

# PLANNING COMMISSION MEETING

August 26, 2025  
6:30 p.m.



# CITIZEN COMMENT

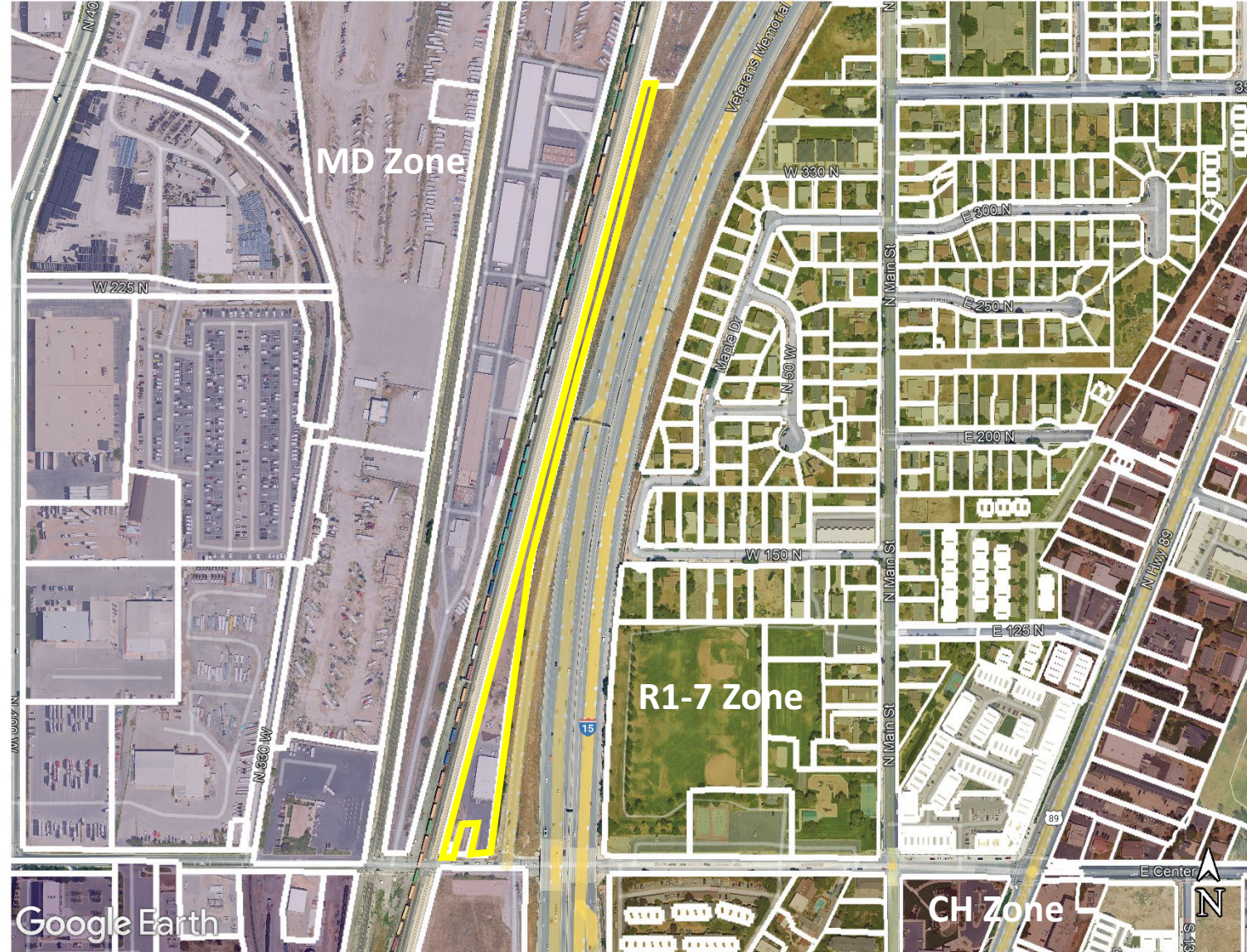
PUBLIC HEARING

Amendment to the  
Self Storage & Storage Shed  
Overlay Zone Map  
100 West Center Street  
Kenneth Jensen, KCMP Holdings





