



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA January 12, 2021 6:30 p.m.

ELECTRONIC MEETING LINK: <https://bit.ly/2XBWKip>

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

Proclamation by Planning Commission Chair Regarding Electronic Meeting

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Report on City Council actions on items recommended by Planning Commission
- 4) Approval of minutes:
 - a. December 8, 2020
- 5) Farewell and appreciation to retiring Commissioners
 - a. Stephen Garn
 - b. Kent Kirkham

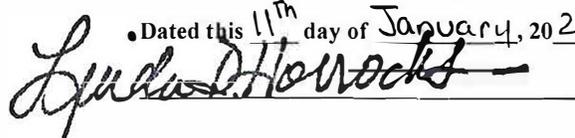
Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 11th day of January, 2021.

• Dated this 11th day of January, 2021.





PROCLAMATION
OF THE
CITY OF NORTH SALT LAKE
PLANNING COMMISSION

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 December 2020 by electronic means only, and will not include an anchor location where the public could attend in person.

Dated: December 8, 2020

Ted Knowlton, Chair

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 DECEMBER 8, 2020
4

5 **DRAFT**
6

7 This meeting was held electronically via 3CX. The host site was located at 10 East Center Street
8 in North Salt Lake.
9

10 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Stephen Garn led
11 those present in the Pledge of Allegiance.
12

13 PRESENT: Commission Chair Ted Knowlton
14 Commissioner Stephen Garn
15 Commissioner Kent Kirkham
16 Commissioner William Ward
17 Commissioner Brandon Tucker
18 Commissioner BreAnna Larson
19 Commissioner Alisa Van Langeveld
20

21 STAFF PRESENT: Sherrie Pace, Community Development Director; Craig Black, Police Chief;
22 Mackenzie Bennett, Planning Technician; Andrea Bradford, Minutes Secretary.
23

24 OTHERS PRESENT: Dee Lalliss, resident; Taylor Spendlove, Trey Ellis, Brighton
25 Development; Ben Olsen, Kristen Olsen, Silver Sky Lofts; Jaden Malan, Luz Estrada, Mr.
26 Estrada, Arcoiris; Richard Morrow, FlashCo; Shaun Johnson; Jim Gramoll, Gramoll
27 Construction.
28

29 1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING
30 ELECTRONIC MEETING
31

32 Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has
33 determined that conducting public meetings of the Planning Commission with an anchor location
34 where the public could attend in person, presents a substantial risk to the health and safety of
35 those who may be present at that location based upon the current Covid-19 pandemic and the
36 limited staff support to properly ensure physical distancing and sufficient disinfection for
37 attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold
38 meetings for the month of November 2020 by electronic means only, and will not include an
39 anchor location where the public could attend in person.”
40

41 2. PUBLIC COMMENTS
42

43 There were no public comments.

44 3. CONTINUED PUBLIC HEARING (9/22/2020): CONSIDERATION OF A PROPOSED
45 REZONE FROM HIGHWAY COMMERCIAL (CH) TO P-DISTRICT AT 212 NORTH
46 HIGHWAY 89, BEN OLSEN, APPLICANT

47
48 Sherrie Pace reported that this property is located at 212 North Highway 89 and is currently
49 zoned Highway Commercial (CH). The applicant had requested a Planned (P) District rezone.
50 The Planning Commission reviewed this item on September 22nd and it was determined that
51 there were six issues to be addressed by the applicant including the submittal of the preliminary
52 plat sheet and other redlines, submittal of the final landscape plan, setbacks for units 11-13 shall
53 be a minimum of ten feet from the boundary of the project, all units shall have a minimum 18
54 foot driveway, submittal of rendition of the project from the perspective of Highway 89, and
55 reconfiguration of the proposed units to provide additional open space on the southern boundary
56 of the project.

57
58 The applicant has submitted the correct plan sheets, landscape plan, provided a minimum ten
59 foot setback from the property boundary, and the requested building elevation would face
60 Highway 89. After reviewing the project, the applicant has returned with a plan for shorter five
61 foot driveways on units 11-13 which would allow for more useable common open space in the
62 northeast corner versus the previously proposed southwest corner near the car dealership. There
63 would be five additional guest parking spaces and two car wide garages to compensate for the
64 three shorter driveways. The common open space would be 40 feet by 90 feet and 3,898 square
65 feet. The total project landscaping is 10,837 square feet or 25%. The proposed landscaping plan
66 would need to be modified to remove the existing sidewalk and replace it with a park strip. The
67 existing park strip is four feet wide and would need to be replaced with an eight foot park strip
68 with a seven foot sidewalk. The applicant proposed to have rock mulch in the park strip but the
69 Development Review Committee (DRC) recommended this area be lawn to match the aesthetics
70 established at Odell Crossing.

