



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 July 13, 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/3dTdla3>

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) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Consideration of a Conditional Use Permit for Utah Wholesale Industrial Sales, LLC, located at 130 South Redwood Road, Unit L, Michael Smith, applicant
- 4) Work Session: Conditional Use Review, City Code 10-11-3, use categories from Postal Service through Educational Services
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 6/22/2021

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 7th day of July, 2021.

Dated this 7th day of July, 2021.







CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: July 13, 2021
SUBJECT: Conditional Use Permit for Utah Wholesale Industrial Sales, LLC, located at 130 South Redwood Road, Unit L

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Utah Wholesale Industrial Sales, LLC located at 130 South Redwood Road, Unit L, with no conditions.

BACKGROUND

Utah Wholesale Industrial Sales, LLC sells overstock items online. The overstock items include, but are not limited to, tools, auto parts, clothing, shoes, backpacks, and fitness equipment. The company primarily conducts sales over eBay but plans to sell on other websites such as Amazon or Walmart in the future. Per City Code 10-11-3, "Electronic shopping and mail order houses" is a conditional use in the General Commercial (CG) zone.

According to the applicant, the building located at 130 South Redwood Road is shared by multiple tenants. Utah Wholesale will occupy all of Unit L which is approximately 5,500 sq. ft. in size. Of the 5,500 sq. ft., 600 sq. ft. will be used for general office and the remaining 4,900 sq. ft. will be used for freight warehousing. This location will be used for listing products online and shipping or receiving items. All business activity will take place within the building, no outdoor storage is needed, nor will it be approved with this conditional use permit.

The business will employ 3-10 part time employees and 2-3 full time. The maximum number of employees on the highest shift will be 5. Business hours will occur between 9:00 AM-5:00 PM, Monday through Thursday. A forklift and pallet jack will be operated at this location.

The business is required to have a minimum of 8 parking stalls (see parking table below). They have provided a total of 10 parking stalls which is compliant with code.

Use	Square Feet	Requirement	Required Parking
General Office	600	1 stall per 250 sq. ft.	3
Warehouse with Freight Movement	4,900	1 stall per 1,000 sq. ft. of gross floor area or 1 stall per employee on highest shift, whichever is greater	5
Total			8

The business does not plan to expand or grow at the 130 South Redwood Road location. The subject location is temporary as the business seeks a more permanent warehouse. Until then, they are on a month to month lease with the property owner.

The applicant has noted that they do not anticipate any potential health hazards or negative environmental impacts from their day to day activities.

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 Utah Wholesale Industrial Sales, LLC located at 130 South Redwood Road, Unit L, with no conditions.

