ave.

### Aerial/Zoning Map





Scale: 1" = 20'  
20' 0 20' 40'

**Site Construction Notes**

- 1 Const. 24" Curb & Gutter (C4.1)
- 2 Const. Asphalt Paving (C4.1)
- 2A Const. Heavy Duty Asphalt Paving (2A C4.1)
- 3 Const. Conc. Sidewalk (C4.1)
- 4 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) White Symbol & Border, Blue Background Contractor shall provide 15 mils min. thickness (See Sheet C2.1 for Accessible Details and Notes)
- 5 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.1 for Accessible Details and Notes)
- 6 Const. 4" White Paint Stripes (Typ.) Contractor shall provide 15 mils min. thickness
- 7 Const. Monument Sign (Coordinate w/ Owner)
- 8 Sawcut; Provide Smooth Clean Edge
- 9 Const. Wheel Stop (C4.1)
- 10 Conn. & Match Existing Improvements
- 11 Const. 6' Security Fence with 3 Strands of Barb Wire
- 12 Const. Curb Opening (C4.1)
- 13 Const. Dumpster Enclosure
- 14 Const. Dust Free Gravel Yard (C4.1)
- 15 Const. 6" Wrought Iron Fence w/ 3' Man Gate
- 16 Const. 20' Wrought Iron Gate
- 17 Const. 18" Curb Transfer (C4.1)
- 18 Const. Concrete Paving (C4.1)
- 19 Const. 25' Wrought Iron Gate (C4.1)

**General Site Notes:**

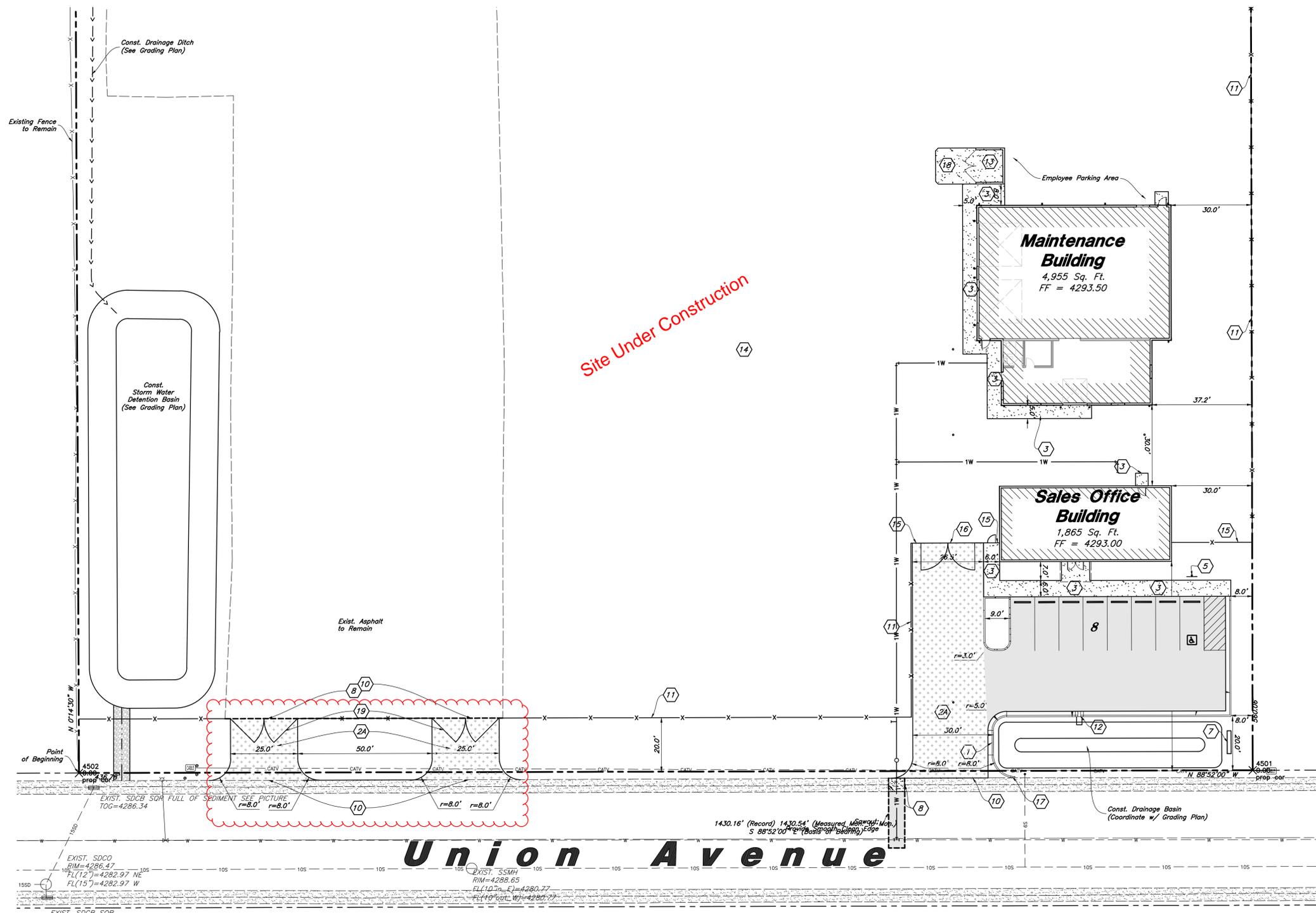
- 1. All dimensions are to back of curb unless otherwise noted.
- 2. Const. curb transition at all points where curb abuts sidewalk, see detail.
- 3. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

**Construction Survey Note:**

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

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

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



Site Under Construction

Union Avenue

2 Enlarged Site Plan  
Scale: 1" = 20'

REV	DATE	DESCRIPTION

Designed by: CA  
 Drafted by: NM/LW  
 Client Name:  
 Design Space Modular  
 19-2185P2

**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-8529 - awahlen@awac.com

**Site Plan**

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



05 Feb, 2020

SHEET NO.  
**C1.1**



Scale: 1" = 20'  
20' 0 20' 40'

**Site Construction Notes**

- 1 Const. 24" Curb & Gutter (1) (C4.1)
- 2 Const. Asphalt Paving (2) (C4.1)
- 2A Const. Heavy Duty Asphalt Paving (2A) (C4.1)
- 3 Const. Conc. Sidewalk (3) (C4.1)
- 4 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) White Symbol & Border, Blue Background Contractor shall provide 15 mils min. thickness (See Sheet C2.1 for Accessible Details and Notes)
- 5 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.1 for Accessible Details and Notes)
- 6 Const. 4" White Paint Stripes (Typ.) Contractor shall provide 15 mils min. thickness
- 7 Const. Monument Sign (Coordinate w/ Owner)
- 8 Sawcut; Provide Smooth Clean Edge
- 9 Const. Wheel Stop (5) (C4.1)
- 10 Conn. & Match Existing Improvements
- 11 Const. 6' Security Fence with 3 Strands of Barb Wire
- 12 Const. Curb Opening (7) (C4.1)
- 13 Const. Dumpster Enclosure (6) (C4.1)
- 14 Const. Dust Free Gravel Yard (6) (C4.1)
- 15 Const. 6" Wrought Iron Fence w/ 3' Man Gate
- 16 Const. 20' Wrought Iron Gate
- 17 Const. 18" Curb Transfer (4) (C4.1)
- 18 Const. Concrete Paving (3) (C4.1)
- 19 Const. 25' Wrought Iron Gate

**General Site Notes:**

- 1. All dimensions are to back of curb unless otherwise noted.
- 2. Const. curb transition at all points where curb abuts sidewalk, see detail.
- 3. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

