

# PLANNING COMMISSION STAFF REPORT

Petition No's. 410-07-25 and 490-07-44 North Port Commerce Center Planned Development and Subdivision Located Approximately at 1802 – 1880 North 2200 West.

**Public Hearing Date: March 26, 2008**



Planning and Zoning Division  
Department of Community  
Development

**Applicant:** Sam Gustafson, Vice President of Capitol Industries Inc.

**Staff:** Michael Maloy, 535-7118  
michael.maloy@slcgov.com

**Tax ID:** 08-21-276-007, 08-21-276-008,  
08-21-276-005, 08-21-276-002, 08-21-  
276-001

**Current Zone:** BP Business Park District

**Master Plan Designation:** Business Park,  
Jordan River/Airport Area Master Plan  
(Adopted January 1992)

**Council District:** 1, Carlton Christensen

**Acreage:** 28.69 ± acres

**Current Use:** Vacant

**Applicable Land Use Regulations:**

- Title 20 Subdivisions
- 21A.32.030 BP Business Park District
- 21A.36 General Provisions
- 21A.48 Landscaping and Buffers
- 21A.54 Conditional Uses

**Attachments:**

- A. Planned Development Narrative
- B. Preliminary Subdivision Plan
- C. Preliminary Site Plan
- D. Preliminary Landscape Plan
- E. Phase I Site Plan
- F. Phase I Building Elevations
- G. Phase I Building Rendering
- H. Department Comments on Conditional Use
- I. Department Comments on Subdivision
- J. Photographs of Property

**Request:** Sam Gustafson, Vice President of Capitol Industries Inc, has requested approval of a conditional use petition for commercial planned development and preliminary subdivision approval for property located approximately at 1802 – 1880 North 2200 West.

The purpose for the planned development petition is to reduce the amount of open space required in the BP Business Park District. However other elements of the proposed site plan appear to be non-compliant with applicable standard zoning regulations including landscape setbacks, landscape buffers, and number of principal buildings permitted per lot.

The applicant also requests preliminary approval of a minor subdivision that would combine existing five parcels encompassing 28.69 ± acres into three parcels. The applicant intends to develop the proposed North Port Commerce Center business park in three phases.

**Public Notice:** Staff has complied with public notice requirements of the Salt Lake City Code by mailing public hearing notices to all affected owners within 450 feet of the subject property and posting the property at least ten days in advance of the hearing.

**Staff Recommendations:** Staff recommends the Planning Commission approve Petition # 410-07-25 for the proposed commercial planned development as a conditional use based on the enclosed findings and subject to the following conditions of approval:

1. Regulations modified by approval of planned development are limited to percent of landscape coverage, buffers widths, landscape setbacks, and number of buildings on a parcel. All other City regulations shall remain in force.
2. All phases of construction shall be consistent with preliminary plans as shown.
3. Applicant may modify buffer widths only where necessary between contiguous properties within the proposed development; however all other buffer regulations should be maintained as required by City Code 21A.48 (Landscaping and Buffers).
4. Sidewalk design does not fully satisfy City accessibility standards. With the advice and consent of the Transportation Division, Planning staff shall coordinate with the applicant the location and design specifications for additional private sidewalks. All sidewalk intersections with vehicular drive aisles shall provide an accessible ramp. All sidewalks should be interconnected and form a continuous pedestrian path throughout the commercial business park.
5. Applicant shall provide for staff approval a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for accent or architectural lighting.
6. In compliance with City Code 21A.54.150.7 staff shall approve product selection and placement of all outdoor site furnishings, which shall include benches, waste receptacles, and bike racks. Site furnishings shall be compatible with architectural building style.
7. Petition shall be subject to compliance with all department comments contained within Attachment H – Department Comments on Conditional Use.

Staff recommends the Planning Commission grant approval of Petition # 490-07-44 for the proposed preliminary subdivision based on the enclosed findings and subject to the following recommended conditions of approval:

1. Approval is subject to compliance with all department comments contained within Attachment I – Department Comments on Subdivision.
2. Applicant shall prepare and submit to the City a traffic impact study as requested by the Transportation Division prior to final subdivision approval, planned development approval, or building permit issuance.
3. To reduce flooding, finish site elevation shall exceed 4,217' as recommended by the Utah Department of Natural Resources – Great Salt Lake Planning Team 2000.
4. Applicant shall prepare and submit to the City for approval a final subdivision application and plat.
5. All parcels shall be referenced by lot number (not by phases as shown).
6. Final subdivision plat shall be recorded within 18 months of preliminary approval.
7. Any future development activities associated with this property will require that all inadequate or absent public improvements be brought into compliance with City standards. Additionally, any future development will be subject to requirements of the zoning ordinance.

**Options:** If the Planning Commission determines that the enclosed petitions do not meet the requisite standards of approval, then the Commission may choose one of the following courses of action:

- Table petitions for future consideration pending further research, modification, and review; or
- Deny the petitions based on additional findings gathered from the public hearing.

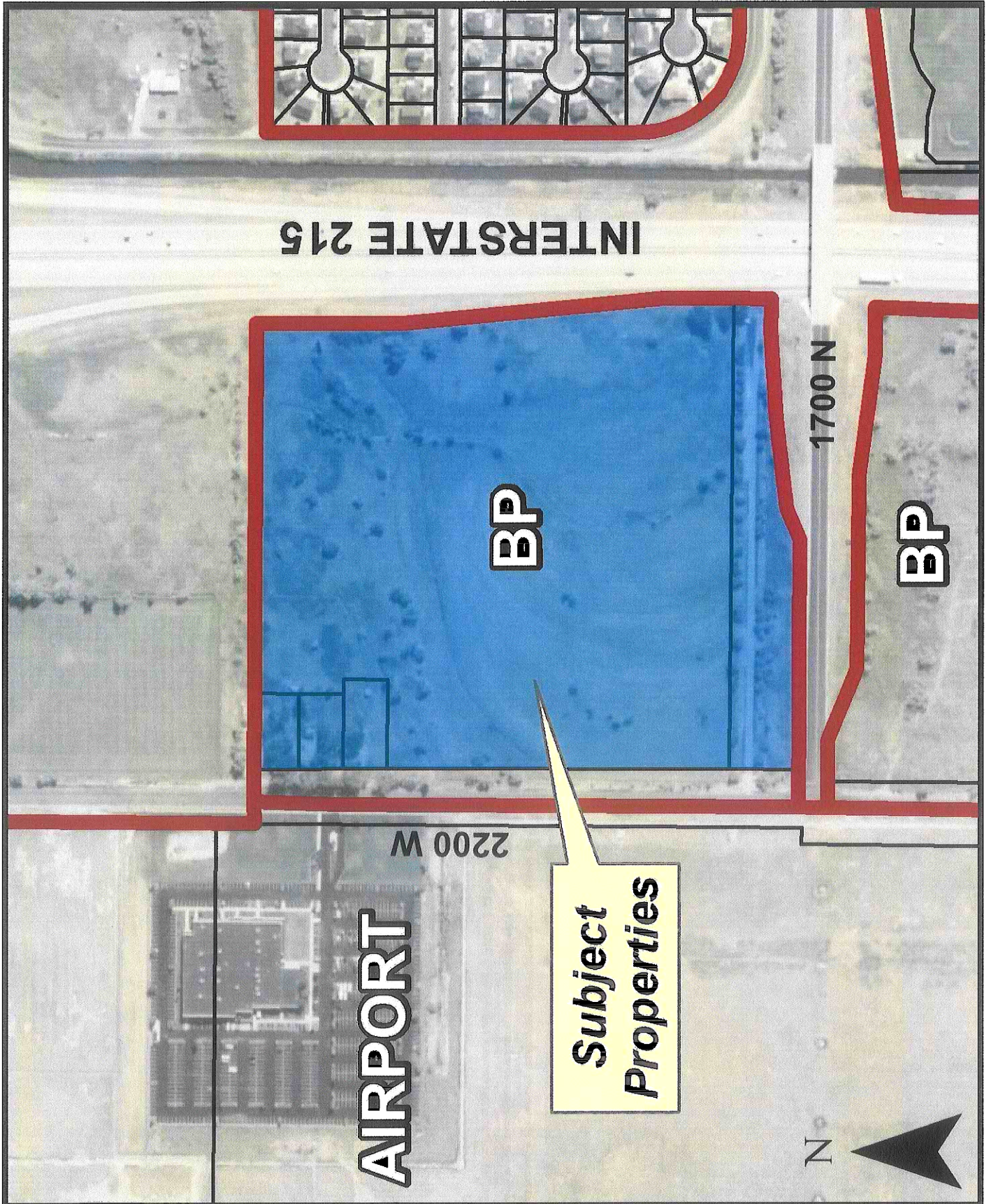
If the Planning Commission determines that a uniform architectural style is appropriate for all phases of the planned development, staff recommends the following additional condition of approval for Petition # 410-07-25:

- All buildings constructed within the commercial planned development shall incorporate a consistent building architecture, materials, finishes, colors and exterior lighting (as shown within Attachment F – Phase I Building Elevations and Attachment G – Phase I Building Rendering).

If the Planning Commission determines that the proposed subdivision should be developed with a public street instead of a private road, staff recommends the following additional condition of approval for Petition # 490-07-44:

- Interior road (labeled as Main Drive) shall be constructed in compliance with City standards and dedicated to the City as a public right-of-way.

VICINITY MAP



## COMMENTS

**Public Comments:** Staff has not received any public comment that is either for or against the proposed commercial planned development and subdivision.

**Open House Comments:** The proposed development lies within the WestPoint Community Council district. The applicant presented the proposed planned development and subdivision to the Community Council on July 18, 2007. Although staff did not attend the meeting, Community Council Chair Leslie Reynolds-Benns reported to staff that the community council recommended approval of the proposed development.

**City Department Comments:** Petitions describing the proposed development were routed to all pertinent City departments and divisions on December 27, 2007. All respondents recommended approval subject to compliance with city standards and recommended conditions of approval (see Attachment H – Department Comments on Conditional Use and Attachment I – Department Comments on Subdivision).

## STAFF ANALYSIS

**Project History:** The subject property was annexed into the City June 15, 2000 (City Ordinance No. 48 – 2000). At the time of annexation the subject property was the site of a proposed commercial development by Cottonwood Realty, however the project failed to materialize and the property is now vacant (see Attachment J – Property Photographs). The applicant subsequently acquired the property and submitted the enclosed petitions to the City for consideration on August 3, 2007.

The 28.69 acre development proposal is comprised of three phases. If approved, Phase I will contain a 40,352 square foot structure on a 4.3 acre parcel (see Attachment E – Phase I Site Plan). Sierra Pacific, a window and door manufacturing company currently operating within the Salt Lake Valley, will own all of Phase I, however it will occupy less than half of the proposed building and will lease the remaining balance. Phase II and III are future phases that will be retained by the applicant. Although the applicant has submitted a site plan that encompasses all three phases of development, the applicant is uncertain of the number or sizes of buildings that will be constructed as each building will be designed in response to market demands (see Attachment C – Preliminary Site Plan).

The proposed business park will be accessed via a private road that extends from both 1700 North and 2200 West. Based on existing design requirements, the location of the proposed “Main Drive” and intersections with 1700 North and 2200 West have been established by the applicant pending City review and approval of a traffic impact study; however the location of the proposed “maneuver area” and secondary driveway intersections with 2200 West may be adjustable. All roads within the development will be privately owned and maintained. With respect to the transportation system, staff has encouraged the applicant to modify development plans to accommodate construction and dedication of a public street rather than a private roadway (see Attachment B – Preliminary Subdivision Plan).

The applicant has requested approval of all phases of the commercial planned development. If approved the applicant intends to work with staff to administratively amend Phase II and III as development occurs based on market conditions and client specifications. While staff recognizes the applicant’s desire for flexibility, staff is concerned with potential difficulties of administering future phases of development based on undefined design standards with respect to fairness for all parties involved.

The applicant appeared before a Planning Commission subcommittee on February 11, 2008 to discuss the proposed commercial planned development and subdivision. Tami Hansen, Senior Secretary in the Planning Division has provided the following meeting summary:

### **Planning Commission Sub-Committee Comments and Recommendations:**

- Would like additional permeable surfaces and xeriscape landscaping — consider methods to reduce storm drainage.
- Fault study in the area – need to review location with staff.
- Commissioners felt there was too much parking and not enough landscaping.
- Mr. Wheelwright suggested landscaping up the hillside on 1700 North to the freeway ramp for landscaping credit.
- Employ LEED construction practices as much as possible. Discussed the concept of landscaped or “green” rooftops.

**Conclusion:** Subcommittee recommended the applicant work staff to resolve some of the issues discussed before being presented to the Planning Commission for decision.

Following the Planning Commission Sub-Committee meeting, staff briefly met with the applicant and determined that a nearby fault line would not affect the project. Staff also identified various needed and recommended revisions to the development proposal.

In preparation for the February 27, 2008 Planning Commission meeting, staff published a report that recommended preliminary subdivision approval, however staff recommended continuation of the planned development petition due to insufficient compliance with approval standards required by City Code. Upon reviewing the report, the applicant requested postponement of both petitions to make plan modifications in response to staff concerns. During the following month the applicant submitted to staff; a detailed landscape plan that includes off-site landscaping (see Attachment D – Preliminary Landscape Plan), a new architectural rendering of Phase I construction, a textual description of proposed building architecture for Phase II and III and a transportation engineering study as requested by the Transportation Division. The applicant also re-appeared before the Development Review Team on March 6, 2008 to present and discuss proposed plan modifications.

**Master Plan Analysis.** Prior to annexation of the subject property, the City identified the subject property as “Salt Lake City Industrial Use” in the Jordan River/Airport Area Master Plan, which plan was adopted by the City Council January 1992. However, when the subject property was annexed by Salt Lake City in 2000, it was designated as BP Business Park District on the Salt Lake City Zoning Map.

The Jordan River/Airport Area Master Plan also identified the subject property as being within an area of “High Environmental Limitations” which is defined by the plan as follows:

High Environmental Limitations include some smaller areas of shallow (less than 20” deep) watertable and seasonally saturated land. Over most of the area the watertable is within 40” of the surface, and has a high liquefaction potential throughout. Some areas are developable, others will be difficult to develop, and some wetland protection environments are present though their value and exact size is not known. These conditions suggest that while development is not unequivocally inappropriate or unsuitable, there are “red flags” that are raised particularly with regard to impact to wetlands (page 12, Jordan River/Airport Area Master Plan).

With regard to environmental concerns, the Public Utilities Department referenced in a memo dated January 10, 2008 a study published by the United States Army Corp of Engineers that included assumptions that the property would likely flood if “failure of the lake pumps coincide with a 100 year flood event and an atypical wind event” (see Attachment H – Department Comments on Conditional Use). The applicant has been made aware of this issue and will comply with City required improvements that are necessary to mitigate the environmental concern.

**Conditional Use Standards.** A planned development is a specific type of conditional use. Standards for conditional use approval are found in Zoning Title Section 21A.54.080. These standards are as follows:

**A. The proposed development is one of the conditional uses specifically listed in this title;**

**Analysis:** A planned development is a specific type of conditional use listed in Section 21A.54 of the Zoning Title. The proposed commercial development will contain land uses (office, industrial assembly, warehouse, wholesale distribution) that are permitted in the BP Business Park District.

**Finding:** A planned development is specific category of conditional use listed in the Zoning Title.

**B. The proposed development is in harmony with the general purposes and intent of this title and is compatible with and implements the planning goals and objectives of the city, including applicable city master plans;**

**Analysis:** The purpose of a planned development is to encourage the efficient use of land and resources, promote greater efficiency in public and utility services and encourage innovation in the planning and building of all types of development. Based upon compliance with staff recommendations contained within this staff report and its attachments, the proposed development is generally compatible with and implements the applicable planning goals and objectives of the City.

**Finding:** The proposed development is consistent with the general purpose and intent of the Salt Lake City Zoning Title and is compatible with and implements the planning goals and objectives of applicable master plans.

**C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets;**

**Analysis:** In response to a request from the Transportation Division, the applicant submitted to the City a transportation engineering study published by *A Trans Engineering*. Barry Walsh, Engineering Technician VI in the Transportation Division, reviewed the study and determined “that there is adequate site distance at the intersection of 1700 North (to permit) a . . . regulated intersection with 2200 West.” As such the Transportation Division has recommended preliminary approval of the proposed commercial planned development and subdivision subject to compliance with staff recommendations for approval.

