



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
May 25, 2021
6:30 p.m.**

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 Public is invited to attend in person or via Zoom
ELECTRONIC MEETING LINK: <https://bit.ly/33ZuMQS>

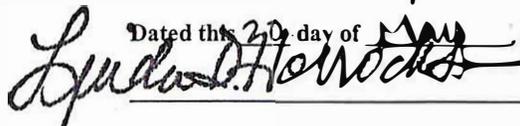
- 1) Proclamation by Planning Commission Chair Regarding Electronic Meeting
- 2) Welcome, Pledge, and Introduction
- 3) Public comments
- 4) Consideration of a Conditional Use Permit for Idaho Specialized Transportation Inc at 920 West Center Street, Unit 200, Clay Sauer, applicant
- 5) Consideration of a Conditional Use Permit for a 40-foot Driveway at 693 East Scenic Hills Drive, James Mabey, applicant
- 6) Consideration of a plat amendment for Eaglewood Village, lots 2 & 3 and approving Village Station at Eaglewood located at 421 South Orchard Drive, Taylor Spendlove for Brighton Utah, applicant
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
 - a. 4/13/2021

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 May, 2021.

Dated this 20 day of May, 2021.






CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: May 25, 2021
SUBJECT: Conditional Use Permit for Idaho Specialized Transportation Inc., 920 West Center Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Idaho Specialized Transportation Inc. located at 920 West Center Street with no condition(s).

BACKGROUND

Idaho Specialized Transportation, Inc. is a courier and delivery company from Idaho that has been in business since July of 1996. To better serve customers in and around Salt Lake Valley, the applicant has applied to operate a portion of their business at 920 West Center Street. The proposed location is within the General Commercial (CG) zone where "couriers, messengers and local delivery" is a conditional use.

The applicant will use the 920 West location for short term storing and distribution of freight. The business will use two delivery docks and approximately 6,824 sq. ft. of freight warehousing space. They will operate two box trucks out of this location which will be parked in the docks when not in use.

Two employees will conduct business at this location. Both of the employees will be drivers. The hours of operation will occur between 8:00 AM and 5:00 PM.

Per City Code 10-6-5, warehouses with freight movement are required to have 1 parking space per 1,000 square feet of gross floor area or 1 stall per employee on highest employment shift, whichever is greater. With a gross floor area of 6,824 sq. ft. and only two employees on highest shift, the business is required to have 7 parking stalls. The business has provided three parking stalls in addition to the docking space that the box trucks will be stored in.

Use	Use Square Footage	City Code 10-6-5 Off Street Parking Stall Requirements	Required Parking
Warehouse with freight movement	6,824 sq. ft.	1 space per 1,000 square feet of gross floor area or 1 stall per employee on highest employment shift, whichever is greater	7

Section 10-6-5 (J) of the City Code provides that the Planning Commission upon the advice of the Community Development Director shall determine the minimum required off street parking. The Community Development Director and DRC recommend that the Planning Commission approve this conditional use permit as is with 3 parking stalls.

The applicant has noted that the business will not create any potential disruptive impacts or health hazards. The only traffic generation will be from the two box trucks going out during morning hours and coming back in the afternoon with some sporadic deliveries from other companies.

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 Idaho Specialized Transportation Inc. located at 920 West Center Street with no condition(s).

