



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 March 12, 2024 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 three drive approaches, one of which being over 50 feet wide at 25 East Pacific Avenue, Kemari Manzanares, Topy Wheel Inc., applicant (Administrative)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 02/27/2024

Adjourn

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 March 12, 2024 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: March 7, 2024

The handwritten signature of Wendy Page, City Recorder.

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: March 12, 2024

SUBJECT: Conditional Use Permit for the quantity and size of drive approaches at 25 East Pacific Ave

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for three drive approaches, one of which being 50 feet wide at 25 East Pacific Avenue with no conditions.

BACKGROUND

The applicant, Topy America Inc, removed the existing asphalt parking lot (approximately 7,180 sq. ft.) at 25 East Pacific Avenue and is replacing it with concrete. Per code 10-20-3, this construction prompted the property to be brought into compliance with Low Impact Development (LID) standards which includes improvements to stormwater infrastructure and landscaping due to the project disturbing over 5,000 sq. ft. of land. The applicant is working with the City Engineering Department regarding grading and drainage.

The property has over 600 feet of frontage with approximately 395 feet on Main Street and 260 feet on Pacific Avenue. Historically, the parking lot was accessible by the entire paved frontage of approximately 127 feet with no official driveway. There is one 36 foot driveway that allows direct access to the outdoor storage yard that will remain unchanged as part of this construction. The applicant has proposed a new 50 foot driveway and 15 foot exit only driveway with improved landscaping for parking lot access and to divert stormwater from running directly into the public right of way.

City Code 10-6-2 allows the Planning Commission to approve more than two drive approaches on properties with greater than 400 feet of frontage and to increase the maximum nonresidential driveway size from 40 feet as a conditional use if it is supported by the City Engineer. The applicant is requesting the 50 foot wide driveway to safely accommodate frequent large truck traffic. The 15 foot exit only driveway is a response to required passenger vehicle parking stalls, parking lot design code, and existing conditions of the property including the placement of the building. The exit only driveway allows the applicant to provide three parking stalls, one of which is ADA compliant, and landscaping improvements. The City Engineer and DRC support the planned drive approaches as they do not pose any adverse impacts to the public right of way and are considered an improvement to the safety and function of the property.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-D), 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 three drive approaches, one of which being 50 feet wide at 25 East Pacific Avenue with no conditions.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Historical Conditions (Google Earth 11/2022)
- 4) Site Plan
- 5) Landscape Plan



