



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 September 22, 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 conditional use permit for the expansion of a non-conforming use (Waste Management & Remediation Services) located at 709 North Taylor Way, MD Zone, Nick Trujillo, Veolia, applicant
- 3) Public Hearing: Consideration of a proposed rezone from Highway Commercial (CH) to P-District at 212 North Highway 89, Ben Olsen, applicant
- 4) Consideration of preliminary plan approval for Silver Sky Lofts Townhomes PUD located at 212 North Highway 89, Ben Olsen, applicant
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. August 25, 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
<http://bit.ly/PH92220>

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
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: September 22, 2020
SUBJECT: Consideration of a conditional use permit to expand a nonconforming use for Veolia located at 709 North Taylor Way

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Veolia at 709 North Taylor Way with the following conditions:

1. City staff will verify the security of the site prior to issuance of a business license;
2. No waste may be stored outside of the building;
3. Storm drain/runoff protections are in place or will be installed were necessary to protect against accidental spills; and
4. Operator will install a fugitive dust system to control dust and odor from being vented into the area.

BACKGROUND

In May 2002 a conditional use permit and site plan was approved for the facility at 709 North Taylor Way. The CUP was for the present use of by Veolia for Waste Management and Remediation Services for the transport and ultimate disposal of hazardous wastes. The business occupied half of the building and the other half was occupied by another tenant. The second tenant has vacated the premises and Veolia is requesting a permit to use that half of the building to expand the business from hazardous waste disposal services to include nonhazardous waste disposal services. The code was amended in 2011 removing those uses as conditional uses in the MD Zone, making the current use non-conforming.

City Code Section 10-5-2 provides for expansions of nonconforming uses upon issuance of a conditional use permit by the Planning Commission after a public hearing.

The applicant provided the following explanation of the proposed operation:

Non-regulated / Non RCRA (Resource Conservation and Recovery Act) waste is screened prior to being brought on site to verify it meets all criteria of being non-regulated. It will be transported to the site on non-hazardous shipping papers/Bill of Laden in non-bulk quantities of 55 Gallons or less. It will then be staged in the warehouse for further sampling/testing prior to processing. A 25 yrd rolloff dumpster will be placed in the warehouse lined with a plastic liner. Waste will then be

bulked/solidified (using flyash, saw dust, floor dry and other reagents) then loaded into the rolloff using a backhoe/forklift tilt hopper. We estimate about sixty four - 55gallon drum equivalents will fill a 25 yrd dumpster to comply with applicable DOT regulations. Once the Rolloff dumpster is full, Veolia we generate a new shipping document for the rolloff and it will be shipped to Subtitle C or D landfills based on waste profiling. The waste will be tracked via internal tracking systems to identify which waste was bulked into which dumpster. We intend to make any necessary building modifications including the installation of a dust collection system to control any fugitive dusts. All operations will be done in accordance to local, state, & federal regulations for Environmental Health and Safety.

****No Disposal will be done at this location.**

The RCRA is the public law that creates the framework for the proper management of hazardous and non-hazardous solid waste. The law defines waste as hazardous if the waste has properties that make it dangerous or capable of having a harmful effect on human health or the environment. Hazardous waste is generated from many sources, ranging from industrial manufacturing process wastes to batteries and may come in many forms, including liquids, solids gases, and sludges.

REVIEW

The code prohibits the expansion of nonconforming uses except by conditional use permit, therefore the expansion is subject to review for compliance with the performance standards for conditional uses within Section 10-7-2 of the city code. Conditions may be placed on the use to meet the concerns for safety of persons and property, health and sanitation, environment, general plan proposals and neighborhood needs, performance and administrative. The following issues should be considered in the approval of the conditional use permit:

1. Site plan design and security; *The site appears to be secured by a six foot chain link fence and verification of secondary spill containment.*
2. Storage limitations; *no waste may be stored outside of the building.*
3. Storm drain/runoff protections; *verify secondary spill containment.*
4. Pollution control, water, air, odors; *all waste will be stored inside the building for a maximum of ten days; operator will install dust collection system.*
5. Screening; *All waste is stored within the building.*
6. Compatibility: *the building, landscaping and parking are in compliance with the code and are similar in character to other uses and buildings in the zone.*
7. Energy Conservation: *The proposed use provides an essential service for the safe disposal of non-hazardous wastes, particularly those wastes lost or damaged in shipment.*

