



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 July 8, 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 Structural Steel's Main Yard Improvements at 125 West 500 North, Brian Dean, Structural Steel, applicant (Administrative)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 06/10/2025

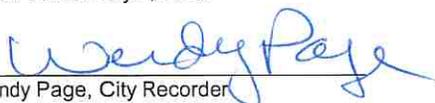
This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.

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 **July 8, 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: July 2, 2025


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: July 8, 2025
SUBJECT: Site Plan for Structural Steel's Main Yard Improvements at 125 West 500 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for Structural Steel's Main Yard Improvements at 125 West 500 North with no conditions.

BACKGROUND

The subject property is zoned Manufacturing-Distribution (MD), 15.43 acres in size, and used by Structural Steel. There are three existing buildings on the property. This site plan application provides improvements for Structural Steel's main yard area including the installation of 340,929 sq. ft. of asphalt, new storm drain infrastructure to meet all applicable codes and regulations, and 100,871 sq. ft. of landscaped area.

REVIEW

City Code 10-20-3 requires that the redevelopment of industrial sites that add or replace (alone or in combination) 5,000 sq. ft. of impervious surface or disturb 5,000 sq. ft. of land must include a Low Impact Development (LID) analysis that meets the objective of retaining on site, with no discharge, the 0.6-inch, 24-hour rainfall event. The City Engineer has confirmed that the proposed plan has adequate retention and drainage infrastructure.

The minimum landscape percentage of area in the MD zone is 15%. The proposed site plan provides 100,871 sq. ft. of landscaping which is 15% of the entire lot. The landscape improvements include decorative gravel, silver maple, and cottonwood trees. The trees have been intentionally focused on the back property line to shield the view from the front runner rail line.

POSSIBLE MOTION

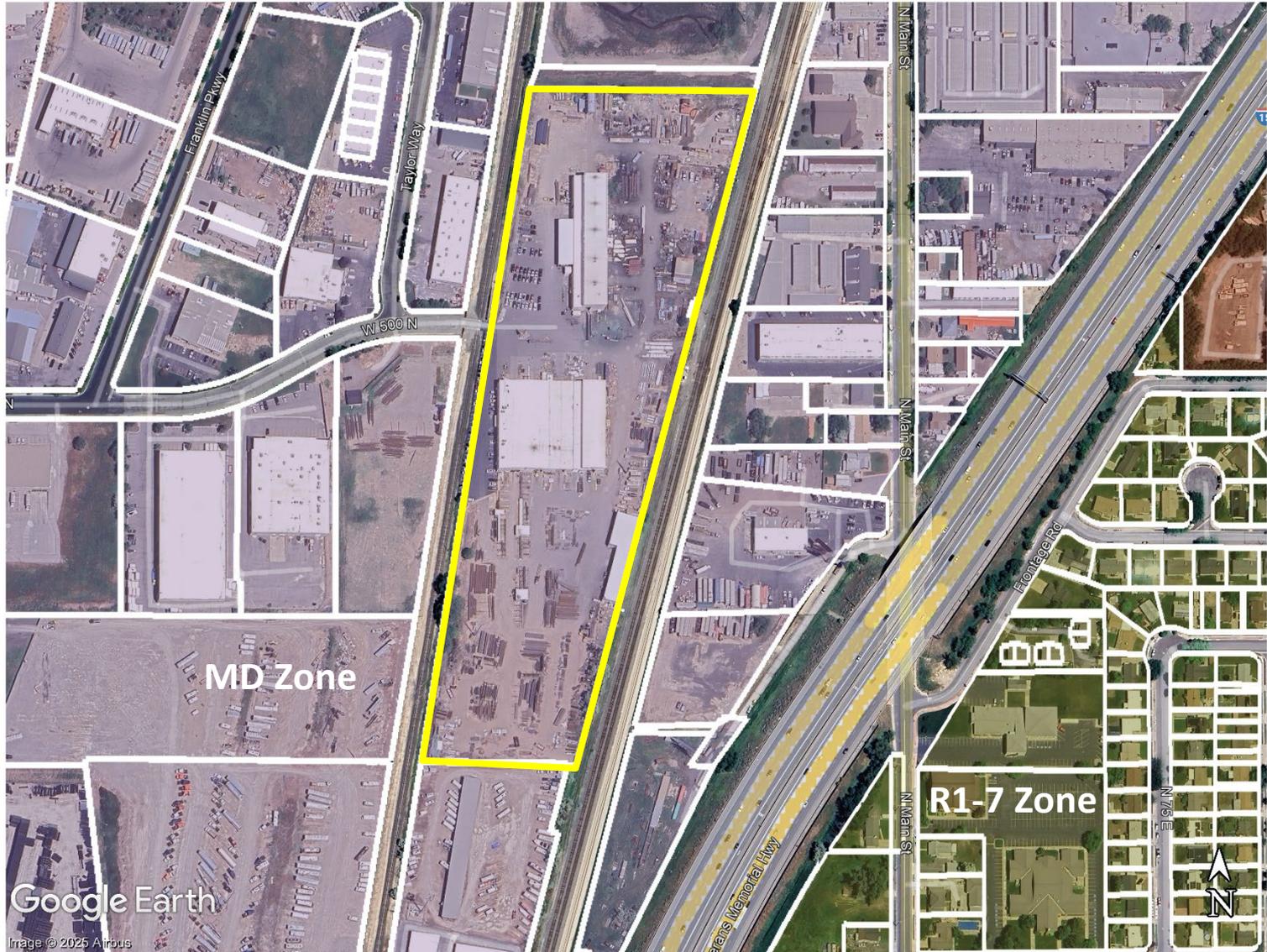
I move that the Planning Commission approve the site plan for Structural Steel's Main Yard Improvements at 125 West 500 North with no conditions.

