



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA June 10, 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 a conditional use permit for over 30 feet of driveway at 1030 South Parkway Drive, Brandon Budd, Range Architecture-Design, applicant (Administrative)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 05/27/2025

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 **June 10, 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: June 5, 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: June 10, 2025
SUBJECT: Conditional Use Permit for a combined total driveway width of 40 feet at 1030 South Parkway Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for a combined total driveway width of 40 feet at 1030 South Parkway Drive with no conditions.

BACKGROUND

A building permit to construct a detached garage situated on the southwest corner of the property has been submitted for 1030 South Parkway Drive. To access the proposed detached garage, the applicant is requesting a conditional use permit to construct a 10 foot wide driveway. The property currently has a single-family home with a 30 foot wide driveway. When added together, the two driveways (existing and proposed) equal 40 feet. The proposed driveway is 3 feet from the closest property line and compliant with code.

City Code 10-6-2 allows a residential lot with greater than 100 linear feet of frontage to have up to two access driveways. When combined, these driveways must not equal more than 30 feet wide, unless a conditional use permit is granted by the Planning Commission. With a conditional use permit, the combined driveway size can be increased up to 40 feet.

This conditional use permit is not for the proposed accessory structure and is specific to the total width of the driveway(s) allowed on the property. The subject lot is permitted up to two driveways because it has a frontage of approximately 145 linear feet.

Before any work can begin in the public right of way, the applicant must first obtain an Excavation Permit that is issued by the City. The sidewalk adjacent to the proposed drive approach must be removed and replaced in accordance with the City Construction Standards and Specification Manual. Before the construction of the accessory structure can commence, the applicant must obtain a City issued building permit.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

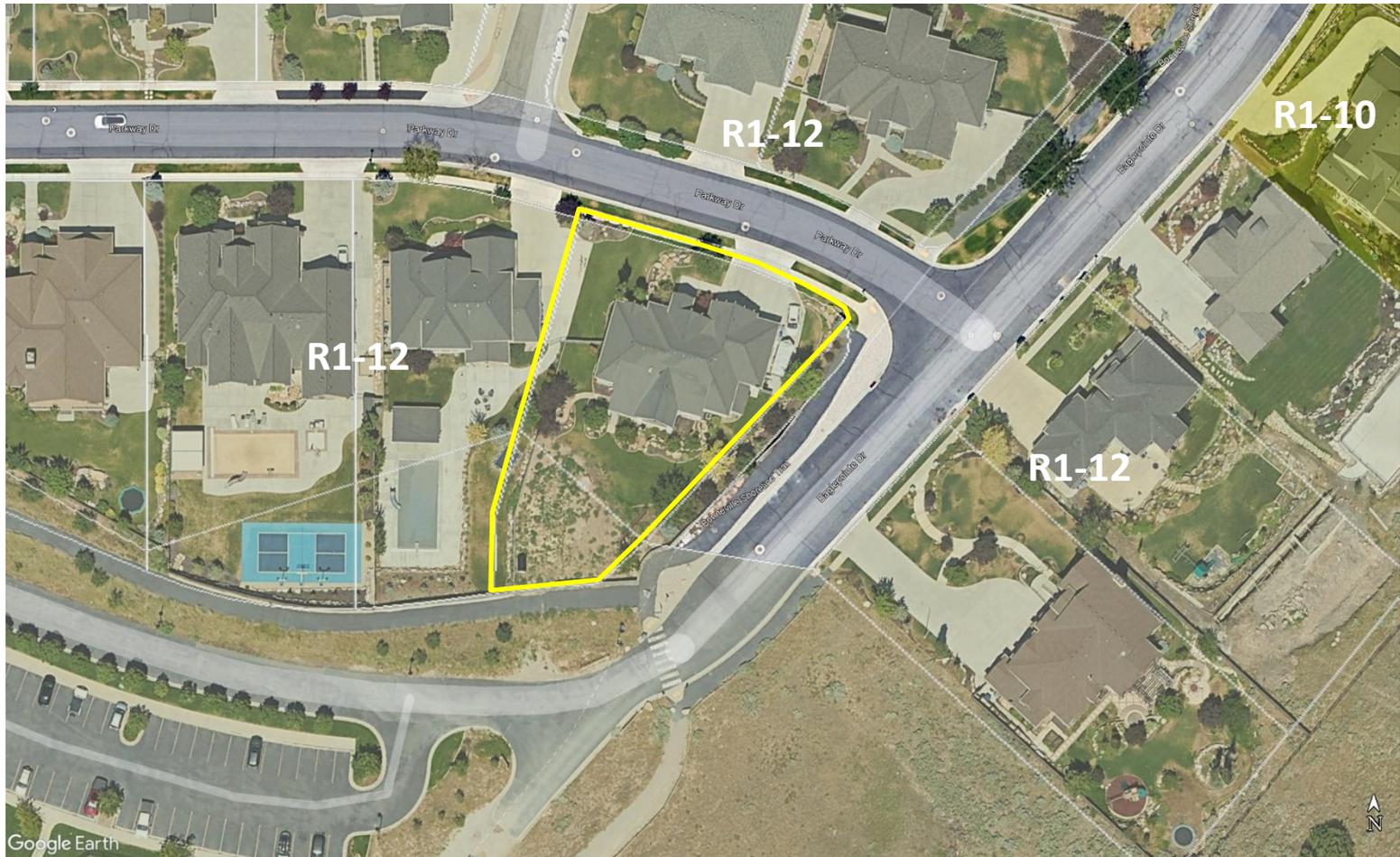
I move that the Planning Commission approve the conditional use permit for a combined total driveway width of 40 feet at 1030 South Parkway Drive with no conditions.