Topy America Inc. Driveways

25 East Pacific Avenue

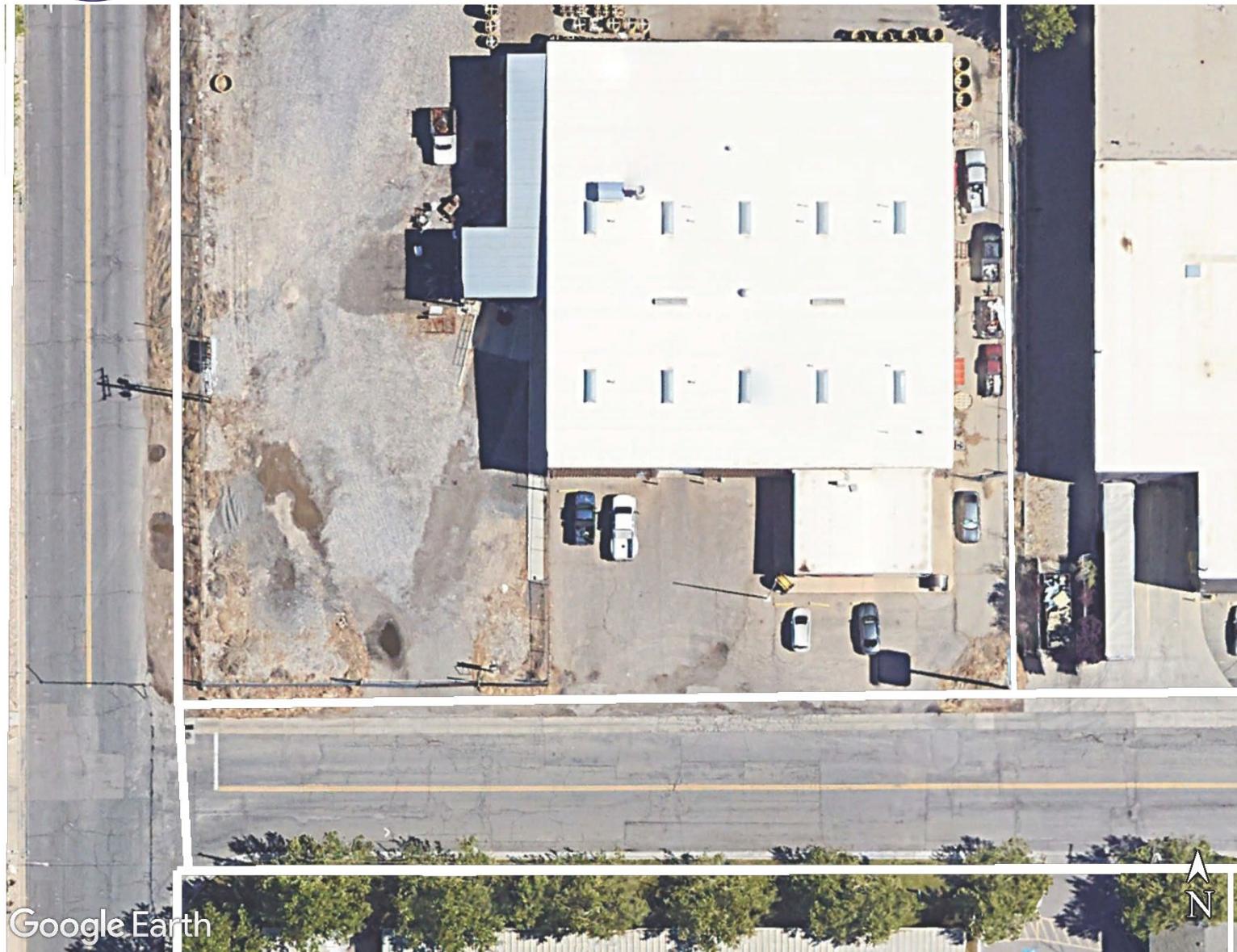
Zoning Map



Google Earth



Topy America Inc. Driveways
25 East Pacific Avenue
Aerial Map



Google Earth

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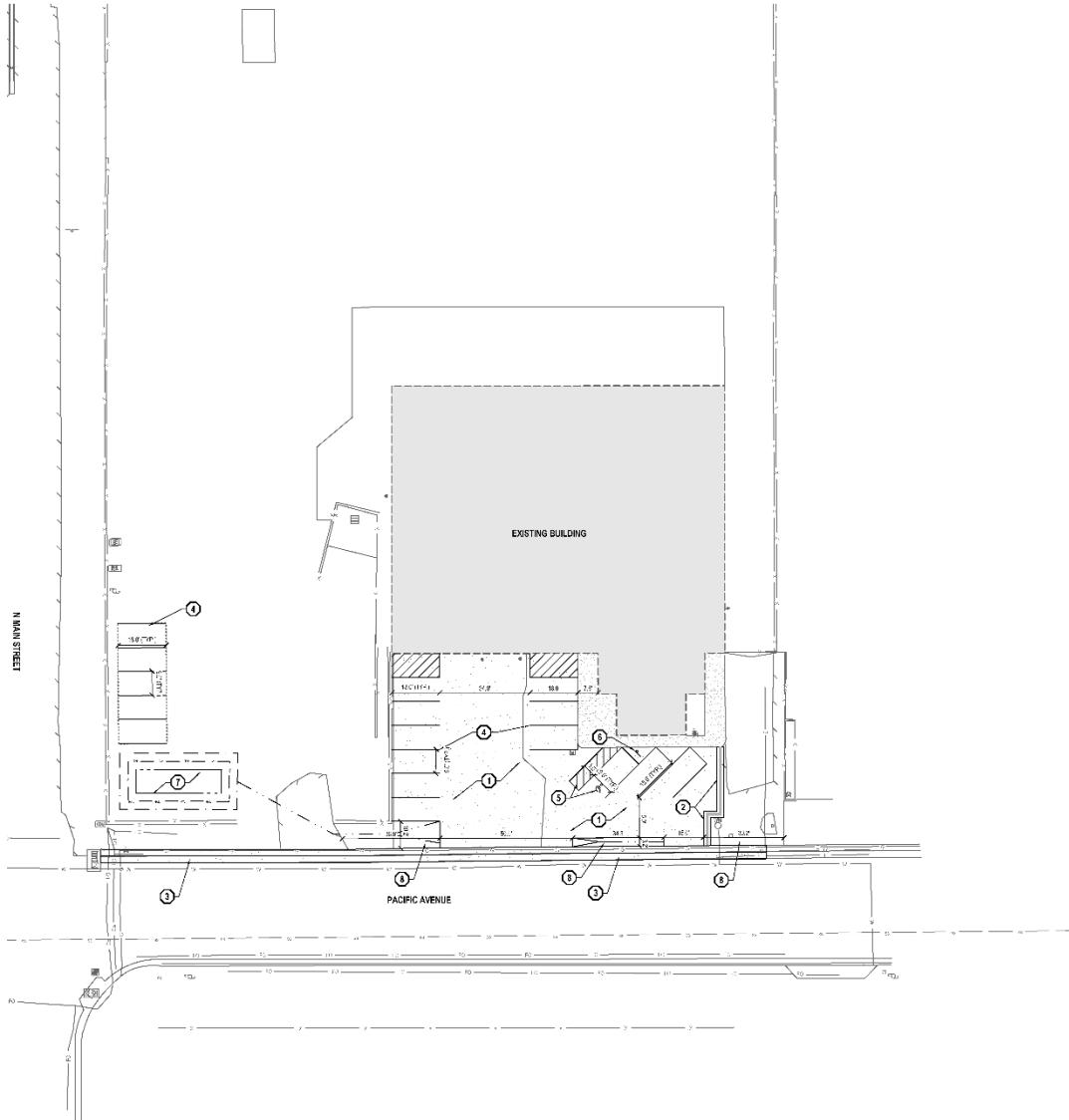


