

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
OCTOBER 11, 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 Katherine Maus via Zoom
Commissioner Irene Stone
Commissioner Brandon Tucker
Commissioner William Ward

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

OTHERS PRESENT: In person: Dallas Nelson, Spectrum Academy; Dee Lalliss, resident. Via Zoom: Tyler Allgaier, Pitted Logistics; Sean Thal, UTA.

1. CONSIDERATION OF SITE PLAN AMENDMENT APPROVAL FOR SPECTRUM ACADEMY STARS BUILDING AT 552 NORTH CUTLER DRIVE, BRAD NELSON, SPECTRUM ACADEMY, APPLICANT

Mackenzie Johnson reported that this was a site plan amendment to construct a new charter school for Spectrum Academy at 552 North Cutler Drive. The property, at 3.53 acres, and zoned General Commercial (CG) would be used for the “STARS” students that required extra support. The STARS school was located at 35 North Redwood Road. The goal of this project would be to locate all the Spectrum Academy schools on one campus.

The existing conditions of the property at 552 North Cutler Drive included an existing 24,461 square foot high school with an existing playfield that would be relocated to the neighboring lot at 480 North Cutler Drive to accommodate the proposed building. A separate site plan application would be required prior to constructing the new playfield on the other parcel of land.

The proposed building would include 27 classrooms with each room having a maximum capacity of 12 students for a total of 324 students. The applicant expects the maximum number of students to be closer to 150. For every 15 students, there would be one teacher or support staff

member for approximately 22-27 teachers and support staff total. The proposed school would be two stories tall and would be 16,475 square feet.

The property has one existing driveway on Cutler Drive and the proposed site plan amendment would add an additional 34 foot driveway, approximately 28 feet from the southernmost property line. The applicant may need to widen the shoulder of Cutler Drive at this location to meet the adopted street standards and specifications, which would provide a safer approach angle of entrance and exit from that driveway. If deemed unsafe then the City Engineer would make a redline on the plan that would need to be corrected per the recommended conditions of approval.

According to the applicant, these students do not drive and would be brought to and from school by parents that utilized the school carpool registration system. The STARS students would primarily use the proposed southernmost driveway. The students would be escorted to and from vehicles by staff to ensure their safety. These students have a shorter school day with an earlier release time which should reduce any issues with the adjacent high school that shares the lot.

City code required that schools for grades K-9 provide a minimum of two stalls per classroom plus one stall per five seats in the auditorium. The proposed building has 27 classrooms and no auditorium which required 54 total parking stalls. The applicant has proposed 59 stalls with two ADA compliant stalls. The ADA code required that 51-75 stalls required a minimum of three ADA compliant stalls. The Development Review Committee (DRC) found that the 59 stalls would be sufficient for the use and staff load of the proposed site plan.

When the existing high school was approved, the applicant was required to widen the shoulder on Cutler Drive to allow stacking/queuing space for approximately 15 cars. The applicant has since informed staff that this shoulder was underutilized due to the amount of stacking space on the property. For this reason, the DRC has proposed that this site plan amendment not require that an additional shoulder on Cutler be created. The neighboring lot to the south, where the playfield is to be located, has a 14 foot wide dedicated right of way to the City so the road could be widened in the future if necessary.

Per the landscape ordinance properties in the CG zone were required to provide a minimum of 15% landscaping with no more than 5% to be lawn, turf, or sod. The proposed landscape plan provided 19.1% of landscaping. The lawn/sod on the property would be used primarily for recreational purposes. The code stated that the Planning Commission may approve sod exceeding 5,000 square feet for bon fide recreation areas. The DRC recognized that the existing park strip was sodded and may remain as such. The property owner may choose to replace the park strip sod at a future date in conformance with the code.