Attachments

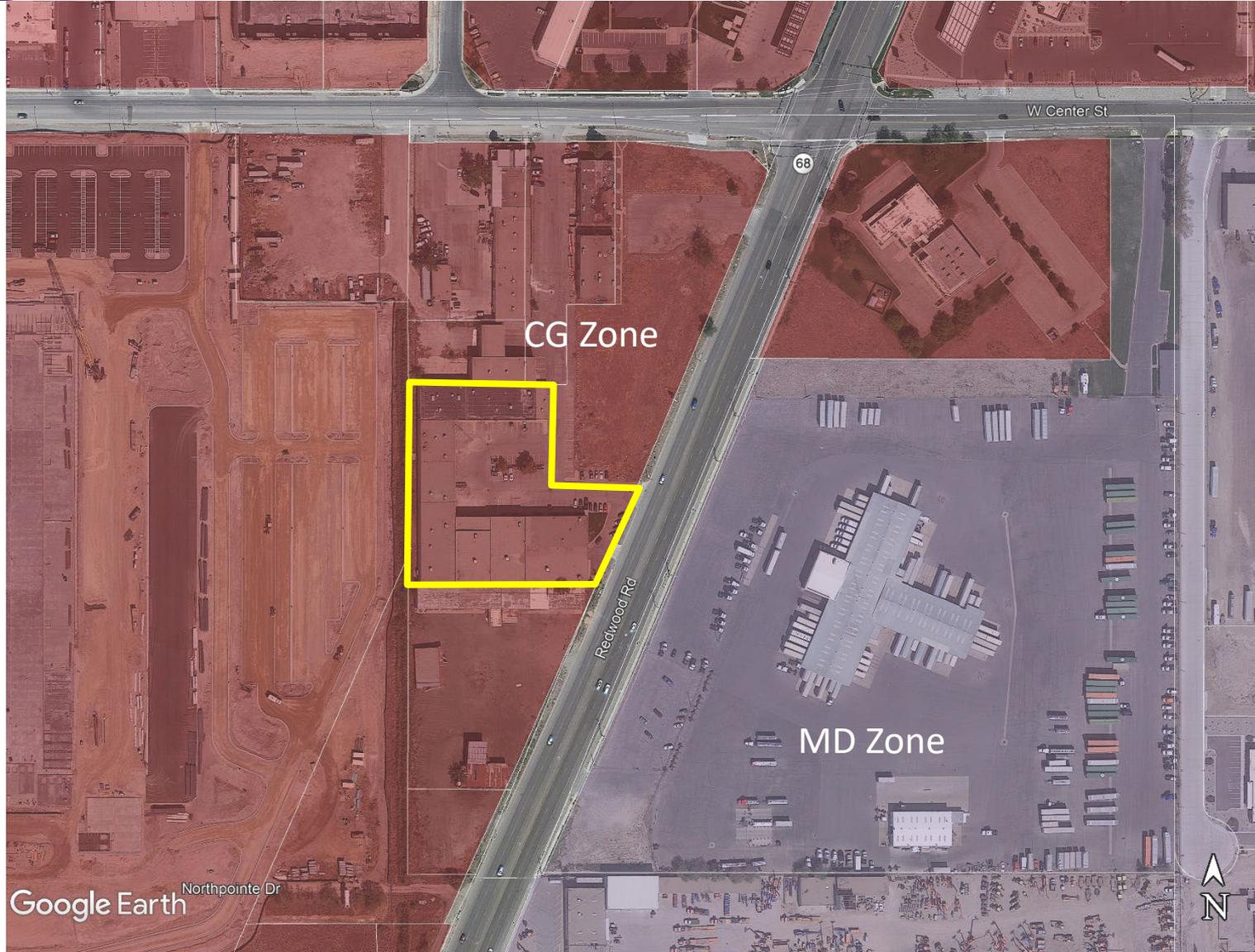
- 1) Zoning Map/Aerial



Utah Wholesale Industrial Sales, LLC - CUP

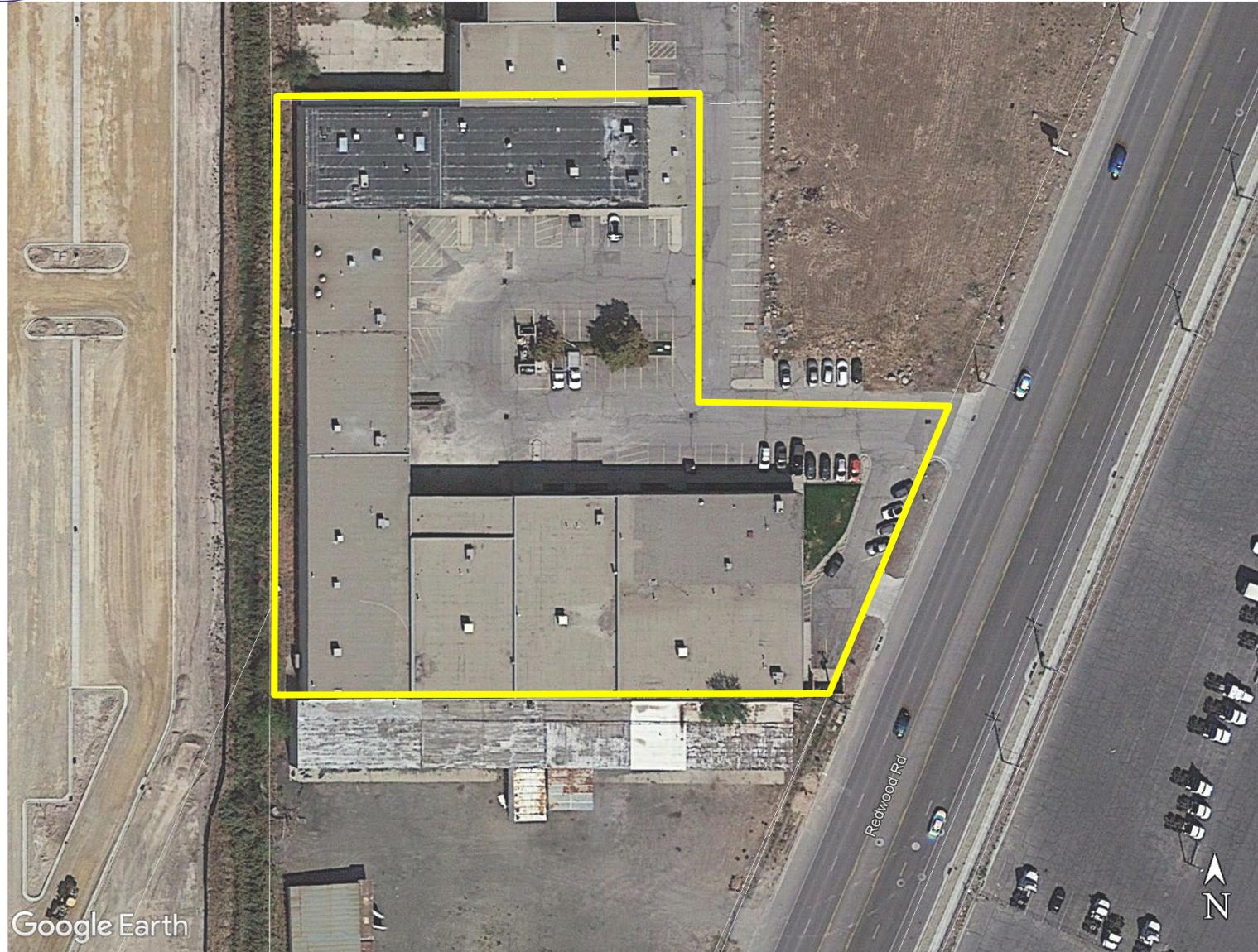
130 South Redwood Road, Unit L

Zoning





Utah Wholesale Industrial Sales, LLC - CUP
130 South Redwood Road, Unit L
Aerial





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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: July 13, 2021
SUBJECT: Work session reviewing proposed code amendments for conditional uses

Please find the attached copy of City Code Land Use table in Chapter 11, Commercial zones. Staff would like to have a dialogue with the Commission regarding updating the code per the changes made to the State Code and reducing the number of conditional uses in favor of permitted and prohibited uses.

