



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
February 23, 2021
6:30 p.m.**

ELECTRONIC MEETING LINK: <https://bit.ly/3dmSXyM>

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 Illustrious Industries at 580 North 700 West
- 5) Discussion: Hatch Park Goals and Objectives
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 2/9/2021

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 ____ day of _____, 20__.

Dated this ____ day of _____, 20__.

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

Dated: February 23, 2021

Ted Knowlton, Chair



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: February 23, 2021
SUBJECT: Conditional Use Permit for Illustrious Industries, 580 North 700 West

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Illustrious Industries located at 580 North 700 West with the following condition(s):

1. All employee and guest parking be delineated and signed appropriately

BACKGROUND

The applicant, Illustrious Industries sells used home appliances and associated parts online and in store. Approximately ninety percent of their merchandise is kitchen appliances and the remainder is miscellaneous household appliances. They are proposing to operate at 580 North 700 West, which is within the manufacturing-distribution (MD) zone. Used Merchandise stores require a conditional use permit to operate this zone.

Two buildings sit on the parcel located at 580 North 700 West. The applicant will only occupy and operate out of the building on the western side of the property (adjacent to the intersection of 700 West and 600 North). This building is approximately 9,800 square feet in size. Of that square footage, 9,400 will be used for storing, processing and or assemblage of merchandise. The remaining 400 square feet will be used as a display area. There will be no outdoor storage at this location. The required quantity of parking stalls is as follows:

Uses	Use Square Footage	City Code 10-6-5 Off Street Parking Stall Requirements	Required Parking
Manufacturing, processing or assembly	9,400 SF	1 stall per 1,000 SF of gross floor area or 1 stall per employee on highest shift, whichever is greater.	10
General commercial and retail sales	400 SF	1 stall per 200 SF of floor area	2
Total Required Parking Stalls			12

The applicant has provided 12 parking spaces, one of which is ADA compliant. They also have a designated area for the three box trucks, separate from guest and employee parking.

Illustrious Industries currently employs seven (7) people. Within one year, they would like to employ a maximum of fifteen (15) people. The highest shift will consist of ten (10) employees. The majority of business activities will occur Monday to Friday from 8:00 AM to 4:00 PM. No major equipment will be used at this location.

Currently, Illustrious Industries owns and operates three (3) sixteen-foot box trucks. One box truck is used daily. The other two are gradually filled with scrap metal. Once full, these trucks transport the debris to the scrap yard to be recycled. The applicant plans to reduce the number of box trucks to two (2) in the future.

The DRC found that available parking on the west side of the building (adjacent to 700 West) shall only be used by the business's box trucks to prevent miscellaneous vehicles from backing out onto 700 West. All customer and employee parking shall be located on the east side of the building in designated areas.

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 for Illustrious Industries located at 580 North 700 West with the following condition(s):

