



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 August 11, 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 request to rezone property located at 71 North Hwy 89, from Commercial Highway (CH) to Planned District (P) for the purpose of development as NSL City Center, Phase 2, Brighton Utah, applicant
- 3) Consideration of an amendment to the General Development Plan for NSL City Center Phase 1 (25 East Center Street) and 2 to include an additional 1.55 acres, located at 71 North Hwy 89, Brighton Utah, applicant
- 4) Consideration of conditional use permit for driveway expansion at 12 South 350 East, Debra Lines, applicant
- 5) Consideration of a conditional use permit for a Center Street driveway expansion for Maverik located at 24 North Redwood Road, Todd Meyer, applicant
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:

a. July 14, 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://bit.ly/39porjW>

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

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: August 11, 2020
SUBJECT: Amendment to the General Development Plan for NSL City Center at 25 East Center Street to include an additional 1.55 acres located at 71 North Hwy 89 with a P-District Rezone

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the amended general development plan for NSL City Center located at 25 East Center to include the property located at 71 North Hwy 89 with the following conditions to be included in the amended development agreement:

1. Updated lighting plan, including any additional street lights along Hwy 89 per the standard and specification manual;
2. Programming details for common area, including appropriate amenities;
3. All previous conditions and design standards within the development agreement shall be required for the new phase;
4. Subject to approval of the final rezone and amendment of the development agreement.

BACKGROUND

The Planning Commission recommended approval of the NSL City Center General Development Plan (GDP) on June 12, 2018. The City Council approved the GDP on June 19, 2018. The plan included the commercial office building as presently built and 56 for sale town homes units under construction. The original site was 3.65 acres. Brighton Utah Development has acquired the rights to purchase the property located at 71 North Hwy 89 (Chaparral Fire Protection, Inc.). Brighton has requested a rezone of the property to P-District and an amendment to the GDP to include an additional 29 town home units and the site modification for 6 units from the original plan.

Recommendation on the P-District rezone will be schedule following approval of the amended General Development Plan by the City Council.

REVIEW

The proposed amended GDP will include an additional 1.55 acres, bringing the site total to 5.2 acres. An additional 9 units will front Hwy 89 north of the existing units. The setback, sidewalk improvements and park strip will match the existing built units. An additional 20 feet of right of way will be dedicated along Hwy 89 for future expansion with Bus Rapid Transit. A pedestrian path way and landscape will be

provided between the buildings with 21' in width to accommodate landscaping on either side. The walkway is currently proposed at 4', staff would recommend this width be increased to 5'.

Staff requested the applicant adhere to the new draft subdivision ordinance and maintain a 15' property boundary from all units to provide adequate space for private rear yards, pedestrian circulation, and visual aesthetic separation.

Of the new 29 units and the relocated 6 units from the first phase, 27 units have full length driveways. An additional 13 guest parking spaces will be added to the site and each unit will have a garage. The total parking for the revised GDP is proposed as follows:

Ph. 1 Residential Base	56 Units	2.25/unit	1 Cov. /unit	Base:	126
Res. Provided			Garage	Driveway	Total
2 Bedroom	22 Units	spaces/unit	44	16	60
3 Bedroom	34 units	spaces/unit	68	50	118
				Provided:	178
Ph. 2 Residential Base	29 Units	2.25/unit	1 Cov. /unit	Base:	66
Res. Provided			Garage	Driveway	Total
2 Bedroom	12 Units	spaces/unit	24	12	36
3 Bedroom	17 units	spaces/unit	34	22	66
Guest Surface					13
		3.96 spaces per unit		Provided:	115

Improvements to the landscaping areas are estimated at an additional 0.5 acres (30%). Total landscaping is approximately 27% for the whole project. A central lawn area may potentially be programmed with a fenced dog area or other amenity to be determined.

The proposed architecture will have the same dark brick, stucco and metal, with a modern architecture style. The site has good pedestrian circulation throughout the development with additional access to Highway 89. The proposed amended GDP conforms to the goals of the adopted Town Center Master Plan.

POSSIBLE MOTION

I move that the Planning Commission recommends approval to the City Council the proposed amendment to the general development plan for NSL City Center located at 25 East Center Street to include the property located at 71 North Hwy 89 with the following conditions to be included in the amended development agreement:

1. Updated lighting plan, including any additional street lights along Hwy 89 per the standard and specification manual;
2. Programming details for common area, including appropriate amenities;
3. All previous conditions and design standards within the development agreement shall be required for the new phase;
4. Subject to approval of the final rezone and amendment of the development agreement.

