



**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 9, 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) Consideration of site plan amendment approval for the Big D NSL Yard at 171 North Cutler Drive and adjoining 912 West 100 North, Kurt Olson, Big D Construction, applicant
- 4) Consideration of site plan approval for Kum & Go Store #2507 at 1096 North Redwood Road, Nate Abbott, Galloway & Company, applicant
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 7/26/2022

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: August 9, 2022, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting <https://us02web.zoom.us/j/88505578317>
Meeting ID: 885 0557 8317

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 4th day of August, 2022.

Dated this 4th day of August, 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
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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: August 9, 2022
SUBJECT: Site Plan Amendment for the Big D NSL Yard, 171 North Cutler Drive and 912 West 100 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for the Big D NSL Yard located at 171 North Cutler Drive and adjoining 912 West 100 North with the following conditions:

1. The minimum required landscaping be reduced from 15% to 9.3% (17,016 sq. ft.) in support of water conservation efforts and due to the location of said landscaping being within the front setbacks of the properties; and
2. Engineering redlines, if any.

BACKGROUND

The lots located at 171 North Cutler Drive and 912 West 100 North are adjoined at the rear of each parcel. These lots are adjacent to the Foxboro residential development but separated by a 20 foot public utility easement and a 10 foot tall concrete wall. The subject lots and all other surrounding properties are zoned General Commercial (CG). The 171 North Cutler Drive lot is 1.7554 acres and the 912 West 100 North lot is 2.44 acres for a total of 4.1954 combined acres.

Big D has been operating at the 171 North Cutler Drive location with an active business license since 2001. In 2005, the business expanded operations to the adjoining property of 171 North Cutler Drive. This information was concluded based on business license records and Planning Commission minutes referenced below.

On February 22, 2000, Big D Construction was granted site plan approval and conditional use permit for the address of 171 North Cutler Drive. At the time of approval, the only condition placed on the property was that occupancy was subject to approval from the City Forester.

On May 4, 2005, Big D Construction was granted a conditional use permit to expand their business to the adjoining property addressed 912 West 100 North. The Commission noted in their approval that Big D must work with the Foxboro Developers on the wall separating the residential uses from the outdoor contractor's yard.

On June 15, 2005, Big D received site plan approval for the address of 912 West 100 North. During the presentation to the Planning Commission, Big D noted that this property would primarily be used for the storage of equipment and materials. The site plan was approved with no additional conditions.

Existing conditions on the 171 North Cutler Drive lot include 3 structures. This includes a 12,960 sq. ft. enclosed building used as offices and warehousing, a 3,200 sq. ft. shed that is open to the contractor’s yard and used for storage, and a 2,670 sq. ft. temporary structure constructed of conex used for storage. The applicant is proposing to renovate the interior of the enclosed building to create more office space and to enclose the existing 3,200 sq. ft. structure with a 3,000 sq. ft. addition for indoor storage. The existing 2,670 sq. ft. storage shed will be removed as part of this remodel. The parking layout will not change except for the addition of a 9’x18’ parking island at the end of one parking row.

Existing conditions on the 912 West 100 North lot include outdoor storage and a 7,650 sq. ft. building that is used as a woodshop with supporting office. There is one existing driveway on 100 North. The applicant is proposing to add an additional 30 foot driveway on 100 North and construct a 5,000 sq. ft. storage shed. They are also proposing to provide a new truck wash that has been reviewed and approved by the City Engineer.

All square footages provided are rounded approximations.

Big D is a construction company that employs approximately 18 people at this location. Typical hours of operation are 7:00 AM – 5:00 PM, Monday through Friday.

This project is driven by the desire to upgrade the facilities and improve storage by converting some outdoor storage to indoor and improving the functionality of the entire property.

REVIEW

The applicant will provide 29 parking stalls, 2 of which will be ADA compliant. The provided quantity of parking stalls meets City Code 10-6-5 which requires 28 total parking stalls (see table below).

	City Code 10-6-5	Sq. Ft.	Req. Parking
Contractors yard, business service	1 stall per 500 sq. ft.	5,613	12
Manufacturing, processing, or assembly	1 stall per 1,000 sq. ft.	15,410	16
Storage Area	Unoccupied = 0	11,368	0
	Total Required		28

On June 7, 2022, the City Council adopted a new landscape ordinance (ORD 2022-03) which requires lots in the CG zone to provide a minimum of 15% landscaping, except where reduced by the Planning Commission during site plan approval, in support of water conservation efforts and when enhanced landscaping is concentrated within the front setback. Additionally, no more than 5% or 5,000 sq. ft. (whichever is less) of the landscaped area may be in turf, lawn, or sod.

The DRC is recommending that the Planning Commission reduce the required amount of landscaping from 15% to 9.3% due to the proposed landscaping being focused along Cutler Drive and 100 North. The proposed site plan reduces the existing lawn/sod from 15,300 sq. ft. to 4,136 sq. ft. (2.26% of the landscaped area). It’s staff’s opinion that additional landscaping is not necessary given the existing and proposed use of the property.

The buildings that are visible from the public right of way are already in existence and in compliance with the nonresidential building design standards regarding massing and materials.

POSSIBLE MOTION

I move that the Planning Commission approve the site plan amendment for the Big D NSL Yard located at 171 North Cutler Drive and adjoining 912 West 100 North with the following conditions:

1. The minimum required landscaping be reduced from 15% to 9.3% in support of water conservation efforts and due to the location of said landscaping being within the front setbacks of the properties; and
2. Engineering redlines, if any.

Attachments

- 1) Zone Map
- 2) Aerial Map
- 3) Architectural Site Plan
- 4) Elevations & Renderings

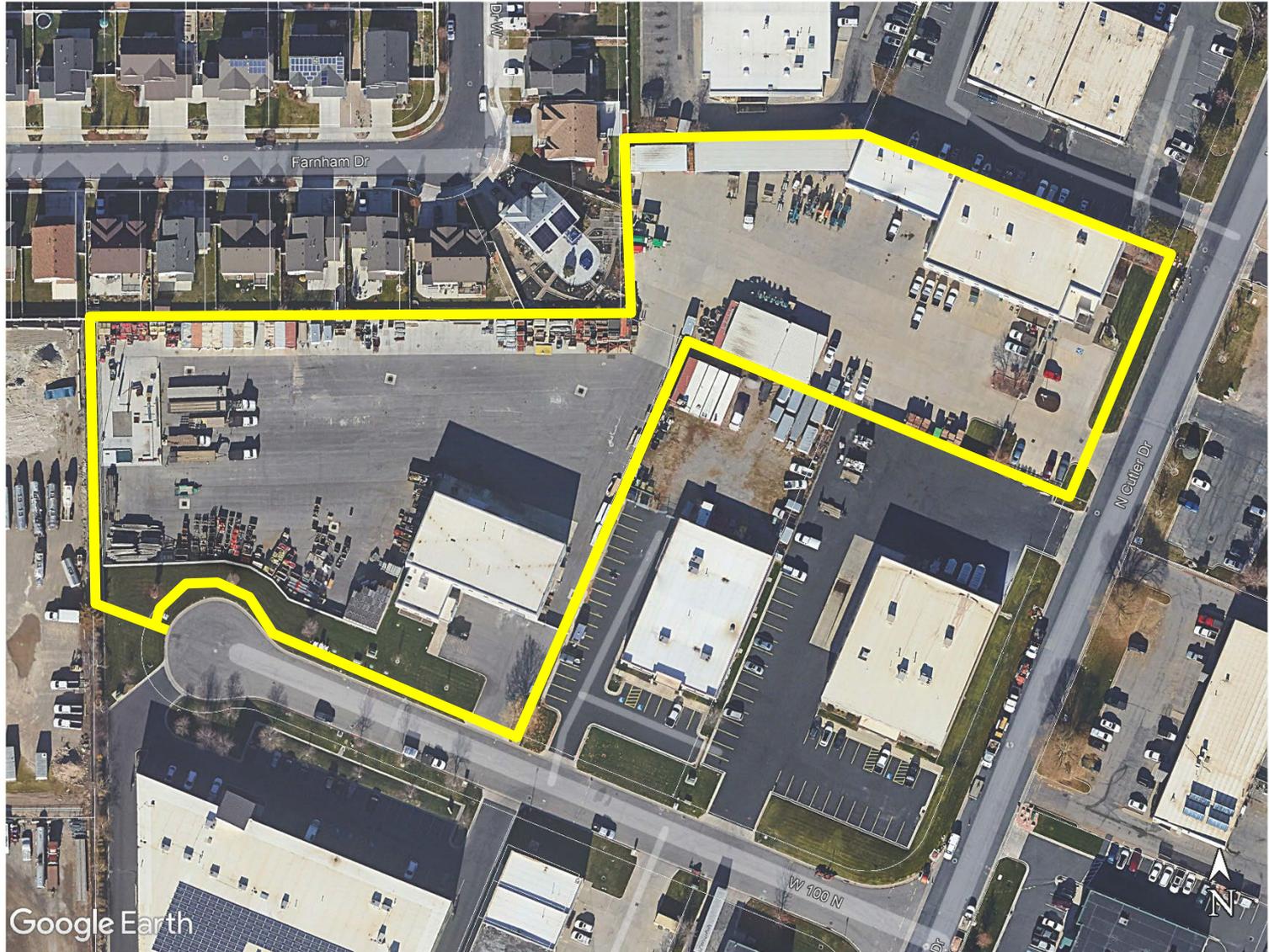


Site Plan Amendment Big D NSL Yard Zoning





Site Plan Amendment Big D NSL Yard Aerial





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BIG-D CONSTRUCTION
NSL YARD IMPROVEMENTS
 171 N. CUTLER DRIVE
 NORTH SALT LAKE, UT 84054

GENERAL NOTE - SITE PLAN

- A. PARKING TOTALS:
 - a. 28 SPACES REQUIRED (SEE SCHEDULE)
 - b. 29 SPACES PROVIDED
 - c. 2 ACCESSIBLE SPACES PROVIDED
- B. LOT SIZE = 182,837 SF
 - a. LANDSCAPE = 17,016 SF (9.30%)
 - b. TURF LAWN = 4,136 SF (2.26%)

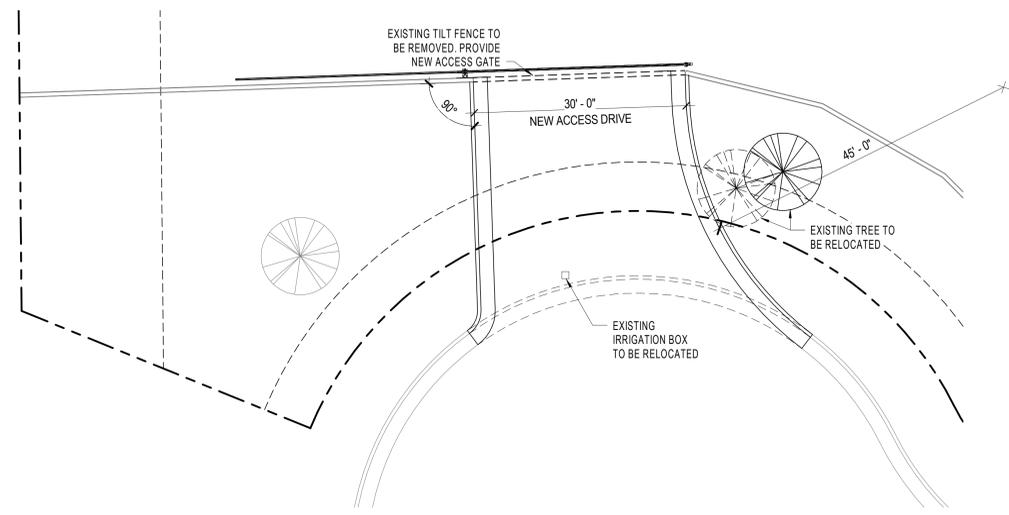


PARKING USE

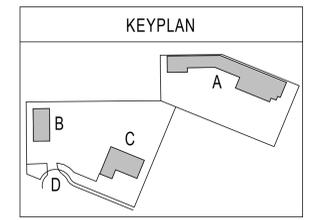
- ASSEMBLY
- CONTRACTOR'S YARD
- EXEMPT STORAGE

PARKING CALCULATION SCHEDULE				
LOCATION	PARKING USE	AREA	STALL PER	STALLS REQUIRED
EXISTING SHOP EXPANSION	ASSEMBLY	8810 SF	1000 SF	9
EXISTING SHOP EXPANSION	CONTRACTOR'S YARD	4434 SF	500 SF	9
EXISTING SHOP EXPANSION	EXEMPT STORAGE	6468 SF	0 SF	0
EXISTING WOODSHOP	ASSEMBLY	6600 SF	1000 SF	7
EXISTING WOODSHOP	CONTRACTOR'S YARD	1179 SF	500 SF	3
NEW STORAGE BUILDING	EXEMPT STORAGE	5000 SF	0 SF	0
TOTAL STALLS REQUIRED				28

