



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 May 27, 2025 6:30 p.m.

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the City Council Chambers located at 10 East Center Street.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Consideration of site plan approval for McDonalds at 1096 North Redwood Road, Joanna Graham, Kimley Horn, applicant (Administrative)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 04/22/2025

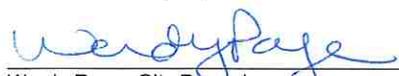
This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **May 27, 2025** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org/>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: May 22, 2025


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Caden Baines, Planning Intern
DATE: May 27, 2025
SUBJECT: Site Plan for McDonald's at 1096 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for McDonald's located at 1096 North Redwood Road with the following conditions:

1. Correction of any engineering redlines; and
2. All necessary approvals are granted by the Federal Aviation Administration prior to issuance of a building permit.

BACKGROUND

The subject 2.64 acre property is zoned General Commercial (CG) and has no existing structures. According to the applicant, the multinational chain McDonald's intends to build a fast-food restaurant with a drive-thru and parking. The applicant intends to develop the west portion of the property leaving the east portion for future development. This site plan adds a new 4,515 sq. ft. building to be used by McDonald's as a restaurant. Restaurants including drive-thrus are permitted uses in the CG zone.

REVIEW

There is one existing drive approach on the southwest portion of the property along Redwood Road that is 40 feet in width. This drive approach provides access to the property to the south operated by Hughes Trucking. The site plan indicates that the drive approach will not be modified regarding location and size. The plans show a new drive approach on the north side of the property along 1100 North which is 36 feet in width. This drive approach is 130 feet from the side property line and is intended to be shared with a future tenant on the east portion of the property. The plans indicate that asphalt paving will be installed and striped for parking.

City Code requires that parking for fast food restaurants be installed at a rate of 1 stall for every 75 square feet of floor area. The building square footage of the restaurant is 4,515 which requires 61 stalls. The applicant proposes to provide 61 stalls, 3 of which meet ADA requirements. Additionally, code requires a minimum of 3 stacking spaces per drive-through lane. The proposed site plan conforms to this requirement.

City code requires that developments along the east side of Redwood Road install a 24 foot wide landscape buffer from the curb and gutter with a 5 foot wide sidewalk. The plans submitted by the applicant meet this requirement. The trees intended for the park strip were moved behind the sidewalk due to conflicts with overhead utilities. The minimum required landscape percentage is 15%. The applicant has provided 13,628 square feet of landscaping in the 67,082 square foot site (20%). No more than 5% of the lot or 5,000 square feet, whichever is less, may be landscaped with sod/lawn. The plans indicate that there will be 2,851 square feet of sod on the site or 4.2%. This area will be irrigated with sprinklers. The applicant is proposing to install rock mulch with a drip irrigation system to support the other landscaped areas.

The proposed building meets all required setbacks and lot coverage regulations in the CG zone. City code 10-1-33 requires adequate screening of dumpsters by a masonry or concrete wall not less than six feet (6') in height that matches the architecture of the structure. The proposed trash enclosure meets these requirements.

ARCHITECTURAL REVIEW

The proposed building will be 21 feet 7 inches tall from finished grade to roof peak. The front facades of the building will be built with ALPOLIC panels with aluminum accents. The facades on the rear and side of the building will primarily consist of Hardie trim panels. Below is an outline of the architectural standards for the sides of the building visible from the public right of way:

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-*Each principal building greater than thirty feet (30') in height shall have a change in cladding material or surface plane or other building material treatments, colors and textures that visually interrupt the wall plane. No single cladding material or surface plane (as applicable) may extend for an uninterrupted vertical distance of more than thirty feet (30'). (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)**

POSSIBLE MOTION

I move that the Planning Commission approve the site plan for McDonald's located at 1096 North Redwood Road with the following conditions:

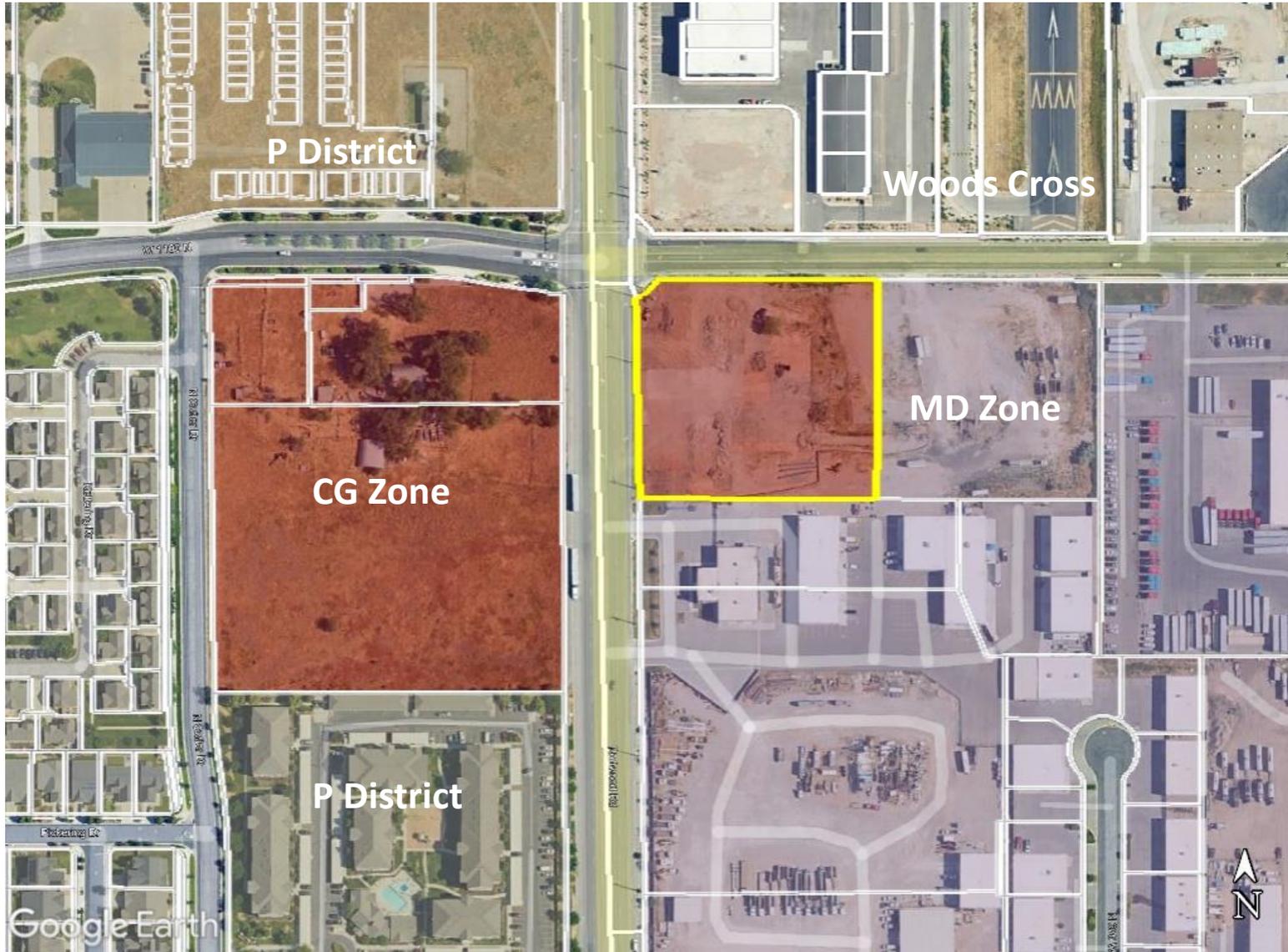
1. Correction of any engineering redlines; and
2. All necessary approvals are granted by the Federal Aviation Administration prior to issuance of a building permit.