**Construction Survey Note:**

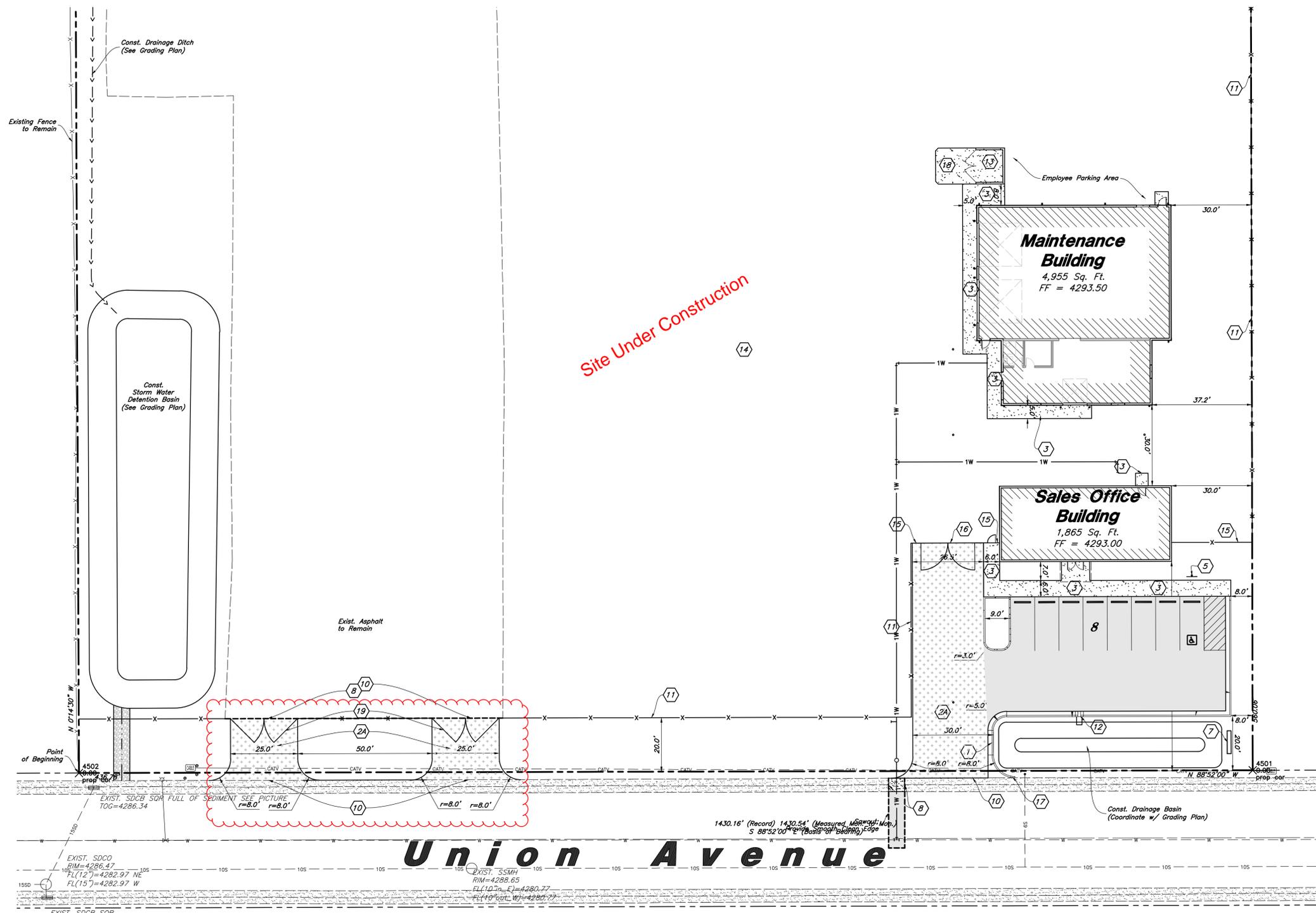
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Site Under Construction

Union Avenue

2 Enlarged Site Plan  
Scale: 1" = 20'

REV	DATE	DESCRIPTION

Designed by: CA  
 Drafted by: NM/LW  
 Client Name:  
 Design Space Modular  
 19-218SP2

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



05 Feb, 2020

SHEET NO.  
**C1.1**



# 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:** July 14, 2020  
**SUBJECT:** Site Plan Amendment for Tim Dahle Nissan at 955 North 400 East

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for Tim Dahle Nissan at 955 North 400 East with the following conditions:

1. The rear elevation (west) facing I-15 be modified to provide parapet variation of 2 feet for roof lines longer than 60 feet;

### REVIEW

The requested site plan amendment is a request for construction of an additional service bays for the Tim Dahle used car dealership at 955 North 400 East. The addition is approximately 5,700 sq. ft. and consists of 8 additional service bays for a total of 16 bays and an upstairs parts storage area.

The remainder of the site will remain as presently built with improvements in storm drainage and landscaping. The site contains the required 10% landscaping, which will be significantly improved, per the submitted landscape plan. The parking is not proposed to change, however an analysis of the parking requirements for the facility are warranted by the addition.

The following standards apply to parking:

Use	Standard	On Site Uses	Required
Automobile Sales	1 space / 200 sq. ft. Sales Office 1 space / 10 Display Vehicles 1 space / Display Vehicles	5,600 sq. ft. Office/Sales 109 Display Vehicles	28 spaces 120 spaces
Auto Repair	3 spaces / service bay 1 space / 300 sq. ft. retail floor area Additional storage for vehicles under repair	16 Service Bays 2,500 sq. ft. Parts  Counted above	48 spaces 9 spaces

			205 Spaces Required
			214 Spaces Provided including ADA

**ARCHITECTURAL REVIEW**

**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. The facade is 100 feet long and must have a parapet variation of 2 feet every 60 feet.*  
**(DOES NOT MEET 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-*brick construction (meets standard)*
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)-*(meets standard)*
- Metal roofs & doors permitted *(meets standard)*

**POSSIBLE MOTION**

I move that the Planning Commission approve the site plan amendment for Tim Dahle Nissan at 955 North 400 East with the following conditions:

Conditions:

1. The rear elevation (west) facing I-15 be modified to provide parapet variation of 2 feet for roof lines longer than 60 feet.

Attachments

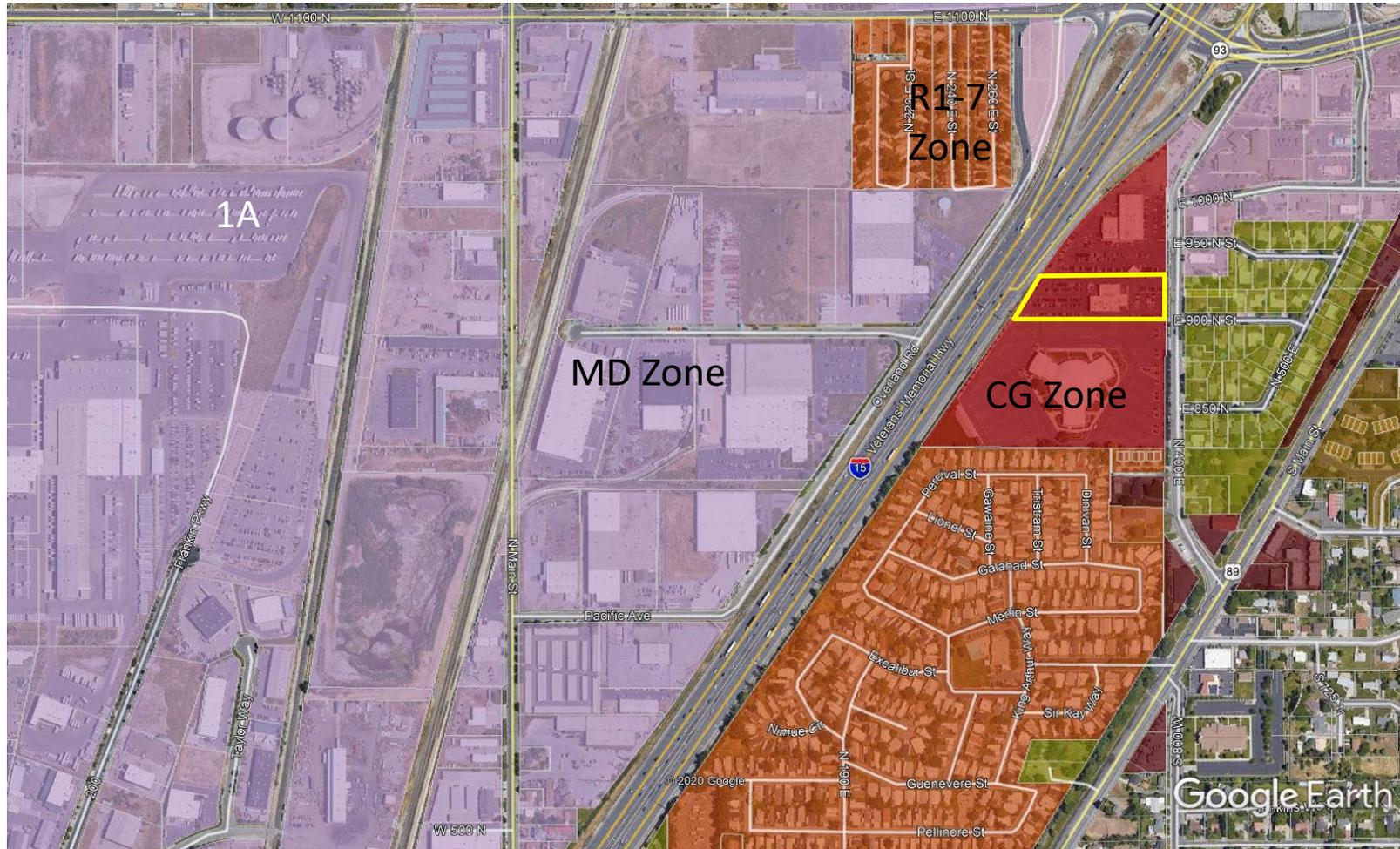
- 1) Aerial/Zone Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Elevation