# Self Storage and Storage Shed Overlay Zone Amendment 100 West Center Street Zoning Map



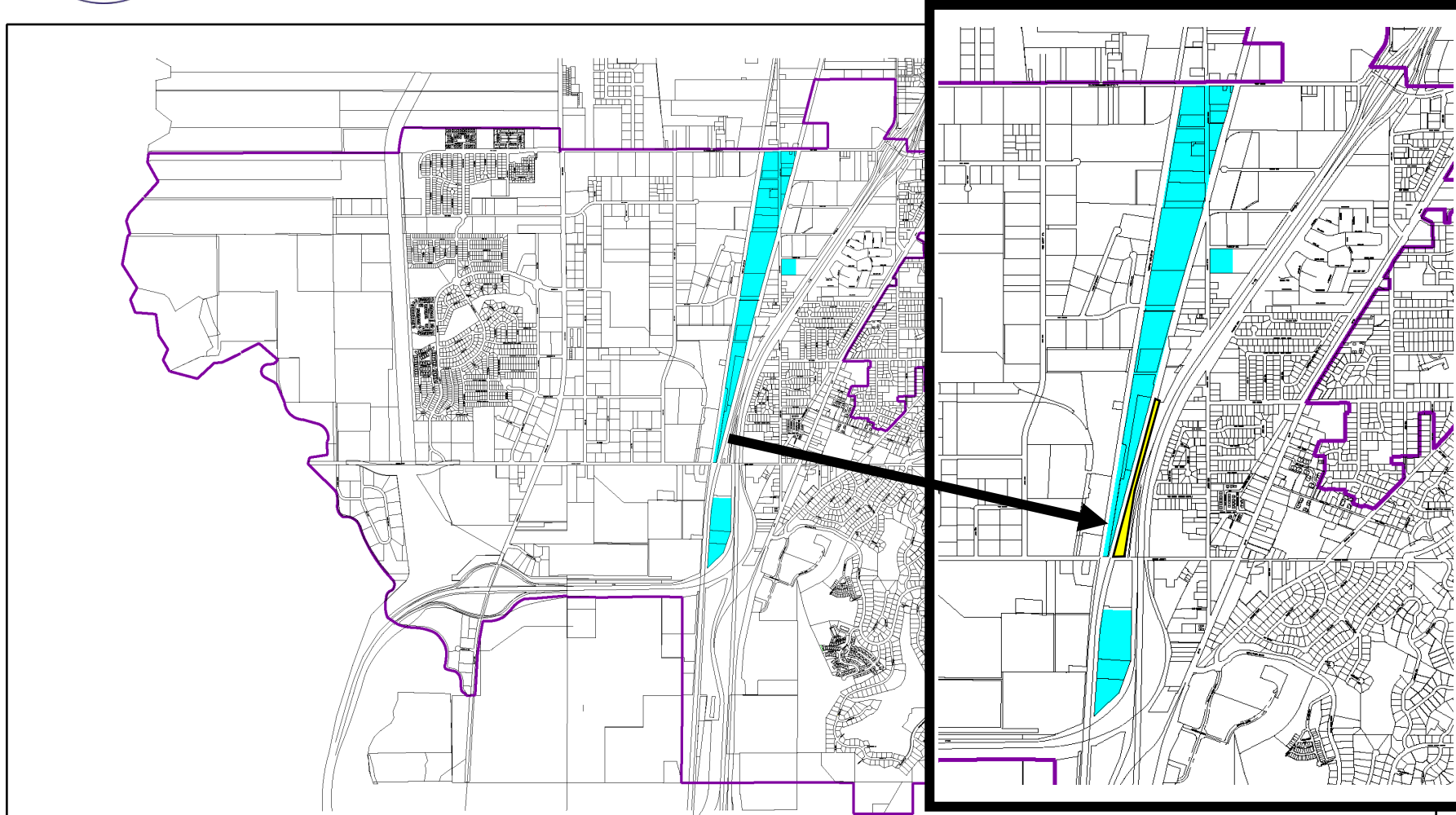




# Self Storage and Storage Shed Overlay Zone Amendment

## 100 West Center Street

### Self Storage and Storage Shed Overlay Map



REVISION	DATE	BY	DESCRIPTION	DESIGN
				PAD
				DRAWN
				PAD
				CHECKED
				PAD
				DATE
				DEC 2011
				BY: T.O.
				W.B. HOD

**NORTH SALT LAKE CITY**  
**SELF STORAGE &**  
**STORAGE SHED**  
**OVERLAY MAP**



**CITY OF NORTH SALT LAKE**  
10 West Center Street  
North Salt Lake, Utah 84054  
801.335-8700  
**LEONARD K. ARVE**  
Mayor  
**DAVEY EDWARDS**  
City Manager

SHEET  
OF  
PROJECT NO.