71
72 Sherrie Pace showed a rendering of the park strip with plantings and asked the Planning
73 Commission to make a determination on the proposed park strip vegetation. The Silver Sky Lofts
74 would be two bedroom units, which require two parking spaces per unit for a total of 26 spaces
75 plus four guest spaces for a total of 30 required spaces. The applicant has proposed 26 parking
76 spaces including garages and 25 guest spaces for a total of 51 parking spaces overall.

77
78 The proposed townhomes are two story units with two bedrooms per unit. The exterior would be
79 modern architecture with flat roofs and balconies. The architecture would incorporate stone,
80 stucco and metal in gray and white with black trim. Improvements to the landscaping are 40% of
81 the site. Improvements will be added to the frontage along Highway 89 to conform to the Town
82 Center cross section for the highway including an eight foot park strip and seven foot sidewalk
83 for a total of 15 feet to be dedicated to UDOT for future road widening.

84

85 The DRC recommends approval of the rezone request from CH to P District for Silver Sky Lofts
86 and preliminary plan located at 212 North Highway 89, with the following conditions: final
87 landscape plan corrected with sod and removal of existing sidewalk, units 11-13 be reoriented to
88 provide for 18' driveways as described in the staff report, and any other issues identified by the
89 Planning Commission.

90

91 Ben Olsen, Silver Sky Lofts, commented that unit one was reoriented to face Highway 89 and
92 asked about the timeline of removing the existing sidewalk along 89. Mr. Olsen stated he liked
93 the proposed layout and felt the location of the open space on the northeast corner was a better
94 location. He said there was over 50 guest parking spaces including the driveways.

95

96 Commissioner Van Langeveld questioned when the sidewalk was removed if the distance from
97 the curb to the structure would meet the zoning guidelines for the area if it were not a P District.
98 Sherrie Pace replied affirmatively.

99

100 Commissioner Van Langeveld commented that the driveway length was important and explained
101 while the use of the driveways was for guest parking that no one from other units would suggest
102 that their guests park in a neighbor's driveway.

103

104 Chair Knowlton said that the proposed parking was well over what was required. He asked what
105 the tradeoff would be if units 11-13 were required to have full length driveways. Ben Olsen
106 replied that open space would be lost as they would have to place a unit there if the driveways
107 were extended. He said instead of 50 parking spaces that there would then be 56 spaces. Mr.
108 Olsen said there would also be similar issues with the way unit 13 would face if it had to be
109 moved to accommodate longer driveways.

110

111 **Chair Knowlton opened the public hearing at 6:49 p.m.**

112

113 Dee Lalliss, resident, spoke on the driveways and asked if one of the interior roads could be
114 relocated to accommodate longer driveways as well as providing a larger landscaped area near
115 unit 11 and expanding the proposed open space on the south side of the street. He also asked
116 about an option to put the roadway on the north as a buffer between the neighboring property.

117

118 **Chair Knowlton closed the public hearing at 6:51 p.m.**

119

120 Chair Knowlton clarified that Dee Lalliss suggested realigning or relocating the private road.
121 Ben Olsen replied that they had looked at moving the road but this only added three feet and
122 reduced the amount of open space overall. He said moving the road to the north end would not
123 allow for access to the units on the south end. Mr. Olsen said with the proposed plan that the
124 units would be approximately 13 feet from the fence line, which provided a nice buffer from the
125 neighboring property.

126

127 Commissioner Van Langeveld asked if these units would be for sale or rented. She also asked if
128 there would be an HOA. Ben Olsen replied that they were for sale units and there would be an
129 HOA.

130

131 Chair Knowlton asked about the sidewalk and whether to require the existing sidewalk be
132 removed now or in the future. He asked if the developer did not remove the existing sidewalk
133 now who would pay for the removal cost when the road was widened in the future. Sherrie Pace
134 replied that it would be part of the UDOT road widening project.

135

136 Commissioner Kirkham felt it would be better to leave the existing sidewalk until the road was
137 widened. He also asked what the proposed landscaping would be for that area as there was
138 concern that the proposed vegetation could be damaged by road salt in the winter.

139

140 Chair Knowlton said he liked grasses and felt that they could have a high salt tolerance. Ben
141 Olsen said he would defer to the landscape architect and would ask if the proposed plants would
142 do well under those conditions.

143

144 Chair Knowlton said that while the future use of the neighboring parcels was unknown he would
145 like to suggest potential easements for future pedestrian cross access.

146

147 Commissioner Larson was in favor of a potential easement for pedestrian access as she felt it was
148 beneficial to have connectivity with the east property.

149

150 Commissioner Kirkham asked if there was an existing easement on the southeast portion of the
151 property to the neighboring property to the south. Sherrie Pace replied that when the applicant
152 applied for an access permit with UDOT for the driveway they would be required to have an
153 easement for shared cross access with the neighboring property.