# Tim Dahle Nissan Amended Site Plan

## 955 North 400 East

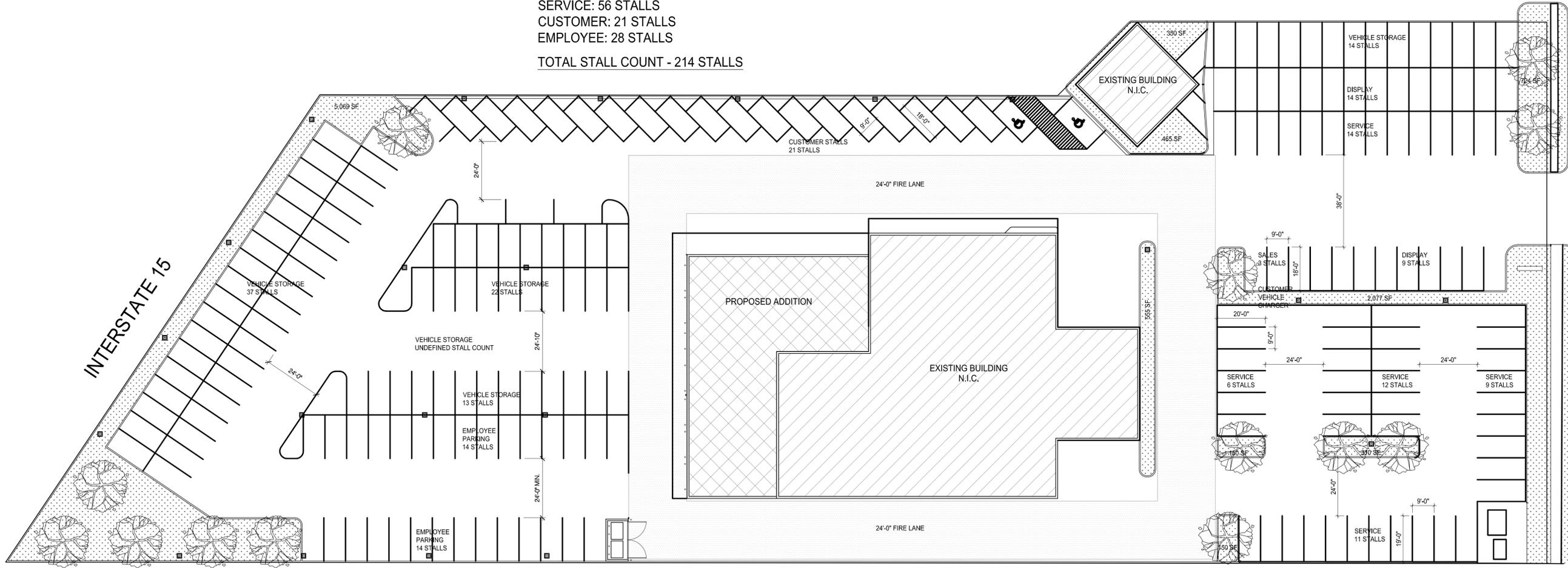
### Aerial/Zoning Map



**SITE DATA**

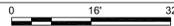
- SITE AREA = 116,601 SF
- BUILDING AREA = 19,108 SF
- REMAINING SITE = 97,493 SF
- LANDSCAPING REQUIRED: 10% OF 97,493 SF = 9,749 SF
- LANDSCAPING PROVIDED = 9,850 SF

VEHICLE STORAGE (DISPLAY): 109 STALLS  
 SERVICE: 56 STALLS  
 CUSTOMER: 21 STALLS  
 EMPLOYEE: 28 STALLS  
 TOTAL STALL COUNT - 214 STALLS



**A1 SITE PLAN**

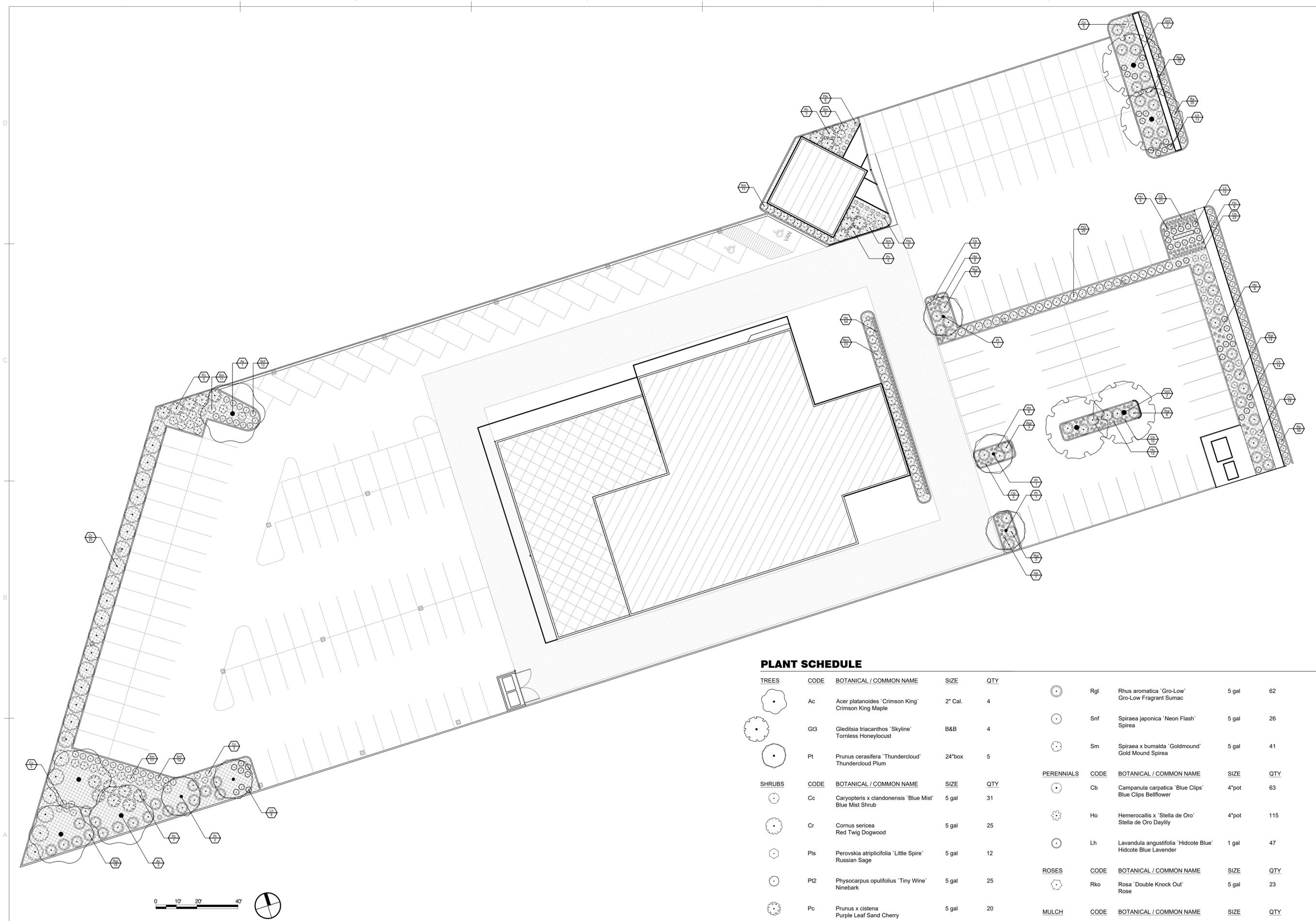
SCALE: 3/64" = 1'-0"



NOTE:  
 CONTRACTOR MUST MEET ALL CITY SPECIFICATIONS AND STANDARDS WITHIN THE CITY  
 RIGHT OF WAY.