Attachments

- 1) Aerial/Zoning Map
- 2) Site Plan
- 3) Landscape Plan



N Main St

Hatch Park

Main Street

Center Street

North Salt Lake City Hall

Highway 89

S Main St

Commercial Building

© 2020 Google

Imagery Date: 6/15/20

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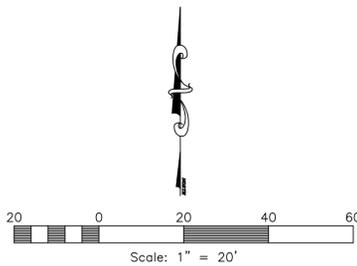
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VICINITY MAP
NOT TO SCALE



LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = PROPOSED BUILDING
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = PUBLIC UTILITY EASEMENT
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = EXISTING STRUCTURE (TO BE REMOVED)
- = PROPOSED BUILDING

WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED

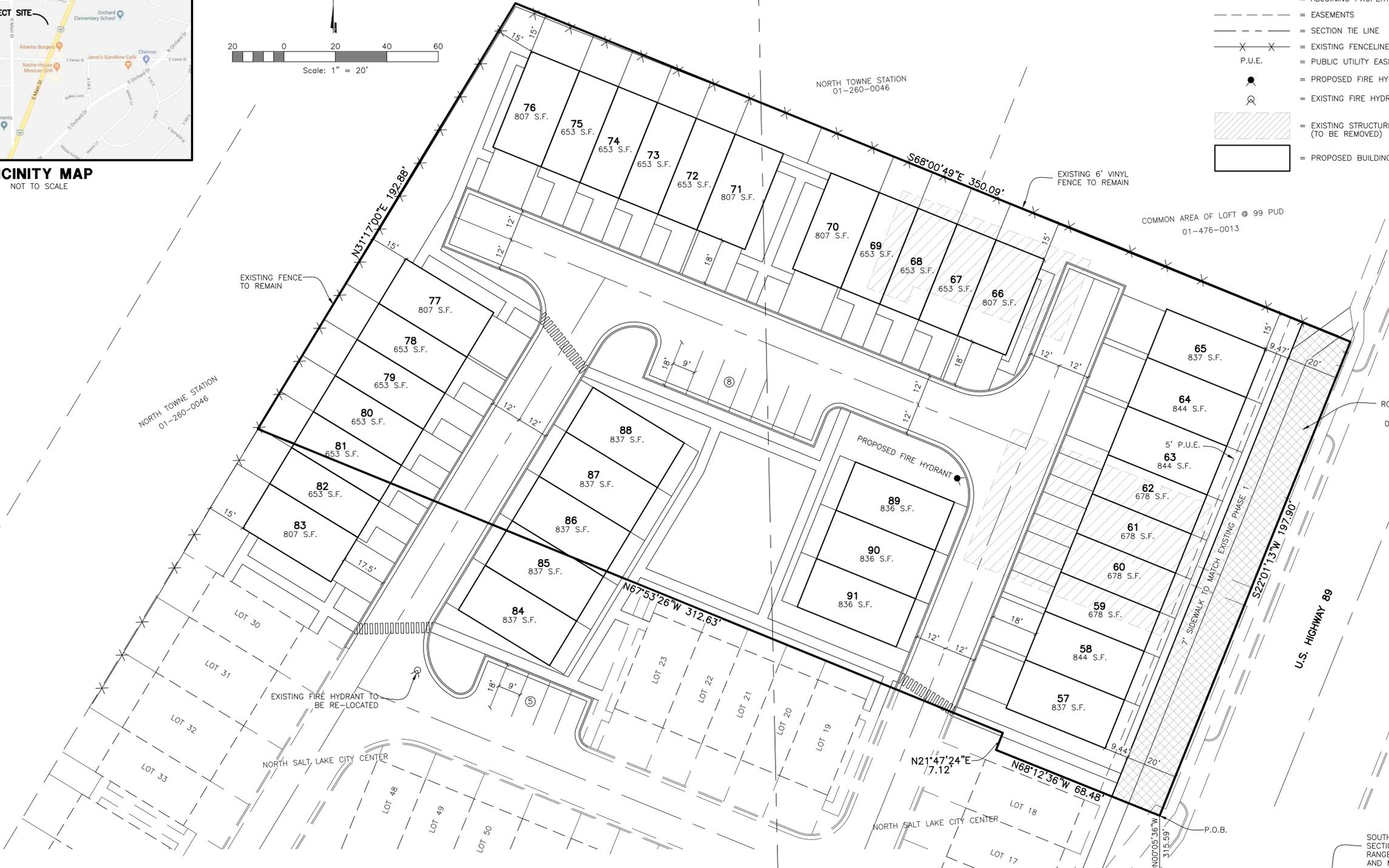
NORTH TOWNE STATION 01-260-0046

EXISTING 6" VINYL FENCE TO REMAIN

COMMON AREA OF LOFT @ 99 PUD 01-476-0013

ROAD DEDICATION 3959 S.F. 0.091 ACRES

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S.



BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°54'24"E 142.41 FEET AND N00°05'36"W 315.59 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N68°12'36"W 68.48 FEET; THENCE N21°47'24"E 7.12 FEET; THENCE N67°53'26"W 312.63 FEET; THENCE N31°17'00"E 192.88 FEET; THENCE S68°00'49"E 350.09 FEET; THENCE S22°01'13"W 197.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 70224 SQUARE FEET OR 1.612 ACRES MORE OR LESS.

SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY BRASS CAP MONUMENT

N89°54'24"E 2649.34' (BASIS OF BEARINGS)

North Salt Lake - City Center Phase 2

North Salt Lake City, Davis County, Utah

Developer:

Brighton Homes
Taylor Spendlove
45 E. Center Street #103
North Salt Lake City, UT. 84054
(801) 397-9755



REVISIONS	DATE	DESCRIPTION
	7-29-20	LAYOUT REVISED

North Salt Lake - City Center Phase 2
PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



Project Info.	
Engineer:	N. Reeve
Designer:	C. Gave
Begin Date:	7-7-20
Name:	NORTH SALT LAKE CITY CENTER PHASE 2
Number:	6440-21

Sheet	1
1	Sheets

PLANT TABLE

TREES

Symbol	Scientific Name	Common Name	Size
	Acer platanoides 'Columnar'	Columnar Norway Maple	2" cal.
	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2" cal.
	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" cal.
	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2" cal.
	Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
	Pinus nigra	Austrian Pine	6' Ht
	Prunus cerasifera 'Thundercloud'	Thundercloud Flowering Plum	2" cal.
	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" cal.

SHRUBS

Symbol	Scientific Name	Common Name	Size
	Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
	Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
	Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
	Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

Ornamental Grasses

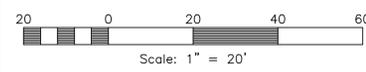
Symbol	Scientific Name	Common Name	Size
	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.

PERENNIALS

Symbol	Scientific Name	Common Name	Size
	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
	Iris pallida 'Variegata'	Variegated Sweet Iris	1 gal.
	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

OTHER

Symbol	Description	Size/Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Crushed Gravel Mulch - Match Previous Phase	2" Minus
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Concrete Mow Strip	6"x6"
	Landscape Boulders	3"-5" Diameter



3/28/2019 1:00:00 PM G:\6440 Brighton Homes\21 - NELC City Center - Phase 2\Landscape\Concept Landscape - dwg

Reeve & Associates, Inc.
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 ARCHITECTS



REVISIONS	DATE	DESCRIPTION
2020.7.7	NP	CONCEPT LANDSCAPE
2020.7.21	NP	CONCEPT REVISIONS
2020.7.29	NP	CONCEPT REVISIONS

North Salt Lake - City Center Phase 2
 Conceptual Landscape Plan



Project Info.
 Landscape Architect: Nathan C. Peterson
 Drafter: N. Peterson
 Begin Date: 2020
 Name: NSL - City Center Phase 2
 Number: 6440-21

Sheet **1**
 L1 Sheets



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MEMORANDUM

TO: Planning Commission
FROM: Ali Avery, Long Range Planner
DATE: August 11, 2020
SUBJECT: Consideration of a conditional use permit for a driveway expansion at 12 South 350 East

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for an increased driveway width at 12 South 350 East with the following:

1. The total width of the two driveways on the property combined may not exceed 40 feet.
2. Finding no negative impact on traffic safety by the increase in driveway width.

BACKGROUND

There are two existing driveways at 12 South 350 East. The driveway on Center Street is approximately 10 feet in width, and the driveway on 350 East is approximately 20 feet in width with an RV pad behind the sidewalk from the driveway to the side property line.

The driveway on Center Street was previously used for an Accessory Dwelling Unit (ADU) in the basement. The homeowner is not currently renting out that unit, but understands that she must obtain a Land Use Permit for an ADU if she ever chooses to rent it out again. Currently, the Center Street driveway is being used as an access to the back of the home.

The homeowner is requesting an expansion of the driveway on 350 East up to 36 feet in width to accommodate the turning radius for her RV that she parks on the RV pad to the side of the driveway. She has already submitted an Excavation Permit to the Engineering Department for a curb cut to expand the driveway.

REVIEW

City Code 10-6-2 states:

“Clearly defined driveways for adequate ingress and egress to and from all uses shall be provided as follows:

A. Residential Lots: For each residential lot, not more than one access driveway which shall be a maximum of thirty feet (30') wide at the street lot line, or as established by conditional use

permit and not to exceed forty feet (40'). Lots with a frontage greater than one hundred feet (100') may provide two (2) access driveways each up to fifteen feet (15') wide for circular driveways and other special type circulation and parking.