Attachments

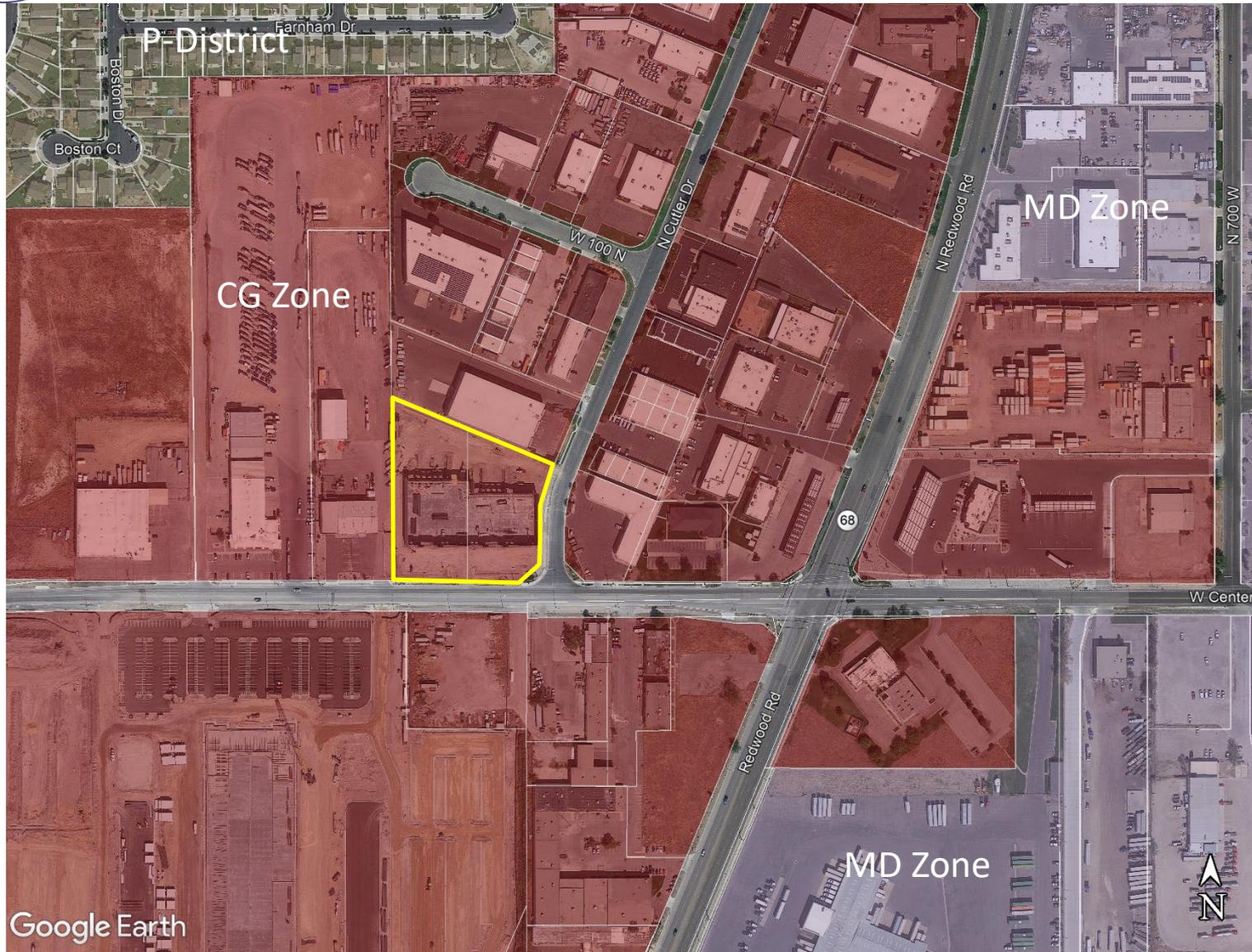
- 1) Aerial/Zoning Map



Idaho Specialized Transportation - CUP

920 West Center Street

Zoning

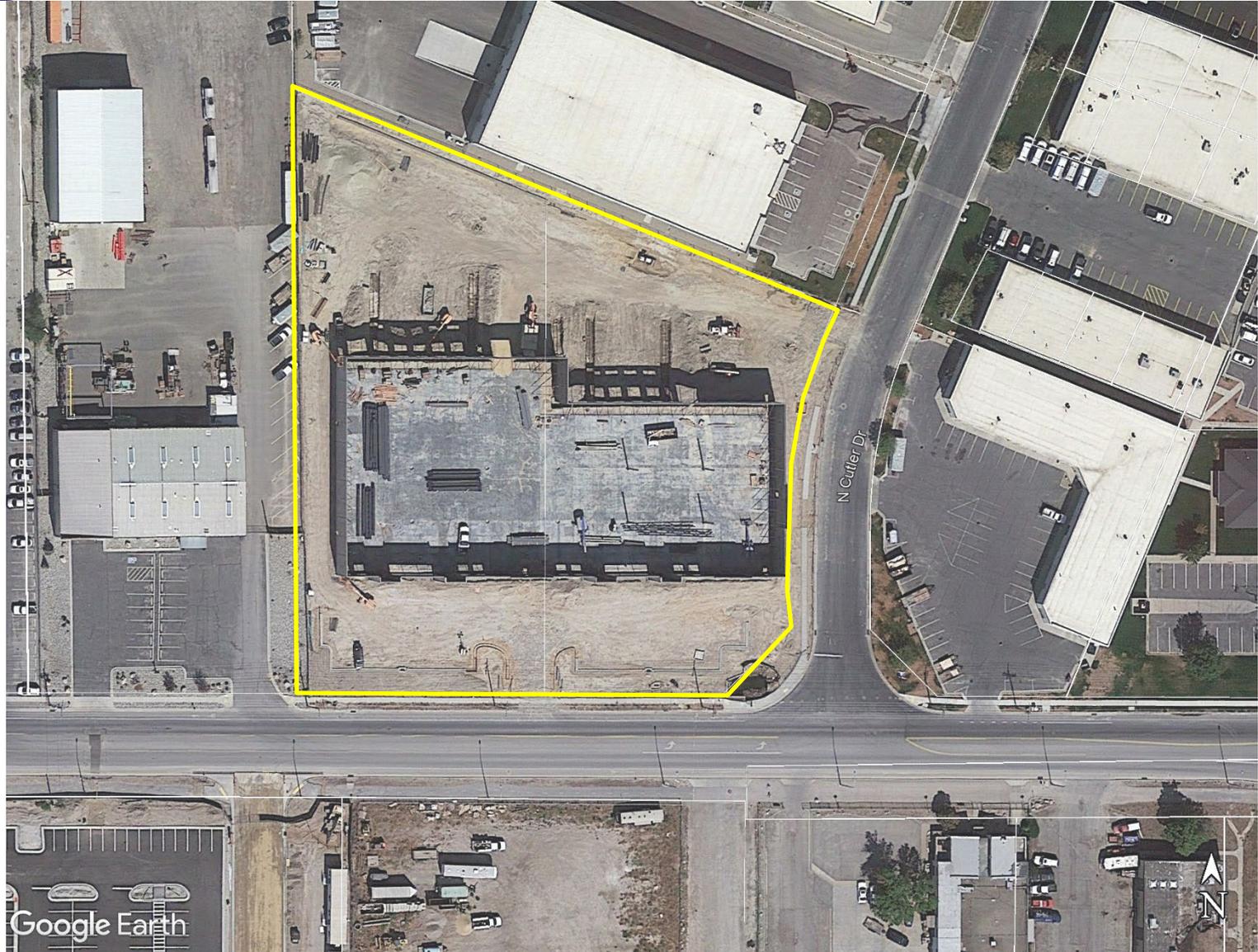




Idaho Specialized Transportation - CUP

920 West Center Street

Aerial





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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: May 25, 2021
SUBJECT: Conditional Use Permit for a 40-foot Driveway at 693 East Scenic Hills Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for a 40-foot Driveway at 693 East Scenic Hills Drive with no condition(s).

BACKGROUND

Located within the R1-10 zone, the lot at 693 East Scenic Hills Drive has an existing 30-foot driveway. The owner of the property would like to extend the driveway by 10 feet to allow for more efficient access to the concrete pad on the side of the house. The 10-foot expansion will leave approximately 5 feet between the driveway and the nearest side property line.

Per city code section 10-6-2, residential lots are permitted not more than one access driveway which shall be a maximum of 30 feet wide at the street lot line, or as established by a conditional use permit and not to exceed 40 feet. The code also regulates that there shall be a minimum of 3 feet between a driveway and a side property line.

There is a Rocky Mountain Power (RMP) box near the proposed driveway. The owner of the property has been in contact with RMP to ensure that the additional concrete is allowable. RMP stated that the additional concrete is allowable if a 6-inch curb wall is installed around the entire box and the void is filled with gravel. The property owner has incorporated this into the proposed site plan.

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 a 40-foot Driveway at 693 East Scenic Hills Drive with no condition(s).

