

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
MAY 25, 2021

**FINAL**

Commission Vice Chair BreAnna Larson called the meeting to order at 6:32 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, James Mabey, residents; Patrick Scott, Braden Miles, Brighton Utah.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR IDAHO  
SPECIALIZED TRANSPORTATION INC AT 920 WEST CENTER STREET, UNIT  
200, CLAY SAUER, APPLICANT

Mackenzie Bennett reported that Idaho Specialized Transportation was a company based out of Idaho that had been in business since 1996. They have submitted a business license application to open a courier service at 920 West Center Street, which was in the General Commercial (CG) zone. Couriers, messengers, and local delivery would be a conditional use in that zone. The space would be used for short-term storage and distribution of freight with two delivery docks and approximately 6,824 square feet of warehouse space. They plan to operate two box trucks out of this location, which would be stored in the docks when not in use. There would be two employees at this location and both would be delivery drivers.

Per City code seven parking stalls would be required but the applicant has only provided three in addition to the two docking spaces that the box trucks would be stored in. Section 10-6-5 of the City code would allow the Planning Commission, upon the advice of the Community

Development Director, to determine the minimum required off street parking. The Community Development Director and the Development Review Committee (DRC) recommend that the Planning Commission approve this conditional use permit with the three parking stalls.

Commissioner Jorgensen asked if there were multiple units in the larger building on the site. He said there appeared to be a lot of parking on the complex. Mackenzie Bennett replied this was correct. She said the rest of the property would have been approved through the site plan process and staff had no concerns with the parking.

Commissioner Tucker was surprised that the 6,824 square feet of storage space would be managed by only two employees.

Commissioner Larson asked if this type of a conditional use item could be added to the list of items that would be administrative and reviewed only by staff in the future. Mackenzie Bennett replied that part of the recent legislative changes required that all conditional uses be objective. This meant staff needed to reface the entire conditional use code.

Chair Knowlton arrived at 6:37 p.m.

**Commissioner Van Langeveld moved that the Planning Commission approve the conditional use permit for Idaho Specialized Transportation Inc. located at 920 West Center Street with no conditions. Commissioner Jorgensen seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 40-FOOT DRIVEWAY AT 693 EAST SCENIC HILLS DRIVE, JAMES MABEY, APPLICANT

Mackenzie Bennett reported that the owner of 693 East Scenic Hills Drive, James Mabey, wanted to extend the existing 30 foot driveway by ten feet. This would allow for more efficient access to the concrete pad on the side of the house. This extension would require a conditional use permit as per City code 10-6-2 which stated that residential lots were 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 regulated that there shall be a minimum of three feet between the driveway and a side property line. She showed the site plan and said the property owner would like to expand the driveway to 40 feet with five feet from the property line.

Ms. Bennett explained that there was a Rocky Mountain Power (RMP) box near the proposed driveway and that Mr. Mabey had been in contact with them to ensure that the additional concrete was allowable. RMP stated that the additional concrete was allowable if a six inch curb wall was installed around the entire box and surrounded by gravel. Mr. Mabey has incorporated

this into the proposed site plan. The distance and location of the other utilities from the proposed driveway were not a concern. In the DRC meeting, staff had some concern about the location of the water meter but it was found to be on the other side of the driveway extension so there would be no conflicts. The DRC recommended approval of the conditional use permit with no conditions.

Chair Knowlton clarified that when the Commission reviewed conditional use permits that essentially it was a permitted use with conditions. He said the Commission should seek to mitigate any impacts.

Commissioner Tucker commented that the reason there were limitations was to protect from driveways becoming parking lots. He felt there was a clear use for the access and said this request was appropriate. Mackenzie Bennett responded that there was an RV pad which they would be extending along with the addition of a gate and fence to protect against theft.

Chair Knowlton asked about the separation from the proposed driveway and the adjacent property. Mackenzie Bennett replied that it was five feet.

Commissioner Ward asked if there would still be a park strip with grass and a sprinkler system in that five foot separation. James Mabey responded that they would be placing gravel in the park strip.

Commissioner Jorgensen asked if the curb would be cut to accommodate the addition to the driveway. James Mabey replied that the curb would be cut and asked how long the taper would need to be. He said that the existing driveway taper was two feet.

Chair Knowlton asked if there was any language in the City code that stated the intent for limiting the length of a driveway to 30 feet. Sherrie Pace replied that she did not think there was.

Chair Knowlton commented that he assumed part of the rationale for limiting the driveway length was so that an entire front yard could not become concrete. He asked about adding a tree between the two properties. James Mabey responded that there was a tree there but it had fallen down in a windstorm. He said he would be removing the irrigation there to avoid issues with having underground water. Mr. Mabey also explained that currently he had to drive over the existing lawn, which resulted in an undesirable look.

