

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
MAY 10, 2022

FINAL

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Katherine Maus
Commissioner Irene Stone via Zoom
Commissioner Brandon Tucker
Commissioner William Ward

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett, Planner; Ali Avery, Long Range Planner.

OTHERS PRESENT: Brent Crowther, Kimley-Horn; Dee Lalliss, resident; Larry Pataelli
Brent Albers, Rene Albers, Identity Signs.

1. PUBLIC COMMENTS

There were no public comments.

2. REVIEW OF THE TOWN CENTER TRAFFIC CIRCULATION STUDY

Ali Avery reported that in 2021 the City was awarded grant funds through the UDOT Technical Assistance Program (TAP) to hire a consultant to complete a Town Center Traffic Circulation Study. The City selected Kimley-Horn as the consultant for the project through a competitive bidding process. The goal of the study would be to obtain recommendations about how to properly support the increased traffic volumes resulting from the redevelopment of the Town Center. Active transportation recommendations were also included as part of the study.

Staff compiled existing conditions data for an Existing Conditions Report, which was supplied to the consultant to determine how things were currently working with traffic circulation in the Town Center. Staff also provided estimations for future conditions data at build out into two phases including Phase 1 for the year 2025 and Phase 2 for the year 2040. The future conditions data assumed the following development scenarios for Phase 1 consisting of 2021 to 2025 with 713 residential units, 25,000 square feet of recreation center, 57,000 square feet of office space, and 17,000 square feet of retail space. Phase 2 included 2026 to 2040 with an additional 325

residential units and 106,000 square feet of retail space. The consultant was asked to make predictions about how the future density and uses might impact traffic in the Town Center. They were also asked to analyze the impact of a hard closure on Main Street at Highway 89 and provided this information as Scenario 2 in their report. The Town Center Master Plan called for the realignment of the intersection of Main Street at Highway 89 but City staff requested that the consultant explore the potential ramifications of creating a dead-end in that location and potentially converting the remaining property into a plaza space. She said the consultant had produced some recommendations for improvements that should be made to Town Center streets and intersections to ensure efficient movement of traffic in the area.

Brent Crowther, Kimley-Horn, reported that they prepared the Town Center Circulation Study with the overall project purpose to review multimodal circulation and connectivity with the Town Center. The plan included identifying specific improvements to accommodate future growth and a technical evaluation of the impacts of closing the Main Street and Highway 89 intersection. The key project tasks included the project kickoff, existing conditions data collection, the future conditions forecast, reviewing transportation needs and deficiencies, and the final report. He focused on the current and future conditions analysis and the final recommendations. Mr. Crowther said data was collected in September of 2021 at the intersections and showed a map of the area detailing seven turning movement counts. Data was collected during the morning and evening rush hours to determine peak hour traffic volume at the following intersections: Center Street/Main Street, US-89/Center Street, US-89/Main Street, US-89/Eagleridge Drive, Orchard Drive/Eagleridge Drive, and US-89/Eaglegate Drive.

Brent Crowther said that they had evaluated two different scenarios and spoke on Scenario 2, which was the evaluation of closing Main Street at Highway 89 with traffic rerouted accordingly and the conversion to civic space. Scenario 1 included the evaluation of 2021 existing conditions and the traffic impacts under current traffic volumes. Under the analysis of current conditions, without any reconfiguration, the primary issue was the intersection at Eaglegate and US-89, which was stop controlled out of the service station and the analysis showed it warranted a traffic signal at that intersection. All of the other intersections in the Town Center operated satisfactorily under current conditions. He explained that traffic was graded A-F by Level of Service (LOS) with Levels A-D being satisfactory conditions and that currently most streets operated at D Levels during peak times.

Mr. Crowther spoke on LOS in Scenarios 1 and 2 with the assumption that a traffic signal was constructed at the Eaglegate Drive/US-89 intersection and the Center Street eastbound right turn lane was constructed at the Center Street/US-89 intersection. He said under Scenario 2 by 2040, with the closure of the road at Main Street, certain improvements would help improve the conditions including an eastbound dedicated turn lane onto Center Street, conversion to a two-way stop with stop signs at the Center Street/Main Street intersection, replacing westbound split phasing with a separate left turn and westbound through/right phases at US-89/Eagleridge Drive, and construction of a traffic signal at US-89/Eaglegate Drive. Each of the above improvements

would result in a reduction in average delay per vehicle to an acceptable level. For Scenario 1 by 2025 with no street closure showed all intersections operated at acceptable levels of service. For Scenario 1 by 2040 the Center/Main Street, US-89/Main Street, and the US-89/Eagleridge Drive intersections would have a LOS F during peak hours.

