

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
FEBRUARY 23, 2021

**FINAL**

This meeting was held electronically via Zoom.

Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Brandon Tucker led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton  
Commissioner Ron Jorgensen  
Commissioner BreAnna Larson  
Commissioner Katherine Maus  
Commissioner Brandon Tucker  
Commissioner Alisa Van Langeveld  
Commissioner William Ward

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

OTHERS PRESENT: Dee Lalliss, resident; Cayden Gill, Illustrious Industries; Bryan Larson.

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

2. PUBLIC COMMENTS

There were no public comments.

### 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ILLUSTRIOUS INDUSTRIES AT 580 NORTH 700 WEST

Mackenzie Bennett reported that the applicant, Illustrious Industries sells used home appliances and associated parts online and in store. Illustrious Industries has proposed to operate at 580 North 700 West in the manufacturing distribution (MD) zone. Used merchandise stores require a conditional use permit to operate in this zone. There are two buildings onsite, and 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 would be used for storing, processing and or assemblage of merchandise. The remaining 400 square feet would be used as a display area and there will be no outdoor storage.

Mackenzie Bennett showed the parking plan provided with the twelve required parking stalls as well as a designated area for three box trucks, which would be separate from the guest/employee parking. The Development Review Committee (DRC) recommends that the three trucks be parked on the west side of the building along 700 West. Sherrie Pace commented that the loading docks/bay doors were also located on the west side of the building.

Mackenzie Bennett commented that the proposed parking plan showed that one bay door would be blocked. The DRC and the applicant both felt that access to one open bay door was sufficient. The DRC recommended approval of the conditional use permit for Illustrious Industries with the condition that all employee and guest parking be delineated and signed appropriately.

Commissioner Van Langeveld asked why the code required the sale of used merchandise to obtain a conditional use permit. Sherrie Pace replied that the original intent was to address pawn shops particularly to ensure that stolen merchandise was not being resold.

Commissioner Van Langeveld asked about hazardous material such as Freon in old refrigerators. She asked if there was a plan to manage these types of materials. Sherrie Pace said these types of items had to be recycled a certain way and could not just be taken to the landfill.

Mackenzie Bennett commented that one of the box trucks would be used to transport product and the other trucks would be used to store scrap metal and other items to be transported for recycling/proper dumping site.

Commissioner Van Langeveld inquired about the process when someone with potentially hazardous materials applied for a business license. Sherrie Pace responded that this was part of the approval process and that the fire district reviewed the MSDS sheets and disposal process as well as the sewer district if necessary. She said that a business license had already been submitted and staff had flagged it as requiring a conditional use permit.

Cayden Gill, Illustrious Industries, said that they focused on selling dishwashers, microwaves, and stoves. He said they did not sell refrigerators.

**Commissioner Jorgensen moved that the Planning Commission approve the conditional use permit for Illustrious Industries located at 580 North 700 West with the following condition:**

- 1) All employee and guest parking be delineated and signed appropriately**

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

#### 4. DISCUSSION: HATCH PARK GOALS AND OBJECTIVES

Sherrie Pace provided an overview of Hatch Park and said that the City had purchased multiple homes adjacent to the park, with plans to purchase the remaining homes in the future. She said there were three homes left to purchase before the expansion of the park onto those properties. A steering committee has been formed to determine the outcome of the park such as a nature, sports, or other type of theme. Katherine Maus was the Planning Commission representative on this committee. Ms. Pace asked for feedback from the Planning Commission on what they would like to see in the redesign of the park.

Sherrie Pace reported on the general plan which was adopted in 2013 and the need for a town center. She said Hatch Park was the cornerstone of the town center and would help to unify the east and west sides of the City. The other component of the general plan was transit including bus rapid transit (BRT) and the transit stops. The part of the general plan related to Hatch Park created a central gathering place, established Hatch Park as the clear focal point/gathering space of the Town Center, expanded the Park to Main Street and 150 North as well as enhanced its role as the central park space for the City, encouraged redevelopment of properties on the north and east sides of Main street adjacent to the Park, the use of Hatch Park for public and private civic events and City sponsored celebrations, included street trees and themed lighting and signage, emphasized pedestrian and cyclists with bike lanes, protected crossings and trails, and preserved the historic Bamberger District.

Sherrie Pace then spoke on the Town Center Master Plan that was adopted in 2016 and how Hatch Park was a focal point and connection through the trail system. She said this plan included routes for residents to get to Hatch Park from different areas of the City. The features of the Town Center Master Plan include how streets, landscaping, cross sections, etc. should look. She showed examples of the cross section for Hatch Park, which included street trees, a center median, and on street parking. In 2017, the City conducted a Main Street neighborhood survey for the areas around the park. This survey gathered information related to the age of the residents in the area, which showed that the majority of those surveyed were 30 years old and up and the

preferred amenities including walking paths, pavilions, and picnic tables. She said that future surveys would be citywide.

