



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 October 11, 2022 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council Chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Welcome and Introduction
- 2) Public comments
- 3) Consideration of site plan amendment approval for Spectrum Academy STARS Building at 552 North Cutler Drive, Brad Nelson, Spectrum Academy, applicant
- 4) Consideration of a conditional use permit for Pitted Logistics LLC at 910 West Center Street, Unit 300, Tyler Allgaier, Pitted Logistics LLC, applicant
- 5) Consideration of a temporary use permit for UTA's Dismantling and Disposal of Passenger Railcars (Comet Cars) at the UTA owned property south of the I-15/I-215 Interchange, Sean Thal, Utah Transit Authority, applicant
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 9/27/2022

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: October 11, 2022, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting:

<https://us02web.zoom.us/j/84159386375?pwd=Tk5kNVhYbmdTeTBJYm53S0JMMEc4Zz09>

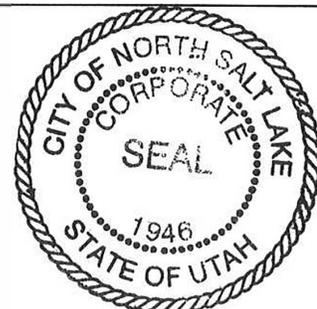
Meeting ID: 841 5938 6375

Notice of Posting:

I, the duly appointed deputy recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 6th day of Oct, 2022

Dated this 6th day of Oct, 2022

Sherrie Pace
Sherrie Pace, Deputy 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: October 11, 2022
SUBJECT: Site Plan Amendment for Spectrum Academy STARS Building, 552 North Cutler Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for the Spectrum Academy STARS Building located at 552 North Cutler Drive with the following conditions:

1. Completion of all engineering and planner redlines;
2. Provide one additional ADA compliant stall, for a total of 3;
3. Submit a site plan for the playfield at 480 North Cutler Drive.

BACKGROUND

Spectrum Academy has requested a site plan amendment to construct a new K-12 charter school at 552 North Cutler Drive. That property is 3.5376 acres in size and zoned General Commercial (CG). The proposed school will be for the "STARS" students that tend to require extra help and care. Currently, the STARS School is at 35 North Redwood Road. The goal of this project is to locate all the Spectrum Academy schools on one campus.

The existing conditions of the property at 552 North Cutler Drive include an existing high school that is 24,461 sq. ft. in size. South of the existing school is a playfield that will be relocated to the neighboring lot at 480 North Cutler Drive to accommodate the proposed building. A separate site plan application must be applied for prior to constructing the new playfield on the other parcel of land.

There are 27 classrooms in the proposed building. Each classroom will have a maximum capacity of 12 students, for a grand total of 324. Though, the applicant expects the maximum number of students to be closer to 150. For every 15 students, there will be 1 teacher or support staff member, meaning there will be approximately 22-27 teachers and support staff at this location. The proposed school will have two stories with an approximate footprint of 16,475 sq. ft.

REVIEW

The property has one existing driveway on Cutler Drive. The proposed site plan amendment adds an additional 34 foot driveway, approximately 28 feet from the southernmost property line. The applicant may need to widen the shoulder of Cutler Drive at this location to meet the adopted street standards

and specifications which will provide a safer approach angle of entrance and exit from that driveway. If deemed unsafe, the City Engineer will make a redline on the plans that will need to be corrected, per the recommended conditions of approval.

According to the applicant, these students are on the severe end of the spectrum and do not drive. Code requires that schools for grades K-9 provide a minimum of 2 stalls per classroom, plus 1 stall per 5 seats in the auditorium. The proposed building has 27 classrooms and no auditorium which requires 54 total parking stalls. The applicant is proposing 59 stalls, 2 of which are ADA compliant. The ADA code requires that 51-75 stalls need a minimum of 3 ADA compliant stalls. The DRC finds that the 59 stalls are sufficient for the use and staff load of the proposed site plan.

Like other schools on the Spectrum Academy Campus, students are brought to and from school by parents that utilize the school carpool registration system. The STARS students have a shorter school day with an earlier release time. Students will be escorted to and from cars by staff to ensure their safety. The traffic circulation plan for the STARS school involves only the proposed southernmost driveway on the property. Drivers will enter with that approach and use the circular parking area to stack and then exit.

When the existing high school was approved, the applicant was required to widen the shoulder on Cutler Drive to allow stacking/cueing space for approximately 15 cars. The applicant has since informed staff that the shoulder is underutilized due to the amount of stacking space on the actual property. For this reason, the DRC is proposing that this site plan amendment not require additional shoulder on Cutler to be created. The neighboring lot to the south has a 14-foot-wide dedicated right of way to the City so the road could be widened if necessary in the future.

Per the landscape ordinance (ORD2022-03), adopted on June 7, 2022, properties in the CG zone are required to provide a minimum of 15% landscaping, of that percentage no more than 5% (or 5,000 sq. ft. whichever is less) can be turf, lawn, or sod. The proposed landscape plan provides 19.1% (30,089 sq. ft.) of landscaping. The lawn/sod on the property will be used primarily for recreational purposes. The code states that the Planning Commission may approve sod exceeding 5,000 sq. ft. for bona fide recreation areas. The existing park strip is lawn/sod, and the DRC is proposing that it be allowed to remain as such. The property owner may, at their own discretion, choose to replace the park strip sod at a future date in conformance with the code.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The standards call for all buildings that are visible from a public right of way to comply with the standards. The proposed structures meet architectural design guidelines and are compliant with code.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*

- Vertical Articulation every 30 feet in height-*max height 45 feet (meets standard)*
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)*
- *Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. (meets standard)*

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated- **(meets standard)**
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)- **(meets standard)**
- Metal roofs & doors permitted **(meets standard)**

POSSIBLE MOTION

I move that the Planning Commission recommends approval of the site plan amendment, including the designated recreation area with sod in excess of the maximum 5,000 sq. ft. as provided by city code, for the Spectrum Academy STARS Building located at 552 North Cutler Drive with the following findings and conditions:

Findings:

1. The sod in excess of 5,000 sq. ft. is a bona fide recreation area designated and approved by the Planning Commission.

Conditions:

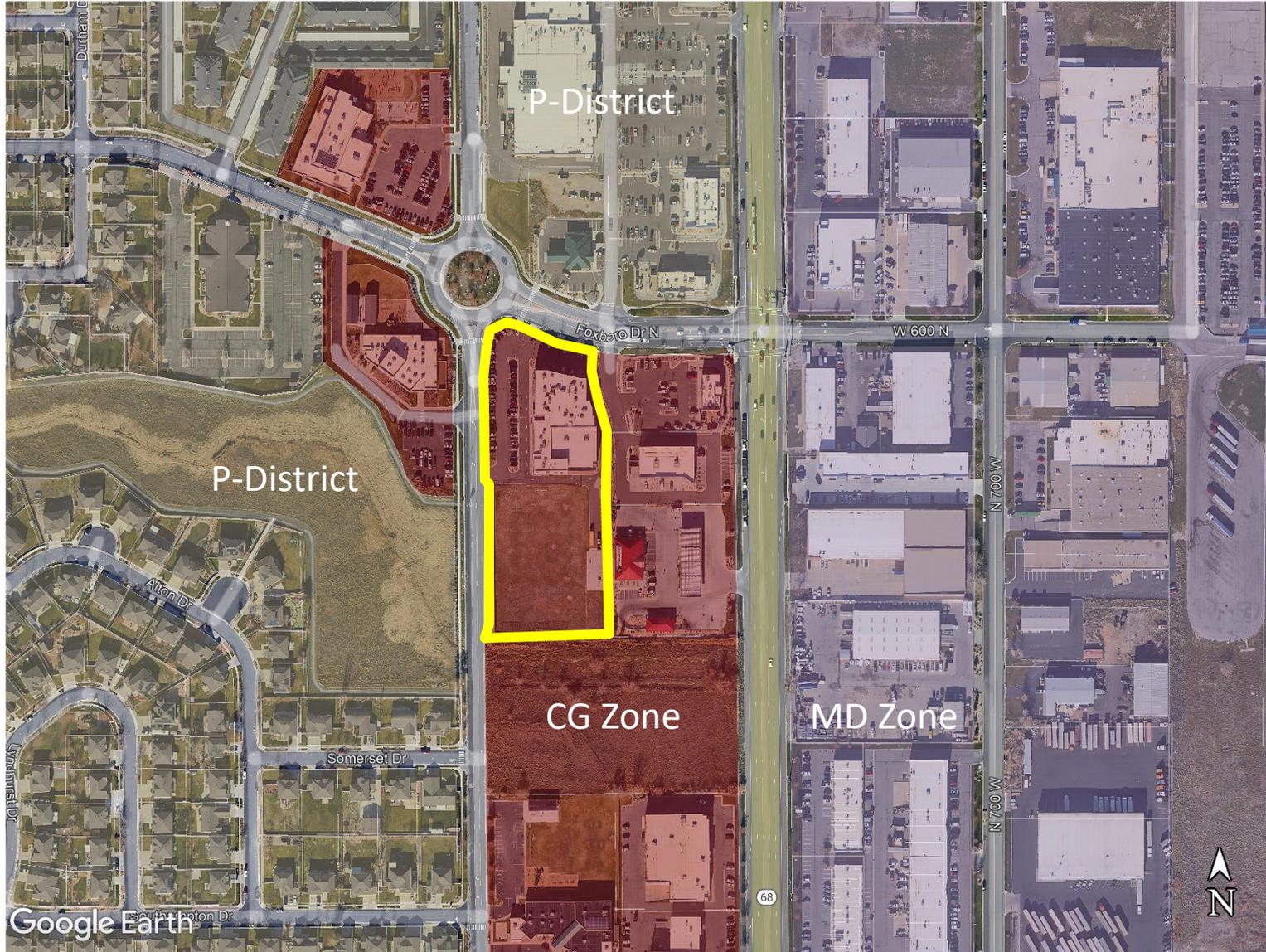
1. Completion of all engineering and planner redlines;
2. Provide one additional ADA compliant stall, for a total of 3;
3. Submit a site plan for the playfield at 480 North Cutler Drive.

Attachments

- 1) Zone Map
- 2) Aerial Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Building Elevations

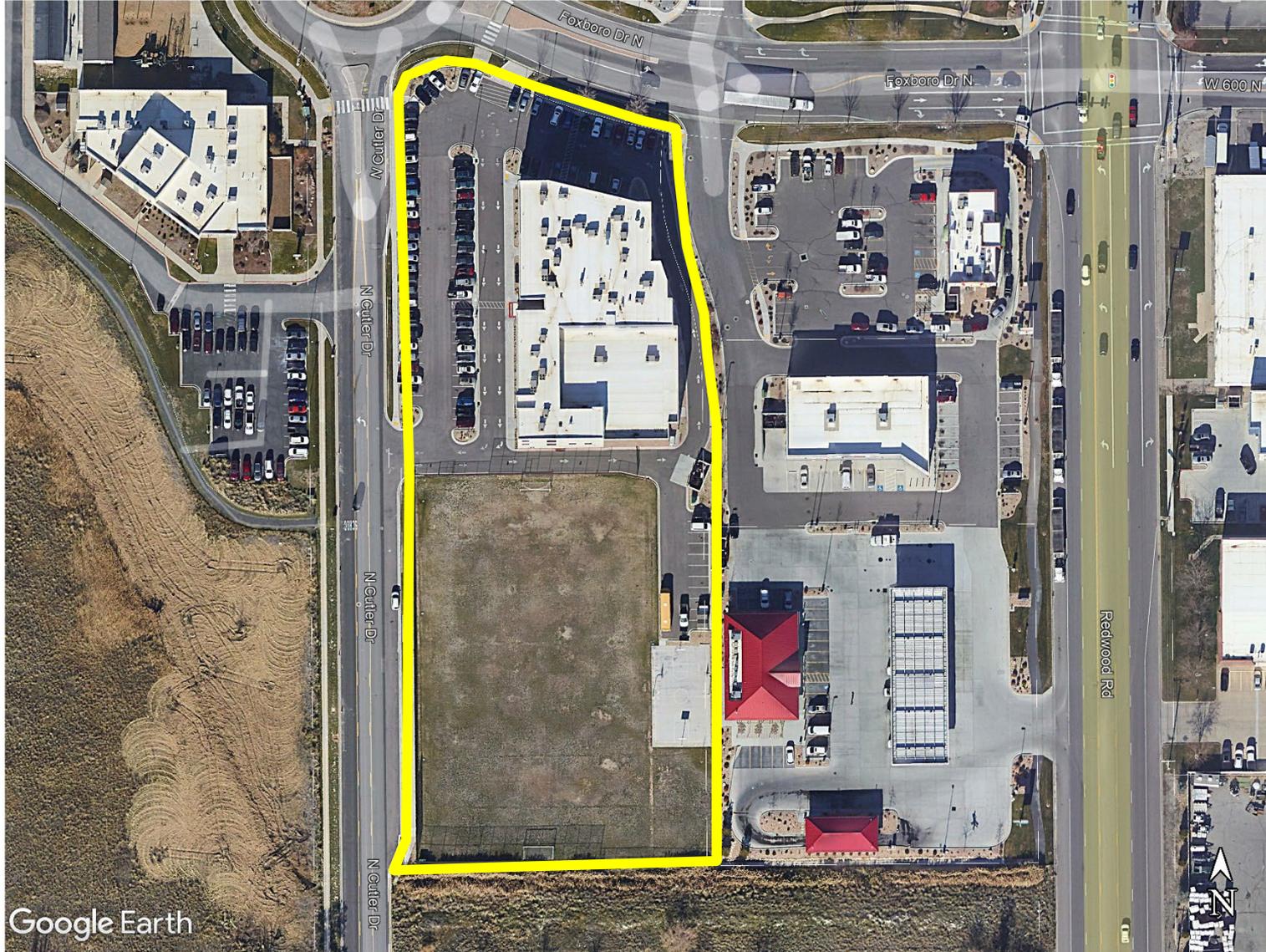


Site Plan Amendment Spectrum Academy STARS Building Zoning





Site Plan Amendment Spectrum Academy STARS Building Aerial



1

2

3

4

5

MARK	REVISION	DATE

SHEET NOTES

8.38 ADA PARKING SIGN. SEE DETAIL A1/AS501.

PARKING CALCULATION:

27 CLASSROOMS @ 1 TEACHER EA. = 27 STALLS REQ.

12 STUDENTS X 27 CLASSROOMS = 324 STUDENTS TOTAL
1 SUPPORT STAFF / 15 STUDENTS = 22 STALLS REQ.

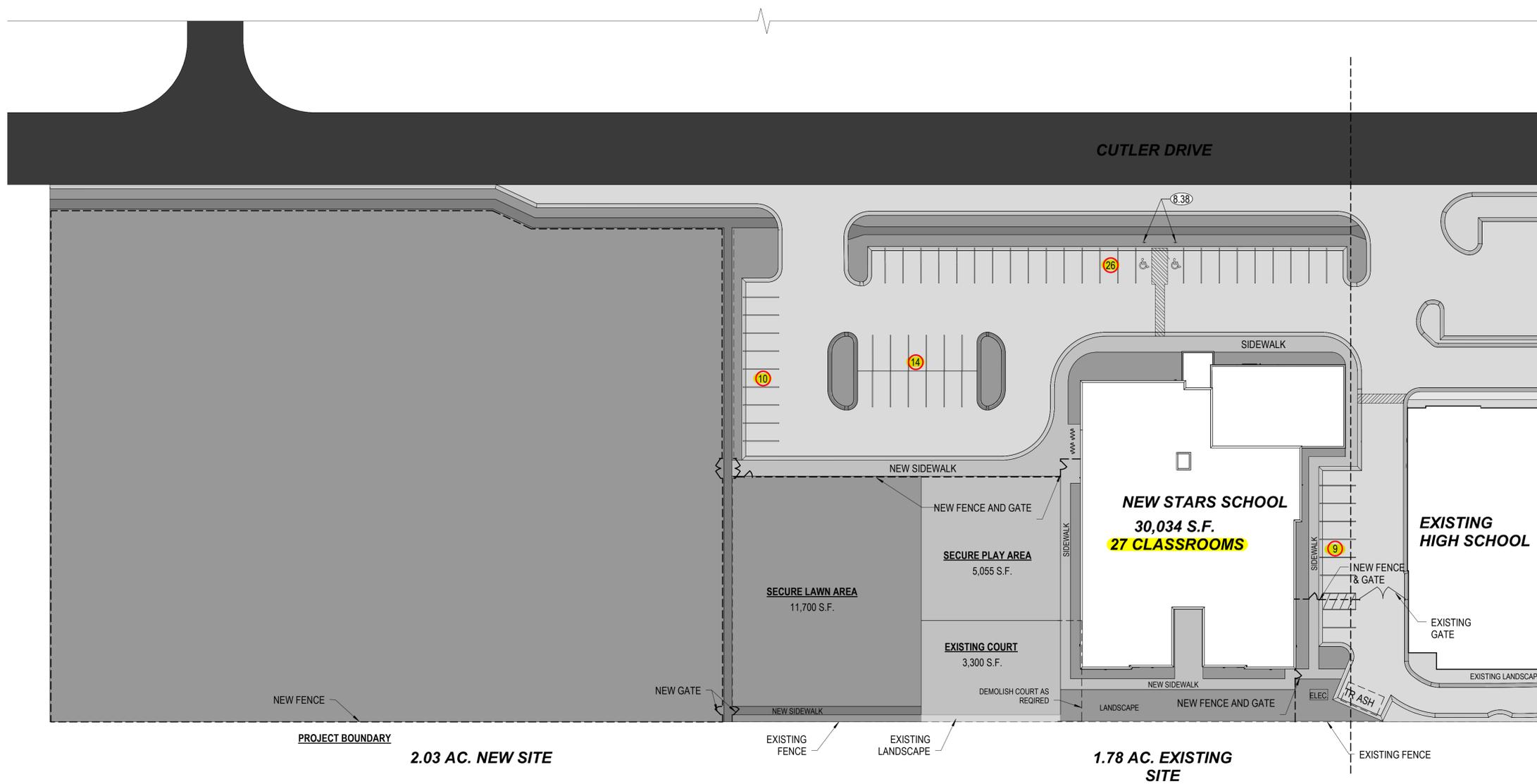
TOTAL: 49 STALLS REQ, 59 STALLS PROVIDED

A

B

C

D



GENERAL NOTES

- A. COORDINATE SITE PLAN WITH LANDSCAPE, ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SITE PLAN. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. SEE AS501 FOR SITE DETAILS.

DALLAS NELSON ARCHITECTURE, INC. 801-953-3294 DALLAS@NELSON- ARCHITECTURE.COM 1912 CONCORD PLACE SARATOGA SPRINGS, UT 84045		DATE: 9 SEPTEMBER, 2022 PROJECT #: 22-18 PROJ. MAN.: DBN CHECKED BY: DBN
		PROJECT: SPECTRUM ACADEMY STARS - NORTH S.L. APPROX. 500 N. CUTLER DRIVE NORTH SALT LAKE, UTAH 84054
SHEET DESCRIPTION: ARCHITECTURAL SITE PLAN		SHEET: AS101

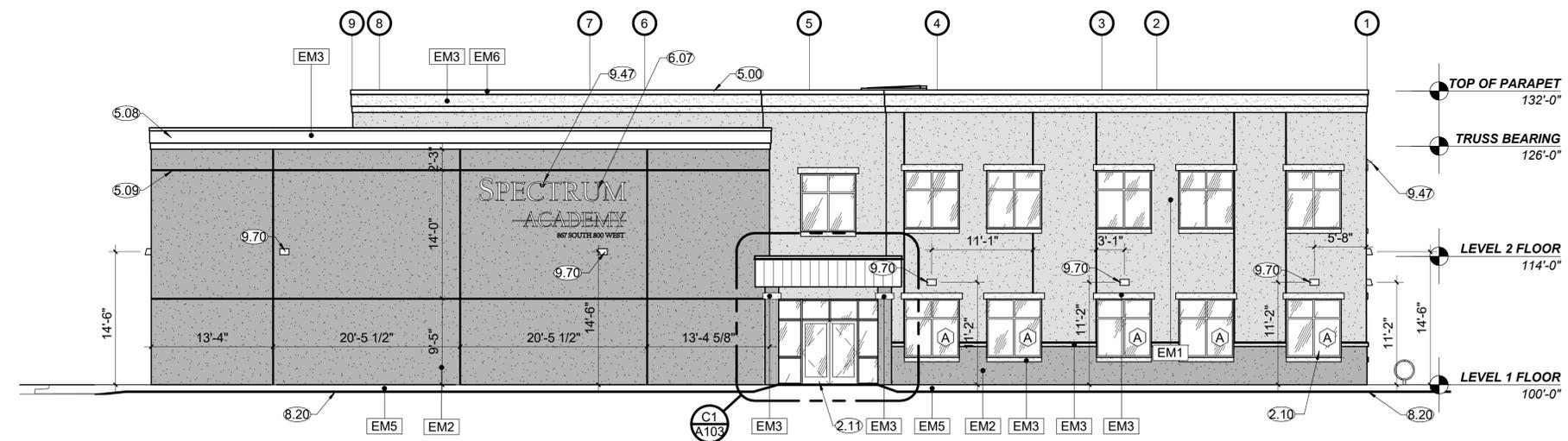
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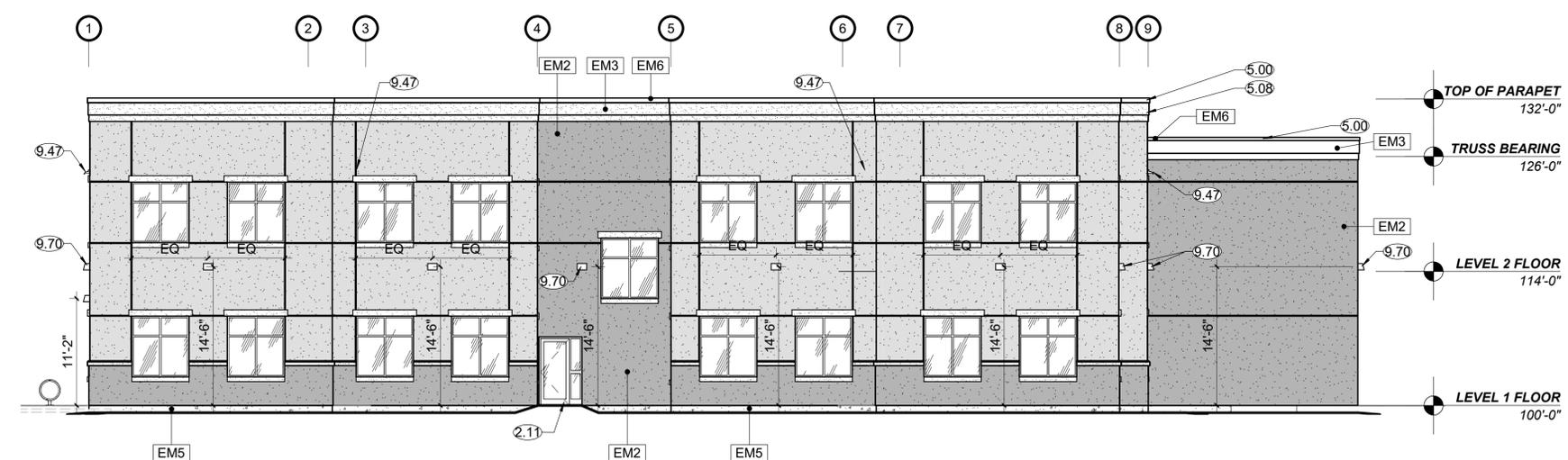
B