B6 OVERALL SITE PLAN
 AS101 1" = 30'-0"



A3 NEW SITE ACCESS PLAN
 AS101 1" = 10'-0"



Date Revision

PERMIT SET

NEXUS PROJ. #: 22046
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 DRAWN BY: MDS
 DATE: 7/27/2022

OVERALL & ENLARGED SITE PLANS

AS101

8/3/2022 2:52:07 PM



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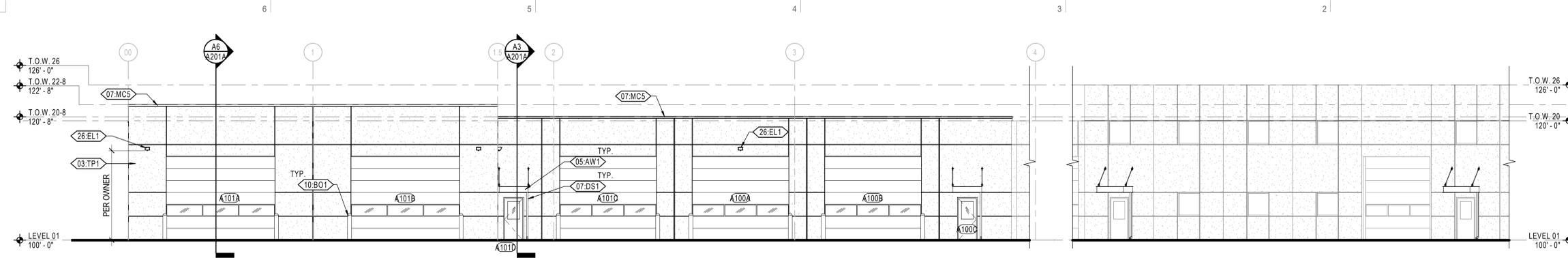
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BIG-D CONSTRUCTION
NSL YARD IMPROVEMENTS
171 N. CUTLER DRIVE
NORTH SALT LAKE, UT 84054

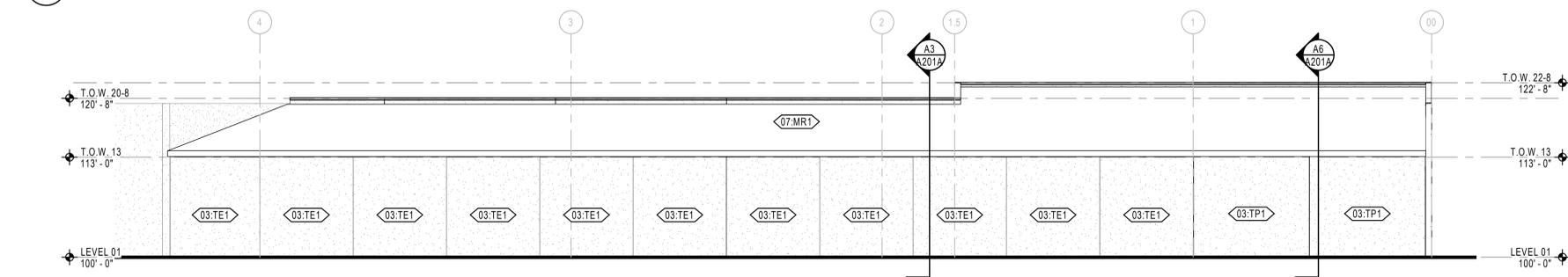
GENERAL NOTE - BUILDING ELEVATION

- A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
- B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
- C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

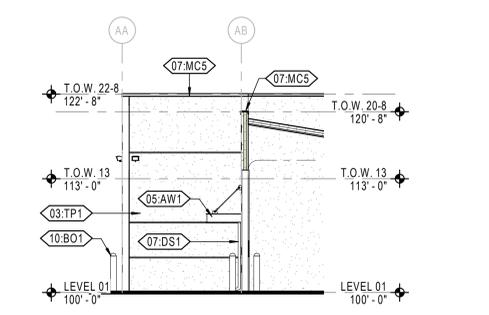
Key Value	Keynote Text
03.TE1	EXISTING 7-1/2" CONCRETE TILT PANEL, TYP.
03.TP1	9-1/4" INSTRUCT INSULATED TILT PANEL, TYP. REFER TO INSTRUCT PANEL DRAWINGS FOR MORE INFORMATION
05.AW1	METAL CHANNEL & HSS FRAMED AWNING W/ GALVANIZED DECK & INTEGRATED GUTTER. SEE SHEET A501 AND STRUCTURAL FOR MORE INFORMATION.
07.DS1	DOWNSPOUT
07.MC5	TWO-PIECE PREFINISHED METAL PARAPET FLASHING WITH DRIP EDGE CAP
07.MR1	MEMBRANE ROOF OVER PROTECTION BOARD OVER 2 LAYERS OF 3" POLYISO INSULATION OVER SUBSTRATE BOARD OVER METAL DECK.
10.BO1	8" PIPE BOLLARD, TYP.
26.EL1	SURFACE MOUNTED EXTERIOR LIGHT FIXTURE; SEE ELECTRICAL



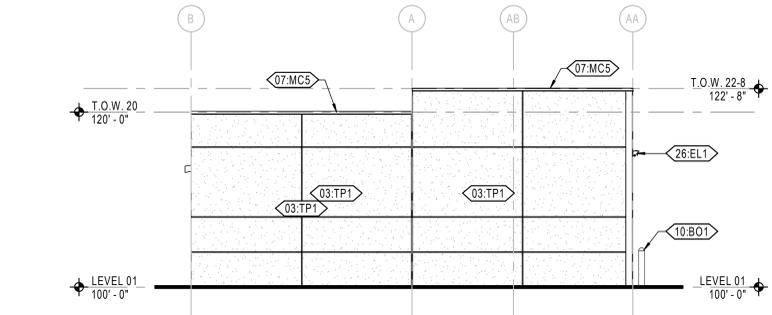
E6 SOUTH ELEVATION - EXISTING SHOP EXPANSION
A201A 1/8" = 1'-0"



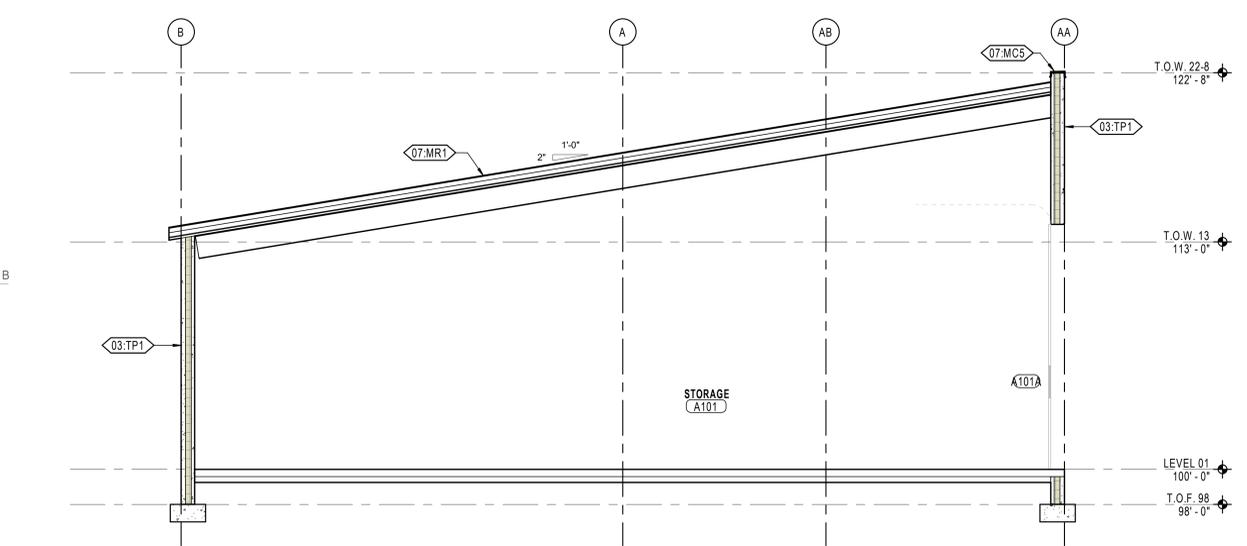
D6 NORTH ELEVATION - EXISTING SHOP EXPANSION
A201A 1/8" = 1'-0"



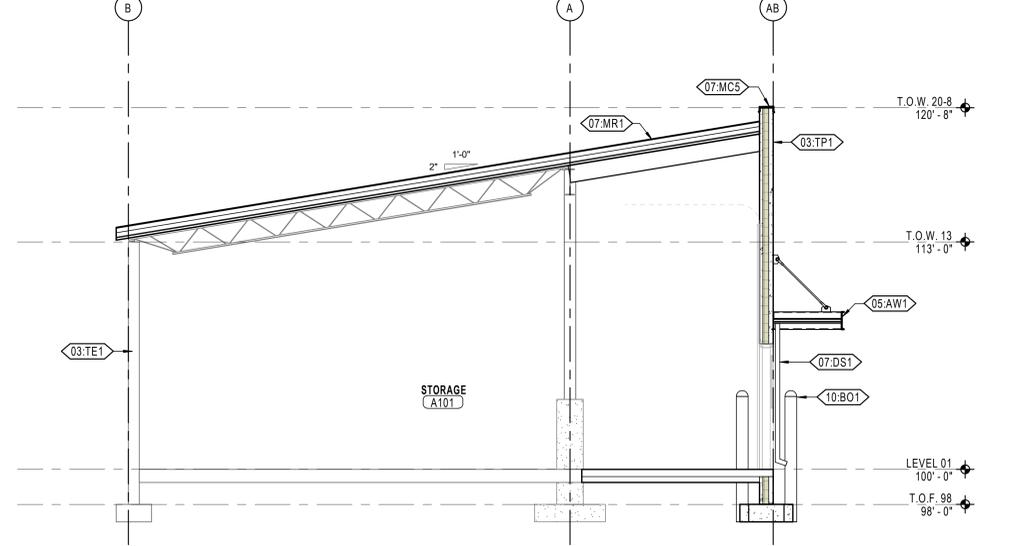
D2 EAST ELEVATION - EXISTING SHOP EXPANSION
A201A 1/8" = 1'-0"



C6 WEST ELEVATION
A201A 1/8" = 1'-0"



A6 BUILDING SECTION 01 - EXISTING SHOP EXPANSION
A201A 1/4" = 1'-0"



A3 BUILDING SECTION 02 - EXISTING SHOP EXPANSION
A201A 1/4" = 1'-0"

GENERAL NOTE - SECTION

- A. WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
- B. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- C. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
- D. DO NOT SCALE DRAWINGS.

Date Revision

PERMIT SET

NEXUS PROJ. #: 21XXX
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DRAWN BY: MDS
DATE: 5/25/2022

SHOP ELEVATIONS & SECTIONS - EXISTING SHOP EXPANSION

A201A

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GENERAL NOTE - BUILDING ELEVATION