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section 10-1-46 of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone			
	C-S	C-G	M-D	M-G
Production:				
Crop production	N	N	C	C
Animal production	N	N	N	N
Soil preparation, planting, cultivating, and crop harvesting	N	N	C	C
Mining:				
Crude petroleum and natural gas extraction	N	N	N	C
Mining (except oil and gas)	N	N	N	N
Sand mining	N	N	N	C
Support activities for mining	N	N	C	C
Drilling oil and gas wells	N	N	N	C
Support activities for oil and gas operations	N	N	C	C
Utilities:				
Fossil fuel electric power generation	N	N	N	C
Nuclear electric power generation	N	N	N	N
Other electric power generation	N	N	N	C
Electric bulk power transmission and control	N	N	C	C
Electric power or natural gas distribution	N	C	C	C
Water supply and irrigation systems	C	C	P	P
Sewage treatment facilities	N	N	C	C
Steam and air conditioning supply	N	N	C	P
Building, Developing And General Contracting:				
Construction and contractor services, office only	N	P	P	P
Construction and contractor services, outdoor storage (outdoor storage detailed further in section 10-1-33 of this title)	N	C	P	C
Manufacturing:				
Food manufacturing	N	N	C	C
Animal slaughtering	N	N	N	N
Textile and textile product mills	N	N	P	P
Apparel manufacturing	N	C	P	P
Leather and allied product manufacturing	N	N	N	C
Wood product manufacturing	N	N	C	C
Paper manufacturing	N	N	C	C
Printing and related support activities	C	C	P	P
Petroleum and coal products manufacturing	N	N	N	C
Chemical manufacturing	N	N	N	C
Plastics and rubber products manufacturing	N	N	C	P
Nonmetallic mineral product manufacturing	N	N	C	P
Primary metal manufacturing	N	N	N	C
Fabricated metal product manufacturing	N	N	C	C
Machinery manufacturing	N	N	C	P
Computer and electronic product manufacturing	N	C	P	P
Electrical equipment, appliance and component manufacturing	N	C	P	P

Transportation equipment manufacturing	N	N	C	P
Furniture and related product manufacturing	N	N	C	P
Concrete service and batching plants	N	N	C	P
Miscellaneous manufacturing	N	S	S	S
Wholesale/Retail Trade:				
Wholesale, trade, durable goods:				
Automobile and other motor vehicle wholesalers	N	C	P	P
Motor vehicle supplies and new part wholesalers	N	N	P	P
Tire and tube wholesalers	N	N	C	P
Motor vehicle part (used) wholesalers	N	N	C	C
Home furnishing wholesalers	N	C	P	P
Construction material wholesalers	N	N	P	P
Commercial equipment wholesalers	N	S	S	P
Medical, dental and hospital equipment and supplies wholesalers	N	C	P	P
Other professional equipment and supplies wholesalers	N	S	P	P
Metal service centers and offices	N	N	P	P
Coal and other mineral and ore wholesalers	N	N	N	C
Electronic parts and equipment wholesalers	N	S	P	P
Hardware wholesalers	N	N	P	P
Plumbing and heating equipment and supplies (hydronics) wholesalers	N	N	P	P
Warm air heating and air conditioning equipment and supplies wholesalers	N	N	P	P
Refrigeration equipment and supplies wholesalers	N	N	P	P
Construction and mining (except petroleum) machinery and equipment wholesalers	N	N	C	P
Farm and garden machinery and equipment wholesalers	N	N	P	P
Industrial machinery and equipment wholesalers	N	N	P	P
Industrial supplies wholesalers	N	N	C	P
Service establishment equipment and supplies wholesalers	N	C	C	P
Transportation equipment and supplies (except motor vehicle) wholesalers	N	N	C	P
Sporting and recreational goods and supplies wholesalers	N	C	P	P
Recyclable material wholesalers	N	N	C	C
Jewelry, watch, precious stone and precious metal wholesalers	N	C	P	P
Other miscellaneous durable goods wholesalers	N	N	S	S
Wholesale trade, nondurable goods:				
Paper and office supplies wholesalers	N	C	P	P
Drug, drug proprietaries and druggist sundries wholesalers	N	C	P	P
Piece goods, notions and other dry goods wholesalers	N	C	P	P
Clothing wholesalers	N	C	P	P
Grocery wholesalers	N	N	P	P
Other grocery and related products wholesalers	N	N	P	P
Farm product raw material wholesalers	N	N	C	C