Attachments

- 1) Aerial Map
- 2) Site Plan



40-foot Residential Driveway- CUP
693 East Scenic Hills Drive
Aerial

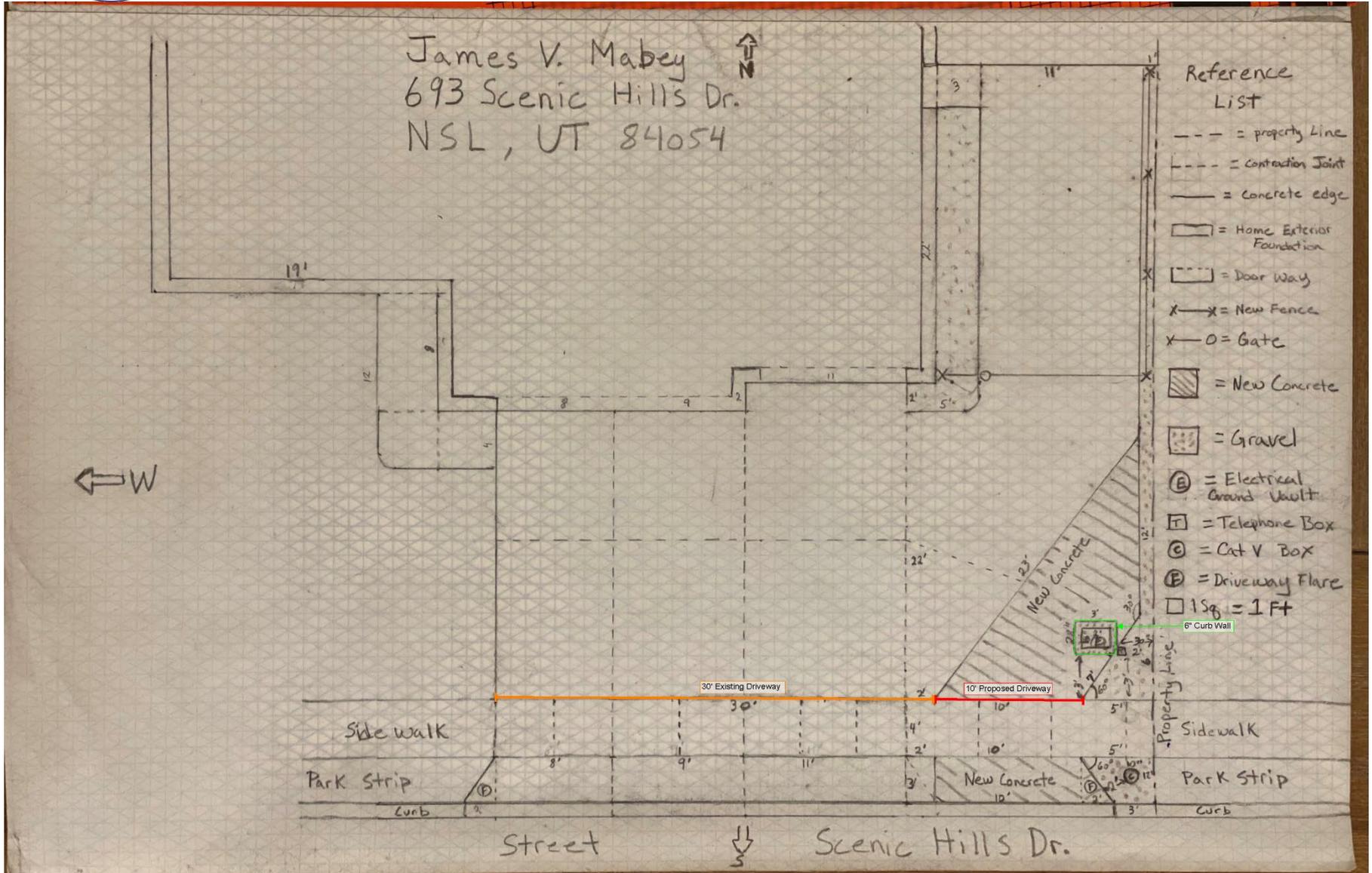




40-foot Residential Driveway- CUP

693 East Scenic Hills Drive

Site Plan





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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: May 25, 2021
SUBJECT: Plat Amendment to Eaglewood Village Subdivision, lots 2 & 3, and approving Village Station at Eaglewood at 421 South Orchard Dr.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for Eaglewood Village Subdivision, lots 2 & 3, and approving a 4 lot subdivision, Village Station at Eaglewood at 421 South Orchard Drive with the following condition:

1. Correction of a minor redline in Title Header;

BACKGROUND

The proposed amendment divides existing lots 2 & 3 into four lots and one open space parcel. The lots are numbered in the order of other lots within the development that have been created. Therefore the lots are numbered 7, 8, 9, & 10. Each lot will have one apartment building as approved by the previous site plan application and development agreement amendment on November 20, 2020. Lot sizes range from 1.044 acres to 3.617 in size. Parcel A is 7.039 acres.

All lots will have a cross-access easement to address both access and maintenance. The developer will create an owners association that governs both the maintenance of the open space parcel A and parking lot maintenance. Parcel A will be owned and maintained by Brighton or by the future owners association and recorded covenants. Parcel A contains a rock fall hazard that is to be mitigated as per the approved site plan and development agreement.

A site plan has been attached demonstrating the new lot lines in relation to the approved site plan. The purpose of the resubdivision is related to financing of the individual buildings. The amendment also serves to complete the dedication of the full width of the right of way.

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the plat amendment for Eaglewood Village Subdivision, lots 2 & 3, and approving a 4 lot subdivision, Village Station at Eaglewood at 421 South Orchard Drive with the following condition:

1. Correction of a minor redline in Title Header;

Attachments

- 1) Aerial/Zoning Map
- 2) Amended Plat
- 3) Site Plan with Lots



Village Station at Eaglewood

Plat Amendment to Village Station, lots 2 & 3

Aerial



SHEET 1 OF 1

VILLAGE STATION AT EAGLEWOOD

AMENDING ALL OF LOT 2 AND A PORTION OF LOT 3, EAGLEWOOD VILLAGE SUBDIVISION (AMENDED), VACATING, AMENDING AND RE-SUBDIVIDING LOTS 1, 2, 3, 4 AND 5, EAGLEWOOD VILLAGE SUBDIVISION AND ALSO BEING PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

MAY, 2021

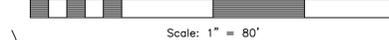
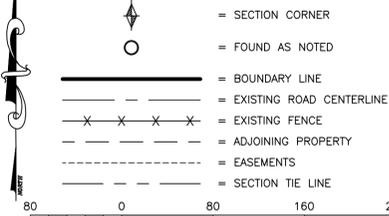


VICINITY MAP NOT TO SCALE

CURVE TABLE

Table with columns: #, RADIUS, ARC LENGTH, CHD LENGTH, TANGENT, CHD BEARING, DELTA. Lists curve data for C1 through C11.

LEGEND



NARRATIVE

THE BOUNDARY WAS RETRACED FROM THE RECORDED EAGLEWOOD VILLAGE SUBDIVISION (AMENDED) PLAT BY FOUND MONUMENTS AS SHOWN ON PLAT. ALL PROPERTY CORNERS NOT FOUND WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED 'REEVE & ASSOCIATES'.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°09'22"E. THE NAD 83 BEARING FOR THIS LINE IS S01°10'37"E.

LEGAL DESCRIPTION

LOT 2 AND 3, EAGLEWOOD VILLAGE SUBDIVISION (AMENDED), VACATING, AMENDING AND RE-SUBDIVIDING LOTS 1, 2, 3, 4 AND 5, EAGLEWOOD VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 1, 2014 AS ENTRY NO. 2811244 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE S00°09'22"E 933.00 FEET; THENCE S89°53'31"W 871.86 FEET; THENCE N00°09'22"W 192.95 FEET; THENCE N89°53'31"E 26.43 FEET; THENCE N12°37'11"E 61.66 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 118.00 FEET, AN ARC LENGTH OF 122.26 FEET, A DELTA ANGLE OF 59°21'43", A CHORD BEARING OF N48°44'17"E, AND A CHORD LENGTH OF 116.86 FEET; THENCE N19°03'24"E 129.35 FEET; THENCE N17°25'18"W 285.02 FEET; THENCE N12°37'11"E 110.00 FEET; THENCE N27°09'02"E 280.35 FEET; THENCE N00°06'29"W 33.00 FEET; THENCE N27°18'44"E 120.67 FEET; THENCE S69°15'22"E 723.24 FEET; THENCE N29°51'56"E 173.52 FEET TO THE POINT OF BEGINNING. CONTAINING 774,317 SQUARE FEET OR 17.776 ACRES MORE OR LESS.