Brent Crowther said the future conditions analysis for the Town Center Development by 2025 included 713 residential units, 25,000 square feet of recreational space, 57,000 square feet of office, and 17,000 square feet of retail. By 2050 an additional 325 residential units and 106,000 square feet of retail space was anticipated. The Trip Generation Manual by the Institute of Transportation Engineers was used to determine the impacts of this new development. Square footage and land use type data was input and the number of new vehicular trips was output. He shared a table that detailed this information and showed that Phase 1 and 2 of development combined would generate over 16,000 new daily trips with nearly 1,200 trips in the AM peak hour and 1,800 trips in the PM peak hour. One line of the table showed that traffic counts for multi-family housing units alone would generate 5,174 daily trips.

Mr. Crowther then shared a table detailing the LOS for Scenario 1 and 2 in both 2025 and 2040 by intersection. He spoke on recommendations for the intersections including two options for the Main Street/Center Street intersection with either a two way stop control or a signalized intersection. They also recommended the US-89/Center Street intersection have a dedicated eastbound right turn lane and the implementation of an eastbound right turning overlap phase. The need for a separate left turn protected and westbound through/right turn phase at US-89/Eagleridge Drive. As well as the requirement for the construction of a traffic signal at the US-89/Eaglegate Drive intersection. By implementing the recommended solutions many of the intersections would have a LOS A or B versus a LOS F by 2040.

Commissioner Holbrook spoke on Figure 3 about existing travel volumes and the amount of traffic that traveled through the current roundabout on Orchard Drive and Eaglewood Drive and why a roundabout was not considered for the intersection at Main Street and Center Street. Brent Crowther replied that a roundabout was considered but there was not enough land to accommodate this.

Commissioner Maus inquired about the recommendations within Scenario 2 to close Main Street and further recommendations if the City did not end up going that route. Brent Crowther responded that if the City did not close the intersection at Main Street and Highway 89 that there was not a need for the eastbound right turn lane on Center Street. He said they did not do a detailed analysis of the 2040 Scenario 1 mitigated by an eastbound right turn lane on Center Street as there was a focus on if Main Street was closed and the impacts.

Commissioner Tucker asked if the current traffic conditions warranted a signal at Eaglegate Drive. Brent Crowther said a preliminary warrant analysis and threshold volumes showed the

area did warrant a traffic signal. This would be at the discretion of UDOT who would conduct their own study.

Commissioner Tucker questioned why the study used projected traffic based on land use when the City knew what full build out would look like for the Eaglegate intersection. Brent Crowther replied that the area was still under construction so the future traffic projections were based on what was there now, what was under construction, and then vehicular trips that would result upon completion of construction. He said the data was based on planned residential units.

Commissioner Jorgensen spoke on the example of Center Street and Main Street and the utility of deflecting southbound traffic to 350 North and Highway 89. Brent Crowther responded that there were effective measures such as a two way stop control on Main Street and a free running Center Street would encourage some drivers to find alternate routes such as Highway 89.

Commissioner Holbrook asked about changes per UDOT and the analysis for the year 2040. Brent Crowther confirmed that this study did not take the ongoing I-15 study into consideration. He said there may be significant changes with that project but they had not modeled those variants. Some of the big changes may include access to Redwood Road and Center Street, which would result in less truck traffic.

Chair Larson asked about the decision for a traffic signal at the Center and Main Street intersection. Sherrie Pace replied that the City Council would make the final decision as it would be weighing the financial cost with the effect on traffic, infrastructure changes, and impact on the apartment complexes there.

Commissioner Tucker commented that the train crossing was causing vehicles to queue on Center Street, which could expand into Highway 89 unless something was done to remedy the situation. Sherrie Pace replied that staff was aware of this issue.