154

155 Chair Knowlton clarified that there were two options to do a full street access easement or just a
156 pedestrian width access easement.

157

158 Commissioner Van Langeveld said she was in favor of the pedestrian access easement but had
159 concerns with the street access and the shortened driveways as there was a thoroughfare five feet
160 from those homes. Sherrie Pace replied that this street would never be a thoroughfare and that
161 depending on future development there may be at most 26 homes that would use this street.

162

163 Commissioner Larson asked what the potential detriment would be if an easement was
164 established and the property owner to the east did not decide to use it in the future. Sherrie Pace
165 explained there would not be a detriment as the applicant would only extend the easement to the
166 property line and not the improvements.

167

168 The Commission had a discussion related to requiring the applicant to remove the existing
169 sidewalk now. Commissioners Tucker, Knowlton, Kirkham, and Van Langeveld were in favor of
170 leaving the existing sidewalk in place.

171
172 Commissioners Knowlton, Larson, and Ward felt the shortened driveways on three units was
173 acceptable.

174
175 Commissioner Van Langeveld clarified that the three issues to consider included removing the
176 sidewalk, the shortened driveway on three units, and the easement. She was in favor of a
177 pedestrian easement.

178
179 Commissioner Ward suggested granting a road easement as it could be shortened to a pedestrian
180 easement in the future. He asked for clarification on the width of a road easement. Sherrie Pace
181 replied that the width of a road easement be 26 feet and continue that to the property boundary.

182
183 Commissioner Tucker asked, via chat, if there were any issues with a public easement on a
184 private street. Commissioner Ward replied that per his understanding, it would be granting the
185 easement to the property owner to the east and the rights would be owned by the adjacent
186 property owner. It could remain a private road between the two property owners.

187
188 Sherrie Pace said that the entire width of the road, the 26 feet, would be a public utility easement
189 in the plat.

190
191 Commissioner Van Langeveld stated that she may vote in opposition due to the shortened
192 driveways. She said that per the proposed motion, condition one related to the final landscape
193 plan could be removed, condition two related to the reorientation of units 11-13 to provide for
194 18' driveways, and condition three would be related to the road access easement 26 feet to the
195 property boundary.

196
197 4. CONSIDERATION OF PRELIMINARY PLAN APPROVAL FOR SILVER SKY
198 LOFTS TOWNHOMES PUD LOCATED AT 212 NORTH HIGHWAY 89, BEN
199 OLSEN, APPLICANT

200
201 The requested rezone from the previous agenda item and this preliminary plan approval are for
202 the same property located at 212 North Highway 89.

203
204 **Commissioner Ward moved that the Planning Commission recommend to the City Council**
205 **approval of the requested rezone and preliminary plan with the following conditions:**

- 206
207 1) **That the existing road easement be extended 26 feet wide to the property line to the**
208 **east; and**
209 2) **Confirmation that the landscaping proposed for the park strip is weather resistant.**

210 **Commissioner Larson seconded the motion. The motion was approved by Commissioners**
211 **Knowlton, Garn, Kirkham, Ward, Tucker, and Larson. Commissioner Van Langeveld**
212 **voted in opposition to the motion.**

213

214 5. CONSIDERATION OF FINAL PLAT APPROVAL FOR NSL CITY CENTER, PARK
215 LOFTS, PHASE 2 AT 71 NORTH HIGHWAY 89, BRIGHTON DEVELOPMENT
216 UTAH, APPLICANT

217

218 Sherrie Pace reported that this was the Chaparral Fire Protection site, 1.55 acres, which would be
219 added to the 3.6 acre City Center development to the South. The amended general development
220 plan for City Center was approved by the City Council on August 18, 2020 and the P District
221 rezone and preliminary plat were approved by the City Council on October 20, 2020.

222

223 The project consists of one plat with 35 townhome units with six units that were reconfigured
224 from Phase 1. The final plat has been reviewed for compliance with the development agreement
225 and City code and is in compliance. All planning redline corrections have been verified as
226 complete. Engineering redline corrections have been verified by the City engineer. The
227 developer is entering into an agreement with North Town Station HOA for improvement of their
228 detention area expansion and open space maintenance. The residents of Park Lofts will have
229 access to the open space and amenities, including a walking path, pavilion, basketball court, and
230 dog park area. The DRC has reviewed the plan and found it in compliance with the requirements
231 for final plat approval.

232

233 Commissioner Van Langeveld commented that she liked the landscaping plan as well as the
234 collaboration with the adjacent neighbors.