Plastics materials and basic forms and shapes wholesalers	N	N	C	C
Other chemical and allied products wholesalers	N	N	S	S
Petroleum bulk stations and terminals	N	N	C	C
Petroleum and petroleum products (except bulk stations and terminals) wholesale	N	N	C	C
Alcoholic beverage wholesalers	N	C	P	P
Farm supplies wholesalers	N	N	P	P
Book, periodical and newspaper wholesalers	N	C	P	P
Flower, nursery stock and florist supplies wholesalers	N	C	P	P
Tobacco and tobacco product wholesalers	N	C	P	P
Paint, varnish and supplies wholesalers	N	N	P	P
Other miscellaneous nondurable goods wholesalers	N	S	S	S
Motor Vehicle And Parts Dealers:				
Car dealers	C	P	P	N
Recreational vehicle, motorcycle, and boat dealers	C	P	P	N
All other motor vehicle dealers	S	P	P	N
Automotive parts and accessories stores	C	P	P	N
Tire dealers	C	P	P	N
Furniture And Home Furnishings Stores:				
Furniture and home furnishings stores	P	P	P	N
Electronics And Appliance Stores:				
Electronics and appliance stores	P	P	P	N
Building Material And Garden Equipment And Supplies Dealers:				
Home centers	N	P	P	N
Paint and wallpaper stores	P	P	P	N
Hardware stores (10,000 square feet or less)	P	P	P	N
Other building material dealers	N	S	P	N
Outdoor power equipment stores - sales only	C	P	P	N
Nursery and garden centers	C	P	P	N
Food And Beverage Stores:				
Supermarkets and other grocery (except convenience) stores	C	P	P	N
Convenience stores	P	P	P	N
Meat markets	C	P	P	N
Fruit and vegetable markets, bakeries, and all other specialty food stores	P	P	P	N
Beer, wine and liquor stores	N	C	N	N
Health And Personal Care Stores:				
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	N
Optical goods stores	P	P	P	N
Gasoline Stations:				
Gasoline stations with convenience stores	C	P	P	P
Other gasoline stations	S	P	P	P
Clothing And Clothing Accessories Stores:				
Clothing and clothing accessory stores	P	P	P	N
Luggage and leather goods stores	P	P	P	N
Sporting Goods, Hobby, Book And Music Stores:				
Sporting goods, hobby, book and music stores	P	P	P	N

News dealers and newsstands	P	P	P	N
General Merchandise Stores:				
Department stores	C	P	P	N
All other general merchandise stores	P	P	P	N
Miscellaneous Store Retailers:				
Florists	P	P	P	N
Office supplies and stationery stores	P	P	P	N
Gift, novelty and souvenir stores	P	P	P	N
Used merchandise stores	C	C	C	N
Pet and pet supplies stores	P	P	P	N
Art dealers	P	P	P	N
Manufactured (mobile) home dealers	N	N	C	C
Tobacco stores	N	P	P	N
All other miscellaneous store retailers	S	S	S	N
Nonstore Retailers:				
Electronic shopping and mail order houses	N	C	P	N
Vending machine operators	N	C	P	N
Heating oil dealers	N	N	C	C
Liquefied petroleum gas (bottled gas) dealers	N	N	C	C
Other fuel dealers	N	N	S	S
Other direct selling establishments	N	N	S	N
Air Transportation:				
Air transportation	N	N	C	N
Rail Transportation:				
Rail transportation	N	N	C	C
Truck Transportation:				
Freight trucking, local	N	N	P	P
Freight trucking, long distance	N	N	C	P
Used household and office goods moving	N	N	C	P
Transit And Ground Passenger Transportation:				
Urban transit systems	C	C	C	C
Interurban and rural bus transportation	N	C	C	C
Taxi and limousine service	N	N	C	P
School and employee bus transportation	N	N	C	P
Charter bus industry	N	N	C	P
Special needs transportation	N	N	C	P
All other transit and ground passenger transportation	S	S	S	S
Pipeline Transportation:				
Pipeline transportation	N	N	C	C
Scenic And Sightseeing Transportation:				
Scenic and sightseeing transportation	C	C	P	P
Support Activities For Transportation:				
Air traffic control	N	C	C	C
Other airport operations	N	N	S	S
Other support activities for air transportation, except fuel	N	S	S	S
Support activities for rail transportation	N	N	C	C
Other support activities for water transportation	N	N	S	S
Motor vehicle towing and impound lots	N	N	C	C
Other support activities for road transportation	N	N	S	S
Freight transportation arrangement	N	N	C	C

Packing and crating	N	N	C	C
All other support activities for transportation	N	N	S	S
Postal Service:				
Postal service	P	P	P	P
Couriers And Messengers:				
Couriers, messengers and local delivery	C	C	P	P
Warehousing And Storage Facilities:				
General warehousing and storage facilities	N	C	P	P
Self-storage units	N	N	C	C
Other warehousing and storage facilities	N	N	S	S
Publishing Industries:				
General publishers	N	C	P	P
Software publishers	P	P	P	P
Motion Picture And Sound Recording Industries:				
Motion picture and video production and distribution	C	C	C	C
Motion picture theaters, except drive-ins	P	P	P	N
Drive-in motion picture theaters	N	N	C	N
Teleproduction and other postproduction services	C	C	C	C
Other motion picture and video industries	S	S	S	S
Record production and distribution	C	C	P	P
Music publishers and sound recording studios	C	C	C	C
Other sound recording industries	S	S	S	S
Broadcasting And Telecommunications:				
Broadcasting and telecommunications services	C	C	P	P
Cellular and other wireless telecommunications	N	C	C	C
Telecommunications resellers	P	P	P	P
Satellite telecommunications	C	C	P	P
Other telecommunications	S	S	S	S
Information Services And Data Processing Services:				
Information services and data processing services	P	P	P	P
Credit Intermediation And Related Activities:				
Banks and credit unions	P	P	P	N
Credit intermediation and related activities	P	P	P	N
Pawnshop	N	C	N	N
Other activities related to credit intermediation	S	S	P	N
Securities, Commodity Contracts And Other Intermediation:				
Securities, commodity contracts and other intermediation	P	P	P	N
Insurance Carriers And Related Activities:				
Insurance carriers and related activities	P	P	P	N
Funds, Trusts And Other Financial Vehicles (U.S. Only):				
Funds, trusts and other financial vehicles (U.S. only)	P	P	P	N
Real Estate:				
Real estate services	P	P	P	N
Rental And Leasing Services:				
Passenger car rental and leasing	P	P	P	C
Truck, utility trailer, and RV (recreational vehicle) rental and leasing	N	C	P	P
Consumer electronics and appliances rental	P	P	P	N

