



# 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 26, 2021 6:30 p.m.

**ELECTRONIC MEETING LINK:** <https://bit.ly/2LQv5bp>

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:

- 1) Proclamation by Planning Commission Chair Regarding Electronic Meeting
- 2) Welcome, Pledge, and Introduction
- 3) Public comments
- 4) Consideration of a Conditional Use Permit for Direct Auto Care at 425 North 400 West, Bldg #3, Shana Lopez, applicant
- 5) Consideration of a Conditional Use Permit for The Fitness Group at 215 North Redwood Rd. #7, Bill Patterson, applicant
- 6) Appointment of Planning Commission Chair for the 2021 calendar year
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
  - a. 1/12/2021

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. The agenda items may be heard in a different order as warranted by the Commission.

### 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 20 day of January, 2021.

Dated this 20 day of Jan., 2021.

Linda Horrocks



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 January 2021 by electronic means only, and will not include an anchor location where the public could attend in person.

Dated: January 26, 2021

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Ted Knowlton, Chair



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planning Technician  
**DATE:** January 26, 2020  
**SUBJECT:** Conditional Use Permit for Direct Auto Care, 425 North 400 West, #3

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Direct Auto Care located at 425 North 400 West, #3 with the following condition(s):

1. Submit paint booth specs/plans for review by South Davis Metro Fire
2. Provide fire suppression information to South Davis Metro Fire

### BACKGROUND

The applicant, Direct Auto Care, is proposing to locate a car dealership at 425 North 400 West, #3. Located within the Manufacturing-Distribution (MD) zone, the existing building is approximately 3,000 square feet in size. Of the 3,000 square feet, 700 square feet have been dedicated to general/sales office use. The remaining square footage will be used for repairing body damage, painting, and preparing cars to be sold.

Direct Auto Care buys vehicles with clean and salvaged titles. They then repair body damage and sell the vehicles. Engine work and or maintenance will not be conducted at this location. "Car dealers" are permitted in the MD zone but "automotive body, paint and interior repair and maintenance" requires a conditional use permit.

Vehicles that are not ready to be sold will be stored at the back of the building (to the west) on a paved area. There will be an average of ten vehicles in this storage area at a time. Once repaired, an average of three to four vehicles will then be moved to the front of the building (to the east) to be displayed and sold.

This building has parking stalls on the eastern and southern sides. The east side will be used predominately for displaying cars that are for sale. One of the referenced eastern parking stalls is ADA compliant. The parking stalls on the southern side of the building will be used for employee and customer parking. Fourteen (14) parking stalls have been provided and the applicant meets Off Street Parking code requirements.

There will be a maximum of three employees at this location. Business will be conducted between 10:00 AM to 5:00 PM, Monday through Friday. The major equipment used at this location consists of the following: paint booth, frame rack, vehicle lift, jumper, and other miscellaneous body work tools. All paint will be stored in a locked cabinet and only handled while using protective gear.

The applicant has noted that there will be very minimal noise, potential health hazards, and traffic generation from the business.

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.

### **POSSIBLE MOTION**

I move that the Planning Commission approve the conditional use permit Direct Auto Care located at 425 North 400 West, #3 with the following condition(s):

1. Submit paint booth specs/plans for review by South Davis Metro Fire
2. Provide fire suppression information to South Davis Metro Fire