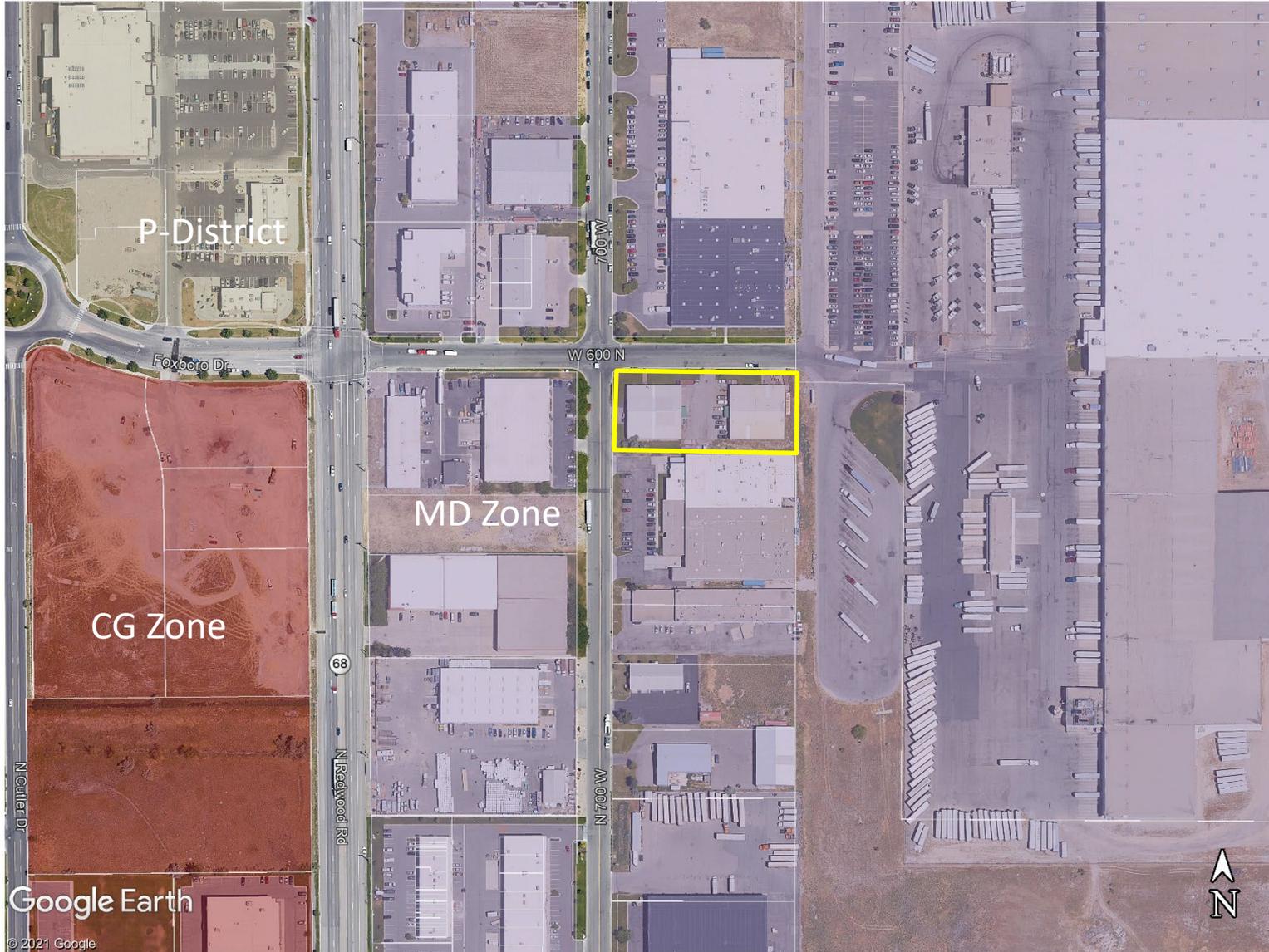
1. All employee and guest parking be delineated and signed appropriately