PROJECT #	19125
DATE	STATUS
2020/03/16	SITE REV.

SITE  
 PLAN



**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Ac	Acer platanoides 'Crimson King' Crimson King Maple	2" Cal.	4
	GI3	Gleditsia triacanthos 'Skyline' Tornless Honeylocust	B&B	4
	Pt	Prunus cerasifera 'Thundercloud' Thundercloud Plum	24"box	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cc	Caryopteris x clandonensis 'Blue Mist' Blue Mist Shrub	5 gal	31
	Cr	Cornus sericea Red Twig Dogwood	5 gal	25
	Pls	Perovskia atriplicifolia 'Little Spire' Russian Sage	5 gal	12
	PI2	Physocarpus opulifolius 'Tiny Wine' Ninebark	5 gal	25
	Pc	Prunus x cistena Purple Leaf Sand Cherry	5 gal	20
	Ra	Rhus aromatica 'Autumn Amber' Autumn Amber Sumac	4"pot	59
	Rgl	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal	62
	Snf	Spiraea japonica 'Neon Flash' Spiraea	5 gal	26
	Sm	Spiraea x bumalda 'Goldmound' Gold Mound Spiraea	5 gal	41
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cb	Campanula carpatica 'Blue Clips' Blue Clips Bellflower	4"pot	63
	Ho	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	4"pot	115
	Lh	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender	1 gal	47
ROSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Rko	Rosa 'Double Knock Out' Rose	5 gal	23
MULCH	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Rm	ROCK MULCH COBBLE	Mulch	11,049 sf

**TIM DAHLE NISSAN SERVICE ADDITION**  
 955 NORTH 400 EAST  
 NORTH SALT LAKE, UTAH 84054  
 PERMIT SET

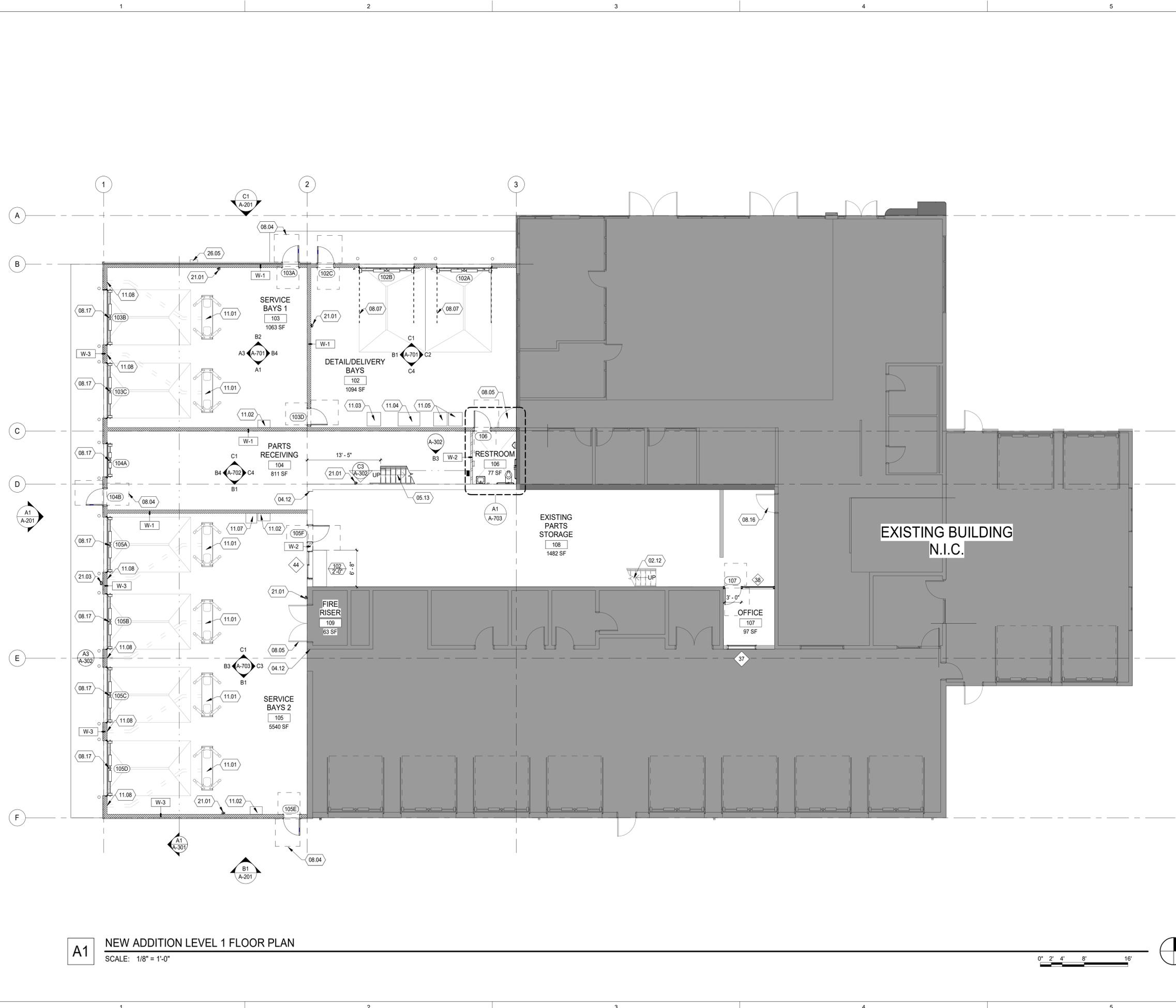
**FFKR ARCHITECTS**  
 790 Pacific Avenue • Salt Lake City, Utah 84104  
 ☎ 801.521.6186 • FFKR.COM

PROJECT # 19125  
 DATE STATUS  
 2020/03/16 SITE REV.

**LANDSCAPE  
 PLANTING  
 PLAN**

LA501

11/15/2020 9:11:57 AM



**REFERENCE NOTES**

- 02.12 EXISTING STAIRS
- 04.12 WRAP EXISTING CMU OPENING IN BREAK METAL
- 05.13 STEEL FABRICATED STAIR
- 08.04 DASHED LINE DENOTE ADA CLEARANCES
- 08.05 EXISTING DOOR TO BE PAINTED
- 08.07 OVERHEAD DOOR TRACK
- 08.16 EXISTING DOOR TO REMAIN
- 08.17 NEW HIGH-LIFT GARAGE DOOR, PER DOOR SCHEDULE
- 11.01 NEW IN-GROUND AUTO LIFTS BY OWNER
- 11.02 OIL EQUIPMENT BY OWNER
- 11.03 WASH SINK
- 11.04 PRESSURE WASHER BY OWNER
- 11.05 WASHER AND DRYER BY OWNER
- 11.07 PARTS WASHER, BY OWNER
- 11.08 LIFT CONTROL LOCATION
- 21.01 NEW FIRE EXTINGUISHER TO BE MIN. 41.40BC RATED, WITHIN 50'-0" OF TRAVEL FROM EACH OTHER, HUNG ON WALL BRACKET.
- 21.03 NEW LOCATION FOR FIRE DEPARTMENT CONNECTION
- 26.05 NEW LOCATION FOR WALL MOUNTED ELECTRIC CAR CHARGER.

**TIM DAHLE NISSAN NORTH SALT LAKE ADDITION**  
 955 NORTH 400 EAST, NORTH SALT LAKE CITY, UTAH  
 PERMIT SET - 01/17/2020