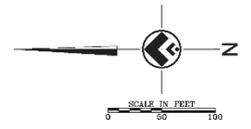
Attachments:

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

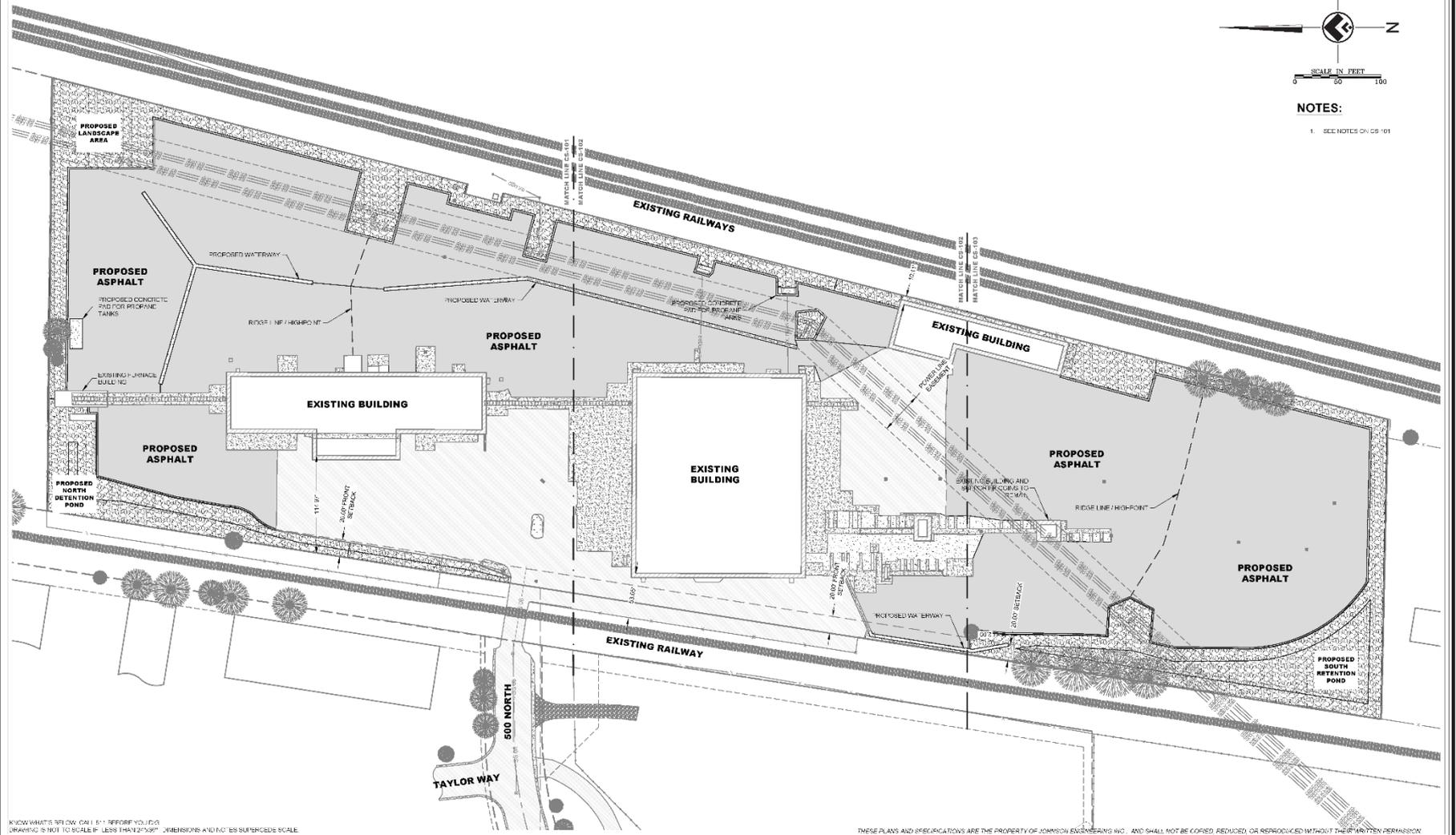


Structural Steel's Main Yard 125 West 500 North Zoning/Aerial





NOTES:
 1. SEE NOTES ON CS-101



KNOWN LIMITS: 3/16" DIA. (1/4" DIA. 1/4" TYPICAL) 1/8" TYPICAL FOR ALL DIMENSIONS IS NOT TO SCALE IF LESS THAN 1/2" (3/8") DIMENSIONS AND NOTES SURVEY SCALE

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NO.	DATE	REVISION
10	06/10/25	FINAL
9	05/15/25	FINAL
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7	03/03/25	FINAL
6	02/07/25	FINAL



CLIENT / OWNER INFORMATION:
 STRUCTURAL STEEL & PLATE FAB
 BRIAN DEAN
 125 W 500 N
 NORTH SALT LAKE CITY, UTAH
 (801)-209-6809

ENGINEER / SURVEYOR INFORMATION:



JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineering.com Phone: 801-797-4593

SHEET INFORMATION:

SITE PLAN OVERVIEW
SS&PF EQUIPMENT YARD
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

DESIGNED BY	CHECKED BY	APPROVED BY	SHEET
DBJ	DBJ	DBJ	
PROJECT NO.	DATE		
24-012	05/15/25		
SCALE:	CS-100		
1"=50'			

C:\Users\johnd\OneDrive\Documents\Engineering\15... Documents\Engineering\Projects\2025\05\SS&PF - Site Plan Overview.dwg (15/05/25) - 15/05/25 - 15/05/25

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 JUNE 10, 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
13 Commissioner Johnathan Marsh
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commission Vice Chair William Ward
17

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

21 OTHERS PRESENT: Jeff Thompson, Dee Lalliss, Rachel Robey, Barry Bryson, residents; Raul