Attachments

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



Illustrious Industries 580 North 700 West Zoning

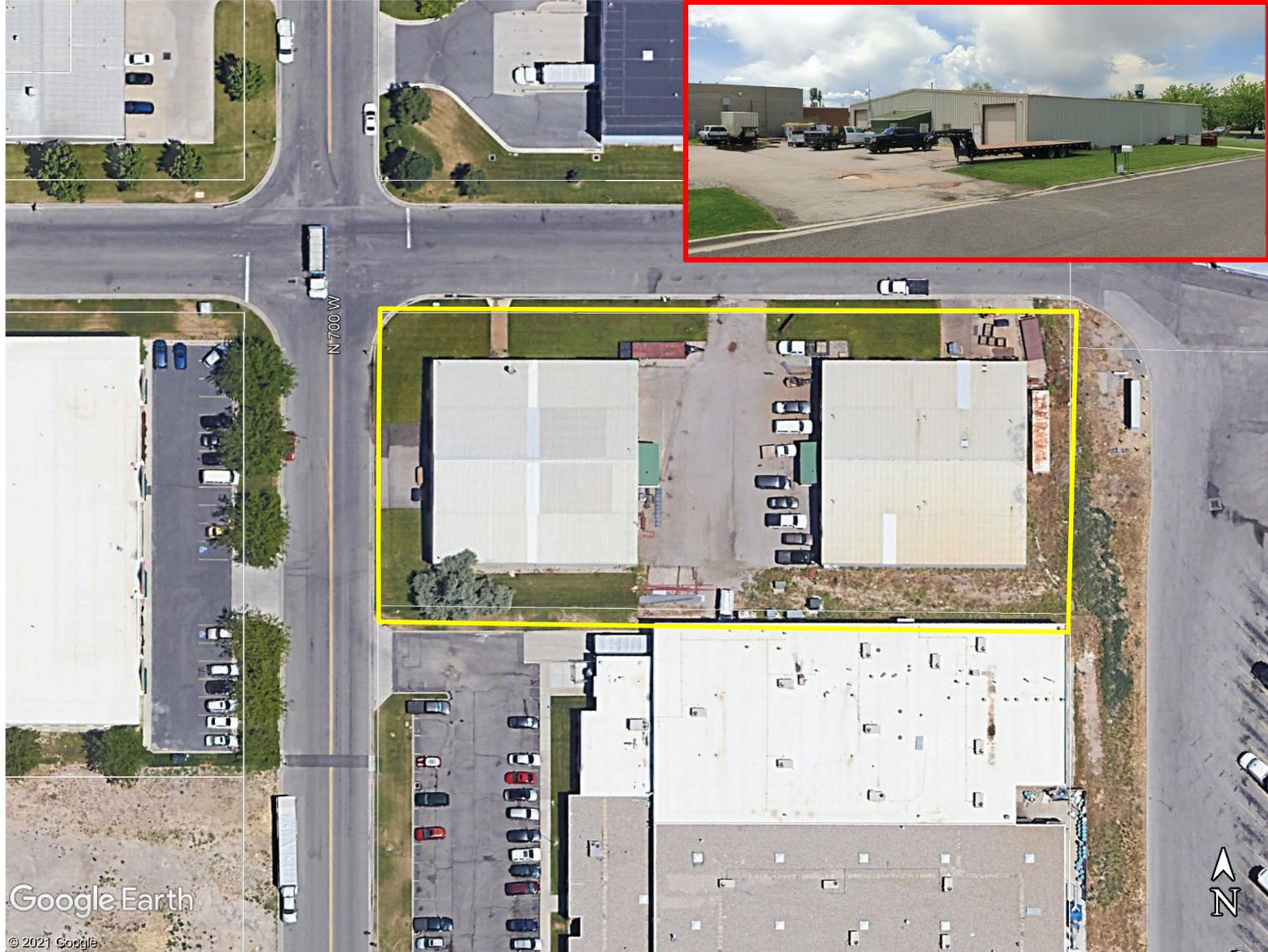


Google Earth

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Illustrious Industries 580 North 700 West Zoning



Google Earth

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Illustrious Industries 580 North 700 West Parking Plan



Required Parking Stalls: 12

Provided: 12 - Plus designated space for box trucks

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 FEBRUARY 9, 2021

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.
11

12 PRESENT: Commission Chair Ted Knowlton
13 Commissioner Ron Jorgensen
14 Commissioner BreAnna Larson
15 Commissioner Katherine Maus
16 Commissioner Brandon Tucker
17 Commissioner Alisa Van Langeveld
18 Commissioner William Ward
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,
21 Planner; Andrea Bradford, Minutes Secretary.
22

23 OTHERS PRESENT: Dee Lalliss, resident.
24

25 1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING
26 ELECTRONIC MEETING
27