Topy America Inc. Driveways
25 East Pacific Avenue
Historical Conditions (Google Earth 11/2022)





Topy America Inc. Driveways
25 East Pacific Avenue
Site Plan



GENERAL N

1. ALLUMA TO DEDICAR LA SUA VIDA A UNA OBRA DE CARITATIU, A UNA ORGANIZACIÓ, A UNA INSTITUCIÓ, A UN CONVENT, A UNA ESCOLA, A UNA ASSOCIACIÓ
2. UN ALUMNAT DE 10 ANYS CONVIVINT A UNA ESCOLA, A UNA ASSOCIACIÓ
3. UN ALUMNAT DE 10 ANYS CONVIVINT A UN CONVENT, A UNA ESCOLA, A UNA ASSOCIACIÓ, A UNA INSTITUCIÓ
4. UN ALUMNAT DE 10 ANYS CONVIVINT A LA STREET, ESTUDIANT DE "PUNK", D'UNA CAMPANYA PUBLICITÀRIA
5. UN ALUMNAT DE 10 ANYS CONVIVINT A UNA ESCOLA, A UN CONVENT, A UNA ASSOCIACIÓ, A UNA INSTITUCIÓ, A UNA INSTITUCIÓ CULTURAL, A UNA CAMPANYA PUBLICITÀRIA
6. UN ALUMNAT DE 10 ANYS CONVIVINT A UNA ESCOLA, A UN CONVENT, A UNA ASSOCIACIÓ, A UNA INSTITUCIÓ, A UNA INSTITUCIÓ CULTURAL, A UNA CAMPANYA PUBLICITÀRIA, A UNA PISCINA
7. UN ALUMNAT DE 10 ANYS CONVIVINT A UNA ESCOLA, A UN CONVENT, A UNA ASSOCIACIÓ, A UNA INSTITUCIÓ, A UNA INSTITUCIÓ CULTURAL, A UNA CAMPANYA PUBLICITÀRIA, A UNA PISCINA, A UNA PLÀJIA

SCOPE OF WORK

PROVIDE LABOR AND EQUIPMENT TO CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS & DRAWINGS REFERENCED. THE DETAILS LISTED, AND DRAWINGS CAN ON THE CONSTRUCTION DRAWINGS.