DATE REVISION

PROJECT NUMBER 19125

**LEVEL 1 FLOOR PLAN**

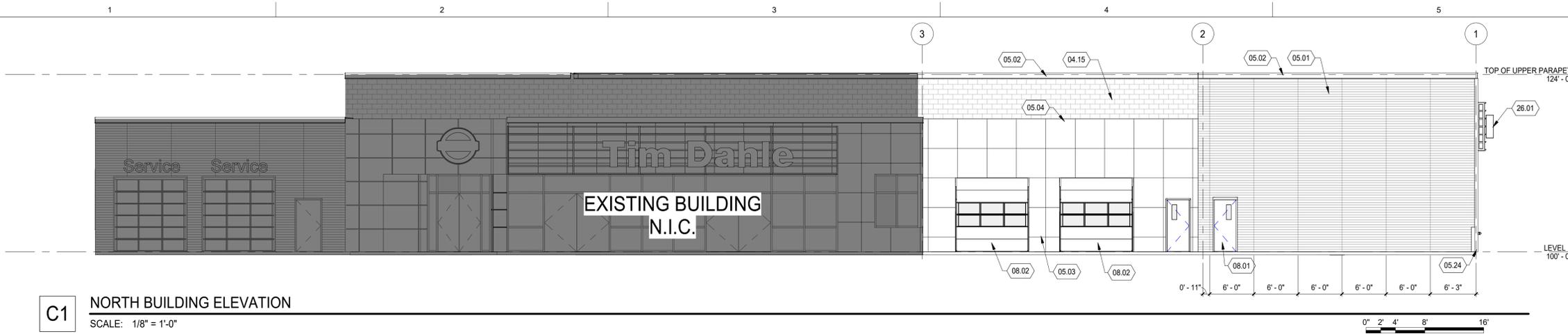
A-102

**A1 NEW ADDITION LEVEL 1 FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



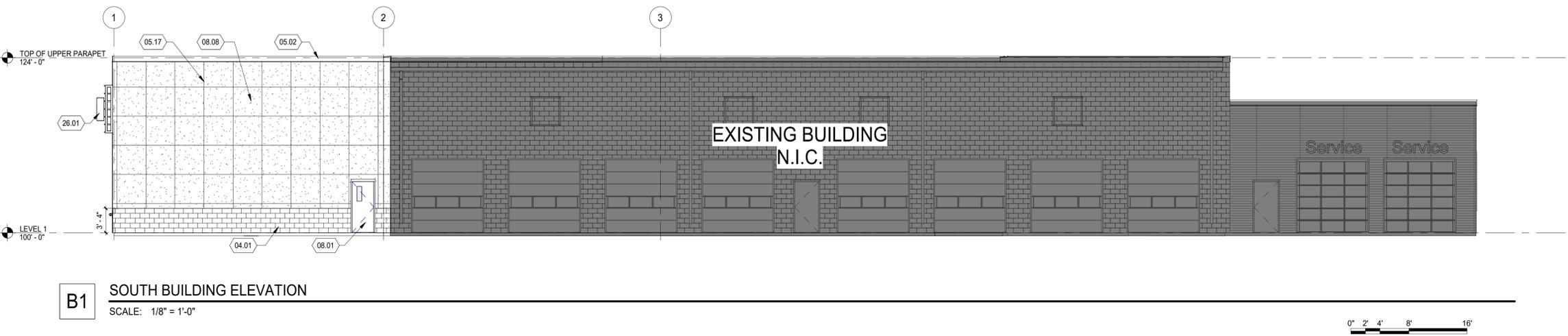
- GENERAL NOTES**
1. - VERTICAL DATUM FOR BUILDING CONSTRUCTION IS EXPRESSED IN FEET AND INCHES. VERTICAL DATUM FOR SITE WORK IS EXPRESSED IN DECIMAL UNITS BASED ON OWNER PROVIDED SURVEY.
  2. - HORIZONTAL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CMU, AND CONCRETE UNLESS OTHERWISE NOTED.
  3. - VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE SLAB AT FLOORS AND TO DECK BEARING ROOF, UNLESS OTHERWISE NOTED.
  4. SEE SHEET A-601 FOR THE WALL TYPES, WINDOW AND DOOR SCHEDULE.

11/15/2020 9:12:01 AM

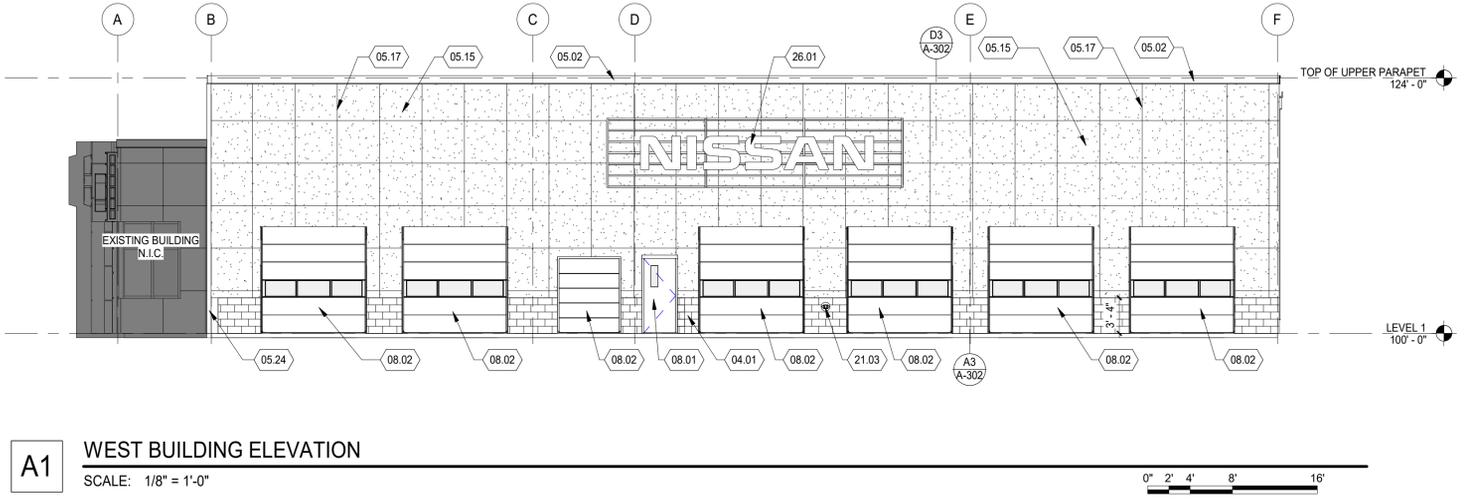


**C1** NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

- REFERENCE NOTES**
- 04.01 NEW CMU WAINSCOT
  - 04.15 NEW CMU TO MATCH EXISTING
  - 05.01 NEW CORRUGATED METAL PANEL CLADDING, PER FINISH SCHEDULE
  - 05.02 NEW COPING CAP
  - 05.03 NEW ACM PANEL CLADDING (4' X 4' PANELS), PER FINISH SCHEDULE, ALIGN NEW JOINTS WITH EXISTING JOINTS ADJACENT AND BEYOND
  - 05.04 TOP ACM PANEL TO RETURN OVER THE PARAPET AND ACT AS COPING
  - 05.15 EIFS, PER SPEC.
  - 05.17 EIFS CONTROL JOINTS
  - 05.24 CORNER FINISH CAP, COLOR TO MATCH CORRUGATED METAL PANEL
  - 08.01 NEW DOOR, PER DOOR SCHEDULE
  - 08.02 NEW SECTIONAL OVERHEAD DOOR, PER DOOR SCHEDULE
  - 08.08 NEW STOREFRONT WINDOW, PER WINDOW SCHEDULE
  - 21.03 NEW LOCATION FOR FIRE DEPARTMENT CONNECTION
  - 26.01 NEW BUILDING SIGN BY OTHERS ON A SEPARATE PERMIT



**B1** SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



**A1** WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND					
CODE	PRODUCT TYPE	MANUFACTURER	STYLE	COLOR	NOTES
EIFS					
EIFS-1	EIFS	DRYVIT	SANDPEBBLE CONCEPT SERIES	TO MATCH BENJAMIN MOORE COLOR: SILVER DOLLAR 2121-40	
METAL PANEL					
ACM-1	ALUMINUM COMPOSITE METAL	ALUCOBOND		SUNRISE SILVER	
CM-1	CORRUGATED METAL	CENTRIA ARCH. SYSTEMS	CS260	SILVER METALLIC	CONCEALED FASTENER PANELS

- GENERAL NOTES**
1. - VERTICAL DATUM FOR BUILDING CONSTRUCTION IS EXPRESSED IN FEET AND INCHES. VERTICAL DATUM FOR SITE WORK IS EXPRESSED IN DECIMAL UNITS BASED ON OWNER PROVIDED SURVEY.
  2. - HORIZONTAL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CMU, AND CONCRETE UNLESS OTHERWISE NOTED.
  3. - VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE SLAB AT FLOORS AND TO DECK BEARING ROOF, UNLESS OTHERWISE NOTED.
  4. SEE SHEET A-801 FOR THE WALL TYPES, WINDOW AND DOOR SCHEDULE.

