



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
June 14, 2022
6:30 p.m.**

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

- 1) Welcome and Introduction
- 2) Public comments
- 3) Public Hearing: Consideration of a plat amendment to adjust property lines and vacate an existing public utility easement. Property(s) located at approximately 822 South Eaglepointe Drive, Carl Rupp, applicant
- 4) Consideration of a concept plan for Kum & Go Store Subdivision located at 1096 North Redwood Road, Nate Abbott, Galloway & Company, applicant
- 5) Training: Open and Public Meetings Act
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 5/24/2022

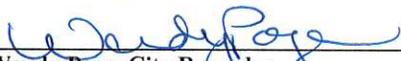
Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours' notice for adequate arrangements to be made. The agenda items may be heard in a different order as warranted by the Commission.

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 9th day of June, 2022

Dated this 9th day of June, 2022.


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: June 14, 2022
SUBJECT: Plat Amendment to Lots 1 and 2 of the Rupp PUD Subdivision and Lot 1122 of the Eaglepointe Estates Phase 11 Subdivision located at approximately 822 South Eaglepointe Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment to adjust property lines and vacate an existing public utility easement on Lots 1 and 2 of the Rupp PUD Subdivision and Lot 1122 of the Eaglepointe Estates Phase 11 Subdivision located at approximately 822 South Eaglepointe Drive with no conditions.

BACKGROUND

In 2013 a building permit was issued to construct an accessory structure on the property at 810 South Eaglepointe Drive, Lot 1122 of the Eaglepointe Estates Phase 11 Subdivision. The owner of Lot 1122 also owned an adjacent parcel, and the accessory structure was constructed over the separating property line. That parcel was sold to Carl Rupp and incorporated into the recently approved Rupp PUD Subdivision. The Rupp PUD Subdivision plat was approved with half of the subject accessory structure being on Lot 1122 of the Eaglepointe Estates Phase 11 Subdivision and half on Lot 1 of the Rupp PUD.

This plat amendment will adjust the property lines so that the entire accessory structure is within Lot 1122 of the Eaglepointe Estates Phase 11 Subdivision. In addition to adjusting that property boundary, the plat amendment will also vacate an existing 8 foot public utility easement on the back of Lot 1122 so that it does not interfere with the existing accessory structure. Lot 1 and 2 in the Rupp Subdivision will have altered lot lines to maintain lot size. The new lot numbers are as follows:

Lot 1122, Eaglepointe Estates Phase 11 = Lot 6, Rupp PUD-First Amended
Lot 1, Rupp PUD = Lot 5, Rupp PUD-First Amended
Lot 2 Rupp PUD = Lot 4, Rupp PUD-First Amended

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the plat amendment to adjust property lines and vacate an existing public utility easement on Lots 1 and 2 of the Rupp PUD Subdivision and Lot 1122 of the Eaglepointe Estates Phase 11 Subdivision located at approximately 822 South Eaglepointe Drive with no conditions.

Attachments

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



Plat Amendment Rupp PUD Zoning/Aerial





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(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: June 14, 2022
SUBJECT: Consideration of a concept plan for Kum & Go Subdivision located at 1096 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the concept plan for a two lot subdivision, called Kum & Go Subdivision located at 1096 North Redwood Road with no conditions.

BACKGROUND

The property located at 1096 North Redwood Road is approximately 5.12 acres and is zoned General Commercial (CG). The applicant is requesting to subdivide the property into two lots. Lots in the CG zone are required to be a minimum of 1 acre in size with a minimum lot width of 100 feet. Each of the proposed lots are compliant with that code as Lot 1 will be 2.646 acres and Lot 2 will be 2.474 acres. Lot 1 will be accessible from Redwood Road (if permitted by UDOT), and 1100 North. Lot 2 will only be accessible from 1100 North.

Lot 1 will be used for a convenience store and gas station called Kum and Go. The City has received a rezone application to change the zoning for Lot 2 from CG to Manufacturing-Distribution (MD). Lot 2 is directly south of the Skypark Airport runway and guided by the Federal Aviation Administration (FAA). The FAA has a list of land uses that are permitted in that area. Those land uses are more cohesive with the City's permitted MD uses than CG. The DRC will support that future rezone because the neighboring properties to the east and south are presently zoned MD and Lot 1 will remain CG. Lots in the MD zone are required to have a minimum of 2 acres and 100 feet of frontage. If rezoned, Lot 2 will remain in compliance with City code.

REVIEW

The applicant is working with City staff to modify the proposed plat and site plan to follow code. These modifications will be addressed and the Planning Commission will review the final product with Preliminary Plan and Final Plat approval. The name of the subdivision will change to be less specific to the land use.

City code 10-6-2 states that "Each driveway shall be not more than forty feet (40') wide, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii, or as established by conditional use permit. The entire flare of any return radius shall fall within the right-of-way". The applicant is requesting guidance from the Planning Commission as to if they would support one driveway on 1100 North to be 59 feet wide and the driveway on Redwood Road to be 50.5 feet wide. The lot will be used as a gas station for standard vehicles and large trucks and trailers. To accommodate the large truck traffic, the increased driveway width is necessary for safer maneuverability in and out of the property. The applicant provided the following statement regarding their request for increased driveway widths:

"Kum & Go has a minimum standard driveway width of 40' at their narrowest point to allow for entry and exit of the delivery vehicles for both groceries and fuel products. Kum & Go also construct what they call an "over curb" protection which is basically concrete pavement for 3' behind the curb to protect landscaping from trucks that still manage to cut the corners. Apparently even with the 40' and 28' radii, this still happens. After building over 400 stores, I'm sure they've learned a thing or two about the best way to do that. There is another reason to have those larger radii as well. Fire code requires a minimum 28' inside turning radius for all fire accessible drive aisles."