- 1. No driveway shall be closer to a side property line than three feet (3').*
- 2. No driveway shall be closer than thirty feet (30') to the point of the intersection of two (2) property lines at any corner of two (2) local streets as measured along the property line, and no driveway shall extend across such extended property line.*
- 3. No driveway shall be closer than fifty feet (50') to the point of intersection of two (2) property lines at any corner where either street is a minor collector, major collector or minor arterial as measured along the property lines, and no driveway shall extend across such extended property line."*

In this case, the existing driveway on 350 East may be considered non-conforming, as it exceeds 15 feet in width (the maximum for each of the two driveways on the property). A determination by the Planning Commission is warranted as to whether a conditional use permit can be issued to increase one of the driveway widths up to 40 feet when there are two driveway accesses on the property.

City staff interprets the Code as allowing for up to 30 feet in width combined between the two driveways on lots with a frontage greater than 100 feet, except as allowed by conditional use permit in which case the total width of the two driveways combined may not exceed 40 feet in width. Therefore, an increase of 10 feet in width (for a total of 30 feet) for the driveway on 350 East would be allowable via conditional use permit, as the combined total width of both driveways would then be 40 feet.

City staff is requesting that the Planning Commission make the final interpretation of the Code, and then staff will make a code amendment to better clarify the intentions of this section, if deemed necessary.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for an increased driveway width at 12 South 350 East with the following:

1. The total width of the two driveways on the property combined may not exceed 40 feet.
2. Finding no negative impact on traffic safety by the increase in driveway width.

Attachments

- 1) Location Map
- 2) Proposed Site Plan

12 South 350 East

Conditional Use Permit
Increased Driveway Width



E Center St

Valley View Dr

Lacey Way

S 350 E

Hillside Garden Ln

Google Earth



300 ft

12 S 350 E
North Salt Lake, UT 84054
40.84°N, 111.90°W

12 S 350 E





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MEMORANDUM

TO: Planning Commission
FROM: Ali Avery, Long Range Planner
DATE: August 11, 2020
SUBJECT: Consideration of a conditional use permit for a driveway 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 expansion at Maverik located at 24 North Redwood Road with the following finding:

1. The increased width of the driveway provides for 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. On July 14, 2020, the applicant received approval from the Planning Commission for a driveway relocation and expansion, but since then, Cat Scales has denied their request to relocate the driveway.

The applicant is now requesting to simply expand the existing driveway further to the west, and relocate the power pole to accommodate a larger turning radius for the semi-trucks turning right out of the driveway.

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 expansion will total 60' in width to better accommodate the semi-truck turning radius, as is shown in Attachment 2.

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 finding:

1. The increased width of the driveway provides for improved safety for commercial vehicles and public utilities.

Attachments

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

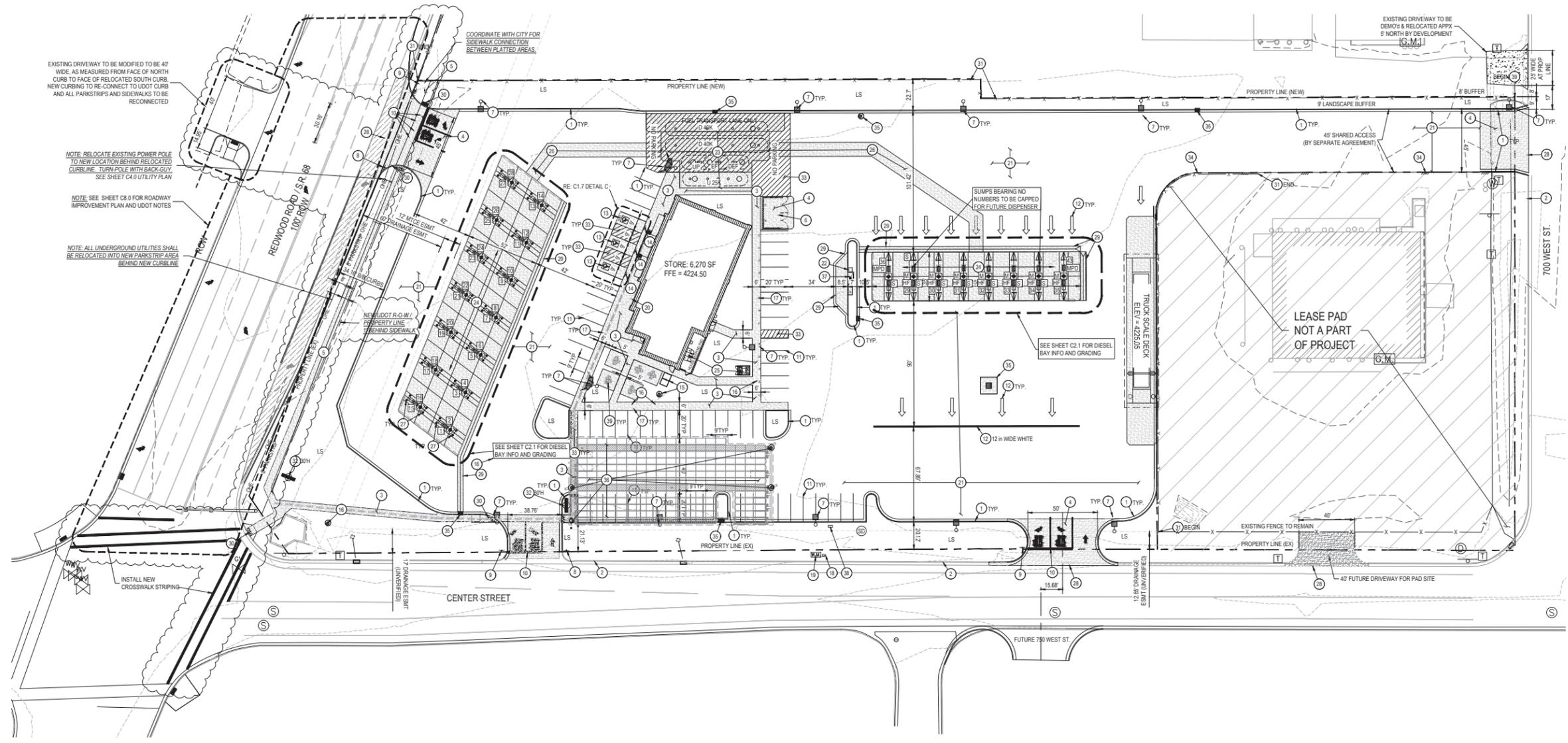
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CONSTRUCTION DOCUMENTS