# Self Storage and Storage Shed Overlay Zone Amendment

## 100 West Center Street

### UDOT I-15 Potential ROW Impact (Oct. 2024)

I-15 ENVIRONMENTAL  
IMPACT STATEMENT  
Farmington to Salt Lake City



#### UDOT I-15 Farmington to Salt Lake City FEIS: Potential ROW Impacts October 2024

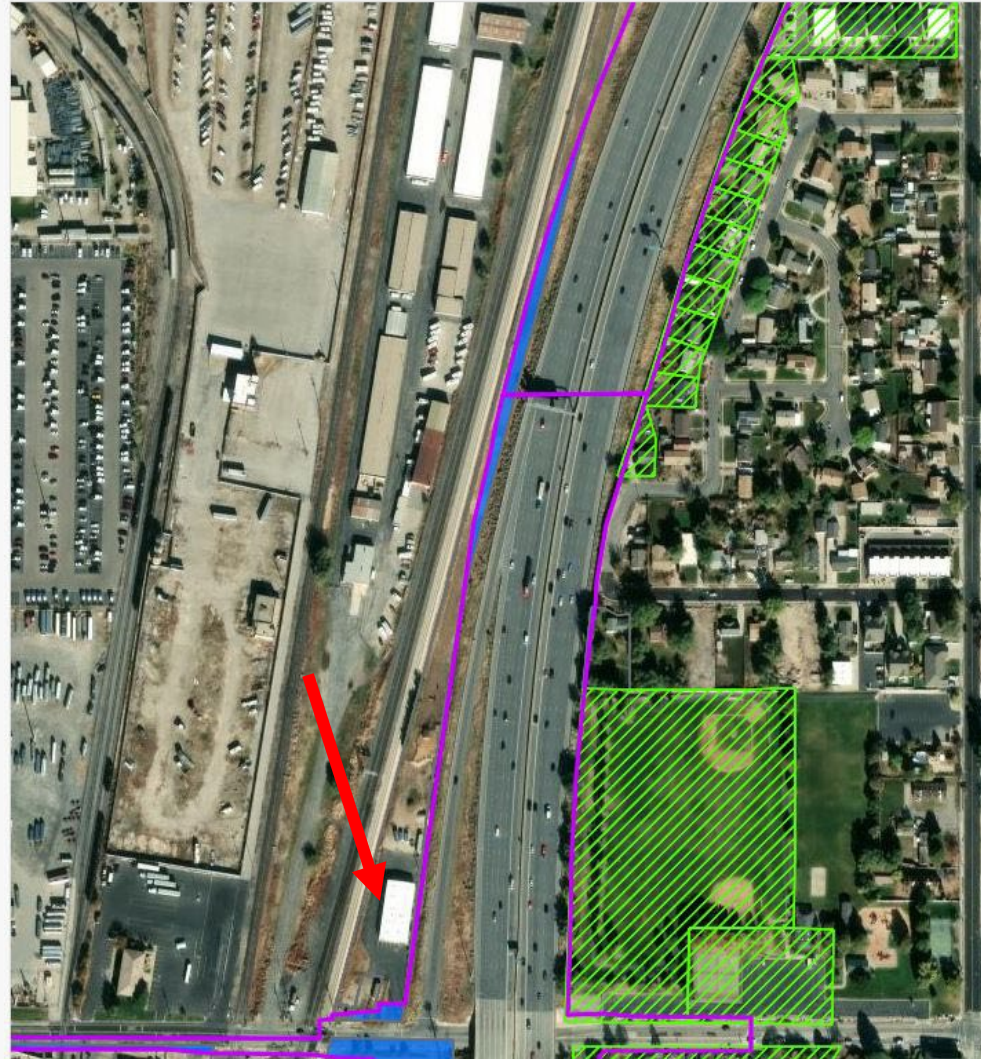
To select an alternative, please select  
from the top right segment selector.

The FEIS Selected Alternative includes  
the North - Farm. 400 W. Option and the  
South - SLC 1000 N. Northern Option.