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the concept plan for the Kum & Go Subdivision located at 1096 North Redwood Road with no conditions.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Drafted Plat
- 4) Site Plan

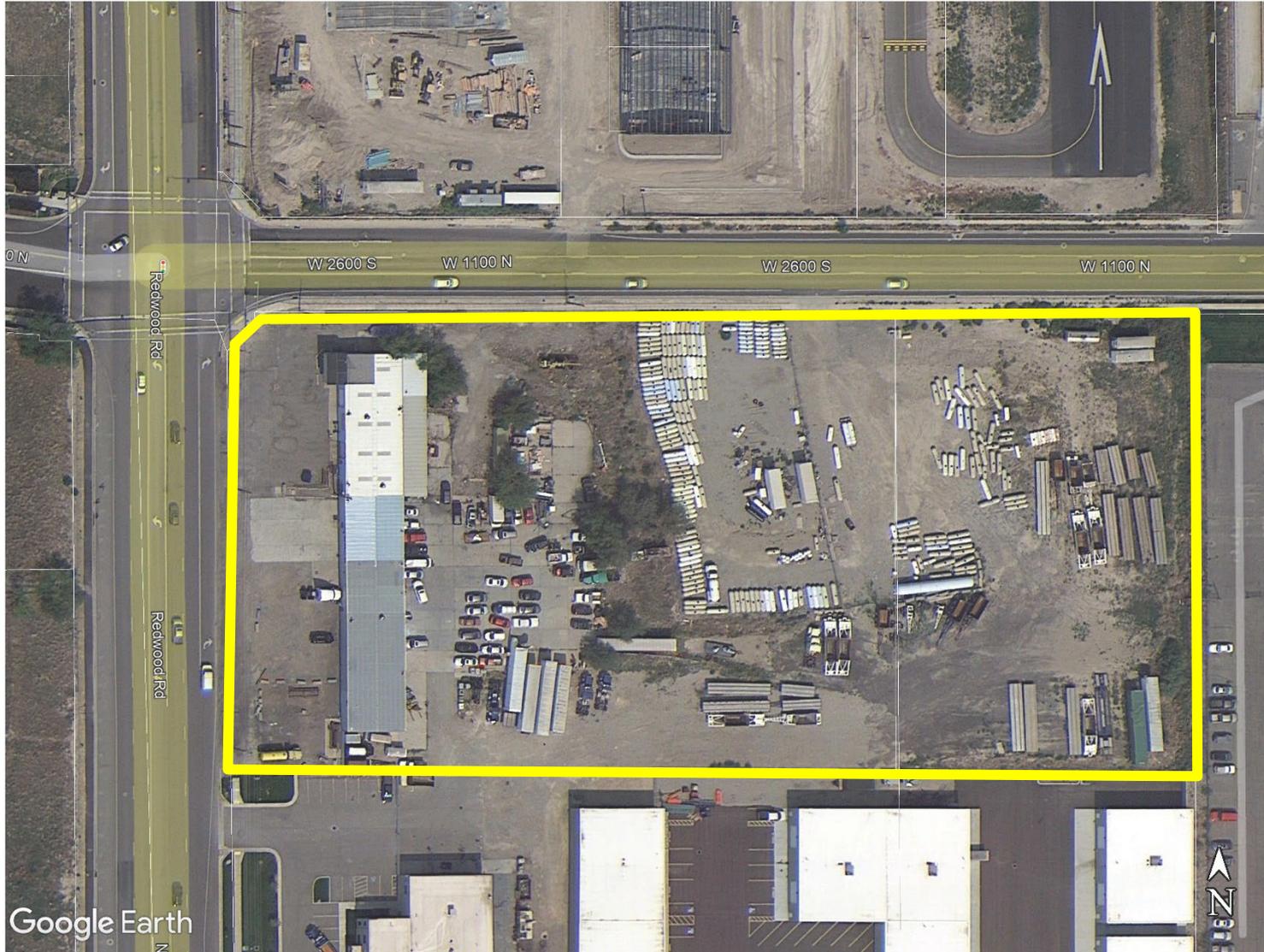


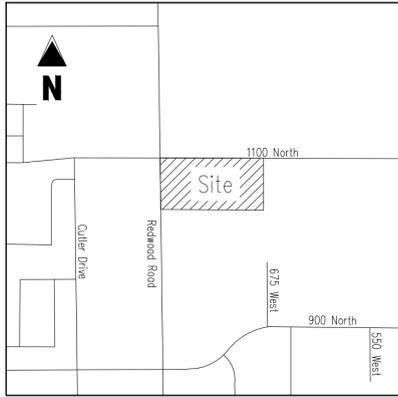
Concept Plan Kum & Go Subdivision Zoning