The Planning Commission must determine if the proposed use will be detrimental to the health, safety, or general welfare of persons working in the vicinity, or injurious to property or improvements in the vicinity. The DRC has reviewed the applications and is of the opinion that the expansion of the use will have no effect on the properties in the area, that the facility has operated the existing nonconforming business that handles hazardous waste for 18 years without incident or complaint. The expansion to receive non-hazardous waste within the federal and state regulations and in the manner proposed may be allowed with conditions to that effect.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for the expansion of a nonconforming use of waste management and remediation services for Veolia at 709 North Taylor Way with the following conditions:

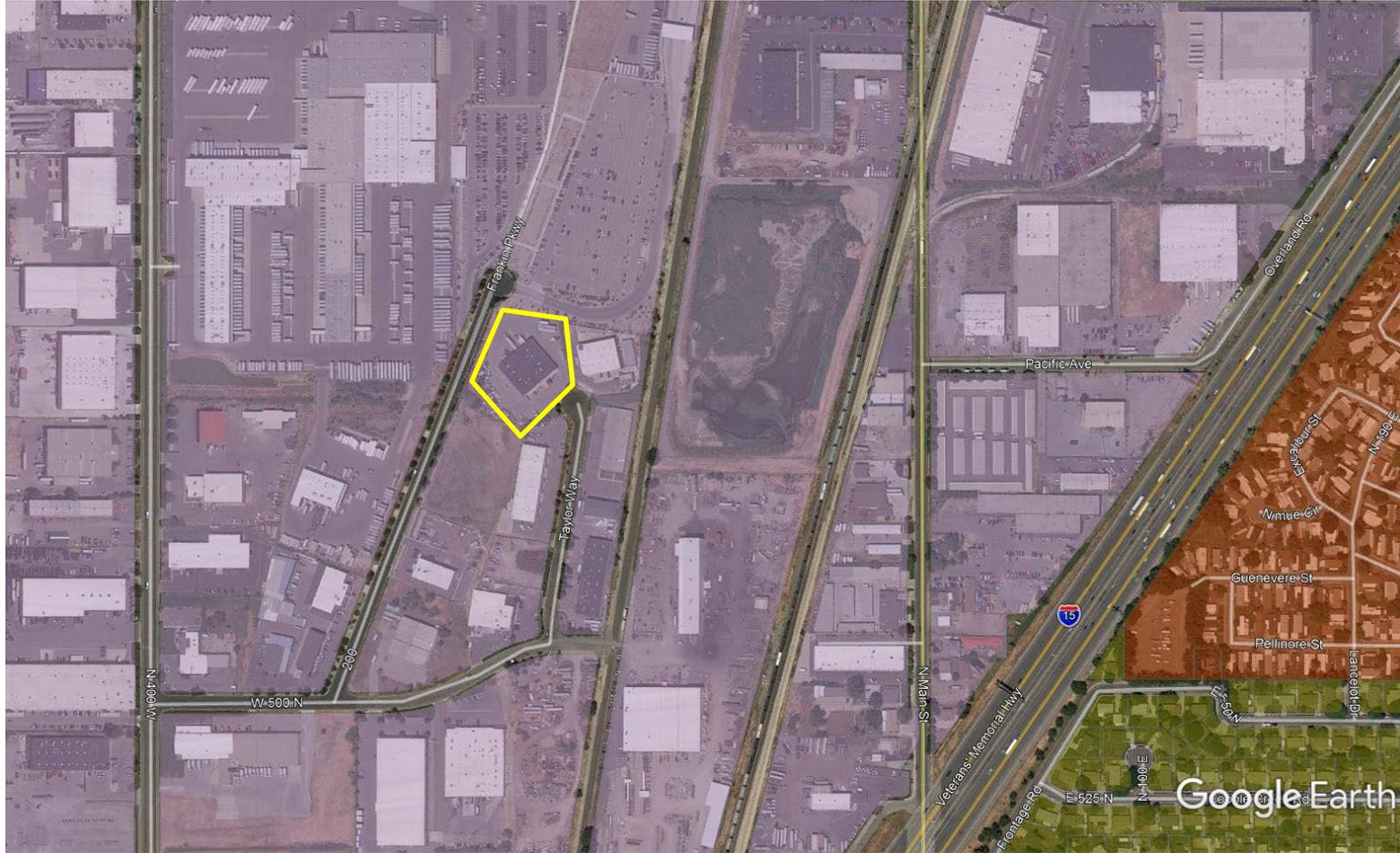
1. City staff will verify the security of the site prior to issuance of a business license;
2. No waste may be stored outside of the building;
3. Storm drain/runoff protections are in place or will be installed were necessary to protect against accidental spills; and
4. Operator will install a fugitive dust system to control dust and odor from being vented into the area.