235

236 **Commissioner Kirkham moved that the Planning Commission recommend approval to the**
237 **City Council of the final plat for NSL City Center, Phase 2, Park Lofts at City Center**
238 **located at 71 North Highway 89 with the following condition:**

239

240 1) **Engineering corrections, if any**

241

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

244

245 6. CONSIDERATION OF SITE PLAN APPROVAL FOR LOT 2, G&G SUBDIVISION
246 AT 123 SOUTH 750 WEST, MARK GREEN, APPLICANT

247

248 Mackenzie Bennett reported that the proposed site plan is located at 123 South 750 West and is
249 lot 2 of the G & G Subdivision. The final plat was approved by the City Council on September
250 18, 2018. The 2.786 acre property is currently vacant and situated between 750 West (a private
251 concrete road) and an unpaved fire lane that begins on Center Street and travels south to Lot 4 in

252 the G & G Subdivision where it dead ends. The applicant, Grnobl, LC, is proposing to construct
253 a nine unit building, with a building footprint of 39,183 square feet. The building has two floors
254 and equates to approximately 42,182 square feet of usable space. Of the 42,182 square feet,
255 12,999 square feet have been dedicated to office use and the remaining 29,183 square feet have
256 been dedicated to warehouse/storage. The units will be for lease and there are no confirmed
257 tenants at this time.

258
259 The proposed parking meets code with 88 parking stalls including four ADA accessible spaces.
260 The applicant is required to provide a minimum of 82 parking stalls for this building with a
261 minimum of four shall be ADA compliant.

262
263 Furthermore, the site has 12,273 square feet or 10.11% landscaping with a minimum required
264 landscaping of 10%. The landscaping consists of decorative rock, shrubs, and trees. There is
265 currently no fence planned along the property. The proposed dumpster enclosure meets code. All
266 lighting directs the light down onto the site and do not overflow to the street. At this time, no
267 signage has been proposed. The property is in the S-3 overlay zone and all signage will be
268 required to have a sign permit and must meet the standards in the code.

269
270 The proposed site plan has been evaluated based on compliance with the site plan application
271 requirements found in 10-20-3 of the City Code. The site plan complies with requirements for
272 parking, circulation, traffic, as well as health, safety and noise. Landscaping and lighting also
273 comply with the minimum requirements of City Code.

274
275 Jim Gramol, Gramol Construction, said he was the property owner and felt this would be a good
276 use of the property.

277
278 Commissioner Tucker asked as the building was not visible from a public right of way why they
279 would be required to adhere to the architectural requirements. Sherrie Pace said the street was a
280 public thoroughfare and there was the possibility of it becoming a through street connecting to
281 Redwood Road.

282
283 Jim Gramol said that they had no problem conforming to the requirements, as it would help to
284 keep up the appearance of the area.

285
286 **Commissioner Garn moved that the Planning Commission approve the site plan for G & G**
287 **Subdivision Lot 2 at 123 South 750 West with the following condition(s):**

- 288
289 **1) Correct “NSL Parking Requirements” chart to reflect “on site warehouse storage”**
290 **instead of “wholesale distribution”.**
291 **2) Verification of orifice plate elevation between drainage report and civil drawings.**
292 **3) Install two (2) bollards around the fire hydrant on the east side of the property.**
293 **4) Surface the fire lane with a dustless material.**

294 **5) Completion of all other outstanding engineering redlines.**

295

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

298

299 Mackenzie Bennett commented that the applicant had already completed the requirements and
300 was able to proceed.

301

302 7. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR FLASHCO INC. A
303 METAL FABRICATION BUSINESS AT 175 SOUTH RIVER BEND WAY #3,
304 JENNIE GOWAN, APPLICANT

305

306 Mackenzie Bennett reported that the applicant, FlashCo Manufacturing Inc. was proposing to
307 locate a fabrication/manufacturing shop at 175 South River Bend Way, Unit #3. The existing
308 building is within the Manufacturing-Distribution (MD) zone. Unit #3 is approximately 6,420
309 square feet. Of the total square footage, 1,000 square feet has been dedicated to office use and
310 the remainder will be used for manufacturing. The company fabricates roof flashing and
311 accessories. The work consists of cutting and forming coated sheet metal into finished goods.
312 This type of business falls under “Fabricated Metal Product Manufacturing” which is a
313 conditional use in the MD zone.

314

315 There will be two employees at this location with anticipated growth to five or six employees
316 total within five years. The applicant expects a 20% growth rate per year but do not plan to
317 expand into the site or other future buildings. Business will be conducted between 7:00 AM to
318 5:00 PM, Monday through Friday. Local delivery to roofing wholesale distribution houses and
319 large roofing contractors will be completed with the company’s truck. The major equipment used
320 at this location consists of a Miller Weldmaster T-100, Leister hand welders, Eastman cutting
321 table, brake, riveter, shear, and a forklift. The applicant has noted that there will be minimal
322 noise, potential health hazards, and traffic generation from the business. The applicant
323 anticipates two to three will calls a day and one to two deliveries a week. They also anticipate
324 shipping out on their company truck two to four days a week. Water and sewer will not be
325 affected by the production/manufacturing taking place. With the exception of cutting wood for
326 packaging, there will be no dust or environmental impact because of day-to-day business
327 operations.