Entertainment and entertainment products rental	P	P	P	N
Recreational goods rental	P	P	P	N
All other consumer goods rental	S	S	P	N
General rental centers	C	C	P	N
Commercial air, rail, and water transportation equipment rental and leasing	C	P	P	N
Construction, mining and forestry machinery and equipment rental and leasing	N	N	C	C
Office machinery and equipment rental and leasing	P	P	P	N
Other commercial and industrial machinery and equipment rental and leasing	N	N	P	P
Professional, Scientific And Technical Services:				
Testing laboratories	C	P	P	N
Photography studios	P	P	P	N
Veterinary services	C	P	P	N
All other professional, scientific and technical services	S	S	P	N
Administrative And Support Services:				
General office	P	P	P	N
Employment placement agencies	P	P	P	N
Call centers	N	P	P	N
Other business service centers (including copy shops)	P	P	P	N
Repossession services	C	C	C	N
Armored car services	N	C	P	N
Exterminating and pest control services	N	N	P	N
Janitorial services	C	C	P	N
Landscaping services	N	N	P	N
Packaging and labeling services	P	P	P	N
All other support services	S	S	S	N
Waste Management And Remediation Services:				
Solid waste collection	N	N	N	C
Hazardous waste collection	N	N	N	C
Other waste collection	N	N	N	C
Hazardous waste treatment and disposal	N	N	N	C
Solid waste landfill	N	N	N	C
Solid waste combustors and incinerators	N	N	N	C
Other nonhazardous waste treatment and disposal	N	N	N	C
Remediation services	N	N	N	C
Materials recovery facilities	N	N	N	C
Septic tank and related services	N	N	N	C
All other miscellaneous waste management services	N	N	N	S
Educational Services:				
Elementary and secondary schools	P	P	C	N
Colleges, universities and professional schools	P	P	P	N
Professional training	P	P	P	N
Other technical and trade schools	P	P	P	N
Sports and recreation instruction	P	P	P	N
Automobile driving schools	C	C	P	N
All other miscellaneous schools and instruction	S	S	S	N
Educational support services	P	P	P	N
Ambulatory Healthcare Services:				

Offices of physicians, therapists, and dentists	P	P	P	N
Family planning centers	N	C	C	N
Outpatient mental health and substance abuse centers	N	C	C	N
HMO medical centers	P	P	P	N
Kidney dialysis centers	P	P	P	N
Freestanding ambulatory surgical and emergency centers	P	P	P	N
All other outpatient care centers	P	P	P	N
Medical laboratories	N	C	P	N
Diagnostic imaging centers	P	P	P	N
Home healthcare services	P	P	P	N
Ambulance services	P	P	P	N
Blood and organ banks	N	C	P	N
All other miscellaneous ambulatory healthcare services	S	S	S	N
Hospitals:				
General medical and surgical hospitals	C	C	C	N
Psychiatric and substance abuse hospitals	N	C	C	N
Specialty (except psychiatric and substance abuse) hospitals	N	C	C	N
Nursing And Residential Care Facilities:				
Nursing care facilities	C	C	N	N
Assisted living center	N	C	N	N
Residential mental health facilities	N	C	N	N
Residential mental health and substance abuse facilities	C	C	N	N
Continuing care retirement communities and homes for the elderly	C	C	N	N
Other residential care facilities	S	S	N	N
Social Assistance:				
Child and youth services	N	C	N	N
Services for the elderly and persons with disabilities	N	C	N	N
Other individual and family services	N	S	N	N
Community food services	N	C	N	N
Temporary shelters or community housing services	N	N	N	N
Emergency and other relief services	N	C	C	N
Vocational rehabilitation services	N	C	C	N
Child daycare services	C	C	C	N
Performing Arts, Spectator Sports And Related Industries:				
Performing arts companies	C	P	C	N
Other performing arts companies	S	P	S	N
Sports teams and clubs	C	P	C	N
Racetracks	N	N	C	C
Other spectator sports	S	S	S	S
Promoters of performing arts, sports and similar events with facilities	P	P	P	N
Independent artists, writers, and performers - studio only	P	P	P	N
Museums, Historical Sites And Similar Institutions:				
Museums	P	P	C	C
Historical sites	P	P	C	C