Ali Avery said that this item did not require a motion by the Planning Commission and was just for review. This study would be presented to the City Council next week. She commented that if the plaza option became a reality then that plan would come before the Commission for review.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR BAE INDOOR GOLF AT 490 EAST 1000 NORTH, NICK UJIFUSA, BAE INDOOR GOLF, APPLICANT

Sherrie Pace reported that the applicant had withdrawn their application.

4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR CYPRUS CREDIT UNION'S ELECTRONIC SIGN AT 450 EAST 1100 NORTH, BRENT ALBERS, IDENTITY SIGNS, APPLICANT

Mackenzie Bennett reported that staff received a site plan application last year to convert the former Village Inn on 2600 South into a Cyprus Credit Union. The applicant representing Cyprus Credit Union applied for a conditional use permit for an electronic sign to be located at 450 East 1100 North in the Commercial Shopping (CS) and S-2 sign overlay zone. In the S-2 zone all illuminated, animated, and electronic message center signs are a conditional use. City code also required signs in the S-2 zone be a maximum of 30 feet tall and have a maximum sign area of 150 square feet per face.

The existing pole sign on the property, that was used for Village Inn, was 34 feet tall by 15.3 feet wide and was not an electronic message sign. The existing sign face was 165 square feet in size and was a legal nonconforming structure that could be maintained, repaired, and altered but not enlarged or moved per City code 10-5.

Identity Signs, on behalf of Cyprus Credit Union, applied for a conditional use permit to remove the head of the existing pole sign and replace it with a new head featuring an electronic message center. The poles supporting the sign would not be moved or altered and this permit would just be to replace the head of the sign. The new sign would be 33 feet tall by 14 feet with a sign face of 161 square feet. The new sign head would be larger than what the current code allowed for but smaller than the existing sign head. Due to the sign size not being enlarged and the pole placement not being altered, the sign would still be considered a legal nonconforming structure.

This conditional use permit would only address the message center component of the sign and a completed building permit application would need to be submitted and reviewed by the City to ensure compliance with all applicable sign code regulations prior to the issuance of a building permit. City code 10-4-13 required that all electronic message signs comply with the following provisions including that an electronic message sign shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions, that the duration of each display shall be a minimum of eight (8) seconds, and that the transition time between messages shall be no greater than three (3) seconds.

The Development Review Committee (DRC) recommended approval of the conditional use permit to install an electronic message center sign for Cyprus Credit Union with the condition that a building permit must be obtained prior to the installation of the sign.

Commissioner Stone commented that the new sign face would be smaller than the existing sign but still larger than what was permitted by City code. Sherrie Pace replied that the existing sign

was considered legal nonconforming, which meant the sign could be replaced with the same or less square footage as the current sign but could not be any larger.

Mackenzie Bennett spoke on the legal nonconforming status in that it was a determination that staff made which in this instance meant that when the sign was originally built, it was in compliance with the code of that day.

Commissioner Stone asked about the how the square footage was calculated on the existing Village Inn sign. Mackenzie Bennett clarified that both parts of the existing two part “Village Inn Restaurant” sign counted towards the total allowed square footage per face. She explained that the proposed signage for Cyprus was smaller in both square footage and height.

Commissioner Stone questioned if there were guidelines that required the signage be repaired within a certain amount of time in the event of malfunction. Sherrie Pace replied that there was not a standard in City code for this. She said if someone did violate the lighting/dimming component it would be reported to UDOT who could cite the owner.

Mackenzie Bennett commented that City code did require signage to be kept in good condition and maintained properly. If a sign did become an issue code enforcement could be notified and the owner would receive notice to comply.

Chair Larson asked about the reason the sign would not be non-conforming as the use of the building was changing. Sherrie Pace replied that the City could not regulate the message/content on the sign but could regulate the size, height, and placement of the structure.

Mackenzie Bennett explained that the legal non-conforming code stated that it did not matter if the property changed hands but the sign structure itself had rights. If the structure or use stopped for more than 365 days, it would lose the non-conforming status.