Concept Plan Kum & Go Subdivision Aerial

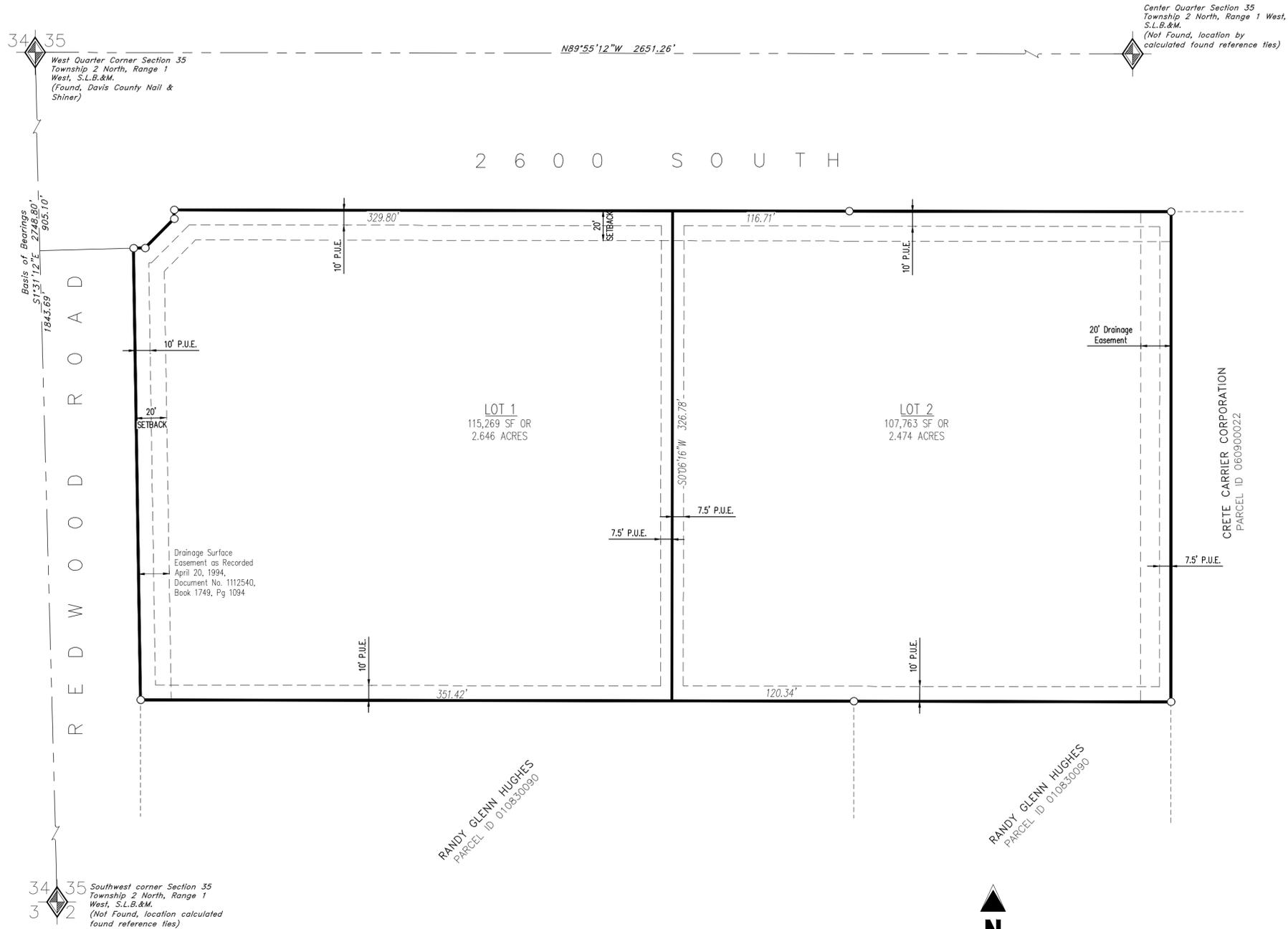




VICINITY MAP
NOT TO SCALE

KUM & Go Store #2507

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH



Center Quarter Section 35
Township 2 North, Range 1 West,
S.L.B.&M.
(Not Found, location by
calculated found reference ties)

SKM PETERSON LLC
16-20-229-069

RANDY GLENN HUGHES
PARCEL ID 010830090

RANDY GLENN HUGHES
PARCEL ID 010830090

LEGEND

- ALIQUOT MONUMENT (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT NO. 5 REBAR WITH YELLOW PLASTIC CAP *PLS 259684* UNLESS OTHERWISE NOTED
- RIGHT OF WAY
- EASEMENT
- LOT LINE
- PROPERTY LINE
- P.U.E.
- SETBACK

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF REDWOOD ROAD AT A POINT SOUTH 1°31'12" EAST 905.10 ALONG THE QUARTER SECTION LINE AND NORTH 88°28'48" EAST 61.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 89°06'49" EAST 7.66 FEET; THENCE NORTH 44°34'27" EAST 27.42 FEET; THENCE NORTH 01°44'33" EAST 5.91 FEET TO THE SOUTH LINE OF 1100 NORTH STREET; THENCE SOUTH 89°53'41" EAST 446.51 FEET TO THE NORTHWEST CORNER OF LOT 17, PLAT "B", OF THE NORTH SALT LAKE INDUSTRIAL PARK - PLAT B; THENCE SOUTH 89°53'54" EAST 212.82 FEET ALONG THE SOUTH LINE OF SAID STREET; THENCE SOUTH 0°00'57" WEST 326.77 FEET; THENCE NORTH 89°53'54" WEST 209.69 FEET TO THE WEST LINE OF SAID LOT 17; THENCE NORTH 89°53'54" WEST 471.79 FEET TO THE EAST LINE OF REDWOOD ROAD; THENCE NORTH 0°53'41" WEST 301.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 223032 SQ. FT. OR 5.120 ACRES

OWNER'S DEDICATION AND CONSENT TO RECORD

NSL PARTNERS, LLC, THE OWNERS OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

KUM & Go Store #2507

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__.