MAVERIK-NORTH SALT LAKE #0066

NORTHEAST CORNER CENTER STREET & REDWOOD ROAD
NORTH SALT LAKE, SALT LAKE COUNTY, UT 84054



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'	20'
CENTER ST.	Landscape & Parking Lots - 10'; Buildings - 20'	12'

SITE NOTES

- 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.
- EXISTING CURB AND GUTTER TO REMAIN.
- FURNISH & INSTALL 4-INCH MINIMUM THICK CONCRETE SIDEWALK AT BUILDING WITH LIGHT BROOM FINISH. RE: SHEET C1.1 & C1.5, DETAIL A.
- 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.
- FURNISH & INSTALL CONCRETE SIDEWALK PER UDOT DETAILS. FINAL CONNECTION TO CITY'S SIDEWALK TO BE DETERMINED. WORK BEYOND PROPERTY LINE IS UNDER UDOT PERMIT.
- FURNISH & INSTALL TRASH ENCLOSURE. RE: SHEET C1.6, DETAIL A, C, E, G, & K.
- 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.
- FURNISH & INSTALL "NO TRUCKS" SIGN. RE: C1.7 DETAIL L.
- FURNISH & INSTALL "STOP" SIGN. RE: SHEET C1.7, DETAIL A.
- PAINT 8" WHITE ALIGNMENT STRIPE, 18" "STOP" BAR AND TEXT AS INDICATED. RE: SHEET C1.7, DETAIL B.
- PAINT 4-INCH YELLOW PARKING STRIPING.
- PAINT PAVEMENT MARKINGS AS SHOWN.
- PAINT ADA MARKINGS IN PARKING STALLS. RE: SHEET C1.7, DETAIL C.
- 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.
- 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.
- FURNISH AND INSTALL 4" SANITARY SEWER CLEAN OUT. RE: UTILITY PLAN, C4.0
- FURNISH & INSTALL BOLLARD CENTERED IN EACH PARKING STALL PER MAVERIK STANDARD S. RE: SHEET C1.6, DETAIL B.
- EXISTING FIRE HYDRANT.
- EXISTING 2" WATER METER AND STUB TO BE REVISED AS DOMESTIC WATER TAP LOCATION. RE: UTILITY PLAN C4.0.
- FURNISH & INSTALL BICYCLE RACK. RE: SHEET C1.6, DETAIL F.
- FURNISH & INSTALL ASPHALT PAVEMENT. RE: SHEET PAVING PLAN C1.1, C1.5, DETAIL K.
- FURNISH & INSTALL XACTAIR AIR STATION FLOORING PER MAVERIK STANDARDS. RE: SHEET C1.5, DETAIL J.
- UNDERGROUND FUEL STORAGE TANKS COVERED WITH CONCRETE CAP PER MAVERIK STANDARDS. RE: SHEET C1.5, DETAIL F AND FUEL DRAWINGS PROVIDED BY OTHERS.
- FURNISH & INSTALL CONCRETE FUEL CANOPY SLAB. RE: SHEET C1.1 & C1.5, DETAIL E.
- PROPOSED TRANSFORMER AND POWER COMPANY C1 CABINETS LOCATION - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION. RE: UTILITY PLANS.
- FURNISH AND INSTALL PETROLEUM TRENCH CAP SECTION. RE: SHEET C1.5, DETAIL H.
- FURNISH & INSTALL HOOP BOLLARD AS INDICATED IN PLAN. RE: SHEET C1.7, DETAIL D, TYP. 28 PLACES AT CAR FUELING BAYS.
- SAW CUT 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.
- FURNISH & INSTALL 4" WIDE CONCRETE WATERWAY.
- FURNISH & INSTALL HANDICAP RAMP WITH TRUNCATED DOME DETECTABLE WARNING. RE: OPTIONS SHOWN ON SHEET C1.7 DETAIL H.
- FURNISH & INSTALL 6" HIGH COMMERCIAL GRADE CHAIN LINK FENCE.
- PROPOSED POLE / FREESTANDING SIGN BY SIGN MAVERIK CONTRACTOR. SIGN ALONG REDWOOD RD = 30' HEIGHT, SIGN ALONG CENTER ST = 30' HEIGHT.
- INSTALL PAINTED STRIPE/POLE AREA, 4" YELLOW BOUNDARY WITH 4" DIAGONAL STRIPES AT 3' O.C.
- PROPOSED EDGE OF ASPHALT.
- PROPOSED DRAINAGE STRUCTURE. RE: DRAINAGE PLAN SHEET 2.0 FOR DETAILS.
- PROPOSED STORMTECH UNDERGROUND STORAGE CHAMBERS. RE: DRAINAGE PLAN SHEET 2.0 FOR MORE INFO.
- 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.
- FURNISH AND INSTALL IRRIGATION SYSTEM BACKFLOW PREVENTER AND METER. RE: C4.5 WATER DETAILS AND R1.2 IRRIGATION DETAILS.
- 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.