SITE SUMMARY TABLE		
DESCRIPTION	AREA	PERCENTAGE
CONCRETE WALKWAY	54.45 SF	56%
CONCRETE WALKWAY	1,092 SF	7%
GRASS AND GUTTER	165 SF	1%
HARDSCAPING	6,775 SF	31%
DECIDUOUS FOREST	865 SF	2%
TOTAL SITE	17,700 SF	100%
<i>(A450295)</i>		

PARKING PROVIDED TABLE	
STANDARD STAIRS	16
ADDED 618	1
TOTAL STAIRS	17

PARKING REQUIREMENTS

PARKING LOT EQUIPMENT 3
6500 WINDSOR 941-548-0000 24-13-146-5

WHOLESALE SALES
OFFICE 974-120-005

WHOLESALE SALES
OFFICE/STO 974-120-005

WHOLESALE SALES
OFFICE 974-120-005

WHOLESALE SALES
OFFICE 974-120-005

 <p>TOOLE 159 H. Main St, Unit 1 Ondo, UT 84047 Phone: 435 563 3590</p> <p>SANDY Phone: 801 255 0239</p> <p>LAYTON Phone: 801 547 1100</p> <p>CEDAR CITY Phone: 435 565 1453</p> <p>RICHFIELD Phone: 435 566 2083</p> <p>WWW.ENSIGNENG.COM</p> <hr/> <p>TOPY AMERICA 25 PACIFIC AVE NORTH SALT LAKE, UT 84081 800-227-0000 FAX 800-227-0001 E-MAIL: info@topyamerica.com</p> <p>TOPY AMERICA PARKING LOT DESIGN</p> <p style="text-align: right;">25 PACIFIC AVE NORTH SALT LAKE, UTAH</p> <p>SITE PLAN</p>
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1000

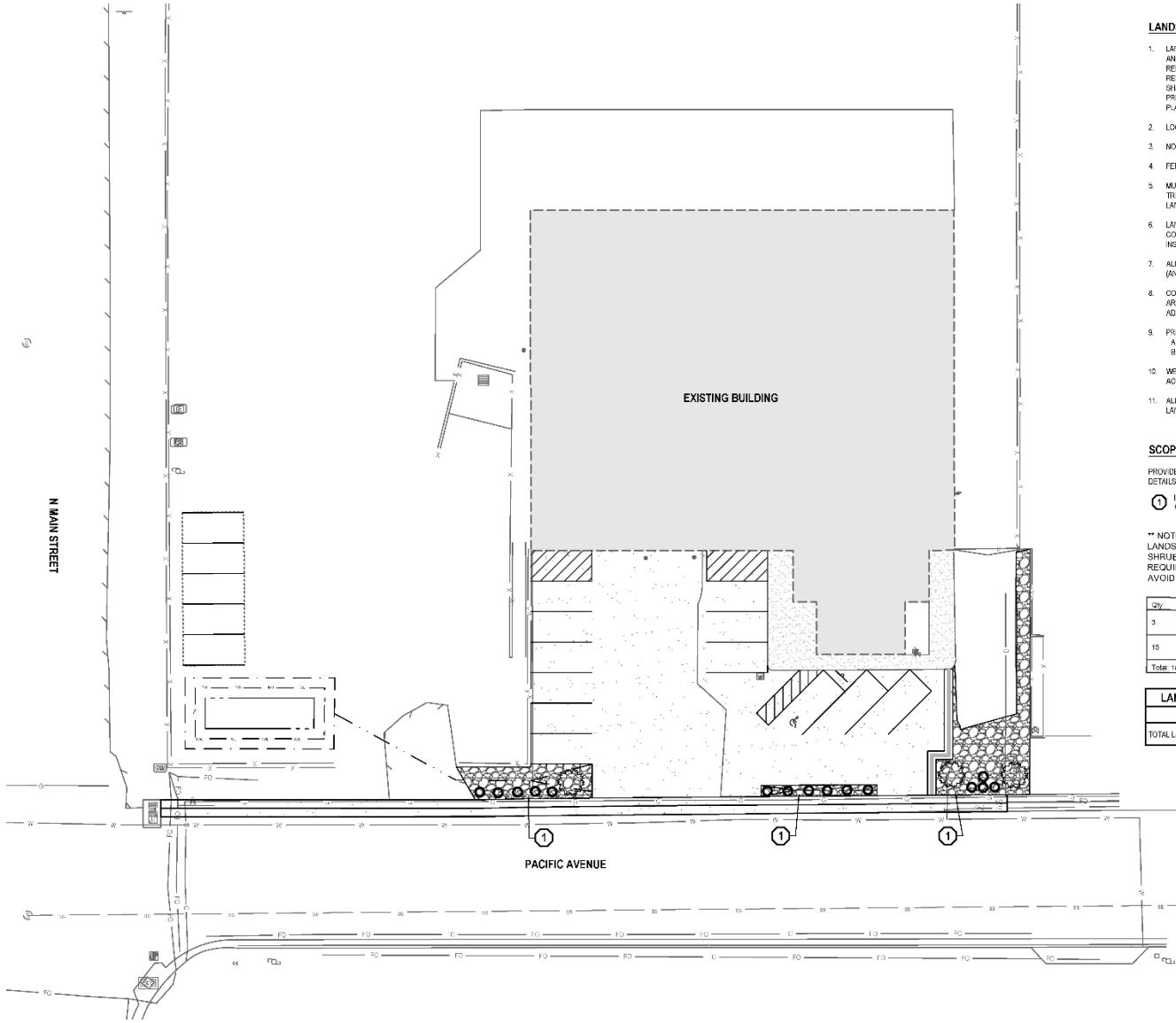
A horizontal graphic scale with markings at 21, 22, 23, 24, and 25. The scale is marked with a series of black and white squares, with the numerical values 21, 22, 23, 24, and 25 positioned above the scale line.



