



## 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

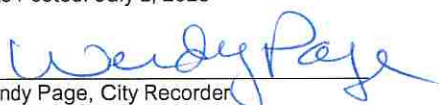
*This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.*

*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

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

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#### **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.

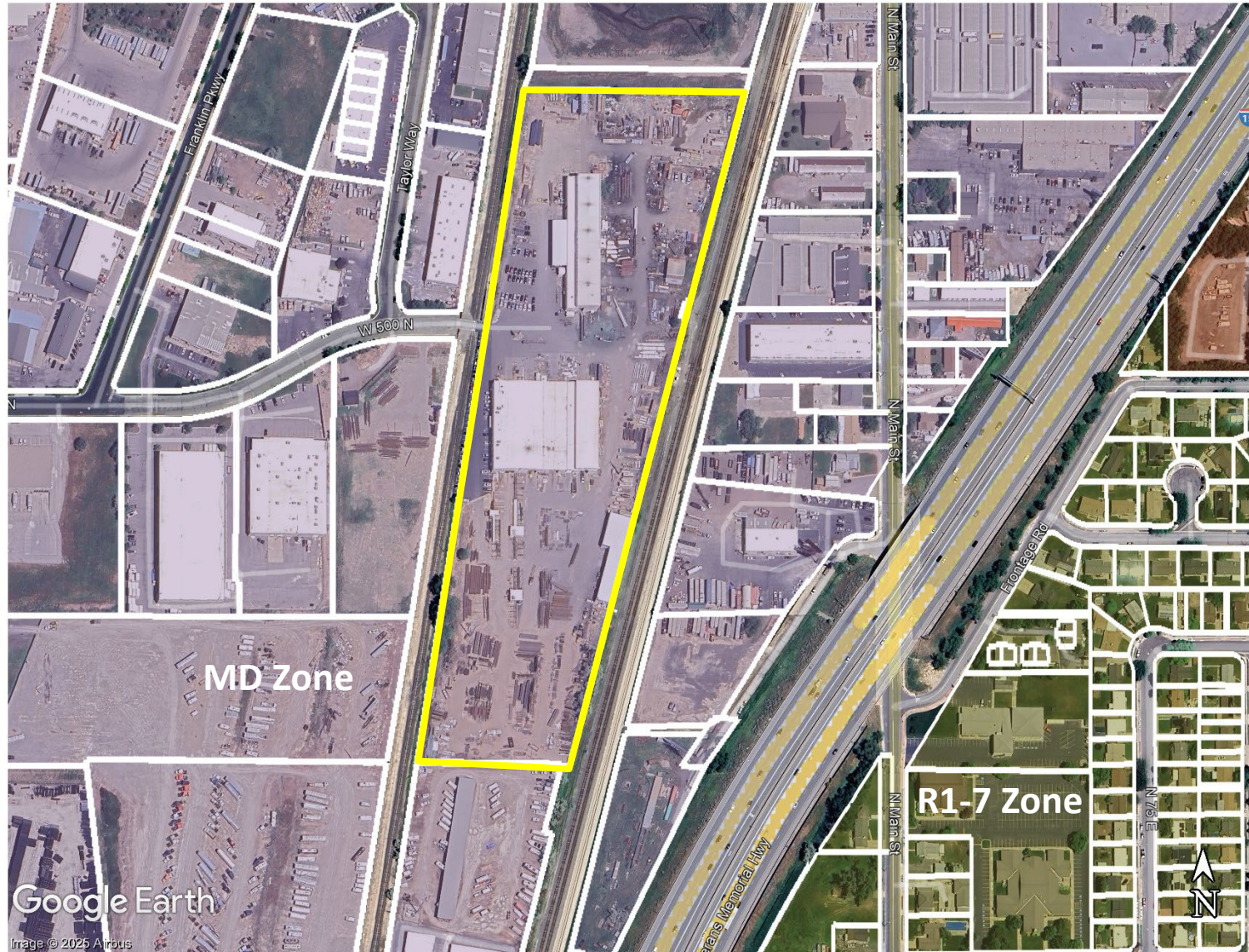
#### **Attachments:**

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

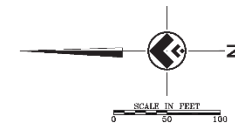




# Structural Steel's Main Yard 125 West 500 North Zoning/Aerial

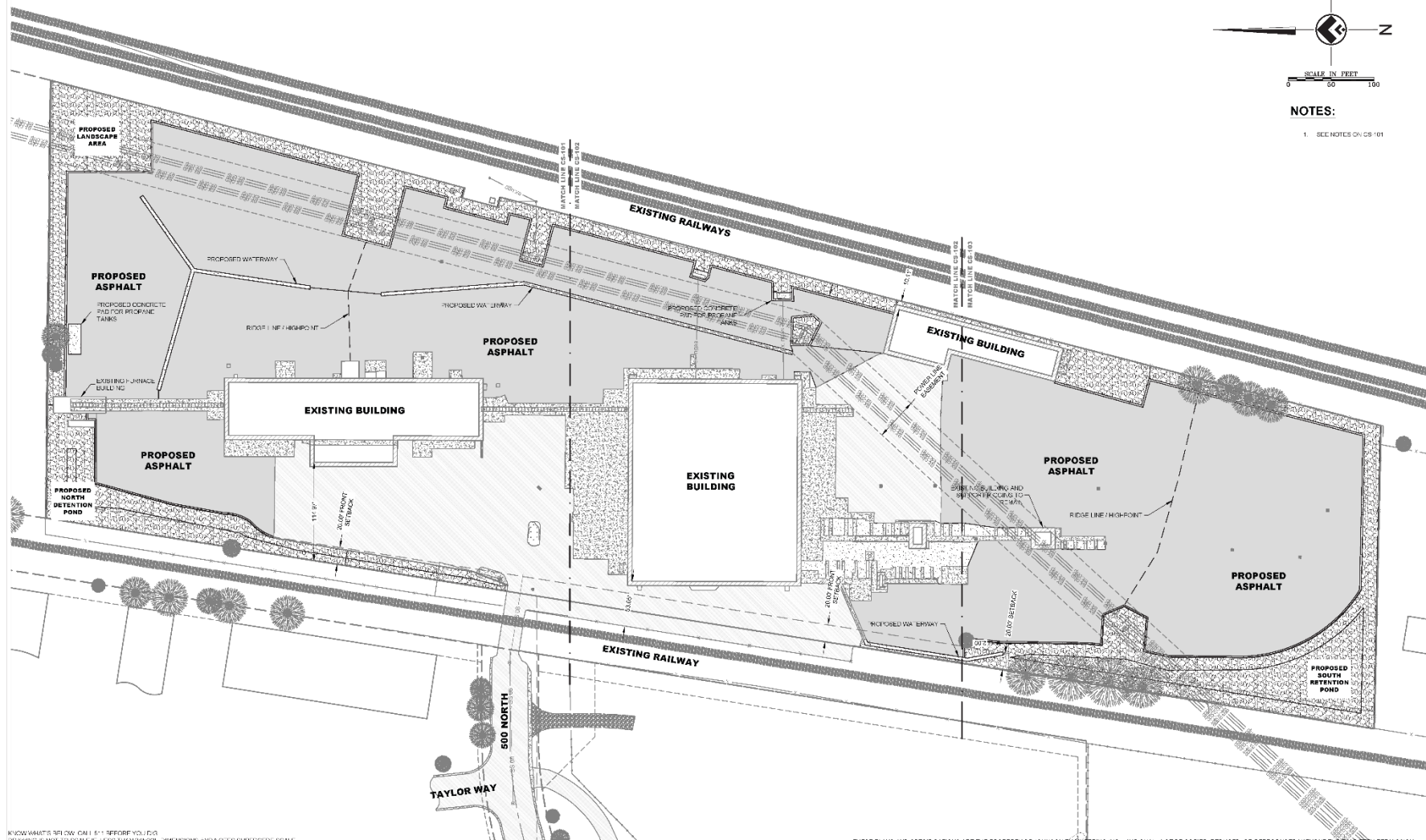






**NOTES:**

1. SEE NOTES ON CS-101



KNOWN LIMITS: 1/8" = 1' 0" (1/8" = 1' 0")  
DRAWING IS NOT TO SCALE IF LESS THAN 1/8" = 1' 0"

