



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 October 26, 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 agenda will be as follows:

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Consideration of a conditional use permit for UNITS Storage located at 235 West 500 North, Laird Doman, applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 10/12/2021

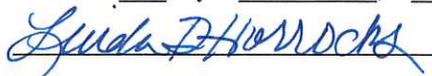
Adjourn

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 21st day of October, 2021.

Dated this 21st day of October, 2021.







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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: October 26, 2021
SUBJECT: Conditional Use Permit for UNITS Storage, located at 235 West 500 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for UNITS Storage located at 235 West 500 North with the following conditions:

1. If stored outdoors, the containers must not be stacked taller than two high.
2. All drive aisles and fire access must be kept clear.
3. The business must provide and maintain a minimum of four parking stalls for employees and guests.

BACKGROUND

UNITS Storage delivers mobile storage containers to its customer's homes and businesses. Customers have the option to store their full containers at the warehouse located at 235 West 500 North. That location will also be used to store containers when not in use. The subject address is within the Manufacturing-Distribution (MD) zone. The proposed use is similar to self-storage, with the exception that customers do not visit the site to retrieve or store their items. Further the City has an overlay zone for Self Storage facilities, this facility is outside that overlay zone. Therefore the business is categorized as "Other warehousing and storage facilities" which the DRC is referring to the Planning Commission as a conditional use.

Warehousing And Storage Facilities:	CS	CG	MD	MG
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

UNITS Storage will operate out of 11,000 sq. ft. of warehouse space within the existing building that is approximately 50,000 sq. ft. in size. The City is aware of one other business that is operating out of this location called Revolution Athletics LLC. Revolution Athletics offers cheer and tumbling training and has

been operating out of this location since 2015. Revolution operates hour long classes M-F, 3 p.m. to 8 p.m.

Operating hours will occur between 8:00 AM-9:00 PM. The business employs two truck drivers that come and go from the warehouse for deliveries and returns. The two delivery trucks are parked at the warehouse overnight. The business also uses one forklift and flatbed trailer.

The business has provided 10 parking stalls. City Code 10-6-5 requires that a “warehouse with freight movement” have “1 space per 1,000 sq. ft. of gross floor area”. The business is required to provide 11 parking stalls. 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 with 4 parking stalls for guest and employee use. The remaining 6 stalls may be used for outdoor storage space of the containers if they do not block any drive aisles and are not stacked more than two high.

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 UNITS Storage located at 235 West 500 North with the following conditions:

1. If stored outdoors, the containers must not be stacked taller than two high.
2. All drive aisles and fire access must be kept clear.
3. The business must provide and maintain a minimum of four parking stalls for employees and guests.