Attachments

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



Veolia 709 North Taylor Way Zoning





Veolia
709 North Taylor Way
Aerial



INTERMOUNTAIN
BUILDING INC.



137 SOUTH 300 EAST
HYRUM, UT 84319
(435)245-3890
(435)245-3864 FAX
loosen2@attbi.com

LARRY S. OLSEN, P.E.

PINNACLE PARK
#6

NORTH SALT LAKE, UT

CONTRACTOR:
TS CONSTRUCTION
NORTH SALT LAKE, UT

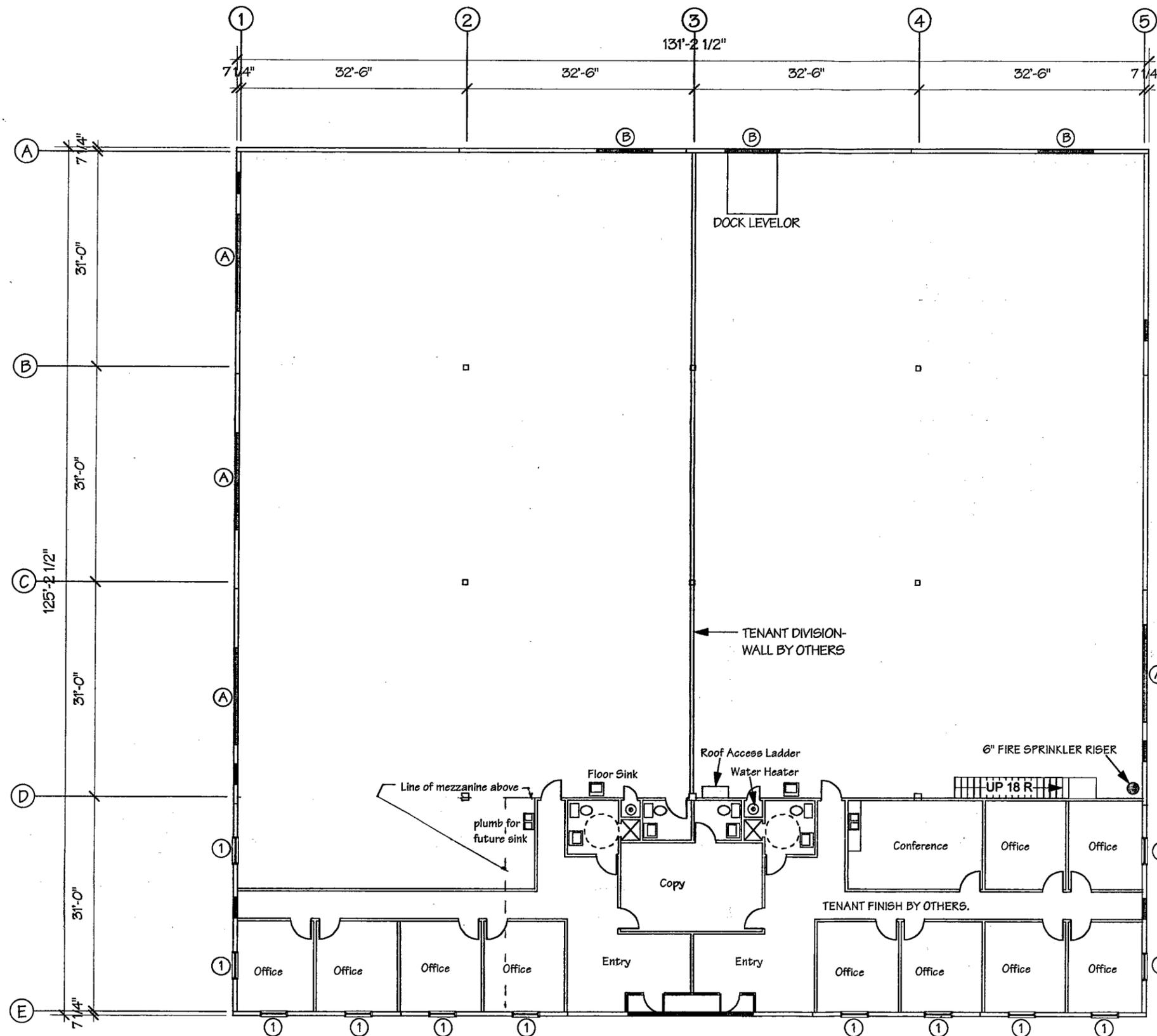
MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"