*Disclaimer: This map shows the ROW  
impacts for the FEIS in October 2024.*

#### Legend:

-  Area of Potential Impact
-  Full Acquisition
-  Partial Acquisition
-  Relocation
-  Potential Relocation
-  Perpetual Easement
-  Temporary Construction Easement
-  Access Change





Site Plan  
Oaks Medical Group at  
Foxboro Marketplace  
691 North Redwood Road  
Lee Cox, AWA



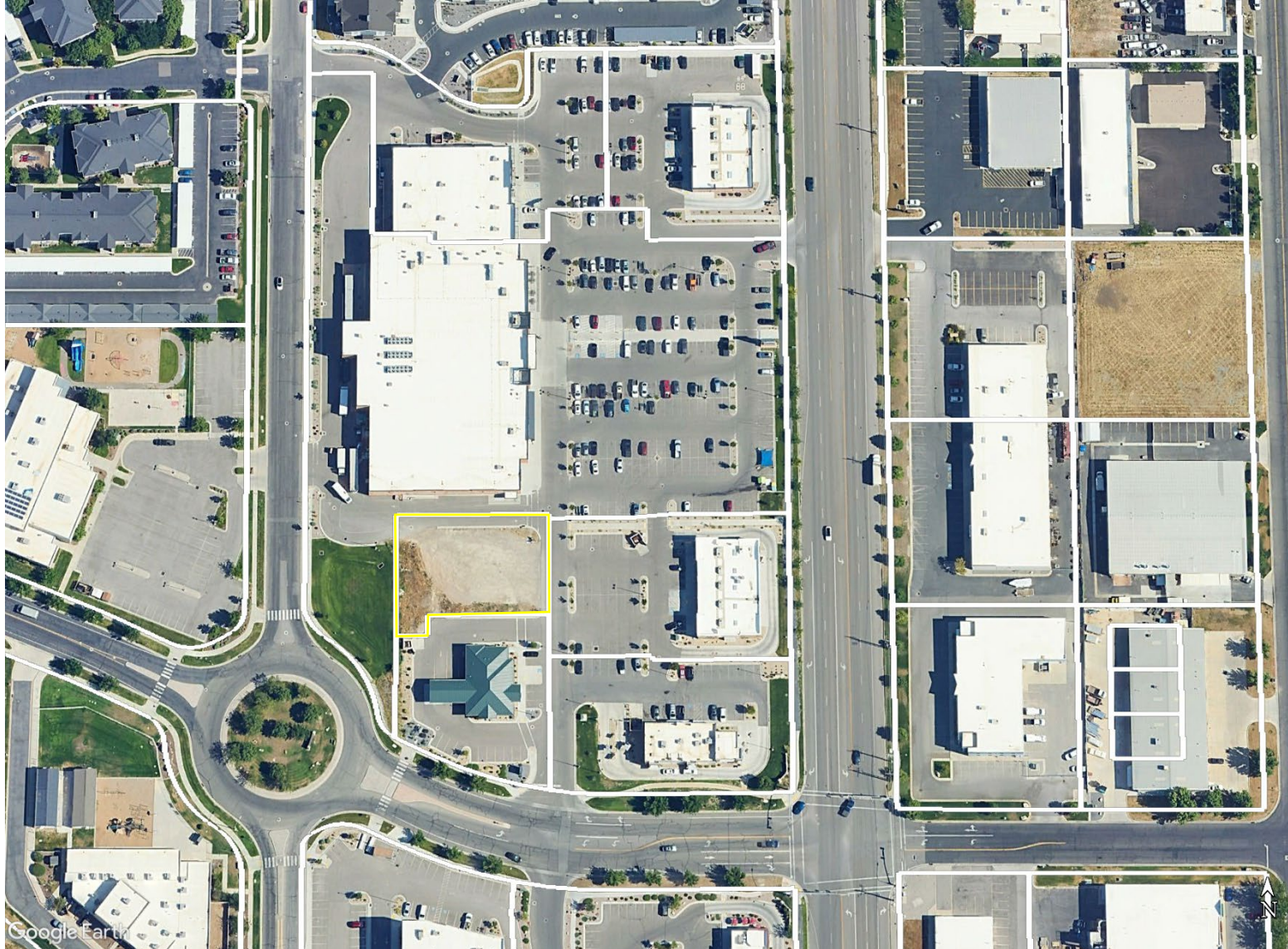
# Site Plan Oaks Medical Group Zoning Map