Attachments

- 1) Zoning Map/Aerial Map
- 2) Storage Overlay Map
- 3) Site Plan

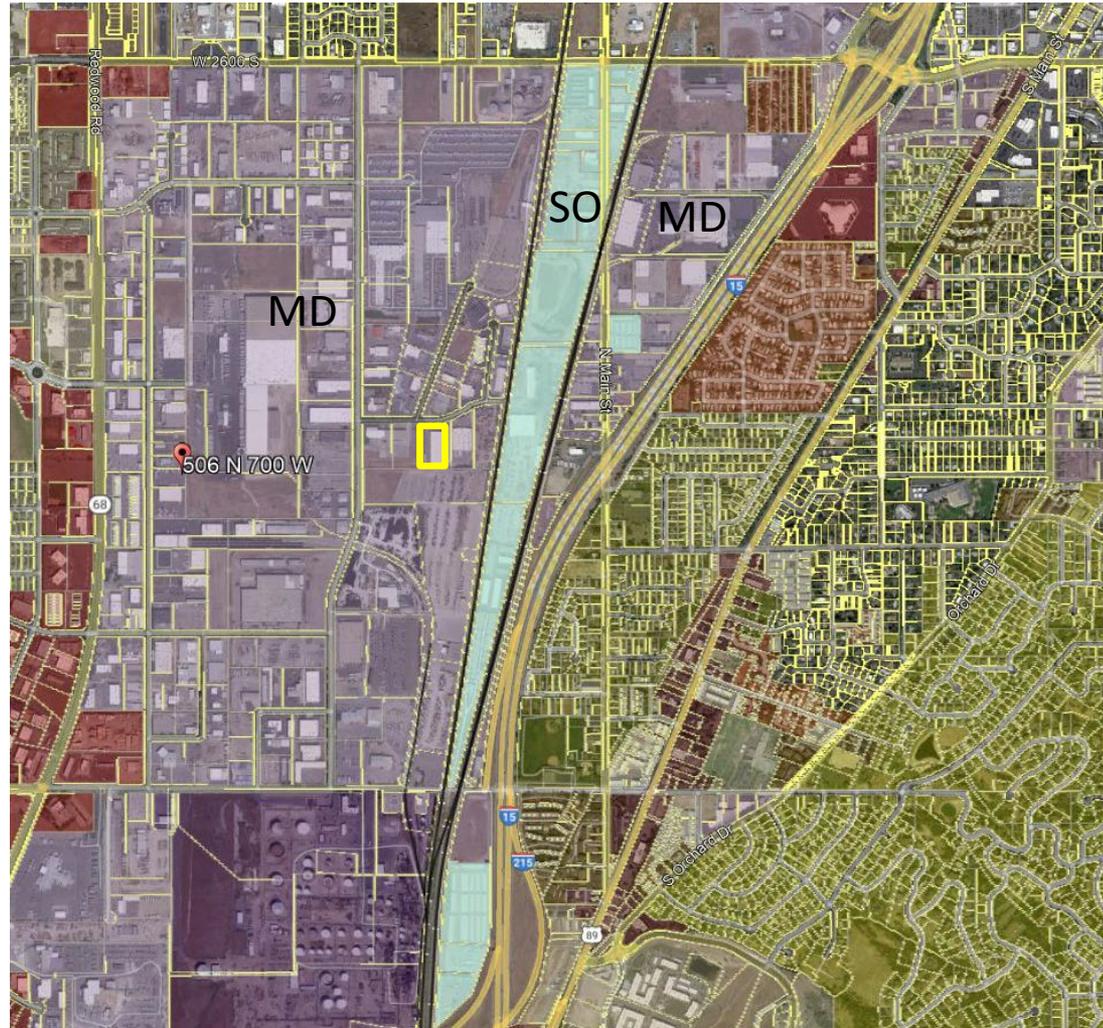


UNITS Storage 235 West 500 North Zoning



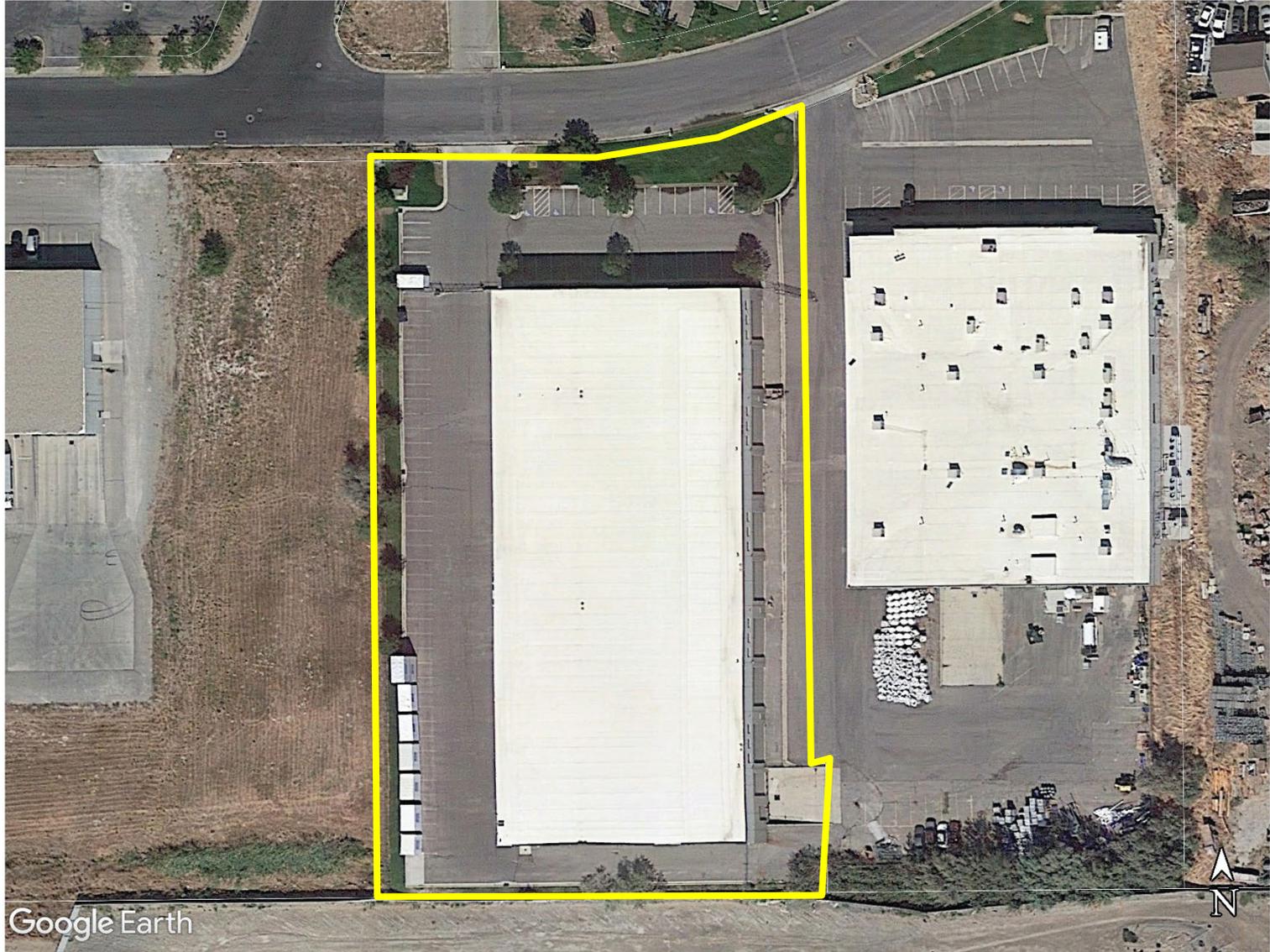


UNITS Storage 235 West 500 North Zoning/w Storage Overlay Zone (SO)