28 Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has
29 determined that conducting public meetings of the Planning Commission with an anchor location
30 where the public could attend in person, presents a substantial risk to the health and safety of
31 those who may be present at that location based upon the current Covid-19 pandemic and the
32 limited staff support to properly ensure physical distancing and sufficient disinfection for
33 attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold
34 meetings for the month of January 2021 by electronic means only, and will not include an anchor
35 location where the public could attend in person.”
36

37 2. WELCOME, PLEDGE, AND INTRODUCTION
38

39 Commissioner Van Langeveld led those present in the Pledge of Allegiance.
40

41 3. PUBLIC COMMENTS
42

43 There were no public comments.

44 4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR AMERICA AUTO
45 OUTLET AT 1096 NORTH REDWOOD ROAD, CARLOS VIDAL, APPLICANT
46

47 Mackenzie Bennett reported the applicant, America Auto Outlet LLC, was proposing to locate a
48 used car dealership with some outdoor storage at 1096 North Redwood Road. Their business
49 plan would be to buy vehicles from auction, store the vehicles in a designated outdoor area,
50 detail the vehicles and cycle them through the display area to be sold. No auto body, mechanical
51 work, or emissions would be performed at this location. She explained that there was signage on
52 the building which stated “America Auto Outlet LLC – El Proveedor – Safety & Emissions” but
53 had verified with the applicant that only detailing and auto sales would occur onsite.

54
55 Currently zoned General Commercial (CG), “car dealers” was a permitted use while “outdoor
56 storage, as an accessory use” was conditional. The applicant had proposed to store 50-70 cars
57 outside with four display cars out front but staff has determined an insufficient amount of hard
58 surfaced parking was provided with only a small concrete area in front of the building while the
59 remainder of the parking lot was not hard surfaced. Per the Off Street Parking Requirements, the
60 applicant must provide a minimum of five hard surfaced parking stalls along with the four
61 parking stalls to be used for display vehicles. The total required hard surface and painted parking
62 stalls would be nine with one ADA compliant space. The Development Review Committee
63 (DRC) recommended that nine hard surface parking be provided and striped.

64
65 Vehicles not ready for display or sale would be stored in the back of the building. The designated
66 storage area would be hard surface but was not properly screened from 1100 North, per City
67 code. Currently there was chain link fencing which was not acceptable for screening. The DRC
68 recommended that sufficient screening for the outdoor storage area, on the east side of the
69 building, be provided.

70
71 As fire and emergency access to the back of the property was unclear, South Davis Metro Fire
72 Agency requested that the applicant provide a clear access plan prior to beginning business
73 operations. Per fire code, the access track must be surfaced in a minimum of road base and clear
74 of all debris/junk and City code required dustless gravel. During a site visit on January 21, 2021,
75 staff noted that there was debris blocking a portion of the entrance on the north side of the
76 property.

77
78 Chair Knowlton confirmed that the applicant was not present.

79
80 Mackenzie Bennett spoke on the outdoor storage and said she was working with the applicant on
81 screening just their specific storage area as they were a tenant and not the property owner

82
83 Commissioner Jorgensen asked if once the fire access was cleared if it would be the
84 responsibility of the applicant to maintain that area. Sherrie Pace replied that this business
85 application highlighted the problem and said the Fire District should have been enforcing this.

86 Ultimately, it would be the responsibility of the property owner and then the tenants to keep the
87 property up to code.

88

89 Mackenzie Bennett commented that the applicant claimed they had cleaned up the site since
90 staff's January site visit including the removal of nonworking cars, etc.

91

92 Commissioner Van Langeveld questioned if this was the unit that caught fire last year.

93 Mackenzie Bennett replied that she was unsure if the fire occurred in the subject unit. She also
94 mentioned that she was unsure how long the business had been operating prior to applying for a
95 business license. Ms. Bennett explained that the current signage had been in place for some time
96 but no business license or sign permit had been previously issued.