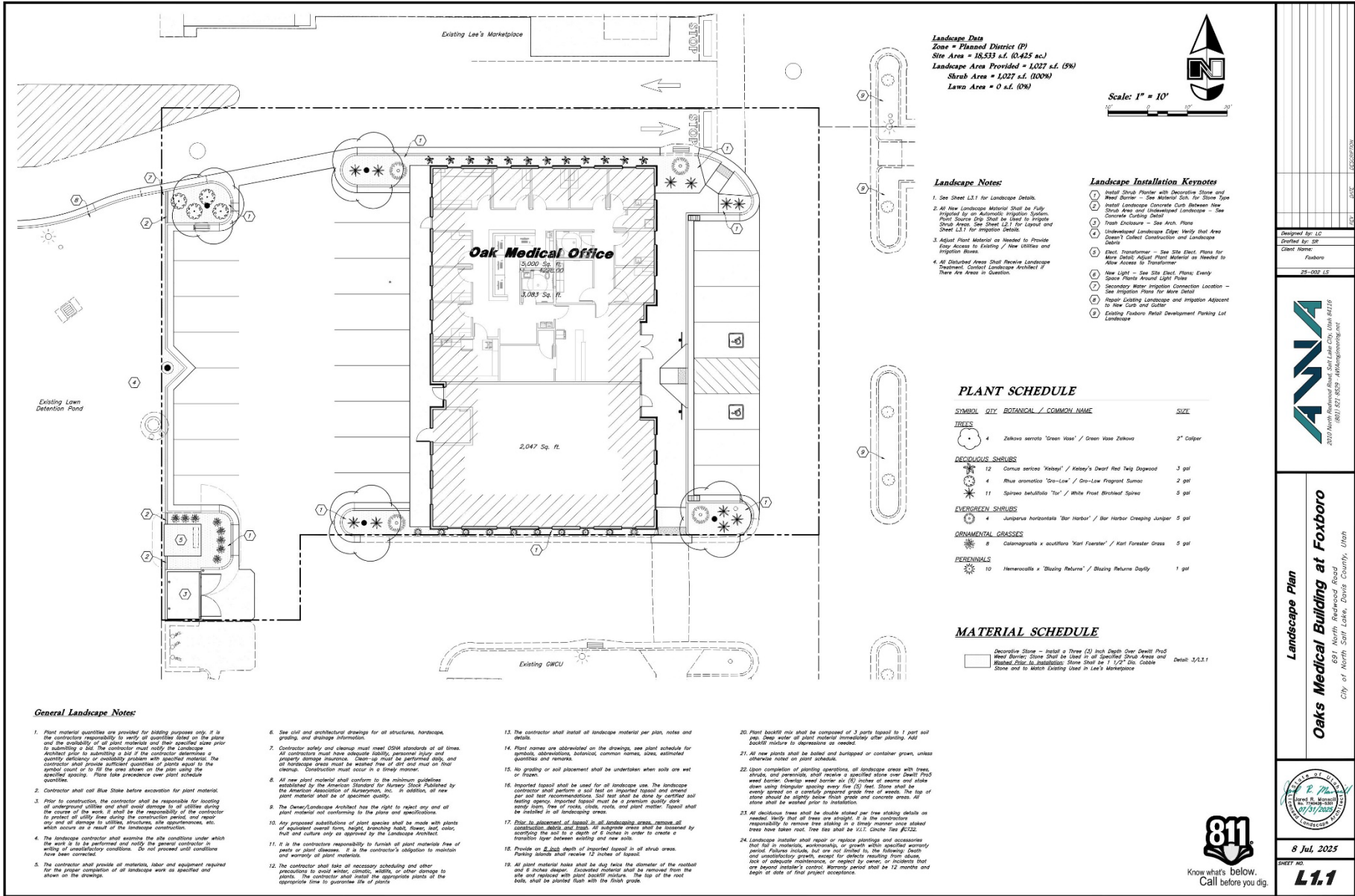
# Site Plan Oaks Medical Group Aerial Map



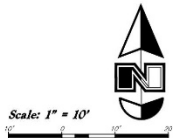








**Landscape Data**  
Zone = Planned District (P)  
Site Area = 18,533 s.f. (0.425 ac.)  
Landscape Area Provided = 1,027 s.f. (5%)  
Shrub Area = 1,027 s.f. (100%)  
Lawn Area = 0 s.f. (0%)



- Landscape Notes:**
1. See Sheet L3.1 for Landscape Details.
  2. All New Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Plant Source Dig Shall be Used to Irrigate Shrub Areas. See Sheet L3.1 for Layout and Sheet L3.1 for Irrigation Details.
  3. Adjust Plant Material as Needed to Provide Easy Access to Existing / New Utilities and Irrigation Lines.
  4. All Disturbed Areas Shall Receive Landscape Treatment. Contact Landscape Architect if There are Areas in Question.
- Landscape Installation Keynotes**
1. Install Shrub Planter with Decorative Stone and Weed Barrier - See Material Sub. for Stone Type.
  2. Install Landscape Concrete Curb Between New Shrub Area and Undeveloped Landscape - See Concrete Curb Detail.
  3. Trash Enclosure - See Arch. Plans.
  4. Undeveloped Landscape Edge: Verify that Area Drains to Collect Construction and Landscape Debris.
  5. Elect. Transformer - See Site Elect. Plans for New Detail. Adjust Plant Material as Needed to Allow Access to Transformer.
  6. New Light - See Site Elect. Plans. Evenly Space Plants Around Light Poles.
  7. Secondary Water Irrigation Connection Location - See Irrigation Plans for More Detail.
  8. Repair Existing Landscape and Irrigation Adjacent to New Curb and Gutter.
  9. Existing Foxboro Retail Development Parking Lot Landscape.