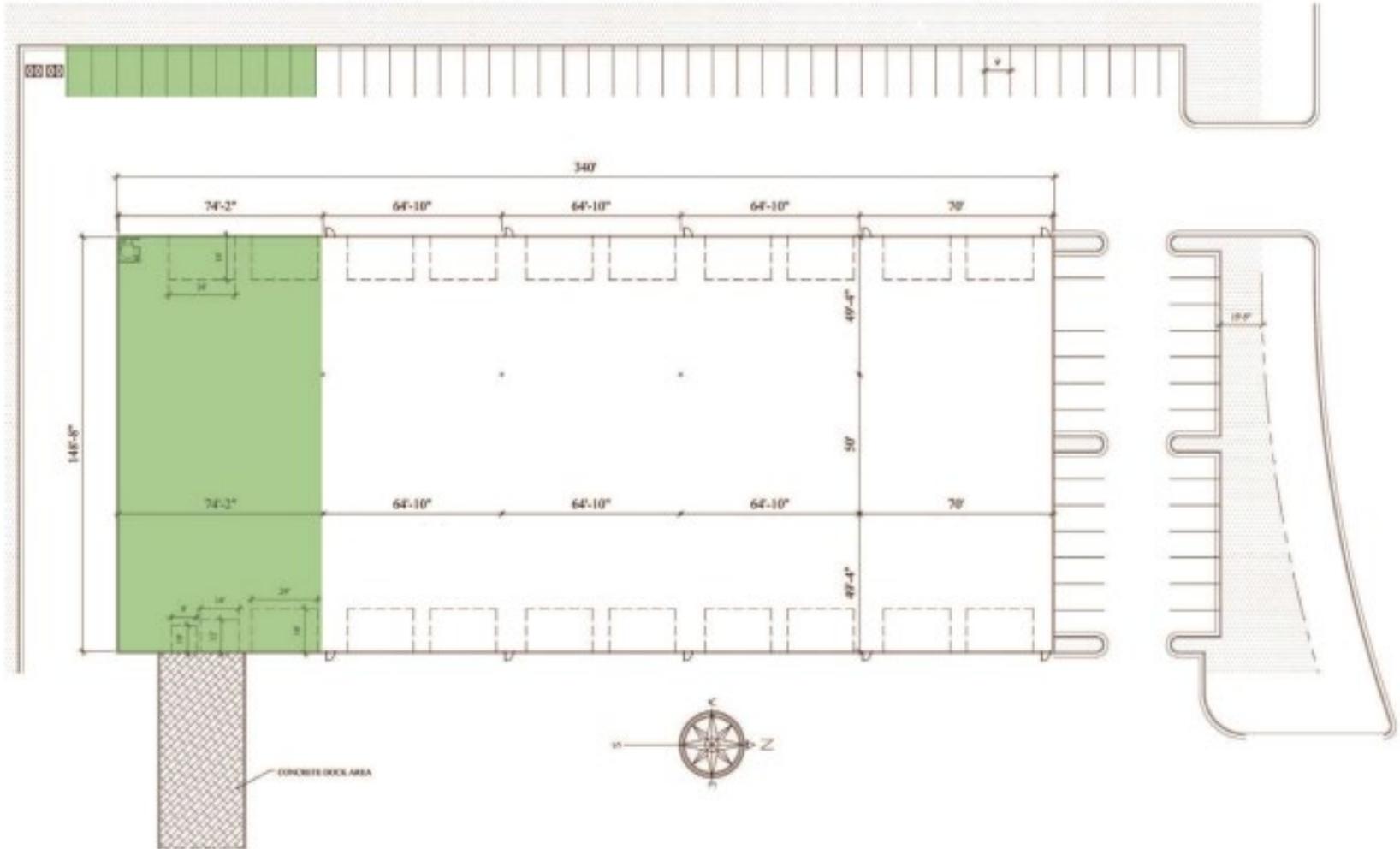


UNITS Storage
235 West 500 North
Aerial





UNITS Storage 235 West 500 North Site Plan



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 OCTOBER 12, 2021

4
5 **DRAFT**
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Alisa Van
8 Langeveld 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 Brandon Tucker
16 Commissioner William Ward
17