22 Weston, Kami Weston, residents/applicants.
23

24 1. PUBLIC COMMENTS
25

26 Barry Bryson, resident, questioned the legality of a flag lot with renters, tiny homes with no
27 utilities in the RM-7 zone. Mackenzie Johnson replied that she was recently made aware of this
28 situation by South Davis Water District and had started an investigation. She provided her card
29 with contact information so that Mr. Bryson could contact her during business hours. She also
30 recommended that future code enforcement issues could be reported through the City's website
31 and any criminal activities should be reported to the police department.
32

33 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR OVER 30 FEET OF
34 DRIVEWAY AT 1030 SOUTH PARKWAY DRIVE, BRANDON BUDD, RANGE
35 ARCHITECTURE DESIGN, APPLICANT
36

37 Caden Baines reported that this was a conditional use permit for a combined total driveway
38 width of 40 feet. He said the applicant had applied for a building permit for 1030 South Parkway
39 Drive to construct a detached garage on the southwest corner of the property. He noted that this
40 was a permitted use and not part of the conditional use to construct a 10 foot wide driveway. He

41 shared that City code allowed a residential lot with greater than 100 linear feet of frontage to
42 have up to two access driveways. Mr. Baines continued that when combined these driveways
43 must not equal more than 30 feet wide unless a conditional use permit was granted by the
44 Planning Commission to allow for up to 40 feet.