Attachments:

- 1) Zoning Map
- 2) Aerial Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Building Elevations



Site Plan McDonald's Zoning Map





Site Plan McDonald's Aerial Map





Front Elevation



Rear Elevation



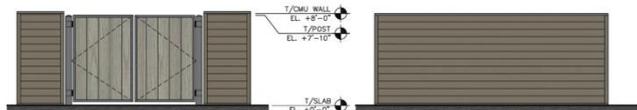
Non-Drive-Thru Side Elevation

Materials Legend

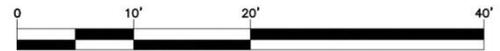
-  Hardie Cement Board Siding (Main wall)
"Fairview Taspo" HC-85 by Benjamin Moore
-  EIFS (Feature Wall)
"Iron Ore" SW 7069 by Sherwin Williams
-  Alpolic Panel (Drive-Thru Accent)
"Don Gray"
-  Hardie Trim (Main wall)
"Fairview Taspo" HC-85 by Benjamin Moore
-  Aluminum Battens
Wood grain
-  Aluminum Canopy (Prefinished Metal)
"White"
-  Aluminum Underscore (Prefinished)
"Gold"
-  Aluminum Trellis (Prefinished)
"RAL 7022"
-  Metal Coping
"Weathered Zinc"
-  Metal Coping
"RAL 7022"
-  Service Doors & Frames
"Fairview Taspo" HC-85 by Benjamin Moore
-
-  Storefront Mullions
"Deep Bronze"
-  Trash Enclosure Doors (Prefinished)
Trex "Rocky Harbor"



Drive-Thru Side Elevation



Trash Enclosure Elevations



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 APRIL 22, 2025

5
6 **DRAFT**
7

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

10 PRESENT: Commission Chair BreAnna Larson
11 Commissioner Ryan Holbrook
12 Commissioner Ron Jorgensen via Zoom
13 Commissioner Johnathan Marsh
14 Commissioner Irene Stone
15 Commission Vice Chair William Ward
16

17 EXCUSED: Commissioner Brandon Tucker
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner; Caden Baines, Planning Intern.
21

22 OTHERS PRESENT: Dee Lalliss, Thomas Call, Laura Call, Jeremy Roberts, Tim German
23 residents; Jeff Schleiger, John Newhall, Jaynee Poulson, The John Volken Academy; Greg
24 Timothy, Jackson Haslam, Ivory Development LLC.
25

26 1. PUBLIC COMMENTS
27

28 There were no public comments.
29

30 2. PUBLIC HEARING: CONSIDERATION OF A PROPOSED CODE AMENDMENT TO
31 TITLE 10, CHAPTER 10, SECTION 3 OF CITY CODE, REDUCING THE MINIMUM
32 SIDE STREET SETBACK ON A CORNER LOT TO 20 FEET, UNLESS ACCESSING
33 A GARAGE, THOMAS CALL, APPLICANT
34

35 Mackenzie Johnson reported that residents, Thomas and Laura Call, requested a code
36 amendment to allow for a home remodel, construction of an addition, and conversion of an
37 existing carport into a garage. She noted that the property was located in the previously annexed
38 area in the R1-7 zone. She explained that City code 10-10-3 stated “corner lots, main buildings,
39 shall have two front yards and one rear yard opposite the front elevation, and one side yard” and
40 that “the minimum depth for the front yard for main buildings was 25 feet in that zone”. She said

41 that the current code designated the front yard anywhere that the right of way touched the public
42 street.

43
44 Ms. Johnson commented that the applicant had proposed a code amendment which would reduce
45 the minimum side street setback on a corner lot to 20 feet which was consistent with regulations
46 in neighboring cities such as Farmington, Bountiful, and Woods Cross. She reviewed the
47 proposed verbiage that included a required 25 foot minimum front yard setback to the main
48 building with the allowance for corner lot side street setbacks to be 20 feet, unless where
49 accessing a garage. She noted that the caveat for garage access was per the Development Review
50 Committee's (DRC) request.