Per the architectural review, the proposed building met the design guidelines for massing and materials. The building would complement the existing structure on the property. The DRC recommended approval of the site plan amendment with the finding that the sod in excess of

5,000 square feet was a bona fide recreation area designated and approved by the Planning Commission and the conditions that all engineering and planner redlines be completed, one additional ADA compliant stall be added for a total of three, and submittal of a site plan for the playfield at 480 North Cutler Drive.

Chair Larson asked if the underutilized shoulder was located west of Lee's Marketplace or by the Holiday Gas Station. Mackenzie Johnson replied that it was located south of the school. She showed the Commissioners the location on the site plan.

Those present via Zoom including Commissioners Jorgensen and Maus were able to join the meeting at 6:41 p.m.

Commissioner Ward moved that the Planning Commission approve the site plan amendment, including the designated recreation area with sod in excess of the maximum 5,000 sq. ft. as provided by city code, for the Spectrum Academy STARS Building located at 552 North Cutler Drive with the following findings and conditions:

Findings:

- 1) The sod in excess of 5,000 square feet is a bona fide recreation area designated and approved by the Planning Commission.**

Conditions:

- 1) Completion of all engineering and planner redlines;**
- 2) Provide one additional ADA compliant stall, for a total of 3;**
- 3) Submit a site plan for the playfield at 480 North Cutler Drive.**

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

- 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR PITTED LOGISTICS LLC AT 910 WEST CENTER STREET, UNIT 300, TYLER ALLGAIER, PITTED LOGISTICS LLC, APPLICANT**

Mackenzie Johnson reported that this was a conditional use permit for Pitted Logistics LLC located at 910 West Center Street, Unit 300. Pitted Logistics provided third party fulfillment for e-commerce sales channels such as Amazon or Shopify. Daily operations included shipping, receiving, and light assembly of packages. The business would receive and send packages through carriers such as UPS, DHL, FedEx, etc. with occasional deliveries coming by semi-truck and trailer. The products stored and transported included mostly health and beauty products such as deodorant, serums, etc. that were non-hazardous and did not require refrigeration. The uses

“electronic shopping and mail order houses” and “general warehousing and storage facilities” were conditional uses in the General Commercial (CG) zone.

The business employed ten people and hired 10-20 temporary workers seasonally. The maximum number of employees/workers on the highest shift would be 20. Hours of operation would be 6:00 a.m. to 11:30 p.m. Monday through Friday. City code required that warehouses with freight movement provide one parking stall per 1,000 square feet of floor area or one stall per employee on the highest shift, whichever was greater. According to the applicant, the unit to be occupied was 17,800 square feet in size. The maximum number of employees on the highest shift would be 20 so the business must provide a minimum of 20 parking stalls, one of which must be ADA compliant. The parking lot has 76 stalls with four ADA compliant shared among the five units and the applicant verified that they would have access to at least 20 of those stalls. The DRC had no concerns with the parking and uses at this location.

The DRC recommended approval of the conditional use permit with no conditions.

Chair Larson questioned if there was a semi-truck loading bay. Mackenzie Johnson replied affirmatively, elaborating that there were bay doors on the north side of the building. She also said there was additional parking in the back corner.

Commissioner Tucker moved that the Planning Commission approve the conditional use permit for Pitted Logistics LLC located at 910 West Center Street, Unit 300 with no conditions.

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

3. PUBLIC COMMENTS

There were no public comments.

4. CONSIDERATION OF A TEMPORARY USE PERMIT FOR UTA’S DISMANTLING AND DISPOSAL OF PASSENGER RAILCARS (COMET CARS) AT THE UTA OWNED PROPERTY SOUTH OF THE I-15/I-215 INTERCHANGE, SEAN THAL, UTAH TRANSIT AUTHORITY, APPLICANT

Mackenzie Johnson reported that Utah Transit Authority (UTA) owned land in the City, west of I-15 and south of the I-15/I-215 interchange. The property did not have a formal address and was used for outdoor storage of rail support supplies. There were no full-time employees operating at this location, but the site was accessed three to five times per day from 1800 North in Salt Lake City. There was no access to the property from the City.