NOTES

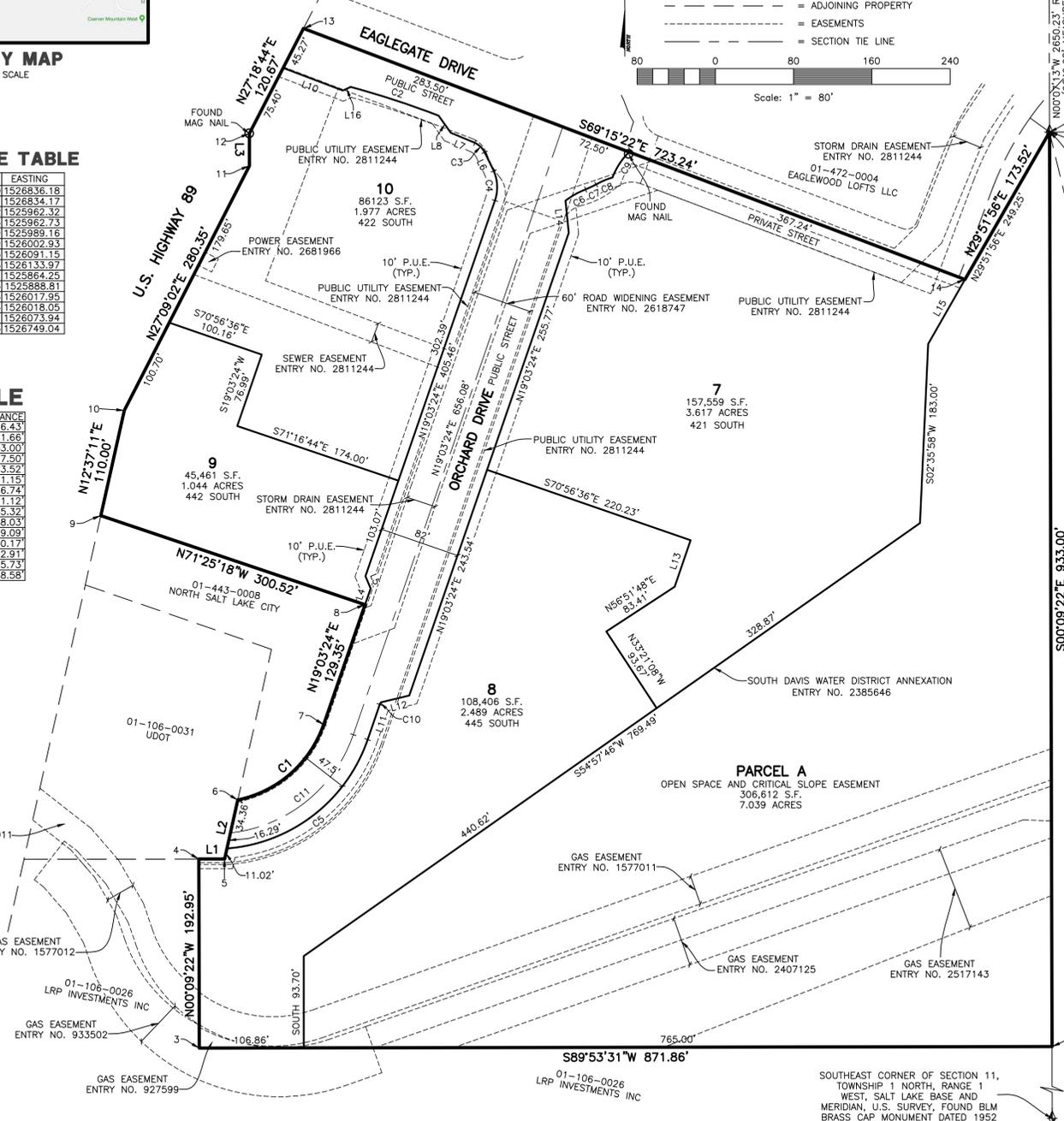
- 1) ALL EASEMENTS SHOWN ARE TYPICAL 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
2) THE PLAT COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 DATUM. RECORD BEARINGS, DISTANCES AND COORDINATE VALUES ARE SHOWN IN BRACKETS []. ALL OTHER DIMENSIONS AND COORDINATE VALUES ARE MEASURED.
3) APPROVAL OF THIS DEVELOPMENT PLAT BY THE CITY OF NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
4) GEOTECH:
a. BUILDING PERMIT APPLICATION IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH BUILDING PERMIT APPLICATION: "A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED."
b. THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL INVESTIGATION REPORT: EAGLEWOOD VILLAGE APARTMENTS", PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC) DATED AUGUST 1, 2019 WITH VARIOUS UPDATES THROUGH AUGUST 26, 2020 AND SUPPLEMENTED WITH ROCKFALL HAZARD ASSESSMENT ON OCTOBER 2020 AND UPDATED APRIL 14, 2021. THE REPORT MUST ADDRESS THE RECOMMENDATIONS CONTAINED THEREIN.
c. ROCKFALL HAZARD: PARCEL A CONTAINS SIGNIFICANT ROCK FALL HAZARD, AS SUCH A ROCK FALL HAZARD FENCE SHALL BE INSTALLED ON PARCEL A, AS APPROVED BY THE CITY ENGINEER AND CITY GEOTECH CONSULTANT. NO CONSTRUCTION WITHIN THE ROCK FALL HAZARD ZONE SHALL BE PERMITTED UNTIL SUCH TIME THAT COMPLETION OF THE ROCK FALL HAZARD FENCE HAS BEEN COMPLETED. NO HABITABLE STRUCTURE SHALL BE CONSTRUCTED WITHIN THE RUNOUT ZONE.
5) CRITICAL SLOPE EASEMENT DESCRIPTION
a. AREA OF APPLICATION THE CRITICAL SLOPE EASEMENT AND RESTRICTIONS SET FORTH HEREIN BELOW SHALL APPLY TO PARCEL A, OPEN SPACE, THE SLOPE OF WHICH IS IN EXCESS OF THIRTY PERCENT (30%) AND HAS BEEN IDENTIFIED AS A POTENTIAL ROCK FALL HAZARD AREA.
b. NO UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT NO EASEMENTS HAVE BEEN RESERVED UNTO NORTH SALT LAKE CITY AND ANY PUBLIC UTILITY COMPANY OR PRIVATE UTILITY, WITHIN THE CRITICAL SLOPE EASEMENT AREAS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ANY UTILITY SERVICES AND UTILITY LINES WHICH SERVE THE SUBDIVISION, OTHER THAN THOSE EASEMENTS CURRENTLY SHOWN HEREON.
6) RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT EXCEPT AS SET FORTH HEREIN, THE CRITICAL SLOPE EASEMENT SHALL BE USED AND OCCUPIED IN ACCORDANCE WITH ANY RECORDED AGREEMENT BETWEEN THE INDIVIDUAL LOT OWNERS AND THE OWNER OF PARCEL A IN ACCORDANCE WITH THE RESTRICTIONS SET FORTH HEREIN BELOW. SUCH USE WILL BE RESTRICTED TO FOOT TRAFFIC ONLY. NO PAVING, OUTBUILDING, SHED OR TEMPORARY BUILDING OF ANY KIND SHALL BE ERECTED, CONSTRUCTED, PERMITTED OR MAINTAINED ON, UNDER, OR WITHIN THE CRITICAL SLOPE EASEMENT. FURTHERMORE, EXCEPT AS PROVIDED HEREIN, THE OWNER OF THE PARCEL A SHALL NOT EXCAVATE, GRADE, FILL, LITTER, DUMP OR DISTURB THE VEGETATION (EXCEPT AS IS REASONABLY NECESSARY WHEN PLANTING ADDITIONAL PLANTS, SHRUBS, OR TREES) NOR STORE MATERIALS UPON, OVER, OR ACROSS THE CRITICAL SLOPE EASEMENT. THE OWNER OF PARCEL A MAY PLANT ADDITIONAL PLANTS, SHRUBS, AND TREES UPON THE CRITICAL SLOPE EASEMENT AREAS INCLUDING LIMITED EXCAVATION AND IRRIGATION THAT IS REASONABLY NECESSARY TO PLANT ANY SUCH PLANTS, SHRUBS, AND TREES. EXCAVATION WILL BE LIMITED TO HAND DIGGING AND THE USE OF A SMALL TRENCHER FOR IRRIGATION PURPOSES. NATIVE VEGETATION SHALL NOT BE DISTURBED ON SLOPES WITHIN THE CRITICAL SLOPE AREA.
7) DEVELOPER THE FOREGOING NOTWITHSTANDING, SAID RESTRICTIONS UPON EXCAVATION, GRADING, AND FILLING SHALL NOT APPLY TO GRADING AND FILLING PERFORMED BY THE DEVELOPER IN ACCORDANCE WITH AN APPROVED DEVELOPMENT GRADING PLAN AND RECOMMENDED ROCK FALL HAZARD MITIGATION CONTAINED WITHIN THE "ROCKFALL HAZARD MITIGATION-VILLAGE STATION AT EAGLEWOOD" DATED OCTOBER 2020 AND PREPARED BY CMT ENGINEERING LABORATORIES FOR THE MACCAFERRI RMC050 ICAT ROCKFALL BARRIER SUBMITTAL.
8) MAINTENANCE THE OWNER OF PARCEL A SHALL BE RESPONSIBLE FOR MAINTAINING THE CRITICAL SLOPE EASEMENT AND ROCKFALL HAZARD FENCE IN ACCORD WITH THE MAINTENANCE MANUAL CONTAINED WITHIN THE "ROCKFALL HAZARD MITIGATION-VILLAGE STATION AT EAGLEWOOD" DATED OCTOBER 2020 AND PREPARED BY CMT ENGINEERING LABORATORIES FOR THE MACCAFERRI RMC050 ICAT ROCKFALL BARRIER SUBMITTAL.
9) EASEMENT DEEMED CREATED ALL OF PARCEL A CONTAINS A CRITICAL SLOPE EASEMENT THAT SHALL BE CONSTRUED TO GRANT AND RESERVE SUCH CRITICAL SLOPE EASEMENT AS PROVIDED HEREIN EVEN THOUGH NO SPECIFIC REFERENCE TO SUCH EASEMENTS APPEARS IN ANY SUCH CONVEYANCE.
7) PRIVATE ROADWAYS AND INDIVIDUAL LOTS ARE SUBJECT TO A CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT. (RECORDED BOOK/PAGE)
8) PRIVATE ROADWAY EAST OF EAGLEWOOD ROUNDABOUT IS PRIVATELY OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. (RECORDED BOOK/PAGE)
9) ALL STORM WATER FACILITIES, ALONG WITH STORM DRAIN MAINS AND INLET BOXES AND STORM DRAIN MANHOLES LOCATED WITHIN THE LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
10) ORCHARD DRIVE ON-STREET PARKING MAINTENANCE: THE OWNERS OF LOTS WITHIN THIS DEVELOPMENT OR ANY SUBSEQUENT OWNERS ASSOCIATION, AS MAY BE ESTABLISHED, SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND STRIPING OF ALL PARKING CONTAINED WITHIN THE RIGHT OF WAY OF ORCHARD DR.