Commissioner Maus moved that the Planning Commission approve the conditional use permit for an electronic message center sign for Cyprus Credit Union located at 450 East 1100 North subject to the following condition:

- (1) A building permit must be obtained prior to the installation of the sign.**

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

5. PUBLIC HEARING: CONSIDERATION OF PROPOSED AMENDMENTS TO THE NORTH SALT LAKE CITY CODE, TITLES 7, 8, & 10 RELATED TO LANDSCAPE REGULATIONS AND WATER CONSERVATION FOR ALL PROPERTIES WITHIN THE CITY

Sherrie Pace reported that the State legislature prioritized water conservation and required cities to pass water efficient and water wise landscaping ordinances in light of the recent drought conditions. Additionally, she said that in order for residents to participate in the Flip the Strip program through Weber Basin Water, the City had to adopt a water wise landscape ordinance. Weber Basin Water has provided a model ordinance and recommendations for the proposed ordinance. City staff researched other community ordinances in Davis and Salt Lake Counties for inclusion within the proposed amendments. Weber Basin Water made the following recommendations for residential properties including indoor WaterSense plumbing fixtures for new construction and for outdoor areas a drip irrigation in non-lawn areas, irrigation valves in zones, WaterSense controllers with rain delay, 3" mulch in planting beds, no lawns in the park strips particularly with slopes greater than 25% or areas less than 8', and lawns limited to 35% of the landscape area. Recommendations for commercial and multifamily included limiting lawn area to 15% of the total landscaped area and prohibiting lawns in parking lots and buffer areas.

Sherrie Pace said that the most critical policy recommendation related to the maximum allowed turf area. This recommendation would be that no more than 35% of the total landscaped area for single family lots be allowed to be planted in grass. She showed multiple examples of existing lots throughout the City compared to the proposed percentages of landscaping.

Commissioner Tucker clarified that staff was leaning towards a percentage of the total lot. Sherrie Pace replied affirmatively that she recommended 25% of the total lot.

Sherrie Pace reported that the Planning Commission was required to hold a public hearing and make a recommendation to the City Council for amendments to the Land Use Regulations located in Title 10. Any other changes outside of the Land Use Ordinance were required to prevent conflicting regulations in City code and therefore those changes had been included with the proposed amendments.

Commissioner Holbrook asked if the proposed changes were recommended or enforceable. Sherrie Pace responded that whatever requirements were placed in the ordinance would be enforceable. She said that existing lawns and landscaping would not be affected by the proposed changes. These requirements would apply to new homes and commercial or multifamily properties as well as existing homeowners if they removed their existing landscaping. She said that the Flip the Strip program and requirements would only apply to the park strips.

Sherrie Pace showed an example of a commercial use and suggested the City could require a minimum of 10% of the lot be landscaped, and permit only 5% as sod. She said the only exception would be recreational uses such as a recreational field for multifamily housing.

Commissioner Holbrook asked about increasing the minimum required landscaping. Sherrie Pace said the two options were to increase the minimum required landscaping or to have a cap at the maximum of 5% of the lot as lawn.

Commissioner Jorgensen said grass was very water intensive and how most park strips were not well maintained. He also mentioned how most industrial uses did not need thousands of square feet of lawn and suggested a cap. Sherrie Pace replied that she did not have an issue with this suggestion but spoke on the difficulty of identifying an appropriate number as lot sizes varied so much.

Commissioner Holbrook asked about a minimum percentage of lawn that may be required. Sherrie Pace responded that there was not a minimum and a resident could install no grass.

Commissioner Maus questioned if there was a limit on impervious surfaces. She also asked about requiring vegetation. Sherrie Pace said that there was a need to limit the amount of impervious surface, which was already built into the City code. She mentioned the requirement that 35% of the park strip must be plant material at maturity.

Sherrie Pace showed examples of different park strip exhibits from LocalScapes including those with blooming plants, full sun, minimalism, etc. She said some of the other features in the ordinance included the different plant materials, the soil preparation, irrigation, design, and erosion control measures. Other items included addressing property owners who wasted water ranging from personal contact, citations, and penalties. Ms. Pace said the goal was education and felt this draft ordinance would provide more information for property owners.

Commissioner Jorgensen mentioned the applicability provision in City code section 10-22-3 for those interested in participating in the Flip the Strip program. He asked if residents would need to obtain approval from the City prior to participation in that program. Sherrie Pace replied that they would not need a permit from the City but would need to register with Weber Basin Water for the rebates. Those participating in the program would be required to take the class, provide before and after pictures, provide receipts, and an inspection for adherence to city standards.