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

- 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 HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 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.



Project No: MAV00012
Drawn By: DJS
Checked By: DRP
Date: 11/20/2018

SITE PLAN

C1.0

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 JULY 14, 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 BreAnna Larson
19 Commissioner Alisa Van Langeveld
20

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

24 OTHERS PRESENT: Dee Lalliss, resident; Jeff Thomson, Ornamental Elegance; Paul McShane,
25 Design Space; James Kanno, Tim Dahle Nissan; Todd Meyers, Maverik; Colby Anderson, Pat,
26 Trent Jones.
27

28 1. PUBLIC COMMENTS
29

30 There were no public comments.
31

32 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A FABRICATED
33 METAL PRODUCT MANUFACTURING FACILITY, ORNAMENTAL ELEGANCE
34 AT 905 NORTH MAIN STREET, JEFF THOMSON, APPLICANT
35

36 Sherrie Llewelyn reported that Ornamental Elegance was moving from Salt Lake into an existing
37 industrial building located at 905 North Main Street. Ornamental Elegance is a fabrication
38 business that cuts and welds metals as well as manufactures railings, fences, and gates. Metal
39 products fabrication is listed as a conditional use in the Manufacturing Distribution (MD) zone.
40

41 This business will have approximately four employees and will occupy 5,000 square feet of the
42 building with 300 square feet of office space. The business will utilize the following equipment:
43 four welders, a drill press, a punch, forklift, band saw, cold saw, smaller grinders, and a torch.

44 There will be no outdoor storage and all fabrication and cutting will occur inside the building.
45 The Development Review Committee (DRC) advises the Planning Commission and the
46 applicant that if the business should require a paint or powder coating booth, in the future, that
47 additional permitting would be required.

48
49 Traffic generation will be no greater than average for the building type and use of the area. The
50 applicant expects one metal delivery per week, which would be stored within the building. Two
51 work trucks will be stored inside the building after hours.

52
53 The noise from the metal cutting will be contained entirely within the building and is expected to
54 have no effect on any residential areas. The DRC has not identified any concerns or impacts that
55 would require mitigation and has recommended approval of the conditional use permit with no
56 conditions.

57
58 Mrs. Llewelyn then showed the proposed floor plan layout for Ornamental Elegance.

59
60 Jeff Thomson, Ornamental Elegance, commented that everything had been covered in Mrs.
61 Llewelyn's presentation.

62
63 Commissioner Van Langeveld commented on a fire in the industrial area and asked about any
64 additional fire safety requirements for this type of business. Sherrie Llewelyn replied that a
65 conditional use permit becomes a right by use unless the business violated a condition or City
66 ordinance. She explained that if the business went out of use for a year that a new business
67 would have to reapply for a conditional use permit. The conditional use is attached to the
68 property.