**Finding:** The proposed private development will provide sufficient public improvements that will reasonably mitigate anticipated traffic impacts on adjacent streets.

**D. The internal circulation system of the proposed development is properly designed;**

**Analysis:** The internal circulation of the proposed development has been reviewed by the City’s Development Review Team (DRT), which included representatives from Transportation, Public Utilities, Building Services, Engineering, and Fire. The review team noted that the circulation system is adequate for vehicle movement, however all “private road and . . . travel access ways (must) be built to City standards.”

**Finding:** The internal circulation system for the proposed development is properly designed and appropriate for vehicular and pedestrian circulation (subject to compliance with accessibility standards).

**E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources;**

**Analysis:** Public Utilities have reviewed the proposed development and have indicated that the property can be adequately served without having any adverse impact on adjacent land uses or resources (subject to compliance with Staff recommendations).

**Finding:** Public Utility service for the proposed development is adequate and will not have an adverse impact on adjacent land uses or resources.

**F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;**

**Analysis:** The applicant requests permission to reduce landscape buffers between proposed land uses within the development (see Attachment A – Planned Development Narrative). Adjacent land uses are generally classified as follows:

- North – Vacant (agricultural)
- South – Vacant
- East – Interstate (I-215)
- West – Airport property (open space, office building)

The proposed development is compatible with existing adjacent land uses. Therefore staff recommends approval of the applicant’s request to modify buffer widths only where necessary between contiguous properties within the proposed development and adjacent to I-215; however all other buffer regulations should be maintained as required by City Code 21A.48 (Landscaping and Buffers). Staff further recommends maintenance of all other buffers between the subject property and adjacent properties outside of the proposed development. To address this issue, building Services will perform a review of the landscape plan to insure that it complies with the buffer requirements. Staff also recommends the applicant provide a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for accent or architectural lighting.

**Finding:** Staff finds that buffer widths between contiguous parcels contained within the development, and when adjacent to I-15, may be reduced as requested, however all other buffer regulations shall apply in order to protect adjacent land uses from light, noise, and visual impacts.

**G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;**

**Analysis:** The applicant submitted to the City five possible architectural elevations for use within the business park, only one of which will be used within Phase I (for Sierra Pacific). Staff suggested to the applicant that allowing architectural flexibility while granting approval for all three phases of construction would be problematic for staff to administrate. In general, staff recommends a uniform architectural design that creates a specific identity for the business park, such as the recent development of Ninigret Park. Furthermore, a visually pleasing architectural pattern within a defined development can create an image of order and cleanliness in contrast to what is often a haphazard and unsightly land use.

In response, the applicant provided the following narrative regarding proposed architectural design standards for all phases of construction:

1. Building design will primarily incorporate cement tilt-up construction, however some buildings may be constructed of masonry brick faced block, or masonry brick. Capitol Industries intends to build a series of one type of building (i.e. cement tilt-up) and combine that with a series of complimentary masonry block as the project progresses along. Color selection and architectural blending of the styles will be strategically designed to promote aesthetically pleasing building relationships that will compliment the landscaping.
2. Buildings will be designed to accommodate small 5,000 square foot tenants and allow flexibility to expand to the full capacity of the building. The inside warehouse vertical clearance will range from 22 feet to 26 feet, with outside wall heights measuring between 24 to 30 feet. Building sizes will range from 24,000 to 48,000 square feet. Buildings will be able to accommodate the 5,000 – 20,000 square foot user. Capitol Industries will market buildings as flexible office, research & development, light manufacturing, storage and distribution space. Capitol Industries will not market buildings as big box, automotive, or repair shop space.
3. Buildings will be constructed with many “green” energy saving features. Roofs will be all white hypalon membranes mechanically fastened over R-30 rigid insulation directly attached to the deck. This product alone has shown the reduction for energy consumption during hot summer months as well as eliminating the need for warehouse cooling. De-stratification fans will also be used in the warehouse to keep heat on the warehouse floors. All windows will be thermopane with shading co-efficients which reduce heat gain. Sky lights will provide day lighting in the warehouse. All office areas will be insulated and sheet-rocked on perimeter walls. All mechanical equipment will be rated for high efficiency and equipped with automatic self actuating economizers and programmable night set-back thermostats. All overhead sectional doors will be insulated and weather stripped. All office lighting will incorporate T-8 electronic ballasted fixtures.

**Finding:** The proposed architecture and building materials are consistent and compatible with the adjacent neighborhood (as presently planned).

**H. Landscaping is appropriate for the scale of the development;**

**Analysis:** The preliminary site plan for all phases of construction indicates that 25.8% of the subject property will be landscaped. The BP Business Park District requires a minimum landscape area of 30%. To mitigate the requested landscape reduction, the applicant has proposed installation and maintenance of off-site landscaping at the following locations:

- Northwest embankment of 1700 North overpass (27,521 square feet immediately abutting subject property along southern property line), and
- Airport frontage on 2200 West (1,247 linear feet of street frontage across from subject property).

The combined total of all on-site and off-site landscape improvements is equal to 30.1% of the total area of the subject property.

**Finding:** The proposed landscape plan is appropriate for the scale of the proposed development subject to the comments and conditions contained within this staff report.

**I. The proposed development preserves historical, architectural and environmental features of the property;**

**Analysis:** The site is not located within a local or national historic district and there are no known environmental features on the subject property.

**Finding:** There are no known historical, architectural, or environmental features on the subject property.

**J. Operating and delivery hours are compatible with adjacent land uses;**

**Analysis:** The proposed development is intended to contain various commercial uses permitted within BP Business Park District. As such, it is reasonable to assume that operating and delivery hours may be 24 hours each day, unless specifically prohibited by code. For example, Salt Lake City Ordinance 9.28.040(6) (Noise Control – Noises Prohibited) regulates the following:

**Loading Operations:** Loading, unloading, opening or otherwise handling boxes, crates, containers, garbage containers or other objects between the hours of nine o'clock (9:00) P.M. and seven o'clock (7:00) A.M. the following day, or between the hours of nine o'clock (9:00) P.M. and nine o'clock (9:00) A.M. when the following day is a Sunday or legal holiday, in such a manner as to violate section 9.28.060 of this chapter, or its successor section, or cause a noise disturbance;

**Finding:** Operating and delivery hours of the proposed development will be compatible with adjacent land uses subject to compliance with all applicable City ordinances.

**K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the city as a whole;**

**Analysis:** The proposed planned development is consistent with the purpose, intent, and standards for the BP Business Park District.

**Finding:** The proposed planned development is compatible with the surrounding neighborhood and will not have a material net cumulative adverse impact on the neighborhood or on the City as a whole.

**L. The proposed development complies with all other applicable codes and ordinances.**

**Analysis:** The proposed development has been reviewed by the Development Review Team (DRT) and applicable City Divisions. The requirements of the applicable City Divisions shall be fulfilled by the applicant prior to building permits being issued by the City.

**Finding:** The proposed development shall comply with all applicable codes and ordinances.

In order to process the attached petition as a planned development, the project must also meet the intent of the purpose statement for planned developments. The purpose statement lists the objectives that the City seeks to achieve. Zoning Ordinance Section 21A.54.150 (A) discusses these objectives:

**21A.54.150 Planned Developments:**

- A. Purpose Statement: A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned development technique, the city seeks to achieve the following specific objectives:
1. Creation of a more desirable environment than would be possible through strict application of other city land use regulations;
  2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;
  3. Combination and coordination of architectural styles, building forms and building relationships;
  4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
  5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
  6. Use of design, landscape or architectural features to create a pleasing environment;
  7. Inclusion of special development amenities; and
  8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Although the preceding ordinance is not listed as specific standard of approval, staff finds the petition to be largely compliant with the specific objectives listed above.

Zoning Ordinance Section 21A.54.150 (E) lists the following specific standards of approval for planned developments:



- 1. Minimum Area:** A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district as set forth in table 21A.54.150E2 of this section.

**Analysis:** The minimum lot area for a planned development located in a BP Business Park District is 10 acres. The subject property contains 28.69 ± acres, with proposed parcels ranging in size from 4.296 acres to 14.301 acres.

**Finding:** The subject property exceeds the minimum net lot area for a planned development in the BP Business Park District.

- 2. Density Limitations:** Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.

**Analysis:** The proposed commercial development does not include any residential development, nor does it exceed any of the requisite BP Business Park District regulations. Therefore this standard does not strictly apply

**Finding:** This standard is not relevant to the proposed commercial planned development.

- 3. Consideration of Reduced Width Public Street Dedication.**

**Analysis:** The proposed planned development does not include a reduced width public street.

**Finding:** The proposed planned development does not include any reduced width public street dedications.

- 4. Planned Developments:** Planned developments within the TC-75, RB, R-MU, MU, CN, CB, and CSHBD zoning districts and the South State Street overlay. Also planned developments within the CS zoning district, when the district is adjacent to more than sixty percent (60%) residential zoning (within 300 feet, either on the same block or across the street).

Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- The primary access shall be oriented to the pedestrian and mass transit,
- The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- Architectural detailing shall emphasize the pedestrian level of the building,
- Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- Signage shall emphasize the pedestrian/mass transit orientation.

**Analysis:** The BP Business Park District is not listed in this section. Therefore, these standards do not apply.

**Finding:** These standards do not apply to planned developments in the BP Business Park District.

- 5. Perimeter Setback:** The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the planning commission.

**Analysis:** Table 21A.32.150 specifies the following yard and bulk regulations for the BP Business Park District:

Minimum Lot Area 40,000	Minimum Lot Width	Maximum Building Height	Maximum FAR	Minimum Open Space	Minimum Front Yard	Minimum Corner Yard	Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yard
20,000 sf	100'	4 stories/60'	0.40	30%	30'	30'	20'	25'	Front and corner side: 30' Interior side and rear: 8'	30'

**Finding:** Proposed development complies with the standard for minimum perimeter setbacks.

**6. Topographic Change: The planning commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.**

**Analysis:** The proposed development plan complies with applicable side and rear yard setback regulations.

**Finding:** Applicant has not requested any modification of side or rear yard setbacks.

**Preliminary Subdivision Standards:** City Code 20.08.210 categorizes and defines the proposed subdivision as follows:

**Minor subdivision**

A. The division of real property, including condominiums and planned unit developments, into thirty (30) or fewer lots which have frontage on an existing dedicated street or on a street to be dedicated as part of the subdivision and which are not located within the Foothills FR-1, FR-2, FR-3 District or FP Foothills Protection District;

B. The division of any real property for the creation of a commercial/industrial/agricultural subdivision.

According to Section 20.20.070 of the Salt Lake City Subdivision Ordinance, a minor subdivision may be granted approval if the following standards are met:

**A. The minor subdivision will be in the best interests of the city.**

**Analysis:** The proposed commercial subdivision is necessary for the redevelopment of the subject property in a manner that will reasonably advance the policies and objectives of the Jordan River/Airport Master Plan and BP Business Park District zone.

**Finding:** Staff finds that the proposed subdivision is in the best interest of the city.

**B. All lots comply with all applicable zoning standards.**

**Analysis:** The proposed lots comply with zoning regulations for the BP Business Park District.

**Finding:** Staff finds that all lots comply with all applicable zoning standards.

**C. All necessary and required dedications are made.**

**Analysis:** All necessary and required dedications will be made with the recording of the final plat.

**Finding:** Staff finds that all necessary and required dedications will be made upon recordation of the final subdivision plat.

**D. Provisions for the construction of any required public improvements are included.**

**Analysis:** All plans for public improvements must be submitted and approved prior to approval of the final plat.

**Finding:** Staff finds that the provisions for the construction of any required public improvement must be included as part of the final plat process.

**E. The subdivision otherwise complies with all applicable laws and regulations.**

**Analysis:** The proposed subdivision has been forwarded to the pertinent City Departments for comment. All public improvements must comply with all applicable City Department standards.

**Finding:** Staff finds that the subdivision must comply with all applicable laws and regulations.

**Attachment A – Planned Development Narrative**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008

Nichols  
Naylor  
architects

February 18, 2008

Mike Maloy  
Salt Lake City Planning Department

Re: North Port  
Subdivision & Planned Development Approval

Dear Mike:

I have reviewed zoning ordinance chapter 21, covering standards for approval of conditional uses and planned developments.

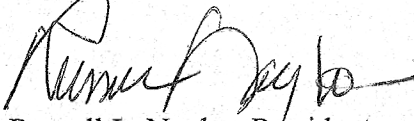
Capital Industries is committed to construct a high quality business park with the intention of owning and leasing the buildings long term. We believe that we can satisfy all the conditions identified in chapter 21 with the exception of the thirty-percent landscape requirement in the BP zone. The physical hard surface space requirements for semi access and maneuver area consume much of the area that might be devoted to landscape and open space in a different type land use.

In an effort to increase the quality and impact of the landscape provided, we propose to landscape the large sloped portion of 1700 North where the over pass crosses I-215, berm sections of set back along 2200 West frontage and increase the number of trees and shrubs required in the zoning ordinance by fifteen percent.

We have reviewed the plan comments provided by each of the city's departments. We will continue to meet with each of the departments and will modify our plans to obtain department approvals.

Please contact me if you have any questions.

Sincerely,



Russell L. Naylor, President

**NICHOLS, NAYLOR ARCHITECTS, INC.**

RLN/lpw

*Please describe your project:*

This project is an office/warehouse planned unit development. The development will use private streets in three phases located at approximately 2200 West and 1800 North. The buildings proposed to be built will consist of masonry block and painted concrete. The businesses that will occupy the buildings will be primarily distribution, manufacture representatives, light manufacturing, and research and development. Capitol Industries plans to build, maintain, and operate this project similar to other developments along the Wasatch front.

*List the primary street access(es) to this property:*

The I-215 corridor will provide the major access at the 2100 North on and off ramps. 2200 West is the primary street access.

*What are the land uses adjacent to the property (abutting and across the street)?*

South of the subject property is 1700 North Street and vacant land. West of the property is 2200 West and the Salt Lake City Airport land. North of the property is farmland. East of the property is the I-215 freeway.

*Have you discussed the project with nearby property owners? If so, what responses have you received?*

Luke Gillmor, the North property owner, was using our property to graze his cows in the spring. I talked with him regarding our plans to develop it.

*If applicable, what are the anticipated operating and delivery hours associate with the proposed use?*

The proposed operating and delivery hours will be between 7:00 A.M. and 6:00 P.M. Our goal is to attract businesses open during daylight hours.

*How many parking stalls will you provide as part of the project?*

Parking will be provided to meet city building codes until we know what our build out requirements will be; an exact number of stalls are only speculated. With the project 100% completed as per the drawing, 600 stalls included.

*How many employees do you expect to have on-site during the highest shift?*

With the project completed and 100% occupied, estimated people on-site would be 200.

*If applicable, how many seats will be provided as part of the conditional use?*

N/A

*What is the gross floor area of the proposed building?*

The completed project will have approximately 386,925 sq. ft. of building area.

**Attachment B – Preliminary Subdivision Plan**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008

**AUTHORIZATION TO PREPARE PLAT**

THE RECORD OWNER OF THIS PROPERTY HAS AUTHORIZED **ROBERT L. PETERSON** TO PREPARE AND FILE THIS PLAT IN ACCORDANCE WITH GUIDANCE SHOWING THE BOUNDARIES OF THE THREE PHASES SHOWN HEREON

C. SAMUEL GUSTAFSON, VICE PRESIDENT

PREPARED FOR CAPITOL INDUSTRIES, INC.

BY  
**ROBERT L. PETERSON**  
02 SOUTH 1400 EAST  
PLEASANT GROVE, UTAH 84062  
801-785-5641

**DEVELOPMENT NOTES:**

**WATER**  
An existing 12" Water Line is located in 2200 West Street and parallels the West Line of this property and will be used to supply water service and fire protection to this Project.

**SEWERAGE SERVICE**  
An existing 12" Sewer Line traverses across the Southern portion of the property and will be used to supply Sanitary Sewer service to the Project.

**ELECTRICAL**  
An Electrical power line crosses the Southern portion of the property and will be used to supply Electrical Service to the Project.

**NATURAL GAS**  
An existing 6" Natural Gas line crosses the Southern portion of the property and will be used to supply Natural Gas service to the Project. Gas service is available at the Northwest corner as well.

**STORM DRAINAGE**  
There are three (3) existing drainage pipes, two 24" pipes and a 36" pipe that exit the property along the East boundary of the property that abuts I-215. Storm runoff will be retained in retention ponds and it is anticipated to release the runoff at restricted rates through these three outlet pipes.