### **Attachments**

- 1) Aerial/Zone Map
- 2) Floor Plan
- 3) Parking Plan



# Direct Auto Care 425 North 400 West, #3 Zoning



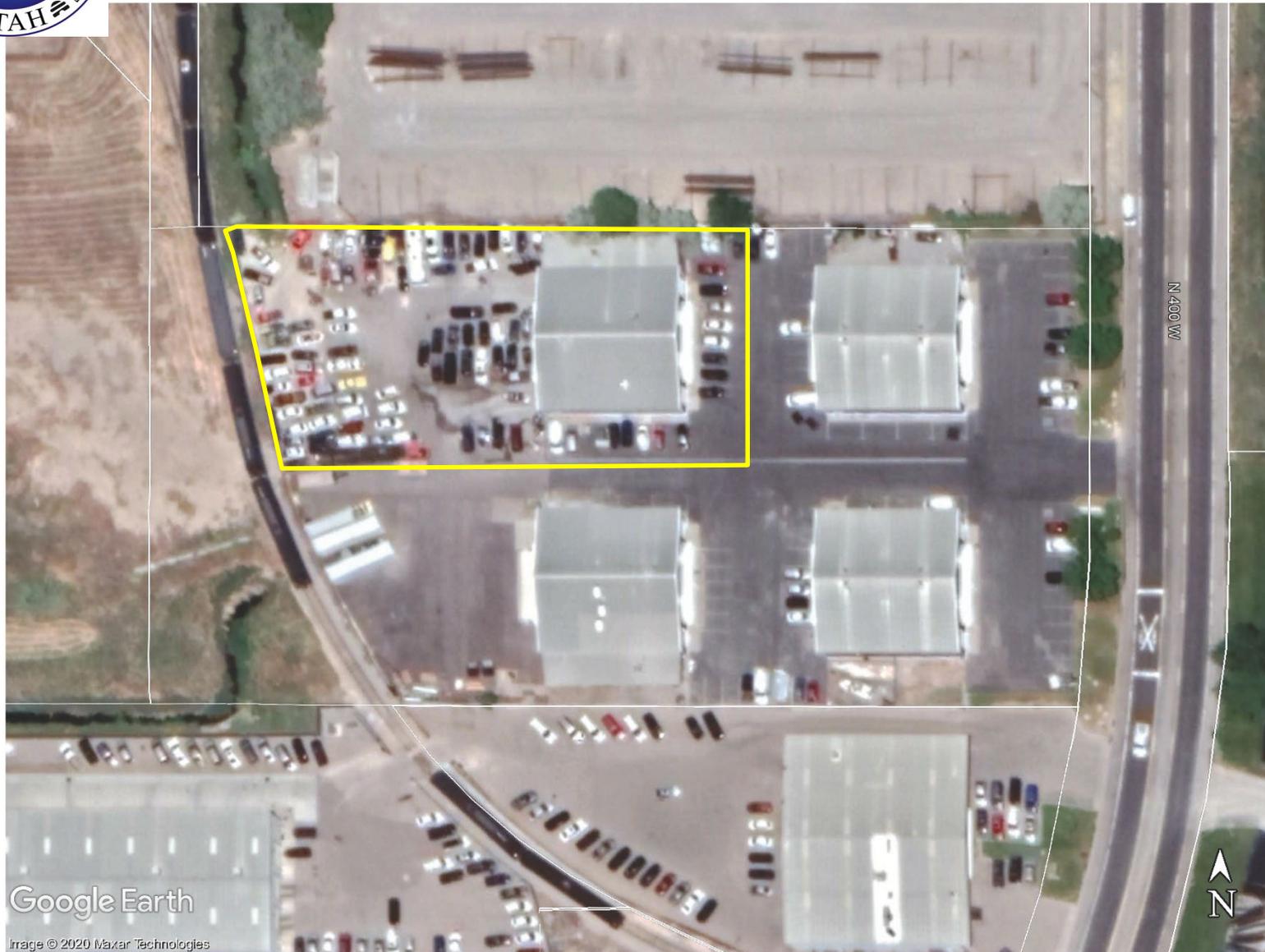
Google Earth

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W 225 N



Direct Auto Care  
425 North 400 West, #3  
Aerial





# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planning Technician  
**DATE:** January 26, 2020  
**SUBJECT:** Conditional Use Permit for The Fitness Group Inc., 215 North Redwood Road, Unit #7

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for The Fitness Group located at 215 North Redwood Road with the no condition(s).

### BACKGROUND

The Fitness Group Inc. operates retail stores within Utah and Idaho. They sell, service, and install fitness equipment such as treadmills, weight benches, and more.

The main proposed use of the 215 North Redwood Road, Unit #7, which is zoned General Commercial (CG), location is to receive inventory from manufacturers and proceed to deliver to customers and other retail outlets. The applicant plans to eventually use some of the building area as a showroom that customers can visit. It has been determined that this business falls under "Sporting and recreational goods and supplies wholesalers" which is a conditional use in the CG zone.

Unit #7 is approximately 2,943 square feet in size. Of that square footage, 360 square feet will be used for general office and administrative functions, 1,291 square feet will be used for wholesale sales and freight warehousing, and the remaining 1,291 square feet will be used as a retail showroom.

The hours of operation are 8:30 AM to 5:30 PM, Monday through Friday and there will be one to two employees at this location. Deliveries will occur during business hours and on average the business will receive five to seven deliveries a week. A forklift and pallet jack will be used to move equipment. One 14' box truck and a 14' trailer will be stored at the back of the building when not in use.

Eleven (11) parking stalls have been provided and the applicant meets Off Street Parking code requirements.

The applicant has noted that there will be no disruptive impacts or potential health hazards as a result of daily business activities.

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.

**POSSIBLE MOTION**

The Development Review Committee (DRC) recommends approval of the conditional use permit for The Fitness Group located at 215 North Redwood Road with the no condition(s).

Attachments

- 1) Aerial/Zone Map
- 2) Floor Plan



The Fitness Group Inc.  
215 North Redwood Road, Unit #7  
Zoning





The Fitness Group Inc.  
215 North Redwood Road, Unit #7  
Aerial



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 JANUARY 12, 2021  
4

5 **DRAFT**  
6

7 This meeting was held electronically via Zoom. There was no host site as the meeting was held  
8 electronically.  
9

10 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Kent Kirkham 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 BreAnna Larson  
17 Commissioner Brandon Tucker  
18 Commissioner Alisa Van Langeveld  
19 Commissioner William Ward  
20

