

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
OCTOBER 27, 2020

**FINAL**

This meeting was held electronically via 3CX. The host site was located at 10 East Center Street in North Salt Lake.

Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Vera and Nyla Van Langeveld, Troop 914 led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton  
Commissioner Stephen Garn  
Commissioner Kent Kirkham  
Commissioner William Ward  
Commissioner Brandon Tucker  
Commissioner BreAnna Larson  
Commissioner Alisa Van Langeveld

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Mackenzie Bennett, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Dee Lalliss, resident; Vera Van Langeveld, Nyla Van Langeveld, Girl Scout Troop 914; Robin Evans, Charles Evans, Evans Automotive.

1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING  
ELECTRONIC MEETING

Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has determined that conducting public meetings of the Planning Commission with an anchor location where the public could attend in person, presents a substantial risk to the health and safety of those who may be present at that location based upon the current Covid-19 pandemic and the limited staff support to properly ensure physical distancing and sufficient disinfection for attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold meetings for the month of October 2020 by electronic means only, and will not include an anchor location where the public could attend in person.”

## 2. PUBLIC COMMENTS

There were no public comments.

## 3. CONSIDERATION OF A CONDITIONAL USE PERMIT AND SITE PLAN AMENDMENT FOR EVANS AUTOMOTIVE AT 35 NORTH 700 WEST, ROBIN EVANS, APPLICANT

Sherrie Llewelyn reported that the property located at 35 North 700 West was the former location of Schneider Trucking. This site would be the new location of Evans Automotive, who was relocating from 905 Main Street, which does general automotive repair. General Automotive Repair is listed as a conditional use in the General Commercial Zoning District.

Evans Automotive employs four technicians, one service writer, and three support staff with expected growth of three additional employees. Based upon their current operations on Main Street, Evans has approximately 20 vehicles onsite for repair at any given time. As part of the recent approvals for Maverik this site was excluded from the site plan amendment. Per the City Council and Planning Commission, a plat amendment provided conditions that required a site plan review and an update to current standards when a new use was established on the property.

Ms. Llewelyn spoke on the proposed improvements to the property. She showed two proposed renderings of the building, which included painting the building white with red trim and updating the signage. Other changes to the property included replacing the existing chain-link fencing on Center Street and 700 West with decorative metal fencing, improvements to the landscaping along Center Street (similar to the Maverik landscaping improvements), and paving the customer parking and the service bay areas.

Identified corrections include choosing a street tree species on the approved species list, adding a parking island at the end of the parking row with a tree, and placing the parking stalls along the east property line rather than adjacent to the building to provide better access and allow for additional parking space.

The parking requirements for the business would be seven spaces for the general office use, two spaces for the retail floor area, and twelve spaces for the repair bays for a total of twenty one (21) spaces. Ms. Llewelyn explained that the parking for the repair bays could be tandem to store the vehicles. She said the gravel area could be used for vehicle storage.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue. The Development Review Committee (DRC) made a favorable recommendation with the two conditions of planning redline corrections including verifying clear view areas to driveways and intersections, the addition of a parking

island with trees, the relocation of parking spaces for better access, additional parking spaces, modify proposed streets trees to approved species and increase the number of trees, removal of existing trees in clear view areas, trimming the tree blocking the stop sign on 700 west, correction of typical asphalt paving cross section, amending the drainage flow per note, dustless gravel surfaces, and the submittal of hydrology calculations.

Charles Evans, Evans Automotive, said they had no issue moving the parking as requested per the DRC.

Robin Evans, Evans Automotive, commented that her only concern was the location of the handicap parking. She said they had many elderly clients who liked to park right in front of the building so they would have to find a way to continue to accommodate these customers with the relocation of the parking stalls. Mrs. Evans also said the tree that was obstructing the view of the building would be removed and several other trees would be removed.

Mr. and Mrs Evans asked if they could install grasses or other planting from the approved list along Center Street instead of the proposed three trees, as they would be located under power lines. Sherrie Llewelyn replied that the Planning Commission waived the installation of street trees on Center Street for the Maverik property. She said this would be a decision for the Planning Commission to make.