OWNER: _____

BY: _____

PRINTED NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THIS _____ DAY OF _____, IN THE YEAR 20__ BEFORE ME, _____ OF A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE KUM & Go Store #2507 AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ AND ACKNOWLEDGE THE HE/SHE EXECUTED THE SAME

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

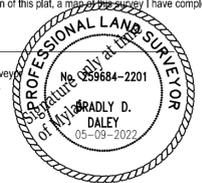
PRINT NAME: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a registered Land Surveyor and that I hold a license (number shown below) in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

Brady D. Daley
Professional Land Surveyor
Certificate No.: 259684



Date _____

PREPARED BY



2015 W Grove Parkway, Suite H
Pleasant Grove, Utah 84062
385.248.0460 GallowayUS.com

PLANNING COMMISSION
APPROVED A THIS _____ DAY OF _____, 20__.

CHAIRMAN, PLANNING COMMISSION

DAVIS COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20__.

S. L. COUNTY HEALTH DEPARTMENT

DAVIS COUNTY SURVEYOR
APPROVED A THIS _____ DAY OF _____, 20__.

CITY SURVEYOR

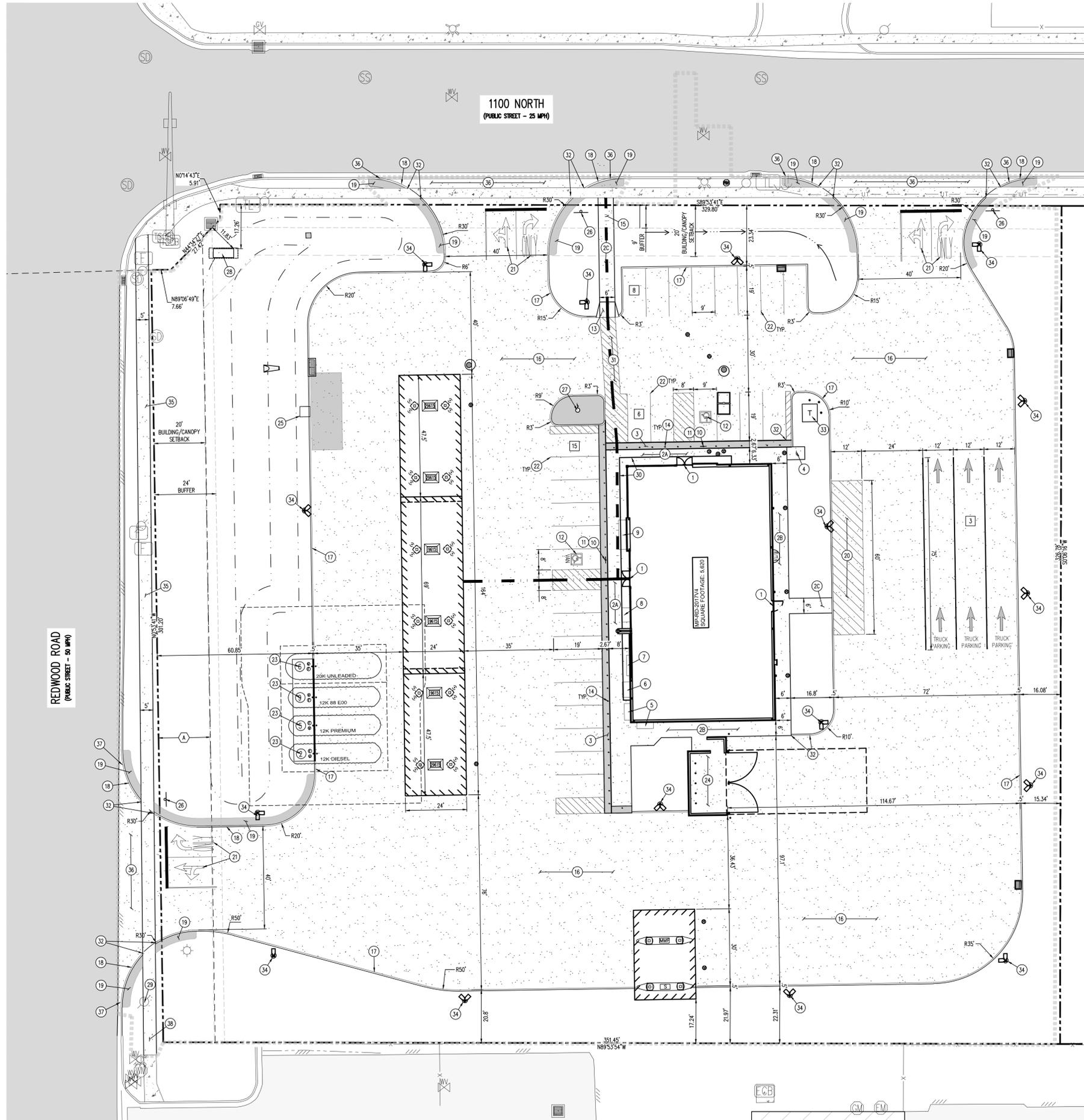
COUNTY ATTORNEY
APPROVED A THIS _____ DAY OF _____, 20__.