51
52 **Chair Larson opened the public hearing at 6:35 p.m.**

53
54 Thomas Call, resident, commented that he was the applicant. He mentioned several
55 considerations found in city codes from neighboring cities including:

- 56
- 57 • Bountiful City had a consideration for a 15 foot setback on an irregular lot.
 - 58 • Farmington City permitted staff to approve similar variances
 - 59 • Centerville City allowed for an 18 foot allowance in certain conditions

60
61 Commissioner Stone questioned if this was a change to the City code. She mentioned a section
62 of the applicant's yard that was not in compliance with the setback requirements of the existing
63 City Code. Mackenzie Johnson clarified that this was a full code amendment for all residential
64 zones in the City so that on a corner lot the setback on the side street would be 20 feet.

65
66 Commissioner Marsh mentioned the 18 foot allowance in certain conditions that was part of
67 Centerville's code and asked if this was something the City would consider. Sherrie Pace replied
68 that a review of Centerville's code showed it would allow for the reduction of the rear setback to
69 15 feet but not the side street setback.

70
71 Mackenzie Johnson commented that the Centerville code specified that for an irregular lot the
72 required minimum rear yard setback may allow for 15 foot setback allowance and the 18 foot
73 setback would be for the side yard setback in that instance. She clarified that the setbacks were
74 different on a standard lot (side yard minimum of 8 feet for a combined 20 feet) versus a corner
75 lot.

76
77 **Chair Larson closed the public hearing at 6:43 p.m.**

78

79 **Commissioner Holbrook moved that the Planning Commission recommend for approval**
80 **the proposed code amendment with the following findings:**

81

82 **1) The proposed amendment is in accord with the comprehensive general plan, goals**
83 **and policies of the City.**

84

85 **2) Changed or changing conditions make the proposed amendment reasonably**
86 **necessary to carry out the "purposes" stated in this title.**

87

88 **Commissioner Marsh seconded the motion.**

89

90 Commissioner Stone questioned if the proposed amendment would allow the applicant to build
91 what they had requested. She asked about a future discussion on the potential for a variance
92 related to irregular lot shape. Mackenzie Johnson said that it would allow it to an extent
93 including the two car garage. She noted that the code amendment would affect every residential
94 zone in the City which had to be taken into consideration. She requested further review related to
95 irregular lot shapes for any rear yard setback variances.

96

97 Sherrie Pace commented that this may not give the applicant everything they requested but
98 would allow them multiple options to build a two car garage.

99

100 **The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone,**
101 **and Ward. Commissioner Tucker was excused.**

102

103 **3. CONSIDERATION OF PRELIMINARY PLAT FOR AMBERLY PLACE PUD AT 979**
104 **NORTH AMBERLY DRIVE, JACKSON HASLAM, IVORY DEVELOPMENT LLC,**
105 **APPLICANT**

106

107 Mackenzie Johnson reported on Amberly Place located at 979 North Amberly Drive. She
108 provided history on the project including former ownership by the Church of Jesus Christ of
109 Latter-day Saints and was zoned Planned (P) District with the Foxboro Development. She said in
110 2008 the owner requested the property be removed from the governing Foxboro Development
111 Agreement. She continued that the property was not rezoned or reverted to the previous zoning
112 of General Commercial (CG) when it was withdrawn from the agreement. She noted that due to
113 this the property would have its own General Development Plan and Development Agreement
114 but would not require a rezone.

115

116 Ms. Johnson shared that in response to public feedback and direction from the Commission that
117 the applicant had relocated the public cul-de-sac from accessing on Amberly Drive to accessing

118 from Norfolk Drive and running north to south. She mentioned that this was more consistent
119 with the surrounding neighborhood as no residential driveways would be located along Norfolk
120 Drive. She said that Foxboro had four different residential subzones (R1-4, R1-5, R1-6, and R1-
121 7) with minimum lot sizes ranging from 4,000 to 7,000 square feet. She noted that Amberly
122 Place PUD was adjacent to the R1-6 Foxboro subzone and shared a table comparing those
123 standards with those approved for Amberly Place.

124
125 Mackenzie Johnson said that the minimum lot size in Foxboro R1-6 was 6,000 square feet and
126 the request was for a minimum lot size of 5,760 square feet due to Lots 12, 13, and 14 in the
127 proposed subdivision being smaller to accommodate a storm drain easement location. She
128 touched on the other modification to the R1-6 zone was the minimum front setback to living
129 spaces (20 feet versus 15 feet), minimum total combined yard setback (13 feet versus 10 feet),
130 and a maximum lot coverage (75% versus 60%). She shared the proposed architecture style
131 (craftsman and farmhouse) and the proposed materials and colors which were consistent with the
132 existing neighborhood. She presented the landscaping plan including the placement of trees in
133 accordance with the street tree ordinance.

134
135 Mackenzie Johnson explained that these homes would not have underground basements due to
136 the high water table but that this could be reviewed by the City Engineer to potentially allow for
137 a crawl space. She spoke on the requirement of two parking spaces per dwelling, 20 foot
138 driveways, and two car garages. She concluded that staff found the preliminary plan to be
139 compliant with the approved General Development Plan and the DRC recommended approval of
140 the preliminary plan for Amberly Place PUD located at 979 North Amberly Drive with two
141 conditions:

- 142
143 1. Correction of outstanding planning and engineering redlines; and
144 2. Final approval of the Development Agreement by the City Council.

145
146 Commissioner Holbrook asked about the prior concerns related to the HOA for the neighboring
147 properties. Jackson Haslam, Ivory Development LLC, replied that after discussion the proposed
148 subdivision would join the HOA subject to a two thirds vote by the existing HOA members.

149
150 Chair Larson questioned how they were notifying HOA members. Jackson Haslam replied that
151 the Foxboro North HOA was contacting members via email, social media, and text.

152
153 Chair Larson commented that she lived in the area and was informed that a crawl space would be
154 a home insurance issue due to the flood plain. She was in favor of the option as it would add
155 more storage in the home and encourage utilizing the garage for parking. Mackenzie Johnson
156 said she would follow up with the developer.

157

158 Commissioner Ward asked if there were any concerns with the front setback to garage at 20 feet.
159 Mackenzie Johnson responded that the DRC had concerns but determined that the 20 foot
160 setback would be appropriate given the surrounding neighborhood and its existing standards.