C

D



B1 WEST ELEVATION
A201 | SCALE: 1/8" = 1'-0"



D1 EAST ELEVATION
A201 | SCALE: 1/8" = 1'-0"

MARK	REVISION	DATE

SHEET NOTES

- 2.10 PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMAL BREAKS. SEE GLAZING SCHEDULE AND WINDOW TYPES ON A601.
- 2.11 PRE-FINISHED ALUMINUM STOREFRONT ENTRY SYSTEM WITH THERMAL BREAKS. SEE DOOR TYPES AND SCHEDULE ON A601.
- 5.00 PRE-FINISHED METAL CAP SHAPED AS SHOWN WITH STANDING SEAM JOINTS. SEE DETAIL C3/A701.
- 5.08 EIFS CROWN DETAILS, SEE DETAILS A5/A501
- 5.09 SCORE LINES AS SHOWN - TYPICAL EIFS 'V' GROOVE SEE B2/A701.
- 6.07 PROVIDE SIGNAGE AS SHOWN TO MATCH EXISTING SCHOOL.
- 8.20 FINISHED GRADE LINE 8" MINIMUM BELOW TOP OF CONCRETE FOUNDATION WALL SLOPE FINISHED GRADE WAY FROM THE BUILDING 6" IN THE FIRST 10 FEET. SEE CIVIL GRADING PLAN AND LANDSCAPE PLANS.
- 9.47 PVC DOWNSPOUT NOZZLE WITH ANCHOR FLANGE, SEE DETAILS A5/A701 AND B5/A701.
- 9.70 LIGHT FIXTURE. SEE ELECTRICAL.

EXTERIOR MATERIAL LEGEND

- EM1** [Pattern] EIFS (FIELD) - COLOR TO BE _____
- EM2** [Pattern] EIFS (ACCENT) - COLOR TO BE _____
- EM3** [Pattern] EIFS (TRIM) - COLOR TO BE _____
- EM4** [Pattern] PRE-FINISHED METAL FASCIA AND SOFFIT - COLOR TO BE _____
- EM5** [Pattern] EXPOSED CONCRETE - RUBBED FINISH
- EM6** [Pattern] PRE-FINISHED METAL CAP

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG
- J. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.

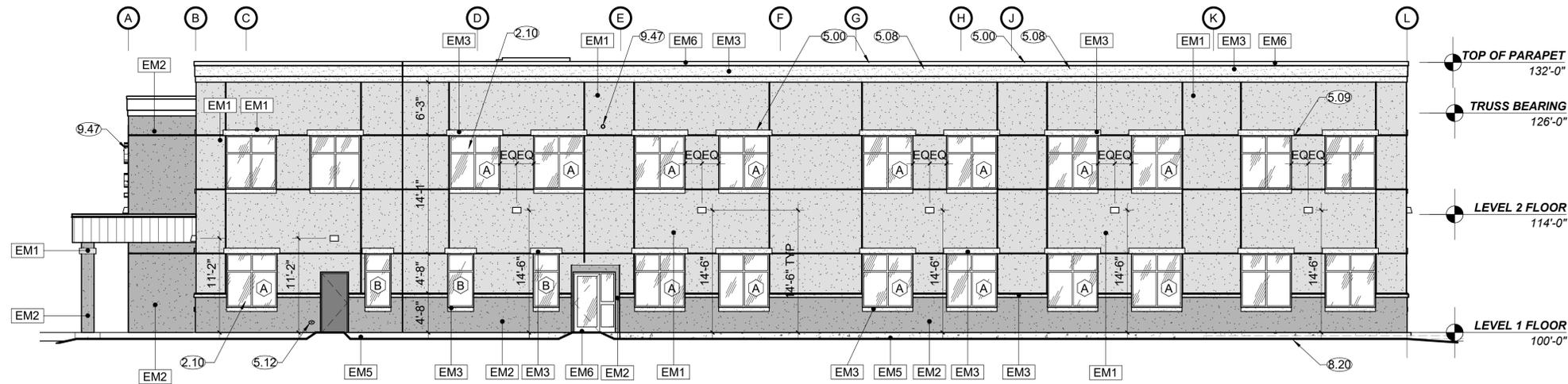
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DALLAS NELSON ARCHITECTURE, INC. 801-953-3294 DALLAS@NELSON- ARCHITECTURE.COM 1912 CONCORD PLACE SARATOGA SPRINGS, UT 84045		DATE: 9 SEPTEMBER, 2022 PROJECT #: 22-18 PROJ. MAN.: DBN CHECKED BY: DBN
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SHEET DESCRIPTION: EXTERIOR ELEVATIONS		SHEET: A201

MARK	REVISION	DATE

SHEET NOTES

- 2.10 PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMAL BREAKS. SEE GLAZING SCHEDULE AND WINDOW TYPES ON A601.
- 2.32 HOLLOW METAL DOOR AND FRAME. SEE DOOR TYPES ON SHEET A601.
- 5.00 PRE-FINISHED METAL CAP SHAPED AS SHOWN WITH STANDING SEAM JOINTS. SEE DETAIL C3/A701.
- 5.08 EIFS CROWN DETAILS. SEE DETAILS A5/A501
- 5.09 SCORE LINES AS SHOWN - TYPICAL EIFS 'V' GROOVE SEE B2/A701.
- 5.10 EIFS FEATURE, MATCH EXISTING.
- 5.12 FIRE DEPARTMENT RISER CONNECTION.
- 8.20 FINISHED GRADE LINE 8" MINIMUM BELOW TOP OF CONCRETE FOUNDATION WALL SLOPE FINISHED GRADE WAY FROM THE BUILDING 6" IN THE FIRST 10 FEET. SEE CIVIL GRADING PLAN AND LANDSCAPE PLAN.
- 9.47 PVC DOWNSPOUT NOZZLE WITH ANCHOR FLANGE, SEE DETAILS A5/A701 AND B5/A701.



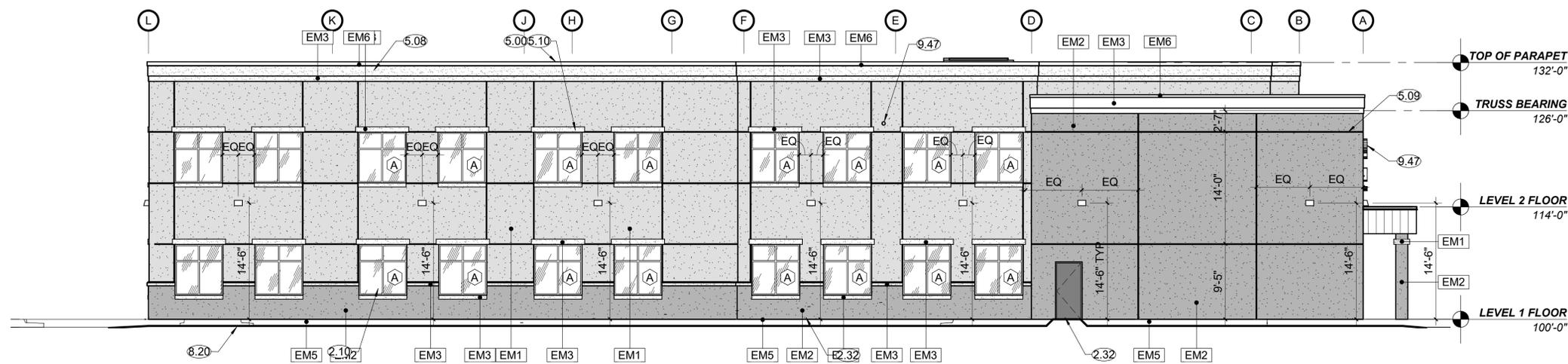
B1 SOUTH ELEVATION
A202 | SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- EM1** EIFS (FIELD) - COLOR TO BE _____
- EM2** EIFS (ACCENT) - COLOR TO BE _____
- EM3** EIFS (TRIM) - COLOR TO BE _____
- EM4** PRE-FINISHED METAL FASCIA AND SOFFIT - COLOR TO BE _____
- EM5** EXPOSED CONCRETE - RUBBED FINISH
- EM6** PRE-FINISHED METAL CAP

GENERAL NOTES

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D1 NORTH ELEVATION
A202 | SCALE: 1/8" = 1'-0"

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SHEET DESCRIPTION: EXTERIOR ELEVATIONS		SHEET: A202



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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: October 11, 2022
SUBJECT: Conditional Use Permit for Pitted Logistics LLC located at 910 West Center Street, Unit 300

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Pitted Logistics LLC located at 910 West Center Street, Unit 300 with no conditions.