328

329 Commissioner Kirkham asked if a painting booth would be located on the site. Mackenzie
330 Bennett replied that there would not be a paint booth at this location.

331

332 **Commissioner Van Langeveld move that the Planning Commission approve the conditional**
333 **use permit for FlashCo Manufacturing Inc. located at 175 South River Bend Way, Unit #3**
334 **with no conditions. Commissioner Ward seconded the motion. The motion was approved**
335 **by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson, and Van Langeveld.**

336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377

8. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ARCOIRIS
RECEPTION CENTER AT 710 NORTH REDWOOD ROAD, LUZ ESTRADA,
APPLICANT

Sherrie Pace reported that Arcoiris is a reception center currently located at 240 North Redwood Road and operating under a conditional use permit issued by the Planning Commission on March 24, 2009. The owner Luz Estrada is requesting a new conditional use permit (CUP) for 710 North Redwood Road, where the business will be relocated. Conditional use permits are tied to the property and not transferrable to other properties, hence the new application. While the existing CUP cannot be transferred to this new property the operation of the existing facility does identify several issues that will require conditions that mitigate the issues, in order to be approved at the new location.

The property located at 710 North Redwood Road is 0.93 acres, zoned Manufacturing and Distribution (MD) and shares a common wall with Revolution Auto. The building was formerly used as a t-shirt print business. The use of “Reception Center” or “Event Center” are not listed uses in the code. The previous CUP was granted under the category of “Other Personal Services” listed as a conditional use. It is staff’s opinion that the more appropriate category would be “Amusement, Gambling, And Recreation Industries”, with the uses of “amusement arcades, country clubs, fitness and recreational centers, and other amusement industries”. The use of “Other Amusement Industries” is the most similar use and lists “Reception Centers” in the parking regulations under the category of “Entertainment and Food Services”. Amusement Industries is a conditional use in the MD Zone.

The interior of the building will be remodeled with the following uses including an open reception area of 5,009 square feet with no fixed seating on the main floor that requires 50 parking spaces and 1,314 square feet of common area, which requires five parking spaces. The second floor will consist of 1,200 square feet of office space that requires five parking spaces and 1,165 square feet of open storage, which requires two parking spaces for an overall 62 required parking spaces.

Ms. Pace showed the site plan and said parking was provided on the site for 28 vehicles. The property has a cross access and parking easement with the building to the south. The easement allows the reasonable use of the parking. As the proposed business is a reception and event center whose primary operation will be in the evening hours and on weekends, the applicant believes that during operation of events they will be able to utilize all 31 spaces to the south. The total parking spaces on the two sites is 59 spaces. The site is short the required parking standard by eight spaces. The site does contain an approximate 600 square feet of graveled area that could be improved for additional parking. The applicant originally submitted an amended site plan that improved this area, and provided additional parallel parking along the east property line behind the building. That plan would have added 36 parking spaces to the applicant site, for a total

378 available parking of 103 spaces with 65 on site. The retail building to the north is currently
379 vacant, formerly a Family Dollar, but will also likely see overflow parking during events. At this
380 time no cross parking agreement exists and the impacts on future business at this location is
381 unknown. Staff has requested a letter from the adjoining business, Revolution Auto, regarding
382 his hours of operation to determine if there would be a conflict in the shared parking. The DRC
383 is concerned that the parking standard for reception centers and this particular business is
384 significantly deficient. The current operations at 240 North Redwood Road have had consistent
385 parking issues and a deficiency of available parking for the large events hosted at the site. The
386 parking has been reported to overflow onto neighboring businesses and public streets. Operations
387 at the existing facility have had issues with parking in the fire lane behind the building. The fire
388 marshal is concerned that the areas behind the building could be blocked during an event at a
389 time of an emergency.

390

391 The actual occupancy allowed under the building and fire codes is 311 individuals. The DRC
392 would like to have additional parking required to address the known issue with actual parking
393 use during previous events by this business. If additional parking cannot be provided, the DRC
394 recommends a reduction in the total occupancy allowed on the premises during events,
395 established by the Planning Commission. However, this condition of reduced occupancy would
396 be more difficult for the city to monitor or enforce.

397

398 Currently a chain link fence and the storage of materials and supplies block the rear access
399 around this building and the adjoining building to the south. The fire marshal indicated that these
400 buildings are in violation of the fire code and that this would need to be remedied before he
401 could approve the business license.