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	4	Zelkova serrata 'Green Vase' / Green Vase Zelkova	2" Caliper
<b>DECIDUOUS SHRUBS</b>			
	12	Cornus sericea 'Kobay' / Kobay's Dwarf Red Twig Dogwood	3 gal
	4	Rhus aromatica 'Gra-Low' / Gra-Low Fragrant Sumac	2 gal
	11	Spirea salicifolia 'Tor' / White Frost Birchleaf Spirea	5 gal
<b>EVERGREEN SHRUBS</b>			
	4	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
<b>ORNAMENTAL GRASSES</b>			
	8	Calamagrostis x acutiflora 'Fort Forester' / Fort Forester Grass	5 gal
<b>PERENNIALS</b>			
	10	Hemerocallis x 'Blazing Returns' / Blazing Returns Daylily	1 gal

**MATERIAL SCHEDULE**

Decorative Stone - Install a Three (3) inch Depth Over Dwell Pro® Weed Barrier. Stone Shall be Used in all Specified Shrub Areas and Blended Edge to Existing Stone. Stone Shall be 1 1/2" to 2" in Size. Colorable Stone and to Match Existing Used in Lee's Marketplace.

**General Landscape Notes:**

1. Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified materials. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the smallest spacing. Plants take precedence over plant schedule quantities.
2. Contractor shall call Blue State before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the owner/contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent material form, height, branching habit, flower, and color. Plant and culture only as approved by the Landscape Architect free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
11. It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, extracted quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Irrigated topsoil shall be used for all landscape use. The landscape contractor shall perform a soil test on imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Imported topsoil must be a premium quality dark sandy loam. Free of rocks, clots, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
17. Prior to placement of plants in all landscaping areas, remove all construction debris and roots of all shrub areas shall be removed by severing the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide on 2 inch depth of imported topsoil to all shrub areas. Planting should occur within 12 inches of topsoil.
19. All plant material bunks shall be dug twice the diameter of the rootball and 4 inches deep. The rootball shall be removed from the site and replaced with plant bunks material. The top of the root balls shall be planted flush with the final grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil. One deep water of plant material immediately after planting. Add backfill mixture to depressures as needed.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dwell Pro® weed barrier. Check weed barrier as (1) inches of weeds and stone even using landscape spacing every two (2) feet. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below rock grade and concrete areas. All stone shall be washed prior to installation.
23. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractor's responsibility to remove tree staking in a timely manner since staked trees have taken root. Tree tag shall be U.S. Circle Tag #6232.
24. Landscape installer shall repair or replace plantings and accessories that fail to establish, overwater, or grow within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, select for defects resulting from shipment, lack of adequate maintenance, or neglect by owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.



**Landscape Plan**  
**Oaks Medical Building at Foxboro**  
691 North Boulevard Road  
City of North Salt Lake, Davis County, Utah



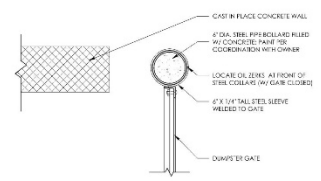
8/ Jul. 2025  
**L1.1**



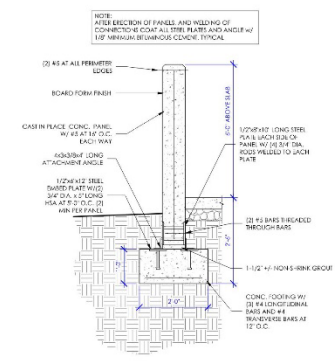




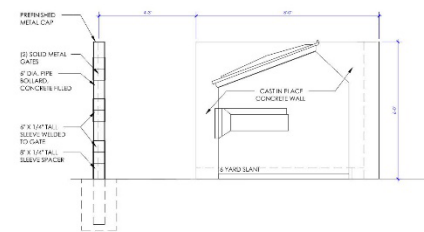
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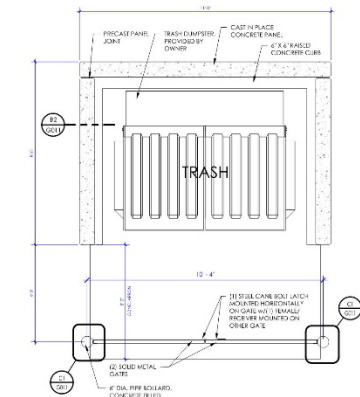
**G01 DUMPSTER ENCLOSURE DETAIL**  
1/2" = 1'-0"