**FFKR ARCHITECTS**  
730 Pacific Avenue - Salt Lake City, Utah 84104  
801.521.6186 - FFKR.COM

**TIM DAHLE NISSAN NORTH SALT LAKE ADDITION**  
955 NORTH 400 EAST, NORTH SALT LAKE CITY, UTAH  
PERMIT SET - 01/17/2020



DATE REVISION

PROJECT NUMBER 19125

**EXTERIOR ELEVATIONS**



# 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:** Ali Avery, Long Range Planner  
**DATE:** July 14, 2020  
**SUBJECT:** Consideration of a conditional use permit for a driveway relocation/expansion at Maverik located at 24 North Redwood Road

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for a driveway relocation/expansion at Maverik located at 24 North Redwood Road with the following:

1. The applicant shall submit updated construction drawings showing the landscape plan and curb and gutter;
2. The landscaped island at the end of the parking aisle shall have a tree;
3. The landscaping at the location where the existing driveway will be removed shall be installed immediately after removal of the driveway;
4. The conditional use for the relocated driveway on Center Street and the increased driveway width are approved by the Planning Commission with a finding of improved safety for commercial vehicles and public utilities.

### BACKGROUND

The Maverik site plan was approved by the Planning Commission on February 26, 2019 and was constructed soon after that approval. In that time, semi-trucks have had difficulty staying within the turning radius of the driveway on Center Street when turning right (west) on to Center Street. There is an existing power pole that has been hit multiple times over the last year, which has caused power outages in the area. The latest incident was on Wednesday, July 9, 2020.

The applicant has requested to relocate the existing driveway further to the west, away from the power pole, to provide better interior circulation for the semi-trucks. The applicant has also requested to increase the approved width of the driveway to accommodate a larger turning radius.

### REVIEW

City Code requires that any driveway in a commercial or industrial area be a maximum of 40' in width, unless increased by the Planning Commission with a conditional use permit. The approved driveway was 50' in width, and the proposed driveway will be 56' in width to provide another turning lane and to better accommodate the semi-truck turning radius, as is shown in Attachment 2.

With the original site plan approval and increased driveway width, it was required that they line up the driveway with the future 750 West street. With the relocation of the driveway further west, it is being requested that they line up the proposed driveway with the driveway for DATS Trucking.

One parking stall must be removed to accommodate the reconstruction of the landscaped island at the end of the parking aisle. The new landscaped island must have a tree planted in it. The proposed landscaping where the existing driveway is to be removed will match the landscaping that is currently installed on either side of it.

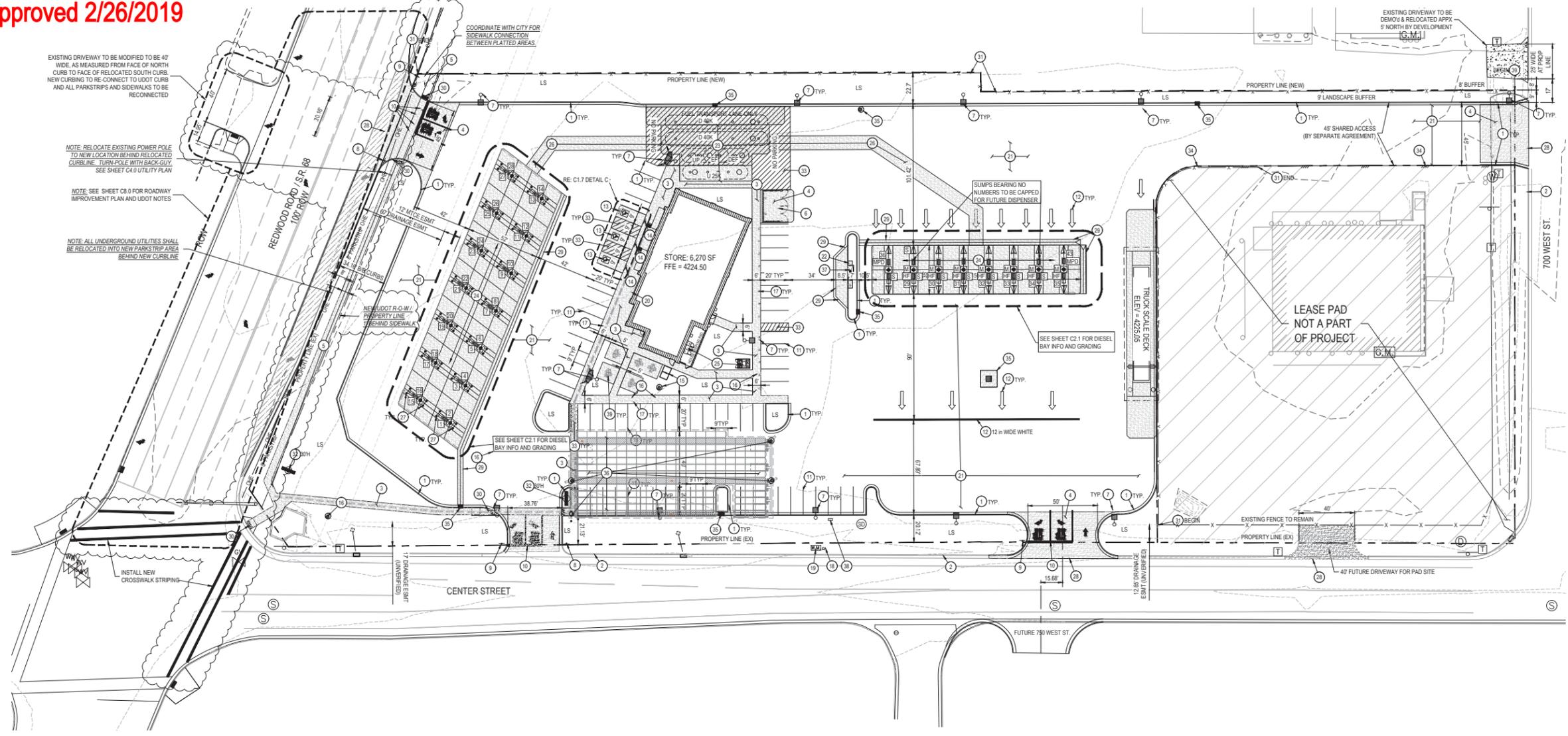
**POSSIBLE MOTION**

I move that the Planning Commission approve the conditional use permit for a driveway relocation/expansion at Maverik located at 24 North Redwood Road with the following:

1. The applicant shall submit updated construction drawings showing the landscape plan and curb and gutter;
2. The landscaped island at the end of the parking aisle shall have a tree;
3. The landscaping at the location where the existing driveway will be removed shall be installed immediately after removal of the driveway;
4. The conditional use for the relocated driveway on Center Street and the increased driveway width are approved by the Planning Commission with a finding of improved safety for commercial vehicles and public utilities.

Attachments

- 1) Approved Site Plan (2/26/19)
- 2) Proposed Site Plan (4 pages)



**SITE DATA**

ZONING	CG (GENERAL COMMERCIAL)
SUBDIVISION	SOUTH PART OF LOT 1 & 2 OF NORTH SALT LAKE INDUSTRIAL PARK - PLAT A (TO BE RE-PLATTED BY DEVELOPER)
SITE AREA (GROSS / NET)	283,785 S.F. = 6.51 ACRES; PAD AREA DEDUCT 69,605 S.F. = 1.598 AC NET SITE = 214,338 S.F. = 4.934 AC
PERVIOUS / LANDSCAPE AREA - 20% REQUIRED	40,827 SQ. FT. - 18.90% PROVIDED (NET SITE)
IMPERVIOUS AREA	174,310 SQ. FT. - 81.10% (NET SITE)
BUILDING FOOTPRINT (included in impervious area)	6,270 SQ. FT.
FEMA FLOODPLAIN	4901C0508E - ZONE X

**BUILDING DATA**

CATEGORY	REQUIREMENTS	PROPOSED
BUILDING TYPE		VB
BUILDING FOOTPRINT		6,270 SQ. FT.
BUILDING HEIGHT	MAX. 45'	29'-1"

**PARKING & BUILDING SETBACKS**

	REQUIRED	PROVIDED
TOTAL PARKING STALLS	1 space per 200 Gal = 31 REQUIRED	69 (1 per fueling position)
REGULAR PARKING STALLS		66
ADA PARKING STALLS		3; one being VAN
	REQUIRED FOR CORNER LOTS HAVING 2 FRONTAGES	PROVIDED
REDWOOD RD.	Landscape & Parking Lots - 10'; Buildings - 20'	203'
CENTER ST.	Landscape & Parking Lots - 10'; Buildings - 20'	128'