Attachments

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

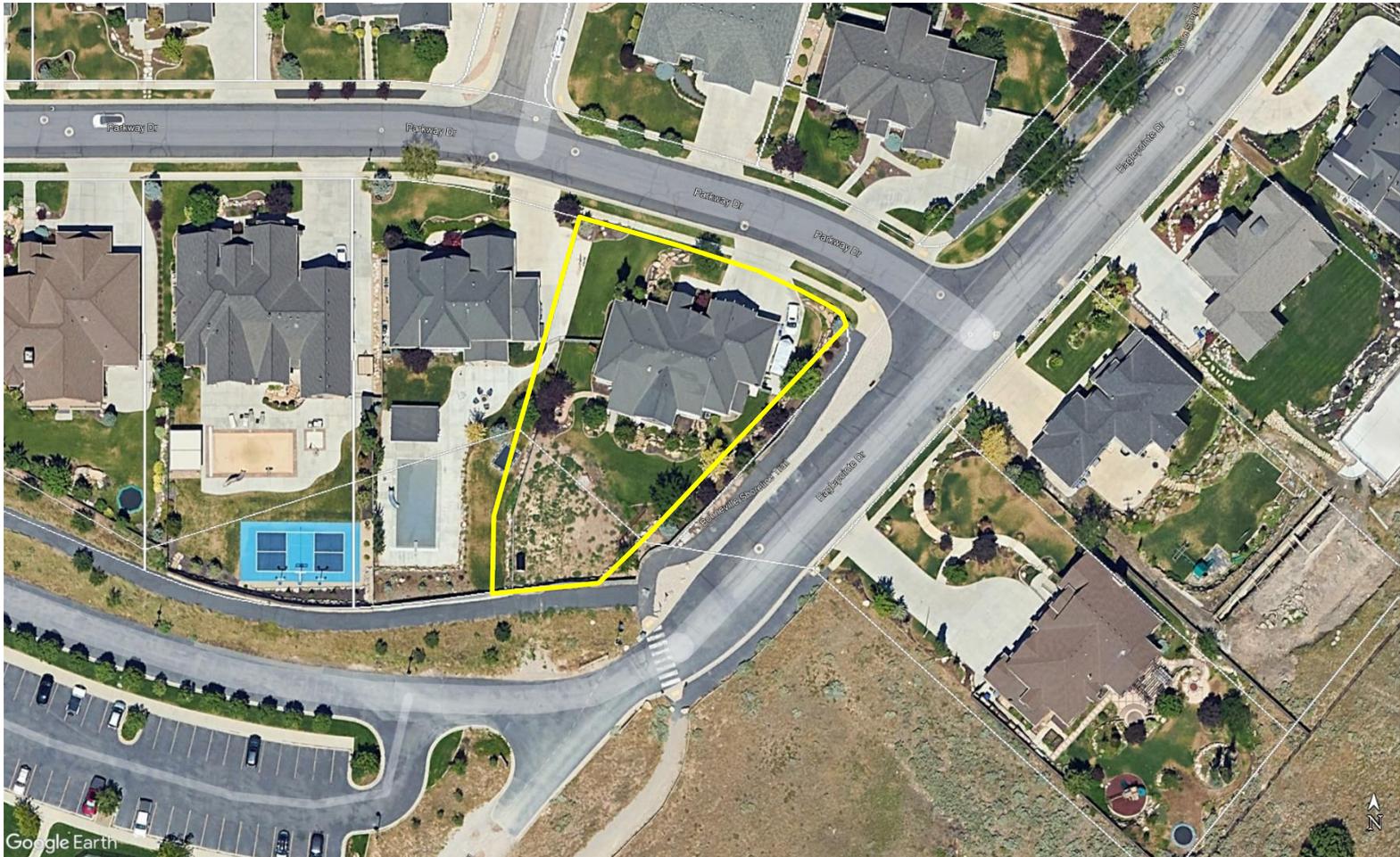


Conditional Use Permit 1030 South Parkway Drive Zoning Map





Conditional Use Permit 1030 South Parkway Drive Aerial Map



Google Earth

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 MAY 27, 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 via Zoom
11 Commissioner Ryan Holbrook
12 Commissioner Ron Jorgensen via Zoom
13 Commissioner Johnathan Marsh via Zoom
14 Commissioner Brandon Tucker
15 Commission Vice Chair William Ward via Zoom
16

17 EXCUSED: Commissioner Irene Stone
18

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

22 OTHERS PRESENT: Dee Lalliss, residents.
23

24 1. PUBLIC COMMENTS
25

26 There were no public comments.
27

28 2. CONSIDERATION OF SITE PLAN APPROVAL FOR MCDONALDS AT 1096
29 NORTH REDWOOD ROAD, JOANNA GRAHAM, KIMLEY HORN, APPLICANT
30

31 Caden Baines reported that the applicant requested that the site plan approval for 1096 North
32 Redwood Road be removed from the meeting agenda. Mr. Baines recommended a motion to
33 table the item.
34

35 **Commissioner Jorgensen moved to table the site plan for McDonalds located at 1096 North**
36 **Redwood Road. Commissioner Tucker seconded the motion. The motion was approved by**
37 **Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward. Commissioner**
38 **Stone was excused.**
39

40 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
41 PLANNING COMMISSION

42
43 Mackenzie Johnson reported that during the May 6th meeting, the City Council approved the
44 Amberly Place PUD preliminary plat. She anticipated construction on this project would begin
45 soon. She noted that the code amendment related to side street setbacks on a corner lot was
46 approved as drafted. She shared that there was nothing to report from the City Council meeting
47 held on May 20th.

48
49 Ms. Johnson reviewed the required Planning Commission training for the period from July 1,
50 2024 to June 30, 2025. She said the required training included four hours with one hour on
51 general powers and duties plus three hours of planning related training. She shared the remaining
52 required training for each Commissioner.

53
54 Chair Larson commented on the Amberly Place project and said the new homes would be part of
55 the existing HOA after a vote from the existing HOA members. She noted that this would be
56 beneficial for the project and the area.

57
58 4. APPROVAL OF MINUTES

59
60 The Planning Commission meeting minutes of April 22, 2025 were reviewed and approved.