45
46 Caden Baines shared an aerial view and then a site plan of the property. He clarified that the lot
47 would be permitted up to two driveways because it had approximately 145 linear feet of frontage
48 and the total width of both driveways would be 40 feet. He said the Development Review
49 Committee (DRC) recommended approval with no conditions.

50
51 Commissioner Marsh questioned if there would be a new curb cut. Caden Baines replied that
52 there would be a new curb cut which would require an excavation permit.

53
54 **Commissioner Jorgensen moved that the Planning Commission approve the conditional use**
55 **permit for a combined total driveway width of 40 feet at 1030 South Parkway Drive with**
56 **no conditions. Commissioner Marsh seconded the motion. The motion was approved by**
57 **Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

58
59 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
60 PLANNING COMMISSION

61
62 Sherrie Pace said that during the June 3rd City Council meeting she and Councilmember
63 Knowlton reported on their participation in an Active Transportation Tour in Hoboken, New
64 Jersey. She spoke on the initiative by the City of Hoboken to eliminate all pedestrian and bicycle
65 deaths by 2030. She described several of their active transportation ideas including lowering
66 speed limits, daylighting corners, and separating bike lanes from traffic.

67
68 Ms. Pace said the City Council also approved a code amendment to the noise ordinance related
69 to measuring decibels, noise limits, etc.

70
71 Mackenzie Johnson noted that the Planning Commission had until June 30th to complete the
72 required training. She then reviewed the training that was still needed.

73
74 4. APPROVAL OF MINUTES

75
76 The Planning Commission meeting minutes of May 27, 2025 were reviewed and approved.

77
78 **Commissioner Jorgensen moved to approve the meeting minutes for the May 27, 2025**
79 **Planning Commission meeting as drafted. Commissioner Holbrook seconded the motion.**

80 **The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone,**
81 **Tucker, and Ward.**

82

83 5. ADJOURN

84

85 Commission Chair Larson adjourned the meeting at 6:41 p.m.

86

87 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
88 *Tuesday, June 24, 2025 by unanimous vote of all members present.*

89

90

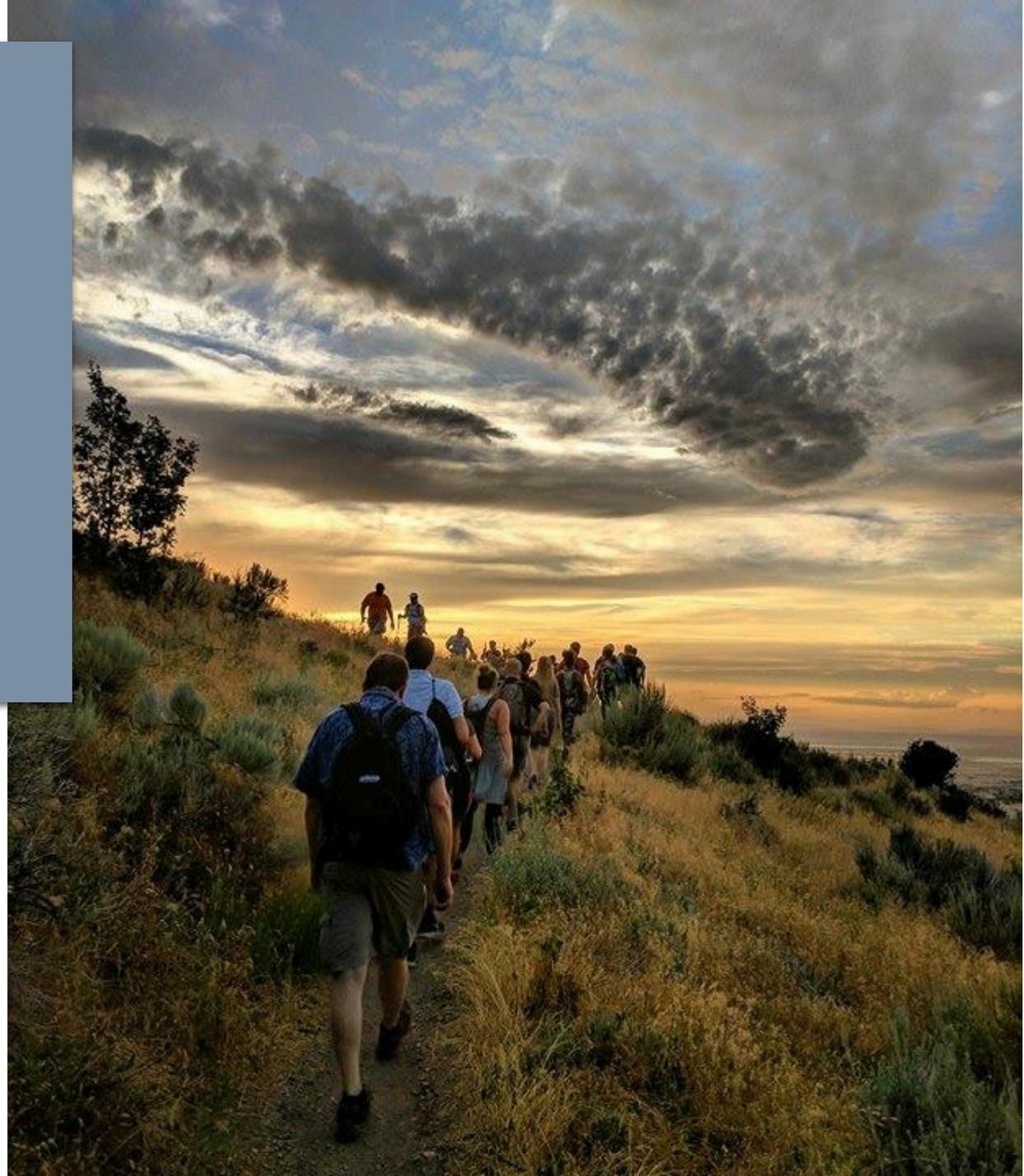
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92 _____
Wendy Page, City Recorder