**SITE NOTES**

- 1 FURNISH & INSTALL 24 INCH CONCRETE CURB AND GUTTER. RE: SHEET C1.1 DETAIL C. SEE NOTE I FOR GUTTER CROSS SLOPES. SEE GRADING PLAN FOR CATCH VS. SPILL CURB DESIGNATION.
- 2 EXISTING CURB AND GUTTER TO REMAIN.
- 3 FURNISH & INSTALL 4-INCH MINIMUM THICK CONCRETE SIDEWALK AT BUILDING WITH LIGHT BROOM FINISH. RE: SHEET C1.1 & C1.5, DETAIL A.
- 4 FURNISH & INSTALL HEAVY DUTY CONCRETE. CONSTRUCT THICKENED CONCRETE EDGE AT ALL INTERFACES OF CONCRETE AND ASPHALT PAVEMENT. RE: SHEET C1.1 & C1.5, DETAIL D.
- 5 FURNISH & INSTALL CONCRETE SIDEWALK PER UDOT DETAILS. FINAL CONNECTION TO CITY'S SIDEWALK TO BE DETERMINED. WORK BEYOND PROPERTY LINE IS UNDER UDOT PERMIT.
- 6 FURNISH & INSTALL TRASH ENCLOSURE. RE: SHEET C1.6, DETAIL A, C, E, G, & K.
- 7 FURNISH & INSTALL SITE LIGHT POLE, FIXTURE AND BASE. RE: E1.2 PHOTOMETRIC PLANS FOR LIGHTING TYPE AND SHEET C1.6, DETAIL D FOR POLE BASES.
- 8 FURNISH & INSTALL "NO TRUCKS" SIGN. RE: C1.7 DETAIL L.
- 9 FURNISH & INSTALL "STOP" SIGN. RE: SHEET C1.7, DETAIL A.
- 10 PAINT 8" WHITE ALIGNMENT STRIPE, 18" "STOP" BAR AND TEXT AS INDICATED. RE: SHEET C1.7, DETAIL B.
- 11 PAINT 4-INCH YELLOW PARKING STRIPING.
- 12 PAINT PAVEMENT MARKINGS AS SHOWN.
- 13 PAINT ADA MARKINGS IN PARKING STALLS. RE: SHEET C1.7, DETAIL C.
- 14 FURNISH & INSTALL ADA PARKING SIGN WITHIN 6" PIPE BOLLARD, INCLUDE "VAN" PLACARD CORRESPONDING TO VAN DESIGNATED STALL SHOWN. RE: SHEET C1.7, DETAIL E&F.
- 15 FURNISH & INSTALL 1500 GALLON GREASE TRAP AND 4" DIAMETER SAMPLING MANHOLE. COORDINATE ENTRANCE LOCATION WITH ARCHITECT'S PLUMBING PLANS. RE: UTILITY PLAN SHEET C4.0.
- 16 FURNISH AND INSTALL 4" SANITARY SEWER CLEAN OUT. RE: UTILITY PLAN, C4.0
- 17 FURNISH & INSTALL BOLLARD CENTERED IN EACH PARKING STALL PER MAVERIK STANDARD S. RE: SHEET C1.6, DETAIL B.
- 18 EXISTING FIRE HYDRANT.
- 19 EXISTING 2" WATER METER AND STUB TO BE REVISED AS DOMESTIC WATER TAP LOCATION. RE: UTILITY PLAN C4.0.
- 20 FURNISH & INSTALL BICYCLE RACK. RE: SHEET C1.6, DETAIL F.
- 21 FURNISH & INSTALL ASPHALT PAVEMENT. RE: SHEET PAVING PLAN C1.1, C1.5, DETAIL K.
- 22 FURNISH & INSTALL XACTAIR AIR STATION FUNDATION PER MAVERIK STANDARDS. RE: SHEET C1.5, DETAIL J.
- 23 UNDERGROUND FUEL STORAGE TANKS COVERED WITH CONCRETE CAP PER MAVERIK STANDARDS. RE: SHEET C1.5, DETAIL F AND FUEL DRAWINGS PROVIDED BY OTHERS.
- 24 FURNISH & INSTALL CONCRETE FUEL CANOPY SLAB. RE: SHEET C1.1 & C1.5, DETAIL E.
- 25 PROPOSED TRANSFORMER AND POWER COMPANY C1 CABINETS LOCATION - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION. RE: UTILITY PLANS.
- 26 FURNISH AND INSTALL PETROLEUM TRENCH CAP SECTION. RE: SHEET C1.5, DETAIL H.
- 27 FURNISH & INSTALL HOOP BOLLARD AS INDICATED IN PLAN. RE: SHEET C1.7, DETAIL D, TYP. 28 PLACES AT CAR FUELING BAYS.
- 28 SAWCUT AND REMOVE ASPHALT TO PROVIDE SMOOTH TRANSITION TO NEW CONSTRUCTION. FURNISH & INSTALL ASPHALT PATCH TO MATCH EXISTING ROADWAY PAVING. CONTRACTOR TO ASSURE PROPER DRAINAGE TO CURB AND GUTTER.
- 29 FURNISH & INSTALL 4" WIDE CONCRETE WATERWAY.
- 30 FURNISH & INSTALL HANDICAP RAMP WITH TRUNCATED DOME DETECTABLE WARNING. RE: OPTIONS SHOWN ON SHEET C1.7 DETAIL H.
- 31 FURNISH & INSTALL 6" HIGH COMMERCIAL GRADE CHAIN LINK FENCE.
- 32 PROPOSED POLE / FREESTANDING SIGN BY SIGN MAVERIK CONTRACTOR. SIGN ALONG REDWOOD RD = 30' HEIGHT, SIGN ALONG CENTER ST = 30' HEIGHT.
- 33 INSTALL PAINTED STRIPE/POLE AREA 4" YELLOW BOUNDARY WITH 4" DIAGONAL STRIPES AT 3' O.C.
- 34 PROPOSED EDGE OF ASPHALT.
- 35 PROPOSED DRAINAGE STRUCTURE. RE: DRAINAGE PLAN SHEET 2.0 FOR DETAILS.
- 36 PROPOSED STORMTECH UNDERGROUND STORAGE CHAMBERS. RE: DRAINAGE PLAN SHEET 2.0 FOR MORE INFO.
- 37 FURNISH AND INSTALL RV DUMP PAD WITH FLUSH BASIN. RE: C1 & RV PARKING SLAB TO DRAIN TO SLUMP DRAIN. SLUMP DRAIN TO BE EQUIPPED WITH LOCKABLE FLIP-CAP TO REJECT STORMWATER WHEN NOT IN USE.
- 38 FURNISH AND INSTALL IRRIGATION SYSTEM BACKFLOW PREVENTER AND METER. RE: C4.5 WATER DETAILS AND R1.2 IRRIGATION DETAILS.
- 39 INSTALL MAVERIK PATIO TABLES CENTERED ON 13' X 12' DPCC CONCRETE PATIOS.

CITY NOTE: CONTRACTOR MUST MEET ALL NORTH SALT LAKE CITY SPECIFICATIONS AND STANDARDS WITHIN THE CITY RIGHT OF WAY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

**SOIL PREPARATION & PAVEMENT DESIGN NOTE**

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS.

GEOTECHNICAL ENGINEER: CARDNO  
PROJECT No.: 77084-29  
DATED: JANUARY 30, 2019

THE CONTRACTOR WILL FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

**UDOT NOTES: (SEE ALSO C8.0 ROADWAY IMPROVEMENT PLAN)**  
WORK ALL ROADWAY IMPROVEMENTS WITH UDOT PROJECT NUMBER 12764 TO ENSURE ALL PAVEMENT CUTS AND WORK WITHIN UDOT R-O-W ARE NOT IN CONFLICT WITH WITH THE PLANS OF LISTED UDOT PROJECT. CONTACT PROJECT MANAGER BRETT SLATER (808-620-1689) FOR ROADWORK.

ALL CONSTRUCTION WITHIN THE UDOT RIGHT OF WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARDS, INCLUDING SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS. FOUND AT [udot.utah.gov/igp/2012standards](http://udot.utah.gov/igp/2012standards).

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°50'07" WEST ALONG THE SOUTH LINE OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN PRE THE PLAT OF NORTH SALT LAKE INDUSTRIAL PARK - PLAT A.

