

MEMORANDUM

To: Salt Lake City Planning Division

From: Joanna Graham, PE
Kimley-Horn and Associates, Inc.

Date: August 20, 2026

Subject: Variance Memorandum – Building entrances

Design Review Memorandum

The proposed building will comply with all feasible requirements of the Salt Lake City Code Section 21A.37.060.B.4. As shown on the attached floor plan, portions of the street-facing façade are adjacent to back-of-house areas, including the kitchen, coolers, storage, utility spaces, and other employee-only operational areas. The building has been designed to provide customer access through clearly identifiable public entrances located where customers naturally enter and exit the site. Along portions of the street-facing façade, the interior program consists of kitchen, storage, refrigeration, utility, and other operational support areas that are essential to the functioning of the business but are not intended for public use or view. Introducing additional entrances in these locations would create operational and security concerns without enhancing pedestrian access or activity.

The project incorporates glazing where appropriate and practical while balancing operational and safety requirements. Along with limited portions of the façade, transparency into occupied customer areas is not possible because the adjoining spaces contain food preparation, storage, refrigeration, and building service functions. Providing direct visibility into these areas would not meaningfully enhance the pedestrian experience and would instead expose operational functions that are not intended to contribute to streetscape activity. To maintain visual interest, these façade segments incorporate architectural detailing, material changes, and decorative window treatments that reinforce the pedestrian-oriented character of the building. While windows are provided where practical, a faux window has been provided along the back of house that does not allow visibility to extend five feet or more within the building. Visibility extending five feet (5') or more into the building would expose the kitchen, coolers, storage areas, and other service

functions, which does not contribute to the pedestrian-oriented intent of the transparency standard.

As demonstrated on the attached floor plan, the building layout is driven by operational requirements and limits the ability to provide additional entrances and transparent storefront conditions along these façade segments. The project nevertheless incorporates quality architectural materials, façade articulation, landscaping, and a clearly identifiable customer entrance to support the overall intent of the City's design standards.

Per the Salt Lake City code section 21A.59.030, an applicant may submit for Design Review for modifications to the applicable zoning standards. This application requests modifications to the building entrances and ground floor glass requirements that are beyond the threshold that the Planning Director can review. We are requesting these modifications from the Planning Commission. The project meets the following standards for Design Review:

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- Any new development shall comply with the intent of the purpose statement of the zoning district. The purpose of the MU-5 district is to implement the city's general plan in areas that identify mid-rise buildings, generally five (5) stories or less in height, that contain a mix of land uses. The proposed use supports the intent of the Regional Node designation within the West Side Master Plan by serving as a regional commercial destination along the Redwood Road corridor. The use provides fuel, food, and convenience retail services that support surrounding employment, commercial, and residential development. As a regional-serving amenity located on a major arterial corridor, the project contributes to the node's function as a destination for residents, employees, and visitors throughout the area.
 - Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. The proposed building is oriented at the street corner with the parking area located behind the building. The architectural elevations have included features to make the street facing elevations more aesthetic per the code requirements. The entrances can be easily accessed from the sidewalks along the rights-of-way.
 - Building facades shall facilitate pedestrian interest and interaction. The ground floor is an active use that meets the required elements of the zoning ordinance including articulation, building materials, lighting, and screening, etc. Outdoor dining patios and open spaces have been provided as well as a part of this development.

- Building masses shall be divided into heights and proportions that minimize the perceived mass of the structure and relate to human scale. The size and scale of the proposed building is consistent with the adjacent uses at this intersection. The proposed building is a one-story building. The scale and solid (wall) to void (window or doors) ratio of the proposed building is consistent with the neighborhood.
 - The final subsection is only applicable to buildings requesting additional street facing building façade length, which is not applicable to our project.
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The requested modifications are limited and narrowly focused on specific façade segments associated with back-of-house operational areas. The modifications do not alter the project's compliance with building placement, height, setbacks, landscaping, open space, fuel facility requirements, or other applicable design standards. More importantly, the project continues to fulfill fundamental objectives of the MU-5 district and the City's urban design standards through pedestrian-oriented site layout, active customer-serving uses, high-quality architecture, extensive streetscape improvements, and enhanced landscaping.

Strict application of the entrance and transparency standards to these limited operational areas would not meaningfully advance the purpose of the ordinance and could compromise necessary operational, safety, and security functions. The proposed alternative design approval achieves the intent of the standards while allowing the site to function efficiently and safely.

For these reasons, we respectfully request Planning Commission approval of the modifications. The requested relief is modest in scope, furthers the broader goals of the City's zoning ordinance, and will facilitate development of a high-quality project that provides valuable services, employment opportunities, and long-term economic investment within Salt Lake City.