97

98 Commissioner Van Langeveld asked if this was a second location for the company. She
99 questioned why the signage advertised safety and emissions services. Mackenzie Bennett
100 responded that applicant told her they had previously provided those services but now they only
101 sold cars.

102

103 Commissioner Van Langeveld asked for clarification if the applicant provided safety and
104 emission services at this location if that would be a violation of City code. Sherrie Pace replied it
105 would be a violation of their business license and that they would need a conditional use permit
106 for auto repair.

107

108 Mackenzie Bennett commented that either way they would need a conditional use permit
109 because of the storage at the back of the property.

110

111 Commissioner Van Langeveld questioned if the tandem parking was a violation. Mackenzie
112 Bennett replied that vehicles for sale could be displayed in tandem but parking for employees
113 and guests could not.

114

115 Chair Knowlton asked if it was legal for employee or customer tandem parking abutting cars that
116 were displayed for sale. Sherrie Pace responded that she did not think there was a code issue for
117 that.

118

119 Commissioner Larson asked if the cars for sale would be parked facing Redwood Road.

120 Mackenzie Bennett replied that she believed they would place the cars for sale in front of their
121 building and facing Redwood Road but said the applicant had not yet submitted a parking plan.

122

123 Commissioner Van Langeveld asked if the motion should include stipulations related to the
124 existing signage and if it was required to be removed. Sherrie Pace cautioned the Commission
125 against regulating the content of the sign but said they could make suggestions to the applicant
126 regarding the signage.

127

128 The Commission recommended removal of the language that was misleading on the existing
129 signage, specifically that related to safety and emission services being provided onsite. Sherrie
130 Pace suggested the applicant could cover that portion of the sign, as it was misleading to
131 customers.

132
133 Commissioner Maus asked if the applicant was still planning to store 50-70 vehicles onsite.
134 Mackenzie Bennett replied that the applicant said they would be willing to reduce the amount of
135 vehicles.

136
137 Sherrie Pace said if the Commission did not feel comfortable approving the application that it
138 could be tabled.

139
140 Commissioner Van Langeveld commented that she viewed the site and it seemed improbable to
141 store 70 vehicles on the property. She asked if the Commission could place a regulation on
142 recommendation on the number of vehicles. Sherrie Pace responded that the Commission could
143 require a storage plan for the site. She suggested that the Planning Commission provide
144 conditions for the applicant to meet before the next review by the Commission.

145
146 Mackenzie Bennett recommended the Commission also request a parking plan with striping for
147 the front of the site as well.

148
149 Commissioner Maus said that as cars would be brought to the location from auction it might be
150 beneficial for the applicant to provide a plan for the movement of those cars on the site.

151
152 Sherrie Pace asked if the applicant had provided information on the number of cars from auction
153 that would be brought to the location each week. Mackenzie Bennett replied that her
154 understanding was that it would be based on supply and demand and did not think they would go
155 to auction each week if the lot was already stocked.

156
157 Commissioner Larson questioned if the applicant would only purchase cars that were ready for
158 resale and not those with salvaged titles that required repairs. Mackenzie Bennett said the
159 applicant confirmed they would not perform any auto body or engine work onsite.

160
161 Chair Knowlton said that it appeared the Planning Commission would table the item with some
162 direction for the applicant.

163
164 Commissioner Van Langeveld clarified per the discussion that there were two additional
165 conditions including a storage plan for cars in the back and a parking plan for cars in the front.
166 She said this could include a route/driving path for accessing the cars onsite.

167
168 Mackenzie clarified it would not just be a storage plan but would include a plan for vehicle
169 circulation.