PLANNING COMMISSION MEETING

July 8, 2025

6:30 p.m.

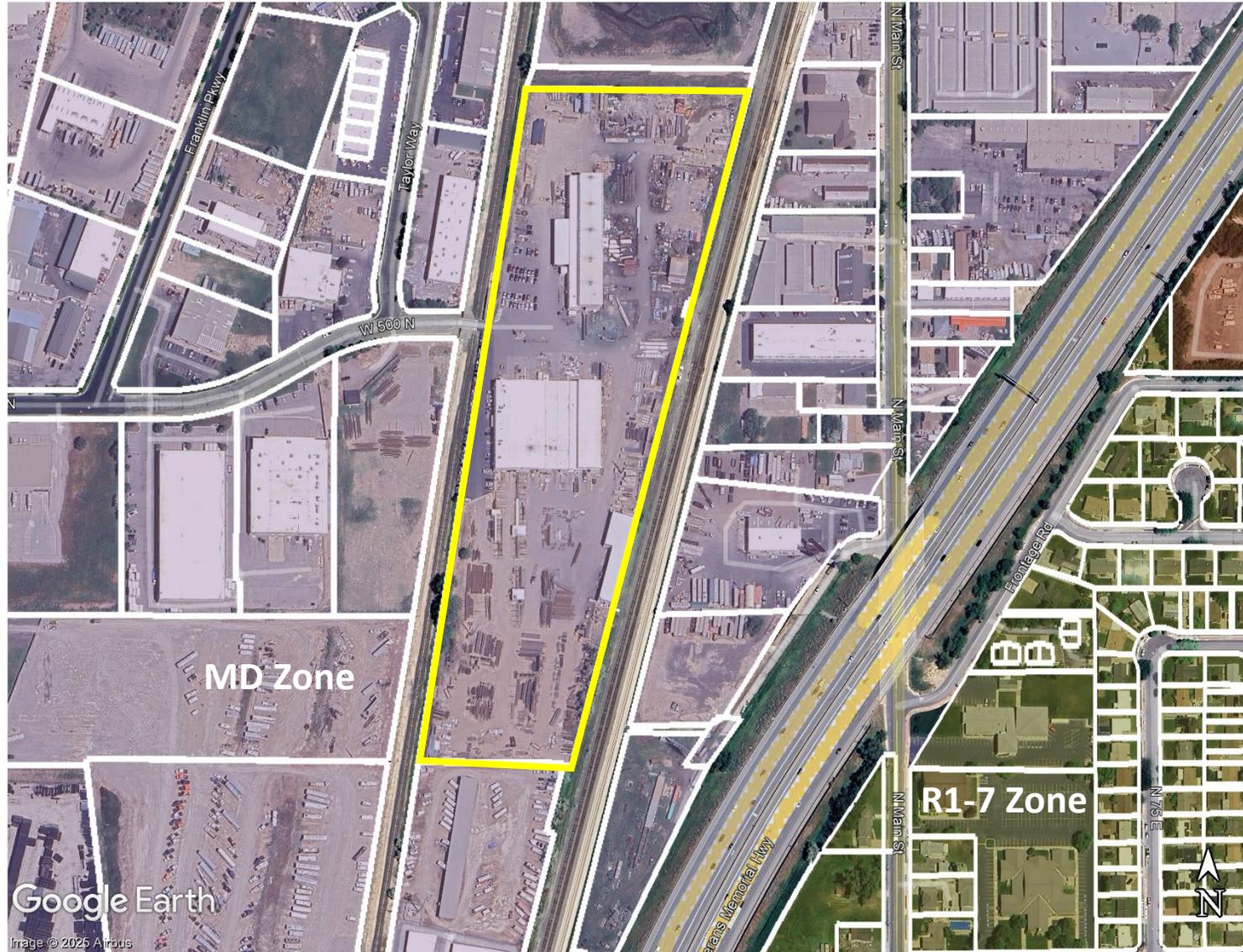


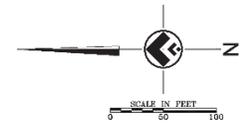
CITIZEN COMMENT

Site Plan