61
62 **Commissioner Jorgensen moved to approve the Planning Commission minutes for the**
63 **April 22, 2025 meeting as drafted. Commissioner Marsh seconded the motion. The motion**
64 **was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward.**
65 **Commissioner Stone was excused.**

66
67 5. ADJOURN

68
69 Commission Chair Larson adjourned the meeting at 6:35 p.m.

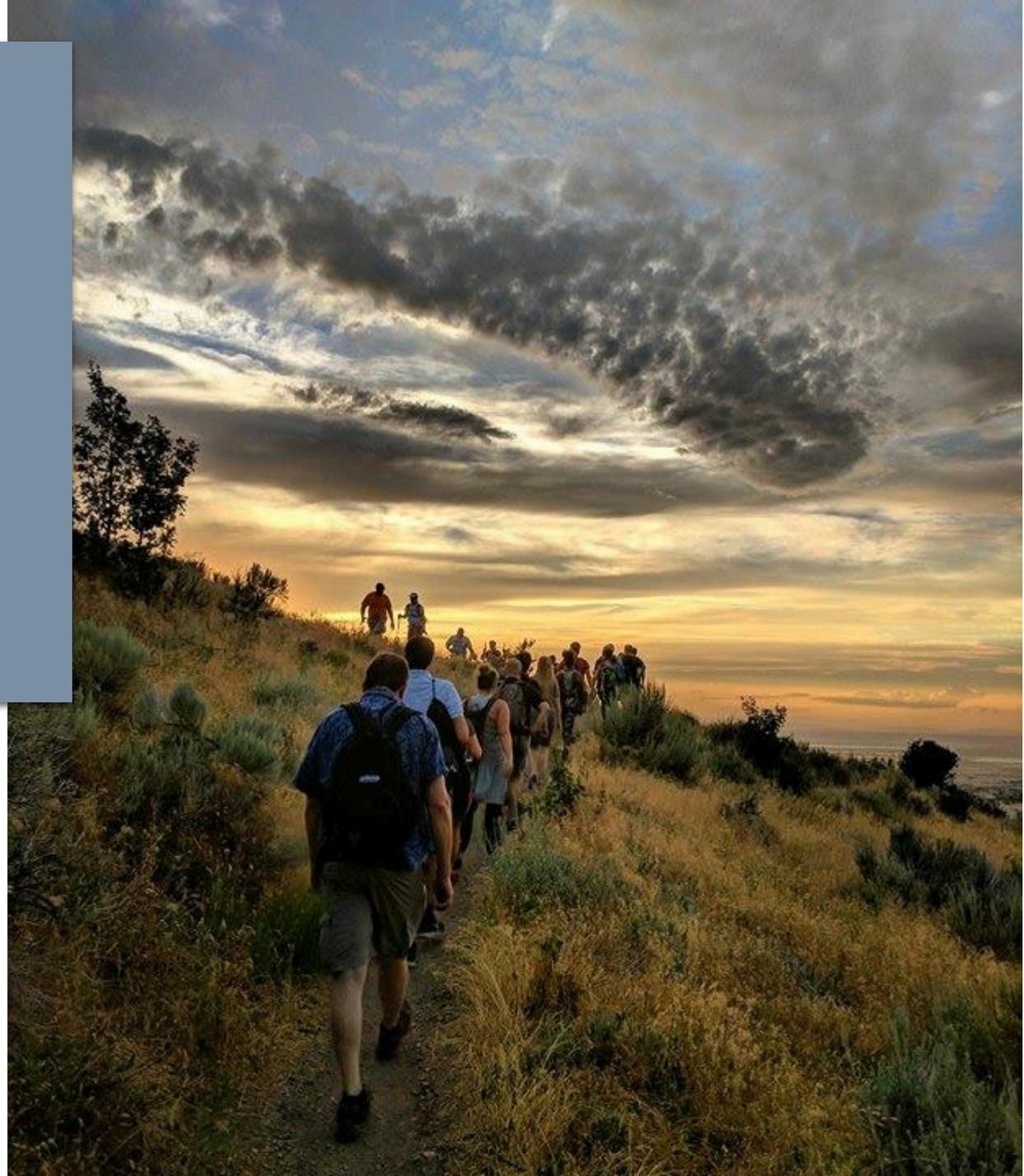
70
71 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
72 *Tuesday, June 10, 2025 by unanimous vote of all members present.*

73
74
75
76 _____
Wendy Page, City Recorder

PLANNING COMMISSION MEETING

June 10, 2025

6:30 p.m.