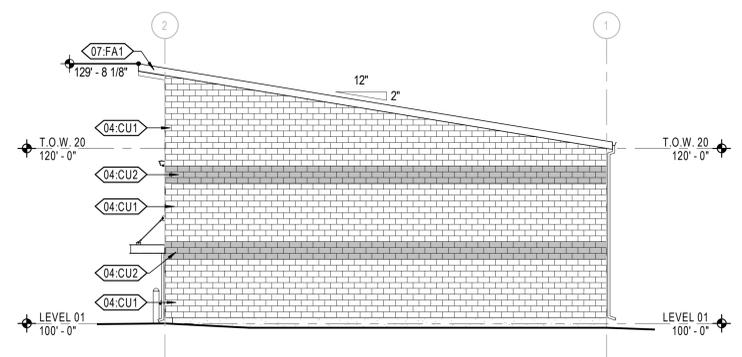
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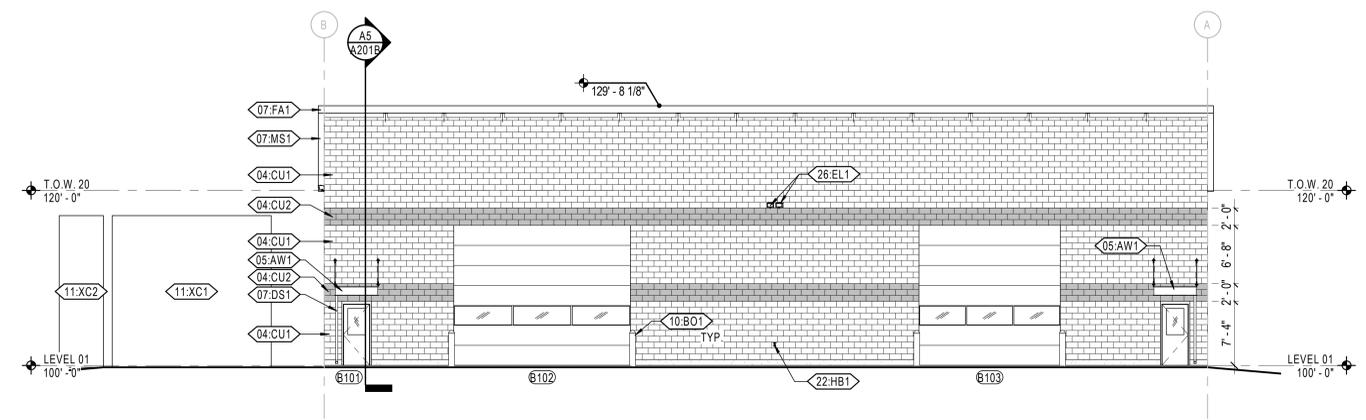
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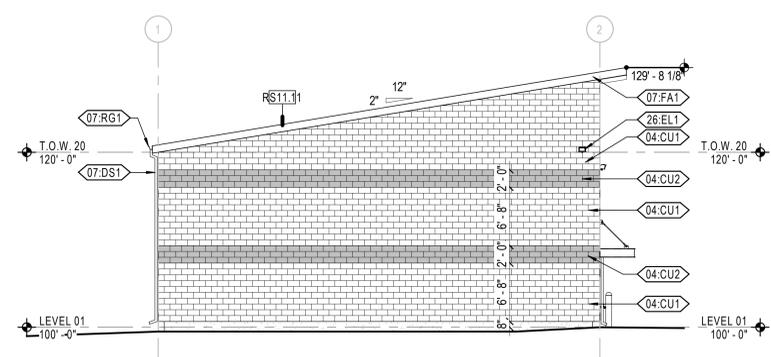
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04:CU2	CONCRETE MASONRY UNIT, SPLIT FACE. SEE STRUCTURAL FOR SIZE
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07:DS1	DOWNSPOUT
07:FA1	METAL FASCIA TO MATCH ROOFING
07:MS1	METAL SOFFIT TO MATCH FASCIA
07:RG1	PRE-FINISHED METAL RAIN GUTTER
07:SS1	STANDING SEAM METAL ROOF
10:BO1	8" PIPE BOLLARD, TYP.
11:XC1	XTREME CUBE WASH SOLUTION BY OTHERS
11:XC2	WATER RECYCLER BY OTHERS
22:HB1	HOSE BIB
26:EL1	SURFACE MOUNTED EXTERIOR LIGHT FIXTURE; SEE ELECTRICAL



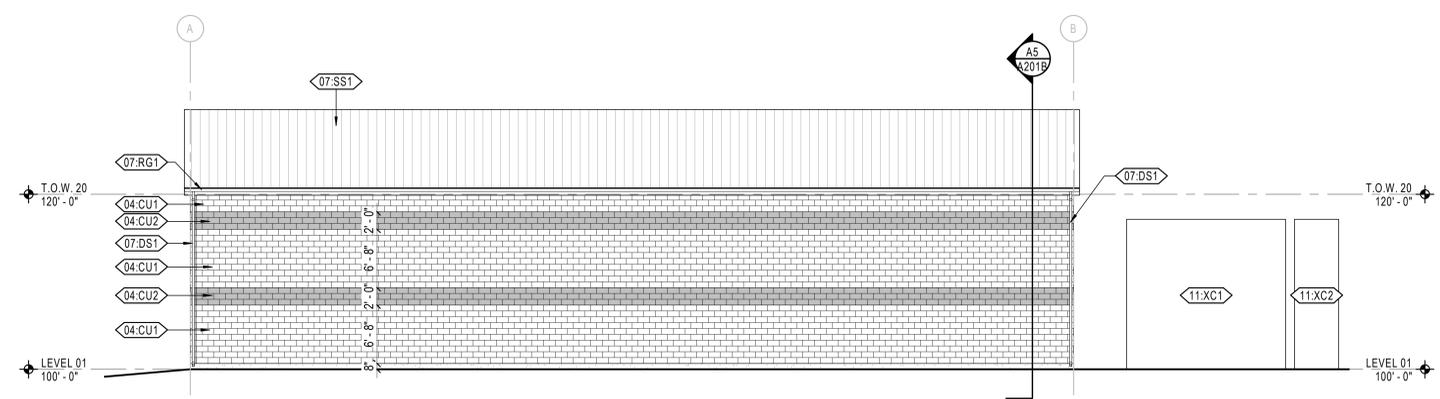
D6 NORTH ELEVATION - NEW STORAGE BUILDING
A201B 1/8" = 1'-0"



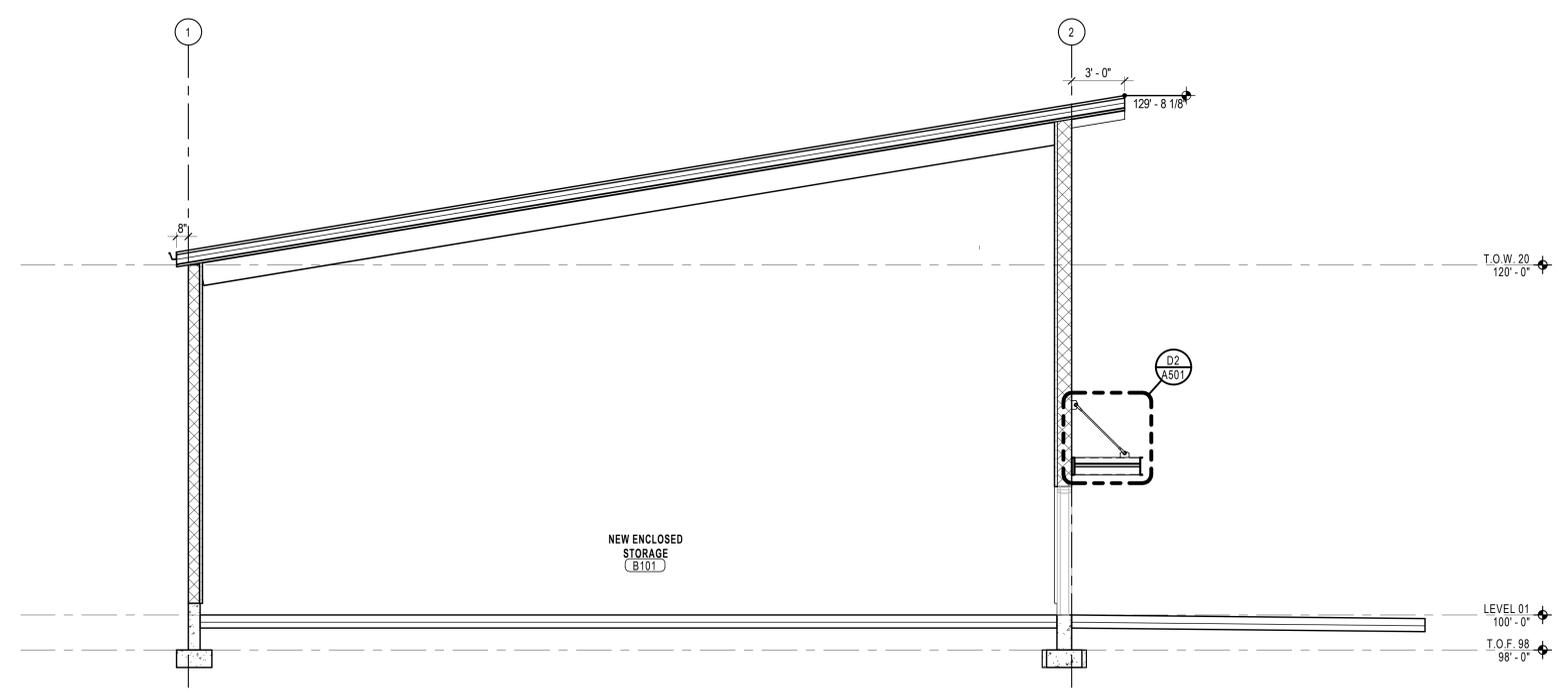
D4 EAST ELEVATION - NEW STORAGE BUILDING
A201B 1/8" = 1'-0"



B6 SOUTH ELEVATION - NEW STORAGE BUILDING
A201B 1/8" = 1'-0"



B4 WEST ELEVATION - NEW STORAGE BUILDING
A201B 1/8" = 1'-0"

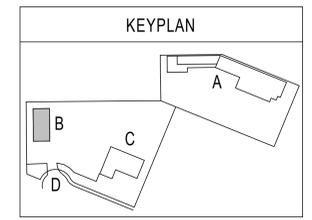


A5 BUILDING SECTION - NEW STORAGE BUILDING
A201B 1/4" = 1'-0"

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- D. DO NOT SCALE DRAWINGS.

#	Date	Revision



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DATE: 7/27/2022

BUILDING ELEVATIONS & SECTION - NEW STORAGE BUILDING

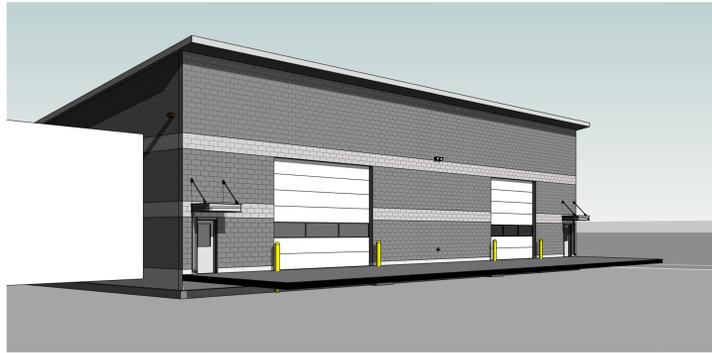
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NSL YARD IMPROVEMENTS
 BIG-D CONSTRUCTION
 171 N. CUTLER DRIVE
 NORTH SALT LAKE, UT 84054