DATE: 3/26/2002

REVISIONS:
4/16/2002

Pinnacle Park #6 Bldg Plans.mcd



MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"

DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	FRAME	WIDTH	RATING	CLOSER	THRESH	HARDWARE	REMARKS
A	14'-0" X 14'-0"	OH	METAL	METAL			YES	ALUM.		INSULATED
B	8'-0" X 8'-0"	OH	METAL	METAL			YES	ALUM.		INSULATED

Overhead steel sectional insulated door as manufactured by Wayne Dalton Corp. complete with all tracks, weatherstripping, trim, etc. as required for a complete installation. Thermospan ISO or equal. 3" track on high lift doors.

WINDOW SCHEDULE

NO.	SIZE	THICK	TINTING	TYPE	FRAME	REMARKS
1	4'-0" X 4'-0"	1"		SOLEY	INSULATED	YES



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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: September 22, 2020
SUBJECT: Rezone request from Highway Commercial (CH) to Planned District (P) for Silver Sky Lofts (formerly Sunview Village) located at 212 North Highway 89; and preliminary subdivision plan approval

RECOMMENDATION

The Development Review Committee (DRC) recommends the Planning Commission table action on the rezone request from Ch to P-District for Silver Sky Lofts and preliminary plan located at 212 North Highway 89, until the following items have been addressed:

1. Submittal of the preliminary plat sheet;
2. Submittal of the final landscape plan;
3. Setbacks for units 11-13;
4. Any other issues identified by the Planning Commission.

BACKGROUND

The purpose of this application is to facilitate the general development plan known previously as Sunview Village PUD located at approximately 212 North Highway 89. The property is a total of approximately 1.05 acres currently zoned CH. The general development plan for Sunview Village s was recommended for approval by the Planning Commission on August 28, 2018 and approved by the City Council on September 4, 2018. The approval included the concept plan for 14 town home units, to be sold for owner occupancy.

A public hearing was advertised and noticed for September 22, conditioned upon submittal of redlined correction to the site plan, preliminary plan, and landscape plan. The redline corrections submitted were not complete, but as the public hearing had been noticed the item was placed on the agenda in order to receive public input that may be addressed in a corrected submittal.

REVIEW

The proposed site plan and preliminary plan have been modified from the approved general development plan. The plan has been reduced to 13 units and the layout has been changed for the orientation of 3 units on the south property boundary. Previously the plan had two units located on

the hammerhead turnaround facing west. In the current proposal 3 units have been placed on the south property line, facing north. This modification has resulted in the those 3 units not having driveways and the addition of 5 visitor parking spaces east of the building. The DRC is concerned with the proposed setbacks for these units from the property line with the car lot at 7 feet and the elimination of driveway guest parking for 3 units. The other 9 units each have driveways a minimum of 18 feet in depth.

	Units	Standard Rate	Required Total	Provided
2 Bedroom	13	2.0 spaces/unit	26 (garage)	26
Guest Spaces	13	0.25 spaces/unit	4	23
		Total	30	49

The proposed townhomes are two story, two bedroom units with modern architecture, flat roofs, and balconies. The proposed architecture incorporates stone, stucco and metal, with a modern architecture style in gray and white with black trim. Improvements to the landscaping are approximately 40% of the site. Improvements will be added to the frontage along Highway 89 to conform to the Town Center cross section for the highway, including an 8' park strip and 7' sidewalk. Pedestrian access can be accommodated on either side of the private street that has been proposed.