161

162 **Commissioner Holbrook moved that the Planning Commission approve of the requested**
163 **preliminary plat with the following conditions:**

164

- 165 **1) Correction of outstanding planning and engineering redlines; and**
- 166 **2) Final approval of the Development Agreement by the City Council.**

167

168 **Commissioner Marsh seconded the motion. The motion was approved by Commissioners**
169 **Holbrook, Jorgensen, Larson, Marsh, Stone, and Ward. Commissioner Tucker was**
170 **excused.**

171

- 172 4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A PRIVATELY OWNED
173 RECREATIONAL FACILITY NOT OPEN TO THE GENERAL PUBLIC AT 197 EAST
174 PACE LANE AND ASSOCIATED WITH 934 SOUTH PARKWAY DRIVE, TIM
175 GERMAN, APPLICANT

176

177 Mackenzie Johnson reported that this was a conditional use permit for a privately owned
178 recreational facility which was specifically not open to the public. She noted the location was
179 197 East Pace Lane in conjunction with the neighboring property at 934 South Parkway Drive.
180 She shared an aerial view of the proposed site with an existing single family structure on the 934
181 South property. She explained that the applicant owned both properties and would like to
182 construct an indoor pickleball court for personal use.

183

184 Ms. Johnson clarified that City code 10-10-3 allowed “privately owned recreational grounds
185 and facilities not open to the general public or to which admission charge is made” as a
186 conditional use in the R1-12 zone. She provided a reminder that conditional uses were
187 considered permitted uses with conditions to mitigate potential problems. She mentioned the
188 DRC was supportive of this conditional use permit application if conditions were placed that the
189 197 East lot could not be sold as an individual building lot with a single-family dwelling and that
190 the sports court remain privately owned and may not be operated as a commercial venture or
191 open to the general public. She spoke on the need for the sports court property to be tied to a
192 residential property to maintain the accessory use or as a residential use.

193

194 Mackenzie Johnson shared the floor plan including the proposed structure, which would require
195 a building permit, for the sports court and bathroom.

196

197 Commissioner Holbrook mentioned concerns with the wording which stated that the property
198 must be tied to, and sold with, the primary property. He commented that he wanted to ensure the
199 property owner had flexibility on the lot and would not tie the two properties together.

200 Mackenzie Johnson replied that this wording could be changed or removed. She clarified that the
201 property must remain privately owned and not for commercial use.

202

203 Sherrie Pace said this was a conditional use in the zone independent to whether it was attached to
204 a single family home.

205

206 Chair Larson questioned what would happen if the sports court was purchased for use as a
207 residence. Sherrie Pace replied that it would not have the facilities for a dwelling unit (bedroom,
208 kitchen, full bathroom) and would require a building permit to change the occupancy. She noted
209 that if this property was located in an HOA that it could also be used as a private recreational
210 facility.

211

212 Commissioner Marsh asked about the lot coverage for the facility. Mackenzie Johnson replied
213 that it did not exceed the lot coverage and was properly set back off the street. She said that the
214 City Engineer and the geotechnical consultant would need to review the location of the facility
215 relative to the retaining wall as it was in the City's sensitive land overlay zone.

216

217 **Commissioner Holbrook moved that the Planning Commission approve the conditional use**
218 **permit for a privately owned recreational facility not open to the general public at 197 East**
219 **Pace Lane and associated with 934 South Parkway Drive with the following condition:**

220

221 **1) The recreational facility remain privately owned and may not be operated as a**
222 **commercial venture or open to the general public.**

223

224 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**
225 **Holbrook, Jorgensen, Larson, Marsh, Stone, and Ward. Commissioner Tucker was**
226 **excused.**

227

228 Tim German, applicant, commented that this had been the most pleasant experience working
229 with City staff and the Commission in his 30 years of development.

230

231 **5. CONSIDERATION OF CONDITIONAL USE PERMIT FOR THE JOHN VOLKEN**
232 **ACADEMY, A RESIDENTIAL LIFE SKILL FACILITY AT 1130 WEST CENTER**
233 **STREET, (FORMERLY LIFE-LINE RESIDENTIAL TREATMENT), JAYNEE**
234 **POULSON, APPLICANT**

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Sherrie Pace reported on the former Life-Line property at 1130 West Center Street which offered residential youth treatment. She shared that in 1995 the property was approved by conditional use permit as a day program for youth with substance abuse, behavior, or mental health illnesses. She noted that the students attended the facility from 8 a.m. to 8 p.m. and did not live at the facility. She said the school offered treatment services and served an average of 75 students with 40 employees.

Ms. Pace continued that in 2004 the property was rezoned from Manufacturing & Distribution (MD) to General Commercial (CG) and the conditional use permit was expanded to include a 20 bed residential component with the construction of a second building. She said between 2004 and 2024 the residential component grew from 20 beds to 54 beds; however, no approval for expansion were identified.

Sherrie Pace explained that Red Barn Academy was a residential life skills facility that operated in Farmington City for ten years. She shared that Red Barn was a long-term residential facility program for adult men who had completed treatment for substance abuse. She mentioned that Red Barn was closing and selling the business which had been a valuable transitional housing community. Sherrie Pace said John Volken Academy operated a similar program in Arizona, Washington, and Canada with the current operators of their Arizona location being past graduates of Red Barn Academy. She followed up that John Volken Academy has stepped forward to acquire Red Barn’s assets and program and have purchased the Life-Line Property at 1130 West Center Street.

