

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
JANUARY 26, 2021

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 BreAnna Larson 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, Natalie Gordon, residents; Shana Stevens/Lopez, Direct Auto Care; 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 January 2021 by electronic means only and will not include an anchor location where the public could attend in person.”

Chair Knowlton commented that there were two new planning commissioners and invited Katherine Maus and Ron Jorgensen to introduce themselves.

Katherine Maus said that she works for an organization in the field of conservation and is completing a master's degree from the University of Utah. She has lived in the City for two years.

Chair Knowlton asked what organization Katherine worked for and what her degree would be in. Commissioner Maus replied that her degree was in environmental chemistry and biology and she worked for Utah Open Lands.

Ron Jorgensen said he is a long term resident of the City and has lived here for over 25 years. He was a civil engineer and had worked for the pipeline companies with a master's degree in business.

2. PUBLIC COMMENTS

There were no public comments.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR DIRECT AUTO CARE AT 425 NORTH 400 WEST, BLDG #3, SHANA LOPEZ, APPLICANT

Mackenzie Bennett reported that the applicant, Direct Auto Care, was proposing to locate a car dealership at 425 North 400 West, in building #3. She showed the location of the building on an aerial map to those present. This property was located within the Manufacturing-Distribution (MD) zone and the existing building was 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 would be used for repairing body damage, painting, and preparing cars to be sold. Direct Auto Care buys vehicles with clean and salvaged titles, repairs body damage and then sell the vehicles. Engine work and or maintenance would not be conducted at this location.

Ms. Bennett explained that "Car dealers" were permitted in the MD zone but "automotive body, paint and interior repair and maintenance" required a conditional use permit. Vehicles that were not ready to be sold would be stored at the back of the building (to the west) on a paved area. There would be an average of ten vehicles in this storage area at a time. Once repaired, an average of three to four vehicles would then be moved to the front of the building (to the east) to be displayed and sold. The parking stalls for display, customers and employees would be on the eastern and southern sides. The east side would be used predominately for displaying cars that are for sale. One of the referenced eastern parking stalls would be 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 would 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 bodywork tools. All paint will be stored in a locked cabinet and only handled while using protective gear. The applicant has noted that there would be 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.

The Development Review Committee (DRC) recommended approval with two conditions including the submittal of paint booth specifications/plans for review as well as fire suppression information to South Davis Metro Fire Agency.

Commissioner Van Langeveld asked if the entire rear portion of the lot was paved. Mackenzie Bennett replied that the majority of the property was paved.

Shana Stevens, Direct Auto Care, clarified that the areas, which were previously dirt were now covered with gravel.

Commissioner Larson asked in regard to any fencing on the property as well as lighting in the rear of the property and if there were any security concerns. Shana Stevens replied that there was chain link fencing topped with barbed wire adjacent to the train tracks and the neighboring buildings as well as outdoor lighting. She said they did not have any security concerns in this area.

Commissioner Jorgensen questioned what type of equipment would be used with the proposed paint booth. He asked about odors and other potential issues. Shana Stevens responded that the City required multiple fire extinguishers onsite and that the paint be kept in a locked cabinet. She said they would not be performing any oil changes or mechanical work onsite. Ms. Stevens explained that they used Allstar Fire Suppression, which would be sending the building's fire suppressant plans to the City.

Commissioner Tucker asked if Direct Auto Care was associated with the nearby auto auction. Shana Stevens replied that they did purchase cars from Copart Auto Auctions in the City.

Commissioner Larson moved that the Planning Commission approve the conditional use permit for Direct Auto Care located at 425 North 400 West, #3 with the following conditions:

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

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

4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR THE FITNESS GROUP AT 215 NORTH REDWOOD RD, #7, BILL PATTERSON, APPLICANT

Mackenzie Bennett reported that The Fitness Group Inc. operates retail stores within Utah and Idaho. They sell, service, and install fitness equipment such as treadmills, weight benches, etc. The main proposed use of the 215 North Redwood Road, Unit #7, zoned General Commercial (CG), would be to receive inventory from manufacturers to deliver to customers and other retail outlets. In the future, the applicant plans to use some of the building area as a retail showroom. This business falls under "Sporting and recreational goods and supplies wholesalers" which is a conditional use in the CG zone. The applicant has provided adequate parking, at eleven parking stalls, for the proposed use as well as for future retail use.

Deliveries would occur approximately five to seven times a week during normal business hours, which would be 8:30 a.m. to 5:30 p.m. Monday through Friday. There would be one to two employees at this location. The DRC recommends approval of a conditional use permit with no conditions.

Commissioner Tucker asked if this location was the old Brighton Homes building. Mackenzie Bennett replied that she believed it was and that this would be a great use as there would not be any parking issues.

Commissioner Van Langeveld asked in regard to the proposed storage of the 14 foot box truck and 14 foot trailer at the rear of the building. Mackenzie Bennett responded that she believed the plan was for the truck and trailer to be stored at the rear of the property after business hours. She said that other similar sized trailers were stored on the property.

Commissioner Larson asked why the use required a conditional use permit in this zone. Sherrie Pace replied that the City should review the list of conditional and permitted uses. She said she was unsure why this use would be a conditional but in some locations a similar use may cause an impact.

Chair Knowlton commented that these types of applications were rare, and he said the Planning Commission could advise staff on changes to be made to the City code, which would then need to be approved by the City Council. He said staff could approve these types of items, which would free up the Commission to do other work.

Commissioner Van Langeveld moved to approve the conditional use permit for The Fitness Group located at 215 North Redwood Road with no conditions. Commissioner Tucker seconded the motion.

Commissioner Larson asked if the unit number should be added to the motion.

Commissioner Van Langeveld amended her motion to include Unit #7. Commissioner Tucker seconded the amended motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.

5. APPOINTMENT OF PLANNING COMMISSION CHAIR FOR THE 2021 CALENDAR YEAR

Chair Knowlton asked if any of the Commissioners were interested in serving as the Chair for 2021.

Commissioner Larson moved to appoint Ted Knowlton as Planning Commission Chair for the 2021 calendar year. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.

Chair Knowlton asked who would be interested in service as vice chair. He said Commissioners Tucker, Larson and Ward had served the longest.

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

Chair Knowlton explained that the Chair did not make motions. He said this was wise particularly as the Chair generally drove the discussion and if they also made the motion that would allow for too much sway.

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

Sherrie Pace had nothing to report.

7. APPROVAL OF MINUTES

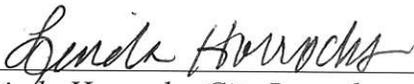
The Planning Commission meeting minutes of January 12, 2021 were reviewed and approved.

Commissioner Larson moved that the Planning Commission approve the meeting minutes from January 12, 2021. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.

8. ADJOURN

Chair Knowlton adjourned the meeting at 7:05 p.m.

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



Linda Horrocks, City Recorder