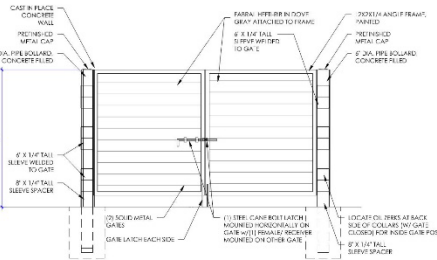
**G01 DUMPSTER ENCLOSURE WALL SECTION**  
1/2" = 1'-0"



**G01 DUMPSTER ENCLOSURE ELEVATIONS**  
1/2" = 1'-0"



**G01 SINGLE DUMPSTER ENCLOSURE PLAN**  
1/2" = 1'-0"



**FRONT ELEV.**



ae urbia  
ARCHITECTS & ENGINEERS  
800 N SOUTH JORDAN PARK DRIVE SUITE 200 JORDAN UT 84065  
801.225.8888



**OAKS MEDICAL GROUP**  
691 NORTH REDWOOD ROAD, NORTH SALT LAKE CITY, UTAH

Project Status: **AE2024.339**  
Site Details

Project Issue Date: **G011**  
Copyright: ATURBA, L.L.C.

# ACTION UPDATE

**July 15, 2025**

Work Session: Discussion with Brighton on Clifton Place Commercial Use

**August 5 & 19, 2025**

Council's Strategic Planning Goals, Tasks, and Projects.