POSSIBLE MOTION

I move that the Planning Commission table action on the requested rezone and preliminary plan approval to address the following issues

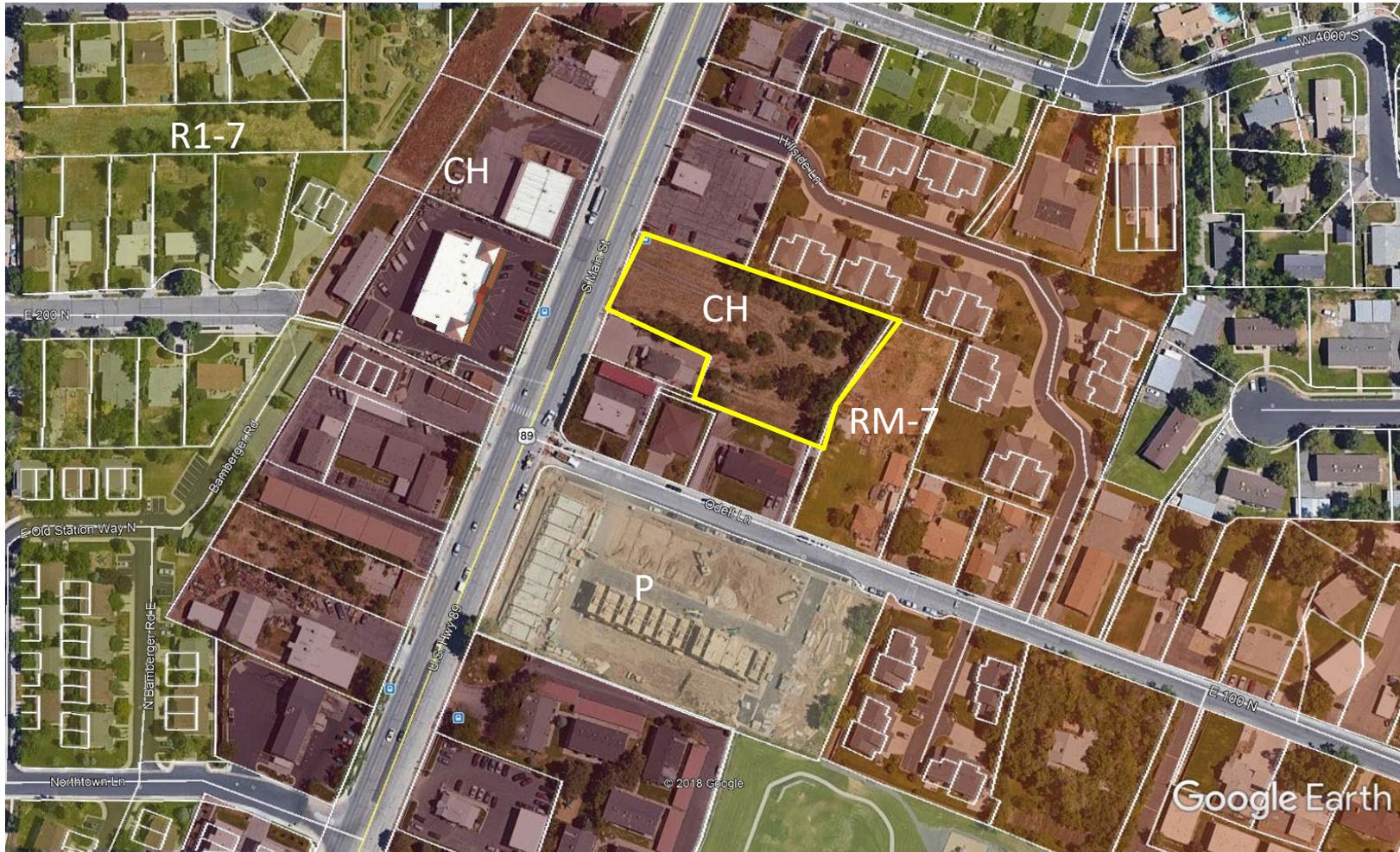
1. Submittal of the preliminary plat sheet, and other redlines
2. Submittal of the final landscape plan;
3. Setbacks for units 11-13 shall be a minimum of 10 feet from the boundary of the project as previously approved on the general development plan;
4. All units shall have a minimum 18 foot driveway;
5. Any other issues identified by the Planning Commission.