Zoos and botanical gardens	C	C	P	P
Nature parks and other similar institutions	S	P	P	P
Amusement, Gambling And Recreation Industries:				
Amusement and theme parks	N	C	C	N
Amusement arcades	C	C	C	N
Golf courses and country clubs	C	C	C	C
Fitness and recreational sports centers	C	P	P	N
Bowling centers	C	P	P	N
All other amusement and recreation industries	S	S	S	N
Accommodation:				
Hotels (except casino hotels) and motels	C	P	P	N
Bed and breakfast inns	C	P	P	N
All other traveler accommodation	S	S	P	N
RV (recreational vehicle) parks and campgrounds	N	C	C	N
Recreational and vacation camps	N	N	C	N
Food Services And Drinking Places:				
Restaurants, coffee shops, and cafeterias	P	P	P	N
Food service contractors	C	C	P	N
Caterers	C	P	P	N
Mobile food services	C	P	P	N
Taverns	N	N	N	C
Private clubs	N	C	N	N
Sexually oriented businesses	N	N	N	C
Repair And Maintenance:				
General automotive repair	N	C	P	P
Automotive body, paint and interior repair and maintenance	N	N	C	C
Automotive glass replacement shops	N	P	P	P
Automotive oil change and lubrication shops	N	P	P	P
Car washes	N	P	C	C
All other automotive repair and maintenance	N	S	S	S
Electronics repair and maintenance	P	P	C	N
Other electronic and precision equipment repair and maintenance	C	C	C	C
Commercial and industrial machinery and equipment (except automotive and electric)	N	N	C	C
Garden equipment repair and maintenance	C	C	C	N
Appliance repair and maintenance	P	P	C	N
Reupholstery and furniture repair	N	C	C	N
Footwear and leather goods repair	P	P	C	N
Other personal and household goods repair and maintenance	S	S	S	N
Personal Services:				
Salons and barbershops	P	P	C	N
Diet and weight reducing centers	P	P	C	N
Funeral homes	P	P	C	N
Cemeteries and crematories	N	N	N	N
Coin operated laundries and dry cleaners	C	P	C	N
Laundries, family and commercial	N	C	C	N
Laundry drop off services	P	P	P	N
Linen supply	N	N	C	C
Industrial launderers	N	N	C	N

All other laundry services	S	S	S	N
Pet care (except veterinary) services	C	P	P	N
Photofinishing laboratories (except 1 hour)	N	C	C	N
1 hour photo finishing	P	P	P	N
Freestanding parking lots and garages	C	C	C	C
All other personal services	S	S	S	S
Religious, Grant Making, Civic, And Professional And Similar Organizations:				
Religious organizations	P	P	P	N
Volunteer and nonprofit organizations	P	P	P	N
Residential Uses:				
Developments which contain residential uses or mixed commercial and residential uses must obtain a rezone to a "Planned District (P)", see chapter 13 of this title				
Land Development:				
Business, light manufacturing and research park	N	N	P	N
Subdivisions	P	P	P	P
Industrial parks	N	N	C	C
Planned unit developments	P	P	P	P
Outdoor storage and display (outdoor storage and display are detailed further in section 10-1-33 of this title)				
Outdoor storage, as an accessory use	C	C	P	P
Outdoor display of retail merchandise, as an accessory use	P	P	P	N
Outdoor storage, as primary use	N	N	N	N
Building Site Regulations:				
Height regulations:				
The maximum height for all buildings and structures in feet shall be (except as approved by conditional use)	30	60	45	45
The maximum number of stories	2	4	3	3
Area:				
Minimum area in acres for lots (unless modified by conditional use)	1	1	2	5
Maximum percentage of area covered by any buildings	65	65	65	65
Minimum landscape percentage of area, except where reduced by conditional use permit	10	10	10	10
Dimensions:				
Frontage: The minimum width of any lot at the street right-of-way line in feet shall be	65	65	65	65
Width: The minimum width of any lot in feet at the building setback line	100	100	100	100
Minimum front yard setback (corner lots have 2 front yard setbacks)	20	20	20	20
Maximum front yard setback (corner lots have 2 front yard setbacks)	n/a	80	n/a	n/a
Minimum side yard setback	0	0	0	0
Minimum rear yard setback	0	0	0	0
Parking location:				
Front	P	P	P	P
Side	P	P	P	P
Rear	P	P	P	P

Fence and wall standards (fence and wall standards are detailed further in section 10-1-33 of this title):				
Maximum wall or solid fence height (within 20 feet of a public street)	3'	3'	3'	3'
Maximum fence height - 75 percent or more open (within 20 feet of a public street)	4'	4'	4'	4'
Minimum solid fence or wall height - outdoor storage	N	6'	6'	6'
Barbed wire - no more than 3 strands strung tightly atop a minimum 6 foot high fence	N	N	P	P
Electric fences	N	N	P	P
Required improvements to be completed or in progress before building permit may be issued:				
Street paving	A	A	A	A
Street curb and gutter	A	A	A	A
Sidewalk	A	A	N	N
Surface drainage facilities	A	A	A	A
Wastewater disposal facilities	A	A	A	A
Culinary water facilities	A	A	A	A
Firefighting facilities	A	A	A	A
Street name and traffic signs	A	A	A	A
Streetlights	A	A	A	A
Public utilities - power, gas, telephone, cable TV, etc.	A	A	A	A

(Ord. 2015-18, 11-17-2015; amd. Ord. 2018-02, 3-6-2018; Ord. 2018-11, 10-2-2018)

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 JUNE 22, 2021
4

5 **DRAFT**
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:31 p.m. and Alisa Van
8 Langeveld led those present in the Pledge of Allegiance.
9