Commissioner Stone clarified that the percentage of lawn was not specified in City code. She said that before residents could participate in the rebate programs the City had to specify a certain amount/percentage. Sherrie Pace replied affirmatively and said the City Council would determine the percentage based on the recommendation from the Commission. She said that requirement was to indicate to Weber Basin that the changes to the ordinance showed a savings of water.

Commissioner Maus proposed several recommendations including all landscaping requirements be a 15% minimum for commercial and multifamily projects. She also suggested separating multifamily from commercial as she was inclined to allow more turf for multifamily for recreational use. Commissioner Maus suggested that new commercial and multifamily have separate independent irrigation for trees. She also recommended 35% vegetation coverage not only in the park strips but in all landscaped areas. Sherrie Pace replied that the 35% coverage would require a landscaping plan showing plantings at full maturity.

Commissioner Holbrook asked about adopting 0% plant coverage in the park strip and to allow 100% impervious surfaces. Sherrie Pace replied that plant material in the park strip would improve the visual appeal and addressed heat issues.

Mackenzie Bennett commented how the park strips were public utility easements so impervious surfaces would be an issue if a utility was serviced. Sherrie Pace said this would be a stormwater issue as well as the park strip was a secondary place for water to drain.

Commissioner Stone asked how the percentage of required landscaping should be determined. Sherrie Pace replied that staff could provide additional resources for review. She said the City Council would like to review this ordinance at their next meeting.

Chair Larson opened the public hearing at 7:27 p.m.

Dee Lalliss spoke on the amount of lawn that could be installed. He gave the example of a two acre lot and suggested that the City have a limit or a maximum amount of that lot that could be grass. Mr. Lalliss was in favor of separating the requirements for multifamily and commercial uses as he felt the City should encourage zero lawn for commercial. He mentioned several grammatical and formatting errors as well as his landscaping recommendations including avoiding heat collection, using mulch, etc.

Chair Larson closed the public hearing at 7:32: p.m.

Commissioner Jorgensen suggested grammatical changes such as replacing “his” with “their”, etc.

Chair Larson spoke on the determinations that needed to be made including the differentiation of lot size and landscaping and what the percentage would be based on. Commissioner Jorgensen commented that staff recommended 25% for residential lots. He suggested a limit on the maximum square footage calculated by taking the total lot size and that the lawn area could not exceed x number of square feet.

Commissioner Ward asked about the largest lawn area in the City and said this would only apply to a few instances in the City. He suggested 8,000 square feet as the maximum square footage or 25% of the lot.

Chair Larson then asked for feedback on increasing the total landscaping requirements from 10% to 15% commercial and industrial and having a lawn caveat. Sherrie Pace recommended a maximum of 5,000 square feet of lawn.

Commissioner Maus recommended that commercial increase the total landscaping requirement to 15% and limit the lawn to 15% of the landscaped area. The landscaping requirement for multifamily would be 25% of the lot could be lawn. Commissioner Ward suggested for multifamily that the total landscaping requirement be 15% and that 25% of the total lot could be lawn.

Sherrie Pace commented that there was an exception to allow a property owner to exceed the maximum amount of lawn area on multifamily when it was designated for specific recreational uses.

Chair Larson asked for feedback on the limit of 5,000 or 8,000 square feet of lawn based on the Commission's discussion.

Commissioner Ward proposed 15% with a maximum lawn of 5% and a total maximum of 5,000 square feet for commercial properties. The Commission was in favor of this proposal.

Commissioner Stone asked if there was a minimum landscaping requirement for commercial properties. Sherrie Pace replied that the current code requires 10% of the property to be landscaped. The suggestion was that the minimum landscaping would be 15% but the maximum amount of lawn would be 5% of the lot or 5,000 square feet whichever was smaller.

Commissioner Ward proposed a single family/residential maximum landscaped area of 25% of the total lot with a maximum of 8,000 square feet.

The Commission discussed reducing the maximum for single family lots to 5,000 or 6,500 square feet.

Commissioner Maus asked about the need to require 35% plant coverage within the landscaping including the park strip for residential, commercial, and multifamily. Sherrie Pace questioned if this included the tree coverage and shrubs.