**EXISTING USES OF PROPERTY**  
The existing uses of the Property were Agricultural.

**LEGEND**

- PROPERTY LINE
- SL --- EXISTING SEWER LINE
- PSL --- PROPOSED 8" SEWER LINE
- WL --- EXISTING WATER LINE
- PWL --- PROPOSED 8" WATER LINE
- GL --- EXISTING GAS LINE
- FL --- AIRPORT FUEL LINE
- CB = EXISTING STORM DRAIN CATCH BASIN
- CO = EXISTING STORM DRAIN CLEANOUT BOX
- ELEVATIONS

**DESCRIPTIONS OF COMPOSITE BOUNDARY AND OF THE THREE PHASES WERE PREPARED USING THE ALTA SURVEY BY STANTEC CONSULTING, INC. DATED APRIL 2, 2007**

**COMPOSITE BOUNDARY DESCRIPTION OF PROJECT**

A Tract of Land situated in the Southeast Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

**PHASE I**  
Beginning at a point on the Westerly Right-of-Way Line of the existing UDOT I-215 Freeway, as per Right-of-Way Plans for Project No. I-215-9(6) 297, which point is North 0°10'16" West 80.13 feet along the East Line of said Northeast Quarter of Section 21 and West 229.97 feet; and running thence North 89°18'44" West 73.37 feet; thence North 86°21'34" West 174.38 feet; thence South 83°06'14" West 223.09 feet; thence South 89°06'14" West 223.09 feet; thence South 66°05'51" West 77.19 feet to the Northerly Right-of-Way Line of 1700 North Street as established by the "1700 NORTH STREET OFFICIAL SEGMENT MAP NO. 3", as recorded at Book 93-2, Page 21, in the Salt Lake County Records Office; thence along said Northerly Right-of-Way Line the following four (4) courses; 1) South 89°56'54" West 149.89 feet; 2) North 86°14'10" West 150.27 feet; 3) South 89°56'54" West 208.00 feet; 4) North 45°02'33" West 31.30 feet to the New Easterly Right-of-Way Line of 2200 West Street; thence North 0°01'34" West 1159.42 feet along said Easterly Right-of-Way Line; thence North 89°52'28" East 1005.44 feet to the said Westerly Right-of-Way Line of UDOT I-215; thence along said Westerly UDOT Right-of-Way, the following four (4) courses; 1) South 0°52'28" East 329.86 feet; 2) South 5°43'30" East 594.52 feet; 3) South 0°30'42" East 160.06 feet; 4) 83.60 feet along the arc of an 11,339.16 foot radius curve to the West (chord bears South 0°51'00" West 83.60 feet) to the point of beginning. Enclosing an area of 28.69 Acres.

**PHASE II**  
A Tract of Land situated in the Southeast Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which lies North 0°10'16" West 80.13 feet along the East Line of said Northeast Quarter of said Section 21; thence West 229.97 feet; thence North 89°18'44" West 73.37 feet; thence South 86°21'34" West 174.38 feet; thence South 83°06'14" West 223.09 feet; thence South 66°05'51" West 77.19 feet to the Northerly Right-of-Way Line of 1700 North Street as established by the "1700 NORTH STREET OFFICIAL SEGMENT MAP NO. 3" as recorded at Book 93-2, Page 21, in the Salt Lake County Records Office; thence along said East Right-of-Way Line, North 0°02'33" West 1195.55 feet; thence North 89°52'28" East 3.21 feet to the true point of beginning and running thence North 89°52'28" East 568.00 feet; thence South 0°01'34" East 248.08 feet; thence South 44°30'00" West 105.77 feet to the North Line of a 45.00 foot wide Private Street; thence South 26°10'00" West (radial bearing) to a point on the Centerline of said Private Street; thence northwesterly along a 70.00 foot radius curve to the left an arc distance of 32.00 feet (through a central angle of 26°11'34") to a point of tangency; thence South 89°56'54" West 453.00 feet to the new East Right-of-Way Line of 2200 West Street; thence North 0°01'34" West 335.51 feet to the point of beginning. Enclosing an area of 4.296 Acres.

**PHASE III**  
A Tract of Land situated in the Southeast Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which lies North 0°10'16" West 80.13 feet along the East Line of said Northeast Quarter of said Section 21; thence West 229.97 feet; thence North 89°18'44" West 73.37 feet; thence South 86°21'34" West 174.38 feet; thence South 83°06'14" West 223.09 feet; thence South 66°05'51" West 77.19 feet to the Northerly Right-of-Way Line of 1700 North Street as established by the "1700 NORTH STREET OFFICIAL SEGMENT MAP NO. 3" as recorded at Book 93-2, Page 21, in the Salt Lake County Records Office; thence South 89°56'54" West 149.89 feet along said North Right-of-Way Line; thence North 86°14'10" West 29.00 feet to the true point of beginning, (said point also being on the centerline of a 45.00 foot wide private Street) from the East Quarter Corner of said Section 21 and running thence North 86°14'10" West 121.27 feet along said Right-of-Way Line; thence South 89°56'54" West 208.00 feet along said Right-of-Way line; thence North 45°02'33" West 31.30 feet along said Right-of-Way Line to the New East Right-of-Way line of 2200 West Street; thence North 0°01'34" West 863.01 feet along said New Right-of-Way Line to a point on the centerline of a 45.00 foot wide private Street; thence North 89°58'26" East 453.00 feet along said centerline to a point of curve of a 70.00 foot radius curve to the right; thence Southeasterly 109.96 feet along the arc of said curve to the right on said centerline (through a central angle of 90°00'00") to a point of tangency; thence South 0°01'34" East 551.58 feet along said centerline to a point of curve of a 150.00 foot radius curve to the right on said centerline; thence Southwesterly 157.15 feet along said curve and centerline (through a central angle of 60°01'34") to a point of tangency; thence South 60°00'00" West 58.90 feet along said centerline to a point of curve of a 90.00 foot radius curve to the left; thence Southwesterly 92.44 feet along said curve and centerline (through a central angle of 58°51'00") to a point of tangency; thence North 60°00'00" East 58.90 feet along said centerline to a point of curve of a 150.00 foot radius curve to the left; thence Northwesterly 157.15 feet along said curve and centerline (through a central angle of 60°01'34") to a point of tangency; thence North 0°01'34" West along said centerline 551.58 feet to a point of curve of a 70.00 foot radius curve to the left; thence northwesterly 77.96 feet along the arc of said curve to the left and said centerline (through a central angle of 63°48'26") to a point (radial bearing South 26°10'00" West) on said curve; thence North 26°10'00" East 22.50 feet to the North Line of said 45.00 foot wide Private Street; thence North 44°30'00" East 105.77 feet; thence North 0°01'34" West 248.08 feet; thence North 89°52'28" East 437.44 feet to the said Westerly Right-of-Way Line of UDOT I-215; thence along said Westerly UDOT Right-of-Way, the following four (4) courses; 1) South 0°52'28" East 329.86 feet; 2) South 5°43'30" East 594.52 feet; 3) South 0°30'42" East 160.06 feet; 4) thence Southerly 83.60 feet along the arc of an 11,339.16 foot radius curve to the West (chord bears South 0°51'00" West 83.60 feet) to the point of beginning. Enclosing an area of 14.301 Acres.

**PHASE III**  
A Tract of Land situated in the Southeast Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of the existing UDOT I-215 Freeway, as per Right-of-Way Plans for Project No. I-215-9 (6) 297, which point is North 0°10'16" West 80.13 feet along the East Line of said Northeast Quarter of Section 21 and West 229.97 feet from the East Quarter Corner of said Section 21 and running thence North 89°18'44" West 73.37 feet; thence South 86°21'34" West 174.38 feet; thence South 83°06'14" West 223.09 feet; thence South 66°05'51" West 77.19 feet to the Northerly Right-of-Way Line of 1700 North Street as established by the "1700 NORTH STREET OFFICIAL SEGMENT MAP NO. 3" as recorded at Book 93-2, Page 21, in the Salt Lake County Records Office; thence along said Northerly Right-of-Way Line South 89°56'54" West 149.89 feet; thence North 86°14'10" West 29.00 feet along said Right-of-Way line to the centerline of a 45.00 foot wide Private Street; thence North 1°09'00" East 36.91 feet along said centerline to a point of curve of a 90.00 foot radius curve to the right; thence Northwesterly 92.44 feet along said curve to the right and said centerline (through a central angle of 58°51'00") to a point of tangency; thence North 60°00'00" East 58.90 feet along said centerline to a point of curve of a 150.00 foot radius curve to the left; thence Northwesterly 157.15 feet along said curve and centerline (through a central angle of 60°01'34") to a point of tangency; thence North 0°01'34" West along said centerline 551.58 feet to a point of curve of a 70.00 foot radius curve to the left; thence northwesterly 77.96 feet along the arc of said curve to the left and said centerline (through a central angle of 63°48'26") to a point (radial bearing South 26°10'00" West) on said curve; thence North 26°10'00" East 22.50 feet to the North Line of said 45.00 foot wide Private Street; thence North 44°30'00" East 105.77 feet; thence North 0°01'34" West 248.08 feet; thence North 89°52'28" East 437.44 feet to the said Westerly Right-of-Way Line of UDOT I-215; thence along said Westerly UDOT Right-of-Way, the following four (4) courses; 1) South 0°52'28" East 329.86 feet; 2) South 5°43'30" East 594.52 feet; 3) South 0°30'42" East 160.06 feet; 4) thence Southerly 83.60 feet along the arc of an 11,339.16 foot radius curve to the West (chord bears South 0°51'00" West 83.60 feet) to the point of beginning. Enclosing an area of 14.301 Acres.

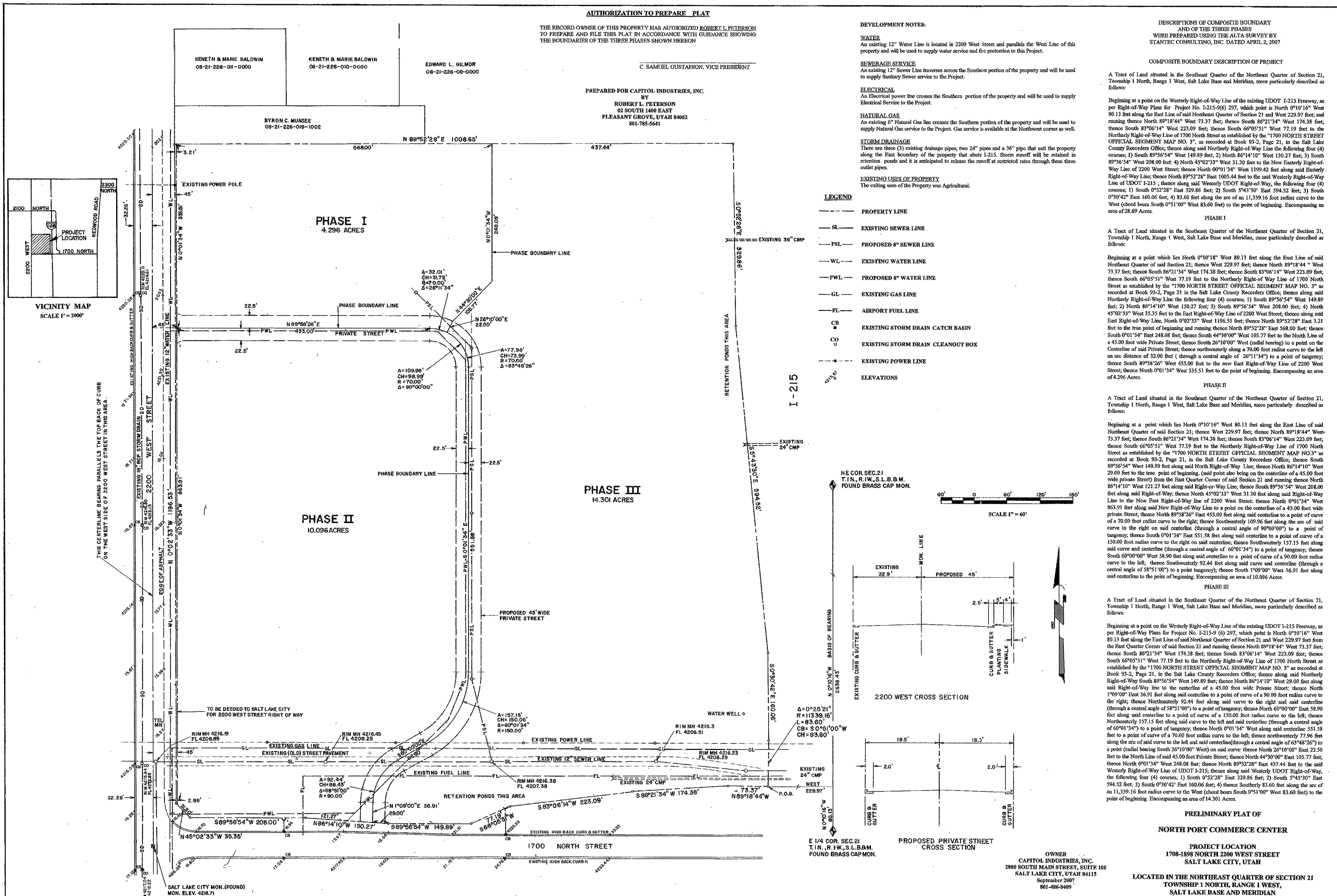
**PRELIMINARY PLAT OF**

**NORTH PORT COMMERCE CENTER**

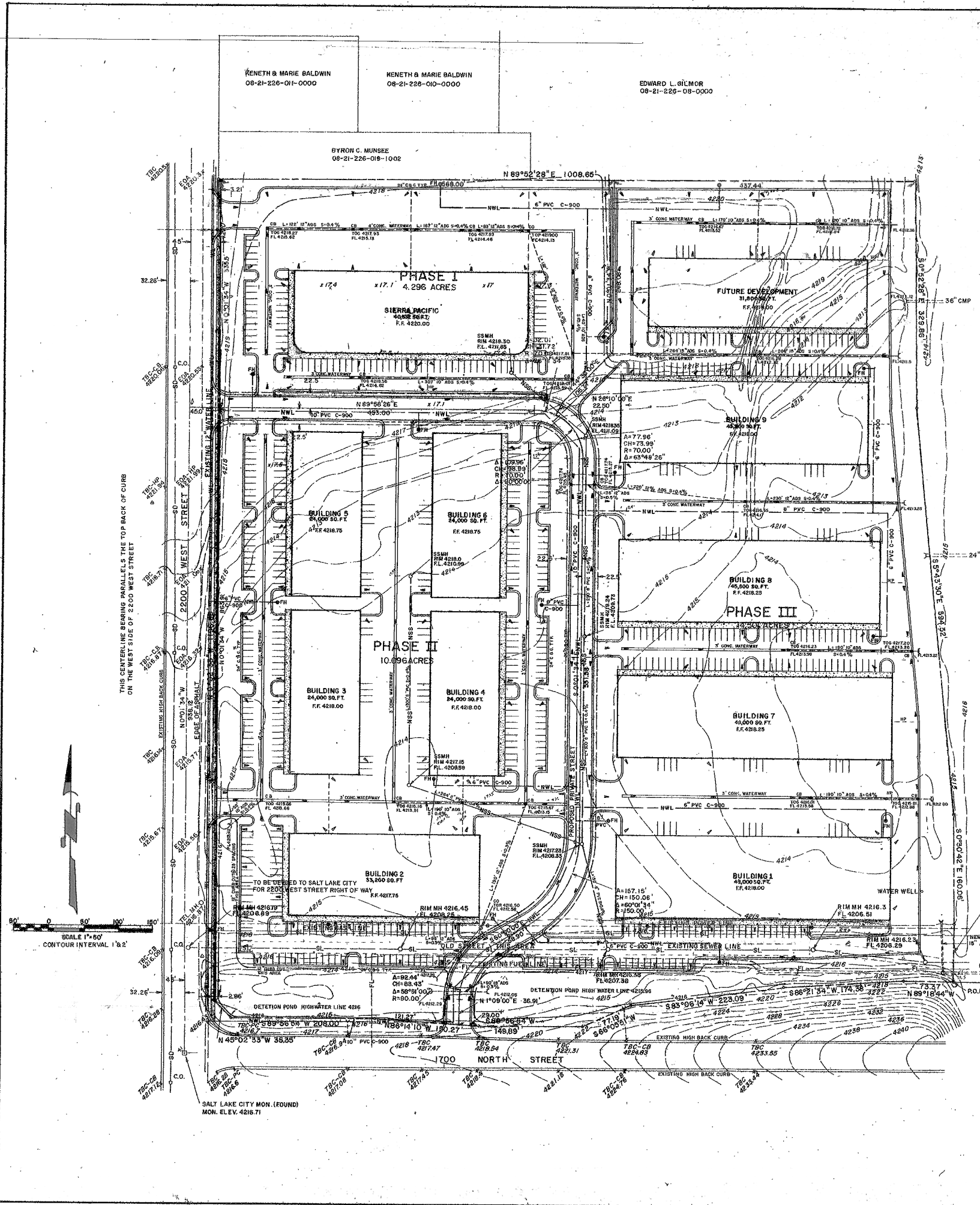
OWNER  
**CAPITOL INDUSTRIES, INC.**  
2880 SOUTH MAIN STREET, SUITE 100  
SALT LAKE CITY, UTAH 84115  
September 2007  
801-486-5409