402

403 The proposed business will host private functions including banquets, weddings, anniversaries,
404 quinceaneras, etc. Events are held generally between the hours of 5 p.m. and 1 a.m. on
405 weekends. The functions are required to have specific licenses for events where alcohol is served.
406 Confirmation of DABC licensing is a recommended condition and will require City Council
407 action for local consent. The business proposes to have a small bar area next to the food service
408 area, where a licensed bar tender will serve alcohol.

409

410 Sherrie Pace said that she was unsure if people would order at the counter or enter a bar area. Mr.
411 Estrada explained that guests would order at the walk up bar.

412

413 Sherrie Pace reported that an additional concern regarding the request for a conditional use
414 permit, relates to the public health and the current Covid-19 pandemic. The proposed use would
415 be subject to county and state public health regulations and orders. The DRC is concerned that
416 the owners of the business are not equip to enforce the public health orders during the events.

417

418 The Development Review Committee (DRC) recommends the Planning Commission table action
419 on the requested conditional use permit in order to obtain additional information on the ability of
420 the applicant to install additional parking and redline corrections including drainage issues.

421
422 Jaden Malan said he was representing Luz Estrada and would be adding additional stalls as well
423 as working with the adjacent property owner on a parking agreement. He said that part of that
424 agreement would be selling the 600 square feet of graveled area to be added to the parking lot,
425 which Arcoiris could then access. Mr. Malan said the Estradas obtained a list of guidelines for
426 operation from the Davis County Department of Health that included masks, social distancing,
427 etc.

428
429 Chair Knowlton said the primary issue was parking. He asked if there was a definitive answer
430 from Revolution Auto if the parking stalls would be available for shared use. Jaden Malan
431 replied that Revolution's hours of operation were 8 a.m. to 5 p.m. and they were closed on
432 weekends. He said there was only one egress so there was already an existing cross easement.

433
434 Chair Knowlton asked about the size of the previous reception center and how many parking
435 spaces were available at that location. Jaden Malan responded that they were currently in a multi-
436 tenant building and parking was allocated first come/first serve. He said one issue with their
437 current location was that the other tenant was storing vehicles long term on the site, which used
438 over half of the parking lot.

439
440 Luz Estrada commented that the current site was 6,800 square feet with 96 parking stalls but that
441 the other tenant occupied approximately 30% of the stalls.

442
443 Chair Knowlton asked if Revolution Auto utilized some of their parking for auto storage. Jaden
444 Malan replied that Revolution used minimal space for auto storage.

445
446 Chair Knowlton questioned if it was legal to parallel park on Redwood Road. Chief Black said
447 that Redwood Road was not signed "no parking" as long as it was not in front of a fire hydrant.
448 He stated that Redwood Road was subject to the parking ordinance of no parking during active
449 snowfall and the periods of clearing snow from curb to curb that UDOT was responsible for
450 performing.

451
452 Chair Knowlton asked if the parking need for the office space and reception space would be at
453 the same time. Jaden Malan replied that the office space would be utilized for storage.

454
455 Commissioner Garn said that it seemed a little premature to discuss parking during the
456 pandemic. He also said there were multiple redlines that needed to be addressed. Sherrie Pace
457 spoke on the redlines and said they were related to landscaping, drainage, the potential to convert
458 the gravel area to parking, etc. She said if the improvements were made to the gravel that they

459 would meet the parking requirement and could use Revolution's parking lot for overflow
460 parking.

461
462 Sherrie Pace spoke on the earlier comment made by Jaden Malan related to selling the gravel
463 area to the property owner of the former Family Dollar. She said the lot was already
464 nonconforming related to lot size as the minimum lot requirement was 2 acres. Ms. Pace
465 suggested a cross use easement.

466
467 Commissioner Van Langeveld asked the applicant if they anticipated events similar in size to
468 those held at their current location. Luz Estrada replied that the events would be smaller due to
469 COVID. She said normal events had approximately 200 attendees.

470
471 Commissioner Van Langeveld spoke on the parking spaces at the current location and that they
472 had approximately 60 spaces available. She said there were parking issues there so she was not
473 inclined to vote for reduced parking requirements and would be more apt to table the conditional
474 use request at this time.

475
476 Commissioner Garn spoke on the request to sell and serve alcohol at this location. Jaden Malan
477 replied that the Estradas would not be selling alcohol and that a licensed bartender would serve
478 alcohol at events. He said that alcohol could not leave the premise or be sold to minors. A
479 security guard would be at the location as well.

480
481 Sherrie Pace clarified that alcohol would be served by a license bartender. Mr. Estrada said that a
482 certain amount of alcohol would be brought in per events and if the customer requested it.

483
484 Commissioner Garn commented that he was concerned about allowing big groups during
485 COVID.