Commissioner Larson asked for clarification on parking and vehicle storage. She asked how many cars could be accommodated in each service bay. Sherrie Llewelyn responded that four cars could be inside the building, two outside the doors, and multiple vehicles in the gravel area.

Commissioner Larson asked if the outside storage would be behind the fencing. Sherrie Llewelyn responded affirmatively.

Commissioner Larson asked for clarification that the applicant was asking for grasses along Center Street instead of trees due to the location under the power lines. Sherrie Llewelyn replied that this was correct. Certain species of trees located beneath power lines may require maintenance/trimming that could reduce curb appeal Commissioner Van Langeveld commented that she was in favor of trees along Center Street. She asked about the process with Maverik. Sherrie Llewelyn said that the new tree standards were not in place when the Maverik application was approved. She said the tree list contained trees that were suitable for being planted beneath power lines.

Robin Evans expressed concern that more foliage along Center Street would block the view, which increased the risk of theft. She said the other deterrents were that the property was well lit and a high traffic area, which would aide in reducing theft.

Commissioner Van Langeveld asked if there was a plan for sidewalks in the area. Sherrie Llewelyn replied that there was not a plan for sidewalks in the industrial area. She said there was a trail on Center Street.

Commissioner Garn said he could go either way with the trees. He felt Center Street was busy enough that it would help to deter crime.

Commissioners Knowlton and Van Langeveld wanted the required trees to be planted.

Commissioner Kirkham commented that he liked the trees as long as the chosen species did not interfere with the utility lines.

Commissioner Van Langeveld said addressing the concerns of the applicant that if a smaller tree was chosen it would not provide as much cover for theft and would also allow better view of the building from the street.

Commissioner Van Langeveld spoke on the red proposed for the building and asked if there was anything in the City code regarding colors. She asked if the applicant would be tied to using the proposed colors. Sherrie Llewelyn replied that there was nothing in the code that specified specific colors. She said that colors were only required per development agreements in the Planned Districts.

Robin Evans commented that the red was part of their company branding which they would like to use at their new location.

**Commissioner Garn moved that the Planning Commission approve the conditional use permit & site plan amendment for Evans Automotive located at 35 N 700 West with the following conditions:**

- 1) Planning redline corrections:**
  - a) Verify clear view areas to driveways and intersections**
  - b) Customer parking: add island with trees at the end of parking rows and relocate parking spaces on east for better access and additional parking spaces**
  - c) Modify proposed street trees to approved species and increase number of trees per spacing requirements for tree species**
  - d) Remove existing trees located in clear view area and trim tree blocking stop sign visibility on 700 West**
- 2) Engineering redline corrections:**
  - a) Correction of typical asphalt paving cross section**
  - b) Amend drainage flow per note**
  - c) Gravel surfaces must be a dustless gravel**

**d) Submit hydrology calculations**

**Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

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

Sherrie Llewelyn reported that the City Council approved the preliminary plan and rezoning for Phase 2 of the NSL City Center project. This included the expansion of the Chaparral property. She said the Redevelopment Agency reviewed their annual report and things were going well with the various RDAs as many were ahead of the average collection time that was predicted.

Ms. Llewelyn asked when the Planning Commission would like to have a joint meeting with the City Council on November 24<sup>th</sup> or December 8<sup>th</sup> to review the form based code. As there was no preference from the Commission the City Council would determine the date for the joint meeting.

Chair Knowlton reported on the Wasatch Choice Workshop on November 4<sup>th</sup> and invited the Planning Commission, City Council and staff to attend. He said the purpose of the workshop was two pronged and included a discussion of transportation in this area and the new requirements for general plans and how they related to transportation. Wasatch Front Regional Council, would be hosting this meeting.

Commissioner Garn commented that his term on the Commission was almost done. He asked if changes were going to be made due to COVID. Sherrie Llewelyn replied that staff would ask the Mayor how he would like to proceed.

**5. APPROVAL OF MINUTES**

The Planning Commission meeting minutes of October 13, 2020 were reviewed and approved.

**Commissioner Van Langeveld moved to approve the Planning Commission meeting minutes of October 13, 2020 with the requested changes. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

6. ADJOURN

Chair Knowlton adjourned the meeting at 7:05 p.m.



For Ted Knowlton, as approved  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Secretary