Commissioner Stone spoke on the code requirement that new yards must be installed within 12 months. She said plants/trees were expensive and these requirements could be unsettling to residents. Chair Larson replied that this included rebate programming and water conservation which may seem uncomfortable.

Commissioner Maus said the impetus for eliminating turf was that the City should require more shade and plant material to mitigate urban heat islands but did not want to require residents to need a formal landscaping plan. Sherrie Pace commented that there could be some requirements such as requiring trees for every 200-500 square feet of landscaping.

Commissioner Stone said overall she liked the idea and outcome but expressed concern for how difficult it may be for some residents to qualify for the Flip the Strip program, etc. Sherrie Pace replied that when she attended the Flip the Strip class, there were many ways to meet the requirements including converting your existing sprinkler heads to a drip system.

Commissioner Jorgensen commented that his concern was setting an amount that required residents to plant too many trees and that the trees would die due to the lack of deep watering with the drought.

Commissioner Ward said the park strip percentage was 33% plant material and if this should be revised. He asked if this was part of Weber Basin's requirement as he felt that percentage was too high. Commissioner Ward commented that he would personally prefer 0% live material in the park strip.

Commissioner Larson asked about separate irrigation for trees. Commissioner Maus recommended this requirement for multifamily and commercial uses. Sherrie Pace would add this requirement to the amendments.

Commissioner Ward proposed 15% minimum landscaping with a maximum lawn of 10% and a total maximum of 5,000 square feet for multifamily with an exception for recreational uses. Commissioner Tucker was in favor of this proposal.

Commissioner Holbrook moved that the Planning Commission recommend approval to the City Council related to landscaping regulations and water conservation with the following amendments to the proposed language:

- (1) That commercial total landscape be increased to 15% of the lot size with a maximum of 5% lawn;**
- (2) Multifamily dwellings to have a minimum of 15% landscaping with a maximum of 10% lawn;**
- (3) Individual residential to have 25% maximum lawn or 6,500 square feet whichever is smaller;**
- (4) Requirements for drip irrigation for trees; and**
- (5) That the sections of the code language be changed to gender neutral and other typographical errors as discussed.**

Commissioner Ward seconded the motion.

Staff and the Commission suggested amendments including the addition of a maximum of 5,000 square feet except for approved recreational areas for multifamily dwellings, the requirements for drip irrigation for trees, and that all the code language be changed to gender neutral and other typographical errors.

Commissioner Holbrook amended his motion to include:

- (1) That commercial total landscape be increased to 15% of the lot size with a maximum of 5% lawn and a maximum of 5,000 square feet;**
- (2) Multifamily dwellings to have a minimum of 15% landscaping with a maximum of 10% lawn and a maximum of 5,000 square feet with the exception of approved recreational areas;**
- (3) Individual residential to have 25% maximum lawn or 6,500 square feet whichever is smaller;**
- (4) Requirements for drip irrigation for trees; and**
- (5) That the sections of the code language be changed to gender neutral and other typographical errors as discussed.**

Commissioner Maus seconded the amended motion.

Commissioner Jorgensen expressed concern about the requirement of 33% live plant material in the park strips.

Commissioner Ward amended the motion to reduce the live plant material to 0% and eliminate this as a requirement in the park strips. Commissioner Maus seconded the amended motion.

Sherrie Pace clarified that the way the amendment was drafted to allow the homeowner to determine how much plant material they would like on their actual lot.

The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.

Commissioner Tucker asked about sections of the ordinance including Section 10-22 where it mentioned lessening artificial light glare and also reducing carbon dioxide from automobiles. He also mentioned Section 8 and terminating the use of culinary water related to residential drinking water. Sherrie Pace replied that those items in Section 10 could be removed. She said the item in Section 8 was already part of the code.

6. REPORT ON CITY COUNCIL ACTIONS RECOMMENDED BY PLANNING COMMISSION

Sherrie Pace reported that she presented the Planning Commission priorities to the City Council.

7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 26, 2022 were reviewed and approved.

Commissioner Jorgensen moved to approve the minutes as drafted for the April 26, 2022 meeting. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.

8. ADJOURN

Commission Chair Larson adjourned the meeting at 9:03 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, May 24, 2022 by unanimous vote of all members present.


Wendy Page, City Recorder