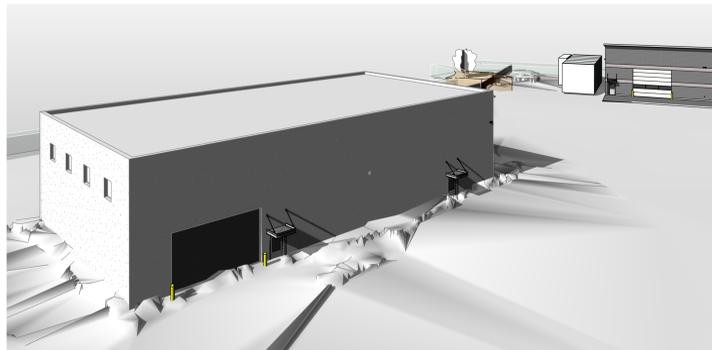
6 | 5 | 4 | 3 | 2 | 1 |



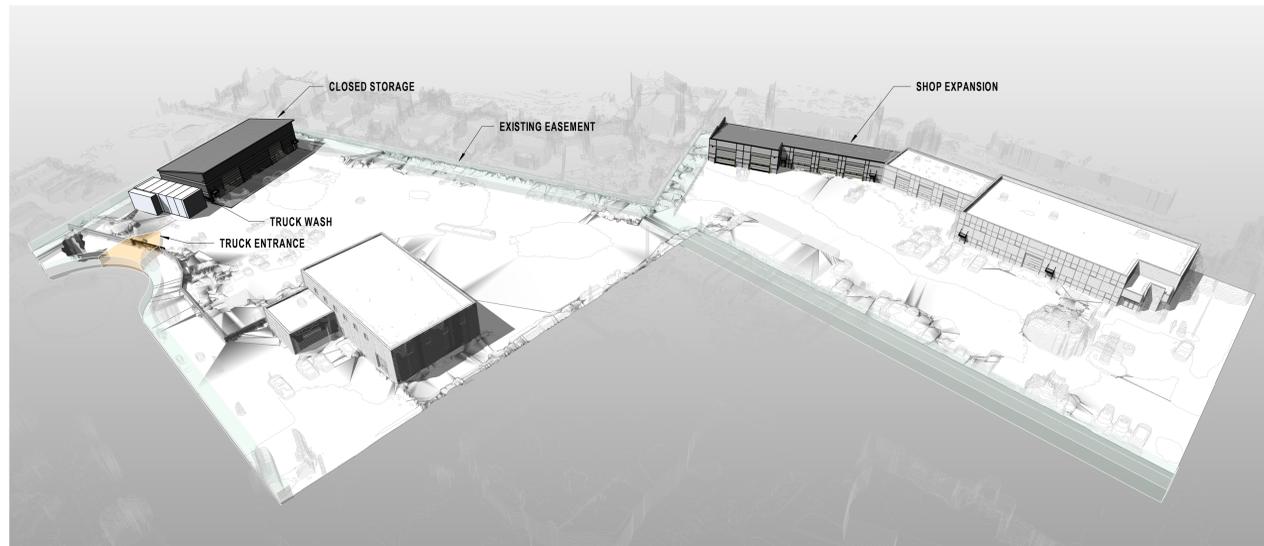
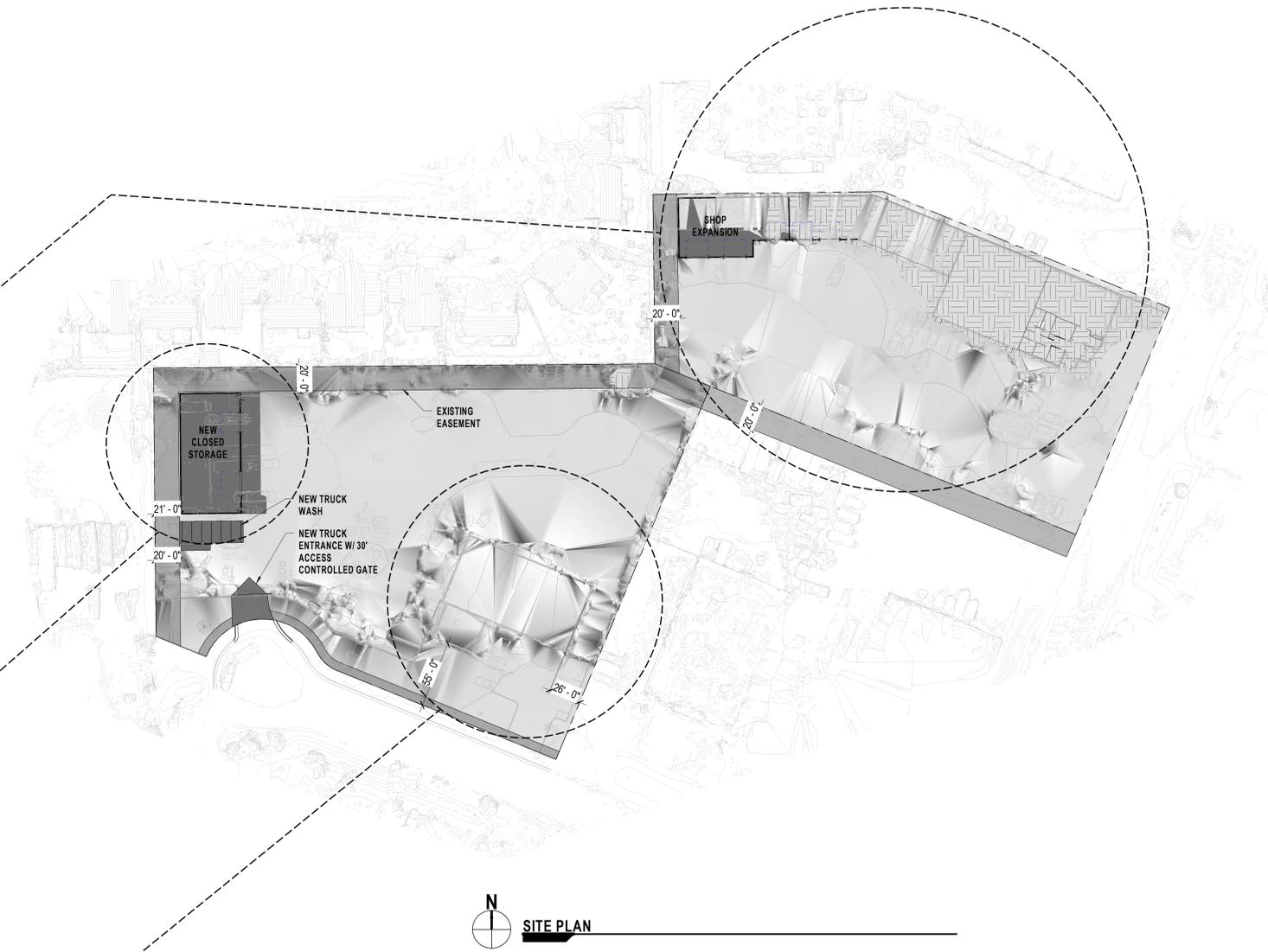
SHOP EXPANSION



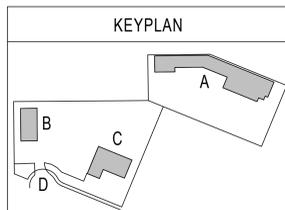
CLOSED STORAGE



SHOP



SITE PERSPECTIVE



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**BIG-D CONSTRUCTION
NSL YARD IMPROVEMENTS**
171 N. CUTLER DRIVE
NORTH SALT LAKE, UT 84054

Date Revision

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DATE: 7/27/2022

**PROPOSED NSL
YARD
PROJECTS**

A901

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2

1

KEYNOTE LEGEND	
Key Value	Keynote Text
03:TP1	9-1/4" INSTRUCT INSULATED TILT PANEL, TYP. REFER TO INSTRUCT PANEL DRAWINGS FOR MORE INFORMATION.
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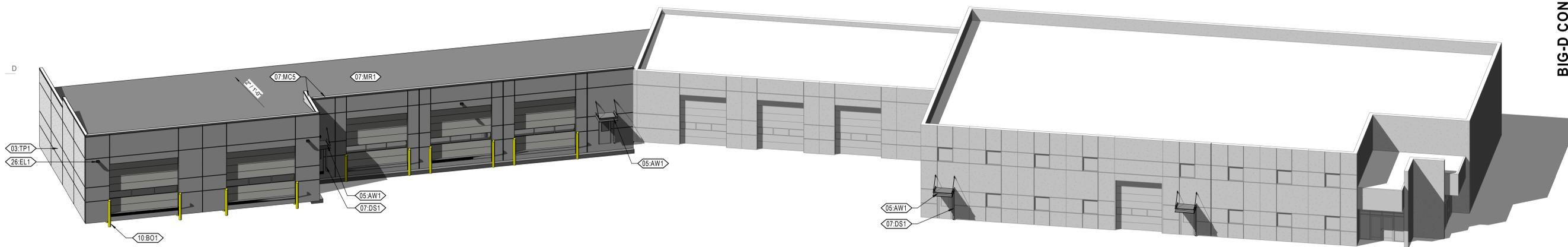
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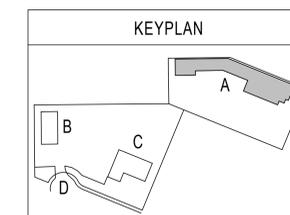
B6 AXON
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NSL YARD IMPROVEMENTS

BIG-D CONSTRUCTION

171 N. CUTLER DRIVE
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Date Revision



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DRAWN BY: MDS
DATE: 5/25/2022

**AXON -
EXISTING SHOP
EXPANSION**

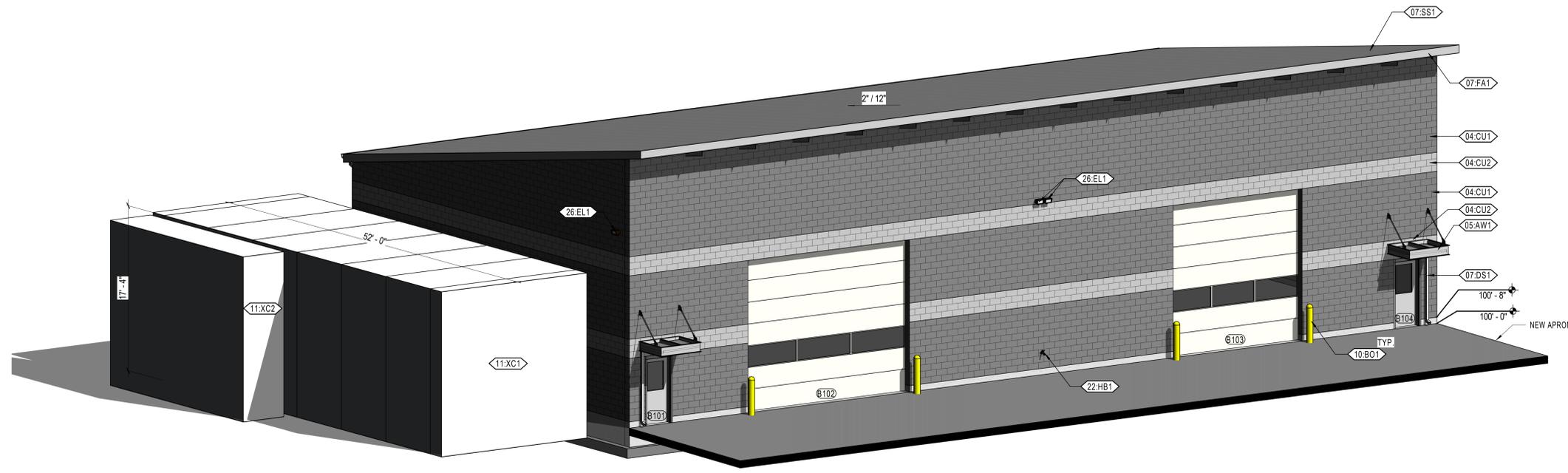
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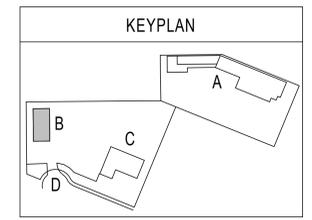
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NSL YARD IMPROVEMENTS
171 N. CUTLER DRIVE
NORTH SALT LAKE, UT 84054

B6 AXON
A901B

Date Revision



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**AXON VIEW -
NEW STORAGE
BUILDING**

A901B

7/27/2022 2:23:07 PM



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: August 9, 2022
SUBJECT: Site Plan for Kum & Go Store #2507, 1096 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for the Kum & Go Store #2507 located at 1096 North Redwood Road with the following conditions:

1. Completion of engineering redlines; and
2. Reduction of sod/lawn to less than 5,000 sq. ft.

BACKGROUND

The property located at 1096 North Redwood Road is 2.646 acres in size and zoned General Commercial (CG). The applicant is proposing to construct a Kum & Go gas station/convenience store on this property. The land use of "gasoline stations with convenience stores" is permitted in the CG zone.

The existing structure on the property will be demolished and a new building will be constructed, along with gas pump canopies. There is no curb and gutter presently along the Redwood Road frontage and the property does not have official driveway access. The applicant will provide improvements such as curb and gutter, sidewalk, and landscaping along Redwood Road and 1100 North. They are proposing two new driveways on the 1100 North frontage and one driveway on Redwood Road.

REVIEW

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 that the Planning Commission approve the driveway on Redwood Road with a width of 46.5 feet and the easternmost driveway on 1100 North with a width of 57.56 feet. The westernmost driveway on 1100 North will be in compliance with standard code with a width of 40 feet.

During Concept Plan approval, the Planning Commission requested that the applicant provide a traffic memo that would inform how the proposed drive approaches on 1100 North would affect traffic flow.

The City Engineer reviewed that memo and determined that the driveways on 1100 North are compliant if the westernmost driveway is a right in right out only. The easternmost driveway can be used as an unrestricted driveway. The Redwood Road driveway is subject to UDOT's approval.

City code 10-6-5 requires that convenience stores provide a minimum of 1 parking stall per 200 square feet of floor space. The proposed building is 5,620 sq. ft. and therefore requires a minimum of 29 parking stalls, 2 of which must be ADA compliant. The applicant will provide 26 standard parking stalls, 3 truck parking stalls, and 2 ADA compliant stalls for a total of 31 stalls. The proposed parking is compliant with code.

On June 7, 2022, the City Council adopted a new landscape ordinance (ORD 2022-03) which requires lots in the CG zone to provide a minimum of 15% landscaping, of that percentage no more than 5% (or 5,000 sq. ft. whichever is less) can be turf, lawn, or sod. The proposed landscape plan provides 30% (38,850 sq. ft.) of landscaping. Of that area, 5,779 sq. ft. (5%) is sod. The applicant has agreed to reduce the total square footage of sod to be less than 5,000 but the revised plan has not been submitted.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The standards call for all buildings that are visible from a public right of way comply with the standards. The proposed structures meet architectural design guidelines and is compliant with code.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height-*max height 45 feet (meets standard)*
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)*
- *Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. (meets standard)*

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated- **(meets standard)**
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)- **(meets standard)**
- Metal roofs & doors permitted **(meets standard)**

On July 12, 2022, The Federal Aviation Administration (FAA) provided the applicant with a clearance letter stating that the proposed structures were compliant with the FAA regulations and would be permitted.

