

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
JULY 26, 2022

**FINAL**

Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m.

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

EXCUSED: Commissioner Katherine Maus  
Commissioner William Ward

STAFF PRESENT: Mackenzie Johnson, Planner.

OTHERS PRESENT: Dee Lalliss, resident; Mike Matthews, Mike's All American Towing.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR MIKE'S ALL AMERICAN TOWING AT 425 NORTH 400 WEST, MIKE MATTHEWS, APPLICANT

Mackenzie Johnson reported that this was a conditional use permit for Mike's All American Towing located at 425 North 400 West. The business has been classified as a "motor vehicle towing and impound lot" and would be a conditional use in the Manufacturing-Distribution (MD) zone. Mike's All American Towing, a state registered non consent towing and impound lot, would be located in the north eastern building on the site. The applicant would be required to abide by all State regulations such as posting signage on the property. Staff recommended that the Planning Commission place a condition that the applicant receive a sign permit from the City prior to the issuance of a business license.

Mike's All American Towing operates out of Murray City where they store over 100 impound vehicles. All severely damaged vehicles that may leak fluids would be stored at the Murray location while the 425 North location would be used for intact vehicles. Of the four existing

buildings on the property, the applicant would occupy approximately 145 square feet of Building 1 for office space. They would also use approximately 1,470 square feet of the gated outdoor storage area on the north side of the building. The outdoor storage area was currently surfaced with road base. The remainder of Building 1 would be occupied by Twisted Wrench, a mechanic shop, and Anchor Communication Wireless.

As the City did not have a specific parking code for tow yards and impound lots, Section 10-6-5(J) of the City Code provided that the Planning Commission, upon advice of the Community Development Director, determine the minimum required off street parking. Mike's All American Towing has provided three parking stalls for employee and guest use which the Community Development Director and Development Review Committee (DRC) deemed sufficient.

Mike's All American Towing would occupy 1,470 square feet of the 2,600 outdoor storage area on the north side of Building 1. Staff and the applicant determined that no more than eight vehicles should be stored in that area at any given time. The DRC had concerns that damaged/salvaged vehicles stored on site would leak oils and fluids which could potentially contaminate groundwater. The DRC recommended that the Planning Commission place a condition that all vehicles must be stored on a hard, nonporous surface, such as cement or asphalt.

City code 10-1-33 required that all outdoor storage areas be screened from the view of all public streets or residential land uses. The subject outdoor storage area was currently screened from the public right of way by buildings and a chain-link gate with a site obscuring material. The DRC recommended approval of the conditional use permit for Mike's All American Towing with the following conditions: the property may not be used as a salvage yard for vehicles to be dismantled and this business shall only operate as a motor vehicle towing and impound lot as defined by City code, storage of impounded vehicles shall be limited to a maximum of eight vehicles within the gated area on the north side of the building, storage of impounded vehicles must only occur on hard, non-porous surfaces, drive aisles and fire access routes must be kept clear and maintained in good condition at all times, tow trucks shall not be parked on 400 West at any time, the business provide and maintain a minimum of three parking stalls for employees and customers only, and they must obtain a sign permit from the City prior to issuance of the business license.

Mike Matthews, Mike's All American Towing, said they would store DUI or impounded vehicles that were typically picked up by the owner within several days. He said any vehicles that were damaged or leaking fluids would be stored at his Murray location.

Commissioner Stone asked for clarification on the storage area and if it already had a non-porous surface. Mike Matthews replied that the storage area at this location consisted of gravel which was why he would not store damaged or leaking vehicles here.

Commissioner Jorgensen suggested a condition that all vehicles stored at this location were intact and not leaking fluids.

Mackenzie Johnson asked for clarification that Commissioner Jorgensen had suggested changing the condition for outdoors storage to say that only intact vehicles could be stored at this location. Commissioner Jorgensen was in favor of retaining the existing conditions and proposed a new condition be added that stated the vehicles be intact and not leaking fluids. He elaborated that leaked fluids could still be washed into the stormwater on a hard non-porous surface.

Mike Matthews said he was working with another building occupant, Twisted Wrench, on what needed to be done to prevent leaking and stormwater contamination. He reiterated that this was why they would not store leaking vehicles at this location.

Commissioner Jorgensen was in favor of condition three and adding an eighth condition that all stored vehicles be intact and not leaking oil or other automotive fluids.

**Commissioner Tucker moved that the Planning Commission approve the conditional use permit for Mike's All American Towing located at 425 North 400 West with the following conditions:**

- 1) The property of 425 North 400 West may not be used as a salvage yard for vehicles to be dismantled and this business shall only operate as a motor vehicle towing and impound lot, as defined by City code;**
- 2) Storage of impounded vehicles by Mike's All American Towing shall be limited to a maximum of 8 vehicles within the gated area on the north side of the building;**
- 3) Storage of impounded vehicles must only occur on hard, non-porous surfaces;**
- 4) Drive aisles and fire access routes must be kept clear and maintained in good condition at all times;**
- 5) Tow trucks shall not be parked on 400 West at any time;**
- 6) Mike's All American Towing must provide and maintain a minimum of 3 parking stalls for employees and customers only;**
- 7) Mike's All American Towing must obtain a sign permit from the City prior to issuance of the business license;**
- 8) All stored vehicles must be intact without automotive fluids leaking.**

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

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

Mackenzie Johnson reported that the City Council approved the concept plan for Phoenicia Place Subdivision, the preliminary and final plat for Krause Crossing Subdivision, and the rezone for Krause Crossing Lot 2. She said the Council requested to see the land use table of FAA uses that were permitted behind air strips for the Krause Crossing property.

The City Council also reviewed the Clifton Towns General Development Plan with an acre of commercial on each corner that the Planning Commission had also reviewed. Brighton Homes presented two additional scenarios including one with commercial being extended along the Redwood Road frontage the entire width of the northern parcel and remaining as one acre of commercial on the southern parcel. The second scenario expanded the commercial along the frontage of Redwood Road for the entire width of both the northern and southern properties. The Council approved the General Development Plan with the second scenario to extend commercial along Redwood Road on the northern parcel only. This plan would return before the Planning Commission for subdivision and site plan review.

Commissioner Tucker asked why the City Council elected to increase the commercial along Redwood Road on the northern property only. Dee Lalliss commented that there were several reasons. The northern parcel had existing commercial on the property to the north of it and it did not make sense to separate that commercial and the proposed commercial with residential units. The Council was in favor of commercial on the north portion and a section of the south portion to blend with the neighborhood. The result was a loss of some dwelling units on the northern property.

Mackenzie Johnson said that the Council heard from the applicant's commercial broker on the right type of commercial and how a strip mall might not be the best use of the property versus a stand alone building to ensure stable occupancy.

Commissioner Stone asked about greenspace on the northern portion of the property. Mackenzie Johnson stated that there was a tot lot on that property with additional landscaped areas.

Mackenzie Johnson reported on the Form-Based Code reformatted schedule. She said that the new drafted schedule put the joint work session on September 21<sup>st</sup>. The Commission would review Sections 2 Streets and 7 Parking on August 23<sup>rd</sup>, Section 6 Parks, and Section 8 Signs would be reviewed on September 13<sup>th</sup> with City Council adoption in November.

Mackenzie Johnson asked which Commissioners would like to attend the Fall APA Conference in September.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of July 12, 2022 were reviewed and approved.

**Commissioner Tucker moved to approve the meeting minutes for the July 12, 2022 Planning Commission meeting as written. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, and Tucker. Commissioners Ward and Maus were excused.**

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:54 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, August 9, 2022 by unanimous vote of all members present.*

  
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Wendy Page, City Recorder