PROJECT LOCATION  
1708-1898 NORTH 2200 WEST STREET  
SALT LAKE CITY, UTAH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN



<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET _____</p> <p>OF _____ SHEETS</p>	<p><b>CITY PLANNING DIRECTOR</b></p> <p>APPROVED THIS _____ DAY OF _____ A. D., 20____ BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p>PLANNING DIRECTOR</p>	<p><b>CITY ENGINEERING DIVISION APPROVAL</b></p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.</p> <p>CITY ENG. DATE CITY SURV. DATE</p>	<p><b>CITY PUBLIC UTILITIES DEPARTMENT</b></p> <p>APPROVAL AS TO SANITARY SEWER AND WATER UTILITY DETAILS THIS _____ DAY OF _____ A. D., 20____</p> <p>SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p><b>CITY APPROVAL</b></p> <p>PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A. D., 20____, AND IT IS HEREBY APPROVED.</p> <p>S. L. CITY MAYOR S. L. CITY RECORDER</p>	<p><b>CITY ATTORNEY APPROVAL</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A. D., 20____</p> <p>SALT LAKE CITY ATTORNEY</p>	<p><b>SALT LAKE COUNTY RECORDER</b></p> <p>RECORDED NO. _____</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEE _____ SALT LAKE COUNTY RECORDER</p>	<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET 1</p> <p>OF 3 SHEETS</p>
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**CALCULATIONS FOR DESIGN OF STORMWATER DETENTION FACILITY - RUNOFF COEFFICIENT ANALYSIS**

ITEM	C	AREA (acres)	CA (ac-ft)
Building	.90	2.866	2.579
Paving	.85	4.726	4.017
Landscaping	.25	3.344	0.836
<b>TOTALS</b>		<b>10.936</b>	<b>7.432</b>

STORM FREQUENCY: 100 Year  
 RUNOFF:  $0.85 \text{ cfs/ft}^2 = CA \text{ (acres)} \times 0.4356 \text{ ft/acre} = 3.269 \text{ cfs}$   
 DISCHARGE RATE (cfs/ft per second):  $20 \text{ cfs/ac} \times 10.936 \text{ ac} = 2.187 \text{ cfs}$

DURATION (minutes)	RAINFALL DEPTH (inches)	TOTAL RUNOFF (cfs)	DISCHARGE VOLUME (cfs-hr)	RETENTION VOLUME (cfs-hr)
5	.37	11.679	644	11,835
10	.34	10,936	656	11,280
15	.30	10,000	600	10,400
20	.26	8,956	537	9,429
30	.20	6,744	405	7,149
40	.15	5,058	303	5,355
60	.10	3,372	202	3,561
80	.07	2,429	146	2,616
100	.05	1,686	100	1,686
120	.04	1,264	76	1,264
140	.03	948	57	948
160	.02	632	38	632
180	.01	316	19	316
200	.01	158	10	158
240	.01	79	5	79
300	.01	39	2	39
480	.01	19	1	19

TOTAL RUNOFF VOLUME = RUNOFF x RAINFALL DEPTH  
 DISCHARGE VOLUME = DISCHARGE RATE x DURATION x 60 sec/hr  
 RETENTION VOLUME = TOTAL RUNOFF VOLUME - DISCHARGE VOLUME  
 \* DETENTION STORAGE VOLUME REQUIRED

**CALCULATIONS FOR DESIGN OF STORMWATER DETENTION FACILITY - RUNOFF COEFFICIENT ANALYSIS**

ITEM	C	AREA (acres)	CA (ac-ft)
Building	.90	1.102	0.992
Paving	.85	2.711	2.309
Landscaping	.25	1.339	0.339
<b>TOTALS</b>		<b>5.152</b>	<b>3.640</b>

STORM FREQUENCY: 100 Year  
 RUNOFF:  $0.85 \text{ cfs/ft}^2 = CA \text{ (acres)} \times 0.4356 \text{ ft/acre} = 2.477 \text{ cfs}$   
 DISCHARGE RATE (cfs/ft per second):  $20 \text{ cfs/ac} \times 5.152 \text{ ac} = 1.030 \text{ cfs}$

DURATION (minutes)	RAINFALL DEPTH (inches)	TOTAL RUNOFF (cfs)	DISCHARGE VOLUME (cfs-hr)	RETENTION VOLUME (cfs-hr)
5	.37	4.248	253	4,995
10	.34	3,908	234	4,674
15	.30	3,568	215	4,353
20	.26	3,228	196	4,032
30	.20	2,421	145	3,276
40	.15	1,816	109	2,520
60	.10	1,362	81	1,845
80	.07	1,021	61	1,380
100	.05	781	46	1,055
120	.04	585	35	790
140	.03	439	26	585
160	.02	323	19	439
180	.01	158	10	215
200	.01	79	5	108
240	.01	39	2	54
300	.01	19	1	27
480	.01	10	0.5	14

TOTAL RUNOFF VOLUME = RUNOFF x RAINFALL DEPTH  
 DISCHARGE VOLUME = DISCHARGE RATE x DURATION x 60 sec/hr  
 RETENTION VOLUME = TOTAL RUNOFF VOLUME - DISCHARGE VOLUME  
 \* DETENTION STORAGE VOLUME REQUIRED

**DESCRIPTIONS OF COMPOSITE BOUNDARY AND OF THE THREE PHASES WERE PREPARED FROM THE ALTA SURVEY BY STANTBC CONSULTING, INC. DATED APRIL 2, 2007**

**COMPOSITE BOUNDARY DESCRIPTION OF PROJECT**

A Tract of Land situated in the Southeast Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of the existing UDOT I-215 Freeway, as per Right-of-Way Plans for Project No. 1-215-9(6) 297, which point is North 0°10'16" West 80.13 feet along the East Line of said Northeast Quarter of Section 21 and West 229.97 feet, and running thence North 89°18'44" West 73.37 feet; thence South 89°21'34" West 174.53 feet; thence South 83°05'51" West 223.09 feet; thence South 6°05'51" West 77.19 feet to the Northerly Right-of-Way Line of 1700 North Street as established by the "1700 NORTH STREET OFFICIAL SEGMENT MAP NO. 3", as recorded at Book 93-2, Page 21, in the Salt Lake County Records Office; thence along said Northerly Right-of-Way Line the following four (4) courses, 1) South 89°56'54" West 149.89 feet; 2) North 86°14'10" West 150.27 feet; 3) South 89°56'54" West 208.00 feet; 4) North 45°02'33" West 31.30 feet to the New Easterly Right-of-Way Line of 2200 West Street; thence North 0°01'34" West 1199.42 feet along said Easterly Right-of-Way Line; thence North 89°52'28" East 1005.44 feet to the said Westerly Right-of-Way Line of UDOT I-215, thence along said Westerly UDOT Right-of-Way Line, the following four (4) courses; 1) South 0°52'28" East 329.86 feet; 2) South 5°43'30" East 594.52 feet; 3) South 0°30'42" East 160.06 feet; 4) 83.60 feet along the arc of an 11,339.16 foot radius curve to the West (chord bears South 0°51'00" West 83.60 feet) to the point of beginning. Enccompassing an area of 28.69 Acres.

**CALCULATIONS FOR DESIGN OF STORMWATER DETENTION FACILITY - RUNOFF COEFFICIENT ANALYSIS**

ITEM	C	AREA (acres)	CA (ac-ft)
Building	.90	2.289	2.060
Paving	.85	7.115	6.248
Landscaping	.25	1.893	0.473
<b>TOTALS</b>		<b>11.397</b>	<b>8.781</b>

STORM FREQUENCY: 100 Year  
 RUNOFF:  $0.85 \text{ cfs/ft}^2 = CA \text{ (acres)} \times 0.4356 \text{ ft/acre} = 4.934 \text{ cfs}$   
 DISCHARGE RATE (cfs/ft per second):  $20 \text{ cfs/ac} \times 11.397 \text{ ac} = 2.279 \text{ cfs}$

DURATION (minutes)	RAINFALL DEPTH (inches)	TOTAL RUNOFF (cfs)	DISCHARGE VOLUME (cfs-hr)	RETENTION VOLUME (cfs-hr)
5	.37	11,679	700	10,979
10	.34	10,936	656	10,280
15	.30	10,000	600	9,400
20	.26	8,956	537	8,419
30	.20	6,744	405	6,339
40	.15	5,058	303	4,755
60	.10	3,372	202	3,171
80	.07	2,429	146	2,283
100	.05	1,686	100	1,586
120	.04	1,264	76	1,188
140	.03	948	57	891
160	.02	711	43	678
180	.01	533	32	501
200	.01	267	16	251
240	.01	133	8	126
300	.01	67	4	63
480	.01	33	2	32

TOTAL RUNOFF VOLUME = RUNOFF x RAINFALL DEPTH  
 DISCHARGE VOLUME = DISCHARGE RATE x DURATION x 60 sec/hr  
 RETENTION VOLUME = TOTAL RUNOFF VOLUME - DISCHARGE VOLUME  
 \* DETENTION STORAGE VOLUME REQUIRED

**CALCULATIONS FOR DESIGN OF STORMWATER DETENTION FACILITY - RUNOFF COEFFICIENT ANALYSIS**

ITEM	C	AREA (acres)	CA (ac-ft)
Building	.90	1.156	1.040
Paving	.85	2.891	2.560
Landscaping	.25	1.893	0.473
<b>TOTALS</b>		<b>5.940</b>	<b>4.073</b>

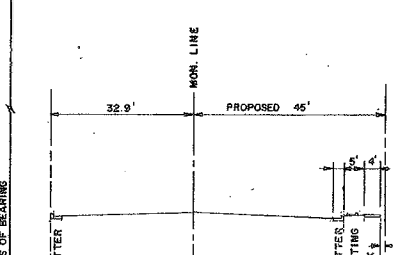
STORM FREQUENCY: 100 Year  
 RUNOFF:  $0.85 \text{ cfs/ft}^2 = CA \text{ (acres)} \times 0.4356 \text{ ft/acre} = 2.581 \text{ cfs}$   
 DISCHARGE RATE (cfs/ft per second):  $20 \text{ cfs/ac} \times 5.940 \text{ ac} = 1.188 \text{ cfs}$

DURATION (minutes)	RAINFALL DEPTH (inches)	TOTAL RUNOFF (cfs)	DISCHARGE VOLUME (cfs-hr)	RETENTION VOLUME (cfs-hr)
5	.37	4,977	299	4,678
10	.34	4,637	280	4,357
15	.30	4,297	261	4,036
20	.26	3,957	242	3,715
30	.20	2,960	178	2,782
40	.15	2,220	134	2,086
60	.10	1,480	90	1,390
80	.07	1,140	68	1,072
100	.05	800	49	751
120	.04	600	36	564
140	.03	450	27	423
160	.02	300	18	282
180	.01	150	9	141
200	.01	75	4.5	70.5
240	.01	37.5	2.25	35.25
300	.01	18.75	1.125	17.625
480	.01	9.375	0.5625	8.8125

TOTAL RUNOFF VOLUME = RUNOFF x RAINFALL DEPTH  
 DISCHARGE VOLUME = DISCHARGE RATE x DURATION x 60 sec/hr  
 RETENTION VOLUME = TOTAL RUNOFF VOLUME - DISCHARGE VOLUME  
 \* DETENTION STORAGE VOLUME REQUIRED

NE COR. SEC. 21  
 T. 1 N., R. 1 W., S. 1 B. & M.  
 FOUND BRASS CAP MON.

E 1/4 COR. SEC. 21  
 T. 1 N., R. 1 W., S. 1 B. & M.  
 FOUND BRASS CAP MON.



- LEGEND**
- FF FINISHED SURFACE ELEVATION
  - FI FIRE HYDRANT
  - CH CATCH BASIN
  - CO CLEANOUT BOX
  - NWL NEW WATER LINE
  - NSSL NEW SANITARY SEWER LINE
  - HP HIGH POINT
  - 4 DIRECTION OF SURFACE DRAINAGE FLOW

**SITE DEVELOPMENT DRAINAGE AND UTILITY PLAN**  
**NORTH PORT COMMERCE CENTER**  
 SHOWING CONTOURS

**PROJECT LOCATION**  
 1708-1898 NORTH 2200 WEST STREET  
 SALT LAKE CITY, UTAH

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 21**  
 TOWNSHIP 1 NORTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN

**OWNER**  
 CAPITOL INDUSTRIES, INC.  
 2880 SOUTH MAIN STREET, SUITE 100  
 SALT LAKE CITY, UTAH 84115  
 801-486-8409

NOVEMBER 8, 2007

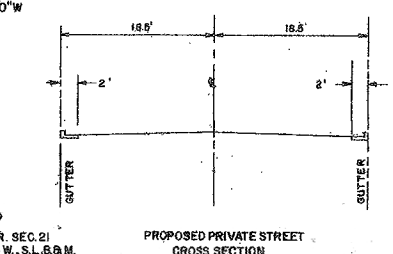
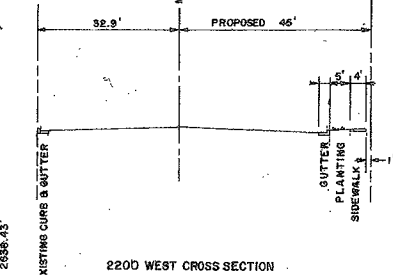
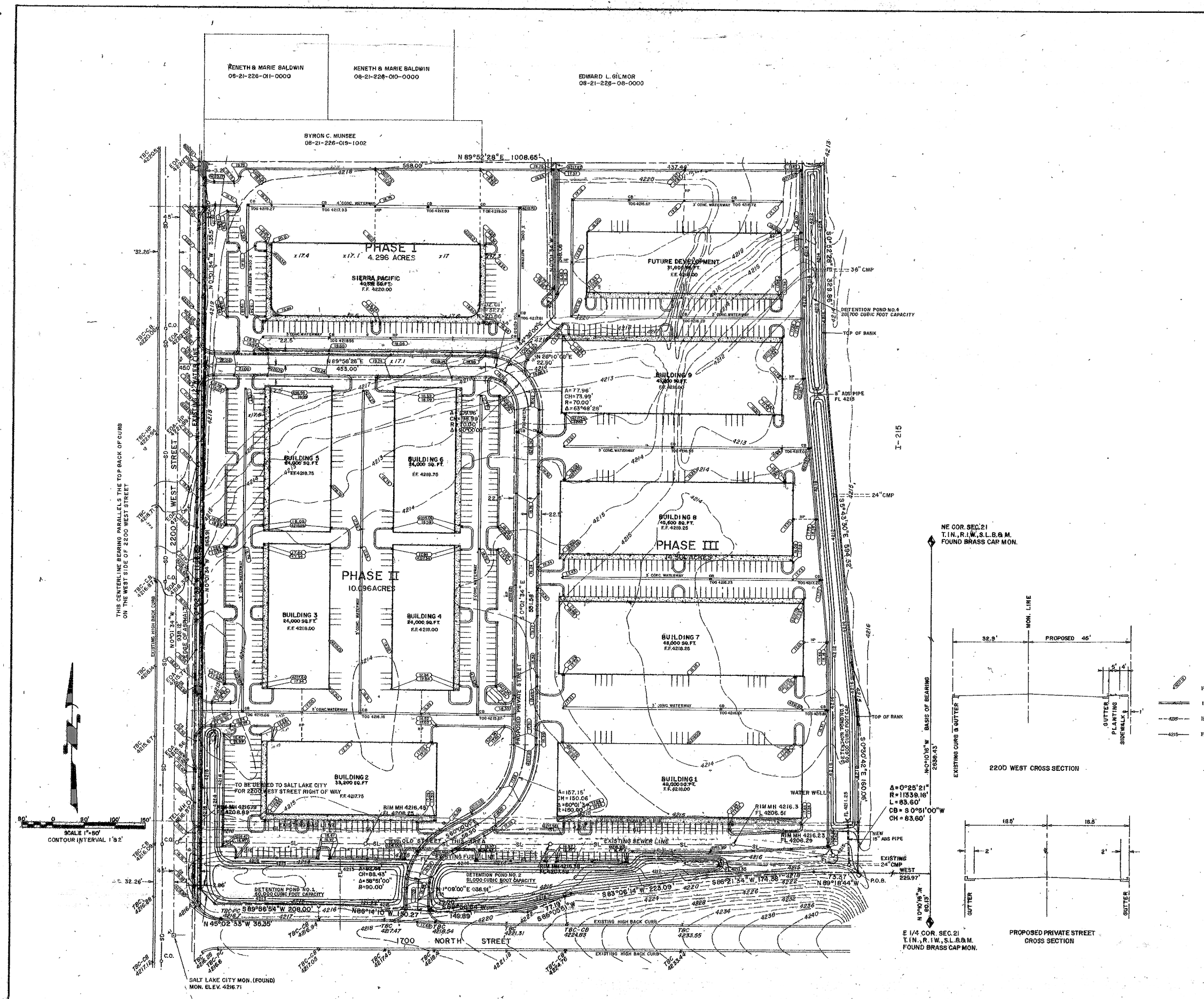
NUMBER	
ACCOUNT	
SHEET	2
OF	3 SHEETS