UTA has a maximum of 25 passenger rail cars (Comet Cars) that were being retired due to age. The goal of UTA was to sell those cars at an auction being held from October 17th to November 17th. If the cars did not sell then the second plan would be to dismantle the cars and dispose of them. Dismantling would begin as early as November 2, 2022 and should only last a few months but the applicant was requesting that the temporary use permit allow operations for six months. The DRC did not have concerns with that time request.

The applicant provided a formal Dismantling/Disposal Plan for Passenger Rail Cars (Comet Cars). The plan provided contacts for the operation, gates and access, scrap and waste recycling, scrap and waste material stockpiles and storage, and spill response. The applicant has confirmed that all dismantling activities would occur on paved surfaces and that batteries and fluorescent light tubes would be removed and stored in containers until disposed of appropriately. Further, to prevent debris from leaving the yard, tarps and/or fences would be placed as appropriate. The City Engineer, Fire Marshall, and DRC reviewed the plan and had no concerns with the proposed temporary use. The DRC recommended approval of the temporary use permit with the condition that the permit be valid for a maximum of six months with an end date of April 11, 2023.

Commissioner Holbrook commented that this would be a temporary use permit based on the timeframe associated but it would be treated as a conditional use permit. Mackenzie Johnson replied that there was not a Temporary Use Permit application so it was treated similarly to a conditional use permit by using that application and charging the associated application fee.

Commissioner Holbrook moved that the Planning Commission approve the temporary use permit for UTA's Dismantling and Disposal of Passenger Railcars (Comet Cars) at the UTA owned property south of the I-15/I-215 Interchange with the following condition:

- 1) The permit be valid for a maximum of 6 months with an end date of April 11, 20203.**

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

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

Mackenzie Johnson reported that State statute required that Planning Commissioners have four hours of training per fiscal year. One hour must be on the general powers and duties. The other three hours had to be applicable to the Planning Commission and their role. She said Commissioners Larson, Tucker, Jorgensen, and Holbrook had completed the three hour requirement for attending the fall APA conference. Staff would provide information on training opportunities including the spring APA conference and legislative updates.

Sherrie Pace reported that the City Council approved the following projects: North Salt Lake Industrial Park plat amendment, the Eaglewood Cove Phase 15 Plat 1 final plat, Clifton Place Townhomes Development Agreement and preliminary plans, and a road right of way dedication located in Woods Cross. She then reviewed the potential annexation of Area B and said the Council adopted the resolution to continue with the process. The resolution stated that it was the intent of the City Council to consider an annexation of the area. This started the public comment process which included staff sending notices to residents and property owners in the area. The resolution also directed the Planning Commission to make a recommendation to the City Council for zoning of the area in the event it was annexed. She suggested a work session at the next Planning Commission meeting with a review of maps and staff recommendations. A public hearing could possibly be held Wednesday, November 9th.

Sherrie Pace reported that an open house for the potential annexation was held on Wednesday, October 12th at Adelaide Elementary. She said it was attended by City staff, some Council Members, and a County Commissioner. Residents were able to ask questions and express their concerns about the annexation. Residents were also asked to provide public comment on the City's website related to specific issues such as zoning, allowance of duplexes, etc. Ms. Pace spoke to the notification of property owners of the public open house and public hearing regarding the potential annexation area. She then mentioned the odor event in the Foxboro area.

Mackenzie Johnson reported that the Planning Commission did not receive free golf at Eaglewood Golf Course. Sherrie Pace commented that the City Council provided a golf pass to the Golf Committee in lieu of a stipend. She said the Council also voted to increase the Planning Commission stipend.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of September 27, 2022 were reviewed and approved.

Commissioner Tucker moved to approve the Planning Commission meeting minutes from September 27, 2022.

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

7. ADJOURN

Commission Chair Larson adjourned the meeting at 7:08 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, October 25, 2022 by unanimous vote of all members present.



Wendy Page, City Recorder