69
70 Commissioner Van Langeveld asked if a conditional use permit had an expiration date. Sherrie
71 Llewelyn responded that the unit would be inspected by the fire marshal and that they were part
72 of the DRC. She also said that the fire marshal would not sign off on a permit unless everything
73 was in order.

74
75 Commissioner Larson asked if a condition requiring additional permitting for the paint/powder
76 coating booth needed to be added as a condition in the motion. Sherrie Llewelyn replied that this
77 requirement did not need to be added as a condition as it was just a reminder to the applicant.

78
79 Commissioner Kirkham questioned where the metal painting was being done. Jeff Thomson
80 replied that all the powder coating was done at a facility in Salt Lake.

81
82 **Commissioner Garn moved that the Planning Commission approve the conditional use**
83 **permit for Ornamental Elegance at 905 North Main Street with no conditions.**

84 **Commissioner Van Langeveld seconded the motion. The motion was approved by**
85 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

86 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A THIRD DRIVEWAY
87 ACCESS FOR DESIGN SPACE AT 147 EAST UNION AVENUE, PAUL MCSHANE,
88 APPLICANT
89

90 Sherrie Llewelyn reported that the applicant, Design Space, was granted a site plan approval for
91 the construction of their business at 147 East Union Avenue on November 26, 2019. Currently
92 there is a tenant using the west property area for one additional year. The property owners have
93 requested to divide the single west entrance into two separate driveways.
94

95 City ordinance allows for an additional driveway approach as a conditional use with approval
96 from the Planning Commission. The applicant must demonstrate that an undue hardship or the
97 existence of unusual conditions on the property justify the need for an additional driveway. The
98 property must have greater than 400 feet of frontage to qualify for an additional driveway.. The
99 City Engineer must also recommend approval with any conditions to the Planning Commission
100 with a finding that the additional driveway would not create a traffic hazard or unreasonable
101 impediment to traffic flow. A traffic study would be required on streets designated as minor
102 collector, major collector, or minor arterial.
103

104 Mrs. Llewelyn stated that the property had approximately 435 feet of frontage. The proposed
105 third driveway would replace the existing thirty foot driveway with two 25 foot driveways that
106 would be 50 feet apart. She explained that Union Avenue was a low volume street and the City
107 Engineer did not foresee any issues as long as the third driveway access met all of the City
108 standards.
109

110 Paul McShane, Design Space, commented that the driveway must also be a certain number of
111 feet away from the property line as well. He stated that they had met all of the requirements and
112 would still maintain nice landscaping. Mr. McShane said that this arrangement would help to
113 keep vehicles off the street instead of creating a traffic burden.
114

115 Commissioner Van Langeveled commented that she appreciated the trees and landscaping on the
116 site.
117

118 Chair Knowlton asked the applicant why they needed a third driveway. Paul McShane replied
119 that the area required a lot of loading and queuing of vehicles. He said it would be more efficient
120 to have the third driveway in that location.
121

122 **Commissioner Van Langeveld moved that the Planning Commission approve the**
123 **conditional use permit for Design Space at 147 East Union Avenue with no conditions.**
124 **Commissioner Kirkham seconded the motion. The motion was approved by**
125 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**
126

127 4. CONSIDERATION OF A SITE PLAN AMENDMENT FOR TIM DAHLE NISSAN AT
128 955 NORTH 400 EAST, JAMES KANNO, APPLICANT

129
130 Sherrie Llewelyn reported that this site plan amendment was a request for construction of
131 additional service bays for the Tim Dahle used car dealership located at 955 North 400 East. The
132 addition would be approximately 5,700 square feet and consist of eight additional service bays
133 for a total of sixteen bays and an upstairs parts storage area. The rest of the site would remain as
134 presently built with improvements to the storm drainage and landscaping. The site contains the
135 required 10% landscaping, which would be significantly improved per the submitted plan. The
136 parking on site would not change; however, an analysis of the parking requirements for the
137 facility are warranted by the addition. The parking requirement would be for 205 parking spaces
138 and the applicant provided 214 spaces including ADA parking.

139
140 Mrs. Llewelyn spoke on the architectural review, which included the requirements for horizontal
141 articulation every 100 feet, vertical articulation every 30 feet, and a clearly defined entrance,
142 which the proposed plan met. She explained that the requirement for parapet variations every 60
143 feet on all facades visible from a public right of way was not met, as the façade was 100 feet
144 long and did not have a parapet variation of 2 feet every 60 feet. The DRC recommended
145 approval of the site plan amendment with the requirement that the rear elevation be modified to
146 include parapet variation.

147
148 James Kanno, Tim Dahle Nissan, commented that they were happy to make this change and add
149 parapet variation to the rear elevation.