Sherrie Pace clarified that conditional use permits run with the land upon which they were issued and may be continued by subsequent owners within 12 months of ceasing operations on the property. She noted that conditional use permits require new property owners to be bound by the terms of the existing permit unless an amendment to the permit was requested. She said John Volken Academy has requested an amendment to the existing conditional use permit for the following provisions:

- Modification from a youth residential treatment facility to a residential adult life-skills facility
- Increase to a maximum of 100 residents (not including staff)
- Operation of a commercial moving business as vocational training for students (permitted use in the CG Zone)

Ms. Pace reviewed the academy’s operations components:

- 274 1. Voluntary 2-year residential commitment to the sober living and vocational training program
- 275 2. Students reside in the dorm building (north building)
- 276 3. Adult males only
- 277 4. Students may not have their own vehicles while participating in the program and all
- 278 transportation is provided by the facility
- 279 5. Ten (10) fleet vehicles used for transportation of students and staff
- 280 6. Six (6) box trucks for moving company operations
- 281 7. Ten (10) employee vehicles
- 282 8. Onsite staff housing in studio apartments which are located within the dorm building and
- 283 additional staff apartments will be located in the office building as part of a future remodel
- 284

285 Sherrie Pace shared the site plan from 2006 with two existing buildings, basketball court, and
286 sand volleyball. She showed the floorplan for the north building and spoke on the plan to
287 remodel the building to increase the number of showers and toilets to accommodate the students
288 proposed. She said the bedroom facilities would be shared living with four to seven bunks per
289 room and the two office areas would be remodeled into studio apartments for staff to live in. Ms.
290 Pace noted that the south building would also be remodeled to accommodate future dorms and
291 common space. She continued that the initial remodel of the north building would accommodate
292 up to 86 students and the south building would allow the applicant to accommodate 100 students
293 total.

294
295 Sherrie Pace focused on the property which was 3.5 acres in size and had 90 parking spaces
296 which would accommodate the 10 fleet vehicles, 6 box trucks, staff parking, and guest parking,
297 as the residents are not permitted to have their own vehicles while enrolled in the program. She
298 highlighted additional considerations including that the City had received numerous
299 recommendations and letters of support from Farmington officials and the Davis County Health
300 Department regarding the program. She said the program was highly regarded for both the
301 assistance given to the students to transition into the community after recovering from substance
302 abuse and for the contributions made voluntarily for community events or disasters.

303
304 Commissioner Jorgensen asked if there were any conflicts related to parking with the adjacent
305 Legacy Park Trailhead. He also questioned if there were issues if there were governing regulators
306 for the use. Sherrie Pace responded that this was not licensed as it was not a treatment program
307 or youth. She noted that this was a voluntary sober living facility that provided life skills and
308 training. She said staff did not foresee any conflicts with the Legacy Park Trailhead. She
309 mentioned that the City's Chief of Police reached out to Davis County and Farmington and
310 determined that this program had been an asset to the community.

311

312 Chair Larson asked how many staff members would be onsite. Sherrie Pace replied that there
313 would be ten staff members. She clarified that the previous use was a treatment center for
314 children which required a certain ratio per the State.

315
316 **Commissioner Ward moved that the Planning Commission approve the amendment to the**
317 **conditional use permit for 1130 West Center Street for John Volken Academy with the**
318 **following conditions:**

- 319
- 320 **1) The program will be limited to 86 students until the south building is remodeled for**
321 **additional dormitory space, after which the program will be limited to a maximum**
322 **of 100 students;**
 - 323 **2) Students shall not be permitted to have their own vehicles on site while enrolled in**
324 **the program;**
 - 325 **3) All student transportation will be provided by the Academy;**
 - 326 **4) Operation of the moving business as vocational training shall be conducted in an**
327 **orderly manner with no onsite storage of equipment other than the box trucks**
328 **which shall be parked in the north parking area.**

329
330 **Commissioner Jorgensen seconded the motion. The motion was approved by**
331 **Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, and Ward. Commissioner**
332 **Tucker was excused.**

333
334 **6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE**
335 **PLANNING COMMISSION**

336
337 Sherrie Pace reported that the City Council held their budget meeting on April 12th and canceled
338 their April 15th meeting due to an annual conference. She provided an update on the Arts
339 Committee and said a mural featuring artwork by local artist, David Montanaro, would be
340 installed on a building across from Hatch Park. She shared examples of the artwork
341 superimposed on the building. She added that a building owner on Center Street had requested a
342 mural on his building as well.

343
344 Mackenzie Johnson provided iPads for the Commissioners to utilize during their term. She
345 reminded the Commission that their annual training hours would need to be completed by July.

346
347 Sherrie Pace said the City's executive staff attended a retreat in January and participated in the
348 Art of Leadership. She spoke on working together to create a joint art piece and how everyone
349 has different contributions and strengths.

350

351 Caden Baines reported on the tree program and the need to advertise that the application was
352 open.

353
354 Commissioner Stone questioned if Blue Stakes would need to be notified of tree plantings.
355 Sherrie Pace responded that Super Trees would notify Blue Stakes and plant the trees. She shared
356 that the residents would pay for half of the cost and the City would pay the other half. She noted
357 that the information was on the City's website.

358
359 Sherrie Pace said there were 23 trees available and asked how many trees had been sold thus far.
360 Caden Baines replied that only four trees had been sold and the deadline was April 30th.

361

362 7. APPROVAL OF MINUTES

363

364 The Planning Commission meeting minutes of April 8, 2025 were reviewed and approved.

365

366 **Commissioner Jorgensen moved to approve the Planning Commission minutes as drafted**
367 **for the April 8, 2025 meeting. Commissioner Marsh seconded the motion. The motion was**
368 **approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, and Ward.**
369 **Commissioner Tucker was excused.**

370

371 8. ADJOURN

372

373 Commission Chair Larson adjourned the meeting at 7:42 p.m.

374

375 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
376 *Tuesday, May 13, 2025 by unanimous vote of all members present.*