Structural Steel's Main Yard
125 West 500 North
Brian Dean



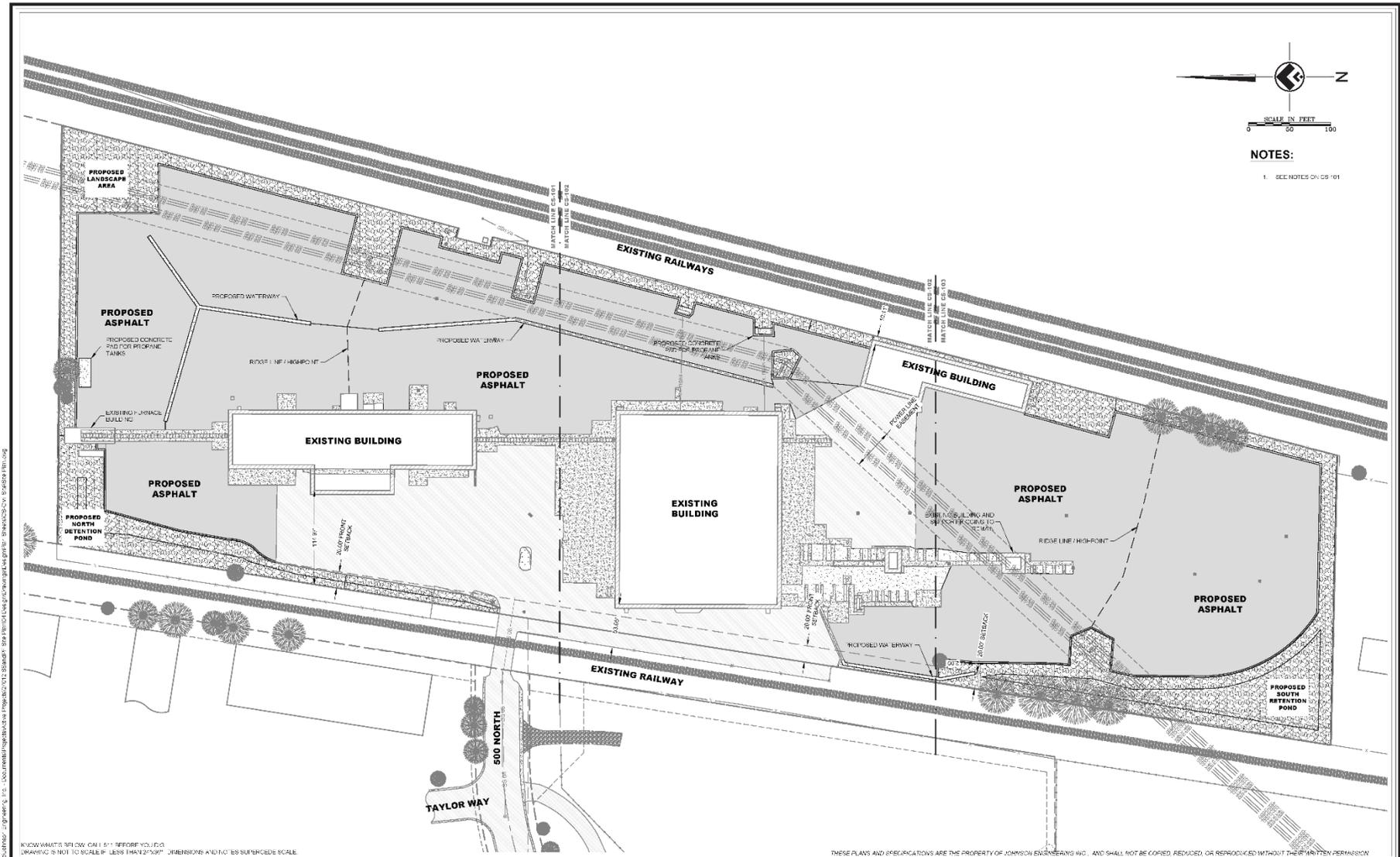
Structural Steel's Main Yard 125 West 500 North Zoning/Aerial