DAVIS COUNTY ATTORNEY

COUNTY COMMISSION
The County commission of the County of Davis, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public.

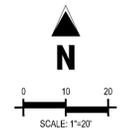
This _____, day of _____, 20__, A.D.

ATTEST _____
COUNTY CLERK



FLAG NOTES

- 1 PROPOSED BUILDING ENTRY.
- 2A PROPOSED BUILDING CONCRETE SIDEWALK. 1.5% MAX. CROSS SLOPE.
- 2B PROPOSED BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE. 1.5% MAX. CROSS SLOPE.
- 2C PROPOSED SIDEWALK AT LANDSCAPE.
- 3 PROPOSED INTEGRAL-COLORED CONCRETE - 6" MINIMUM PAVEMENT THICKNESS.
- 4 PROPOSED BOLLARD BIKE RACK ON 5.0' X 6.5' X 4" THICK CONCRETE PAD.
- 5 PROPOSED PROPANE CAGE (9' X 9', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING)
- 6 PROPOSED FIREWOOD LOCATION
- 7 PROPOSED MISCELLANEOUS MERCHANDISE LOCATION
- 8 PROPOSED RED BOX(ES) LOCATION
- 9 PROPOSED ICE MERCHANDISER LOCATION
- 10 PROPOSED BOLLARD MOUNTED ADA VAN PARKING SIGN.
- 11 PROPOSED BOLLARD MOUNTED ADA PARKING SIGN.
- 12 PROPOSED ACCESSIBLE PARKING SPACE.
- 13 PROPOSED ADA CURB RAMP.
- 14 PROPOSED 4" DIAMETER BOLLARDS.
- 15 PROPOSED 4" CONCRETE SITE SIDEWALK. 1.5% MAX. CROSS SLOPE.
- 16 PROPOSED STANDARD DUTY CONCRETE PAVEMENT.
- 17 PROPOSED INTEGRAL CONCRETE CURB.
- 18 PROPOSED ROLL OVER CURB WITH 3' TRANSITION TO STANDARD KUM & GO CURB.
- 19 PROPOSED 3' WIDE COLORED CONCRETE PAVEMENT. EDGE OF ROLLOVER CURB TO BE FLUSH WITH SIDEWALK.
- 20 PROPOSED 12'X60' LOADING ZONE, 45' CROSS HATCH, 2" O.C. STRIPING
- 21 PROPOSED DRIVEWAY ENTRANCE MARKINGS.
- 22 PROPOSED 4" WIDE YELLOW PAVEMENT MARKINGS, TYP.
- 23 PROPOSED UNDERGROUND FUEL STORAGE TANKS WITH REMOTE FILLS ON CONCRETE PAD. PAINT CURB IN FRONT OF TANKS AND FILLS YELLOW. ALL LIDS SHALL BE 1" ABOVE FINISHED GRADE.
- 24 PROPOSED 14'-8" X 24'-8" TRASH ENCLOSURE WITH BRICK NICHHA.
- 25 PROPOSED AIR MACHINE LOCATION. 4'X4' CONCRETE PAD. KEEP AT LEAST #20' AWAY FROM DISPENSERS AND TANK FILL PORTS.
- 26 PROPOSED STOP SIGN AT PUBLIC RIGHT OF WAY.
- 27 PROPOSED 40' FLAGPOLE, MAINTAIN #24' CLEAR SPACE ABOVE GRADE.
- 28 PROPOSED 25' MONUMENT SIGN.
- 29 PROPOSED CITY LIGHT POLE. (REF. PHOTOMETRIC PLANS) CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR POWER SERVICE.
- 30 PROPOSED BUILDING CANOPY OVERHANG.
- 31 PROPOSED CROSSWALK STRIPING.
- 32 PROPOSED TRANSITION TO ZERO FACE CURB.
- 33 PROPOSED PAD MOUNTED TRANSFORMER LOCATION WITH BOLLARD PROTECTION. (REF. UTILITY PLAN)
- 34 PROPOSED LIGHT POLE LOCATION. (REF. PHOTOMETRIC PLANS)
- 35 PROPOSED CONCRETE SIDEWALK PER CITY OF NORTH SALT LAKE STANDARDS. MATCH EXISTING.
- 36 PROPOSED CONCRETE DRIVEWAY.



SITE LEGEND

- CONSTRUCTION LIMIT LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- CENTER LINE OF ROAD
- EXISTING EASEMENT LINE
- PROPERTY SETBACK LINE
- ADA PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED SIGN
- PROPOSED STALL COUNT
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED CONCRETE CURB
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING ASPHALT PAVEMENT
- PROPOSED SITE CONCRETE PAVEMENT

EASEMENT SCHEDULE

- A 13. AN EASEMENT FOR SURFACE DRAINAGE OVER THE EAST OF SAID PROPERTY AND ALSO AN EASEMENT FOR AN EXISTING BURIED OIL PIPELINE ALONG THE WEST LINE OF SAID PROPERTY AS DISCLOSED BY QUIT CLAIM DEED RECORDED APRIL 20, 1994 AS ENTRY NO. 1112540 IN BOOK 1749 AT PAGE 1094 OF OFFICIAL RECORDS.