Topy America Inc. Driveways

25 East Pacific Avenue

Landscape



LANDSCAPING NOTES

- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY THE CITY PLANNING AND LAND SURVEYING, OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
- MULCH PER PLAN SHALL BE USED AS A FOUR-INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE BAUDER OR LANDSCAPE ISLAND.
- LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANS-286-1986).
- CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ON SITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER.
- PROVIDE THE FOLLOWING TOP SOIL MINIMUMS
 - A 4" TOPSOIL IN ALL SOG AREAS
 - B 6" TOP SOIL IN ALL PLANTER BEDS
- WEED FABRIC SHALL BE A DEWITTS LINEBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.
- ALL LANDSCAPING MUST COMPLY WITH NORTH SALT LAKE CITY'S CHAPTER 22-10-22-3 WATER EFFICIENT LANDSCAPE STANDARDS.

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

① INSTALL 4" DEEP 2'3" DIA. NEPHI ROCK & GRAVEL COLOR 'SOUTHWEST' OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER. TYP.

† NOTES ** THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY. ALL LANDSCAPE SHRUBS ARE SUBJECT TO CHANGE AS LONG AS THE SHRUBS MEET PLANT SIZE PER NORTH SALT LAKE CITY APPROVED SIZE REQUIREMENTS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS AND OTHER UTILITIES.

Qty	Symbol	Common name	Plant Size
3	○	Ground Alpine	1 Gallon
15	●	Blue Cat's Eye	1 Gallon
Total: 18			

LANDSCAPE COVERAGE TABLE

DESCRIPTION	AREA (SF)
TOTAL LANDSCAPE AREA	1,238

**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 27, 2024**

DRAFT

Commission Chair BreAnna Larson called the meeting to order at 6:40 p.m.

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Katherine Maus
Commissioner Irene Stone
Commissioner Brandon Tucker
Commissioner William Ward

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson, Planner; Meredith Covey, Planning Intern.

OTHERS PRESENT: Dee Lalliss, resident; Lester Essig, Ardmore Apartments, LLC.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF CONCEPT PLAN FOR A SEVEN (7) UNIT SUBDIVISION KNOWN AS TRIPLETS ON MAIN PUD AT 391 NORTH MAIN STREET, LESTER ESSIG, ARDMORE APARTMENTS, LLC, APPLICANT

Sherrie Pace showed an aerial view of the property located at 391 North Main Street. She explained that there was an existing home on the one acre parcel that would be removed. In 2017 the previous owner of this property obtained final plat approval for the Romaine Court PUD with ten townhomes. After approval the property was sold to the current owner and as Romaine Court was never recorded the approval of the final plat expired.