Commissioner Jorgensen said he lived in the area and explained that there were trees lining the park strips. He explained that having the RV in the back would actually be an improvement.

Commissioner Van Langeveld commented that she had a similar driveway with a triangle cutout with gravel and the utility companies asked her not to plant a tree as it would disrupt the utilities there.

Commissioner Tucker was in agreement and said a tree would cause havoc with the utilities there. He suggested that easier access to the utilities would be appreciated by those providers. James Mabey said the tree stump in that area had raised up the electrical box and he would be grinding it down.

**Commissioner Tucker moved that the Planning Commission approve the conditional use permit for a 40 foot driveway at 693 East Scenic Hills Drive with no conditions. Commissioner Jorgensen seconded the motion.**

Commissioner Van Langeveld commented that consideration should be made to why there was a 30 foot requirement in the City code and if it should be revised to 40 feet.

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

4. 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

Sherrie Pace showed the location of Village Station at Eaglewood on an aerial photograph. She explained that the proposal to re-subdivide the existing lots 2 and 3 into four lots and one open space parcel was for financing purposes. She said the open space consisted of hillside with rock fall. All the lots would have a cross-access easement to address both the access and maintenance. The developer would create an owners association to govern both the maintenance of the open space parcel A and parking lot maintenance. Parcel A, the open space, would be owned and maintained by Brighton or by the future owners association and recorded covenants. The rock fall hazard, in Parcel A, would be mitigated as per the approved site plan and development agreement.

Ms. Pace showed the site plan demonstrating the new lot lines and parking in relation to the approved site plan. The DRC recommended approval of the plat amendment with the conditions that engineering redlines be corrected.

Commissioner Jorgensen asked for clarification on the configuration of the street parking and said it would be the responsibility of the Homeowners Association for snow removal and maintenance. Sherrie Pace replied that when the City negotiated the development agreement that the design of the street was done to encourage street parking and discourage truck traffic. She said snow removal, striping, and installation of parking bollards would be the responsibility of the developer or owners association. This was added to the plat for the development.

Commissioner Maus asked if there would still be the requirement to maintain 10% landscaping on the other lots even with the open space provided by Parcel A. Sherrie Pace replied that per the site plan approval there was approximately 23% landscaping shown for the development which was specified in the development agreement as well. She said between parcels 9 and 10 that there was a parcel that belonged to UDOT, which Brighton would landscape to match with the development.

**Commissioner Van Langeveld moved 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 engineering redlines.**

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

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

Sherrie Pace reported that the Williamsburg General Development Plan and development agreement amendment was approved. She said they were granted 240 units, which was an increase of 23 units. Ms. Pace explained that the item was tabled while the applicants obtained a parking study. She said the study was valuable information for the City and demonstrated that many projects were over parked. The study for Williamsburg showed the need for an additional 20 spaces so the developer removed the parking lot islands and asked for an exception to install tree diamonds with trees every 10 spaces instead of every 20 spaces. They also changed the garages along I-215 into carports, which are narrower, for an additional 16 spaces.

Sherrie Pace also explained that the retail/commercial use would have 33 dedicated spaces with signage that the daytime use was for the commercial and after hours use would be guest parking. She said this provide for 92 overnight guest parking spaces overall. The parking study showed the demand at 1.9 parking spaces per unit.

Chair Knowlton spoke on the sign code in relation to the recent legislative session and a recent Supreme Court ruling in Arizona. He said that there always seemed to be new legislation that weakened a city's ability to regulate billboards. This led to cities adopting one standard for on and off premise signage, which could cause a significant set of restrictions on billboards. Sherrie Pace replied that staff would be meeting with staff from Woods Cross, Farmington, Bountiful, Scenic Utah, and Senator Todd Weiler to discuss billboards.

Chair Knowlton suggested that this item could be placed on the to do list to review. Sherrie Pace replied that the sign code needed an update so staff would be working with the City's attorney.

#### 6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 13, 2021 were reviewed and approved.

**Commissioner Jorgensen moved to approve the April 13, 2021 Planning Commission minutes. Commissioner Van Maus seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

Chair Knowlton asked about the next milestone for the form based code. Sherrie Pace replied that there would be a public open house. She said staff would schedule this soon but needed to revise the annexation policy declaration that they had received from the consultant first.

#### 7. ADJOURN

Chair Knowlton adjourned the meeting at 7:13 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday June 8, 2021 by unanimous vote of all members present.*

  
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Linda Horrocks, City Recorder