COORDINATE TABLE

Table with columns: DC #, NORTHING, EASTING. Lists coordinate points for DC 1 through DC 14.

LINE TABLE

Table with columns: LINE BEARING, DISTANCE. Lists line data for L1 through L16.



DEVELOPER: BRIGHTON HOMES 45 E CENTER ST STE 103, NORTH SALT LAKE, UT 84054 (801) 397-9755

RECOMMENDED FOR APPROVAL THIS ___ DAY OF ___, 20__ CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS ___ DAY OF ___, 20__ CITY ATTORNEY

RECOMMENDED FOR APPROVAL THIS ___ DAY OF ___, 20__ CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL'S APPROVAL PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, THIS ___ DAY OF ___, 20__ CITY RECORDER ATTEST: MAYOR: _____

PROJECT INFORMATION table with fields for Surveyor (T. HATCH), Designer (N. ANDERSON), Begin Date (12-23-2020), Project Name (VILLAGE STATION AT EAGLEWOOD), Number (6440-17), Scale (1"=80'), Revision, and Checked.



DAVIS COUNTY RECORDER table with fields for Entry No., Fee Paid, Filed for Record, and Recorded For.

RECORDED FOR: DAVIS COUNTY RECORDER DEPUTY

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF VILLAGE STATION AT EAGLEWOOD IN NORTH SALT LAKE, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH SALT LAKE, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ___ DAY OF ___, 20__

9031945 UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT VILLAGE STATION AT EAGLEWOOD, AND DO HEREBY DEDICATE TO AND DO HEREBY DEDICATE TO NORTH SALT LAKE CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO CITY" AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT", THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF ___, 20__

VILLAGE STATION NSL LLC

BANK OF UTAH - LIEN HOLDER

BANK OF UTAH ACKNOWLEDGMENT

STATE OF UTAH)ss. COUNTY OF _____

ON THIS THE ___ DAY OF ___, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF BANK OF UTAH, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

LIMITED LIABILITY ACKNOWLEDGMENT

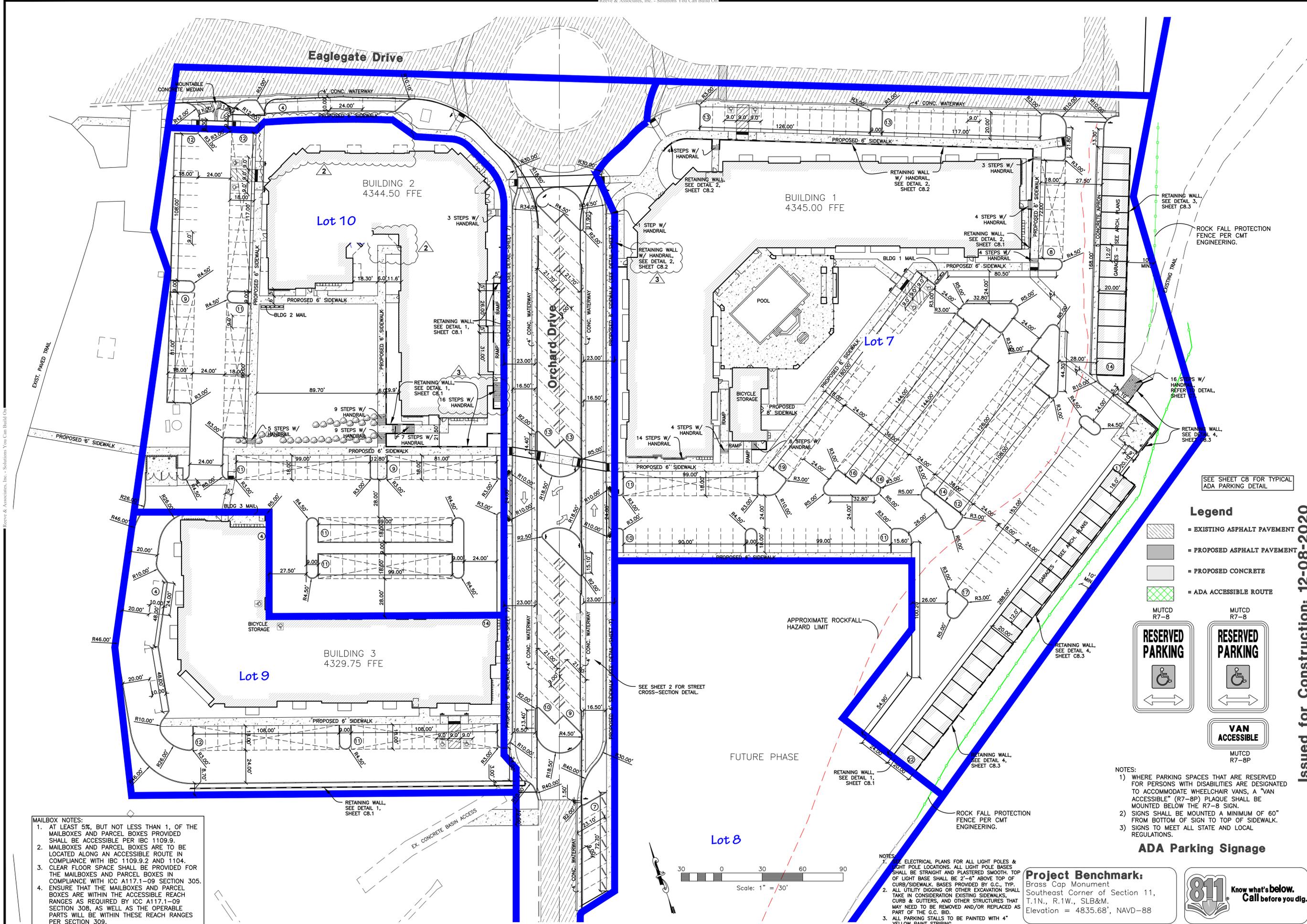
STATE OF UTAH)ss. COUNTY OF _____

ON THE ___ DAY OF ___, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF VILLAGE STATION NSL LLC, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION NO. _____ PRINTED FULL NAME OF NOTARY _____



MAILBOX NOTES:

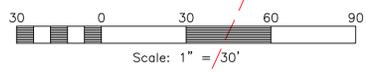
1. AT LEAST 5%, BUT NOT LESS THAN 1, OF THE MAILBOXES AND PARCEL BOXES PROVIDED SHALL BE ACCESSIBLE PER IBC 1109.9.
2. MAILBOXES AND PARCEL BOXES ARE TO BE LOCATED ALONG AN ACCESSIBLE ROUTE IN COMPLIANCE WITH IBC 1109.9.2 AND 1104.
3. CLEAR FLOOR SPACE SHALL BE PROVIDED FOR THE MAILBOXES AND PARCEL BOXES IN COMPLIANCE WITH ICC A117.1-09 SECTION 305.
4. ENSURE THAT THE MAILBOXES AND PARCEL BOXES ARE WITHIN THE ACCESSIBLE REACH RANGES AS REQUIRED BY ICC A117.1-09 SECTION 308, AS WELL AS THE OPERABLE PARTS WILL BE WITHIN THESE REACH RANGES PER SECTION 309.