CITIZEN COMMENT

Conditional Use Permit
Over 30 Feet of Driveway
1030 South Parkway Drive
Brandon Budd, Range Architecture-Design



Conditional Use Permit 1030 South Parkway Drive Zoning Map





Conditional Use Permit 1030 South Parkway Drive Aerial Map



THE DESIGN AND IDEAS SHOWN AND DESIGN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND NOTICES OF SERVICE FOR THIS SITE PROJECT AND SHALL, WITHIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS, WITHOUT THE SIZE AND EXPRESSED WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, DUPLICATION, COPYING, IMITATION, COMMERCIAL EXPLOITATION, OR USE FOR ANY OTHER PURPOSE OTHER THAN THAT FOR WHICH THIS SPECIFIC PROJECT IS SUBMITTED, IS PROHIBITED. USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.

4/10/2025
4:10:16 PM



BACKYARD COVERAGE CALCULATIONS
 TOTAL SITE 12,475 SQ FT
 PROPOSED GARAGE 1,545 SQ FT
 COVERAGE (35% MAX) 8%

ACCESSORY BUILDING SIZE CALCULATIONS
 FOOTPRINT OF HOUSE/GARAGE 3,538 SQ FT
 PROPOSED GARAGE 1,545 SQ FT
 TOTAL 44%

City code 16-1-1-1B
 THE MAXIMUM SQUARE FOOT FLOOR AREA OF AN ACCESSORY BUILDING IS FIFTY PERCENT (50%) OF THE FOOTPRINT OF THE PRINCIPAL BUILDING TO WHICH IT IS ACCESSORY.



Site Plan 1
 1/8" = 1'-0" (AS101)

GENERAL NOTES:

- Comply with all local and regulations.
- All work shall comply with the International Residential Code (IRC) as adopted by the State of Utah, North Salt Lake City Municipal Code and any applicable amendments.
- Project shall adhere to North Salt Lake zoning, fire and safety requirements for setbacks, fire coverage, and necessary structure height.
- Zoning and Setbacks:
 - Structure setback shall maintain minimum setbacks per zoning code (Side 3 ft, Rear 5 ft).
 - Structures shall conform to minimum fire coverage (e.g., 25% risk of rain for fire) and any necessary structural.
 - Maximum height of garage shall not exceed 20' for one story, unless a variance is approved.
- Site Preparation and Grading:
 - Site shall be graded to ensure positive drainage away from the structure and adjacent easements, with a minimum slope of 2% (1/4" per foot) for 10' to 100' flat areas.
 - Existing utilities (water, gas, sewer, electrical) shall be located and protected during excavation. Contact Blue Stakes of Utah (801) 468-1469 for digging.
 - Foundation and Construction:
 - Garage foundation shall be designed per IRC R403 (e.g., concrete slab on grade or frost-protected foundation with a minimum depth of 30 inches below grade to protect against frost heave, per Utah climate zone requirements). See Structural drawings.
 - All exterior walls shall have a minimum compression strength of 5,000 psi and be reinforced for freeze-thaw durability. See Structural drawings.
 - Utilities:
 - Electrical service to the garage (if provided) shall comply with the National Electrical Code (NEC) and include GFCI protection for exterior outlets (NEC 210.8(B)).
 - Access and Parking:
 - Driveway approach to garage shall comply with North Salt Lake standards for width (see 16-1-1-1B and 16-1-1-1C), and slope (max 10% grade), and shall include adequate lighting and signage as required.
 - Garage shall not obstruct required off-street parking for the primary dwelling (see 16-1-1-1B and 16-1-1-1C).
 - Stormwater Management:
 - Roof drainage shall be directed to an approved location (e.g., splash block, dry well, or street gutter) and shall not adversely impact adjacent properties per North Salt Lake stormwater regulations.
 - Erosion control measures (e.g., silt fencing) shall be installed during construction if required by the local code.
 - Permits and Inspections:
 - Contractor shall obtain all necessary permits from North Salt Lake City prior to commencing work, including building, electrical, or applicable zoning approval. Inspections required at key stages: foundation, framing, exterior finish, and final.
 - Miscellaneous:
 - Property lines shown are approximate and based on available survey data. A licensed surveyor shall verify boundaries if disputes arise.
 - Garage shall not encroach into the fire lane, easement, or right-of-way unless approved by the relevant authority (e.g., utility company).
 - Contractors shall maintain clear access to existing landscaping and neighboring properties.
 - ALL SITE UTILITY, GRADING, LANDSCAPING, AND OTHER DESIGN IS SCHEMATIC AND TO BE FINALIZED BY OTHERS.