BACKGROUND

Pitted Logistics LLC is a third-party fulfillment company primarily for e-commerce sales channels such as Amazon or Shopify. Daily operations include shipping, receiving, and light assembly of packages. Primarily, the business will receive and send packages through carriers such as UPS, DHL, FedEx, etc., with occasional deliveries coming by semi-truck and trailer. The products stored and transported include mostly health and beauty products such as deodorant, serums, etc. that are non-hazardous and do not require refrigeration. The business is proposing to locate at 910 West Center Street, Unit 300. That property is zoned General Commercial (CG) where “electronic shopping and mail order houses” and “general warehousing and storage facilities” are both conditional uses.

The business employs 10 people and hires 10-20 temporary workers seasonally. The maximum number of employees/workers on the highest shift will be 20. Hours of operation are 6:00 AM to 11:30 PM, Monday-Friday.

Code requires that “warehouse with freight movement” provide 1 parking stall per 1,000 sq. ft. of floor area or 1 stall per employee on the highest shift, whichever is greater. According to the applicant, suite 300 is 17,800 sq. ft. in size. The maximum number of employees on the highest shift is 20, meaning that the business must provide a minimum of 20 parking stalls, one of which must be ADA compliant. The parking lot has 76 stalls (4 ADA compliant) shared among the 5 units and the applicant has verified that they have access to at least 20 of those stalls. The DRC has no concerns with the parking and uses at this location.

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 Pitted Logistics LLC located at 910 West Center Street, Unit 300 with no conditions.

Attachments

- 1) Zoning/Aerial Map



Conditional Use Permit Pitted Logistics LLC Aerial/Zoning





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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: October 11, 2022
SUBJECT: Temporary Use Permit for UTA's Dismantling and Disposal of Passenger Railcars (Comet Cars) at the UTA owned property south of the I-15/I-215 Interchange and adjacent to the existing rail line

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the temporary use permit for UTA's Dismantling and Disposal of Passenger Railcars (Comet Cars) at the UTA owned property south of the I-15/I-215 Interchange with the following condition:

1. The permit be valid for a maximum of 6 months with an end date of April 11, 2023.

BACKGROUND

The Utah Transit Authority (UTA) owns land in North Salt Lake, west of I-15 and south of the I-15/I-215 Interchange. The subject property does not have a formal address. According to UTA, the property is currently used for outdoor storage of rail support supplies. There are no full-time employees operating at that location, but it is accessed 3-5 times per day from 1800 North in Salt Lake City. There is no access to the property from North Salt Lake.

UTA has a maximum of 25 passenger rail cars (called Comet Cars) that are being retired due to age. The goal of UTA is to sell those cars at an auction being held from October 17th to November 17th. If the cars do not sell, then the second plan would be to dismantle the cars and dispose of them. Dismantling would begin as early as November 2, 2022 and should only last a few months but the applicant is requesting that the Temporary Use Permit allow operation for 6 months. The DRC did not have concerns with that time request.

The applicant provided a formal Dismantling/Disposal Plan for Passenger Rail Cars (Comet Cars). The plan provides contacts for the operation, gates and access, scrap and waste recycling, and scrap and waste material stockpiles and storage, and spill response. The applicant has confirmed that all dismantling activities will occur on paved surfaces and that batteries and fluorescent light tubes will be removed and stored in containers until disposed of appropriately. Further, to prevent debris from leaving the yard, tarps and/or fences will be placed as appropriate. The City Engineer, Fire Marshall, and DRC have reviewed the plan and have no concerns with the proposed temporary use.

POSSIBLE MOTION

I move that the Planning Commission approve the temporary use permit for UTA's Dismantling and Disposal of Passenger Railcars (Comet Cars) at the UTA owned property south of the I-15/I-215 Interchange with the following condition:

1. The permit be valid for a maximum of 6 months with an end date of April 11, 2023.

Attachments

- 1) Zoning/Aerial Map
- 2) Picture From Site Visit
- 3) Access Map
- 4) Dismantling/Disposal Plan for Passenger Rail Cars (Comet Cars)