MEMORANDUM

To: Salt Lake City Planning Division

From: Joanna Graham, PE
Kimley-Horn and Associates, Inc.

Date: July 10, 2026

Subject: Conditional Use Application Narrative – QuikTrip Gas Station

Narrative of Proposed Operations

The proposed development consists of a QuikTrip gas station and convenience store designed to serve both local residents and the traveling public. The site will include a convenience retail building, fuel dispensing canopy, associated parking, internal vehicle circulation, and landscaping in compliance with Salt Lake City standards.

General Operations

- **Hours of Operation:**
The facility is anticipated to operate 24 hours per day, 7 days per week, consistent with typical QuikTrip operations.
- **Peak Hours of Operation:**
Peak activity is expected during the following times:
 - Morning commute: approximately 6:00 AM to 9:00 AM
 - Midday: approximately 11:00 AM to 1:00 PM
 - Evening commute: approximately 4:00 PM to 7:00 PM
- **Outdoor Activity:**
Outdoor activity is limited to:
 - Fuel dispensing at pump islands
 - Outdoor tables for dining
 - Customer circulation and parking
 - Routine deliveries (fuel trucks and store stocking)No outdoor gathering areas or amplified activities are proposed.

- **Vehicle Circulation, Queueing, and Storage:**

The site has been designed to provide adequate space for safe and efficient vehicle movement.

- Multiple fuel pump positions reduce queueing at individual islands
- Drive aisles are sized to accommodate both passenger vehicles and fuel delivery trucks

- **Waste Storage and Handling:**

Waste generated by the convenience store and site operations will be:

- Stored in a designated, enclosed dumpster area screened from public view
- Managed in compliance with local health and sanitation requirements
- Collected and removed regularly by a licensed waste management provider

- **Water Consumption:**

Water use is anticipated to be consistent with a convenience retail use and will include:

- Restroom facilities
- Food preparation and cleaning
- Landscape irrigation (designed for efficiency and code compliance)

All water use will comply with applicable utility standards and conservation requirements.

- **Air Emissions:**

Emissions are not anticipated for the proposed use. Fuel systems will comply with all applicable state and federal regulations.

- **Existing Trees:**

The site is an existing salvage yard with limited trees onsite. The existing trees along Redwood Road are anticipated to be removed and new trees will be provided as a part of the landscape plan, per city code.

- **Grading and Soil Conditions:**

Site grading will be required to accommodate building pads, accessibility, drainage, and circulation improvements. Grading improvements are anticipated to be minor, given the existing site is relatively flat.

- **Potential Environmental Impacts (Dust, Odor, Noise, etc.):**

The use is not anticipated to produce more dust, odor, or noise than a typical commercial use may produce.

- **Utilities and Infrastructure:**

All utility connections, including water, storm drain, gas, and electrical, are located adjacent to the property. The nearest sewer line is located in 500 South and it is anticipated that this development will provide a sewer extension through Redwood Road to connect to the sewer line. This extension will be available for future users along Redwood Road.

- Utility providers will be notified and coordinated with during design and permitting
- Infrastructure will be installed and maintained in accordance with applicable standards
- No hazardous utility conflicts are anticipated

Analysis of Impacts on Adjacent Uses

Adjacent Land Uses

The project site is surrounded by similar uses as noted below:

- **North:** 400 South and Self-Storage across 400 South
- **East:** Redwood Road and Gas Station (Same Use) across Redwood Road
- **South:** Rental Car facility
- **West:** Roofing and Asphalt Paving Facility

These surrounding uses are consistent with the proposed commercial nature of the QuikTrip development.

Lighting

Exterior lighting will be designed to enhance safety while minimizing impacts to adjacent properties and will meet the Salt Lake City lighting requirements.

Access and Circulation Conflicts

The site has been designed to minimize potential access conflicts. Driveways are located to provide safe ingress and egress. Access locations have been coordinated with Salt Lake City and UDOT. Pedestrian connections will be clearly defined and separated from vehicle travel paths where feasible.

No significant conflicts are anticipated with adjacent uses, public streets, or nearby infrastructure.

Separation, Screening, and Buffering

The proposed development incorporates buffering and screening to reduce impacts on adjacent properties:

- Landscape buffers along property boundaries
- Screening of trash enclosures and service areas
- Compliance with City landscape ordinances

These elements collectively ensure compatibility with adjacent uses and help integrate the development into the surrounding area.

Conclusion

The proposed QuikTrip gas station is designed and operated in a manner that is compatible with surrounding uses, minimizes potential impacts, and meets the intent of Salt Lake City's conditional use criteria. The project incorporates thoughtful site planning, operational controls, and design features to ensure public health, safety, and welfare are protected.

QuikTrip is looking forward to being a staple in this community. Approval of the Conditional Use Application is respectfully requested.