Attachments:

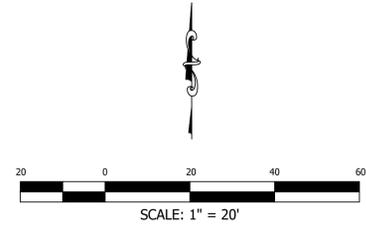
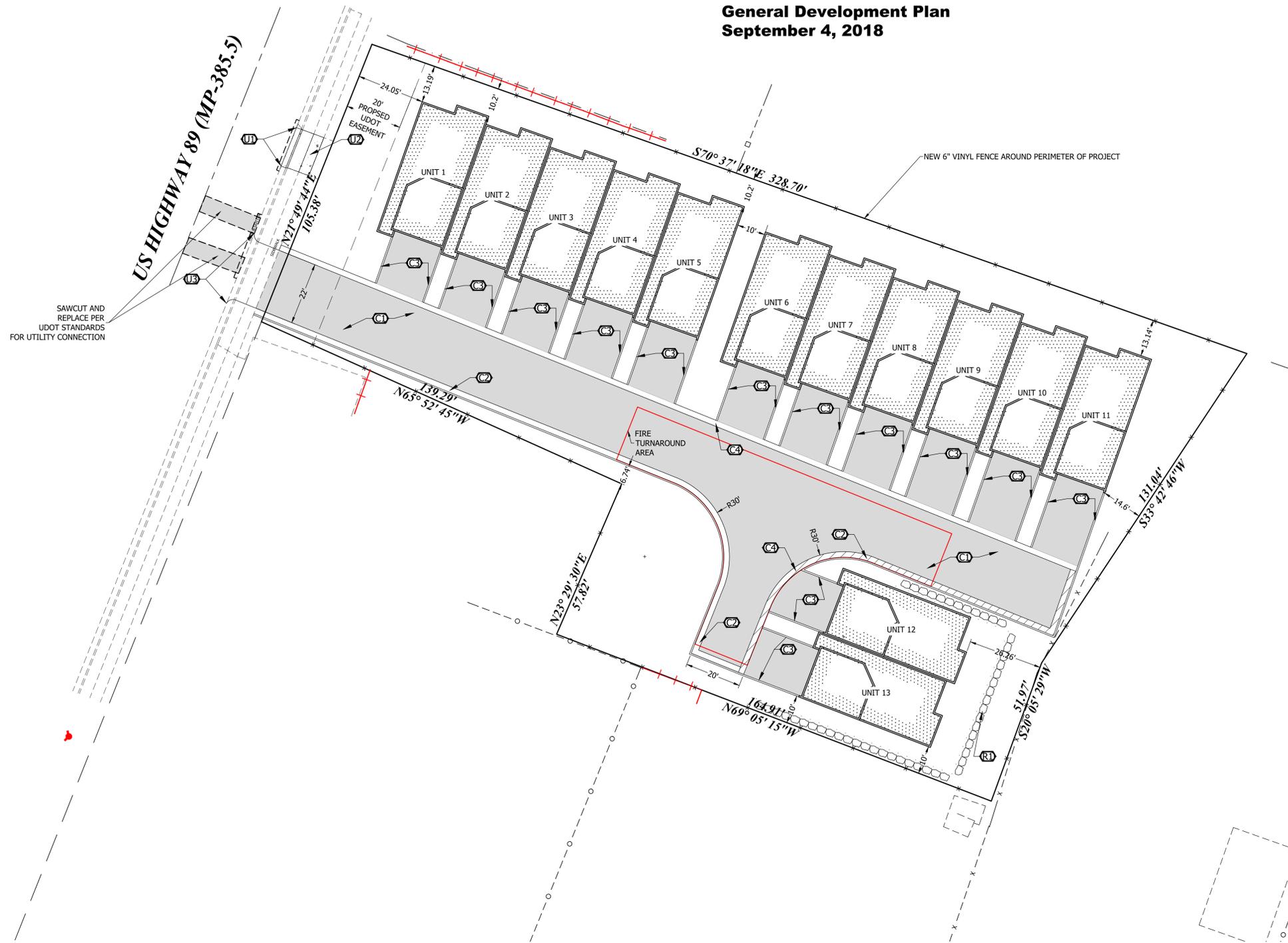
- 1) Aerial/Zoning Map
- 2) General Development Plan (approved September 4, 2018)
- 3) Preliminary Site Plan
- 4) Architecture