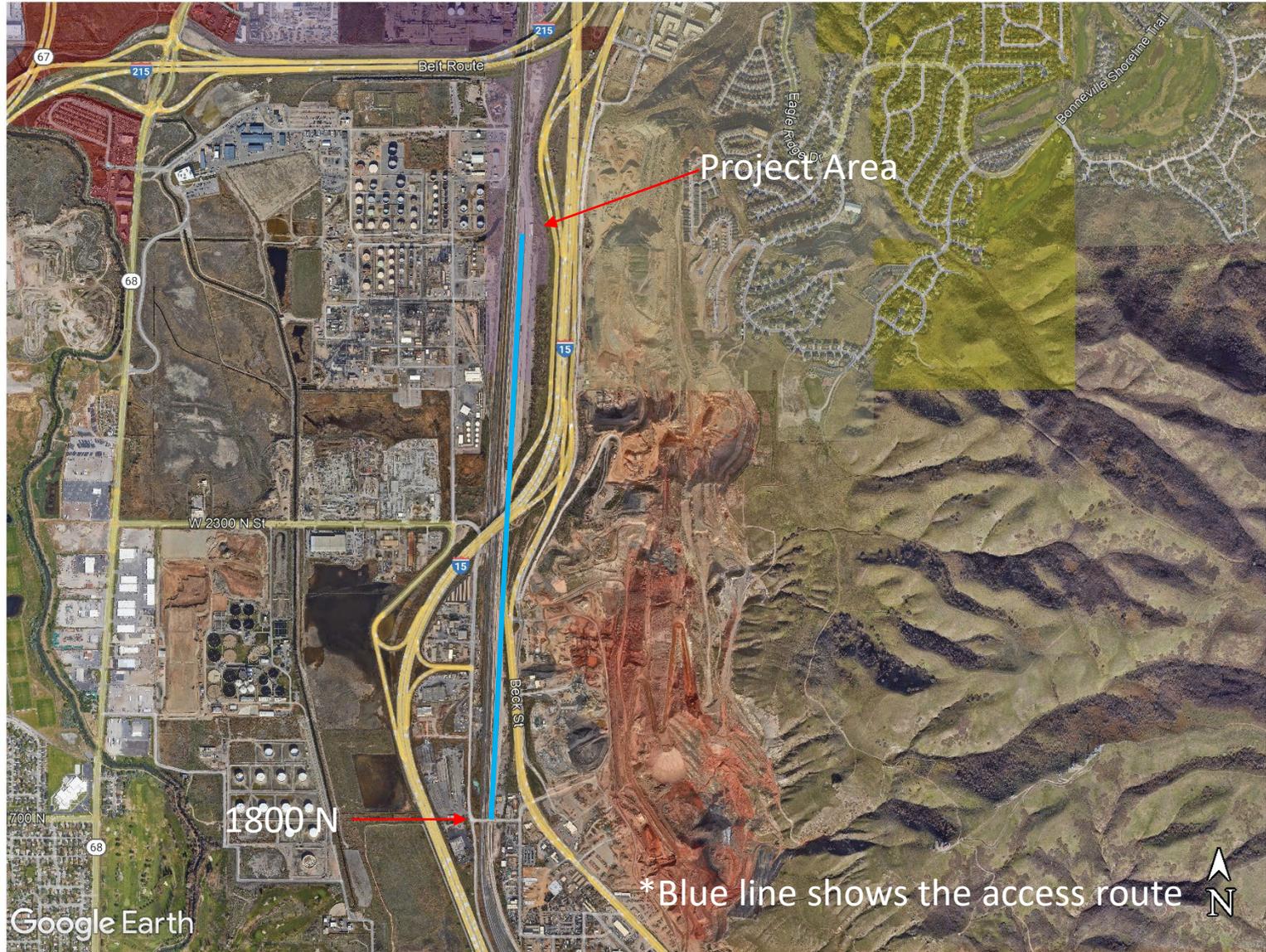


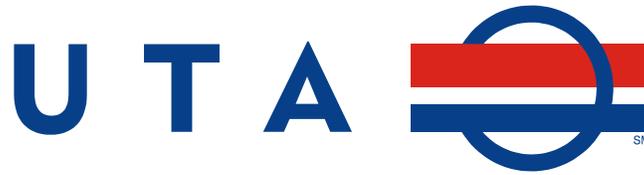
Temporary Use Permit
UTA Dismantling and Disposal of Passenger Rail Cars
9/19/2022 Site Visit





Temporary Use Permit UTA Dismantling and Disposal of Passenger Rail Cars Access Map





DISMANTLING/DISPOSAL PLAN FOR PASSENGER RAILCARS (COMET CARS)

FOR

Utah Transit Authority
Beck Street Railyard
North Salt Lake, Utah 84054

Original Date of Plan

September 2022

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1. FACILITY OWNER and OPERATOR

A. Facility Owner, Address, and Telephone

Utah Transit Authority
669 West 200 South
Salt Lake City, Utah 84101
(801) 743-3882

B. Facility Contacts

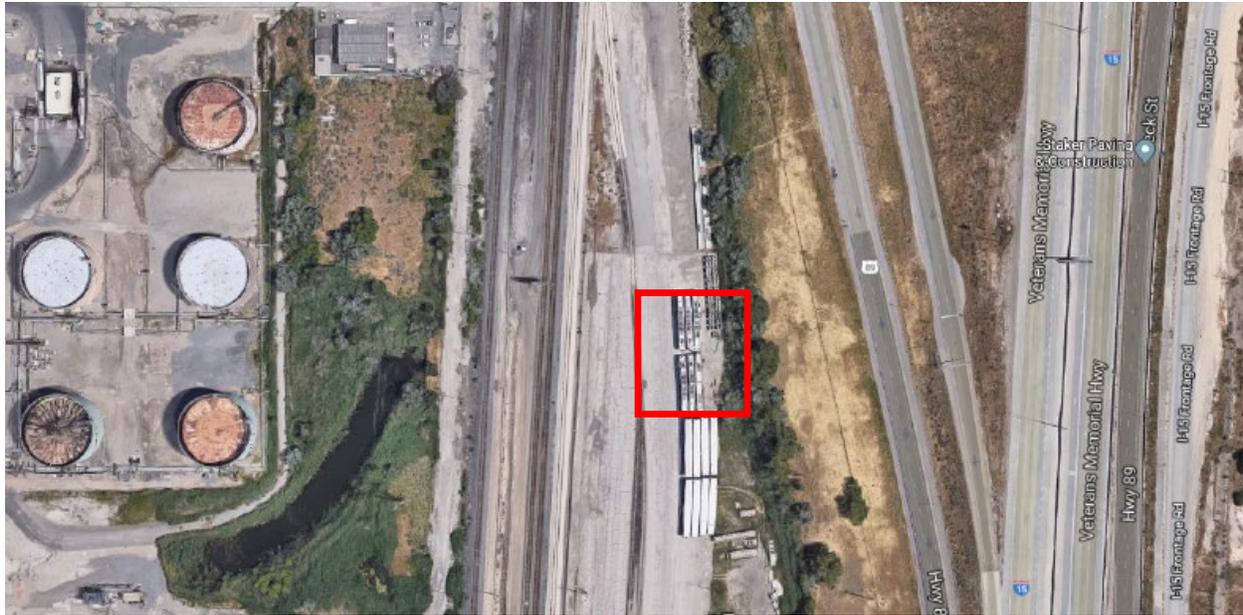
Utah Transit Authority Contacts	PHONE
Primary Contact Clay Mecham Facility Maintenance Supervisor (UTA)	office (801) 287-3068 cell (801) 310-4401
Secondary Contact Sean Thal Environmental Compliance Administrator	office (801) 237-1998 cell (801) 589-1451
Secondary Contact Mark Taggart Environmental Compliance Administrator	office (801) 287-3064 cell (801) 558-5231

C. Facility Description

UTA’s Beck Street rail yard is located west of I-15, south of the I-215 / I-15 interchange, and east of to the Chevron Refinery. The northern and western boundaries are UTA’s Frontrunner commuter rail right of way. All areas in use associated with this project are owned by UTA.

The rail yard consists of a linear-shaped, multi-acre property along the Salt Lake and Davis County border. The property includes a few rail siding surrounded by paved surfaces and is primarily used for storage.

The main feature to protect the facility from outside tampering or vandalism is the locked gate at the southern end of the yard; the gate is locked when workers are not present. Access to this entrance is controlled by the Primary Contact. Access to the property is from Beck Street through the locked gate.



The proposed area of demolition activities is outlined in red on the figure above which is located within the northern portion on the yard; the outlined area and majority of the surrounding areas are paved with asphalt.

2. SCRAP AND WASTE RECYCLING

UTA will contract with a third party to breakdown passenger railcars (aka Comet Cars) that have reached the end of their useful life at the Beck Street rail yard located in the City of North Salt Lake. The process will involve removing as much recyclable metal as possible, such as recycling the Ni-Cd batteries, removing and disposing of fluorescent lighting tubes, and disposing of any remaining non-recyclable materials (e.g., glass, insulation, rubber, etc.).

To prevent debris from leaving the yard, tarps and/or fences will be placed as appropriate. The area is paved, and there is no need for dust control measures. Storm water runoff from the property will be to the embankment to the east and the rail ballast in the right of way to the west. There are no storm drains in the area.

3. SCRAP AND WASTE MATERIALS STOCKPILES / STORAGE

The location of stockpiles and storage units on the property will be strategically placed to prevent debris from being blown by wind and from vandalism. Direct contact with the ground will be minimized by paved surfaces, tarps, Conex, and/or roll-off boxes. In addition, stockpiled materials and roll-off boxes will be covered with a tarp at the end of tear down activities for the day. To prevent run-off contamination, tear down activities will not be conducted during rain events.

Material	Recycle / Scrap / Waste	Stockpile / Storage
Passenger Railcar	Scrap	Storage: on rail/pavement
Metal from tear down of passenger railcar	Recycle	Stockpiled: on asphalt surface and covered with a tarp
Truck (wheel assembly)	Recycle	Stockpiled: on asphalt surface and covered with a tarp
Ni-Cd Battery	Recycle	Storage: in Conex box
Fluorescent Light Tubes	Recycle	Storage: in Conex box
Non-recyclable material	Waste	Stored in roll-off box for shipment

4. SCRAP AND RECYCLING WASTE PROCESSING AREAS

The passenger railcars are currently on the property (or at a nearby facility) and are staged on rail spurs and/or the asphalt surfaces. Ni-Cd batteries are first removed and placed in a Conex box for protection from vandalism and for shipment. Dismantling equipment will be used to begin the tear down process and sorting will occur by material type. Materials will be stored on paved surfaces, in storage containers, and/or in roll-offs, and will be secured/covered at the end of the day.

5. STORAGE OF CHEMICALS, CLEANERS, SOLVENTS, OILS, ETC.

There will be no on-site storage of chemicals, cleaner, solvents, or oils for this process. The third-party contractor will keep dismantling equipment on-site until all the contracted passenger railcars have been processed. The contractor is responsible for any fuel/oil leaks that may result from the operation of their equipment.