BENCHMARK

BENCHMARK: PLUG WITH WASHER
NAVD88 ELEVATION = 4232.30'

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, THE MONUMENTED QUARTER SECTION LINE OF SOUTHWEST QUARTER OF SECTION 35 BEARS S 13°12' E.

FEMA FLOOD ZONE

PER FRMETTE 490105006, EFFECTIVE 06/18/2007,
THIS PROPERTY RESIDES IN FEMA FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

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

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.

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

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.

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 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.
- 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.



Call what's below.

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

#2507 - N. SALT LAKE, UTAH
1096 NORTH & REDWOOD ROAD
SITE PLAN

KG PROJECT TEAM:
RDM: SCOTT BARCOCK
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISION DESCRIPTION	DATE

DATE: 05.06.2022

SHEET NUMBER:

C1.1
3 OF 19

1
2 CITY OF NORTH SALT LAKE
3 PLANNING COMMISSION MEETING
4 MAY 24, 2022

5 **DRAFT**

6
7 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m. and Brandon Tucker
8 led those present in the Pledge of Allegiance.

9
10 PRESENT: Commission Chair BreAnna Larson
11 Commissioner Ryan Holbrook via Zoom
12 Commissioner Ron Jorgensen
13 Commissioner Katherine Maus
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commissioner William Ward

17
18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,
19 Planner; Ali Avery, Long Range Planner.

20
21 OTHERS PRESENT: Morgan Green, Green Collective; Richard Wright, Edifice Design and
22 Architecture; Dee Lalliss, resident.

23
24 1. PUBLIC COMMENTS

25
26 There were no public comments.

27
28 2. CONSIDERATION OF SITE PLAN AMENDMENT APPROVAL FOR THE
29 COLLECTIVE CAMPUS AT 1375 WEST CENTER STREET, RICHARD WRIGHT,
30 EDIFICE DESIGN AND ARCHITECTURE, APPLICANT

31
32 Mackenzie Bennett reported that The Green Collective had purchased the property that was the
33 former Legacy Preparatory Academy building at 1375 West Center Street, zoned Manufacturing-
34 Distribution (MD). The Green Collective consists of multiple businesses under one umbrella
35 company including two general contracting firms called GCI and Six Star, a pool contractor
36 called Emerald, and a snowboard company called Cardiff. Ms. Bennett noted that Cardiff
37 manufactures and distributes its products offsite and this location would be used as an office and
38 a business headquarters. The property would be known as The Collective Campus. She showed
39 an aerial view of the existing conditions on the property and the proposed site plan which
40 modified the parking layout and driveway access, added an outdoor storage area, and added a
41 minor building addition. The parking requirement for the site, based on the uses, would be 105
42 parking stalls. The applicant provided 101 parking stalls, which the DRC deemed sufficient for
43 the proposed uses.

44 Ms. Bennett said that the property currently had one 30 foot driveway on Center Street and two
45 25 foot driveways on 1200 West. The proposed plan added one new 40 foot driveway on Jordan
46 River Drive, one 40 foot driveway on Center Street, and expanded the southernmost existing 25
47 foot driveway on 1200 West to a total width of 40 feet. The new driveway on Jordan River Drive
48 and the expanded 40 foot driveway on 1200 West would be used to access the gated outdoor
49 storage area and 17 parking stalls for employees such as those who worked in the mechanic shop
50 or equipment yard. The gate would be open during normal business hours. The City Engineer has
51 reviewed the proposed driveway widths, placements, and distances from intersections and
52 determined that they are compliant with City code. The applicant must provide South Davis
53 Metro Fire Agency access to the fenced outdoor storage area in preparation for an emergency.

54
55 The new 40 foot driveway on Center Street would be used to access the mechanic shop. The
56 applicant indicated that the traffic generated to this driveway would be no more than ten vehicles
57 or pieces of equipment per day. The former school gymnasium would be remodeled into a
58 mechanic shop with four bay doors that face Center Street.

59
60 The outdoor storage area would be screened from view along 1200 West with a masonry wall. A
61 chain link fence with gate would run along 1200 West and Jordan River Drive. The fence and
62 gates would have three strands of tightly strung barbed wire on top. The proposed wall, fence,
63 and gates are compliant with City code.

64
65 The minimum required landscaping in the MD zone was 10% of the property based on current
66 code. The proposed plan provided 19% landscaping (33,532 square feet) with 37% (12,264
67 square feet) of the landscaped area to be sod or 7% of the entire lot including buildings and
68 hardscape. A large portion of the sod area would be a detention basin. The applicant has
69 complied with the street tree ordinance and regulations regarding landscaped parking islands.
70 The applicant would be adding a new sidewalk connection along Center Street as well as overall
71 improvements to the site.