COMPOSITE BOUNDARY DESCRIPTION OF PROJECT

A Tract of Land situated in the Southeast Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of the existing UDOT I-215 Freeway, as per Right-of-Way Plans for Project No. I-215-9(6) 297, which point is North 0°10'16" West 80.13 feet along the East Line of said Northeast Quarter of Section 21 and West 229.97 feet; and running thence North 89°18'44" West 73.37 feet; thence South 86°21'34" West 174.38 feet; thence South 83°06'14" West 223.09 feet; thence South 66°03'51" West 77.19 feet to the Northerly Right-of-Way Line of 1700 North Street as established by the "1700 NORTH STREET OFFICIAL SEGMENT MAP NO. 3", as recorded at Book 93-2, Page 21, in the Salt Lake County Records Office; thence along said Northerly Right-of-Way Line the following four (4) courses; 1) South 89°56'54" West 149.89 feet; 2) North 86°14'10" West 150.27 feet; 3) South 89°56'54" West 208.00 feet; 4) North 45°02'33" West 31.30 feet to the New Easterly Right-of-Way Line of 2200 West Street; thence North 0°01'34" West 1199.42 feet along said Easterly Right-of-Way Line; thence North 89°52'28" East 1005.44 feet to the said Westerly Right-of-Way Line of UDOT I-215, thence along said Westerly UDOT Right-of-Way, the following four (4) courses; 1) South 0°52'28" East 329.86 feet; 2) South 5°43'30" East 594.52 feet; 3) South 0°30'42" East 160.06 feet; 4) 83.60 feet along the arc of an 11,339.16 foot radius curve to the West (chord bears South 0°51'00" West 83.60 feet) to the point of beginning. Encompassing an area of 28.69 Acres.



**SITE DEVELOPMENT GRADING PLAN**  
**NORTH PORT COMMERCE CENTER**  
 SHOWING CONTOURS  
 PROJECT LOCATION  
 1768-1856 NORTH 2200 WEST STREET  
 SALT LAKE CITY, UTAH  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 21  
 TOWNSHIP 1 NORTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN

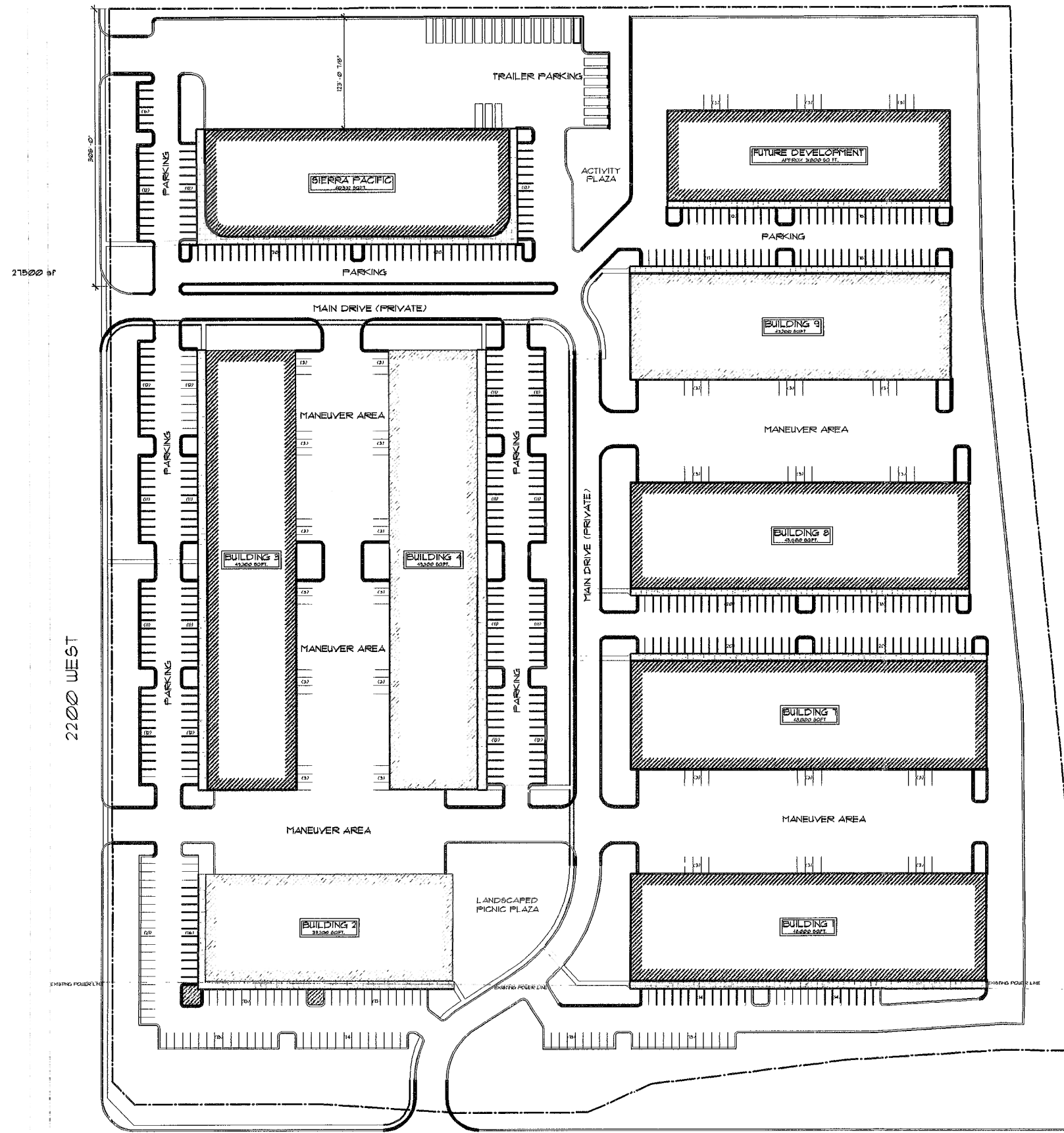
OWNER  
 CAPITOL INDUSTRIES, INC.  
 2880 SOUTH MAIN STREET, SUITE 100  
 SALT LAKE CITY, UTAH 84115  
 801-486-8489  
 NOVEMBER 8, 2007

NUMBER	
ACCOUNT	
SHEET	3
OF 3 SHEETS	

**Attachment C – Preliminary Site Plan**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008



SITE DATA:	
TOTAL SITE AREA:	1,253,506 SF. (APPROX. 28.8 ACRES)
	100% OF TOTAL SITE
REQUIRED PARKING:	APPROX. 495 SPACES
PARKING PROVIDED:	628 SPACES
SITE LANDSCAPED AREA:	323,269 SF. (APPROX. 7.42 ACRES)
2200 W. LANDSCAPED AREA:	21,521 SF. (APPROX. 0.61 ACRES)
TOTAL LANDSCAPED AREA:	350,190 SF. (APPROX. 8.05 ACRES)
	APPROX. 28% OF TOTAL SITE
OPEN AREA:	26,380 SF. (APPROX. 0.61 ACRES)
	APPROX. 2% OF TOTAL SITE
COMBINED TOTAL:	373,135 SF. (APPROX. 1.5 ACRES)
	APPROX. 30% OF TOTAL SITE
BUILDING AREA:	388,932 SF. (APPROX. 8.9 ACRES)
	APPROX. 31% OF TOTAL SITE

INTERSTATE 215

2200 WEST

21500 W

1700 NORTH

1 ARCHITECTURAL SITE PLAN  
 ASI  
 SCALE: 1"=50'



PROJECT NUMBER

REVISIONS

SHEET TITLE

**SCHEMATIC  
SITE PLAN**

OWNER/PROJECT

**NORTHPORT  
COMMERCE CENTER**  
 1700 NORTH 2200 WEST  
 SALT LAKE CITY, UTAH  
 CAPITAL INDUSTRIES, INC.  
 capitalindustries@siaco.com

ARCHITECT

**NICHOLS • NAYLOR**  
 A R C H I T E C T S  
 1155 EAST WILMINGTON AVENUE SUITE 250  
 SALT LAKE CITY, UTAH 84106 (801) 487-3330



DATE

MARCH 4 2008

SHEET NUMBER

**AS1**

**Attachment D – Preliminary Landscape Plan**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008



**TREE SCHEDULE**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
51	(Symbol)	Acer latarica	Italian Maple	1 3/4" Cal
10	(Symbol)	Celtis occidentalis	Hickberry	2" Cal
22	(Symbol)	Crotaegus ovata 'Comens'	Lovely Hawthorn	1 3/4" Cal
70	(Symbol)	Desfontainia bicolor 'Impati'	Impatiens Honeylocust	2" Cal
19	(Symbol)	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	2" Cal
13	(Symbol)	Malus 'Spring Snow'	Flowering Crab Apple	1 3/4" Cal
32	(Symbol)	Acer campestre	Hedge Maple	2" Cal
24	(Symbol)	Acer glabra 'Home' (Clump)	Amur Maple	12 1/4" Ht
56	(Symbol)	Koeleria paniculata	Goldenrain Tree	2" Cal
18	(Symbol)	Fraxinus pennsylvanica 'Marshall Seedless'	Green Ash	2" Cal
5	(Symbol)	Viburnum acerifolia 'Bloodgood'	London Plane Tree	2" Cal

Quantity	Symbol	Scientific Name	Common Name	Planting Size
5	(Symbol)	Pinus nigra 'Arnolds Sentinel'	Arnolds Sentinel Austrian Pine	6" Ht
24	(Symbol)	Juniperus virginiana	Eastern Red Cedar	6" Ht
11	(Symbol)	Pinus nigra	Austrian Pine	6 8" Ht

**GROUNDCOVER SCHEDULE**

Quantity	Symbol	Scientific Name	Planting Size
202	(Symbol)	R-12 OF Landscape Boulder	
63,954 s.f.	(Symbol)	80/20 Bluegrass / Rye Mix, 3 blend bluegrass minimum mix	Hydroseed
48,491 s.f.	(Symbol)	3" Depth of Dark Chip Mulch over DeWitt Pro 5 weed barrier	
72,643 s.f.	(Symbol)	4" Depth of 3/4" crushed gravel over DeWitt Pro 5 weed barrier	
11,793 s.f.	(Symbol)	4" Depth of 2" 4" tan to brown gravel over DeWitt Pro 5 weed barrier	
68,587 s.f.	(Symbol)	4" Depth of 4" plus try to brown cobble stone over DeWitt Pro 5 weed barrier	
49,045 s.f.	(Symbol)	Revegetation Seed Mix, See seed schedule	

**Plant Legend**

- Bark Mulch over weed barrier 0 3" deep  
Total Qty: 49,451 Square Feet  
The following list of plants are to be planted in bark mulch:  
Blue Mat Spirea  
Crimson Pygmy Barberry  
Juniper species  
Yucca  
Blue Gai Grass  
English Lavender
- 4" Depth of crushed gravel or cobble over DeWitt Pro 5 weed barrier  
Total Qty: 144,725 Square Feet  
The following list of plants are to be planted in gravel or cobble mulch:  
All plants listed in Bark Mulch areas, and Monarda species  
Western Sand Cherry  
Sourberry  
Columbine  
Clematis species  
Crispella  
Curren  
Lilac  
Barberry  
Mugo pine species  
Pawpaw species  
Ludwigia species  
Viburnum species  
Sedum species  
Vinca species  
Impatiens  
Fountain Grass  
Maiden Hair Grass  
Guttaria  
Penstemon species  
Red Hot Poker  
Russian Sage  
Witcher  
Shrub Dogy
- Native grasses revegetation seed mix, apply by hydroseed. Total Qty: 49,045 Square Feet  
The following list of plants are to be planted in the revegetation seed mix:  
New Mexico Privet  
Sourberry  
1 Gal. Perennial  
1 Gal. Groundcover  
1 Gal. Ornamental Grass  
Total Qty: 704
- 5 Gal. Evergreen/Deciduous Shrub  
Total Qty: 1168

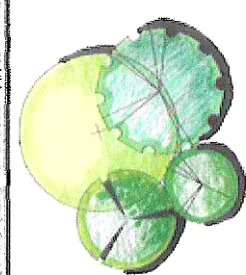
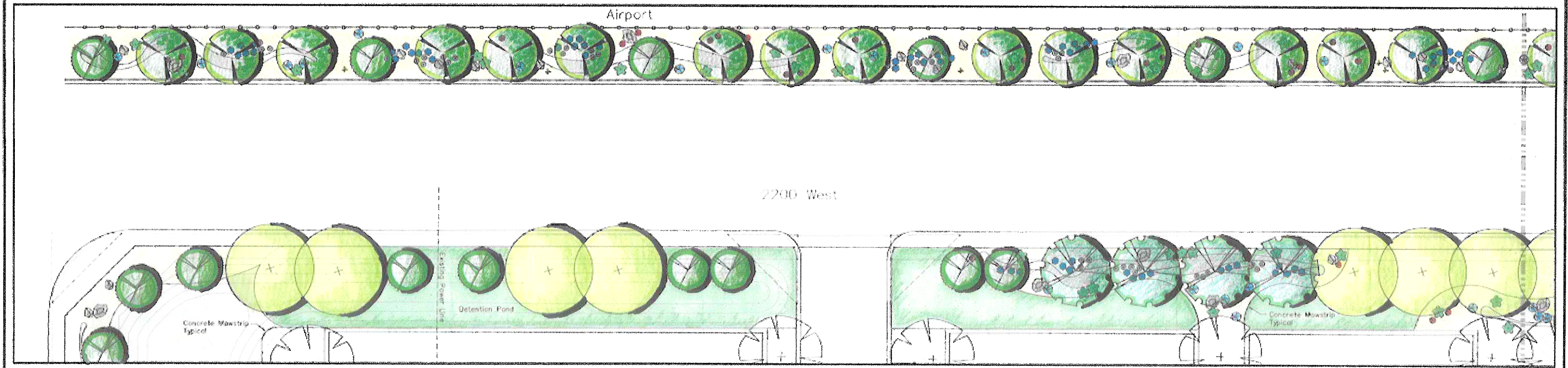
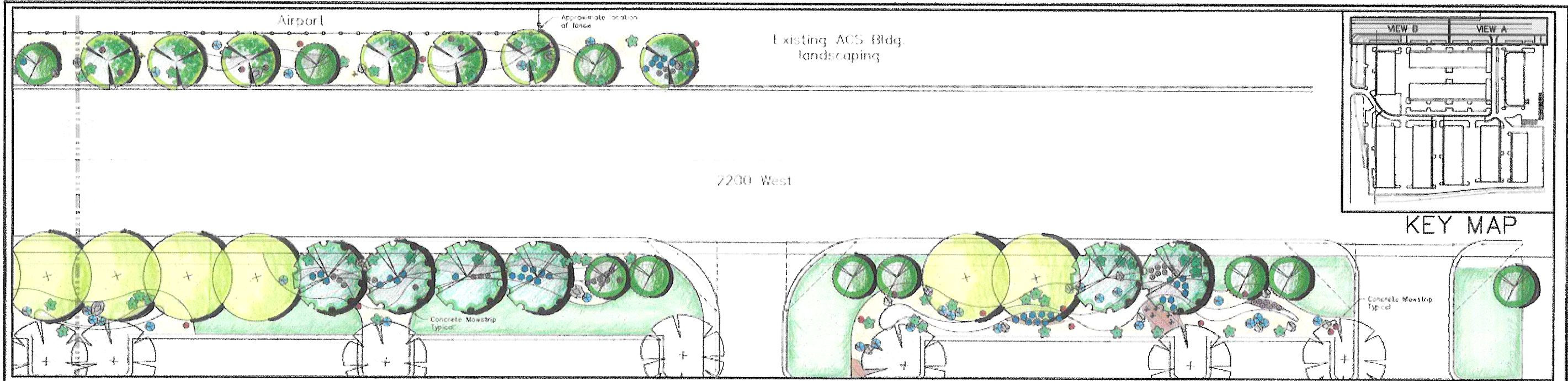
**General Landscape Plan Notes:**  
1- All landscape areas are to be fully irrigated with an automatic underground irrigation system.  
2- All plants listed above are on Salt Lake City's "Water Conserving Plants" list. Plant selection must comply with the city plant list for variety and species selected.