NOTES:

- SEE NOTES ON CS-101



KLING STUBBINS ARCHITECTS INC. 1111 11TH AVENUE, SUITE 200, DENVER, CO 80202
 DRAWING IS NOT TO SCALE IF LESS THAN 1/2"=1'-0" DIMENSIONS AND NOTES SURVEYED SCALE

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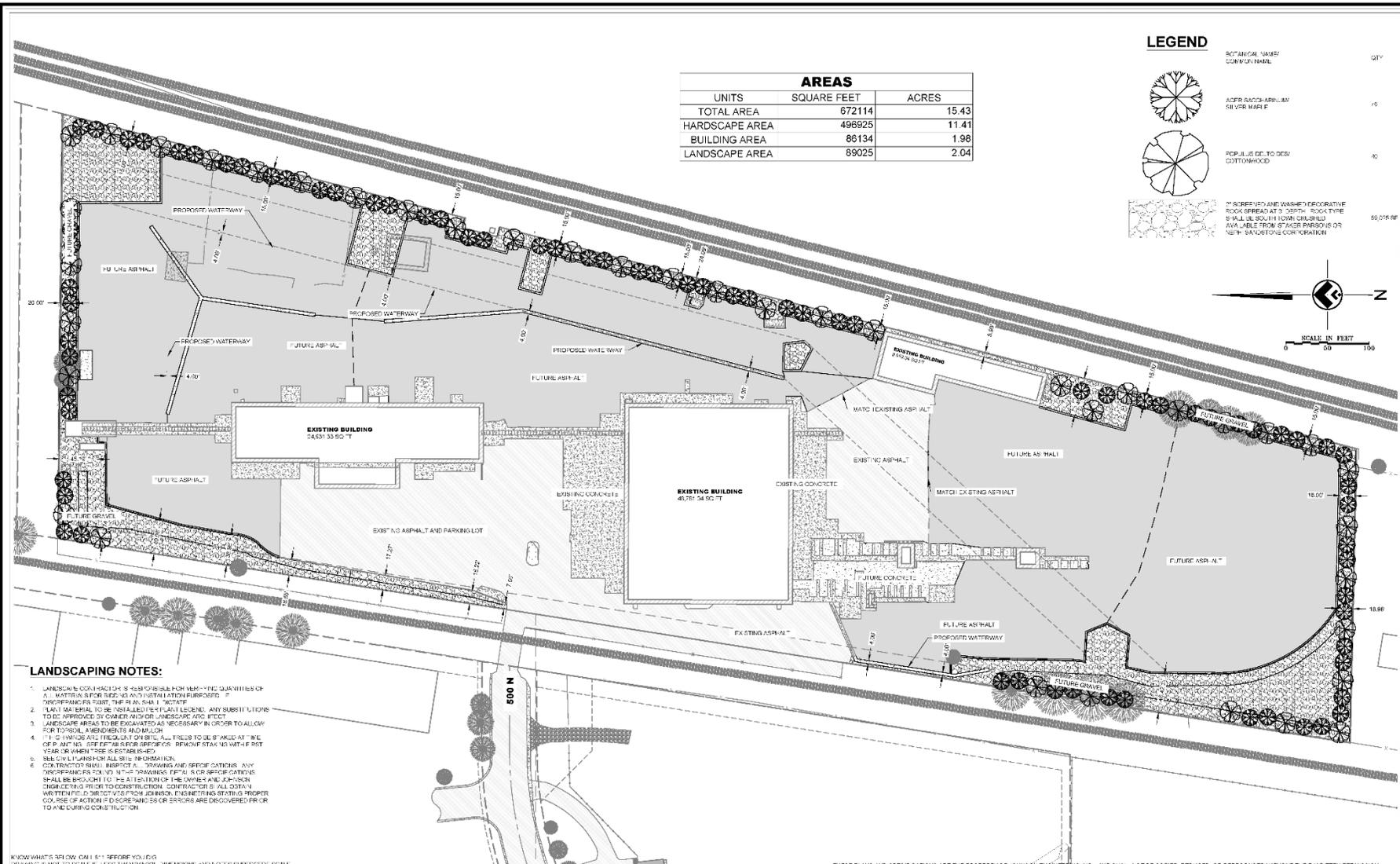
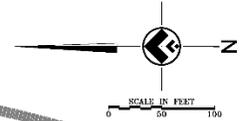
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24-012	05/15/25		
SCALE:	CS-100		
1"=50'			