18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,
19 Planner.
20

21 OTHERS PRESENT: Matt Clerett; Peter Elliott, Bella Vida HOA; Patti Jensen, Salt Lake City
22 resident; Jack Ray, Utah Waterfowl Association; Wilford Cannon, Shandell Smoot, Eaglewood
23 Development; Dave Tolman, Steve McCutchan, XCEL Development; Natalie Gordon (City
24 Council), resident.
25

26 1. PUBLIC COMMENTS
27

28 There were no public comments.
29

30 2. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT TO CITY CODE 10-
31 7-8 PERTAINING TO FLAG LOTS
32

33 Sherrie Pace reported that it was brought to staff's attention that the existing flag lot code
34 contained fire suppression regulations that exceeded standards required within the International
35 Fire Code (IFC). Current City code, section 10-7-8 provides regulations for the approval of flag
36 lots and required flag lots meet multiple fire protection standards including an access road or
37 driveway if the driveway is over 150 feet, an asphalt or concrete driveway that could support fire
38 truck apparatus, installation of a fire hydrant and 6" waterline, and a fire suppression system in
39 the home. The IFC requires a lot specific combination of these fire suppression methods while
40 the City code requires every item. The Development Review Committee (DRC) recommended
41 the code be amended to the standards established in the IFC.

42 Ms. Pace further explained that as part of the amendment the DRC also recommended additional
43 amendments to the language and organization of the code section. The proposed amendments

44 include: address identification at the street and format, fire lane signage, establishment of the
45 specific fire suppression requirements that may be imposed on a conditional use permit,
46 establishment of specific conditions that may be imposed to address mitigation of impacts from
47 the flag lot, such as fencing, landscaping, grading limitations, building envelopes, dwelling
48 height, etc., an amendment to the requirement that a home be oriented to the street in favor of
49 orientation to the front property line, as orientation to the street may be difficult and may not be
50 feasible given the topography of some flag lots, setting the maximum slope of a flag lot driveway
51 to 10%, and providing that the Fire Marshal could recommend to the Commission a reduction to
52 the driveway maximum grade allowed depending on individual lot characteristics; and
53 establishing the minimum driveway width for shared driveways as well as provisions for cross
54 access easements and maintenance agreements.

55
56 Chair Knowlton asked about the substantial costs for the requirements in the current City code.
57 Sherrie Pace replied that under the current code substantial costs are imposed on the home
58 builder, namely, a paved drive of a higher standard to support fire apparatus, , the expense of the
59 fire hydrant and 6 inch waterline, and the fire suppression system in the home. She said that if
60 the home was less than 250 feet from a fire hydrant at the street, the Fire Marshal would not
61 require a fire hydrant at the end of the lane. A turnaround would only be required if the drice was
62 longer than 150 feet in length, and was required to support the weight of fire apparatus. Ms. Pace
63 explained that the amendment would allow the property owner to determine the best solution for
64 their home as the current City code was onerous on the owners of flag lots. She also said that
65 staff would like to make the City code compliant with State code for conditional use permits
66 which requires the code to specifically list the conditions that may be imposed.

67
68 Sherrie Pace commented that other items that would be reviewed when approving flag lots
69 including screening, landscaping requirements, retaining walls, etc. She noted that there would
70 not be very many flag lots left to review. The Planning Commission recently approved three flag
71 lots in Eaglewood Cove Ph, 13-15 and one in the Rupp subdivision.

72
73 Commissioner Jorgensen said that meeting the minimum fire codes was appropriate and clarified
74 that the requirement would be for a paved drive Sherrie Pace replied affirmatively that they
75 would still need a paved drive but that it did not need to be strong enough to support a fire truck.
76 She said that the Fire Marshal could make recommendations to the Planning Commission as
77 well.

78
79 **At 6:39 p.m. Chair Knowlton opened the public hearing.**

80
81 Wilford Cannon, Eaglewood Development, said he was in favor of the amendment as this would
82 allow homeowners the ability to choose which option was best for their situation.

83
84 **At 6:41 p.m. Chair Knowlton closed the public hearing.**

85

86 **Commissioner Van Langeveld moved that the Planning Commission recommend for**
87 **approval the proposed code amendments with the following findings:**

- 88
- 89 **1) The proposed amendment is in accord with the comprehensive general plan, goals**
90 **and policies of the City.**
 - 91 **2) Changed or changing conditions make the proposed amendment reasonably**
92 **necessary to carry out the “purposes” stated in this title.**

93

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

96

97 **3. CONSIDERATION OF PROPOSED AMENDMENTS TO THE CITY OF NORTH**
98 **SALT LAKE ANNEXATION POLICY PLAN & EXPANSION AREA MAP**

99

100 Sherrie Pace reported on the updates made to the Annexation Policy Plan per the previous
101 meeting. She said staff separated out the proposed Area D from the existing areas that were
102 being updated for compliance with state law. The existing areas included A, B, and C. Ms. Pace
103 explained that when the City hired Lewis Young to do the feasibility study that the first draft
104 they prepared was not an Annexation Policy but a study on a specific annexation, Area D. Staff
105 instructed Lewis Young to revise the submitted document in the format of an Annexation Policy
106 Draft. That draft continued to include specific details about the proposed annexation and lacked
107 the necessary format required by State Code. She explained that as staff was reworking the draft,
108 they compared the draft to other policy plans that had been completed recently in Utah and found
109 that the level of financial detail being shown in the draft was not appropriate. Sherrie Pace then
110 removed everything but the basics with what was required per State code and prepared the draft
111 addendum for Area D in the same format, also updating current data.