**FOR SHEET ASD1 ONLY
 KEYED NOTE LEGEND:**

- 1 [NO] ELECTRICAL DISCONNECT. CONFIRM ADEQUATE POWER WITH UTILITY COMPANY PRIOR TO INSTALL. FINAL DESIGN BY OTHERS.
- 2 [EI] ELECTRICAL METER BOX TO REMAIN.
- 3 [NO] BURIED ELECTRICAL LINE TO NEW GARAGE, SHOWN SCHEMATICALLY.
- 4 [EI] CURB AND GUTTER.
- 5 [EI] CONCRETE SIDEWALK.
- 6 PUBLIC UTILITY EASEMENT.
- 7 PROPERTY LINE.
- 8 [NO] FENCE 6' MAXIMUM HEIGHT PER ZONING. FINAL DESIGN PER OTHERS.
- 9 [EI] 4" LANDSCAPING CURB.
- 10 NATURAL GAS FIRE PIT, DESIGN AND BURNER SIZE/SELECTION BY OTHERS.
- 11 WATER METER SHOWN SCHEMATICALLY. FIELD VERIFY EXISTING LOCATION.
- 12 [EI] GAS METER TO REMAIN. PROVIDE NEW CONNECTION BEHIND THE METER FOR NEW SERVICE TO GARAGE.
- 13 CONCRETE PATIO. MINIMUM SLOPE AWAY FROM STRUCTURE TO LANDSCAPE OR DRIVEWAY.
- 14 ROOF OVERHANG SHOWN DASHED.
- 15 [NO] 100 AMP ELECTRICAL PANE, WITH UFER. SEE FLOOR PLANS FOR INTERIOR LOCATION.
- 16 [NO] WATER LINE SHOWN SCHEMATICALLY. FINAL SIZE/LOCATION BY OTHERS.
- 17 [NO] LANDSCAPED BED.
- 18 [NO] 4" SEWER LINE. FINAL LOCATION AND DESIGN BY OTHERS.

RANGE
 RANGE ARCHITECTURE AND DESIGN
 1030 SOUTH PARKWAY DRIVE
 NORTH SALT LAKE CITY, UTAH 84019

WESTON GARAGE
 1030 SOUTH PARKWAY DRIVE
 NORTH SALT LAKE CITY, UTAH

draft set: 04/09/25
 permit set: _____
 conform set: _____
 revision 01: _____
 revision 02: _____
 revision 03: _____
 revision 04: _____
 revision 05: _____
 revision 06: _____
 record set: 2/27
 drawn by: Althea
 checked by: Decker
 sheet title: Site Plan

AS101

ACTION UPDATE

ACTION UPDATE

June 3, 2025

Active Transportation Tour Report
Code Amendment to the Noise Ordinance

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: COMPLETE

Commissioner Tucker: COMPLETE

Commissioner Jorgensen: COMPLETE

Commissioner Marsh: COMPLETE

Commissioner Holbrook: Needs Gen. Powers & Duties

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

MINUTES

ADJOURN