486
487 Chair Knowlton commented on parking and the prospect for parallel parking on the east side of
488 the property. He asked about the possibility of adding parking on the rear east side. Sherrie Pace
489 replied that only four spaces could be added to the rear of the building.

490
491 Chair Knowlton said the real parking requirement for this use was unknown and the need could
492 be higher or lower than 62 spaces. He said there was space on Redwood Road and did not see a
493 compelling reason for the applicant to develop the gravel area for parking.

494
495 Sherrie Pace said that the occupancy was 311 people, which would translate to approximately 75
496 cars with four people per car. She said 100 spaces would be more accurate with two people per
497 car.

498

499 Commissioner Van Langeveld said that at the current location they had 60 spaces and there were
500 parking issues. Jaden Malan said that the parking issues were related to the neighboring tenant.
501 He said the location in Centerville did not have parking issues.

502
503 Commissioner Van Langeveld asked for more exact parking ratios from the current location. She
504 suggested this item be tabled until more information was obtained. Chair Knowlton suggested
505 giving clear directions to the applicant if the item was tabled.

506
507 Commissioner Van Langeveld requested parking information from the current locations and
508 average event size/attendance. Jaden Malan clarified that the Centerville location had been sold.

509
510 Commissioner Van Langeveld asked for the number of parking spaces from both locations
511 including the Centerville location they no longer used. She also asked about the requirements
512 from the health department and if they were specifically for Arcoiris.

513
514 Commissioner Garn spoke on the parking spaces and how many total stalls there would be if the
515 gravel area was included. Jaden Malan commented that they agreed to install the parking that
516 was originally requested.

517
518 Commissioner Garn said he did not want people parking on the opposite of Redwood Road and
519 crossing the street to get to the reception center. Luz Estrada said they did not want guests to
520 cross Redwood either.

521
522 Jaden Malan commented that the Centerville location was a freestanding 7,000 square foot
523 building with 44 striped parking stalls.

524
525 Chair Knowlton said the other part of this equation was the occupancy. He asked how it worked
526 at the Centerville location with 7,000 square feet of reception center and 44 parking stalls. Jaden
527 Malan said the fire marshal allowed for the maximum occupancy of 333 individuals.

528
529 Chair Knowlton asked if they expected the same size events as what they had in Centerville. Luz
530 Estrada replied that it would be about the same with an average event size of 200 individuals.

531
532 Chair Knowlton suggested limiting the occupancy to 200 individuals and asked the applicant
533 how they would feel about this number. Jaden Malan said the reason why they are having
534 parking issues at the current location was due to the neighboring tenant storing cars on the site.

535
536 The Planning Commission had a discussion about parking and why the applicant was having
537 issues at their current location. Jaden Malan explained that the parking issues were due to 30-40
538 cars being stored on the site and that the parking lot was shared between three tenants.

539

540 Sherrie Pace stated that she felt strongly that the applicant needed to improve the gravel area for
541 parking and use Revolution's parking lot for overflow.

542

543 Mr. Estrada said that as they had already agreed to improve the gravel area and asked why this
544 was still being discussed.

545

546 Chair Knowlton said if the applicant was willing to develop the gravel portion into parking then
547 there should not be a parking concern.

548

549 Commissioner Van Langeveld commented that the concerns were not meant to dissuade the
550 applicant and asked if tabling the item would really slow the applicant down from remodeling
551 the interior. Luz Estrada expressed concern that her current lease ended on December 31st. She
552 said she did not want to make improvements to the building if the conditional use permit would
553 not be approved.

554

555 Chair Knowlton said there were two options including improving the gravel area for additional
556 parking or striping the back parking area. Sherrie Pace replied that it was up to the Planning
557 Commission to approve the request tonight but staff was worried about drainage and detention.

558

559 Chair Knowlton asked for feedback from the Commission. Commissioner Ward commented that
560 there were too many issues for him to approve the permit. He said occupancy or parking could be
561 adjusted through several solutions.

562

563 Luz Estrada suggested an easement or approval with the Family Dollar property owner. Sherrie
564 Pace expressed concern with this option as the property owner did not know what the future
565 tenant or use would be.

566

567 Luz Estrada and Commissioner Larson felt that the best option would be to develop the gravel
568 portion. Sherrie Pace said that if this item was tabled it would come back before the Commission
569 on January 12th.

570

571 Commissioner Kirkham said he was in favor of the occupancy and parking requirement that was
572 recommended by the fire marshal.

573

574 Commissioner Van Langeveld asked for verification that 62 parking stalls was the maximum
575 capacity for the location. Sherrie Pace replied affirmatively. She said that parking should be one
576 space per every 2 to 2.5 guests.

577

578 Chair Knowlton asked if an event was booked for the maximum occupancy if all of the guests
579 would be present at the same time. Mr. Estrada said that guests would come and go and that most
580 guests would not be present at the same time. He said the average event was 200 participants.