112

113 Sherrie Pace reviewed the draft with the proposed map for Areas A, B, and C. She said that Area
114 A contains Chevron and the State owned OHV Park. She asked for a recommendation from the
115 Commission regarding the OHV Park as to whether it should remain on the map, as the park can
116 only be accessed from Salt Lake County. Annexation Area B is the area between the north City
117 boundary and Bountiful City and has been part of the annexation area since 2003. She said the
118 County Commission has been in communication with the City, regarding possible annexation of
119 the area. Annexation Area C encompasses forest service land and Salt Lake City owned property.
120 Ms. Pace explained that she updated the population estimates shown in the plan with the current
121 population estimate of 23,430 residents. Population is expected to grow to 29,918 residents by
122 2041. Other additions to the plan included the land use analysis which provides the following
123 distribution of zones: 36% residential, 27% industrial, 14% public property (including parks and
124 parcels owned by governmental entities), and 15% natural open space (Legacy Preserve and
125 hillside areas), and 7% institutional and commercial. She also prepared a housing analysis
126 showing current households at 7,700 dwelling units: 56% single family, 23% apartments of 5 or
127 more units, 12% town/twin homes, 2% condo, 1% duplex, 5% triplex, and 1% 4-plex.

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Chair Knowlton asked if there was information on residential units by land area. He said the value of having both conveyed that not a large amount of the land area of City is being used for apartments. Sherrie Pace replied that staff could provide this information and add it to the plan.

Sherrie Pace said 75% of existing housing units are platted for individual owner occupancy (single family, town/twin homes) and 25% were designed as rental units. This did not account for any single family homes that were currently being rented.

Commissioner Van Langeveld inquired regarding Area B and the feedback from residents as to whether they would like to be annexed into the City. She asked about the process for annexation of that area. Sherrie Pace replied there were several options for a city to annex without a petition. She said traditionally an annexation would be property owner driven with a petition signed by 51% of the owners who own one third of the assessed value of the land. A city could also annex property without a petition if it met one of the following criteria: the city provided services to the area for over one year; the County Commission adopts a resolution recommending the City annex after holding a public hearing with notification to all residents and then City Council can consider the annexation after holding their own public hearing. The County Commission would have to make a finding that the County is unable to service the area efficiently and that a City is better suited to provide services more efficiently and cost effectively.

Chair Knowlton clarified that the proposal would remove the western portion of Area A. Sherrie Pace replied that this was correct if the Planning Commission made that recommendation.

Chair Knowlton said Areas B and C are already included as part of the Annexation Plan. Sherrie Pace spoke on Area A and the OHV portion. She said there was no access from Davis County but suggested that if the State potentially decided to sell that land to a developer, the City could service that area, but it would be difficult to get access across the Jordan River.

Chair Knowlton asked if an area should be included even if the City would probably not want to annex that property. Commissioners Tucker and Jorgensen discussed possible annexations and what would preclude including those properties such as access, wetland areas, etc.

Commissioner Ward said the statutory requirements for an Annexation Policy were low, so he did not see a negative consequence for including that portion of Area A. He felt the City would be less inclined to annex Area C as well, so he was in favor of including Area A.

Commissioner Maus asked for clarification of the County boundaries. She said she was in favor of including Area A. Sherrie Pace showed the boundary areas.

Chair Knowlton was also in favor of including Area A.

170 Commissioner Jorgensen said the criteria was important including the protection of existing
171 residents and not increasing the tax base to subsidize the area. He also spoke on municipal
172 services including water rights and trying to service new residents with existing water supplies,
173 which could be problematic.

174
175 Chair Knowlton suggested one revision to the Criteria to Guide Annexation Decisions under
176 Character of the Community and suggested the revision of the wording from “zoning” to
177 “general plan” or “general plan and zoning”. He then suggested a change to the water rights and
178 that it would not detract from municipal water supplies.

179
180 Commissioner Larson proposed that under the Need for Municipal Services that the wording be
181 changed to “the extension of utilities in this area will enhance and not burden the overall City’s
182 system beyond its capacity.” She also suggested that a potential annexation petition would
183 require an analysis of how this could be managed or mitigated.

184
185 Chair Knowlton asked that a new criteria be added which stated, “The property will exhibit long
186 term fiscal sustainability” under the section Estimate of the tax consequences.

187
188 Sherrie Pace suggested a fourth item under the Interests of all affected entities section, which
189 would address that the petitioners had entered into agreements with special service districts and
190 would be responsible for that infrastructure.