6. RECYCLING, WASTE MANAGEMENT AND DISPOSAL

Recycling, waste management, and disposal is the responsibility of the contractor. The method of storage is dependent upon the amount of each material being generated. Wastes will generally be stored in roll-off boxes with tarps to prevent exposure to precipitation that could contaminate any runoff. Ni-Cd batteries will be stored in an enclosed Conex box and will be shipped at the end of the project. Recovered metal will be shipped to an appropriate recycling facility. The frequency of removal of materials from the job site will be determined by the amount of each material produced.

7. INSPECTIONS

Inspections will be conducted by UTA personnel at a minimum of once each operational day. The Primary Contact is responsible to ensure that the contractor is following the best management practices outlined in this plan.

Upon completion of the project, the contractor is responsible to ensure that all material generated from the recycling process have been removed from the site. In addition, any impacted areas associated with spills/releases from dismantling equipment are to be removed, characterized, and properly disposed in accordance with local, state, and federal

regulations. The Primary Contact is responsible to inspect the property to ensure that it has been properly cleaned.

8. SPILL RESPONSE

Materials that will be present at the site, because of the tear down process, include Ni-Cd battery electrolyte, fluorescent lighting tubes, hydraulic oil (from dismantling equipment), and diesel fuel (from dismantling equipment). The contractor is responsible to take immediate actions to contain and cleanup any spills that may occur; and ensure proper disposal.

The following table provides a guide to assist risk assessment and response.

SPILL RESPONSE IMMEDIATE ACTIONS

NOTE: The actions described below must be taken as soon as possible. Multiple activities may occur simultaneously.

INCIDENT AWARENESS	Warn Appropriate Personnel, Notify Supervisor, and/or Activate Facility Alarm, Minimize Your Exposure and Public Exposure.
SERIOUS INJURIES, FIRE, AND HELP NEEDED	Call 911 if there are Serious Injuries, Multiple First Aid Needs, Fire Suppression Needs, and/or Additional Hazardous Materials Response Needs.
HAZARD EVALUATION AND ANALYSES	Identify Immediate Dangers to Human Life, Health, and the Environment, and Product Spilled. Select Appropriate Level of PPE. Only Allow Personnel with Appropriate PPE into Spill Area.
STOP THE PRODUCT FLOW	Act Quickly to Secure Pumps, Close Valves, etc. Using Intrinsically Safe Equipment.
SHUT OFF IGNITION SOURCES	Motors, Electrical Circuits, Open Flames, etc.
WARN PERSONNEL ARRIVING ONSITE	Enforce Safety and Security Measures.
INITIATE CONTAINMENT	Dike and Contain Around the Tanks (if present), Storm Drains, Sewer Drains, and/or in the Water with Oil Boom or Direct the Spill to Containment.
NOTIFY TECHNICAL SERVICES SUPERVISOR (MR. CLAY MECHAM)	office (801) 287-3068 cell (801) 310-4401
NOTIFY AS APPROPRIATE	Appendix A: Spill Contact List

APPENDIX A

SPILL CONTACT LIST

EMERGENCY: 911	
Beck Street Rail Yard (40° 49' 42" N 111° 55' 4" W) Beck Street - North, North Salt Lake City, UT 84054 Security (Police)	(801) 287-3937
Technical Services Supervisor Clay Mecham jclmecham@rideuta.com	office (801) 287-3068 cell (801) 310-4401
Environmental Compliance Administrator Sean Thal sthal@rideuta.com	office (801) 237-1998 cell (801) 589-1451
Environmental Compliance Administrator Mark Taggart mtaggart@rideuta.com	office (801) 287-3064 cell (801) 558-5231

Government (to be contacted by UTA Environmental Department)

National Response Center	(800) 424-8802
EPA Region VIII Information Center	(800) 227-8917
Utah Department of Environmental Quality	(801) 536-4400
Environmental Response and Remediation	(801) 536-4100
Water Quality	(801) 538-4300
Waste Management and Radiation Control	(801) 536-0200
After Hours	(801) 536-4123
Davis County Environmental Health Department	(801) 525-5128
24/7 Environmental Response	(801) 807-8872
City of North Salt Lake	(801) 335-8700

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 SEPTEMBER 27, 2022

6
7 **DRAFT**
8

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

10
11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commissioner William Ward
17

18 EXCUSED: Commissioner Katherine Maus
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
21 Planner.
22

23 OTHERS PRESENT: Regan Mott, Liz Sears, My Utah Agents, VRM Properties LLC; Derek
24 Vockel, VRM Properties LLC; Wilford Cannon, Eaglewood Development; Dee Lalliss, resident.
25

26 1. PUBLIC COMMENTS
27

28 There were no public comments.
29

30 2. CONSIDERATION OF A PLAT AMENDMENT TO LOTS 28B AND 28C OF THE
31 NORTH SALT LAKE INDUSTRIAL PARK PLAT C, A MANUFACTURING
32 DISTRIBUTION SUBDIVISION, LOCATED AT 450 AND 470 WEST 100 NORTH,
33 VRM PROPERTIES LLC, TYLER MCNEIL, APPLICANT
34

35 Mackenzie Johnson reported that this plat amendment was for an existing subdivision called
36 North Salt Industrial Park Plat C which was recorded with the County in 1978. This subdivision
37 encompassed multiple lots including Lots 28B (450 West 100 North) and 28C (470 West 100
38 North) which were each 1.974 acres in size with 215 feet of frontage on 100 North. At some
39 point Lot 28C was illegally subdivided in half and incorporated into Lot 28B. Davis County
40 records indicate that this change has been recognized since at least December 1981. The
41 applicant, owner of Lot 28B, would like to sell the portion of 28C that was combined into their
42 property. To sell that portion of the property separately a plat amendment would be necessary to
43 reconfigure the lot lines and make the lots legal. Presently Lot 28B has a structure on it, the

44 incorporated portion of 28C was currently vacant, and the remainder of Lot 28C was built out.
45 The proposed plat modified the size of Lot 28B and changed Lot 28C into two separate lots
46 known as Lot 28E and 28F. Lot 28B would be 2.082 acres with 226.70 feet of frontage on 100
47 North. Lot 28E would be one acre with 100 feet of frontage. Lot 28F would be 0.949 acres with
48 103.30 feet of frontage. The subject lots are zoned Manufacturing Distribution (MD). The MD
49 Zone requires that lots be a minimum of two acres in size unless modified by conditional use
50 with a frontage of 65 feet at the street right of way line and 100 feet at the building setback line.

51
52 The proposed lots would be compliant with frontage requirements. As part of the plat
53 amendment, the applicant requested that the City grant conditional use to reduce the required lot
54 size from two acres to what was proposed. This request was driven by the existing conditions on
55 each lot including buildings, drainage, and hardscape improvements. The Development Review
56 Committee (DRC) had no concern with the reduced acreage or the configuration of the proposed
57 lots and recommended approval with the correction of all redlines.

58
59 Commissioner Jorgensen asked for the reason why the north/south lot line between Lots 28B and
60 28E jugged into Lot 28E halfway down. Mackenzie Johnson showed the aerial image of the lots
61 and explained there was an existing gate as well as curb and gutter so the proposed lot line
62 accommodated existing conditions. This lot line also ensured that Lot 28E would be one acre in
63 size. She said the parking in front of the gate would be restriped and moved over to
64 accommodate the new lot line.