10 PRESENT: Commission Chair Ted Knowlton
11 Commissioner Ron Jorgensen
12 Commissioner BreAnna Larson
13 Commissioner Katherine Maus
14 Commissioner Alisa Van Langeveld
15 Commissioner William Ward
16

17 EXCUSED: Commissioner Brandon Tucker
18

19 STAFF PRESENT: Mackenzie Bennett, Planner; Andrea Bradford, Minutes Secretary.
20

21 OTHERS PRESENT: In person: Karen Powers, applicant; Dee Lalliss, resident. Via Zoom:
22 Kevin Larsen, Barbara Larsen, applicant.
23

24 1. PUBLIC COMMENTS
25

26 There were no public comments.
27

28 2. CONSIDERATION OF A PLAT AMENDMENT FOR LAKEVIEW ESTATES
29 AMENDED SUBDIVISION LOTS 5, 6, AND 9 WITH PARCEL NUMBER 01-109-
30 0003, LOCATED AT APPROXIMATELY 561 LACEY WAY, KEVIN LARSEN,
31 APPLICANT
32

33 Mackenzie Bennett reported that the proposed plat amendment would combined lots 5, 6, and 9
34 of the Lakeview Estates Amended Subdivision with parcel number 01-109-0003. The new lot
35 would be approximately 1.705 acres with an address of 561 East Lacey Way. Jack Root, who is
36 Kevin Larsen's son, currently owns all four parcels. The Development Review Committee
37 (DRC) was in favor of this development as the lot has extensive slopes that may be difficult to
38 build on. By combining the lots that would eliminate the ability to build homes on those
39 individual lots in the future.
40

41 The new lot would have multiple public utility easements as shown on the proposed plat. City
42 staff has attempted to find an underground pipeline in a 20' storm drainage easement along the
43 southern side of the property. The following note would be added to the plat detailing the

44 information regarding the pipeline and the easement: “The 20.0’ drainage easement follows the
45 centerline of an underground pipeline. The true location of the pipeline is unknown. This
46 easement amends a similar easement dedicated as part of the Lakeview Estates Amended Plat
47 (Entry #667851, Davis County Recorder), in which the easement followed “10 FT. on each side
48 of a wash centerline.” Said wash is no longer in use and has been replaced by said underground
49 pipeline.”

50
51 The DRC recommended approval of the plat amendment to combine lots 5, 6, and 9 of the
52 Lakeview Estates Amended Subdivision with the condition that engineering redlines be
53 completed.

54
55 Kevin Larsen commented that their son purchased the house and it was disclosed that the front of
56 the home was actually located on lot 5. The original owner of the lots subdivided the property
57 with the intent to sell them to other individuals. He said when that owner built the existing home
58 he placed it on the property line of lots 5 and 6. The Larsen’s were able to acquire lot 5 to ensure
59 there were no encroachments from the home on lot 6. They were then told that lots 6 and 9 were
60 unbuildable. They then purchased all three lots and were no requesting to combine them into one
61 lot to preserve the properties as is.

62
63 **Commissioner Jorgensen moved that the Planning Commission recommend approval to**
64 **the City Council of the plat amendment that combines lots 5, 6, and 9 of the Lakeview**
65 **Estates Amended Subdivision with parcel number 01-109-0003 with the following**
66 **condition:**

67
68 **1) Completion of engineering redlines.**

69
70 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**
71 **Knowlton, Jorgensen, Larson, Maus, Van Langeveld and Ward. Commissioner Tucker was**
72 **excused.**

73
74 **3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 32.5 FOOT**
75 **DRIVEWAY AT 380 CANYON LANE, KAREN POWERS, APPLICANT**

76
77 Mackenzie Bennett reported that the property owner of 380 Canyon Lane, Karen Powers, would
78 like to extend her existing 24 foot driveway by 8.5 feet for a total width of 32.5 feet. This would
79 allow for a more efficient access to the concrete RV pad on the side of her house. She showed
80 photos of the property and explained there was a grade change from the sidewalk to the RV pad.
81 The DRC recommended one condition that the sidewalk grade must remain unchanged.

82
83 Ms. Bennett explained that per City Code 10-6-2, residential lots were permitted one access
84 driveway, which shall be a maximum of 30 feet wide at the street lot line, or as established by a
85 conditional use permit and not to exceed 40 feet. The Code also regulated that there shall be a

86 minimum of 3 feet between a driveway and a side property line. City Code 10-1-31 provides that
87 there must be a 10 foot clear view area between a sight obscuring object and a driveway. She
88 explained that the applicant would leave 10 feet between the proposed driveway and the
89 neighbor's 4 foot vinyl fence in order to meet this requirement.

90

91 The DRC recommended approval of the conditional use permit for a 32.5 foot wide driveway at
92 380 Canyon Lane with the condition that the sidewalk grade must remain unchanged.

93

94 Commissioner Ward commented that there was a reason for driveway limitation and allowances
95 for exceptions. He felt that this request made sense to allow for an extension.