191
192 Commissioner Van Langeveld asked for clarification on item one of the interests of all affected
193 entities section. Sherrie Pace replied that this meant an annexation would not bisect a
194 property/development.

195
196 Commissioner Van Langeveld commented on item three of the Municipality’s plan for extension
197 services, which stated the extension of utilities corresponds to the City’s Capital Improvement
198 Plan. She asked if that meant the petitioner would need to have the plan changed prior to
199 annexation. Sherrie Pace responded that it would be part of the annexation to address those
200 issues as well as the financing of those improvements.

201
202 Chair Knowlton asked if there was State guidance about how the annexation criteria should be
203 utilized and if it should be included in the City’s Annexation Policy. Sherrie Pace suggested the
204 following language has been added: strict adherence to these criteria is not required, but instead
205 shall be used to identify the impacts of a proposed annexation, guide appropriate conditions for
206 annexation, and assist the City Council in making informed policy decisions.

207
208 Commissioner Jorgensen asked about the proposed revisions and if staff would make the
209 changes after the motion was made or if the document would return to the Commission for
210 approval.

211

212 The Commission discussed whether to approve the amendments to the Annexation Policy Plan
213 with staff to make the recommended revisions or to have the document return for approval.

214
215 Commissioner Jorgensen was in favor of having staff make the changes.

216
217 Commissioner Ward asked if the amendment could be emailed to the Commission without the
218 need for it to be added to a future agenda. Sherrie Pace suggested that the Commission could
219 make a motion to approve the amendments with the recommended changes to the criteria and
220 reserve the right to accept or reject the final language for the criteria at the next meeting.

221
222 Sherrie Pace reported on Area D and showed a map of the proposed area which was within Salt
223 Lake County and in between the Jordan River and Salt Lake City. She spoke on the adjusted
224 population table and the original population estimate of 23,430. This included Area B population
225 projections of 924 residents as it was estimated that this parcel would be annexed in 2022. The
226 proposed Area D was projected to add an additional 6,360 residents. Projected populations
227 showed Areas A, B, and C with current development would grow from 23,430 in 2020 to 29,918
228 in 2041. The majority of Area D would be best suited for residential with some potential
229 commercial near Cross E Ranch compatible with the existing agricultural use. Ms. Pace then
230 discussed the potential issues with crossing county lines. She said the City Manager spoke with
231 Draper City about how they manage the portions of their City, which are in two different
232 counties. One issue was tax collection, which was administered through an interlocal agreement.
233 She explained that it appears most issues regarding the 2 counties could be solved using such
234 agreements.

235
236 Chair Knowlton asked about how Draper City dealt with the issue of the school districts in
237 different counties. Sherrie Pace replied that she was unsure.

238
239 Commissioner Van Langeveld questioned how the map was drawn for Area D. Sherrie Pace
240 responded that it was drawn to eliminate islands and peninsulas and to avoid overlapping with
241 the Salt Lake City boundary as well as their Annexation Policy Plan. She said the pending
242 petition would not encompass the entire area and would only include properties with the
243 signatures from landowners owning one third the assessed land value. The statute requires that
244 certain agricultural property be excluded from annexation petitions at the request of the property
245 owner.

246
247 Commissioner Maus asked if the entirety of Area D was in the Salt Lake City Annexation Plan.
248 Sherrie Pace clarified that Area D was located in Salt Lake County and Salt Lake City claimed
249 the area to be in its Annexation Plan but that had yet to be confirmed.

250
251 Chair Knowlton asked the Commission if Area D should be included in the Annexation Policy
252 Plan.

253

254 Commissioner Jorgensen said that the potential for development was significant with a
255 population estimate that is approximately equivalent to 20% of the City's current population. He
256 said there were challenges and opportunities and felt this area should be included particularly in
257 relation to Cross E Ranch, housing, and for the city to have control of roads/traffic.

258 Commissioner Jorgensen commented that it was important that careful analysis is used to ensure
259 the City would not be subsidizing the infrastructure and that consideration be given particularly
260 to water infrastructure and supply. He felt Area D should be included in the Plan.

261
262 Commissioner Maus commented that there was opportunity for river restoration and the asset of
263 agro-tourism of Cross E Ranch but commented on long term impacts if the ranch property was
264 sold. She expressed discomfort with the school district boundaries across a county line, the
265 overlap with the Salt Lake City Annexation Plan, and the financial justification for annexation
266 based on the proposed development. Commissioner Maus also wondered how the annexation of
267 Area D would benefit current residents.

268
269 Sherrie Pace said that State code provided guidance that the City should try to avoid gaps or
270 overlays in the annexation plans but that this did not preclude two cities from having the same
271 area on their plans.