POSSIBLE MOTION

I move that the Planning Commission recommends approval of the site plan for the Kum & Go Store #2507 located at 1096 North Redwood Road with the following conditions:

1. Completion of engineering redlines; and
2. Reduction of sod/lawn to less than 5,000 sq. ft.

Attachments

- 1) Zone Map
- 2) Aerial Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Building Elevations
- 6) Sign Elevation

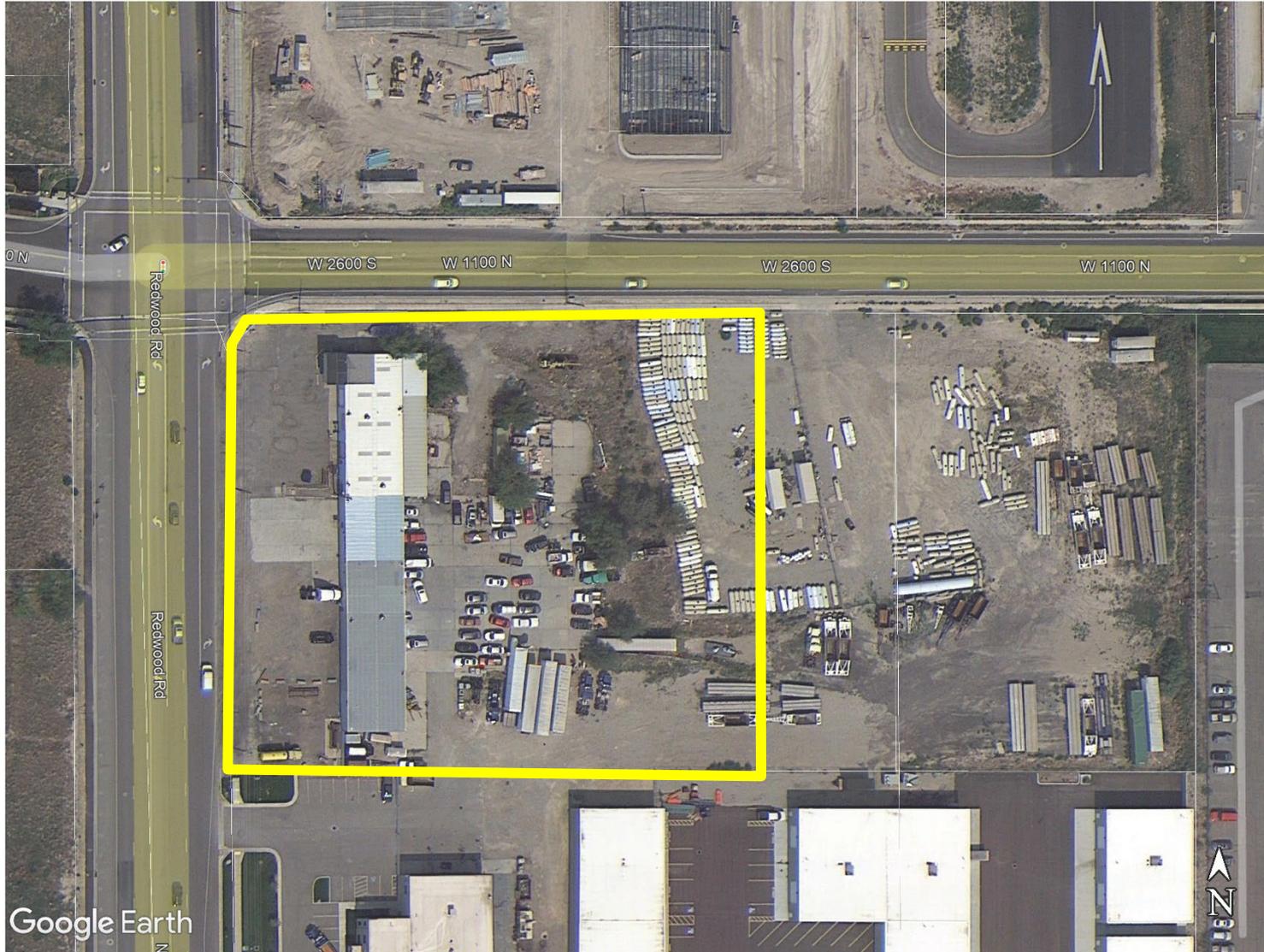


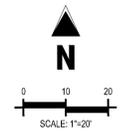
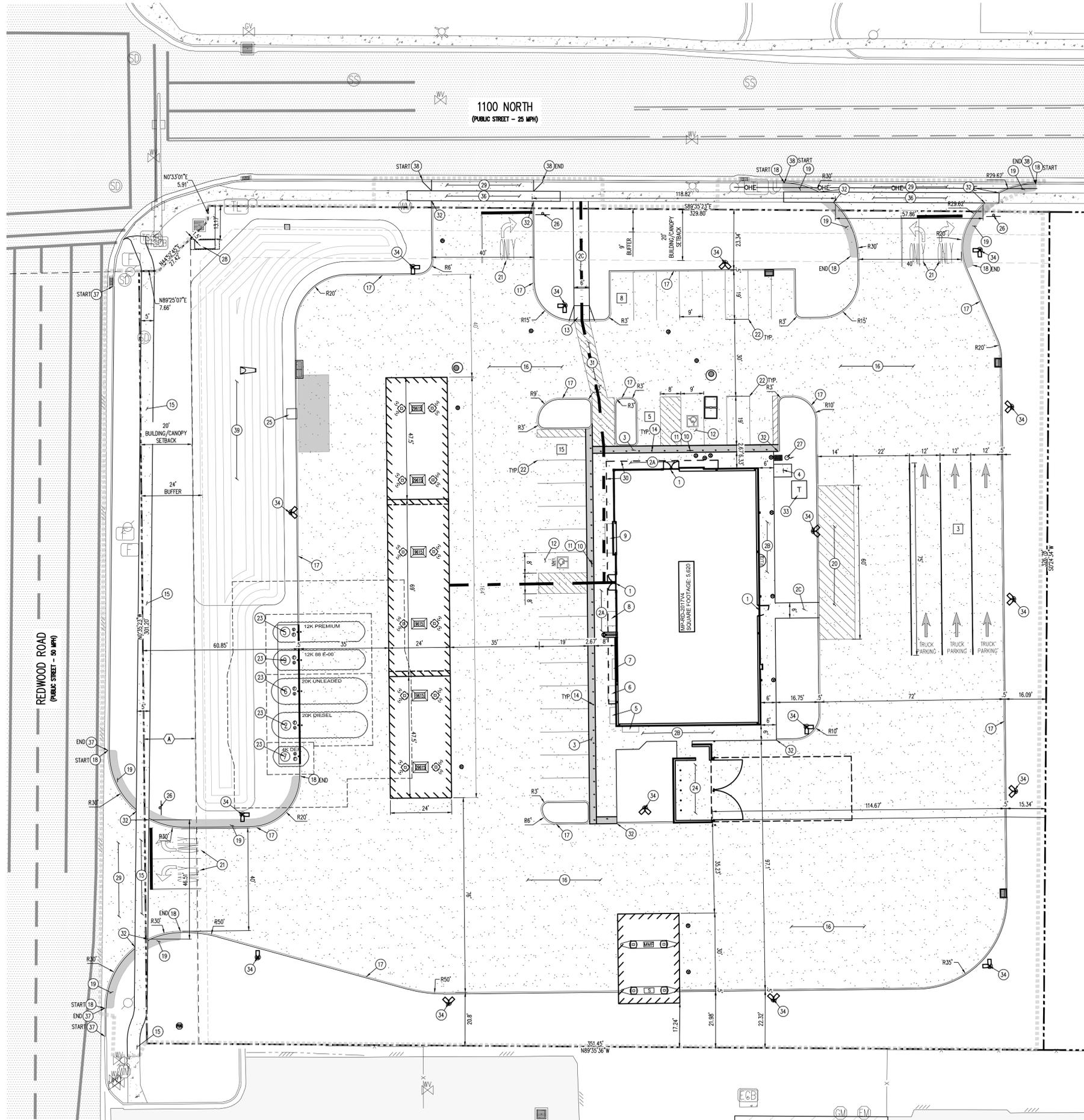
Site Plan Kum & Go Store #2507 Zoning





Site Plan Kum & Go Store #2507 Aerial





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 CONCRETE SIDEWALK PER CITY OF NORTH SALT LAKE STANDARDS.
- 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 CONCRETE DRIVEWAY.
- 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 ASPHALT PATCH PER THE 2012 EDITION OF APWA STANDARD PLAN 255.
- 36 PROPOSED 6" THICK CONCRETE SIDEWALK PER NORTH SALT LAKE CITY STANDARDS.
- 37 CONSTRUCT 30" CONCRETE CURB & GUTTER PER UDOT STANDARDS. CLEAN FORM ALONG LIP OF CURB. MATCH EXISTING.
- 38 SAWCUT EXISTING CURB & GUTTER PER NORTH SALT LAKE CITY STANDARDS.
- 39 PROPOSED LID DETENTION POND.

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
- PROPOSED SITE INTEGRAL-COLORED 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 112°54' 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

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

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

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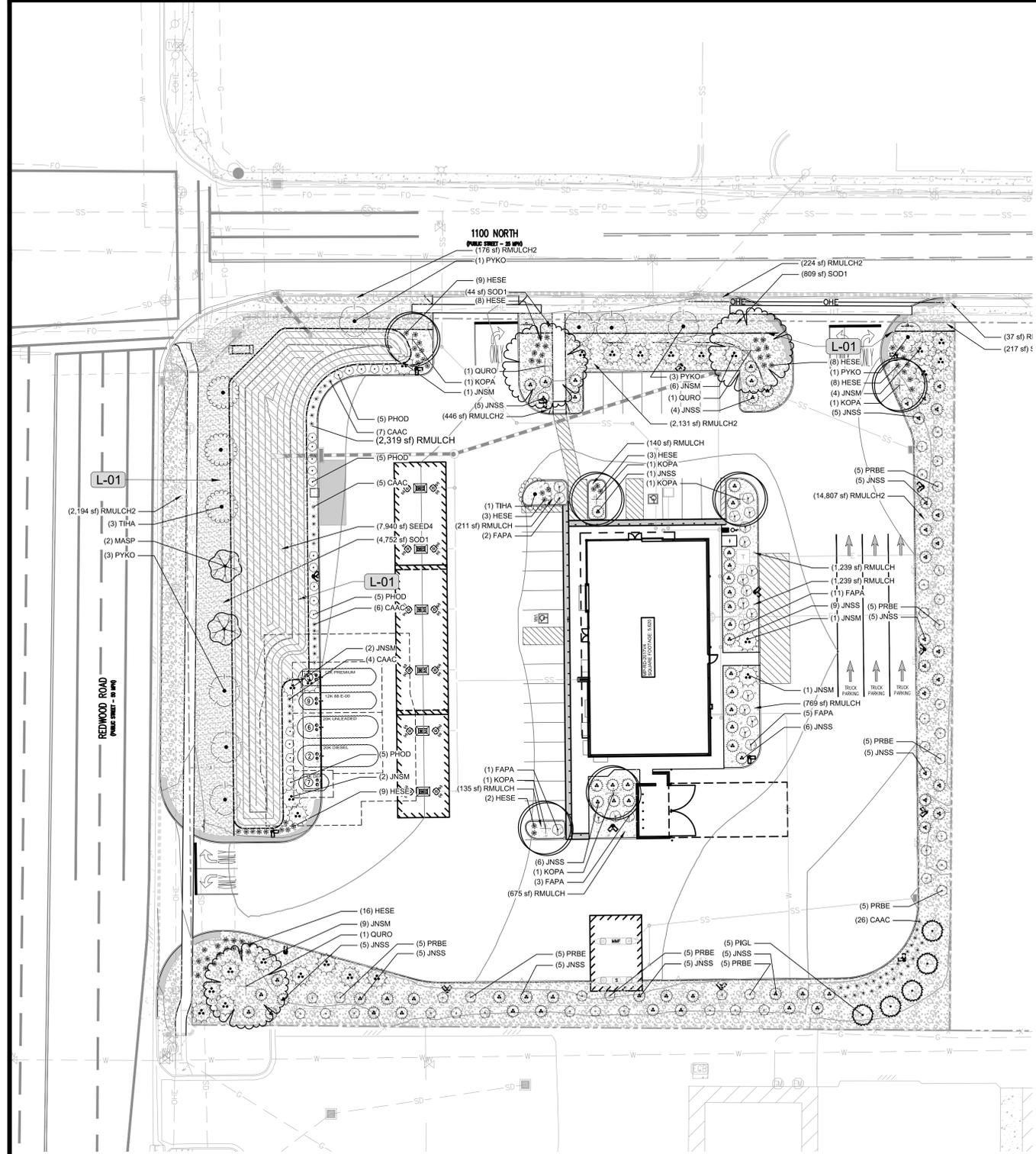
#2507 - N. SALT LAKE, UTAH
1096 NORTH & REDWOOD ROAD
SITE PLAN