Silver Sky Lofts 212 North Highway 89 Aerial/Zoning



**General Development Plan
September 4, 2018**



UDOT SYMBOL LEGEND

- TYPE B1-A CURB & GUTTER
PER UDOT STD. DETAIL GW 2B, SHEET C910
- 5' WIDE CONCRETE SIDEWALK
PER UDOT STD. DETAIL GW 3B, SHEET C910
- OPEN CONCRETE DRIVEWAY
PER UDOT STD. DETAIL GW 3B, SHEET C910

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

SYMBOL LEGEND

- ASPHALT AND BASE,
PER DETAIL C-1, SHEET C900
- CATCH CURB & GUTTER
PER DETAIL C-2, SHEET C900
- CURB WALL
PER DETAIL C-3, SHEET C900
- WATER WAY
PER DETAIL C-4, SHEET C900
- RELEASE CURB
PER DETAIL C-5, SHEET C900
- ROCK RETAINING WALL
PER DETAIL R-1, SHEET C900

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com



SUNVIEW VILLAGE

226 NORTH HIGHWAY 89
TAX PARCEL: #01-047-0279
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.R.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DRAWN: TJB 5/21/2018
APPROVED: STA 5/21/2018
PROJECT: 1618001
1618001_SITE_2.dwg

C400
SITE PLAN



RECEIVED





RECEIVED
JUL 17 2018

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 AUGUST 25, 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 BreAnna Larson
11 led 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; Tom Gyuro, Eagleridge Tennis Club.
25

26 1. PUBLIC COMMENTS
27

28 Dee Lalliss commented on the City Center development and expressed concern with only having
29 two access points with the addition of 26 units to the project. He felt that the Planning
30 Commission should further review the proposal. Chair Knowlton replied that this project could
31 reviewed further by the Commission as well.
32

33 Sherrie Llewelyn said it was her understanding that UDOT was reducing the number of access
34 points onto Highway 89 and other similar roadways that they owned. When Brighton met with
35 UDOT they were required to sign an agreement that if the Chaparral property was redeveloped
36 that they would be granted an access through the Brighton property. She clarified that Brighton
37 did not have the choice to have a third access per UDOT.
38

39 2. CONSIDERATION OF A SITE PLAN AMENDMENT FOR EAGLERIDGE TENNIS
40 CLUB AT 711 PARKWAY DR., BRAD FERRIERA, APPLICANT
41

42 Sherrie Llewelyn reported that the repair to the 2014 landslide in this area was currently
43 underway and as part of the settlement, the Eagleridge Tennis Club would need to amend their

44 site plan. The requested site plan amendment to the tennis club would expand the north tennis
45 facility into the existing parking area, add additional parking in the center portion of the site, and
46 the addition of more parking on the area previously used for the south tennis structure. She
47 explained that due to the nature of the landslide repair the City would permit a deferred submittal
48 of the engineered drawings for the new parking area that would be added to the site on the
49 remaining portion of the property not occupied by the landslide repair.

50

51 The Development Review Committee (DRC) recommended approval with several conditions
52 including a deferred submittal of the parking area engineering and landscaping plans due to the
53 construction of the buttress and remediation work on the landslide to be approved by staff. The
54 DRC reviewed the plans and identified some necessary corrections including moving the
55 retaining wall 30 feet from the property line for the foundation of the tennis tent structure
56 expansion and possible replacement of some landscaping.

57

58 The expansion of the north tennis structure would eliminated 14 parking spaces but 5 additional
59 space would be added to the central portion of the site. The other 9 spaces would be replaced
60 within the new parking area along with addition parking stalls. The deferred submittal of the
61 parking area would be required to meet all standards of the development code including the
62 driveway approach, parking space size, landscaping, lighting, drainage, drive aisle width, etc.
63 The lighting within the parking areas would be required to be shielded fixtures, which would
64 direct light down and not out into the neighborhood.

65

66 Commissioner Van Langeveld asked what the deferred submittal timeline would look like.
67 Sherrie Llewelyn replied that it would be approximately 6 to 8 weeks given the scope of the
68 work that needed to be done. She explained that there were plans for the repair and building the
69 buttress but changes could occur during construction. Mrs. Llewelyn said if the Planning
70 Commission would like to see the plans a request could be made that the plans return for review.

71

72 Commissioner Kirkham asked in regards to the remediation work. Sherrie Llewelyn responded
73 that all the parties involved agreed on the repairs and the payments responsibilities related to the
74 landslide.

