

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
DECEMBER 8, 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 Stephen Garn 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 Pace, Community Development Director; Craig Black, Police Chief; Mackenzie Bennett, Planning Technician; Andrea Bradford, Minutes Secretary.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1) **Engineering corrections, if any**

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

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

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

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

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

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

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

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

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

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

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

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

5) Completion of all other outstanding engineering redlines.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Tucker seconded the motion.

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

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

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

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

10. APPROVAL OF MINUTES

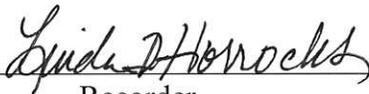
The Planning Commission meeting minutes of November 24, 2020 were reviewed and approved.

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

11. ADJOURN

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

The foregoing was approved by the Planning Commission of the City of North Salt Lake on 1/12/2021 by unanimous vote of all members present.



Recorder