377

378

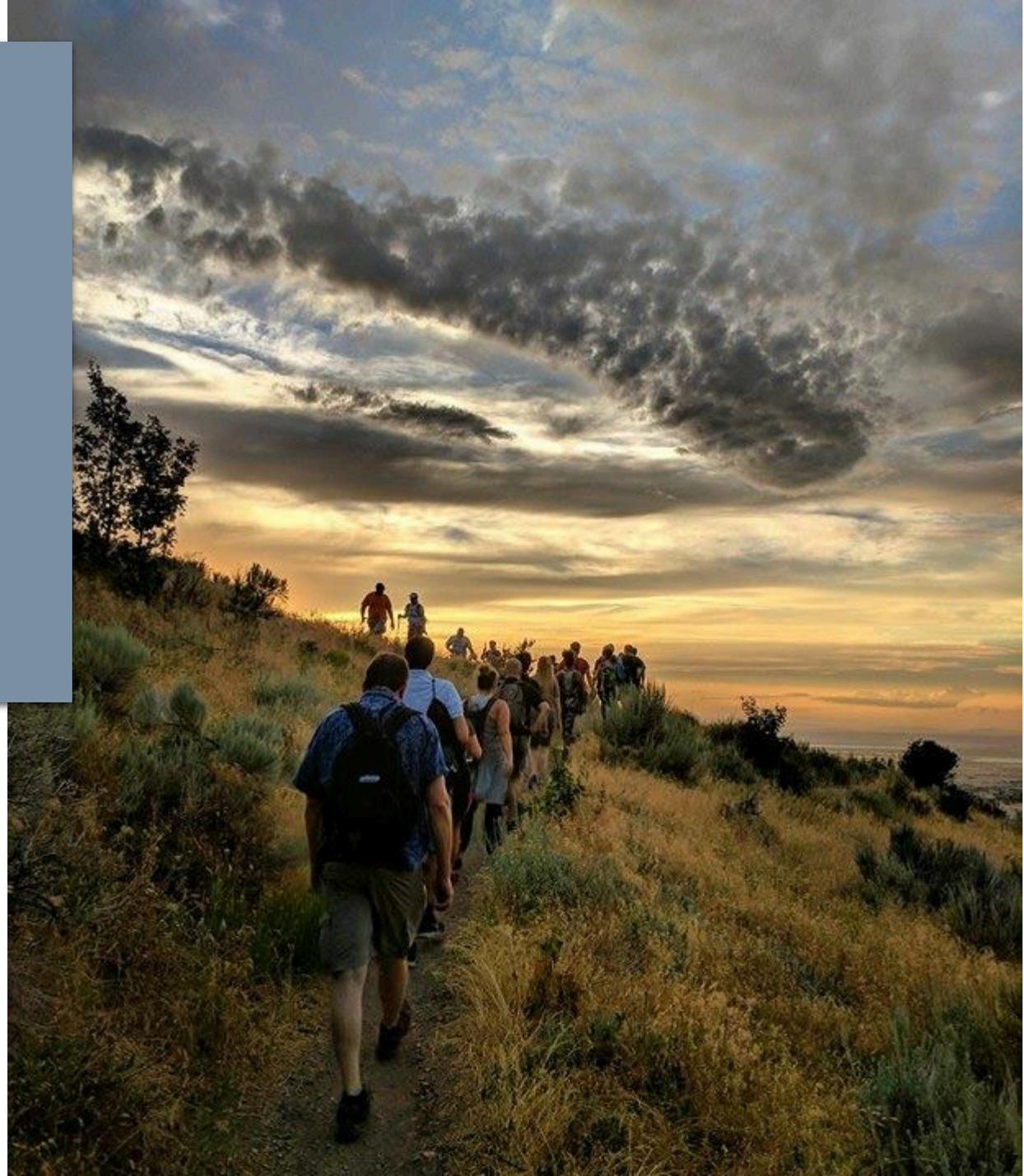
379

380 _____
Wendy Page, City Recorder

PLANNING COMMISSION MEETING

May 27, 2025

6:30 p.m.