581

582 Commissioner Garn asked if the meal was served at a particular time or throughout the evening.
583 Mr. Estrada said that there would be three hours of catering for an event.

584
585 Commissioner Larson asked how many events were held per month during the busy season.
586 Jaden Malan replied that it was six to eight events per month for three months out of the year.

587
588 Commissioner Ward asked if the gravel area was improved how many total parking spaces
589 would be onsite. He calculated that it would be 103 total spaces plus Revolution Auto's lot as
590 overflow parking.

591
592 The Commission further discussed parking including the ability to park on Redwood Road, an
593 overflow parking plan, the gravel area, mitigating parking issues, and lowering the maximum
594 capacity.

595
596 Mr. Estrada clarified that they were not moving from their current location due to parking issues
597 but for the opportunity to purchase the unit at 810 North Redwood. He said Revolution rarely
598 used their parking lot.

599
600 Chair Knowlton said the goal could be to accommodate 100 cars per similar parking standards
601 found in West Valley City code. This would include the adjacent Redwood Road parking.

602
603 Chief Black said that the City did not have regulatory authority with Redwood Road and that
604 UDOT could restrict parking at any time.

605
606 Commissioner Larson was in favor of tabling the item with the expectation for a clear parking
607 plan at the next meeting. Commissioner Tucker was in agreement and said the application was
608 not complete. He did not want to include parking on Redwood Road as part of the solution.

609
610 Jaden Malan commented that the reception area would have restrooms and a dressing area,
611 which would reduce the amount of actual reception space. Sherrie Pace stated that she did not
612 include restroom space in the calculation for parking.

613
614 Commissioner Kirkham was in agreement and said that the applicant should return with an idea
615 on how they would make it work.

616
617 Commissioner Van Langeveld said that parking was just one issue and the other was COVID
618 regulations. She asked the applicant if they planned to hold events in January. Luz Estrada
619 replied that they did not have events booked for January or February.

620
621 Commissioner Garn agreed with the other commissioners and said that 100 parking spaces
622 would be adequate. He felt that the applicant should work on a parking plan with their neighbors.

623 Jaden Malan replied that they had a parking agreement easement in place and would improve the
624 gravel area.

625

626 Sherrie Pace asked for confirmation of the agreement for parking from Revolution and that it
627 would be a reasonable use for Arcoiris to share the parking lot.

628

629 Commissioner Van Langeveld asked if the Commissioners had a concern with approving a
630 conditional use permit allowing for large events during the COVID pandemic. Commissioner
631 Ward replied that he had concerns but felt it was not within the Commission's jurisdiction. He
632 said a condition could be placed that they follow Davis County Health restrictions and
633 regulations.

634

635 Commissioner Van Langeveld clarified that the requirements for the applicant would be
636 confirmation of non-conflict of operating hours regarding shared or overflow parking onto the
637 business to the south and 100 parking spaces would be required and could not include Redwood
638 Road.

639

640 **Commissioner Ward moved that the Planning Commission table action on the proposed**
641 **conditional use permit at 710 North Redwood Road to address the following issues:**

642

- 643 1) **Confirmation of required alcohol licenses from DABC and City Council;**
- 644 2) **Removal of the fence and any other storage located in the rear fire lane for the**
645 **building and adjoining building upon which the cross access easement exists;**
- 646 3) **Submittal of a detailed parking plan that provides sufficient parking for the**
647 **proposed use with the general guidance provided during this hearing that our**
648 **initial opinion of 100 spaces could be deemed sufficient.**

649

650 **Commissioner Tucker seconded the motion.**

651

652 Commissioner Van Langeveld requested that the applicant provide a confirmation of non-
653 conflict of operating hours regarding shared or overflow parking onto the business to the south.

654

655 **The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker,**
656 **Larson, and Van Langeveld.**

657

658 9. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
659 PLANNING COMMISSION

660

661 Sherrie Pace reported that the City Council had not met recently. She said the next Council
662 meeting would be December 15th with a discussion related to Silver Sky Lofts and Park Lofts.
663 Ms. Pace said the December 22nd Planning Commission meeting was cancelled.

664

665 10. APPROVAL OF MINUTES

666

667 The Planning Commission meeting minutes of November 24, 2020 were reviewed and approved.

668

669 **Commissioner Larson moved to approve the meeting minutes from the Planning**
670 **Commission meeting on November 24, 2020 and the Joint Planning Commission and City**
671 **Council meeting on November 24th. Commissioner Kirkham seconded the motion. The**
672 **motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker,**
673 **Larson, and Van Langeveld.**

674

675 11. ADJOURN

676

677 Chair Knowlton adjourned the meeting at 9:30 p.m.

678

679

680

681

682

Chair

Recorder