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC. AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

10	06/10/25	FINAL
9	05/15/25	FINAL
8	05/05/25	FINAL
7	03/03/25	FINAL
6	02/07/25	FINAL
NO.	DATE	REVISION



**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.johnsonengineeringinc.com  
Phone: 801-797-4593




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

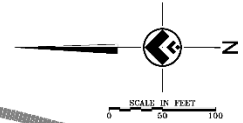
DRAWN BY DBJ	CHECKED BY DBJ	APPROVED BY DBJ	SHEET
PROJECT NO. 24-012	DATE 05/15/25	SCALE 1"=50'	CS-100

C:\Users\johanson\Documents\Johnson Engineering\SS&PF Equipment Yard\SS&PF Equipment Yard\SS&PF Equipment Yard.dwg - Johnson, Chris Landscaping Notes and Plan

AREAS		
UNITS	SQUARE FEET	ACRES
TOTAL AREA	672114	15.43
HARDSCAPE AREA	496925	11.41
BUILDING AREA	86134	1.98
LANDSCAPE AREA	89025	2.04

## LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY
	ACER SACCHARUM SUGAR MAPLE	15
	POPULUS DELTOIDES COTTONWOOD	10
	2" SCREENED AND WASHED DECORATIVE ROCK SPREAD AT 3" DEPTH. ROCK TYPE SHALL BE SOUTH FURNISHED AVAILABLE FROM STAKER PAROUS OR NEW SATURSTONE CORPORATION	55,078 SF



## LANDSCAPING NOTES:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS BEFORE BEGINNING INSTALLATION. PROVIDE PROPER SPACING FOR THE PLANT. SEE S&P PLANT LEGEND.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- LANDSCAPE AREAS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH.
- IF 1/2" (1/2" MINUS) AND 1/4" (1/4" MINUS) TREES TO BE PLANTED AT 1" MINUS OF P. 1/4" (1/4" MINUS) FROM SPECIFIC. REMOVE STAKES WITHIN 1ST YEAR OR WHEN TREE IS ESTABLISHED.
- SEE CIVIL PLANS FOR ALL SITE INFORMATION.
- CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOR THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN CORRECTIONS FROM JOHNSON ENGINEERING BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN CORRECTIONS FROM JOHNSON ENGINEERING BEFORE PROCEEDING WITH CONSTRUCTION.

JOHNSON ENGINEERING HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE UTAH PROFESSIONAL ENGINEERING ACT. THIS DRAWING IS NOT TO SCALE. IF LESS THAN 1/8" (1/8" MINUS) DIMENSIONS AND NOTES SURVEYOR SCALE.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC. AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

NO.	DATE	DESCRIPTION
10	05/15/25	PRELIMINARY
9	05/05/25	FINAL
8	03/03/25	FINAL
7	02/07/25	FINAL
6	11/27/24	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.johnsonengineeringinc.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	SHEET
DBJ	DBJ	DBJ	
PROJECT NO.	24-012		
DATE	05/15/25		
SCALE	1"=50'		

CL-100

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
JUNE 10, 2025

**DRAFT**

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

PRESENT: Commission Chair BreAnna Larson  
Commissioner Ryan Holbrook  
Commissioner Ron Jorgensen  
Commissioner Johnathan Marsh  
Commissioner Irene Stone  
Commissioner Brandon Tucker  
Commission Vice Chair William Ward

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

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

1. PUBLIC COMMENTS

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

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

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

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

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

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

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

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

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

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

Mackenzie Johnson noted that the Planning Commission had until June 30<sup>th</sup> to complete the required training. She then reviewed the training that was still needed.

### 4. APPROVAL OF MINUTES

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

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

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

5. ADJOURN

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

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

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*Wendy Page, City Recorder*