75

76 Chair Knowlton clarified that this site plan amendment would not be reviewed by the City
77 Council.

78

79 **Commissioner Garn moved that the Planning Commission approve the site plan**
80 **amendment for the Eagleridge Tennis Club at 711 Parkway Drive with the following**
81 **conditions:**

82

83 **1) Complete civil engineering plans for the additional parking area and any other**
84 **required improvement will be submitted and approved by the City Engineer (and**

- 85 **the city geotechnical consultant if necessary) prior to any construction of that**
86 **portion of the site plan;**
87 **2) Existing landscaping will be protected and retained, where possible;**
88 **3) Revised landscape plan will be submitted with the additional civil drawings for the**
89 **parking and approved by the Community Development Director; and**
90 **4) Completion of engineering redlines.**

91
92 **Commissioner Ward seconded the motion.**

93
94 Commissioner Van Langeveld commented that the plans would be reviewed by staff but asked
95 the Commissioners if they would also like to review the plans. Sherrie Llewelyn replied that she
96 did not have a problem bringing the deferred submittal back for Planning Commission review.

97
98 Tom Gyuro, Eagleridge Tennis Club, commented that there would be double or triple the amount
99 of parking spaces added to replace the nine stalls being removed.

100
101 Commissioner Van Langeveld said she would be more interested in seeing the landscaping plans.
102 Tom Gyuro replied that the proposed plan would include pine trees along the driveway to hide
103 and protect the property from the adjacent neighbors.

104
105 Commissioners Tucker, Larson, Ward and Garn were in favor of reviewing the plans per the
106 deferred submittal. Commissioners Kirkham and Van Langeveld commented that they would be
107 interested in seeing the plans but it was not necessary.

108
109 Chair Knowlton recommended that Commissioner Garn amend his motion. Sherrie Llewelyn
110 suggested appropriate wording to amend condition three to allow for later review of the plans by
111 the Commission.

112
113 **Commissioner Garn amended his motion to revise condition three to state “The revised**
114 **landscaping plan will be submitted with the additional civil drawings for the parking and**
115 **approved by the Planning Commission at a later date”. Commissioner Ward seconded the**
116 **amended motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham,**
117 **Ward, Tucker, Larson and Van Langeveld.**

118
119 **3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
120 **PLANNING COMMISSION**

121
122 Sherrie Llewelyn reported that the amendment to the general development plan for the NSL City
123 Center development plan was approved by the City Council. She said she reported that the
124 Planning Commission had discussed the preparation and review of an alternate layout which
125 Brighton would bring back for preliminary plat approval.

126

127 Commissioner Garn asked in regards to the incident in which the developer of the potential
128 annexation had reached out to a planning commissioner to arrange a meeting. Sherrie Llewelyn
129 replied that from what she was told the developer did not realize that the individual was a
130 planning commissioner but just a community leader in the Foxboro area and served on the Parks
131 and Arts Board. She said staff informed them that the Planning Commission must receive
132 information related to the annexation per a public Planning Commission meeting.

133
134 Chair Knowlton commented that the email Sherrie Llewelyn sent to the Commission regarding
135 Ex Parte communication was well written and provided clear guidelines. He said it was
136 important to reinforce this information to the community as well as many residents believed that
137 the Commission met and made decisions on items before the Commission reviewed them
138 publicly.

139
140 Commissioner Garn asked about the retail/commercial aspect to the development on Center
141 Street as the townhomes were already completed. Sherrie Llewelyn replied that she was unsure
142 why there was a delay but the staff had not seen any plans or construction. She said she would
143 reach out to the developer, Dave Curtis, as he was still bound by the development agreement to
144 build retail there.

145
146

147 4. APPROVAL OF MINUTES

148
149 The Planning Commission meeting minutes of August 11, 2020 were reviewed and approved.
150 **Commissioner Larson moved that the Planning Commission approve the meeting minutes**
151 **from August 11, 2020 with the adjustments mentioned. Commissioner Tucker seconded the**
152 **motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward,**
153 **Tucker, Larson and Van Langeveld.**

154
155 5. ADJOURN

156
157 Chair Knowlton adjourned the meeting at 6:56 p.m.

158
159

160
161

162 _____
Chair

162 _____
Recorder

163
164

165
166

166 _____
Secretary

167