96

97 **Commissioner Van Langeveld moved that the Planning Commission approve the**
98 **conditional use permit for a 32.5 foot wide driveway at 380 Canyon Lane with the following**
99 **condition:**

100

101 **1) The sidewalk grade must remain unchanged.**

102

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

106

107 4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR PRIME EQUIPMENT
108 RENTALS, LLC, LOCATED AT 270 WEST 500 NORTH, JERAMY PETERSON,
109 APPLICANT

110

111 Mackenzie Bennett reported that Prime Equipment Rentals, LLC would like to occupy the
112 building located at 270 West 500 North. This property was located in the Manufacturing
113 Distribution (MD) zone. This application was under review by the Planning Commission as the
114 company was considered "construction, mining and forestry machinery and equipment rental and
115 leasing" per City code which was a conditional use in the MD zone.

116

117 The building was approximately 20,000 square feet in size with a portion currently used by a
118 separate business for medical billing. Prime Equipment Rentals would occupy 5,000 square feet
119 of the building with 500 square feet to be used for office space and the remaining 4,500 square
120 feet to be used for the indoor storage of trailers and machines when not being rented. The
121 applicant has designated an area on the north west side of the building for potential outdoor
122 storage in the future.

123

124 The use and square footage of the business would require 11 parking stalls and the applicant has
125 provided 25 parking stalls. The company provides tilt trailers and skid steers on a rental basis
126 and would only store equipment inside the warehouse at this time. The DRC recommends
127 approval of the conditional use permit for Prime Equipment Rentals with the condition that they

128 become complaint with City code 10-1-33 prior to storing any equipment or merchandise
129 outdoors.

130
131 Commissioner Larson asked if the applicant would share parking with the medical billing
132 company that was currently located in the building. Mackenzie Bennett replied that she believed
133 that the parking was shared with 25 stalls allotted to the applicant. She said the applicant was
134 proposing to only have two employees at this location.

135
136 Mackenzie Bennett commented that the traffic generated by the business would consist of
137 customer pickup and drop-off of the equipment or the business delivering and returning
138 equipment.

139
140 Chair Knowlton commented that this was only a conditional use permit because of the use.
141 Mackenzie Bennett replied affirmatively.

142
143 Commissioner Ward asked if this request would still come before the Planning Commission after
144 the conditional use and performance standards review was completed. Mackenzie Bennett
145 responded that this would be an item to discuss if it should be permitted in certain areas or if the
146 use would not be permitted at all.

147
148 Chair Knowlton said that he had seen permitted conditional limited and prohibited uses with
149 limited being permitted with specific conditions. He said that it was specific enough that the
150 request could be handled administratively. Mackenzie Bennett replied that Sherrie Pace had
151 suggested something similar with groupings that had certain conditions, which were
152 straightforward and uniform that could be applied administratively.

153
154 Commissioner Ward commented the revised code could include parking, fencing, and
155 requirements related to outdoor storage for this type of use. Mackenzie Bennett responded that
156 City staff would then be able to review the request and that these requirements would protect the
157 City in the future as it would be explicit on what was required.

158
159 Chair Knowlton said this would provide clarity for applicants as well. Mackenzie Bennett
160 commented that she had recently created a conditional use permit that would be issued to
161 applicants after Planning Commission approval with the listed conditions.

162
163 **Commissioner Ward moved that the Planning Commission approve the conditional use**
164 **permit for Prime Equipment Rentals, LLC located at 270 West 500 North with the**
165 **following condition:**

166
167 **1) Become compliant with City code 10-1-33 prior to storing any equipment or**
168 **merchandise outdoors.**

169

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

173
174 5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
175 PLANNING COMMISSION

176
177 Mackenzie Bennett had nothing to report.

178
179 Commissioner Jorgensen commented that the last meeting in which the Commission reviewed
180 the conditional uses and performance standards was productive. He said there was a lot of work
181 to be done in terms of completing the classification on permitted uses and excluded uses. He felt
182 there was an even bigger challenge in writing the standards for those particularly the broad
183 categories and making standards that were suited to that.

184
185 Commissioner Ward asked about the next step in the process. Mackenzie Bennett replied that
186 there was more to review. She said the Commission provided great discussion on each item that
187 was reviewed Ms. Bennett suggested that further review could be done during future meetings
188 with no or shorter agendas. She explained that staff was working on multiple projects so this
189 revision would occur at the Commission's convenience and when a format was determined.

190
191 Chair Knowlton said in his opinion that the review should not wait until the Commission had an
192 empty agenda. Mackenzie Bennett responded that the Commission could review a page or so
193 after the other agenda items were completed. She said she would add this item to the agenda
194 going forward and the Commission could review at their convenience.

195
196 Chair Knowlton asked about the timing for the form based code open house. Mackenzie Bennett
197 replied that she would discuss the timeline with Sherrie Pace on Monday to determine a date.

198
199 6. APPROVAL OF MINUTES

200
201 The Planning Commission meeting minutes of June 8, 2021 were reviewed and approved.

202
203 **Commissioner Jorgensen moved to approve the June 8, 2021 meeting minutes as drafted.**
204 **Commissioner Van Langeveld seconded the motion. The motion was approved by**
205 **Commissioners Jorgensen, Larson, Maus, Van Langeveld and Ward. Commissioners**
206 **Knowlton and Tucker were excused.**

207

208 7. ADJOURN

209

210 Chair Knowlton adjourned the meeting at 7:00 p.m.

211

212 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
213 *Tuesday July 13, 2021 by unanimous vote of all members present.*

214

215

216

217

Linda Horrocks, City Recorder