- Legend**
- [Hatched Box] = EXISTING ASPHALT PAVEMENT
 - [Solid Grey Box] = PROPOSED ASPHALT PAVEMENT
 - [White Box] = PROPOSED CONCRETE
 - [Green Dashed Box] = ADA ACCESSIBLE ROUTE



- NOTES:**
- 1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
 - 2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
 - 3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

Project Benchmark:
 Brass Cap Monument
 Southeast Corner of Section 11,
 T.1N., R.1W., SLB&M.
 Elevation = 4835.68', NAVD-88



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 671-3100 FAX: (801) 671-7666 www.reeve-associates.com
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RA

REVISIONS

DATE	DESCRIPTION
12-21-20	RH #1 RFI 007
03-05-21	RH #2 OWNER VE

04-01-20 CK Orchard Drive SW

Issued for Construction: 12-08-2020

Village Station at Eaglewood
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

Proposed Site Plan



Project Info.

Engineer: J. DRAPER
 Drafter: R. HANSEN
 Begin Date: DECEMBER 2, 2019
 Name: VILLAGE STATION AT EAGLEWOOD
 Number: 6440-17

Sheet	17
4	Sheets

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 APRIL 13, 2021
4

5 **DRAFT**
6

7 This meeting was held electronically via Zoom.
8

9 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and BreAnna Larson
10 led those present in the Pledge of Allegiance.
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; Austin; Gary Tyler, Hughes General
24 Contractors/Wasatch Container; Greg Love, Love Carpet Cleaning; Buddy Bennett, Michelle
25 MacDonnell, Cyprus Credit Union; Derek Vockel, R&R Machine Service.
26

27 1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING
28 ELECTRONIC MEETING
29

30 Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has
31 determined that conducting public meetings of the Planning Commission with an anchor location
32 where the public could attend in person, presents a substantial risk to the health and safety of
33 those who may be present at that location based upon the current Covid-19 pandemic and the
34 limited staff support to properly ensure physical distancing and sufficient disinfection for
35 attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold
36 meetings for the month of April 2021 by electronic means only, and will not include an anchor
37 location where the public could attend in person.”
38

39 2. PUBLIC COMMENTS
40

41 There were no public comments.
42

43 3. CONSIDERATION OF A SITE PLAN APPROVAL FOR WASATCH CONTAINER
44 ADDITION AT 645 NORTH 400 WEST, TRAVIS DAVIS, APPLICANT
45

46 Mackenzie Bennett reported that Wasatch Container was currently located at 645 North 400
47 West and would be expanding their operations to the lot south of their existing property. The
48 southern property, 625 North 400 West, contains four existing building slated to be demolished.
49 The property owner would then construct an addition to the existing building on the northern lot.
50 The lots would be combined prior to any permits being issued. The combined lots would be 5.09
51 acres or 221,583 square feet located in the Manufacturing Distribution (MD) zone.
52

53 The existing Wasatch Container building is approximately 32,691 square feet with the proposed
54 addition of 75,994 square feet for a total building footprint of 108,685 square feet. The applicant
55 plans to use 19,484 square feet as office space and 88,250 for warehouse uses. The applicant has
56 provided 90 parking stalls including five ADA spaces and eight bicycle spaces. The provided
57 quantity of parking stalls does not meet City code as 78 stalls are needed for office and 60 stalls
58 for warehouse use for a total of 138 required stalls. The current plan would be short 48 parking
59 stalls. Section 10-6-5(J) of the code provides that the Planning Commission, upon the advice of
60 the Community Development Director, shall determine the minimum required off street parking.
61 The Development Review Committee (DRC) determined that the 90 stalls provided would be
62 sufficient and recommended approval.
63

64 The proposed site plan provides 23,351 square feet of landscaping or 10.54%, which meets the
65 minimum landscaping percentage of 10% in the MD zone. The proposed building addition will
66 meet the architectural design guidelines related to massing and materials. The DRC
67 recommended approval of the site plan with the conditions to relocate the southernmost
68 driveway a minimum of eight feet from the property line per code and to provide a letter of
69 approval or flood control permit from Davis County Public Works regarding the culvert design.
70

71 Sherrie Pace explained that the Davis County drainage ditch to be culverted was along the rear
72 west property line and was for storm water. The applicant would be required to obtain a permit
73 from Davis County Public Works prior to beginning work.
74

75 Gary Tyler, Hughes General Contractors, was present representing Wasatch Container. He said
76 they did not have any concerns with moving the southernmost driveway approach. Mr. Tyler
77 explained that they were working on obtaining official approval from Davis County regarding
78 the ditch.
79

80 Commissioner Larson asked if the color scheme shown on the presented rendering was accurate.
81 Gary Tyler replied that the addition would be very similar to the existing building as it was their
82 desire to match the front façade.
83

84 Commissioner Van Langeveld asked if the expansion would increase traffic to/from the location.
85 Gary Tyler responded that there might be a few more trucks as they were hoping to grow the
86 business but overall the employee count would remain the same.

87
88 Sherrie Pace commented that the business was installing automated machinery, which would
89 actually increase efficiency and would not require additional employees.

90
91 Commissioner Larson asked if there was a concern about the reduced parking. Chair Knowlton
92 commented that the parking demands might be lower due to the automation.

93
94 Mackenzie Bennett said that the applicant provided a letter showing the number of employees
95 and the increased automation, which led the DRC to recommend approval of the proposed
96 parking.

97
98 Chair Knowlton clarified that there were 37 employees and asked how many would work in the
99 office versus the warehouse. Gary Tyler replied that a majority of the employees were either
100 working from home or out of town as salespeople. He said there were 15 employees in the
101 warehouse and 7 in the office so the proposed 90 stalls would likely be more than they would
102 ever utilize.

103
104 Commissioner Ward commented that one of the challenges was permitting a building and not a
105 use when regulating the building. He said the building could be sold to a company that may
106 utilize the entire square footage as office space. He commented that one stall per every 250
107 square feet was a little high so he was ok with the proposed 90 space but to avoid a future use
108 that may need more parking. Sherrie Pace responded that the formulations for manufacturing
109 uses were determined so long ago that they no longer made sense with advanced automation. She
110 said parking should be evaluate by a traffic engineer to determine what was necessary for these
111 uses.