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Commissioner Maus moved that the Planning Commission table the conditional use Permit for America Auto Outlet LLC located at 1096 North Redwood Road with the following condition(s):

- 1) Provide an emergency/fire access plan containing the designated track used to access the east side of the building to South Davis Metro Fire Agency**
- 2) Surface the emergency/fire access track with a minimum of road base (dustless gravel)**
- 3) Clear all junk and debris from the emergency/fire access track**
- 4) Provide sufficient screening for the outdoor storage area on the east side of the building**
- 5) Hard surface and stripe a minimum of nine parking stalls compliant with NSL City Code Title 10 Chapter 6 on the west side of the building**
- 6) Provide one ADA parking stall on the west side of the building**
- 7) Delineation of a parking plan in the back area**
- 8) Delineation of a parking plan in the front area.**

Commissioner Larson seconded the motion.

Chair Knowlton asked if the request should be for a “storage plan” in the back of the property instead of a “parking plan”. The Commission was in agreement.

Commissioner Maus amended her motion to “delineation of a “storage plan in the back area”

The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.

Commissioner Van Langeveld commented that the entire property was out of compliance and this tenant was being pushed into compliance. She asked if the property owner had been notified that the property was out of compliance. Mackenzie Bennett replied that the property owner was one of the tenants.

Sherrie Pace said she thought the property owner was aware of the issues but had not been cited by the code enforcement officer.

5. DISCUSSION: 2021 PRIORITIES

Chair Knowlton opened a discussion about Planning Commission priorities for the 2021 year. He said that the priorities could be implementing items in the General Plan, the Active Transportation Plan, and areas in need of improvement such as zoning.

212
213 Sherrie Pace reported on the projects staff was working on including the form based code, the
214 subdivision ordinance, the annexation policy plan update, and the sign ordinance update. She
215 said staff was struggling with how to provide the public input process for the form based code.
216 Ms. Pace then spoke on the subdivision ordinance revisions made by the Planning Commission
217 to the City Council and said that they had made multiple redline corrections for staff to
218 implement. She said staff should receive the first draft of the annexation policy plan update next
219 week from the consultant. This was related to the annexation request for the Misty River
220 development. The analysis was performed by Lewis Young Robertson and Burningham and
221 would provide the implications of annexing the property both fiscally and the impact on services.
222 The first draft would come to the Planning Commission for review followed by a public hearing
223 and a second review by the Commission.

224
225 Sherrie Pace said that with the Town Center development, she had been able to implement sign
226 regulations into the development agreements that were better than the sign regulations in the City
227 ordinance. She said that signage would affect how Redwood Road and Highway 89 appeared and
228 would protect the character the City was trying to build.

229
230 Commissioner Larson commented that she would like to review the conditional use permits that
231 may not need to be conditional use permits or be reviewed by the Planning Commission.

232
233 Commissioner Jorgensen spoke on the Main Street Neighborhood Report. Sherrie Pace replied
234 that the City performed a survey in 2017 of the Main Street neighborhood and said she could
235 share this data with the Commission.

236
237 Chair Knowlton suggested obtaining an inventory of the quality of design outside of the Town
238 Center area. He also spoke on townhomes in the Town Center area with doors that were below
239 the grade of the street and some doors that were above grade and if this was a code issue. Sherrie
240 Pace responded that she did not think the form based code would address that and felt it was an
241 issue in all residential zones.

242
243 Commissioner Van Langeveld said two priorities she would like to see would be walkability and
244 how to assess a development in regards to paths, sidewalks and cycling options as well as
245 including requirements for open spaces particularly in regards to new development.

246
247 Chair Knowlton said the health department had a walkability assessment. Sherrie Pace suggested
248 that maybe the health department would provide a presentation, which would help the
249 Commission to apply those concepts in the future.

250
251 Chair Knowlton asked if walkability, including pedestrian circulation, was part of the
252 subdivision ordinance. Sherrie Pace replied that she would review the ordinance but was fairly
253 certain that was correct.

254
255 Chair Knowlton said there was a subcommittee that worked on parks and trails and asked about
256 the Planning Commission's role. Commissioner Van Langeveld said she was the chair of the
257 Parks and Arts Board and felt that the Board would appreciate at list of the priorities, particularly
258 for the Hatch Park redesign, from the Commission.