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AREAS		
UNITS	SQUARE FEET	ACRES
TOTAL AREA	672114	15.43
HARDSCAPE AREA	496825	11.41
BUILDING AREA	86134	1.98
LANDSCAPE AREA	89025	2.04

LEGEND

	BOTANICAL NAME: COMMON NAME:	QTY
	ACER SACCHARINUM SUGAR MAPLE	16
	POPULUS DELTOIDES COTTONWOOD	10
	2" SCREENED AND WASHED DECORATIVE ROCK SPREAD AT 2" DEPTH - ROCK TYPE S-PAL-35 SOUTH UTAH CHALKED AVAILABLE FROM STAKER PARTS OR NEW-SATURSTONE CORPORATION	55,076 SF



LANDSCAPING NOTES:

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIAL TO BE INSTALLED PER PLAN LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
2. PLANT MATERIAL TO BE INSTALLED PER PLAN LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. LANDSCAPE AREAS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL AMENDMENTS AND MULCH.
4. IF 1/2" HUMUS AT 1/2" DEPTH ON SITE, ALL TREES TO BE SPKED AT 1/2" DEPTH FOR 1/2" HUMUS AT 1/2" DEPTH. REMOVE STAKES WITH 1/2" DEPTH YEAR OR WHEN TREE IS ESTABLISHED.
5. SELECT ALL PLANTS FOR ALL SITE INFORMATION.
6. CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO THE ARCHITECT OR ENGINEER FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM APPLICABLE AGENCIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

KLING STUBBINS ARCHITECTS LLP 1117 10TH AVENUE SALT LAKE CITY, UT 84143
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10	05/15/25	PRELIMINARY		CLIENT / OWNER INFORMATION: STRUCTURAL STEEL & PLATE FAB BRIAN DEAN 125 W 500 N NORTH SALT LAKE CITY, UTAH (801)-209-6809	 JOHNSON ENGINEERING 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124 www.johnsonengineering.com Phone: 801-797-4593	SHEET INFORMATION: LANDSCAPING PLAN SS&PF EQUIPMENT YARD NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH	DESIGNED BY	CHECKED BY	APPROVED BY	CL-100
9	05/05/25	FINAL					DBJ	DBJ	DBJ	
8	03/03/25	FINAL								
7	02/07/25	FINAL								
6	11/27/24	FINAL								
NO.	DATE	REVISION								

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ACTION UPDATE

ACTION UPDATE

June 17, 2025 None.

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

SAVE THE DATE: 2025 APA UT Fall Conference @ The Gateway on October 9th and 10th

MINUTES

ADJOURN