112
113 **Commissioner Van Langeveld moved that the Planning Commission approve the site plan**
114 **for the Wasatch Container addition located at 645 North 400 West with the following**
115 **conditions:**

- 116
117 **1) Relocate the southernmost driveway a minimum of 8 feet from the property line,**
118 **per NSL Code 10-6-2;**
119 **2) Provide the City a letter of approval or Flood Control Permit from Davis County**
120 **Public Works regarding the culvert design.**

121
122 **Commissioner Jorgensen seconded the motion. The motion was approved by**
123 **Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

124 4. CONSIDERATION OF SITE PLAN APPROVAL FOR CYPRUS CREDIT UNION
125 NSL AT 450 EAST 1100 NORTH, MICHELLE MACDONNELL, APPLICANT
126

127 Mackenzie Bennett reported that the Cyprus Credit Union purchased the property containing the
128 existing Village Inn building at 450 East 1100 North. The existing building would be demolished
129 to construct a new building located in the Commercial Shopping (CS) zone where banks and
130 credit unions are a permitted use. The proposed building would be approximately 4,113 square
131 feet in size. In addition to demolishing and reconstructing the building, the applicant would also
132 make site improvements concerning ADA access, parking lot ease of movement, and
133 landscaping. The applicant has proposed to create an ADA complaint concrete ramp to allow for
134 walkable access from 1100 North to the building. The DRC recommends obtaining approval
135 from UDOT to construct the sidewalk and retaining wall within their right of way. The parking
136 lot ease of movement would be improved by adding parking islands. Landscaping across the site
137 would include the addition of trees, shrubs and other vegetation.

138
139 The property shares driveway access with surrounding businesses. The applicant has proactively
140 approached the neighboring businesses to ensure that they are not negatively impacted by the
141 development of the credit union. The property may be accessed from 500 East or 400 East.

142
143 City code requires banks or financial institutions to provide one parking stall per 250 square feet
144 of floor area and four stacking spaces per drive-up window. With approximately 4,113 square
145 feet this business would require a minimum of 17 parking stalls. They have provided 35 stalls
146 with two that are ADA compliant. All drive-up windows or ATMs are required to have enough
147 space to stack a minimum of four vehicles each. The proposed plan would be complaint with
148 parking code.

149
150 Ms. Bennett reported that the minimum landscaping percentage required would be 10% in the
151 CS zone. The proposed plan provides 8,103 square feet of landscaping or approximately 16.63%.
152 She then showed the architectural rendering and said that the proposed plan met the architectural
153 design guidelines including massing and materials. The DRC recommended approval with the
154 conditions that the applicant obtain approval from UDOT to construct a sidewalk and retaining
155 wall within their right of way, provide a letter from a licensed surveyor certifying that the storm
156 drain system has been constructed to the design elevations and the overall system will operate as
157 designed, and any engineering redlines.

158
159 Buddy Bennett, Cyprus Credit Union, commented that they were excited to be in the community
160 and had been in the State since 1928.

161
162 Commissioner Jorgensen asked if there would be changes in the circulation pattern or if it would
163 remain two way. Buddy Bennett replied that the site circulation would remain as it currently was.
164

165 Commissioner Jorgensen asked about the current configuration of the parking lot and if the
166 peninsula access from 500 East would remain. Michelle MacDonnell, who was the architect for
167 the project, replied that there would not be any changes made to that portion of the parking lot.

168
169 Sherrie Pace commented that there was a shared parking agreement and cross easement recorded
170 shared with this parcel, Taco Time, and the hotel.

171
172 Commissioner Jorgensen clarified that there would not be any fundamental changes to the
173 parking lot or issues with the location of the dumpster. Sherrie Pace said this plan should
174 improve the access to the dumpster and should not interfere with the drive thru.

175
176 **Commissioner Van Langeveld moved that the Planning Commission approve the site plan**
177 **for Cyprus Credit Union located at 450 East 1100 North with the following conditions:**

- 178
179 **1) Obtain approval from UDOT to construct a sidewalk and retaining wall within their**
180 **right-of-way;**
181 **2) Provide a letter, prior to final occupancy, from a licensed surveyor certifying that**
182 **the storm drain system has been constructed to the design elevations and that the**
183 **overall system will operate as designed;**
184 **3) Engineering redlines, if any.**

185
186 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**
187 **Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

188
189 **5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR R&R MACHINE**
190 **SERVICE AT 450 WEST 100 NORTH, DEREK VOCKEL, APPLICANT**

191
192 Mackenzie Bennett reported that R&R Machine Service was an industrial machine and
193 mechanical repair shop for the oil and gas industry. They were previously located at 625 North
194 400 West and has operated in the City for over a decade. The new address is located in the
195 Manufacturing Distribution (MD) zone where “commercial and industrial machinery and
196 equipment (except auto/electric) repair” is a conditional use.

197
198 The building is approximately 29,000 square feet, all of which would be dedicated to the single
199 business with 2,500 square feet for general office and 26,500 square feet for machine repair. As
200 there is not a specific parking code for industrial machinery repair, the most relatable use was
201 “manufacturing, processing, or assembly”. The business would then be required to have 65
202 parking stalls and the applicant has provided 50. The business employs 32 people and would
203 have a maximum of 20 onsite during the highest shift. The DRC does not foresee any parking
204 issues with the proposed amount of parking and recommended approval. City code provided that
205 the Planning Commission, upon advice of the Community Development Director, shall

206 determine the minimum required off street parking. The DRC recommended approval with no
207 conditions.

208
209 Derek Vockel, R&R Machine, commented on the site plan provided by staff, which highlighted
210 the property lines. He said he thought there were two physical addresses and parcels. Mackenzie
211 Bennett replied that the parcel to the west was also theirs so it was essentially two parcels.

212
213 Derek Vockel spoke on parking spaces and that they had upgraded the asphalt. He asked how
214 having the two parcels would affect parking requirements. Sherrie Pace replied that parking was
215 related to the use of the building and the size of the building itself. She said the only concern
216 with the lot size would be the ability to fit all the required parking stalls. Ms. Pace said both
217 properties were under one tax parcel and was combined under taxing and zoning purposes as one
218 parcel.

219
220 Chair Knowlton asked how many employees would work in the office versus the machining
221 area. Derek Vockel replied that there would be eight employees in the lower office, two
222 salespeople, with the remainder as field service, mechanics, machinists, welders, etc.

223
224 **Commissioner Jorgensen moved that the Planning Commission approve the conditional**
225 **use permit for R&R Machine Service located at 450 West 100 North with no condition(s).**
226 **Commissioner Larson seconded the motion. The motion was approved by Commissioners**
227 **Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

228
229 6. CONSIDERATION OF A SITE PLAN AMENDMENT APPROVAL FOR LOVE
230 CARPET CLEANING AT 580 NORTH MAIN STREET, GREG LOVE, APPLICANT

231
232 Sherrie Pace reported that Love's Carpet Cleaning was granted site plan approval on November
233 24, 2020 for the construction of the business at 580 North Main. She showed the proposed
234 elevation that was submitted at that time. The applicant has requested a site plan amendment to
235 change the exterior design of the building, specifically lowering the height of the center section
236 of the building. She explained that the proposed design did not meet the minimum standards for
237 the design regulations. Alternate options for the design would be to add a clerestory to the
238 structure that would extend over the middle section so that no other section of roofline was
239 longer than 60 feet. Other designs could include using cupolas with one roof height and cupolas
240 to break up the 60 feet sections.

241
242 Mackenzie Bennett commented that the applicant pulled the building permit for the approved
243 building from November and has now asked if he could do the proposed building due to building
244 material cost increases.

245

246 Greg Love, Love Carpet Cleaning, said the idea of adding multiple cupolas to bring the proposed
247 structure into compliance with code was acceptable to him. He commented that he liked the
248 clerestory but said it would add \$10,000 to the cost.

249
250 Chair Knowlton clarified that per the building design standards the proposed design did not meet
251 the parapet variation every 60 linear feet but that the cupolas would provide that variation.
252 Sherrie Pace said that there would need to be some feature that varied the roof height whether it
253 was cupolas, clerestory, etc.