Ms. Pace explained that in 2020 the City Code was amended with regard to the calculation of unit density and unit type for PUD subdivisions in the R1-7, RM-7, and RM-20 zones. Recently the code was amended with respect to subdivisions and implements new standards for PUD developments and a streamlined process for all subdivisions. The proposed concept plan application was received on January 24, 2024 which was prior to the effective date of the subdivision ordinance changes which was January 30, 2024. Therefore, the applicant would be

44 vested with the standards and review procedures in place prior to the adoption of the new code.
45 The concept plan review would be based upon the code in place prior to January 30, 2024.

46
47 The proposed concept plan was for a condominium style PUD with seven for sale dwelling units
48 comprised of three twin home structures and one single family. The permitted density for the R1-
49 7 zone was limited to eight dwelling units per net acre. The net acreage after deducting the street
50 area of 0.13 acres was 0.87 acres and the maximum allowed density was seven dwelling units.
51 The majority of property would be held in common and consist of open space, driveways, and a
52 private street. Six of the units would obtain access from the new 20 foot wide private street and
53 the single family dwelling would have access from Main Street. All the units would be two
54 stories with approximately 1,900 square feet of living space, two car garages, and driveways for
55 a total of 14 garage spaces and 14 driveway spaces which exceeded the minimum 2.25 spaces
56 per unit required by code. The improved landscaping on the site was approximately 0.49 acres
57 (49%) and would be required to meet the water efficient landscape standards.

58
59 Under the PUD standards for code section 10-7-4 as adopted at the time of application the
60 Planning Commission would determine the minimum standards at preliminary plan approval for
61 lot area, width, yard, height and coverage, street width, as well as varying other design standards
62 contained within the ordinance 10-7-7, including street width. The applicant proposed that the
63 Planning Commission vary the private street width requirement from a right of way with 50 feet
64 (27 feet asphalt) to 20 feet of asphalt, the minimum lot size from 7,000 square feet to 1,320
65 square feet, the minimum front setback (public street) from 25 feet to 20 feet, the minimum front
66 setback (private street) from 25 feet to 18 feet, the minimum side setback from 8 feet/12 feet
67 (combined 20 feet) to 8 feet/12 feet (south/north perimeter), the minimum rear setback from 25
68 feet to 15 feet (west perimeter), the maximum lawn area from 25% or 6,500 square feet to a
69 number that the Planning Commission found acceptable for the development type, and the
70 minimum parking from 2.25 spaces per dwelling unit to 4 spaces per dwelling unit (14 garage
71 and 14 driveway).

72
73 The Development Review Committee (DRC) recommended the concept plan include an area
74 adjacent to the private street for the placement of garbage and recycling containers on pick up
75 day. The garbage truck would enter the site, turn around, and pick up the trash upon exiting the
76 development. The DRC also recommended that a snow easement be placed at the ends of the
77 private street and landscaped appropriately. The Fire Marshal indicated that no street parking
78 would be permitted on the private street. The Planning Commission should direct the applicant to
79 the amount of sod that would be permitted on the site and any other changes to the layout such as
80 setbacks.

81
82 Sherrie Pace said that no public hearing was required for a concept plan or PUD subdivision;
83 however, an environmental notice was sent out to all property owners within a 300 foot radius of
84 the project site (as required for all concept plans) asking for any information or concerns related

85 to erosion, grades, groundwater, etc. One written comment was submitted related to the final
86 grading and runoff issues of the project which was relayed to the City Engineer.

87

88 Chair Larson asked in regard to the driveway dimensions. Sherrie Pace replied that the
89 driveways met the minimum 18 foot from the garage door to the turn of the road.

90

91 Commissioner Jorgensen mentioned the requirement for no on street parking and if it should be
92 designated as such to avoid issues with emergency services. Sherrie Pace responded that the Fire
93 Marshal had requested this signage.

94

95 Commissioner Stone mentioned the landscaping outside the fenced areas and if it would be
96 developed and maintained by an HOA. Sherrie Pace said there would be an HOA for the
97 common area and individual back yards for each unit.

98

99 Lester Essig, Ardmore Apartments LLC, said there would be a small fenced area with sod for
100 each individual unit. He would prefer not to place sod across the entire area and was open to
101 suggestions from the Commission.

102

103 Commissioner Jorgensen suggested the percentage of sod be based off the recently passed
104 Chapter 22 standards for water efficient landscaping.