**LANDSCAPE CALCULATIONS SUMMARY**

TOTAL SITE	28.8 ACRES
LANDSCAPE PROVIDED (SEE SITE PLAN)	360,700 SF (26.0% OF TOTAL SITE)
PROVIDED GREEN AREA (SEE SITE PLAN)	26,283 SF (2.1% OF TOTAL SITE)
TOTAL COVERED LANDSCAPE AND OPEN AREA	334,417 SF (23.7% OF TOTAL SITE)
TOTAL LANDSCAPE AREA IN T.O.F. GRASS	69,954 SF (27.3% OF LANDSCAPE)
TOTAL AREA IN DROUGHT TOLERANT LANDSCAPING	243,259 SF (72.7% OF LANDSCAPE)
PERCENT OF DROUGHT TOLERANT PLANTS	100% BASED ON CITY WATER CONSERVING PLANT LIST
REQUIRED 2200 WEST PARKSTRIP TREES	40 TREES (115' x 50')
PROVIDED 2200 WEST PARKSTRIP TREES	40 TREES
REQUIRED 1100 NORTH PARKSTRIP TREES	35 TREES (110' x 50')
PROVIDED 1100 NORTH PARKSTRIP TREES	35 TREES
REQUIRED 2200 WEST PARKSTRIP TREES	35 TREES
PROVIDED INTERIOR PARKING LOT TREES	73 TREES
REQUIRED NORTH PERIMETER PARKING LOT TREES / SHRUBS	18 TREES (60' x 50') / 47 SHRUBS (60' x 6')
PROVIDED SOUTH PERIMETER PARKING LOT TREES / SHRUBS	18 TREES / 47 SHRUBS
REQUIRED FREEWAY SCENIC LANDSCAPE STRIPBACK	1167 LF x 20' WDC = 23,340 SF
REQUIRED FREEWAY SCENIC TREES	23,340 / 100 = 23 TREES
PROVIDED FREEWAY SCENIC TREES	23 TREES, 24 SHRUBS (6 TREE EQUIVALENTS)



DRAWN _____ DATE _____ DESIGNED _____ DATE _____ PROJECT ENGINEER _____ APPROVED _____ DATE _____ PROJECT MANAGER _____	<b>CAPITOL INDUSTRIES INC.</b>  <b>SALT LAKE CITY, UTAH</b>	 <b>Dominion</b> Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3020	<b>NORTH PORT COMMERCE CENTER</b>  <b>OVERALL LANDSCAPE PLAN</b>	PROJECT NO. 1416 SHEET NO. LS-1 FILE NAME: LS-1 SCALE: 1"=50' NO. REVISIONS BY DATE
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**TREE SCHEDULE**

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Mature Size
10	(Symbol)	<i>Celtis occidentalis</i>	Hickory	2" Cal	40' x 20'
12	(Symbol)	<i>Fraxinus pennsylvanica</i> 'Mombell Seedless'	Green Ash	2" Cal	50' x 40'
22	(Symbol)	<i>Acer glabrum</i>	Tatarian Maple	1 3/4" Cal	25' x 20'
22	(Symbol)	<i>Crataegus laevigata</i> 'Cornus'	Locust Hedgehog	1 3/4" Cal	25' x 20'

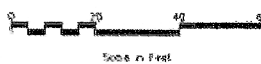
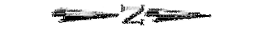
NOTE: QUANTITIES LISTED ARE FOR THE MATERIALS AS SHOWN ON THESE PLANS. PLANT MATERIALS EAST OF 2200 WEST ARE TO BE INSTALLED AT THE TIME OF THE RESPECTIVE BUILDING CONSTRUCTION.

**SHRUB AND PERENNIAL SCHEDULE**

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Mature Size
43	(Symbol)	<i>Erythronium canadense</i> 'Pershore Select'	Pershore Select Spirea	5-Gallon	18" x 3'
45	(Symbol)	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	5-Gallon	2' x 30"
27	(Symbol)	<i>Juniperus sibirica</i> 'Moenchiana'	Moenchiana Juniper	5-Gallon	12" x 6'
15	(Symbol)	<i>Yucca filamentosa</i> 'Bright Edge'	Bright Edge Yucca	1-Gallon	2' x 2'
25	(Symbol)	<i>Helianthus scaberrimus</i>	Blue Cut Grass	1-Gallon	2' x 3'
105	(Symbol)	<i>Lavandula angustifolia</i> 'Munstead'	Munstead English Lavender	1-Gallon	15" x 2'

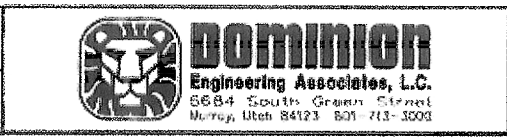
**GROUNDCOVER SCHEDULE**

Symbol	Scientific Name
(Symbol)	8-12" Cl. Landscape Boulder
(Symbol)	80/20 Bluegrass / Ryegrass Mixture (5" blind mix)
(Symbol)	3" Depth of Bark Chip Mulch over DeWitt Pre-5 Weed Barrier
(Symbol)	1" Depth of 3/4" crushed gravel over DeWitt Pre-5 Weed Barrier
(Symbol)	4" Depth of 2" 4" top to brown gravel over DeWitt Pre-5 Weed Barrier
(Symbol)	4" Depth of 4" plus 5m to brown cubic stone over DeWitt Pre-5 Weed Barrier



DRAWN	DATE	CHECKED	DATE
DESIGNED	DATE	PROJECT ENGINEER	
APPROVED	DATE	PROJECT MANAGER	

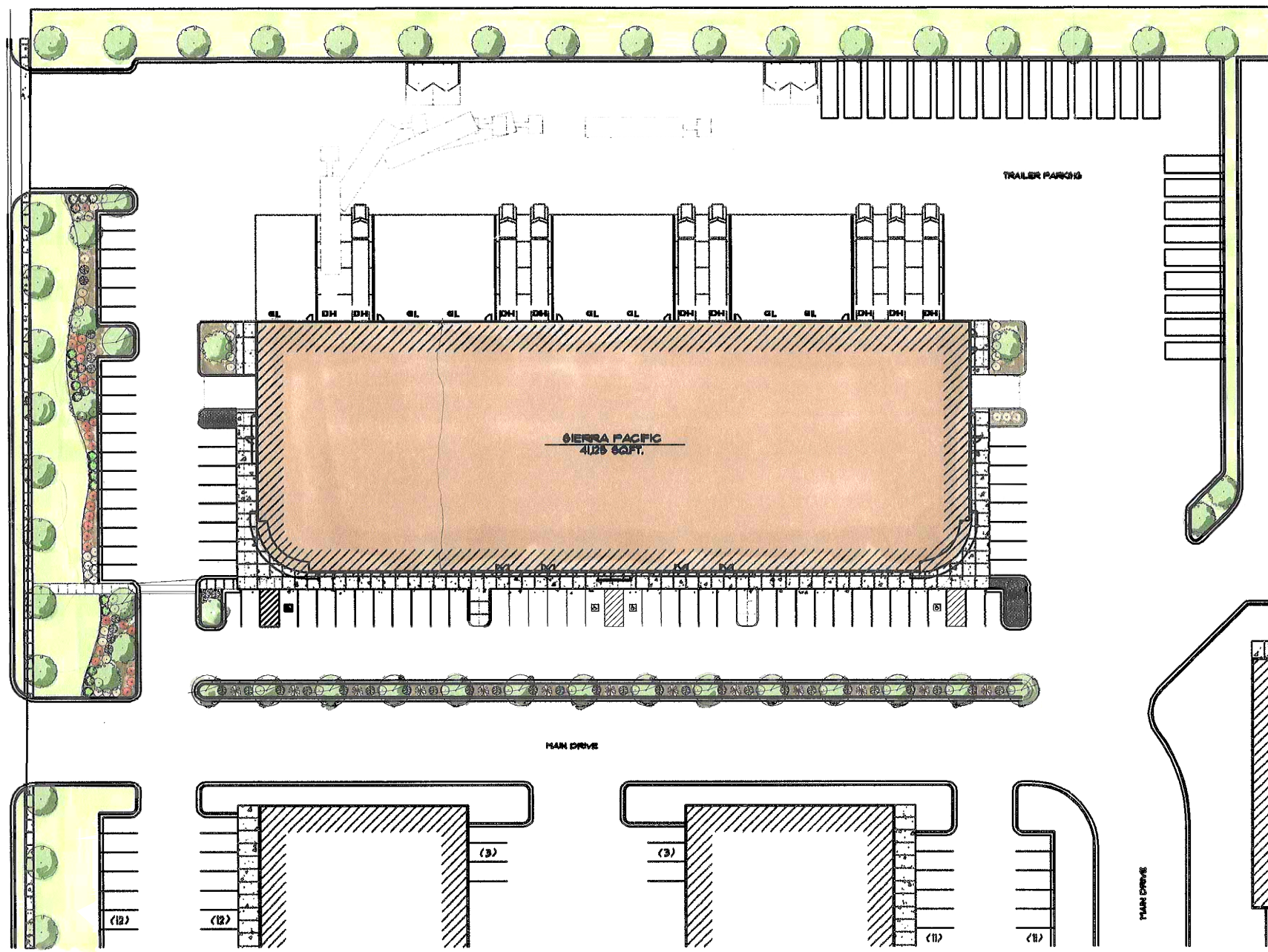
**CAPITOL INDUSTRIES INC.**  
SALT LAKE CITY, UTAH



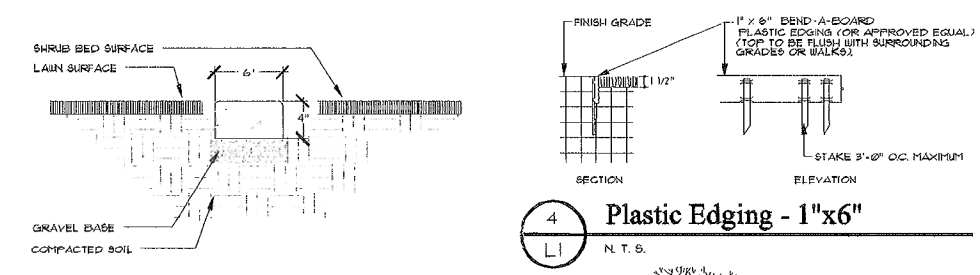
**NORTH PORT COMMERCE CENTER**  
**RIGHT-OF-WAY LANDSCAPE PLAN**

PROJECT NO.	1416		
SHEET NO.	LS-2		
DATE	15-2		
SCALE	1"=60'		
NO.	REVISIONS	BY	DATE

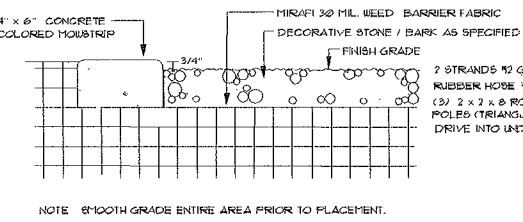




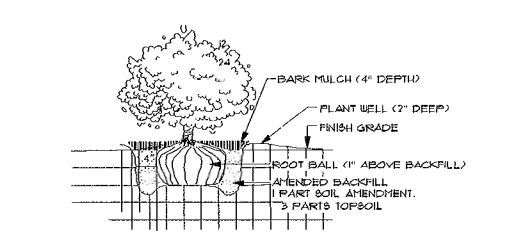
LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"



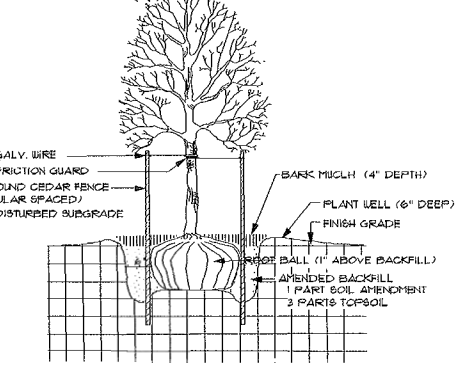
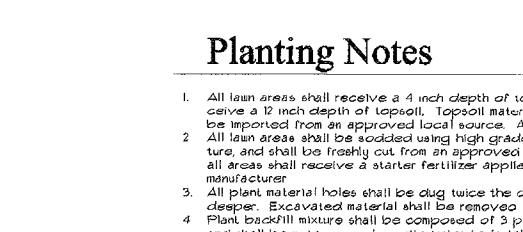
2 Extruded Concrete Mowstrip  
LI N.T.S.



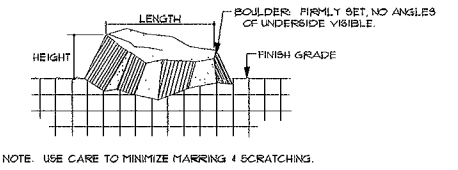
3 Edging - Stone Surfacing  
LI N.T.S.



6 Shrub Planting  
LI N.T.S.



5 Tree Planting  
LI N.T.S.



7 Decorative Boulder  
LI N.T.S.

### Planting Notes

- All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil shall be of a sandy loam mix.
- All lawn areas shall be sodded using high grade material of a water conservative mixture, and shall be freshly cut from an approved local source. Prior to the installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rototilled on-site prior to installation.
- Plant fertilizer shall be 'Agrifom' brand 21 gram tablets used as per manufacturer's recommendations.
- All trees located in lawn areas shall receive an 'Arbor Guard' trunk protector, or equal, and have a 30 inch diameter sod-free ring.
- Upon completion of planting operations, all shrub and tree wells shall receive a 4 inch depth of shredded bark mulch cover. All other areas shall receive the specified type of decorative rock/stone surfacing or bark, installed to the described depths.
- All shrub planting areas, prior to placement of rock or mulch, shall receive a 30 mil weed barrier fabric, secured with the proper staples, and a 6 inch overlap at seams.
- All lawn and shrub areas shall be separated with 4"x6" extruded concrete mowstrip, colored and stamped to be installed over compacted sub-grade.
- The project shall be swept clean of dirt and debris prior to completion of the project, and on a daily basis, if required, as determined by the Owner/contractor.
- The contractor shall comply with all warranties and guarantees set forth by the Owner and in no case shall that period be less than one year following the date of completion and acceptance.

### General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs.
- 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.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall not impact drainage in any way. The contractor shall always maintain positive drainage away from the building walls, etc.

### Sub-Grade Requirements

- LAWN AREAS - Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
- SHRUB AREAS - Sixteen (16) inches below finish grade. This will allow for the installation of a twelve inch depth of topsoil along with a four inch depth of bark mulch or decorative rock, leaving it slightly below finish grade and concrete areas.