254
255 Chair Knowlton said that the 150 foot expanse of the building without a break in the roofline
256 would be monotonous. He asked if the code specified that cupolas would provide that variation.
257 Sherrie Pace replied that the code stated, “any façade visible from a public right of way,
258 including pedestrian, transit, and bicycle corridors, shall include a parapet or other roof
259 variations such as clerestories, dormers, gables, cupolas or other architectural roof projections
260 that vary in height by at least two feet for each sixty linear feet of façade length.”

261
262 Commissioner Van Langeveld commented she was not interested in the specific detail but was
263 inclined to maintain the standard. Commissioner Jorgensen was in agreement.

264
265 Sherrie Pace said there were other solutions to bring the proposed building into compliance,
266 including changing the roofline. Greg Love replied that he liked the idea of doing a flat roof with
267 cupolas. He thought the color variations would also add visual interest.

268
269 Chair Knowlton asked for clarification on the secondary item that did not meet the standard,
270 which was the proposed primary building entrance. Sherrie Pace explained that any primary
271 entrance needed to have a roof structure over the doorway for shelter from the elements.

272
273 Chair Knowlton asked about the final item that did not meet the materials standard, which was
274 the proposed metal siding or materials, which appear to be metal siding. Sherrie Pace replied that
275 the metal siding was not visible from Main Street and the rear of the building was only visible
276 from the freeway. She explained that metal buildings were now allowed.

277
278 Greg Love explained that the metal siding would be red, white, and gray. He said different colors
279 would be used which would break up the façade and provide variation.

280
281 Commissioner Jorgensen said that the three conditions proposed by staff would allow the
282 building to meet the building design standards.

283
284 **Commissioner Ward moved that the Planning Commission approve the site plan for Love**
285 **Carpet Cleaning at 580 North Main Street with the following conditions:**

286
287 **1) All previous conditions of approval are in affect;**

- 288 **2) Two cupolas be added to the building roof sufficient to meet the variation**
289 **requirements of the standards adopted in the code;**
290 **3) An awning is added to the east door similar to the center door.**

291
292 **Commissioner Van Langeveld seconded the motion.**

293
294 Commissioner Maus asked if the addition of two cupolas would meet the minimum requirements
295 for the 150 foot building and suggested that three cupolas would be needed to meet the
296 requirement. Sherrie Pace confirmed that three cupolas were needed to meet the code
297 requirements and would be more aesthetically pleasing.

298
299 **Commissioner Ward amended his motion so that condition two would read “Three cupolas**
300 **be added to the building roof “. Commissioner Van Langeveld seconded the amended**
301 **motion.**

302
303 Chair Knowlton asked how the proposed building would be oriented on the site. Sherrie Pace
304 replied that the shortest part of the building was adjacent to the freeway.

305
306 Chair Knowlton asked how the existing building would sit relative to the proposed building.
307 Sherrie Pace replied that the proposed building would be behind the existing building. She said
308 that the code might need to be revised to provide guidance on the size of cupolas and how many
309 related to proportion.

310
311 Commissioner Jorgensen asked if the applicant would be willing to add three cupolas to the
312 building. Greg Love asked if he could have the option to choose between adding the clerestory
313 versus the three cupolas.

314
315 Sherrie Pace replied that the clerestory would need to extend over the middle section so that no
316 other section of roofline was longer than 60 feet. Greg Love commented that the cupolas were
317 \$1,200 each.

318
319 **Commissioner Ward amended his motion so that condition number two would read “Three**
320 **cupolas be added to the building sufficient to meet the variation requirement or the center**
321 **section of the building include a roof element such as a clerestory that extends to a length to**
322 **ensure that no portion of any roofline is greater than 60 feet without height variation.”**
323 **Commissioner Van Langeveld seconded the amended motion. The motion was approved by**
324 **Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

325
326 7. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
327 PLANNING COMMISSION

328

329 Sherrie Pace reported that the City Council approved the Eaglepointe Estates lot 1020R and
330 1021R plat amendment to combine the two lots. The Council also approved the final plats for
331 Rupp PUD, Silver Sky Lofts, and Eaglewood Cove Phase 13. The Williamsburg general
332 development plan was tabled as the Council was concerned about the reduction in the parking
333 ratio from 1.94 to 1.8 parking spaces per unit. The developer offered to provide a parking study
334 for the project. This study would include a review of Eaglewood Lofts, North Point Apartments,
335 Ridgeview Apartments, Hampton Place and other similar multi-family projects in surrounding
336 cities. She said this study would also help staff when revising the City's parking ordinances.
337

338 Chair Knowlton suggested that it be taken into consideration whether the multi-family project
339 was adjacent to frequent transit or not. He suggested adding projects in Salt Lake City as well as
340 the transit dynamic was mimicked in the northern part of Salt Lake City. Sherrie Pace replied
341 that she had suggested they include projects in Salt Lake City as well as Davis County.
342

343 Sherrie Pace then reported on applicable 2021 legislative updates including HB409, which
344 required four hours of annual training for Planning Commissioners. She said one of those hours
345 was required to be about land use, one hour was earned by attending twelve planning
346 commission meetings, staff training and/or the APA conference sessions. She said this
347 requirement was effective starting in May and staff would track these hours.
348

349 Chair Knowlton commented that the APA provided a variety of training including online. Sherrie
350 Pace suggested providing a training to show the Commissioners where they could find online
351 training and resources.
352

353 Chair Knowlton asked that a link to the APA and LUA resources be sent to the Commissioners.
354 He also said that he and Commissioner Larson were a resource as they were serving on the board
355 for the Utah Chapter of the APA.
356

357 Sherrie Pace then reported another section of HB409 was related to development agreements,
358 which would require staff to make some updates. Specifically that developments would have to
359 go through a public hearing if there was a development agreement. Other items included that
360 conditional use standards must be "objective", new definitions for subdivision and lot line
361 adjustments, that land use laws are not subject to the appeal authority, and infrastructure
362 improvements related to roadways. She explained that when the City Council approved a zone
363 change that this was not a land use decision but a legislative decision and was not appealable to
364 the hearing officer.
365

366 Ms. Pace spoke on 2021 priorities including amendments to the City code that would come into
367 effect due by May 5th. This included updating the subdivision code and definitions, updating the
368 conditional use standards, and development agreement requirements. She explained that this
369 meant subjective conditions could not be placed on a conditional use permit. Other priorities

370 included the form based code, the sign ordinance, parking ordinance, the subdivision ordinance,
371 and the annexation policy plan update.

372
373 Mackenzie Bennett asked if there were any requests related to parking requirements that may
374 help the Commission on future agenda items. Chair Knowlton suggested that if a business was
375 divided into two parking categories or uses that the applicant provide the breakdown of how
376 many employees fit into each category, i.e. office, warehouse/industrial. He also suggested
377 enquiring how many employees were anticipated to work from home the majority of the time.

378
379 Chair Knowlton asked if it was the Planning Commission's decision when to begin meeting in
380 person. Sherrie Pace replied that it was up to the Commission members. She suggested that the
381 Commission could wait until everyone was vaccinated, they could meet in person with social
382 distancing measures, or continue to meet electronically.

383
384 Sherrie Pace commented that there was the ability to stream the meetings and allow individuals
385 to attend virtually if the Commission met in person. The Commissioners determined to meet in
386 person on May 11th.

387
388 8. APPROVAL OF MINUTES

389
390 The Planning Commission meeting minutes of March 23, 2021 were reviewed and approved.

391
392 **Commissioner Ward moved that the Planning Commission approve the minutes for the**
393 **March 23, 2021 meeting. Commissioner Van Langeveld seconded the motion. The motion**
394 **was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van**
395 **Langeveld and Ward.**

396
397 9. ADJOURN

398
399 Chair Knowlton adjourned the meeting at 8:11 p.m.

400
401 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
402 *Tuesday May 18, 2021 by unanimous vote of all members present.*

403
404
405
406 _____
Linda Horrocks, City Recorder