259
260 Sherrie Pace commented that there was a steering committee for the Hatch Park redesign
261 comprised of Parks and Arts Board members, staff, and a City Council and Planning
262 Commission representative. She said Hatch Park would be the anchor of the Town Center.

263
264 Commissioner Maus said that now would be a great time for the Planning Commission to
265 solidify what they would like to see in the Town Center. She suggested the Commission discuss
266 their priorities with the Hatch Park Steering Committee within the next month.

267
268 Sherrie Pace asked if the Commission would like to review this during their next meeting. The
269 Commission was in agreement.

270
271 Chair Knowlton said he was interested in parking particularly as it was a massive land use and
272 that being efficient would save people money and provide more tax revenue for the City. He said
273 the market dynamics for retail, office and how people travel was changing due to the pandemic
274 and transportation services like Lyft and Uber.

275
276 Commissioner Jorgensen asked how the City could collect data on this to make it more objective
277 and less subjective. He felt case studies of areas in the City could also be helpful. Chair
278 Knowlton said the City could always hire a consultant to provide data. He also said there were
279 adjacent communities undertaking parking studies this year.

280
281 Chair Knowlton suggested that the Commission could reflect on previous developments and
282 what improvements could be made for future development. Ms.Pace felt this was appropriate to
283 ensure that adjustments could be made to the City code to better address this in the future. She
284 provided the example of staff physically reviewing spaces to see what felt uncomfortable when
285 they revised the PUD ordinance.

286
287 Commissioner Larson said that connectivity in a certain development had always bothered her
288 and wanted the Commission to advocate harder in the future. She also said it was important to
289 review potential easements for connectivity between properties in future applications.

290
291 Commissioner Tucker commented that he would like to see a comprehensive reevaluation of the
292 City's master transportation plan as data mattered for funding and future development. He said
293 one major problem was the east/west connectivity as well as the future of Orchard Drive.

294 Commissioner Larson was in agreement and said a better picture of transportation would help
295 with determining parking requirements.

296

297 Sherrie Pace said staff was working on a request for a Town Center circulation study, which
298 would provide insight. She said she would bring these discussion items to staff as it was time to
299 update other elements such as the parks plan.

300

301 Commissioner Ward said there was a development on Orchard that may have potential issues
302 with unit spacing but would wait to review the project once it was completed.

303

304 Commissioner Maus commented her interest was open space and reviewing open space
305 allocations in redevelopment and new developments.

306

307 Commissioner Jorgensen said it came down to livability including open space, transportation, as
308 well as access and connectivity to the Town Center.

309

310 Commissioner Van Langeveld felt that a review of the transportation plan and the City's master
311 plan would include walkability and cycling options as well as open space particularly related to
312 the annexation policy.

313

314 Dee Lalliss commented about the space within or the layout of existing developments and
315 mentioned several that he felt may be unsafe or how they fit with adjacent properties particularly
316 for redevelopment.

317

318 Andrea Bradford suggested a focus on streetscapes including the width of the streets, number of
319 trees, and overall appearance.

320

321 Chair Knowlton said that this was not a one time list and the Commission could continue to add
322 items. Sherrie Pace said staff would organize the list and could provide regular updates on the
323 items.

324

325 6. APPROVAL OF MINUTES

326

327 The Planning Commission meeting minutes of January 26, 2021 were reviewed and approved.

328

329 **Commissioner Tucker moved that the Planning Commission approve the minutes for the**
330 **January 26, 2021 meeting with no changes. Commissioner Van Langeveld seconded the**
331 **motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus,**
332 **Tucker, Van Langeveld and Ward.**

333 7. ADJOURN

334

335 Chair Knowlton adjourned the meeting at 7:37 p.m.

336

337 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
338 *Tuesday February 23, 2021 by unanimous vote of all members present.*

339

340

341

342 _____
Linda Horrocks, City Recorder