CITIZEN COMMENT

Site Plan
McDonald's
1096 North Redwood Road
Joanna Graham, Kimley Horn

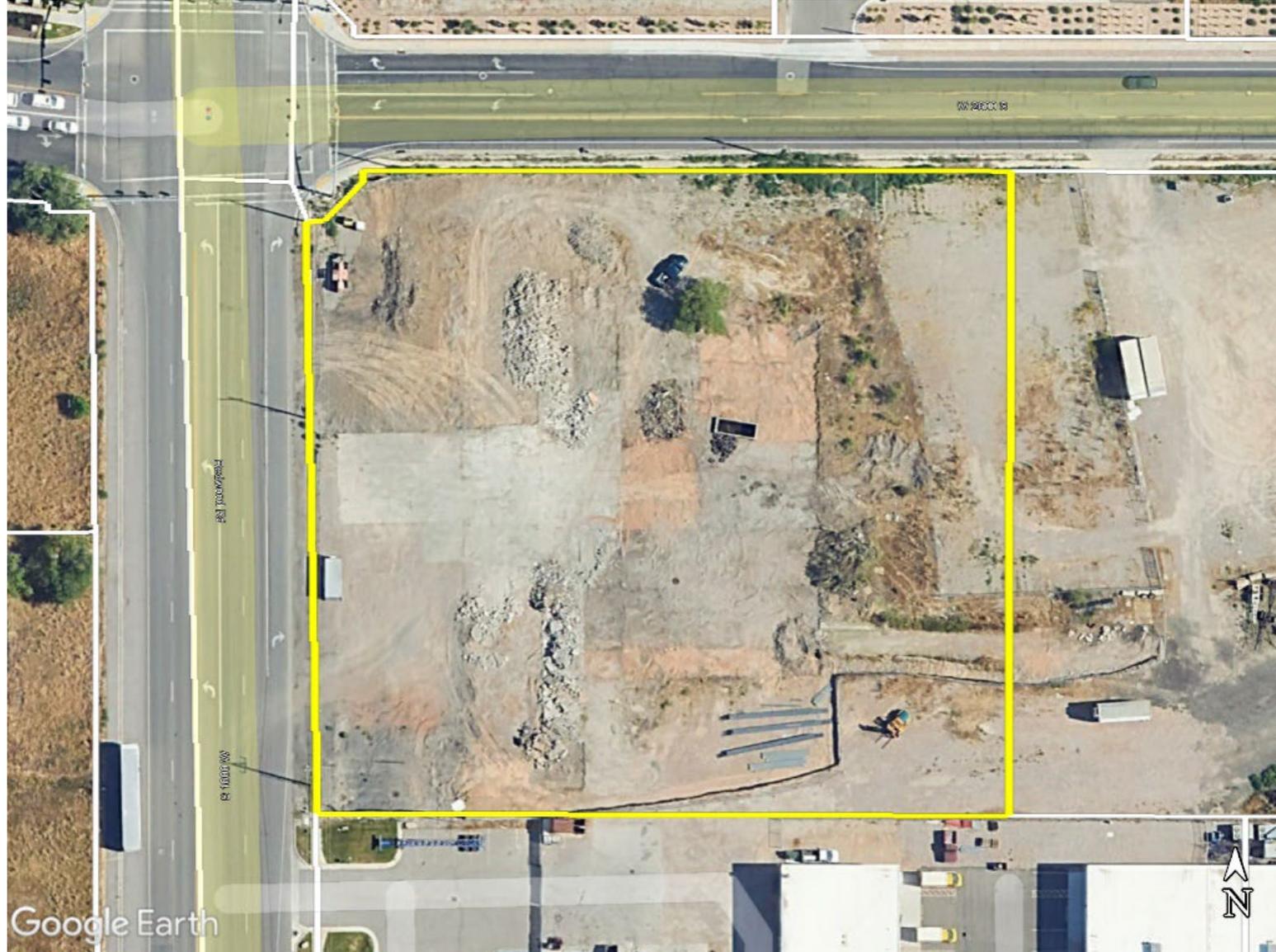


Site Plan McDonald's Zoning Map





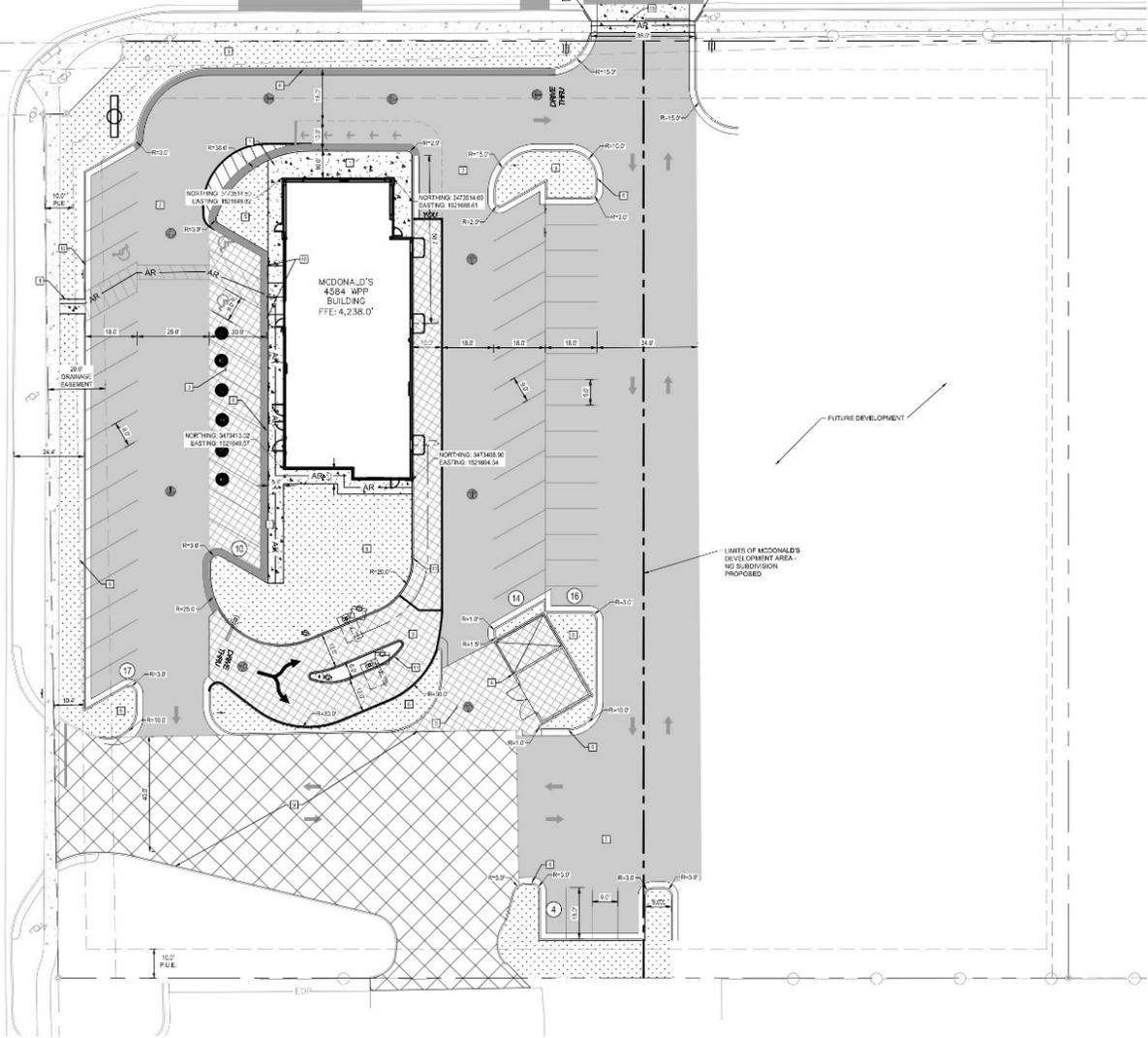
Site Plan McDonald's Aerial Map



1100 NORTH STREET
 REDWOOD ROAD
 MCDONALD'S 4324 MPP BUILDING FFE: 4,238.0'
 1096 N REDWOOD ROAD, NORTH SALT LAKE, UT 84111
 PREPARED FOR MCDONALD'S USA, LLC
 1-800-662-4111
 DATE: 04/09/2025
 SCALE: AS SHOWN
 DRAWN BY: JG
 CHECKED BY: JG
 PROJECT NO: 2025-001