272
273 Commissioner Van Langeveld commented that she had a concern about overlap as well. She felt
274 that because the area is on SLC annexation plan, the property owner's argument that North Salt
275 Lake is the only entity that could provide services to the area is moot. She liked the idea of
276 growth and additional residents as proposed by the development, supporting Cross E Ranch, and
277 supporting existing commercial in the City. Commissioner Van Langeveld spoke on the potential
278 drawbacks such as crossing county lines and asked if it was possible to move county lines.
279 Sherrie Pace replied that there was a way through State code, which required the Salt Lake
280 County Council and the Davis County Commission to hold a joint meeting to pass a joint
281 resolution.

282
283 Commissioner Van Langeveld asked if in order to cost effectively run infrastructure to this area
284 that a large development would be needed to offset the cost. Sherrie Pace responded that Cross E
285 Ranch could not afford to bring in infrastructure without development to share the cost. She
286 believes annexation of just Cross E Ranch could only be achieved through another property
287 owner/developer covering the cost. She said the City would not pay to extend infrastructure
288 outside of our city boundaries.

289
290 Commissioner Jorgensen said that with proposals for specific development that the City needed
291 to do its own independent analysis and not to depend on the information provided. He
292 commented that there were proximity issues but felt that including the area on the plan was not a
293 foregone conclusion. Commissioner Jorgensen explained that the developers felt the project
294 made sense and the county line issues could be overcome. He said the annexation would bring
295 administrative burden to the City but that many of the problems could be resolved.

296

297 Chair Knowlton said the school issue was the biggest stumbling block for him when considering
298 to include Area D in the plan. He said the options were a charter school or transportation to the
299 Granite School District.

300

301 Commissioner Maus was in agreement and said there were significant differences between a
302 charter school and a public school which needed to be acknowledged. She felt this was an access
303 issue. Commissioner Jorgensen commented that the potential residents would be aware of the
304 school options and some would not have school-aged children.

305

306 Chair Knowlton said he did not see a scenario where the school issue made sense. He said
307 hypothetically a development could occur and work but felt this was a significant issue.

308 Commissioner Larson was in agreement and said long range the community would feel truncated
309 from the rest of the City particularly related to high schools/school district, location, etc. She said
310 this was not a logical place for residents long term.

311

312 Commissioner Van Langeveld commented that it may be best to pursue a county line change if
313 the area was included in the Annexation Policy Plan.

314

315 Commissioner Ward stated that adding an area to the map created a low obligation for the City
316 but said it was a big decision with a proposal on the line. He felt that the City was already a
317 disconnected community and that there should be considerations such as moving the county line
318 or an addition to the Davis County school district.

319

320 Commissioner Maus said that her discomfort would be resolved if the county line could be
321 adjusted as part of an annexation petition and that was included in the plan as a criteria.

322

323 Chair Knowlton commented that the addition of Area D did not commit the City to annexation.

324 Commissioner Jorgensen said content needed to be added to the document of exhibit D to
325 address the concerns if necessary.

326

327 Commissioner Van Langeveld asked if on principal the City should include land outside of the
328 county in the Annexation Policy Plan.

329

330 Chair Knowlton questioned if Area D made sense in the City's Annexation Policy Plan,
331 regardless of landowners and their intentions or proposals.

332

333 Commissioner Jorgensen said the area had rural charm and was somewhat isolated. He asked
334 why, other than the county line issue, it could not be developed. Chair Knowlton said the county
335 line was a difficult thing to ignore. He commented he could see both sides as it had great
336 proximity to the metropolitan.

337

338 Commissioner Van Langeveld asked how large Foxboro was in comparison to the proposed
339 development. Sherrie Pace replied that she thought there were 2600 dwelling units with about
340 7500 residents in Foxboro.

341
342 Commissioner Ward asked about Foxboro and if the correct amount of impact fees were
343 collected to cover the true cost of the development. Sherrie Pace replied that she felt that what
344 was collected worked and that the development of roof tops provide opportunity for commercial
345 growth and jobs.

346
347 Commissioner Maus questioned what the Salt Lake City property to the west and north was
348 zoned. Sherrie Pace replied that it was industrial/business park.

349
350 Commissioner Maus said that if the area was annexed into Salt Lake as residential and that if it
351 was surrounded by commercial and industrial uses, that this would also result in futher
352 community isolation. She said the only way for a more unified feel with residential would be to
353 annex into the City.

354
355 Chair Knowlton then asked the Commissioners who wanted to remove or add Area D from the
356 Annexation Policy. Commissioner Van Langeveld commented that she would support the
357 addition with the criteria to include a recommendation that county line move.

358
359 Commissioners Maus, Van Langeveld, Ward, and Jorgensen were in favor of keeping Area D in
360 the plan with the consideration of the county line move. Commissioners Tucker, Knowlton, and
361 Larson were in favor of removing Area D.

362
363 Commissioner Tucker said his decision was based on county and school boundaries. He was also
364 concerned that it would take a lot of work to develop the area including services, infrastructure,
365 and the potential isolation of the area from the rest of the city. Commissioner Tucker clarified
366 that he was in favor of additional housing but the boundaries were too much to overcome in his
367 opinion.