65
66 **Commissioner Jorgensen moved that the Planning Commission recommend approval to**
67 **the City Council of the plat amendment to subdivide Lots 28B and 28C of the North Salt**
68 **Lake Industrial Park Plat C Subdivision located at 450 and 470 West 100 North with the**
69 **following condition:**

70
71 **1) Correction of all engineering and planning redlines prior to City Council review.**

72
73 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
74 **Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.**

75
76 **3. CONSIDERATION OF FINAL PLAT APPROVAL FOR EAGLEWOOD COVE**
77 **SUBDIVISION PHASE 15, PLAT 1, A 2 LOT RESIDENTIAL SUBDIVISION**
78 **LOCATED AT 1380 EAST AND 616 SOUTH WOOD OAKS LOOP, EWC 15**
79 **DEVELOPMENT LLC, WILFORD CANNON, APPLICANT**

80
81 Sherrie Pace reported that the previously approved concept plan for Eaglewood Cove Phases 13-
82 15 consisted of 75 lots east of the existing phases of the Eaglewood Cove development. After
83 concept plan approval by the City Council on July 19, 2016, the developer conducted an
84 extensive geological hazards investigation of the property which led to numerous changes in the
85 layout and a reduction from 75 lots to 72 lots. The proposed development was divided into three

86 phases 13, 14, and 15. Preliminary Plan approval was granted on November 10, 2020, with a
87 condition that sidewalks be added to one side of each street.

88
89 There were 20 lots in the Preliminary Plan approval for Phase 15 and the developer has requested
90 to divide Phase 15 into two separate plats as two lots currently have frontage (corner) on Woods
91 Oaks Loop being constructed for Phase 13. The developer proposed to install the other frontages
92 for lots 1501 and 1520 with the construction of Phase 13 to facilitate the final plat approval for
93 Phase 15, Plat 1.

94
95 Sherrie Pace explained that the development met the minimum standards and reasonable
96 conditions could be used to mitigate impacts of the development on the community. The plat was
97 reviewed by staff for final plat approval. There were some minor engineering redlines that would
98 need to be corrected prior to recordation but all planning redlines were completed.

99
100 Commissioner Holbrook asked how both streets could be named Woods Oak Loop. Sherrie Pace
101 explained that the street was literally a loop and may present some difficulties with addressing.
102 She said the lots on the north/south would have a south address and the lots on the east/west
103 portion of the loop would have east addresses.

104
105 **Commissioner Tucker moved that the Planning Commission recommend to the City**
106 **Council the approval of the proposed final plat for Eaglewood Cove Subdivision, Phase 15,**
107 **Plat 1 located at approximately 616 South and 1380 East Woods Oaks Loop, subject to the**
108 **following findings and conditions:**

109
110 **Findings:**

- 111
112 **1) The proposed final plat meets the minimum standards of the land use code for final**
113 **plat approval;**
114 **2) The geotechnical report has been approved by the City consultant and the plat has**
115 **been designed to meet the specific standards and recommendations contained**
116 **therein;**
117 **3) The plat contains the appropriate notes regarding the individual lots and**
118 **requirements of the geotechnical report.**

119
120 **Conditions:**

- 121
122 **1) Any remaining engineering redline corrections be completed prior to recordation of**
123 **final plat.**

124
125 **Commissioner Holbrook seconded the motion. The motion was approved by**
126 **Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner**
127 **Maus was excused.**

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

Sherrie Pace reported that the City Council and the County Commission had entered into consideration of annexing Area B from the City’s Annexation Policy Plan. This property was located at the northern boundary between the City and Bountiful near 3800 South. The timeline for the possible annexation included a County Commission public hearing to make a formal recommendation to the City Council to annex the area. That public hearing occurred on September 27, 2022. Under the Annexation Statute in Section 4-18 the City could annex an island of unincorporated County without petition from the property owners if the County Commission made a formal recommendation to the City and made four findings. These findings included that services could be provided more efficiently by the City, more equitable distribution of resources for citizens, that the area was an island, and in the City’s annexation declaration. She said there were approximately 50-60 people in attendance at the public hearing with the majority of those opposed to the annexation. Complaints included the name of the City, address changes, etc. The next step would be consideration of a resolution by the City Council to consider the annexation. The City would then hold an open house on Wednesday, October 5, 2022, at Adelaide Elementary for all neighbors of the annexation area. A formal notice would then need to be sent to all property owners and residents prior to October 17th for a public hearing on November 15th.

Sherrie Pace expected that the City Council would request a recommendation on zoning of the property from the Planning Commission. She said the areas were currently a commercial area along Highway 89, an R-1, R-2, and R-3. The R-1 zone would be similar to the City’s R-1-10 zone with 9,000 square foot residential lots. The R-2 zone allowed for duplexes on 9,000 square foot lots. The R-3 zone allowed multifamily housing with one dwelling unit on every 2,000 square feet of lot size.

Commissioner Holbrook asked if the commercial could be incorporated into the City’s Town Center. Sherrie Pace replied that this could be part of the recommendation made to the City Council. She said there was a lot of uproar against the annexation.

Chair Larson questioned the impetus behind this consideration. Sherrie Pace responded that the County requested consideration of the annexation. It was difficult for the County to provide services to the area and used West Point and Sunset sheriff deputies to patrol these areas. This meant response times could range from 45 minutes to two hours. The City did have some agreements with the County in the event of a life threatening emergency in the unincorporated area. Another issue was snowplowing as the plow location was in Fruit Heights which meant that they obtained supplies, such as salt, from the City’s storage as well.

169 Commissioner Tucker asked about the open house. Sherrie Pace said the open house would be
170 from 6:30 p.m. to 8:30 p.m. with stations setup for the Mayor and City Council, and City staff
171 from Public Works, Police, Planning, and Finance to address questions such as address changes,
172 zoning, services, utilities, etc.

173
174 Commissioner Stone questioned why the County had determined the unincorporated area should
175 become part of the City and not Bountiful. Sherrie Pace replied that in 2002 the State Legislature
176 passed a Statute that any city that wanted to annex territory would be required to create an
177 annexation policy declaration and identify areas they would be willing to expand into. She said
178 in her experience the State code asked the cities to agree on a boundary line to avoid overlap.
179 The line was drawn at 3450 South and west of 800 West to Orchard for the City and Bountiful.
180 Bountiful had already annexed the area to the north.

181
182 Sherrie Pace explained that even if the citizens in the unincorporated area petitioned Bountiful to
183 annex the area, Bountiful would have to amend their annexation policy plan to include the area.
184 The City would have to amend the annexation policy plan to remove the proposed area. She also
185 said that one of the reasons it would be problematic for Bountiful to annex the area was due to
186 them having their own power company which would require them to buy infrastructure from
187 Rocky Mountain Power.

188
189 Commissioner Jorgensen commended staff on the information posted on the City's website
190 related to the annexation. He asked if the County was transparent on the details behind the
191 proposed annexation. Sherrie Pace replied that the County could have been clearer but said
192 overall it took a lot of resources for the County to service the area. She said the County's General
193 Plan from 2006 included a goal for the unincorporated areas to be annexed into cities with the
194 goal for County resources to be directed towards County services such as recreation, libraries,
195 etc.

196
197 Sherrie Pace commented on the 50% threshold for protests as the County reported that there
198 were 314 residents but in the County Commission Public Hearing, the number was 358 residents.
199 She said city staff would verify the number of residents.

200
201 Sherrie Pace said the County Commission Public Hearing was difficult as there were untrue
202 rumors such as increased crime, restricting backyard firepits, tree removal, etc. She commented
203 that it was hard not to take it personally but said the City would welcome those residents with
204 open arms and provide better services such as police, snowplowing, etc.

205
206 Commissioner Holbrook asked what would happen if the City Council determined not to annex
207 the area. Sherrie Pace replied that they would remain part of the County.

208
209 5. APPROVAL OF MINUTES

210

211 The Planning Commission meeting minutes of September 13, 2022 were reviewed and approved.

212

213 **Commissioner Jorgensen moved to approve the meeting minutes for the September 13,**
214 **2022 meeting as drafted. Commissioner Stone seconded the motion. The motion was**
215 **approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and**
216 **Ward.**

217

218 6. ADJOURN

219

220 Commission Chair Larson adjourned the meeting at 7:13 p.m.

221

222 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
223 *Tuesday, October 11, 2022 by unanimous vote of all members present.*

224

225

226 _____
Wendy Page, City Recorder