SUGGESTED PLANT LIST	
TREES	SHRUBS
11  Quercus Macrocarpa Bur Oak Size - 2" Caliper	13  Caryopteris Glaucoensis Blue Mist Spruce 24" high / 24" wide
12  Amelanchier Grandiflora 'Autumn Brilliance' Autumn Brilliant Serviceberry Size - 5 Gallon Container	22  Anaphalis margaritacea Pearly Everlasting 36" high / 24" wide
14  Malus 'Spring Snow' Spring Snow Crabapple Size - 2" Caliper	41  Iris Missouriensis Missouri Iris 24" high / 24" wide
GROUND COVER	
GRASS	40  Asclepias tuberosa Butterfly Flower 24" high / 24" wide
Mahonia Repens Creeping Oregon Grape Size - 1 Gallon	35  Zauschneria Californica Hummingbird Fuchsia 24" high / 24" wide

PROJECT NUMBER

07-16

REVISIONS

SHEET TITLE

LANDSCAPE  
SITE PLAN

PROJECT/OWNER

SIERRA PACIFIC WINDOW  
OFFICE / WAREHOUSE  
1700 NORTH 2200 WEST  
SALT LAKE CITY, UTAH

ARCHITECT

NICHOLS • NAYLOR  
ARCHITECTS  
1155 EAST WILMINGTON AVENUE SUITE 250  
SALT LAKE CITY, UTAH 84106 (801) 487-3330



DATE

NOV 21 2007

SHEET NUMBER

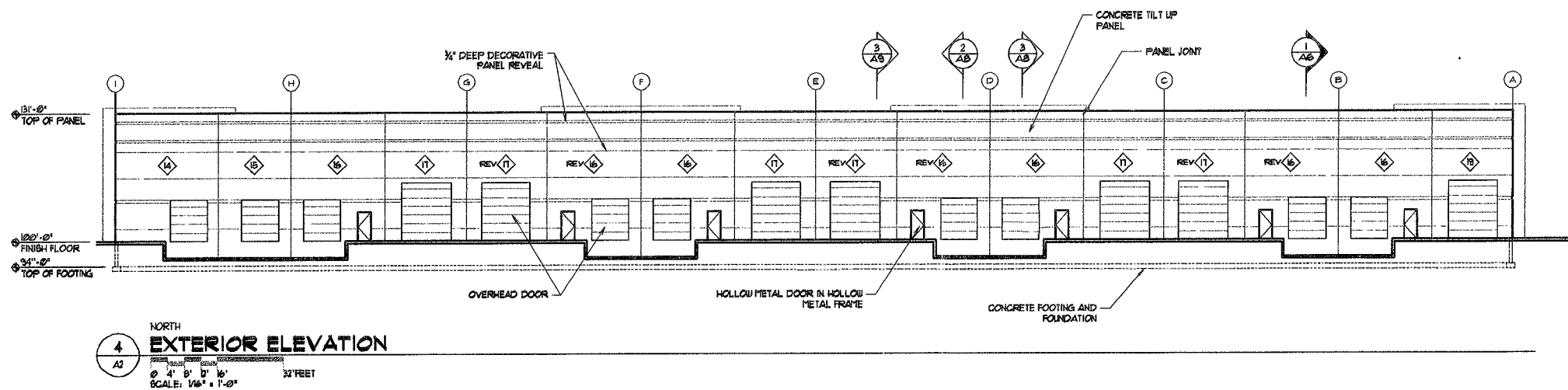
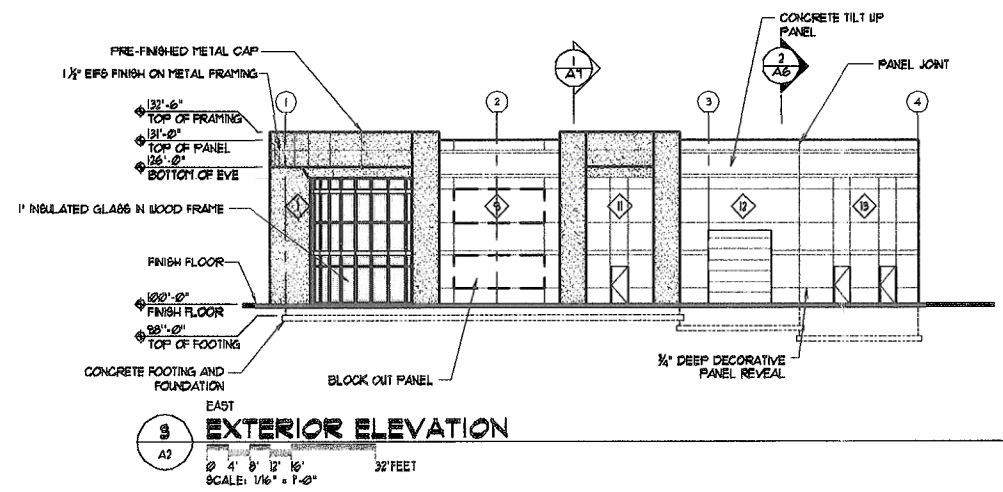
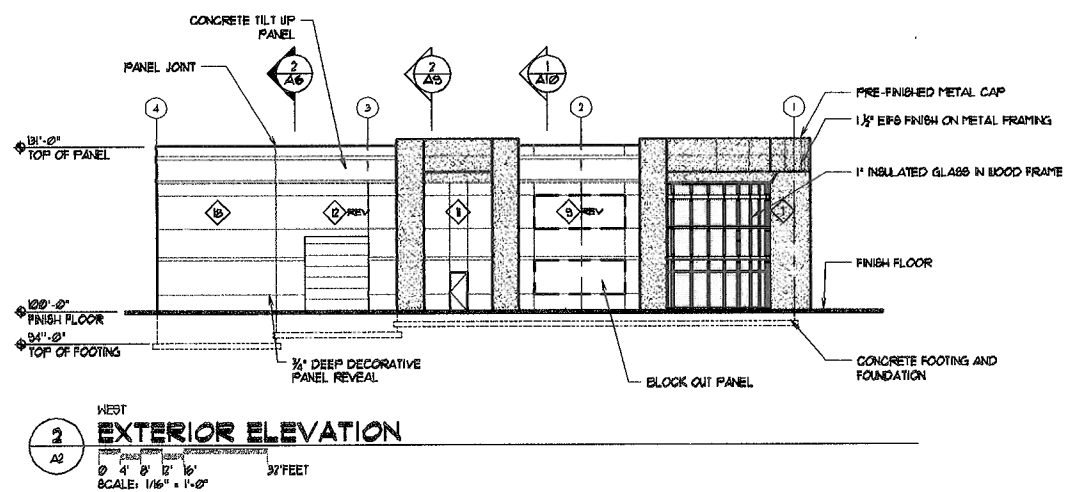
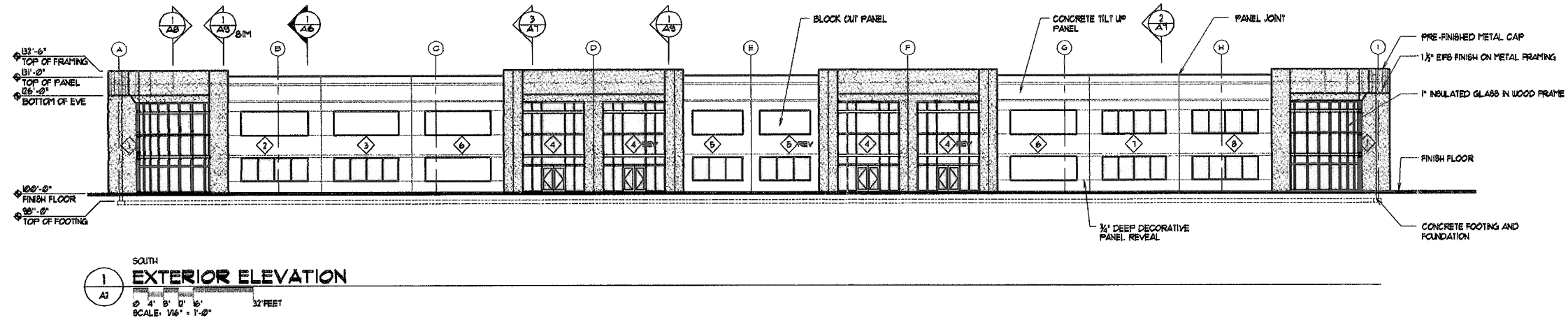
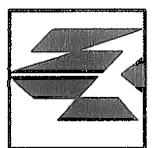
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**Attachment F – Phase I Building Elevations**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008



**Attachment G – Phase I Building Rendering**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008



NORTHPORT COMMERCE CENTER  
CAPITOL INDUSTRIES



NICHOLS NAYLOR ARCHITECTS

**Attachment H – Department Comments on Conditional Use**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008

**Maloy, Michael**

---

**From:** Walsh, Barry  
**Sent:** Thursday, January 03, 2008 11:23 AM  
**To:** Maloy, Michael  
**Cc:** Young, Kevin; Drummond, Randy; Itchon, Edward; Garcia, Peggy; Spencer, John; Butcher, Larry  
**Subject:** Pet 490-07-44 & 410-07-25, North Port Center  
**Categories:** Program/Policy

January 3, 2008

Michael Maloy, Planning

Re: Preliminary Review of "North Port Commerce Center" - Subdivision pet 490-07-44 and Conditional Use PUD pet 410-07-25 at 1802-1880 North 2200 West.

The Division of Transportation review comments and recommendations are subject to compliance with city standards and installation of required improvements as follows:

The 2200 West is to be an arterial class roadway, it is currently a two lane southbound and one lane northbound paved roadway with bike lanes on both sides. Verification of sufficient city right-of-way for development of an arterial class roadway 65' TBC on 84' right of way, with curb & gutter, sidewalk, drainage, street lighting, etc. is required.

1700 North roadway is a 48 foot wide special collector class roadway connecting 2200 West with Redwood Road as a I-215 overpass and a 64 foot wide residential special collector with a center turn lane, one travel lane in each directions, bike lanes and some residential abutting parallel parking.

The private drive needs to remain private as presently designed. Future conversion to a public roadway should be per city standards as a minimum 30' width for two travel lanes with a pedestrian sidewalk recommended on at least one side. To be a future public roadway the driveways at 2200 West and 1700 South would be intersections and the access from the "private" road to the individual lots would then be defined as driveways. There would also be issues with drainage separation and street lighting.

A traffic impact report is recommended to evaluate the impact on neighboring roads and the 1700 North 2200 West intersection. Also an evaluation of the location of the proposed maximum 40' wide access drives for sight distance due to existing vertical roadway profiles is recommended. Access easements and right-of-way verification needs to be clarified along the north side of the 1700 North Roadway.

The site plan is subject to DRT review standards. Please show city standard driveways with continuous pedestrian sidewalks along the public way and pedestrian access from the public way to the buildings. Parking layouts need to be fully dimensioned and need to specify ADA stall locations. ADA stalls need details indicating van accessibility and signing. The grading plan needs more details to reflect 2% maximum grades at the ADA stalls and off loading area(s.) Parking calculations are to include 5% bicycle parking for each lot or building development.

All private utility services are to be provided on site and landscaping is to include park strip trees per the City Foresters review in coordination with street lighting and driveway locations.

Sincerely,

Barry Walsh

1/14/2008

**Maloy, Michael**

**From:** Brown, Ken  
**Sent:** Friday, January 04, 2008 9:22 AM  
**To:** Maloy, Michael  
**Cc:** Butcher, Larry  
**Subject:** North Port Commerce Conditional Use Petition 410-07-25.doc  
**Categories:** Program/Policy

**Date:** January 4, 2008

**To:** Michael Maloy, Planning Division

**From:** Ken Brown  
Senior Development Review Planner  
535-6179

**Re:** **North Port Commerce Conditional Use Petition 410-07-25**

The Building Services Division review comments are as follows:

- 1) The AS1 sheet submitted for this proposal should include all of the following;
  - a) The property lines of each parcel as determined by the North Port Commerce Center Preliminary Subdivision Plat file #490-07-44 along with the dimensions and legal description of each parcel,
  - b) All public way improvements such as sidewalks, lights, trees, approaches, fire hydrants, etc., and identified as "existing" or "proposed",
  - c) Driveway width dimensions,
  - d) Fencing and gate locations for each site (all accessory outdoor storage is required to be screened with a solid fence),
  - e) Bike rack location for each site,
  - f) For the purpose of determining compliance to the parking lot landscaping requirements of 21A.48;
    - (i) Dimensions used for determining parking lot area and the square footage documented for each lot,
    - (ii) Interior parking lot landscaping areas equal to 5% of the parking lot with dimensions used for determining the area and the square footage documented for each lot,
    - (iii) A 7' minimum width for perimeter parking lot landscaping where parking stalls (including the required back out area) are closer than 20-feet to the property line on each lot,
  - g) Adequate area along the Interstate 215 frontage of Lot 3 to provide the required twenty (20) feet of freeway scenic landscaping along with any planned site detention (if the freeway scenic landscape area is to be used for site detention, adequate area should be provided such that all required trees and shrubs can be planted above the high water line),
  - h) The identification of all easements including power and other utilities, cross access and cross drainage easements for each lot,
  - i) The dimension of all structures, parking (including handicap parking and van accessible stalls), maneuvering areas, landscaping areas, etc. and their relationship to the property lines of each lot,
  - j) The location of any utility structures, generators, transformers, etc., planned for each lot, and
  - k) Dumpster location for each lot if a dumpster is planned, etc.
- 2) Recording of Avigation easement to be documented for permit issuance.
- 3) Landscape Plans and Plant Schedules containing the following information will help determine whether this proposal meets the minimum landscaping requirements or in what areas it may be deficient:
  - a) The location, quantity, size, and name (both botanical and common) of all proposed plants for each

- lot;
- b) The type and location of all proposed ground covers including both botanical and common names of vegetative ground covers for each lot;
  - c) The location, size, and common names of all existing plants, including trees and other plants in the parkway, and indicating plants to be retained and removed for each lot;
  - d) Existing and proposed grading of the site indicating contours at two ft. intervals for each lot;
  - e) Existing and proposed Public Utility easements and drainage swells with high waterline indicated for each lot;
  - f) Elevations of all fences and retaining walls proposed for each lot;
  - g) A Summary Data Table indicating the area of each lot in the following classifications:
    - (i) Total area of parking lot (stall width, depth and required back out area).
    - (ii) Interior parking lot landscaping required/provided based on 5% of the parking lot.
    - (iii) Number of interior parking lot trees required/provided based on one tree per 120 sq. ft.
    - (iv) Perimeter parking lot trees required/provided where parking stalls (including the required back out area) are closer than 20-feet to the property line based on one tree per 50 ft. of length.
    - (v) Perimeter parking lot bushes required/provided where parking stalls (as noted above) are closer than 20-feet to the property line based on one shrub per 3 ft. on center along 100% of the yard length, except rear and side yards where it is 3 ft. on center along 50% of the length.
    - (vi) Total area of required Freeway Scenic setback based on 20' of depth along the entire freeway frontage.
    - (vii) Number of Freeway Scenic landscaping shade trees required/provided based on one shade tree per 300 square feet of Freeway Scenic setback (evergreen trees, ornamental trees or large shrubs may be substituted for shade trees as indicated in 21A.48.110).
    - (viii) Dimension of street frontage and Parkway trees required/provided based on one tree per 30 ft. of lot width (plans currently show very few trees in the parkway strip where they are required to be placed).
    - (ix) The percentage of open space for each lot (30% minimum).
    - (x) Total percentage of drought-tolerant trees and shrubs (80% minimum required).
  - 4) Parking calculations for each use on each site will help determine whether this proposal meets the minimum parking requirements or in what areas it may be deficient. Parking calculations will also determine the amount of bicycle parking required.
  - 5) Parking lots shall be provided with lights. Lights shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.
  - 6) Sidewalks along the front of each building on each lot may need to be 6 ft. wide to allow for 2 ft. vehicle overhang.
  - 7) Rocky Mountain Power should be contacted regarding separation requirements from power lines.



**Maloy, Michael**

**From:** Brown, Ken  
**Sent:** Friday, January 04, 2008 11:25 AM  
**To:** 'russ@nicholsnaylor.com'  
**Cc:** Walsh, Barry; Smith, Craig; Weiler, Scott; Maloy, Michael  
**Subject:** Sierra Pacific Windows 1880 N. 2200 W. - Log #226078  
**Categories:** Program/Policy

## SALT LAKE CITY BUILDING SERVICES AND LICENSING

### Zoning Review Issues

Log Number: 226078

Date: January 4, 2008

Project Name: Sierra Pacific Windows

Project Address: 1880 North 2200 West

Contact Person: Russ Naylor

Telephone: 487-3330

Fax: 487-3391

E-Mail: russ@nicholsnaylor.com

Zoning District: BP

Reviewer: Ken Brown

Phone #: 801-535-6179

### Comments

A zoning review of the above listed location has been completed. The following issues need further clarification or correction. Please call me if you have questions or concerns with this review.

Please **respond in writing** to each of the items listed below and be prepared to insert all revisions into all sets of plans.