368
369 Commissioner Van Langeveld commented that this area would be developed as some point and
370 asked what the City would miss out on if they did not annex the area. Commissioner Jorgensen
371 replied that additional affordable housing stock and controlling the destiny of the property. He
372 said the City would then have the ability to require that the negative impacts such as traffic, were
373 properly mitigated.

374
375 Chair Knowlton said he was conflicted about whether it made sense for urban development in
376 this area given the proximity to the lake and airport, as well as the challenges with infrastructure.
377 He felt it was not logical to assume it would be developed as residential if it was not annexed
378 into NSL.

379

380 Commissioner Ward commented that the decision before the Commission is whether to put Area
381 D on the map for future consideration of an annexation petition and not a specific development
382 proposal. Adding the area to the plan will give the landowners the opportunity to refine their
383 proposal and respond to the issues that have been conceptually identified. He said it was the
384 decision of the City Council and his recommendation was for the Commission to suggest Area D
385 be added to the map, noting the concerns that had been discussed.

386
387 Sherrie Pace said the City Council had to make a decision regardless if the Planning Commission
388 made a recommendation to approve or deny the addition of Area D.

389
390 **Commissioner Jorgensen moved that the Planning Commission recommend to the City**
391 **Council the proposed draft 2021 Annexation Policy Declaration and Expansion Area Map**
392 **subject to the following findings and conditions:**

393

394 **Findings:**

- 395 1) **The proposed plan is in accord with the comprehensive general plan, goals and**
396 **policies of the City;**
397 2) **The proposed plan is in accordance with State Statute 10-2-401.5 regarding the**
398 **preparation of an Annexation Policy Plan;**
399 3) **The proposed plan establishes guidelines and criteria for consideration of future**
400 **annexation petitions; and**
401 4) **The proposed plan requires detailed fiscal analysis specific to a proposed**
402 **development to be considered with future petitions.**

403

404 **Conditions:**

- 405 1) **The proposed amendment includes the proposed Addendum-Annexation Area D.**

406

407 **Commissioner Ward seconded the motion.**

408

409 **Commissioner Jorgensen amended his motion to include condition 2 with the amendments**
410 **that were discussed during the planning commission open session including criteria.**

411

412 Sherrie Pace clarified that the criteria should be consideration of fiscal sustainability, addition of
413 the word “general plan” and moving the county line.

414

415 Commissioner Van Langeveld suggested the added criteria of moving the county line as an
416 evaluation of annexing Area D.

417

418 Chair Knowlton recommended the motion be amended to include the criteria that the proposed
419 annexation area was within Davis County.

420

421 **Commissioner Jorgensen amended his motion to include the criteria that the proposed**
422 **annexation area was within Davis County. Commissioner Ward seconded the amended**
423 **motion. The motion failed with 4 opposed and 3 in favor.**

424
425 **Commissioner Larson moved that the Planning Commission recommend to the City**
426 **Council the proposed draft 2021 Annexation Policy Declaration and Expansion Area Map**
427 **subject to the following findings and conditions:**

428

429 **Findings:**

- 430 **1) The proposed plan is in accord with the comprehensive general plan, goals and**
431 **policies of the City;**
432 **2) The proposed plan is in accordance with State Statute 10-2-401.5 regarding the**
433 **preparation of an Annexation Policy Plan;**
434 **3) The proposed plan establishes guidelines and criteria for consideration of future**
435 **annexation petitions; and**
436 **4) The proposed plan requires detailed fiscal analysis specific to a proposed**
437 **development to be considered with future petitions.**

438

439 **Conditions:**

440

- 441 **1) The proposed amendment does not includes the proposed Annexation Area D.**

442

443 Sherrie Pace asked if the motion included the amendments that were previously discussed.

444

445 **Commissioner Larson amended her motion to include the amendments to the Annexation**
446 **Policy as discussed including the addition of the General Plan, long range fiscal**
447 **sustainability in the estimate of tax consequences, and capacity for services.**

448

449 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
450 **Knowlton, Larson, Tucker, and Van Langeveld. Commissioners Jorgensen, Ward and**
451 **Maus voted in opposition to the motion.**

452

- 453 **4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
454 **PLANNING COMMISSSION**

455

456 Sherrie Pace had nothing to report.

457

- 458 **5. APPROVAL OF MINUTES**

459

460 The Planning Commission meeting minutes of September 28, 2021 were reviewed and approved.

461

462 **Commissioner Van Langeveld moved to approve Planning Commission minutes from**
463 **September 28, 2021 with suggested changes. Commissioner Maus seconded the motion. The**
464 **motion was approved by Commissioners Jorgensen, Knowlton, Larson, Maus, Tucker, Van**
465 **Langeveld and Ward.**

466
467 6. ADJOURN

468
469 Chair Knowlton adjourned the meeting at 8:41 p.m.

470
471 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
472 *Tuesday October 26, 2021 by unanimous vote of all members present.*

473
474
475
476

Linda Horrocks, City Recorder