

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
JANUARY 11, 2022

**FINAL**

Commission Vice Chair BreAnna Larson called the meeting to order at 6:30 p.m. and Brandon Tucker led those present in the Pledge of Allegiance.

PRESENT: Commissioner Ron Jorgensen  
Commissioner BreAnna Larson  
Commissioner Brandon Tucker  
Commissioner William Ward

EXCUSED: Commissioner Katherine Maus

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

OTHERS PRESENT: Yongzhen Yang, Angel 7 Spa; Joe Newell, Drift Hero; Ted Knowlton, Dee Lalliss, residents.

1. PUBLIC COMMENTS

There were no public comments.

2. APPOINTMENT OF CHAIR AND VICE CHAIR

**Commissioner Tucker moved to appoint BreAnna Larson as the Planning Commission Chair. Commissioner Jorgensen seconded the motion. The motion was approved by Commissioners Jorgensen, Larson, Tucker and Ward. Commissioner Maus was excused.**

**Commissioner Jorgensen moved to appoint William Ward as the Planning Commission Vice Chair. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Jorgensen, Larson, Tucker and Ward. Commissioner Maus was excused.**

Sherrie Pace shared that the long serving Planning Commission Chair Ted Knowlton had recently been appointed to the City Council. She presented him with a plaque and thanked him on behalf of the Mayor, City Council, and City staff for the years he served on the Planning Commission. She elaborated that he had served from 2012-2021.

Ted Knowlton said he was excited to continue serving the City and commented that the North Salt Lake Planning Commission is great.

Commissioner Larson thanked Ted Knowlton for his service and spoke on how he mentored those who were on the Commission as well as those who attended the meetings. She commented on how he had helped to better the City. Commissioner Tucker agreed and spoke on how Ted was a mentor and example to those who wanted to live and work in the City.

Commissioner Ward spoke on how Ted encouraged everyone to contribute and his style of deliberation. Commissioner Jorgensen spoke on Ted's professionalism and negotiation skills.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ANGEL 7 SPA AT 460 NORTH REDWOOD ROAD, UNIT D, YONG ZHEN YANG, APPLICANT

Mackenzie Bennett reported on the conditional use permit and business license application for Angel 7 Spa to be located at 460 North Redwood Road, Unit D. This property was located in the Manufacturing Distribution (M-D) zone and the business type was classified as "Personal Services". The spa would employ one licensed massage therapist immediately and planned to employ one more therapist in the future. All clients would have scheduled appointments and there would be one client per massage therapist at a time. There was ample parking provided on the property for the various uses in the building.

The Development Review Committee (DRC) did not identify any potential issues with the business and recommended approval of the conditional use permit with no conditions.

**Commissioner Jorgensen moved that the Planning Commission approve the conditional use permit for Angel 7 Spa located at 460 North Redwood Road, Unit D with no conditions. Commissioner Ward seconded the motion. The motion was approved by Commissioners Jorgensen, Larson, Tucker and Ward. Commissioner Maus was excused.**

4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR DRIFT HERO AT 164 EAST CENTER STREET, JOE NEWELL, APPLICANT

Mackenzie Bennett reported on the request for a conditional use permit for Drift Hero to be located at 164 Center Street. She explained that the building had two units which are addressed as 166 and 164 East Center Street. The applicant, Joe Newell, had leased the entire building with Drift Hero to occupy the 164 East unit and the other unit to be used for a different business of his as office space. The building is located within the Commercial Shopping (CS) zone.

Drift Hero supplies and sells youth-sized go karts and minibikes. The business has been classified as a "recreational vehicle, motorcycle, and boat dealer", which is a conditional use in the CS zone. One person would be employed at this location. The portion of the building to be occupied by Drift Hero was approximately 1,900 square feet in size. Most of the space would be utilized for warehouse storage with some office space and an area dedicated to a retail/display area.

Per City code, the business must provide a minimum of five parking stalls, one of which must be ADA compliant. There are eight parking stalls for the entire building, one of which is ADA compliant. If needed, there were ten additional diagonal parking stalls to the east of the building that are shared by other buildings and businesses in the complex.

The applicant has proposed to display some of the merchandise (go karts and minibikes) outside along Center Street during business hours. The applicant informed staff that no more than 6-8 go karts or minibikes would be displayed outdoors at any given time. There would not be any outdoor storage onsite. Outdoor display of retail merchandise, as an accessory use is permitted in the CS zone. City code 10-1-33(E) requires that all outdoor display be located outside of the right of way or designated landscaped area and cannot obstruct a pedestrian walkway. The subject property does not currently have a sidewalk or landscaped park strip. As such, the DRC recommended that all outdoor display be located a minimum of ten feet behind the back of curb to allow space for pedestrian movement. The outdoor display should not block or use any space dedicated to drive aisles and parking stalls.

The DRC recommended approval of the conditional use permit for Drift Hero with the condition that all outdoor display shall be located a minimum of ten feet behind the back of curb to provide pedestrian access across the property at the street.

Chair Larson asked about the age range for the youth size go kart. Joe Newell replied that there were gas and electric models and recommended 5 years and older for the electric model with parent supervision. The gas model would be for children 12 years and up. He also said there were one and two seat models and said that they could be used on the street or a track.

Commissioner Jorgensen asked about test drives of the go karts and minibikes and any constraints on that. Joe Newell responded that the area around the building, on the property, could be used for test drives. He also explained that the outdoor display would not be setup each day but based on staff availability.

**Commissioner Tucker moved that the Planning Commission approve the conditional use permit for Drift Hero located at 164 East Center Street with the following condition:**

- 1) All outdoor display shall be located a minimum of 10 feet behind the back of curb to provide pedestrian accesses across the property at the street.**

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

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

Sherrie Pace reported that the City Council approved the plat amendment for 674 Country Court. She also said the site plan approval for the Phillips 66 Butane Blending System was approved with a condition that the fencing be upgraded by October 1, 2022.

The City Council also gave direction for the Planning Commission and staff to update the City code to require that when sites were improved, or a site plan amendment was requested, the site would need to be brought into compliance with current standards.

Commissioner Jorgensen asked about the federal requirement for barbed wire on the top of the fencing. Sherrie Pace replied that the applicant had not yet proposed a certain type of fence but would no longer be allowed to have the chain link fencing along 1100 North.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of December 14, 2021 were reviewed and approved.

Commissioner Jorgensen moved to approve the December 14, 2021 meeting minutes as drafted. Commissioner Ward seconded the motion. **The motion was approved by Commissioners Jorgensen, Larson, Tucker and Ward. Commissioner Maus was excused.**

7. ADJOURN

Chair Larson adjourned the meeting at 6:50 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, February 8, 2022 by unanimous vote of all members present.*

  
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Wendy Page, City Recorder