105

106 Sherrie Pace said one way to determine this would be to look at each building as if it was on an
107 individual lot (7,000 square feet multiplied by seven would be 49,000 square feet) and 25%
108 would require 10,000 to 13,000 square feet of landscaping. She also said the detention area could
109 be rock and a common area could be sod. Ms. Pace suggested the sod not exceed 19,500 square
110 feet (65,000 square feet multiplied by three) and the applicant could propose less with the
111 addition of xeriscaping.

112

113 Commissioner Maus was in favor of treating each building envelope individually and having
114 additional open space.

115

116 Commissioner Holbrook commented on the potential need for additional sod if there would be
117 grass in each backyard.

118

119 Commissioner Stone asked if the requirements for landscaping or xeriscaping were already
120 assumed. Sherrie Pace replied that the applicant would need to meet the water efficient landscape
121 ordinance but the Commission needed to determine the maximum percentage of sod allowed.

122

123 Commissioner Jorgensen commented that 6,500 square feet was 30% of the lot that would need
124 to be landscaped.

125

126 Sherrie Pace said if each backyard and everything north of the duplex fence was sod then the
127 landscaping would be around 10,000 square feet. Commissioner Holbrook suggested doubling
128 the amount and requiring up to 13,000 square feet of landscaping.

129
130 Commissioner Stone asked if there was a plan for the area behind the single family home. Lester
131 Essig responded that they would be sitting down with a landscape architect to determine the use
132 for those two open spaces. He said options included a playground, dog park, BBQ pit, or
133 pickleball court.

134
135 Commissioner Tucker spoke on the southwest corner and asked about storm water detention
136 onsite. Lester Essig replied it was the dedicated stormwater detention due to the natural flow and
137 grade of the property. He said engineering would determine the size and said they may be able to
138 place a pickleball court there. Mr. Essig mentioned the resident concern and said the drainage
139 and detention would be self contained on site.

140
141 Sherrie Pace suggested that the individual backyards could be xeriscaped with grass in the
142 common area and a requirement of 6,500 square feet to be landscaped with the option to increase
143 at preliminary plat.

144
145 Commissioner Tucker was in favor of a requirement for up to 13,000 square feet of landscaping
146 as he wanted to see the detention basin with sod and allowing the residents the choice to
147 determine landscaping for their individual backyards. He would also like to see an amenity
148 behind the single family home.

149
150 The Commission discussed the proposed setbacks and had no issues.

151
152 **Commissioner Jorgensen moved that the Planning Commission recommend approval of the**
153 **concept plan for Triplets on Main PUD with the following conditions:**

154
155 1) **An area for garbage can placement on pick up days be added adjacent to the private**
156 **street;**
157 2) **Snow storage areas be added to the ends of the private street and landscaped**
158 **appropriately;**
159 3) **No on street parking shall be permitted on the private street and showed be clearly**
160 **posted as such with permanent “no parking” signage;**
161 4) **The maximum amount of lawn or sod permitted shall be 13,000 square feet.**

162
163 **Commissioner Holbrook seconded the motion. The motion was approved by**
164 **Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.**

165
166 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
167 PLANNING COMMISSION

168
169 Sherrie Pace reported that on February 20th the City Council approved the plat amendment for
170 935 South Silvertree Lane, as well as the site plan for Senergy. She said the City Council had
171 requested a memo on the items that were reviewed during the Planning Commission meetings.
172

173 Sherrie Pace said staff would be meeting with the consultant, Landmark Design, for the General
174 Plan update and would then be scheduling a joint work session with the City Council,
175 Commission, and consultant.

176
177 4. APPROVAL OF MINUTES
178

179 The Planning Commission meeting minutes of February 13, 2024 were reviewed and approved.
180

181 **Commissioner Jorgenson moved to approve the meeting minutes as drafted for the**
182 **February 13, 2024 Planning Commission meeting. Commissioner Ward seconded the**
183 **motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus,**
184 **Stone, Tucker, and Ward.**

185
186 5. ADJOURN
187

188 Commission Chair Larson adjourned the meeting at 7:28 p.m.
189

190 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
191 *Tuesday, March 12, 2024 by unanimous vote of all members present.*

192
193
194
195 *Wendy Page, City Recorder*