72
73 Mackenzie Bennett said the applicant proposed the addition of a 200 foot vestibule on the front
74 of the structure and other exterior façade improvements facing Center Street. She showed the
75 anticipated elevations and said the renovations met the architectural design guidelines and City
76 code. The Development Review Committee (DRC) recommended approval of the site plan
77 amendment with the conditions that the engineering redlines be completed and access for South
78 Davis Metro Fire to the gated outdoor storage area be provided.

79
80 Commissioner Maus asked if the only item that was not in compliance would be the proposed
81 number of parking stalls. Mackenzie Bennett replied affirmatively and said that the applicant had
82 or would be bringing all of the other items into compliance.

83
84 Sherrie Pace commented that there was room for more parking onsite but that it was not
85 necessary to provide more parking for the projected business model.

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Commissioner Jorgensen asked if there were any further development with Salt Lake City on 2200 West that would place additional traffic onto Center Street. Sherrie Pace responded that the City would not be annexing the area on 2200 West. She said the property owner was working on an annexation with Salt Lake City.

Chair Larson questioned approximately what times the 75 employees would be in and out of the property during the day. Richard Wright, Edifice Design and Architecture, replied that it would be before 8 a.m. and then some during the day. He said there would not be a lot of traffic throughout the day.

Commissioner Jorgensen moved that the Planning Commission approve the site plan amendment for the Collective Campus located at 1375 West Center Street with the following conditions:

- 1) Completion of engineering redlines;**
- 2) Provide South Davis Metro Fire with access to the gated outdoor storage area and parking on the south side of the property.**

Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.

3. WORK SESSION: TOWN CENTER FORM-BASED CODE DRAFT CHAPTER 5

Ali Avery summarized the topics in Section 5 of the draft Form-Based Code including minimum and maximum front yard setbacks, maximum impervious coverage, vehicular access, building height and elevation change, single family home transitions, transparency requirements, façade divisions, entrance requirements, roof requirements, materials and color, and adaptive reuse building. She explained that the intent of the adaptive reuse building section was to reuse or remodel existing buildings. Ms. Avery gave the example of a reuse building and said the City received a grant to remodel the façade of the Neighbors Market building across from City Hall. This included adding interest to the roofline and new materials on the façade.

Ali Avery showed examples of the building types which would be addressed in this section of the code including storefront, stacked flats, row with a pitched roof, row with a flat roof, limited bay, civic, and yard buildings. She explained that limited bay buildings had existing bay doors and would be ideal for adaptive reuse building. Ms. Avery detailed which building type was allowed in each of the following subdistricts: Core, Arts & Park, Center & Orchard, Boulevard, North 89, and the Edge. The Core subdistrict allowed for storefront, stacked flats, limited bay, and row buildings. Exceptions to this included no row buildings fronting US-89, limited bay buildings were not permitted within 200 feet of Center/US-89 or 350N/US-89, and residential was only allowed in upper stories when fronting US-89 and Center Street. The tallest building

128 heights would be found in the Core as the maximum building height was five and a half stories.
129 Setbacks would be minimal and ground story transparency would be high to encourage a better
130 pedestrian experience.

131
132 The Arts & Park subdistrict was located in the area surrounding Hatch Park and west of City
133 Hall. Permitted building types included storefront, stacked flats, limited bay, row, and civic
134 buildings. The building heights were a maximum of three and a half stories with minimal
135 setbacks and ground story transparency. Preferred architecture included modern with a touch of
136 historical.

137
138 The Center & Orchard subdistrict was located east of the Core subdistrict and the Towne Plaza
139 development. Allowed building types included storefront, stacked flats, limited bay, row, and
140 civic. The maximum height would be three and a half stories with smaller setbacks and moderate
141 ground story transparency. The cross section would require certain design elements for sidewalk,
142 trees, tree grates, raised planters, etc. Examples of building types focused on the pedestrian realm
143 with outdoor dining and boutique shops.

144
145 The Boulevard subdistrict on the east side was mainly planned and has development agreements
146 for the Williamsburg property and Eaglewood Village. There are still some redevelopment
147 opportunities north of Eagleridge Drive. Permitted building types included storefront, stacked
148 flats, limited bay, row, and civic with a building height maximum of five and a half stories.

149
150 The North 89 subdistrict was north of the Core subdistrict and close to single family
151 neighborhoods on both sides of US-89. All of the building types were permitted in this
152 subdistrict with the exception that yard buildings were not permitted fronting US-89 and limited
153 bay, row, and yard buildings were not permitted within 200 feet of Center/US-89 or 350N/US-89
154 intersections. The maximum height in this subdistrict was four stories with increased setbacks,
155 and lower ground story transparencies.

156
157 Commissioner Stone asked about the definition for half a story related to building heights.
158 Sherrie Pace replied that this meant half exposed basement levels.

159
160 Ali Avery clarified that the definition stated that “half stories were either located completely
161 within the roof structure with street facing windows or in a visible basement exposed a
162 maximum of one half story above grade.”

163
164 Ali Avery reported on the Edge subdistrict, which was meant to be a buffer between the Town
165 Center and the existing single family neighborhoods. The permitted building types included row,
166 yard, and civic. The uses allowed for some retail such as a corner store and would need to be
167 located inside one of the allowed building types. The maximum height was three stories with
168 setbacks ranging from 5 feet to 15 feet. The minimum ground story transparency was low at

169 15%. Examples of building types included small scale retail or single family and townhome
170 products.