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

24 OTHERS PRESENT: Dee Lalliss, resident.  
25

26 Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has  
27 determined that conducting public meetings of the Planning Commission with an anchor location  
28 where the public could attend in person, presents a substantial risk to the health and safety of  
29 those who may be present at that location based upon the current Covid-19 pandemic and the  
30 limited staff support to properly ensure physical distancing and sufficient disinfection for  
31 attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold  
32 meetings for the month of January 2021 by electronic means only, and will not include an  
33 anchor location where the public could attend in person.”  
34

35 1. PUBLIC COMMENTS  
36

37 Dee Lalliss thanked Commissioners Kent Kirkham and Stephen Garn for their years of service  
38 on the Planning Commission. He commented that it took a lot of time and effort to serve and that  
39 it was not always easy especially when there was public clamor.  
40

41 2. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
42 PLANNING COMMISSION  
43

44 Sherrie Pace reported that during the December 15<sup>th</sup> City Council meeting the following was  
45 approved: the preliminary plats for Eaglewood Cove, final plat for NSL City Center, Phase 2,  
46 Park Lofts, and rezoning property for Silver Sky Lofts Townhomes to P District. She also said  
47 that the buildings on the Hughes RV site adjacent to Highway 89 had been demolished as they  
48 were a public nuisance and prone to vandalism, etc.

49  
50 Chair Knowlton asked in regard to the timeline for the Hughes RV property. Sherrie Pace replied  
51 that the current property owners were attempting to sell the property to another developer. She  
52 explained that not demolishing the buildings and or securing the site could have affect the sale of  
53 the property.

54

55 3. APPROVAL OF MINUTES

56

57 The Planning Commission meeting minutes of December 8, 2020 were reviewed and approved.

58

59 **Commissioner Ward moved to approve the minutes of the December 8, 2020 meeting.**  
60 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**  
61 **Knowlton, Garn, Kirkham, Ward, Tucker, Larson, and Van Langeveld.**

62

63 4. FAREWELL AND APPRECIATION TO RETIRING COMMISSIONERS

64 a. STEPHEN GARN

65 b. KENT KIRKHAM

66

67 Sherrie Pace commented that she had interviewed seven applicants and the Mayor would make  
68 the final decision on who would replace Stephen and Kent. She said Stephen Garn and Kent  
69 Kirkham had served on the Planning Commission from 2014 to 2020.

70

71 Chair Knowlton reflected back over the last six years and said that the City had made a good  
72 start on the downtown area. There was now a sense of place which was a real legacy. He asked  
73 Commissioner Kirkham what he had taken away from his experience on the Planning  
74 Commission.

75

76 Commissioner Kirkham commented that it had been great to be a part of setting up a plan for  
77 developers and others when they came to the City to build. He also said he enjoyed being able to  
78 make puns over the years during the Commission meetings.

79

80 Commissioner Garn said it had been an enjoyable experience that he would never forget and that  
81 he would cherish the friendships he had made. He stated that the form based code had resulted in  
82 an amazing change in the City and was proud of the City, staff and Council.

83

84 Sherrie Pace commented that she often to other city planners about how great the NSL Planning  
85 Commission is.

86 Chair Knowlton asked the two outgoing commissioners if they had any advice or regrets during  
87 their tenure. Commissioner Kirkham replied that the Commission served the City and was not  
88 there for any agenda. He said that each commissioner had different opinions and backgrounds,  
89 such as his construction background, and everyone should continue to be gracious and step back  
90 to just listen sometimes.

91  
92 Commissioner Van Langeveld commented that one thing she appreciated about the outgoing  
93 Commissioners was their expertise in construction. She also spoke about the example of  
94 calmness from Commissioners Garn and Kirkham and said it was a reminder to be calm and  
95 listen instead of always being intense.

96  
97 Commissioner Garn said that while there was no way to please everyone that the Commission  
98 worked together to come to the right decision. He said it was wonderful the way the Commission  
99 could discuss and come to an agreement and expressed how proud he was to be a resident of the  
100 City.

101  
102 Commissioner Larsen expressed appreciation for the willingness of the outgoing Commissioners  
103 to talk through their decisions and provide their expertise. She explained that she had learned a  
104 lot from Kent and Stephen.

105  
106 Commissioner Tucker commented that this Commission was one of civility and that tone was set  
107 by Stephen and Kent. He said they were both extremely kind individuals and taught the  
108 Commissioners to be proactive listeners while injecting humor into the meetings.

109  
110 Commissioner Ward said that one thing he missed about the in person meetings was the chance  
111 to see how Stephen and Kent were leaning on an issue. Chair Knowlton was in agreement and  
112 said he knew if something resonated with Commissioners Kirkham and Garn then the  
113 Commission was good to proceed.

114  
115 Sherrie Pace commented that the City Council, Mayor and staff had prepared plaques to  
116 commemorate the time Commissioners Garn and Kirkham had served. She said the City Council  
117 may want them to attend a council meeting to thank them personally.

118  
119 5. ADJOURN

120  
121 Chair Knowlton adjourned the meeting at 7:00 p.m.

122  
123 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
124 *Tuesday January 26, 2021 by unanimous vote of all members present.*

125  
126  
127 

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*Linda Horrocks, City Recorder*