**BENCHMARK**

ELEVATIONS ARE BASED ON A THE SOUTH QUARTER CORNER OF SECTION 2, T1 N, R1 W, SLB & M, FOUND DAVIS COUNTY BRASS CAP MONUMENT ELEVATION 4235.28

**SITE LEGEND**

- ADJACENT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- ADA PATH
- X-X- PROPOSED FENCE
- SIGNS
- PAVEMENT MARKING TRAFFIC FLOW
- LS LANDSCAPE AREA
- EXISTING CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED LIGHT DUTY CONCRETE
- ELECTRICAL BOX
- BOLLARD
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED SITE LIGHTING
- PROPOSED SEWER TRAP

**CAUTION - NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.











1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 JUNE 9, 2020  
4

5 **DRAFT**  
6

7 This meeting was held electronically via 3CX. The host site was located at 10 East Center Street  
8 in North Salt Lake.  
9

10 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Stephen Garn led  
11 those present in the Pledge of Allegiance.  
12

13 PRESENT: Commission Chair Ted Knowlton  
14 Commissioner Stephen Garn  
15 Commissioner Kent Kirkham  
16 Commissioner William Ward  
17 Commissioner Brandon Tucker  
18 Commissioner Alisa Van Langeveld  
19

20 EXCUSED: Commissioner BreAnna Larson  
21

22 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford,  
23 Minutes Secretary.  
24

25 OTHERS PRESENT: Dee Lalliss, resident; Brent Harsha, Hancock Companies; Travis Davis,  
26 Hughes General Contractors.  
27

28 1. PUBLIC COMMENTS  
29

30 There were no public comments.  
31

32 2. CONSIDERATION OF A SITE PLAN AMENDMENT FOR HUGHES GENERAL  
33 CONTRACTORS AT 1020 NORTH REDWOOD ROAD, GARY TYLER,  
34 APPLICANT  
35

36 Sherrie Llewelyn reported that the requested site plan amendment was a request for the  
37 construction of an additional storage building to contain three attached units at the Hughes  
38 Construction property, behind Hugo Trucking and the two unit building constructed last year at  
39 1020 North Redwood Road. The 9,600 square foot building would be used for storage of various  
40 construction equipment. The property is zoned Manufacturing and Distribution (MD).  
41

42 The City engineer has reviewed the previous detailed drainage and grading plan for the property,  
43 which included these buildings, in the design and drainage. The engineering redline is related to

44 the locations of the laterals for sewer and water that run under other units which are required to  
45 be relocated on the plans.

46  
47 Mrs. Llewelyn explained that no other changes were proposed for the property and the existing  
48 accesses and landscaping along Redwood Road and 900 North would remain at the current  
49 percentages. As the proposed buildings will be located 330 feet from Redwood Road and will not  
50 be visible from the public right of way they are not subject to the design standards. However, the  
51 buildings will be built in a similar style as the other buildings with concrete tilt up walls and roll  
52 up metal doors.

53  
54 Travis Davis, Hughes General Contractors, commented that they were in the habit of  
55 constructing solid buildings that would not break.

56  
57 **Commissioner Garn moved that the Planning Commission approve the site plan**  
58 **amendment for Hughes General Construction at 1020 North Redwood Road with the**  
59 **following condition:**

60  
61 **1) Correction of engineer redline related to water and sewer laterals for the individual**  
62 **units in the building.**

63  
64 **Commissioner Van Langeveld seconded the motion. The motion was approved by**  
65 **Commissioners Knowlton, Garn, Ward, Tucker and Van Langeveld. Commissioners**  
66 **Kirkham and Larson were excused.**

67  
68 Commissioner Kirkham arrived at 6:40 p.m.

69  
70 **3. CONSIDERATION OF A SITE PLAN AMENDMENT FOR OLDCASTLE AMCOR**  
71 **AT 333 SOUTH REDWOOD ROAD, BRENT HARSHA, HANCOCK COMPANIES,**  
72 **APPLICANT**

73  
74 Sherrie Llewelyn reported that in 2017, a conditional use permit and site plan amendment were  
75 completed for a new conveyor belt system at the front of the property. She showed the site plan  
76 to those present with the current layout and the proposed changes. Mrs. Llewelyn explained that  
77 they would be adding a new building and vertical tanks to the property, which would modernize  
78 their equipment. She then showed images of the proposed equipment to be added to the site. The  
79 applicant would be replacing two buildings and part of the existing conveyor system. The  
80 conveyor system would utilize a drive-over hopper to deliver raw materials into the system. The  
81 maximum height in the MD zone is 45 feet except as approved by a conditional use permit,  
82 which was granted on March 17, 2017. The new buildings will not exceed the maximum height  
83 but the material feeding tanks and conveyor system will have a height of 59 feet.

84

85 The proposed site is within the existing 28-acre AMCOR site. The owner improved the site in  
86 2017 with new asphalt, storm drain detention, dedicated parking, and xeriscape landscaping. As  
87 this is a modification to the existing structure and conveyor system, the Planning Commission is  
88 the land use authority on the approval.

89  
90 Brent Harsha, Hancock Companies, added that in the future instead of the trucks backing up to  
91 the hopper they would drive over instead. He also said the existing conveyor is 80 feet high and  
92 would be removed and rerouted through this new process.

93  
94 Sherrie Llewelyn clarified that there was currently a structure that was 80 feet tall and that these  
95 changes would decrease the overall height. Brent Harsha replied affirmatively.

96  
97 Chair Knowlton commented that in the aggregate any visual impacts would be an improvement.  
98 Sherrie Llewelyn replied that they would be removing some older buildings and structures. She  
99 also said modernizing the equipment would help with dust control, as well as the storm water  
100 and landscaping improvements that were done to the property in 2017. The Development  
101 Review Committee (DRC) recommends approval of the site plan amendment for AMCOR with  
102 no conditions.

103  
104 **Commissioner Garn moved that the Planning Commission approve the site plan**  
105 **amendment for AMCOR at 333 South Redwood Road with no conditions. Commissioner**  
106 **Tucker seconded the motion. The motion was approved by Commissioners Knowlton,**  
107 **Garn, Kirkham, Ward, Tucker and Van Langeveld. Commissioner Larson was excused.**

108  
109 Chair Knowlton thanked both applicants for investing in their properties and continuing to  
110 operate in the City. Brent Harsha replied that he appreciated North Salt Lake as they were one of  
111 the easier cities to work with.

112  
113 4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
114 PLANNING COMMISSION

115  
116 Sherrie Llewelyn reported on The Ridge plat amendment phase 2 related to the condition for the  
117 retaining walls on the Cook property. She showed an overhead view of the property to those  
118 present and explained that Mr. Cook had installed two retaining walls on the property without a  
119 permit and the condition as recommended by the DRC and the Planning Commission required  
120 that he install a concrete trench at the bottom of the retaining wall. Mr. Cook obtained several  
121 bids, which were quite expensive so he asked the geotechnical engineer if there were alternative  
122 solutions. On May 14, 2020 CMT Engineering offered an alternative solution which included the  
123 removal of the upper five feet of the rockery wall, the removal of the associated fill material, and  
124 that the slope be regraded. The City Council approved this amendment on June 2, 2020 and that  
125 the existing wall had to be removed before the City engineer signed the plat.

126

127 Chair Knowlton commented that a number of communities had been exploring temporary  
128 modifications to streets to allow for bicycling, as bike usage is much higher during COVID. He  
129 said he had been thinking about the recently adopted transportation plan and suggested exploring  
130 temporary modifications to the use of streets to allow for safer treatments for bicycles. Chair  
131 Knowlton also said that the League of Cities and Towns would be having a webinar on June 18<sup>th</sup>  
132 to discuss these concepts.

133  
134 Chair Knowlton asked about the review and adoption of the form based code. This led to a  
135 discussion of the Commission on when meetings could safely be held at City Hall again. They  
136 discussed the ability to social distance, allowing for virtual attendance, and how to broadcast the  
137 meeting for the public.

138  
139 Sherrie Llewelyn said that there was a chance to begin meeting in person again in July depending  
140 on comfort levels of the City Council and Commission. She said she would look into ways to  
141 allow for public input and attendance for in person meetings.

142  
143 5. APPROVAL OF MINUTES

144  
145 The Planning Commission meeting minutes of May 26, 2020 were reviewed and approved.  
146 **Commissioner Tucker moved to approve the minutes for the May 26, 2020 Planning**  
147 **Commission meeting as written. Commissioner Kirkham seconded the motion. The motion**  
148 **was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van**  
149 **Langeveld. Commissioner Larson was excused.**

150  
151 6. ADJOURN

152  
153 Chair Knowlton adjourned the meeting at 7:07 p.m.

154  
155  
156  
157 \_\_\_\_\_

Chair	Recorder
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158  
159  
160  
161  
162 \_\_\_\_\_

Secretary
-----------

163