171
172 Commissioner Jorgensen asked for more information on the front property line coverage and
173 how this was set in each subdistrict. He questioned if this was the minimum number and should
174 be defined as such in the code. Ali Avery showed Figure 5.2 that detailed the width of the
175 principal building and the width of the front property line. The front property line coverage was
176 determined by dividing the width of the building by the width of the property line. This
177 requirement was to avoid big open spaces between buildings in this area of the City. Areas that
178 were not covered by buildings should be courtyards, plazas, or other landscaping features. There
179 would be the ability for some side yard parking in certain situations. She replied that this was the
180 minimum and would edit the code to clarify this.

181
182 Commissioner Jorgensen commented on the building examples and said there were prescriptive
183 parameters. He asked where the examples had come from. Ali Avery responded that this project
184 started when the City received a grant from Wasatch Front Regional Council (WFRC). Staff
185 worked with WFRC who provided a template Form-Based Code based on best practices from
186 other codes. She said staff had revised this code for several years to ensure the requirements
187 complied.

188
189 Sherrie Pace commented that it was a model ordinance and staff and the prior Planning
190 Commission had formatted the template and revised the numbers. She said there was room for
191 discussion and changes.

192
193 Commissioner Jorgensen asked if any interested developers had reviewed the proposed Form-
194 Based Code. Sherrie Pace responded that Brighton Development had received a copy but did not
195 provide any response. She said she was happy to reach out to other developers for feedback.

196
197 Ali Avery commented that Brighton Development would be invited to the workshop for the
198 Form-Based Code.

199
200 Chair Larson was in favor of the adaptive reuse building as it was collaborative with the existing
201 business/property owners and would not require huge burdens for older buildings while still
202 elevating the appearance of those areas.

203
204 Ali Avery spoke on Commissioner Jorgensen's question about having confidence in the
205 proposed numbers and requirements. She said staff had done research and due diligence but
206 explained there may be a need for adjustments once the code was implemented.

207
208 Chair Larson mentioned the amount of time that had already been spent reviewing the Form-
209 Based Code and said this helped to address those areas that were problematic.

210 Sherrie Pace commented that staff could take some of the parcels in the Town Center and layout
211 a site plan with the proposed setbacks to envision how a new development would look. She
212 encouraged the Commission to walk the newer developments and review the setbacks.

213
214 Commissioner Jorgensen spoke on the existing single family residences and not creating an
215 undue burden for any property owner that wanted to remain in the area. Ali Avery replied that
216 she shared this concern and explained that the purpose of the Edge subdistrict was to try and
217 protect those existing homes. She said the intent of the Town Center was to focus the intensity on
218 US-89 and Center Street with the Edge subdistrict to protect those existing homeowners outside
219 of the Town Center.

220
221 Sherrie Pace added that there were rumors that the City was adopting an ordinance to allow
222 developers to easily purchase the existing homes on Main Street. She said the Edge subdistrict
223 was to show that those areas were a transition area to protect those homes.

224
225 Chair Larson commented that existing single family homeowners in the Edge subdistrict would
226 not be impacted by the Form-Based Code unless they redeveloped or increased the density on
227 their properties.

228
229 Ali Avery said that duplexes were already allowed and existed in that zone. She explained that
230 the improvements in the Town Center and the trails would raise property values.

231
232 Sherrie Pace mentioned that the improvements would increase residents' quality of life. She said
233 other enhancements included additional streetlights.

234
235 Commissioner Maus asked what the trigger would be that required change for a single family
236 unit to come into compliance with the Form-Based Code. Sherrie Pace suggested reviewing a
237 building type in each subdistrict and determining what the trigger should be.

238
239 Commissioner Jorgensen suggested having an allowance for non-rental, single family residential
240 for those wanting to make typical modifications.

241
242 Chair Larson commented that the Commission would like to see how different properties would
243 be impacted in each subdistrict. She said the Form-Based Code seemed to solve the issues with
244 the Planned (P) Districts including providing clear guidelines for applicants.

245
246 4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
247 PLANNING COMMISSION

248
249 Sherrie Pace reported that the City Manager removed the water conservation and landscaping
250 code amendments from the May 17th City Council agenda. This item would be on the June 7th
251 City Council agenda for review. The City had scheduled a water conservation open house on

252 June 4th at 9 a.m. in conjunction with Weber Basin Water. She spoke on the requirements for the
253 Flip Your Strip Program and other conservation efforts including providing water usage to
254 residents.

255
256 Ms. Pace said there would be a primary election on June 28th so the Planning Commission
257 meeting would be canceled.

258
259 Commissioner Jorgensen commented that when residents checked their backflow meter annually
260 that they should also ensure their stop and waste valve was not leaking.

261

262 5. APPROVAL OF MINUTES

263

264 The Planning Commission meeting minutes of May 10, 2022 were reviewed and approved.

265

266 **Commissioner Jorgensen moved to approve the meeting minutes as drafted for the May 10,**
267 **2022 Planning Commission meeting with the one edit noted. Commissioner Maus seconded**
268 **the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson,**
269 **Maus, Stone, Tucker and Ward.**

270

271 6. ADJOURN

272

273 Commission Chair Larson adjourned the meeting at 7:43 p.m.

274

275 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
276 *Tuesday, June 14, 2022 by unanimous vote of all members present.*

277

278

279 _____
Wendy Page, City Recorder