- 1) This development proposal requires that each sheet of the plans specify the Certified Address for the site. The plans currently reflect an address of 1700 North 2200 West. This may cause confusion for the contractor and sub contractors as they look at the plans to determine the address to use in obtaining their permits and calling for inspections. Please correct each sheet to reflect the address of 1880 North 2200 West.
- 2) This proposal requires Planned Development review and approval. Although an application has been made (file #410-07-25), I find no record of this proposal being heard by the Planning Commission. Please explain.
- 3) This development requires that a complete and accurate architectural site plan be submitted which is consistent with any conditions of approval for the Planned Development file #410-07-25 and includes all of the following;
  - a) The property lines as determined by the North Port Commerce Center Preliminary Subdivision Plat file #490-07-44 along with the dimensions and legal description,
  - b) All public way improvements such as sidewalks, lights, trees, approaches, fire hydrants, etc., and identified as "existing" or "proposed",
  - c) Driveway width of no more than 40 feet for each driveway unless approved for a wider width by SLC

2/20/2008

- Engineering and Transportation Departments,
- d) A continuous public sidewalk through the each driveway unless approved otherwise by the SLC Engineering and Transportation Departments,
  - e) Pedestrian access from the public sidewalk to the entrance of the building,
  - f) Fencing and gate locations for the site (all accessory outdoor storage is required to be screened with a solid fence),
  - g) Bike rack location as close to the principal entrance as practical,
  - h) For the purpose of determining compliance to the parking lot landscaping requirements of 21A.48;
    - (i) Dimensions used for determining parking lot area and the square footage documented,
    - (ii) Interior parking lot landscaping areas equal to 5% of the parking lot with dimensions used for determining the area and the square footage documented,
    - (iii) A 7' minimum width for perimeter parking lot landscaping where parking stalls (including the required back out area) are closer than 20-feet to the property line,
  - i) The identification of all easements (including power and other utilities, cross access and cross drainage),
  - j) The dimension of all the front yard/parking setback and the rear yard landscaped area,
  - k) The location of any utility structures, generators, transformers, etc., planned for the site, and
  - l) The percentage of all open spaces (the area of the lot which is completely free and unobstructed from any structure, parking and hard surfaced maneuvering areas), etc.
- 4) After all adjustments are made as noted above in item #3, all other sheets in this proposal will need to be adjusted accordingly.
  - 5) Recording of Avigation easement to be documented for permit issuance.
  - 6) Drive approach radius, width and/or design shall meet SLC Engineering requirements. The Engineering Dept. may be reached at 535-7961.
  - 7) Landscape Plans and Plant Schedules containing the following information will help determine whether this proposal meets the minimum landscaping requirements or in what areas it may be deficient:
    - The location, quantity, size, and name (both botanical and common) of all proposed plants,
    - The type and location of all proposed ground covers including both botanical and common names of vegetative ground covers;
    - The location, size, and common names of all existing plants, including trees and other plants in the parkway, and indicating plants to be retained and removed. Also include a note that tree removal or tree planting in the public way requires approval from Bill Rutherford, SLC Urban Forestry (972-7818) or submit plans containing an Urban Forester approval signature;
    - Existing and proposed grading of the site indicating contours at two ft. intervals. Proposed berming shall be indicated using one ft. contour intervals;
    - Existing and proposed Public Utility easements and drainage swells with high waterline indicated;
    - Elevations of all fences and retaining walls proposed for location on the site;
    - Water efficient irrigation system;
    - A Summary Data Table indicating the area of the site in the following classifications:
      - a) Total area of parking lot (stall width, depth and required back out area).
      - b) Interior parking lot landscaping required/provided based on 5% of the parking lot.
      - c) Number of interior parking lot trees required/provided based on one tree per 120 sq. ft.
      - d) Perimeter parking lot trees required/provided where parking stalls (including the required back out area) are closer than 20-feet to the property line based on one tree per 50 ft. of length.
      - e) Perimeter parking lot bushes required/provided where parking stalls (as noted above) are closer than 20-feet to the property line based on one shrub per 3 ft. on center along 100% of the yard length, except rear and side yards where it is 3 ft. on center along 50% of the length.
      - f) Dimension of street frontage and Parkway trees required/provided based on one tree per 30 ft. of lot width (there are currently no trees shown as required).
      - g) Total percentage of drought-tolerant trees and shrubs (80% minimum required).
- Note: Utah Power and Light should be contacted regarding trees planned under or near power lines.
- 8) Parking calculations provided are inconsistent with SLC requirements and therefore provide an incorrect parking requirement for this site. Please adjust the plans accordingly and be prepared to offer an

updated parking calculations table with each tenant finish to verify that adequate parking is maintained through the tenant finishes.

- 9) Parking calculations will determine the amount of bicycle parking required (capacity equal to 5% of required parking stalls). Please provide a bicycle rack detail. Rack design shall support the bicycle frame.
- 10) Public Utilities **approval** of the site drainage and water/sewer connection plans to be submitted to **this office** for permit issuance. For information on obtaining this approval, submit plans to Peggy Garcia at 1530 South West Temple or phone 483-6727.
- 11) Street lighting approval may be required. Contact Michael Berry at SLC Transportation Dept. Phone 535-7147.

**NOTE: After the building permit is issued, a public way permit will be required from the Engineering Department prior to commencing any work in the public way.**



**Maloy, Michael**

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**From:** Brown, Jason  
**Sent:** Thursday, January 10, 2008 11:40 AM  
**To:** Maloy, Michael  
**Cc:** Garcia, Peggy  
**Subject:** Preliminary Review of a Conditional Use Petition for a Commercial Planned Development #410-07-25  
**Categories:** Program/Policy

Michael,

Public Utilities has reviewed the above mentioned petition and offer the following comments;

- The property must be annexed into Salt Lake City prior to any Public Utility approvals or permits being issued for construction.
- On-site detention will be required with an allowable outfall of 0.2 cfs/ac. Additional water quality requirements may be required for the individual lots according to the State's storm water permitting program (UPDES). There are three existing culverts (two 24-inch and one 36-inch) that are connected to this property that extend under I-215 and discharge into the City Drain. The drainage connection or any flows directed to these culverts must be approved by UDOT. A letter of this approval must be provided to Public Utilities.
- An UPDES Storm Water Permit for Construction Activities must be obtained prior to any demolition, site work or construction activities. A copy of the permit and the site's Storm Water Pollution Prevention Plan must be submitted to Public Utilities along with any future updates to the permit. Additional water quality and erosion control measures may be required by Public Utilities.
- Fire Department approval will be required. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.
- The Corp of Engineers published the results of a 100-year flood study for the Great Salt Lake in September 1997. Assumptions of the study included a failure of the lake pumps that coincides with a 100-year flood event and an atypical wind event. The study projects with the above assumptions a high water elevation of 4213.9 USGS datum. According to Salt Lake City, North, Utah quad map this property would be flooded. Although this event is very rare, the developer should be made aware of the results of this study and accept the risks of building below this flood elevation.
- Any existing wetlands located on the site must be mitigated according to U.S. Corp of Engineer requirements. A letter of compliance from the Corp for any wetland issues must be provided to Public Utilities prior to any approvals or permits.
- All existing easements including power, gas, drainage, etc. must be clearly defined before final plat recordation. The Salt Lake City Odor Easement must be included as part of the final plat documentation.
- If a sewer lateral, storm drain, fire or water service line crosses through an adjacent property, an easement for that utility must be provided. Shared sewer, water, fire or storm drain utilities will not be allowed without maintenance agreements between lot owners.
- Before annexation into the city occurs, it is recommended that a report with calculated sewer and water needs be provided. Water service for this property would be provided from a 12-inch main with

1/14/2008

currently runs in 2200 West and dead ends near 2300 North. With the provided information, Public Utilities will need to model the water system in this area to determine if there is adequate water availability to service proposed developments in this area. Developments existing within current Salt Lake City proper boundaries would have priority for water availability from the 12-inch main. Salt Lake City's Master Water Plan includes extending this 12-inch line several miles to create a completely grided system in the future. Funding for this improvement is currently not available nor is it expected to be available within the next several years.

- Per SLC ordinance, the property owner will be required to extend the existing sewer main from the intersection of 1700 North and 2200 West north to the end of the property. This extension will be completed under a written agreement between the developer and Public Utilities. All construction must be bonded for by the owner.
- All sewer, water and storm drain main extension and connection agreements will need to be coordinated with Peggy Garcia at Public Utilities (483-6727).
- Design must be in accordance with Salt Lake City Public Utility Design Requirements.

Jason Brown, PE

Development Review Engineer  
Salt Lake City Public Utilities  
1530 South West Temple  
Salt Lake City, UT 84115  
(801) 483-6729  
(801) 483-6855 fax

**Attachment I – Department Comments on Subdivision**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008

**Maloy, Michael**

**From:** Walsh, Barry  
**Sent:** Thursday, January 03, 2008 11:23 AM  
**To:** Maloy, Michael  
**Cc:** Young, Kevin; Drummond, Randy; Itchon, Edward; Garcia, Peggy; Spencer, John; Butcher, Larry  
**Subject:** Pet 490-07-44 & 410-07-25, North Port Center  
**Categories:** Program/Policy

January 3, 2008

Michael Maloy, Planning

Re: Preliminary Review of "North Port Commerce Center" - Subdivision pet 490-07-44 and Conditional Use PUD pet 410-07-25 at 1802-1880 North 2200 West.

The Division of Transportation review comments and recommendations are subject to compliance with city standards and installation of required improvements as follows:

The 2200 West is to be an arterial class roadway, it is currently a two lane southbound and one lane northbound paved roadway with bike lanes on both sides. Verification of sufficient city right-of-way for development of an arterial class roadway 65' TBC on 84' right of way, with curb & gutter, sidewalk, drainage, street lighting, etc. is required.

1700 North roadway is a 48 foot wide special collector class roadway connecting 2200 West with Redwood Road as a I-215 overpass and a 64 foot wide residential special collector with a center turn lane, one travel lane in each directions, bike lanes and some residential abutting parallel parking.

The private drive needs to remain private as presently designed. Future conversion to a public roadway should be per city standards as a minimum 30' width for two travel lanes with a pedestrian sidewalk recommended on at least one side. To be a future public roadway the driveways at 2200 West and 1700 South would be intersections and the access from the "private" road to the individual lots would then be defined as driveways. There would also be issues with drainage separation and street lighting.

A traffic impact report is recommended to evaluate the impact on neighboring roads and the 1700 North 2200 West intersection. Also an evaluation of the location of the proposed maximum 40' wide access drives for sight distance due to existing vertical roadway profiles is recommended. Access easements and right-of-way verification needs to be clarified along the north side of the 1700 North Roadway.

The site plan is subject to DRT review standards. Please show city standard driveways with continuous pedestrian sidewalks along the public way and pedestrian access from the public way to the buildings. Parking layouts need to be fully dimensioned and need to specify ADA stall locations. ADA stalls need details indicating van accessibility and signing. The grading plan needs more details to reflect 2% maximum grades at the ADA stalls and off loading area(s.) Parking calculations are to include 5% bicycle parking for each lot or building development.

All private utility services are to be provided on site and landscaping is to include park strip trees per the City Foresters review in coordination with street lighting and driveway locations.

Sincerely,

Barry Walsh

2/20/2008



**Maloy, Michael**

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**From:** Brown, Ken  
**Sent:** Thursday, January 03, 2008 1:50 PM  
**To:** Maloy, Michael  
**Cc:** Butcher, Larry  
**Subject:** North Port Commerce Center Petition 490-07-44  
**Categories:** Program/Policy

**Date:** January 3, 2008

**To:** Michael Maloy, Planning Division

**From:** Ken Brown  
Senior Development Review Planner  
535-6179

**Re:** **North Port Commerce Center Preliminary Review Petition 490-07-44**

The Building Services Division review comments are as follows:

1. It is understood that the proposal is for a three lot subdivision yet the plat indicates a single lot with three phases. The three phases are then defined by legal description. Phase I should probably be identified as LOT 1, Phase II as LOT 2, etc. and the legal descriptions identified accordingly.
2. Each lot meets/exceeds the minimum lot area of twenty thousand (20,000) square feet and lot width of one hundred (100) feet.
3. This property is located in an Airport Influence Zone B. The subdivision of land in this influence zone requires recording of an avigation easement.
4. This property abuts a federal interstate highway. Freeway scenic landscape setbacks are to be established along all federal highways to enhance the visual appearance of Salt Lake City and reduce visual distractions. A scenic landscape setback of twenty (20) feet in width along the entire freeway frontage should be reserved for this purpose on LOT 3.
5. If the freeway scenic landscape area is to be used for site detention, adequate area should be provided such that all required trees and shrubs can be planted above the high water line.

TO: MICHAEL MALOY, PRINCIPAL PLANNER, PLANNING  
DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: JAN. 7, 2008

SUBJECT: **North Port Commerce Center Subdivision –  
1802-1880 N 2200 West  
# 490-07-44**

Engineering review comments are as follows:

1. This submission consists of a 3 lot subdivision on 28.62 Acres in the Business Park Zoning District, located at 1802-1880 North 2200 West. The proposed subdivision will need to provide sufficient right-of-way, by dedication, on 2200 West for a 32' street half-width within a 42' right-of-way as per the requirements of SLC Transportation Division. Street improvements of curb, gutter (APWA Std. Dwg. # 205A), sidewalk (APWA Std. Dwg. # 231) and asphalt strip pavement (APWA Std. Dwg. # 251) will be required on 2200 West. All driveways shall be constructed as per APWA Std. Dwg. # 221, unless otherwise required by SLC Transportation Division. Any private street and public access-way improvements shall meet the requirements of APWA # 205 A for curb and gutter, and the required soils report criteria for asphalt pavement.
2. The developer must enter into a subdivision improvement construction agreement. This agreement will include the improvements required on 2200 West, 1700 North, and also the private street and access ways within the project site which meet the criteria of a public access way. This agreement requires the payment of a stepped fee based on the estimated cost of constructing the roadway improvements. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
3. The construction drawings need to include a cover sheet, with the following:

The following approval signatures are required on the cover sheet for the project:  
SLC Transportation for approval of street geometrics and street lighting.  
SLC Fire Department  
SLC Public Utility Department (sewer, water & drainage improvements)  
SLC Engineering Division (street design)  
SLC Planning Department  
Drawings must be submitted by the developer to each of these SLC divisions for review.

Page 2  
Michael Maloy  
North Port Commerce Center  
Jan. 7, 2008

4. SLC Transportation must review and approve street geometrics and street lighting.
5. A certified address must be obtained prior to obtaining a building permit.
6. At least one member of the concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.
7. The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan must also be submitted to SLC Public Utilities.
8. The proposed plat is being reviewed, and any required changes will be made available to the applicant's consultant via redlined copy.

cc: Scott Weiler  
Brad Stewart  
Barry Walsh  
Vault

**Maloy, Michael**

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**From:** Miller, David  
**Sent:** Tuesday, January 08, 2008 10:27 AM  
**To:** Maloy, Michael  
**Cc:** McCandless, Allen  
**Subject:** Petition #410-07-25, #490-07-44

Michael,

Thank you for the notice Petition for Commercial planned development, North Port Commerce Center located approximately at 1802-1880 N. 2200 W. This address is in the Salt Lake City's airport influence zone "B" and is listed as a high noise impact zone. Salt Lake City requires an avigation easement for new development in this zone. The height restriction for this property is approximately 150' AGL. The owner or developer should contact me at the address or email below, to complete the avigation easement.

David Miller  
Airport Principal Planner  
Salt Lake City Department of Airports  
P.O. Box 14550  
Salt Lake City, UT 84114-5550  
801.575.2972  
david.miller@slcgov.com

**SALT LAKE CITY CORPORATION**

LAW DEPARTMENT

CANDEE PENMAN  
PARALEGAL

ROSS C. ANDERSON  
MAYOR

EDWIN P. RUTAN, II  
CITY ATTORNEY

**MEMO**

TO: Michael Maloy – Planning

FROM: Candee Penman, City Attorney's Office *CP*

DATE: January 2, 2008

RE: Preliminary Plat Approval for the North Port Commerce Center Subdivision

\*\*\*\*\*

The information contained on the preliminary plat looks fine, however the utility easements will need to be identified and labeled.

Let me know if you have any questions, Thanks – Candee – 7632

*-and I'm assuming they will put on the owners dedication & acknowledgement-*

**Attachment J – Photographs of Property**

Petition No's. 410-07-25 and 490-07-44, North Port Commerce Center Planned Development and Subdivision,

Published Date: March 20, 2008

**Property Photographs – 1802 – 1880 North 2200 West**



2200 West Frontage – North View



1700 North Frontage – East View



Northeast View



North View