**Mural Program Update**



Mural Location  
Aerial









10 South Main-Artist David Montanaro





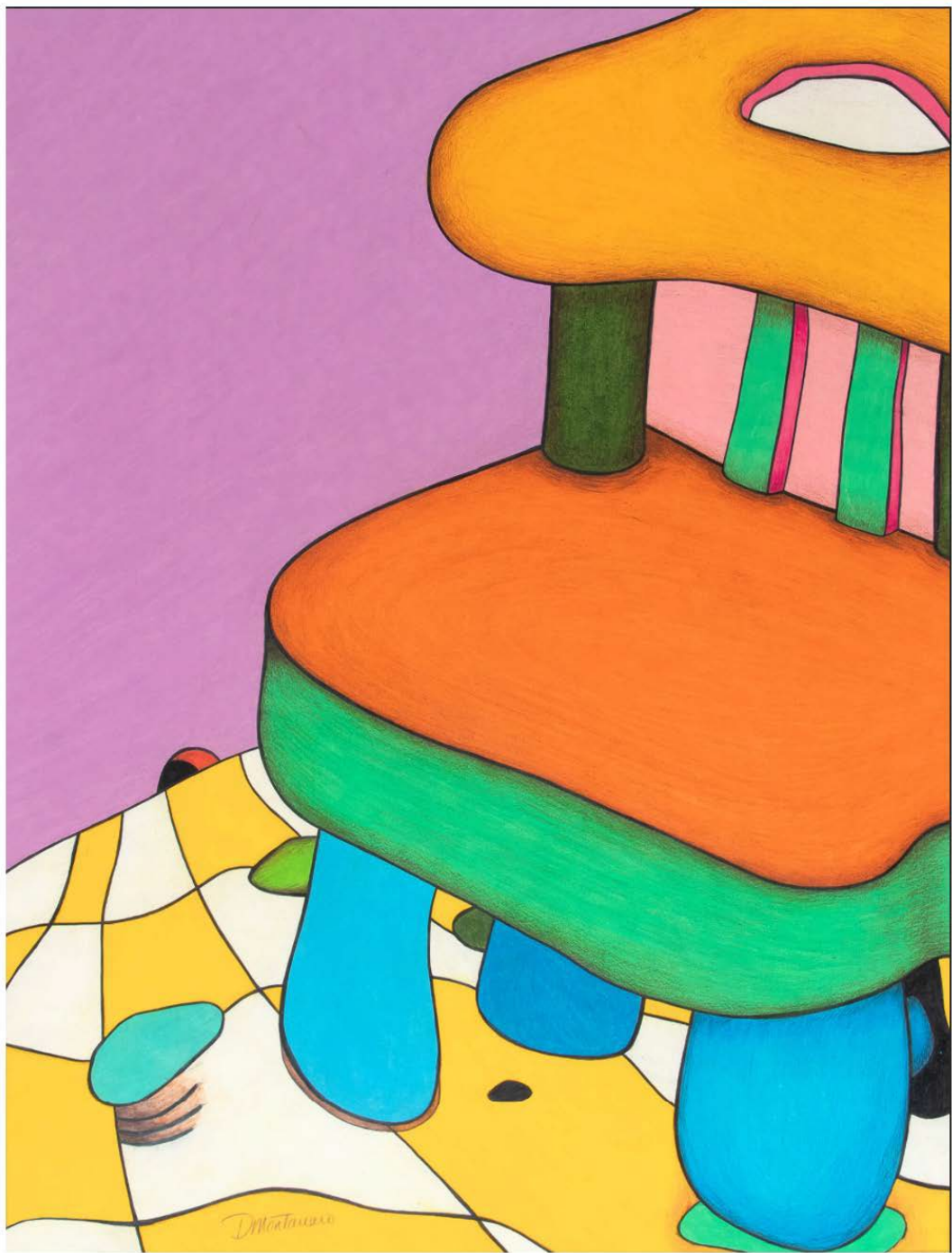






8/27/202



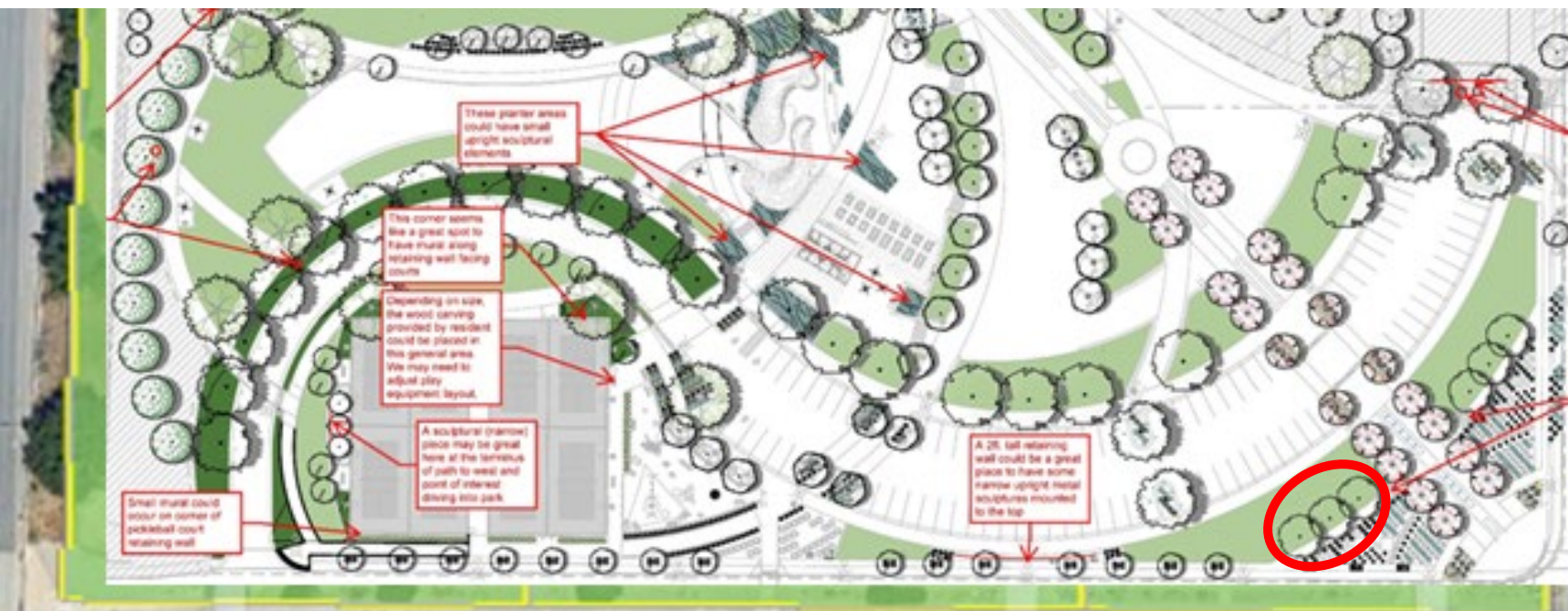












W Center St

W Center St



E Center St





MINUTES

ADJOURN