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

REVISION DESCRIPTION	DATE

DATE: 07.15.2022

SHEET NUMBER:
C1.1
3 OF 18



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	KOPA	6	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	B&B	2" CAL	30' X25'	LOW	SUN
	QURO	3	ENGLISH OAK	QUERCUS ROBUR	B&B	2" CAL	50' X40'	MODERATE	SUN
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	PIGL	5	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B	2" CAL	20' X10'	MODERATE	SUN
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	MASP	2	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20' X15'	LOW	SUN/PART SHADE
	PYKO	8	ORNAMENTAL PEAR	PYRUS FAURIEI 'KOREAN SUN'	B&B	2" CAL	15' X15'	MODERATE	SUN/PART SHADE
	TIHA	4	SUMMER SPRITE LITTLELEAF LINDEN	TILIA CORDATA 'HALKA' TM	B&B	2" CAL	20' X15'	LOW	SUN
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
	FAPA	22	APACHE PLUME	FALLUGIA PARADOXA	#5 CONT.	5' X5'	VERY LOW	SUN	
	PHOD	20	LITTLE DEVIL DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	#5 CONT.	4' X4'	LOW	SUN	
	PRBE	40	SAND CHERRY	PRUNUS BESSEYI	#5 CONT.	5' X5'	VERY LOW	SUN	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
	JNSM	26	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	#5 CONT.	9' X10'	VERY LOW	SUN/PART SHADE	
	JNSS	76	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	#5 CONT.	1.5' X6'	VERY LOW	SUN/PART SHADE	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
	CAAC	48	AVALANCHE FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	#1 CONT.	5' X2'	MODERATE	SUN	
	HESE	66	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5' X2.5'	VERY LOW	SUN/PART SHADE	
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE				
	RMULCH	5,468 SF	2"-4" ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH	MULCH				
	RMULCH2	20,547 SF	4"-6" ROCK COBBLE MULCH	4"-6" ROCK COBBLE MULCH	MULCH				
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE				
	SOD1	5,962 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD				
	SEED4	7,940 SF	RIPARIAN/DETENTION NATIVE SEED	RIPARIAN/DETENTION NATIVE SEED	SEED				

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	STEEL EDGER	743 LF	SEE NOTES

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

EASEMENT SCHEDULE

- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO QUESTAR GAS COMPANY, A CORPORATION OF THE STATE OF UTAH BY INSTRUMENT RECORDED FEBRUARY 08, 2008 AS ENTRY NO. 10343796 IN BOOK 9568 AT PAGE 1975 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SECONDARY WATER FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO SOUTH JORDAN CITY, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED MARCH 06, 1996 AS ENTRY NO. 6596834 IN BOOK 7345 AT PAGE 1898 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, SBA UTAH POWER & LIGHT COMPANY BY INSTRUMENT RECORDED FEBRUARY 10, 1994 AS ENTRY NO. 5738925 IN BOOK 6870 AT PAGE 2776 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED APRIL 19, 2002 AS ENTRY NO. 8210065 IN BOOK 8589 AT PAGE 2155 OF OFFICIAL RECORDS.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED NOVEMBER 17, 2003 AS ENTRY NO. 8895745 IN BOOK 8912 AT PAGE 760 OF OFFICIAL RECORDS.

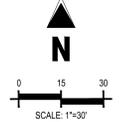
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LANDSCAPE CALCULATIONS

AREAS OF REQUIRED LANDSCAPING	AREA	FORMULA	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
TOTAL REQUIRED LANDSCAPE AREA	130,680 S.F.	15% OF TOTAL SITE AREA	19,602 S.F. REQUIRED	38,850 S.F. PROVIDED (30% OF TOTAL SITE AREA)
				MAX 6% (6,534 SF) OF AREA TO BE LANDSCAPED WITH TURF, LAWN, OR SOD - TOTAL: 5,779 SF

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



Code allows for no more than 5,000 sq. ft. of lawn or 5% of the landscaped area, whichever is less. Please reduce lawn to less than 5,000 sq. ft.

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
LANDSCAPE PLAN

KG PROJECT TEAM:
ROM: SCOTT BABCOCK
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

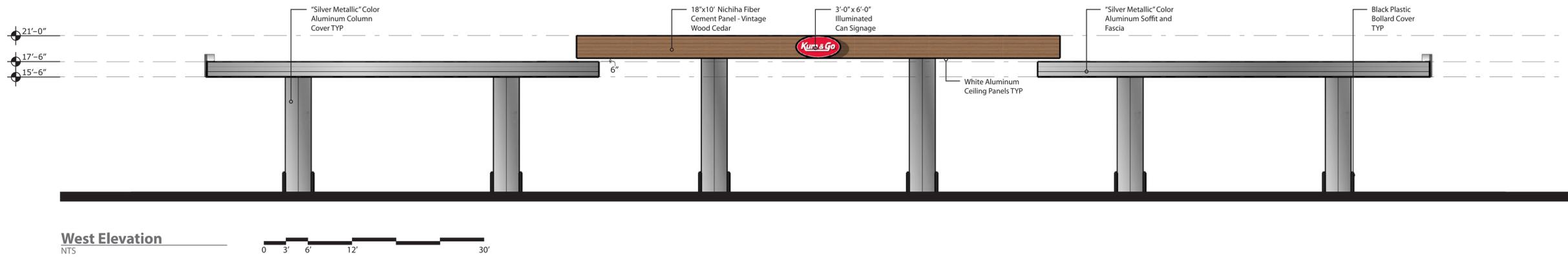
REVISION DESCRIPTION	DATE

DATE: 07.15.2022

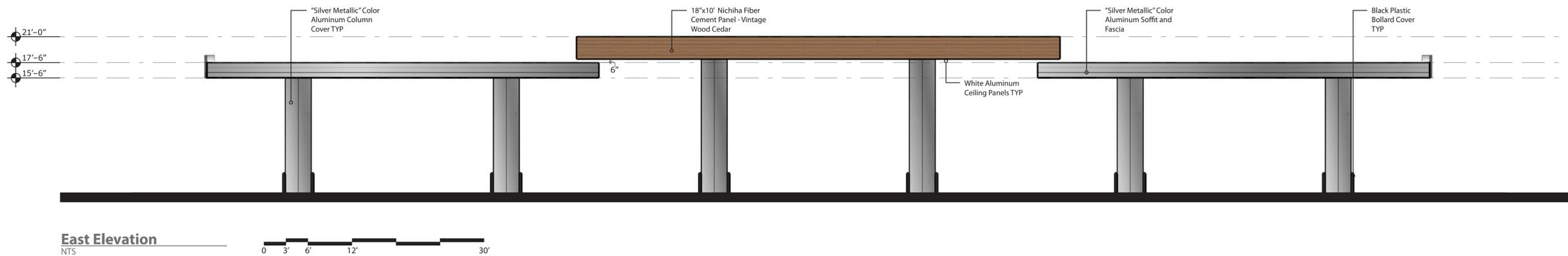
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12 OF 18

Proposed Canopy Signage

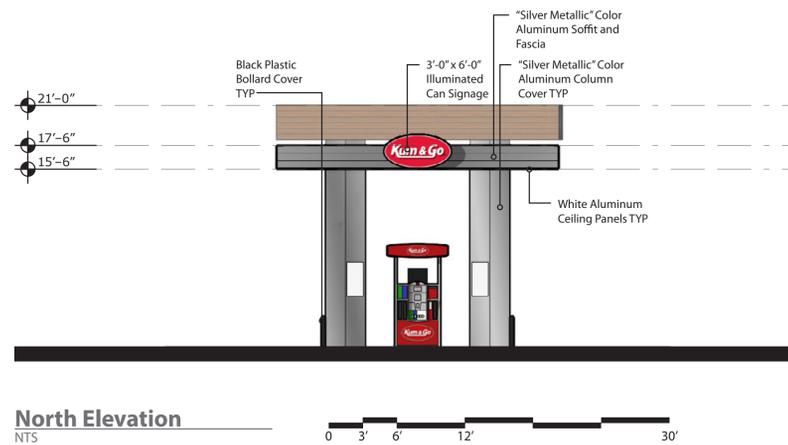
Location	Sign	Size	Area
West Elevation	"Kum & Go" Sign	3'x 6'	18 SF
East Elevation	No Signage	---	0 SF
North Elevation	"Kum & Go" Sign	3'x 6'	18 SF
South Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Total			54 SF



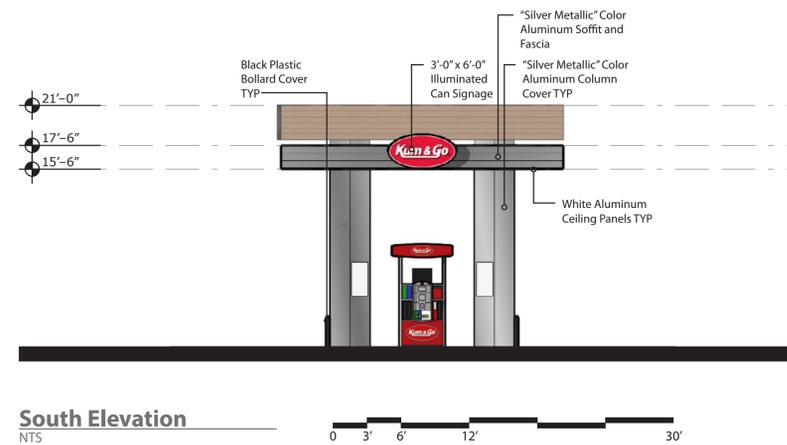
West Elevation
NTS



East Elevation
NTS



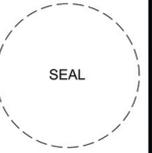
North Elevation
NTS



South Elevation
NTS

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
813 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9055
FAX: 913-262-9044



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#2507 - N. SALT LAKE, UTAH
1100 NORTH & REDWOOD ROAD
CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

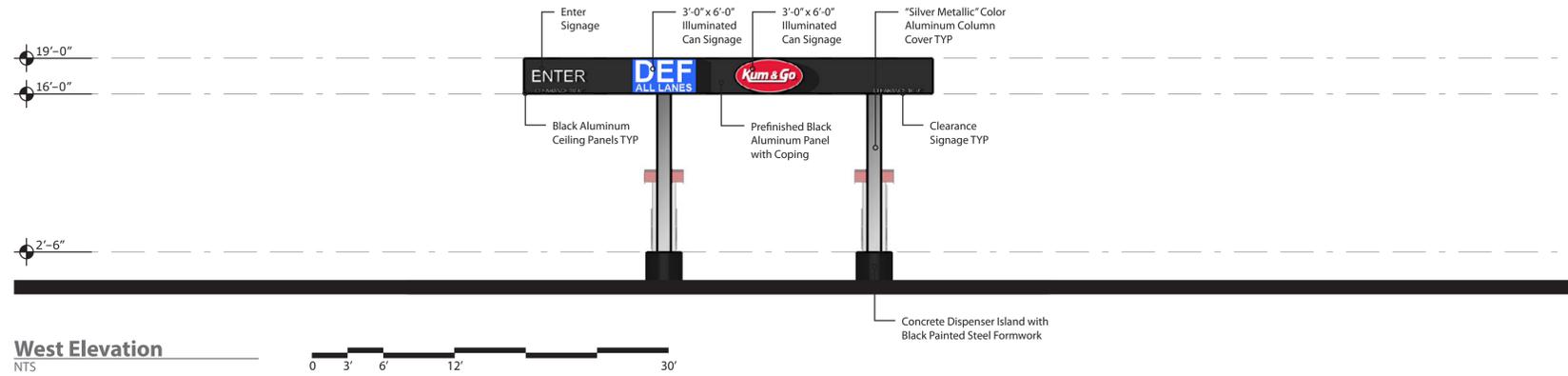
REVISION DESCRIPTION	DATE	BY

DATE: 07.15.2022

SHEET NUMBER:

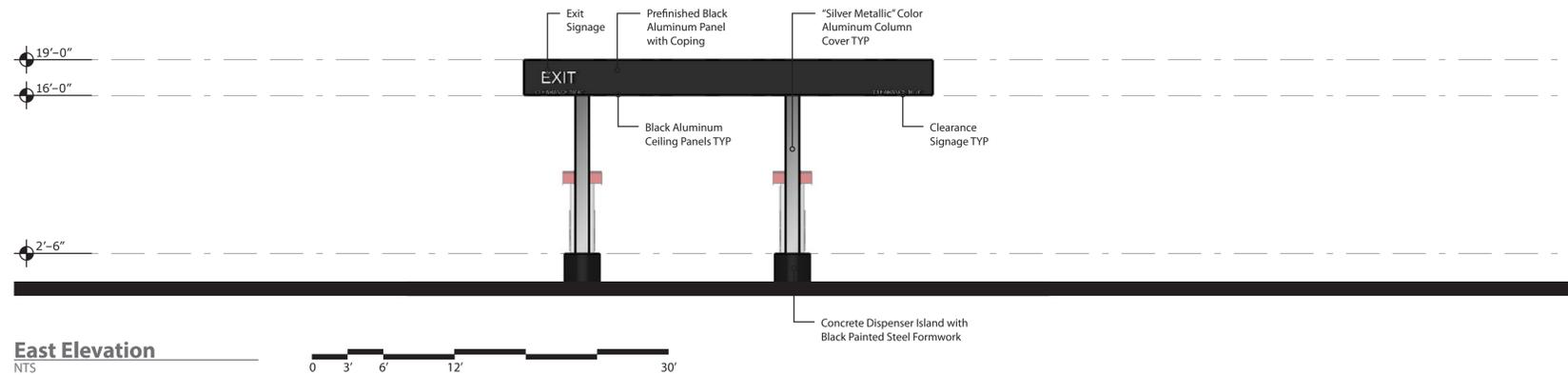
Proposed Canopy Signage

Location	Sign	Size	Area
West Elevation	"Kum & Go" Sign "DEF" Sign	3' x 6'	18 SF
East Elevation	No Signage	---	0 SF
North Elevation	No Signage	---	0 SF
South Elevation	No Signage	---	0 SF
Total			36 SF



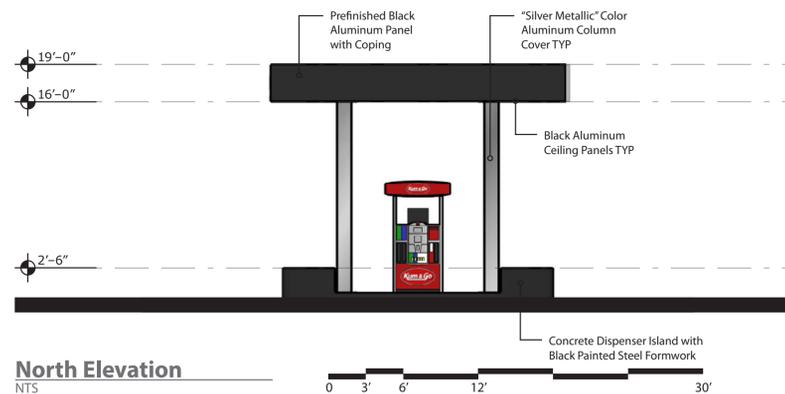
West Elevation

NTS



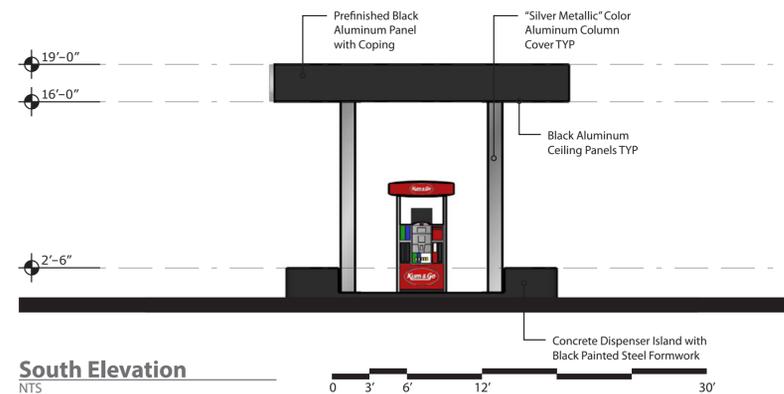
East Elevation

NTS



North Elevation

NTS



South Elevation

NTS

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
813 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9055
FAX: 913-262-9044



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#2507 - N. SALT LAKE, UTAH
1100 NORTH & REDWOOD ROAD
DIESEL CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

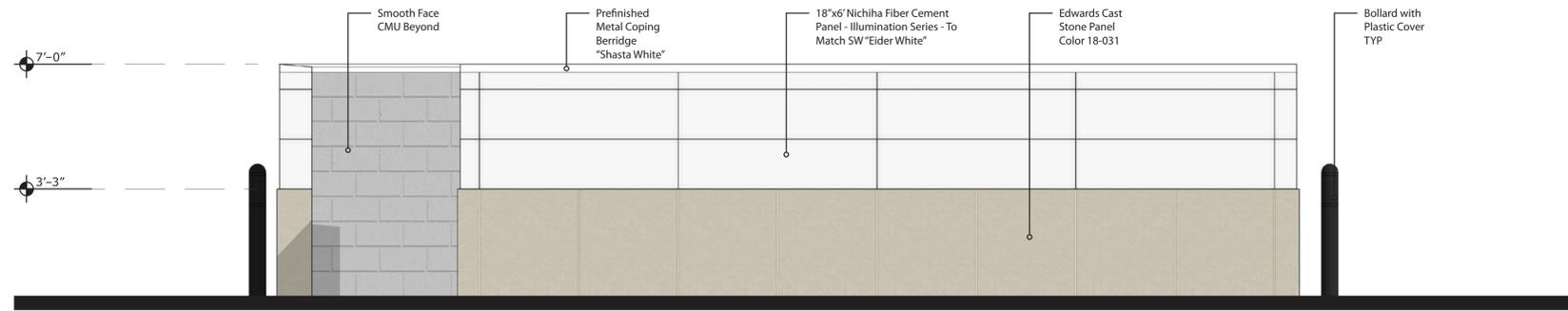
DATE: 07.15.2022

SHEET NUMBER:



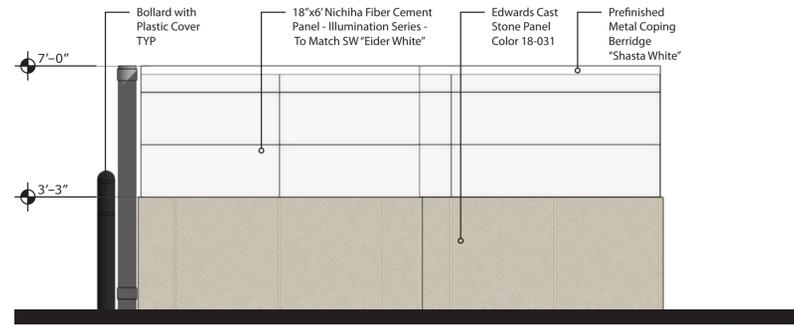
East Elevation
NTS

0 3' 6' 12'



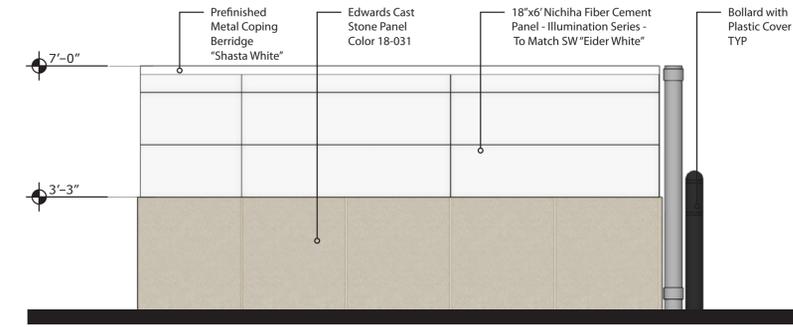
West Elevation
NTS

0 3' 6' 12'



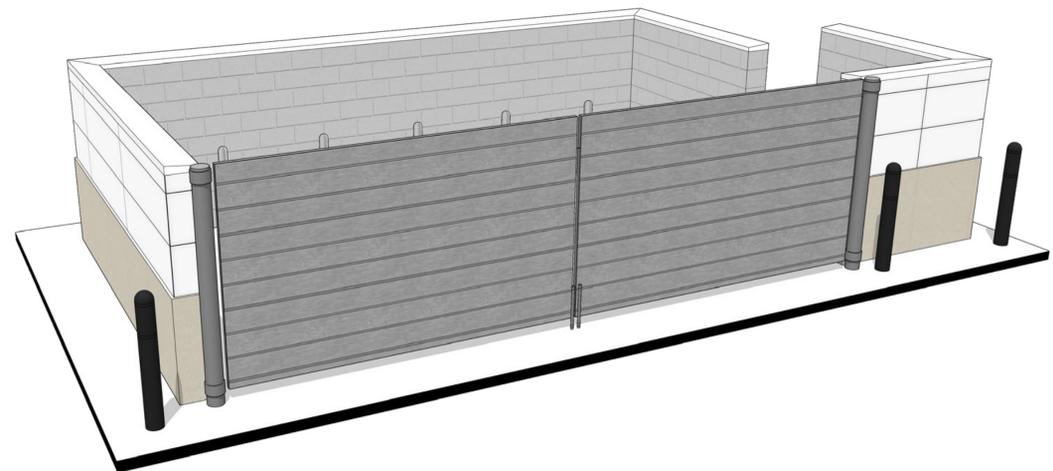
North Elevation
NTS

0 3' 6' 12'



South Elevation
NTS

0 3' 6' 12'



Perspective
NTS

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
813 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com
TEL: 913-262-9055
FAX: 913-262-9044

SEAL



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#2507 - N. SALT LAKE, UTAH
1100 NORTH & REDWOOD ROAD
TRASH ENCLOSURE ELEVATIONS

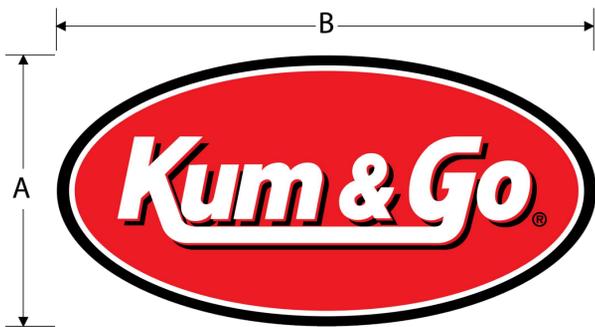
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	REVISIONS

DATE: 07.15.2022

SHEET NUMBER:

Kum & Go 3' x 6' OVAL CANOPY SIGN



A - HEIGHT	B - WIDTH	AREA	AREA
3 FT	6 FT	14.4 SQ FT	18 SQ FT

TYPICAL CONSTRUCTION OF KUM & GO FLEX FACE OVAL:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED

	1223 North Lansing Avenue Salt Lake City, UT 84143 ph: 918.987.7171 fax: 918.987.7176 web: cnfrpg.com		PROJECT/CLIENT NAME: Kum & Go Stores	ACCOUNT EXECUTIVE: Terry Howard	DRAWN BY: Terry Howard	SIGN TYPE: Canopy ID Sign	DWG DATE: 01.31.18	ISSUES/REVISIONS:	SHEET NO. K-7.0
--	---	--	--------------------------------------	---------------------------------	------------------------	---------------------------	--------------------	-------------------	------------------------

Kum & Go 5' x 9' GO FRESH BUILDING SIGN



FONT: Throw My Hands Up In The Air
PMS: 200c
CMYK: 0.100.75.20
RGB: 204.0.51
HEX: #cc0033
DROP SHADOW: Black

FONT: Archer Bold
PMS: 100% Black
CMYK: 0.0.0.100
RGB: 35.31.32
HEX: #000000

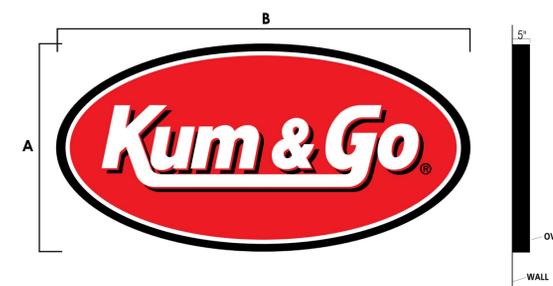
A - HEIGHT	B - WIDTH	AREA
5 FT	9 FT	45

TYPICAL CONSTRUCTION OF MARKET FRESH SIGNS:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED
- PMS 200 (RED)

	1223 North Lansing Avenue Salt Lake City, UT 84143 ph: 918.987.7171 fax: 918.987.7176 web: cnfrpg.com		PROJECT/CLIENT NAME: Kum & Go Stores	ACCOUNT EXECUTIVE: Terry Howard	DRAWN BY: Terry Howard	SIGN TYPE: GO FRESH Building Sign	DWG DATE: 01.31.18	ISSUES/REVISIONS:	SHEET NO. K-4.0
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Kum & Go 6' x 12' OVAL WALL SIGN