REDWOOD ROAD

1100 NORTH STREET



GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ACCESSIBLE ROUTED SLOPE, NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE.
- IF THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS, A DRIVE-THRU IS FINAL, AND CONSIDERED "FIELD". ONCE APPROVED, NO CHANGES ARE TO BE MADE AFTER THIS POINT.
- DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SUPERVISOR.
- THE PLACEMENT OF THE COOS AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
- ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALD'S APPROVED SUPPLIERS.
- THE PLACEMENT OF THE COOS SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

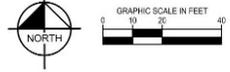
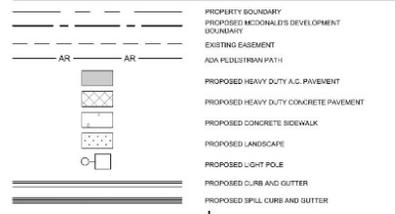
SITE INFORMATION

TOTAL SITE AREA	1.14 ACRES (47,882 S.F.)
PROPOSED BUILDING AREA	4,514 S.F.
PROPOSED LANDSCAPE AREA	13,629 S.F.
SITE ZONING	CG - GENERAL COMMERCIAL
PARKING STALLS REQUIRED	1 STALL / 75 SF FLOOR AREA = 61 STALLS
PARKING STALLS PROVIDED	61 STALLS (68 STALLS + 3 ACCESSIBLE STALLS)

CONSTRUCTION NOTES

- FURNISH AND INSTALL 4" THICK CONCRETE SIDEWALK PER APWA PLAN 231 ON 8" HBT CR 20, WIDTH PER PLAN.
- FURNISH AND INSTALL HEAVY DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET CG 06.
- FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET CG 06.
- DUMPSTER AND STORAGE ENCLOSURE. REFER TO STRUCTURAL PLANS FOR DETAILS.
- LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
- FURNISH AND INSTALL 8" VERTICAL CURB & GUTTER PER APWA PLAN 206.1 CURB TYPE A ON SHEET CG 16.
- FURNISH AND INSTALL ADA ACCESSIBLE RAMP PER APWA PLAN 235.1 ON SHEET CG 16. SLOPES SHOWN PER DETAIL ARE MAXIMUM SLOPES THAT SHALL NOT BE EXCEEDED. GUTTER COUNTERSLOPE AT RAMP LOCATIONS SHALL NOT EXCEED 1:50.
- SEE INTO EXISTING CURB.
- EXISTING SHARED ACCESS EASEMENT.
- ADA PARKING STALL. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION. REFER TO DETAIL ON SHEET CG 10.
- FURNISH AND INSTALL 8" VERTICAL CURB (NO GUTTER) PER APWA PLAN 209 CURB TYPE P ON SHEET CG 14.
- ASPHALT PAVEMENT PATCH PER CITY OF NORTH SALT LAKE STANDARDS AND SPECIFICATIONS. MATCH EXISTING PAVEMENT SECTION.
- CONSTRUCT CONCRETE FLARE DRIVE APPROACH PER CITY OF NORTH SALT LAKE STANDARDS. SEE DETAIL ON SHEET CG 12. ALL CONCRETE IN DRIVE TO BE 8- INCH PER COMMERCIAL STANDARDS.

LEGEND



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
 811
 Know what's below. Call before you dig.
 1-800-662-4111
 Dig Safety

CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Kimley-Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 111 EAST BROADWAY, SUITE 400, SALT LAKE CITY, UT 84111
 PH: 801-532-2200
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAM
 000025-2025
 04/09/2025

PROJECT NO: 2025-001
 DATE: 04/09/2025
 SCALE: AS SHOWN
 DRAWN BY: JG
 CHECKED BY: JG

SITE PLAN

1096 N REDWOOD ROAD
 PREPARED FOR MCDONALD'S USA, LLC
 NORTH SALT LAKE, UTAH

SHEET NUMBER
C3.10



Front Elevation

Rear Elevation

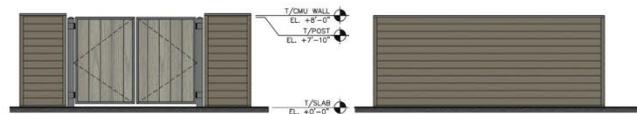


Non-Drive-Thru Side Elevation

Materials Legend	
	Hardie Cement Board Siding (Main wall) "Fairview Tsapo" HC-85 by Benjamin Moore
	EIFS (Feature Wall) "Iron Ore" SW 7069 by Sherwin Williams
	Alpolic Panel (Drive-Thru Accent) "Don Gray"
	Hardie Trim (Main wall) "Fairview Tsapo" HC-85 by Benjamin Moore
	Aluminum Batten Wood grain
	Aluminum Canopy (Prefinished Metal) "White"
	Aluminum Underscore (Prefinished) "Gold"
	Aluminum Trellis (Prefinished) "RAL 7022"
	Metal Coping "Weathered Zinc"
	Metal Coping "RAL 7022"
	Service Doors & Frames "Fairview Tsapo" HC-85 by Benjamin Moore
	Glazing (Windows & Storefront) 1" Insulated Clear Glass
	Storefront Mullions "Deep Bronze"
	Trash Enclosure Doors (Prefinished) Trex "Rocky Harbor"



Drive-Thru Side Elevation



Trash Enclosure Elevations



ACTION UPDATE

ACTION UPDATE

May 6, 2025 Amberly Place PUD Preliminary.
Code Amendment to side street setbacks on a corner lot.

May 20, 2025 None.

Planning Commission Required Training (July 1, 2024 – June 30, 2025)

- 4 Hours Required – 1 hr. on General Powers and Duties, plus 3 hrs. of planning related training (APA Fall Conference counts).

Chair Larson: Needs Gen. Powers & Duties

Commissioner Ward: Needs Gen. Powers & Duties & 3 hours

Commissioner Tucker: COMPLETE

Commissioner Jorgensen: COMPLETE

Commissioner Marsh: COMPLETE

Commissioner Holbrook: Needs Gen. Powers & Duties

Commissioner Stone: Gen. Powers & Duties & 3 hours

MINUTES

ADJOURN