



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





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10 East Center Street, North Salt Lake, Utah 84054
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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

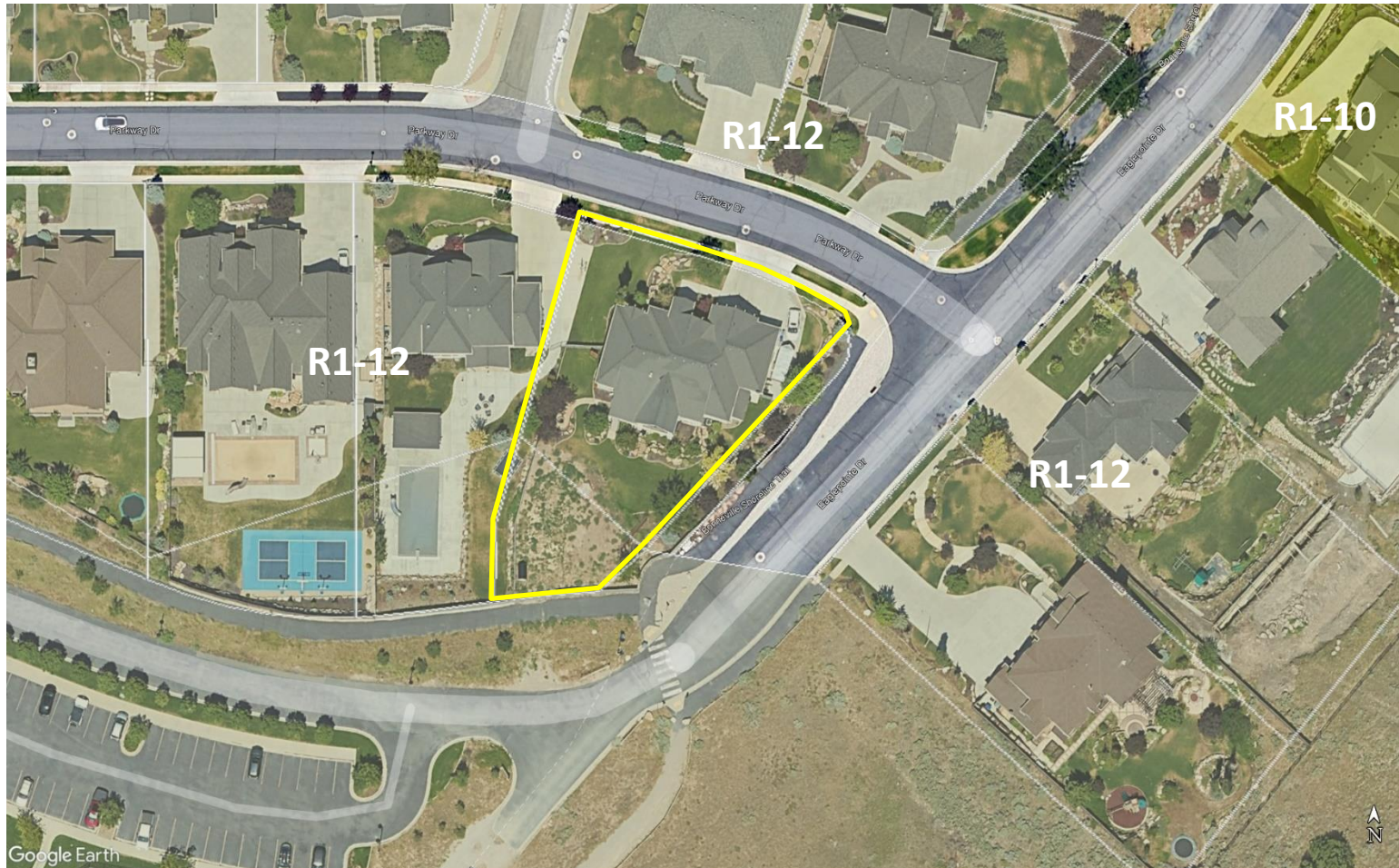
I move that the Planning Commission approve the conditional use permit for a combined total driveway width of 40 feet at 1030 South Parkway Drive with no conditions.

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





- 1 IN/ ELECTRICAL DISCONNECT. CONFIRM ADEQUATE POWER
WITH UTILITY COMPANY PRIOR TO INSTALL. FINAL DESIGN
BY OTHERS.
- 2 (E) ELECTRICAL METER BOX TO REMAIN.
- 3 IN/ BURIED ELECTRICAL LINE TO NEW GARAGE, SHOWN
SCHEMATICALLY.
- 4 (E) CURB AND GUTTER.
- 5 (E) CONCRETE SIDEWALK.
- 6 PUBLIC UTILITY EASEMENT.
- 7 PROPERTY LINE.
- 8 IN/ FENCE 6' MAXIMUM HEIGHT PER ZONING. FINAL DESIGN
PER OTHERS.
- 9 (E) 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 (E) 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 IN/ 100 AMP ELECTRICAL PANE, WITH UFER. SEE FLOOR
PLANS FOR INTERIOR LOCATION.
- 16 IN/ WATER LINE SHOWN SCHEMATICALLY. FINAL
SIZING/LAYOUT BY OTHERS.
- 17 IN/ LANDSCAPED BED.
- 18 IN/ 4" SEWER LINE. FINAL LOCATION AND DESIGN BY
OTHERS.

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 KAL 2.051 2700 2007- 2.1E+17 91000
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WESTON GARAGE
10030 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:	2427
drawn by:	Author
checked by:	Checker
sheet title:	Site Plan

AS101

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

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

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

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

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

4. APPROVAL OF MINUTES

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

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

5. ADJOURN

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

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

Wendy Page, City Recorder