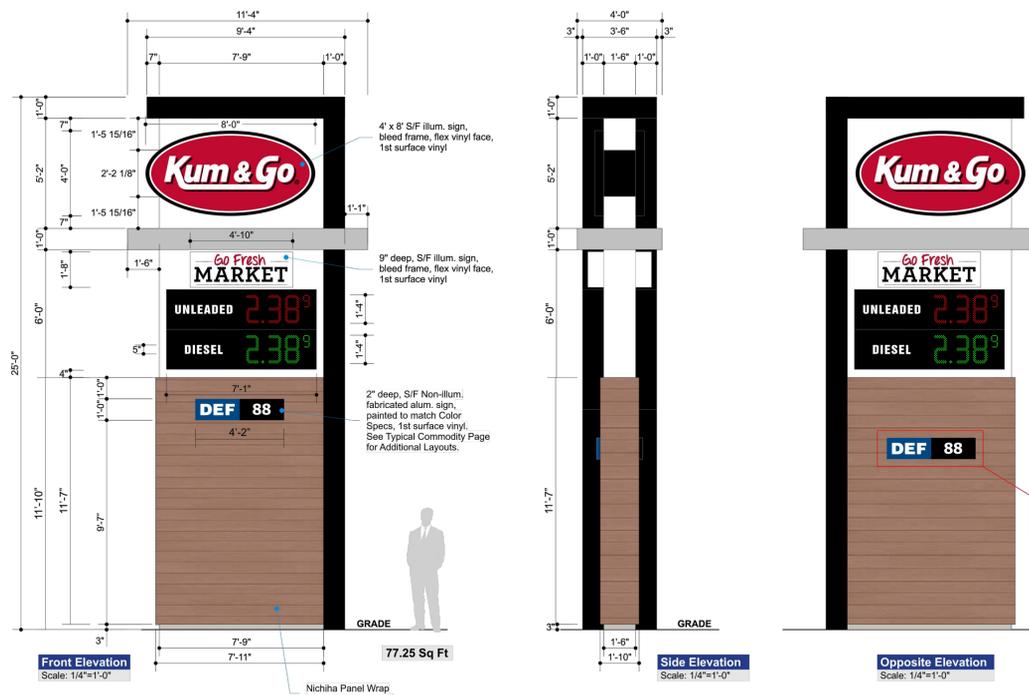
OVAL MEASUREMENTS & SQUARE FOOTAGES

A - HEIGHT	B - WIDTH	AREA	AREA
6 FT	12 FT	56.52 SQ FT	72 SQ FT

TYPICAL CONSTRUCTION:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED
- PMS 200 (RED)

	1223 North Lansing Avenue Salt Lake City, UT 84143 ph: 918.987.7171 fax: 918.987.7176 web: cnfrpg.com		PROJECT/CLIENT NAME: Kum & Go Stores	ACCOUNT EXECUTIVE: Terry Howard	DRAWN BY: Terry Howard	SIGN TYPE: Main Building ID Sign	DWG DATE: 01.31.18	ISSUES/REVISIONS:	SHEET NO. K-2.0
--	---	--	--------------------------------------	---------------------------------	------------------------	----------------------------------	--------------------	-------------------	------------------------



D/F Monument Sign

LED Lighted / Pole Mounted

CONCEPTUAL ONLY

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements

- Vinyl Specifications**
- 3M 3730-53L Cardinal Red
 - 3M 7725-12 Black
 - 3M 7725-10 White

- Color Specifications**
- PMS 301C Blue
 - Silver Metallic
 - Pantone Black
 - Pantone White
 - 3M Panagraphics III

All paint finishes to be Satin unless otherwise specified

Official vector artwork to be provided by customer prior to production

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Client: **Kum & Go**
Address: **2507 Redwood Rd North Salt Lake City UT 84054**

Date:	05/03/22	Page #:	2 of 9
File Name:	OP032219_North Salt Lake City, UT_101	Scale:	House
Designer:	DAG	Checker:	DT

#	Date	Description	Initial
1	05/03/22	Moved wood up, Added DEF next to 88	DAG
2			
3			
4			
5			
6			

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production revision.
Client Signature: _____ Approval Date: _____

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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
SIGNAGE

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

REVISION DESCRIPTION	DATE

DATE: 07.15.2022

SHEET NUMBER:

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 JULY 26, 2022
6

7 DRAFT
8

9 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m.
10

11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen via Zoom
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16

17 EXCUSED: Commissioner Katherine Maus
18 Commissioner William Ward
19

20 STAFF PRESENT: Mackenzie Johnson, Planner.
21

22 OTHERS PRESENT: Dee Lalliss, resident; Mike Matthews, Mike's All American Towing.
23

24 1. PUBLIC COMMENTS
25

26 There were no public comments.
27

28 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR MIKE'S ALL
29 AMERICAN TOWING AT 425 NORTH 400 WEST, MIKE MATTHEWS,
30 APPLICANT
31

32 Mackenzie Johnson reported that this was a conditional use permit for Mike's All American
33 Towing located at 426 North 400 West. The business has been classified as a "motor vehicle
34 towing and impound lot" and would be a conditional use in the Manufacturing-Distribution
35 (MD) zone. Mike's All American Towing, a state registered non consent towing and impound
36 lot, would be located in the north eastern building on the site. The applicant would be required to
37 abide by all State regulations such as posting signage on the property. Staff recommended that
38 the Planning Commission place a condition that the applicant receive a sign permit from the City
39 prior to the issuance of a business license.
40

41 Mike's All American Towing operates out of Murray City where they store over 100 impound
42 vehicles. All severely damaged vehicles that may leak fluids would be stored at the Murray
43 location while the 425 North location would be used for intact vehicles. Of the four existing

44 buildings on the property, the applicant would occupy approximately 145 square feet of Building
45 1 for office space. They would also use approximately 1,470 square feet of the gated outdoor
46 storage area on the north side of the building. The outdoor storage area was currently surfaced
47 with road base. The remainder of Building 1 would be occupied by Twisted Wrench, a mechanic
48 shop, and Anchor Communication Wireless.

49
50 As the City did not have a specific parking code for tow yards and impound lots, Section 10-6-
51 5(J) of the City Code provided that the Planning Commission, upon advice of the Community
52 Development Director, determine the minimum required off street parking. Mike's All American
53 Towing has provided three parking stalls for employee and guest use which the Community
54 Development Director and Development Review Committee (DRC) deemed sufficient.

55
56 Mike's All American Towing would occupy 1,470 square feet of the 2,600 outdoor storage area
57 on the north side of Building 1. Staff and the applicant determined that no more than eight
58 vehicles should be stored in that area at any given time. The DRC had concerns that
59 damaged/salvaged vehicles stored on site would leak oils and fluids which could potentially
60 contaminate groundwater. The DRC recommended that the Planning Commission place a
61 condition that all vehicles must be stored on a hard, nonporous surface, such as cement or
62 asphalt.

63
64 City code 10-1-33 required that all outdoor storage areas be screened from the view of all public
65 streets or residential land uses. The subject outdoor storage area was currently screened from the
66 public right of way by buildings and a chain-link gate with a site obscuring material. The DRC
67 recommended approval of the conditional use permit for Mike's All American Towing with the
68 following conditions: the property may not be used as a salvage yard for vehicles to be
69 dismantled and this business shall only operate as a motor vehicle towing and impound lot as
70 defined by City code, storage of impounded vehicles shall be limited to a maximum of eight
71 vehicles within the gated area on the north side of the building, storage of impounded vehicles
72 must only occur on hard, non-porous surfaces, drive aisles and fire access routes must be kept
73 clear and maintained in good condition at all times, tow trucks shall not be parked on 400 West
74 at any time, the business provide and maintain a minimum of three parking stalls for employees
75 and customers only, and they must obtain a sign permit from the City prior to issuance of the
76 business license.

77
78 Mike Matthews, Mike's All American Towing, said they would store DUI or impounded
79 vehicles that were typically picked up by the owner within several days. He said any vehicles
80 that were damaged or leaking fluids would be stored at his Murray location.

81
82 Commissioner Stone asked for clarification on the storage area and if it already had a non-porous
83 surface. Mike Matthews replied that the storage area at this location consisted of gravel which
84 was why he would not store damaged or leaking vehicles here.

85

86 Commissioner Jorgensen suggested a condition that all vehicles stored at this location were
87 intact and not leaking fluids.

88
89 Mackenzie Johnson asked for clarification that Commissioner Jorgensen had suggested changing
90 the condition for outdoors storage to say that only intact vehicles could be stored at this location.
91 Commissioner Jorgensen was in favor of retaining the existing conditions and proposed a new
92 condition be added that stated the vehicles be intact and not leaking fluids. He elaborated that
93 leaked fluids could still be washed into the stormwater on a hard non-porous surface.

94
95 Mike Matthews said he was working with another building occupant, Twisted Wrench, on what
96 needed to be done to prevent leaking and stormwater contamination. He reiterated that this was
97 why they would not store leaking vehicles at this location.

98
99 Commissioner Jorgensen was in favor of condition three and adding an eighth condition that all
100 stored vehicles be intact and not leaking oil or other automotive fluids.

101
102 **Commissioner Tucker moved that the Planning Commission approve the conditional use**
103 **permit for Mike's All American Towing located at 425 North 400 West with the following**
104 **conditions:**

- 105
106 **1) The property of 425 North 400 West may not be used as a salvage yard for vehicles**
107 **to be dismantled and this business shall only operate as a motor vehicle towing and**
108 **impound lot, as defined by City code;**
109 **2) Storage of impounded vehicles by Mike's All American Towing shall be limited to a**
110 **maximum of 8 vehicles within the gated area on the north side of the building;**
111 **3) Storage of impounded vehicles must only occur on hard, non-porous surfaces;**
112 **4) Drive aisles and fire access routes must be kept clear and maintained in good**
113 **condition at all times;**
114 **5) Tow trucks shall not be parked on 400 West at any time;**
115 **6) Mike's All American Towing must provide and maintain a minimum of 3 parking**
116 **stalls for employees and customers only;**
117 **7) Mike's All American Towing must obtain a sign permit from the City prior to**
118 **issuance of the business license;**
119 **8) All stored vehicles must be intact without automotive fluids leaking.**

120
121 **Commissioner Holbrook seconded the motion. The motion was approved by**
122 **Commissioners Holbrook, Jorgensen, Larson, Stone, and Tucker. Commissioners Ward**
123 **and Maus were excused.**

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

126
127 Mackenzie Johnson reported that the City Council approved the concept plan for Phoenicia Place
128 Subdivision, the preliminary and final plat for Krause Crossing Subdivision, and the rezone for
129 Krause Crossing Lot 2. She said the Council requested to see the land use table of FAA uses that
130 were permitted behind air strips for the Krause Crossing property.

131
132 The City Council also reviewed the Clifton Towns General Development Plan with an acre of
133 commercial on each corner that the Planning Commission had also reviewed. Brighton Homes
134 presented two additional scenarios including one with commercial being extended along the
135 Redwood Road frontage the entire width of the northern parcel and remaining as one acre of
136 commercial on the southern parcel. The second scenario expanded the commercial along the
137 frontage of Redwood Road for the entire width of both the northern and southern properties. The
138 Council approved the General Development Plan with the second scenario to extend commercial
139 along Redwood Road on the northern parcel only. This plan would return before the Planning
140 Commission for subdivision and site plan review.

141
142 Commissioner Tucker asked why the City Council elected to increase the commercial along
143 Redwood Road on the northern property only. Dee Lalliss commented that there were several
144 reasons. The northern parcel had existing commercial on the property to the north of it and it did
145 not make sense to separate that commercial and the proposed commercial with residential units.
146 The Council was in favor of commercial on the north portion and a section of the south portion
147 to blend with the neighborhood. The result was a loss of some dwelling units on the northern
148 property.

149
150 Mackenzie Johnson said that the Council heard from the applicant's commercial broker on the
151 right type of commercial and how a strip mall might not be the best use of the property versus a
152 stand alone building to ensure stable occupancy.

153
154 Commissioner Stone asked about greenspace on the northern portion of the property. Mackenzie
155 Johnson stated that there was a tot lot on that property with additional landscaped areas.

156
157 Mackenzie Johnson reported on the Form-Based Code reformatted schedule. She said that the
158 new drafted schedule put the joint work session on September 21st. The Commission would
159 review Sections 2 Streets and 7 Parking on August 23rd, Section 6 Parks, and Section 8 Signs
160 would be reviewed on September 13th with City Council adoption in November.

161
162 Mackenzie Johnson asked which Commissioners would like to attend the Fall APA Conference
163 in September.

164 4. APPROVAL OF MINUTES

165

166 The Planning Commission meeting minutes of July 12, 2022 were reviewed and approved.

167

168 **Commissioner Tucker moved to approve the meeting minutes for the July 12, 2022**
169 **Planning Commission meeting as written. Commissioner Holbrook seconded the motion.**
170 **The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, and**
171 **Tucker. Commissioners Ward and Maus were excused.**

172

173 5. ADJOURN

174

175 Commission Chair Larson adjourned the meeting at 6:54 p.m.

176

177 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
178 *Tuesday, August 9, 2022 by unanimous vote of all members present.*

179

180

181 _____
Wendy Page, City Recorder