Sherrie Pace reported on the active transportation plan, which was completed in 2020 and included Bountiful and Centerville. This would incorporate and join trails and bike paths throughout the City and into these neighboring cities with Hatch Park as the focal point.

Chair Knowlton spoke on the Town Center Master Plan there was a trail network and asked if the 2020 Active Transportation Plan superseded that plan. Sherrie Pace replied that they would be complimentary plans.

Sherrie Pace reviewed the Town Center Branding and Wayfinding, which was adopted in 2020. This included a logo specifically for the Town Center, street furnishings (benches, bicycle racks, tree grates, etc.), and public art. She also said there would be different types of signage including gateway, trail, informational, map, and auto as well as flag banners. Ms. Pace then spoke on the Town Center form based code, which called for some improvements in Hatch Park including a community center and other structures in the park.

Sherrie Pace reported on the Park Committee and said that they had several brainstorming activities including viewing a map of the park and seeing how much space certain amenities would take such as a sports field. She created a visual of potential park layouts, which included a “living room” area with a water feature, a “kitchen” area for food trucks and other vendors, and a “teen” area with skate park, etc. Ms. Pace said staff would then meet with the consultant to organize the ideas into three plans for public input.

Commissioner Maus said that the Committee was still reviewing big ideas. Sherrie Pace commented that they were still determining if it was going to be a sports park with ball fields or a community gathering space.

Commissioner Jorgensen mentioned the potential for a northbound onramp to I-15 and if this would still occur. He spoke on the proximity of Hatch Park to the current freeway and the resulting noise. Sherrie Pace said the legislature had provided funding for an I-15 widening project. She said that there were discussions with the consultants about the possibility of moving that section of the freeway west.

Commissioner Jorgensen suggested that the Committee review ways to mitigate the freeway noise via a sound wall or something similar.

Commissioner Van Langeveld expressed support for a community center at Hatch Park and a looped trail around the park. She advised that the Committee consider where other City parks fit into this plan such as Legacy Park as a sports park, etc. Sherrie Pace asked if this meant the parks should not duplicate each other or if they should complement each other. Commissioner Van

Langeveld clarified that she just felt there should be an awareness of the other parks and a discussion of all the parks during the planning process.

Chair Knowlton suggested that this would include parks in adjacent municipalities and the needs those parks filled. He said there was a basic supply/demand calculus for sporting facilities that the consultant should be able to supply. He suggested the Town Center Park be used for multi purposes such as events for the synergy with nearby restaurants and public transportation.

Sherrie Pace commented on sports tournaments and said that there needed to be multiple fields to host the bigger tournaments. Mackenzie Bennett also said those types of tournaments required more parking as well.

Mackenzie Bennett said some of the items that were discussed included a main point of interest or feature, available water access and drainage for water features, or themes for the park. She said other ideas included a real treehouse and interactive playgrounds.

Commissioner Jorgensen suggested a focus on the Bamberger railway and the park's history. He also asked about salvaging some of the mature trees at the park.

Chair Knowlton brought up the idea of how the edges of the park interacted with the Town Center specifically the southeast corner. He said parking should enforce beautiful edges and not detract. Sherrie Pace replied that one of her ideas was parking similar to Liberty Park with landscaping at the edge and parking along an interior loop.

Commissioner Larson asked in regard to a theme and what this entailed. Sherrie Pace said one theme was the Bamberger Railway or the community living room, which would have options for all ages. Mackenzie Bennett said that the steering committee was not set on a theme but were actively trying to find something that would be timeless and exciting for all generations.

Chair Knowlton asked about the acreage of the park. Sherrie Pace replied that the park would be 15.5 acres after the property acquisitions.

Commissioner Larson asked about the Chick-fil-a in the City. Sherrie Pace replied that Chick-fil-a was temporarily operating in the City. The franchisee of the City Creek location had been given the food trucks/trailers to use temporarily due to COVID reducing foot traffic to the City Creek location. The business may be testing the market but that has yet to be confirmed.

Commissioner Larson also asked about the Amazon Distribution Center in the City. Sherrie Pace responded that the shell was completed, and Amazon would be moving their shelving and conveyor belt system in with an opening date in April 2021.

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

The City Council meeting on February 16<sup>th</sup> was cancelled.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of February 9, 2021 were reviewed and approved.

**Commissioner Larson moved that the Planning Commission approve the meeting minutes from February 9, 2021 with the changes that were mentioned. Commissioner Jorgensen seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

7. ADJOURN

Chair Knowlton adjourned the meeting at 7:38 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday March 9, 2021 by unanimous vote of all members present.*

  
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Linda Horrocks, City Recorder