150
151 **Commissioner Garn moved that the Planning Commission approve the site plan**
152 **amendment for Tim Dahle Nissan at 955 North 400 East with the following condition:**

153
154 **Condition:**

155
156 **1) The rear elevation (west) facing I-15 be modified to provide parapet variation of 2**
157 **feet for roof lines longer than 60 feet.**

158
159 **Commissioner Kirkham seconded the motion. The motion was approved by**
160 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

161
162 5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A DRIVEWAY
163 RELOCATION/EXPANSION AT MAVERIK LOCATED AT 24 NORTH REDWOOD
164 ROAD, TODD MEYERS, APPLICANT

165
166 Sherrie Llewelyn reported that the Maverik site plan was approved by the Planning Commission
167 on February 26, 2019 and was constructed soon after approval. Since that time, semi-trucks have
168 had difficulty staying within the turning radius of the existing driveway on Center Street when

169 turning right (west) onto Center Street. She explained that the existing power pole had been hit
170 multiple times over the last year, which had caused power outages in the area. The most recent
171 incident occurred on Wednesday, July 9, 2020, which resulted in the addition of this item to the
172 Commission's meeting agenda.

173
174 Mrs. Llewelyn showed a site plan and the existing location of the driveway. She detailed the
175 difficulty for trucks to make the current S shaped turn and avoid driving over the curb.

176
177 The DRC recommended approval provided that the applicant submit updated construction
178 drawings showing the landscape plan with curb and gutter, the landscaped island at the end of
179 the parking aisle would have a tree, the landscaping located where the existing driveway is
180 removed would immediately be installed after removal of that driveway, and the conditional use
181 for the relocated driveway on Center Street and the increased driveway width are approved by
182 the Planning Commission with a finding of improved safety for commercial vehicles and public
183 utilities.

184
185 Sherrie Llewelyn stated that City code required that any driveway in a commercial or industrial
186 area must be a maximum of 40 feet in width unless increased by the Planning Commission per a
187 conditional use permit. The approved driveway was 50 feet in width and the proposed driveway
188 would be 56 feet in width to provide another turning lane and to better accommodate the semi-
189 truck turning radius.

190
191 Todd Meyers, Maverik, explained that an incident occurred on Wednesday in which a semi-truck
192 had difficulty maneuvering the turn and struck the power pole causing the power to go out in the
193 area. He said the two issues were the location of the power pole and the current S shaped turn,
194 which forced trucks into the street. Mr. Meyers said the new exit would allow trucks to remain in
195 their proper travel lane.

196
197 Commissioner Kirkham commented that it was easy to approve the conditional use permit for the
198 driveway relocation, as it was currently a safety issue.

199
200 Commissioner Van Langeveld asked about the future use of the Maverik building located across
201 the street from this location. Todd Meyers replied that the original plan was to demolish that
202 building once this building had opened. He said that they had several other locations in the valley
203 where two stores were located across from each and had done well. Mr. Meyers said they were
204 still considering remodeling the older building and keeping both open but had not make a final
205 decision yet.

206
207 **Commissioner Garn moved that the Planning Commission approve the conditional use**
208 **permit for a driveway relocation/expansion at Maverik located at 24 North Redwood Road**
209 **with the following conditions:**

210

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

219
220 **Commissioner Kirkham seconded the motion. The motion was approved by**
221 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**
222

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

226 Sherrie Llewelyn reported on a potential agenda item that may come before the Planning
227 Commission. She said that for the City to consider the annexation of property west of the Jordan
228 River that the annexation policy plan would need to be updated. This plan included the areas
229 between the City and Bountiful, the Chevron property, and the areas above Eaglewood Cove.
230

231 Mrs. Llewelyn said if the City engaged in a study for the annexation that they would hold
232 multiple public meetings and hearings to gather input from residents prior to starting the
233 annexation policy plan.
234

235 Commissioner Larson asked if there was a push for the annexation or if the City was just being
236 proactive. Sherrie Llewelyn replied that there was a push by the developer. She explained that
237 the developer would reimburse the City for their portion of the study.
238

239 Commissioner Larson commented that she was under the impression that the annexation
240 received an opposing vote from Salt Lake City Council, where the property was currently
241 located. Sherrie Llewelyn replied affirmatively and said the developer was going back before the
242 Salt Lake City Council next week.
243

244 7. APPROVAL OF MINUTES
245

246 The Planning Commission meeting minutes of June 9, 2020 were reviewed and approved.
247 **Commissioner Tucker moved to approve the meeting minutes from June 9, 2020.**
248 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**
249 **Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

250 8. ADJOURN

251

252 Chair Knowlton adjourned the meeting at 7:10 p.m.

253

254

255

256

257 _____
Chair

Recorder

258

259

260

261

262 _____
Secretary