



**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
January 10, 2023
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 and Introduction
- 2) Public comments
- 3) Appointment of Chair and Vice Chair
- 4) Consideration of a conditional use permit for XLR8 Motors at 490 East 1000 North, Aaron Lee, applicant
- 5) 2023 Goals & Objectives, Meeting Schedules, and Project Timelines
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 11/22/2022

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: January 10, 2023, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting: <https://bit.ly/3iP1CiA>

Meeting ID: 846 5174 7122

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 5th day of January, 2023

Dated this 5th day of January, 2023

Wendy Page
Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: January 10, 2023
SUBJECT: Conditional Use Permit for XLR8 Motors located at 490 East 1000 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for XLR8 Motors located at 490 East 1000 North with the following conditions:

1. No more than 22 vehicles (4 inside and 18 outside) be stored or displayed at the subject location at any given time;
2. A minimum of 5 parking stalls be available for customers and employees at any given time;
3. The front parking lot and all customer and employee parking be striped, and the ADA sign installed, prior to issuance of the business license;
4. Vehicles must be on a paved surface and may not be stored or displayed in the designated landscape areas per city code 10-1-33E; and
5. The landscaping be improved prior to July 3, 2023.

BACKGROUND

XLR8 Motors is a car dealership that is seeking to operate its business at 490 East 1000 North, which is zoned Commercial Shopping (CS). The use classification of "car dealer" is conditional in the CS zone. The business will have two employees and operations will occur between 10:00 AM and 6:00 PM. The applicant anticipates that 2-3 vehicles will be delivered/leave the property per day.

The existing building is approximately 2,600 sq. ft. and has 3 bay doors. Of the building's square footage, around 100 sq. ft. will be used as office space and the remainder will be used as an indoor display area. Code 10-6-5 requires that car dealers provide a minimum of "1 stall per 200 sq. ft. of sales office area plus 1 space for every 10 vehicles displayed, or 5 stalls, whichever is greater; separate storage area for vehicles for sale or under repair shall be provided". The applicant is proposing to store 4 vehicles inside the building and 18 outside, for a total of 22 vehicles displayed. All vehicles on site will be vehicles ready for sale. No vehicles that are wrecked, damaged, non-operable, or otherwise under repair will be stored at this location. The applicant has provided 5 parking stalls, 1 of which is ADA compliant, for guests and employees only.

The existing parking lot was recently resurfaced but the parking stalls were not painted. While staff has determined that the proposed parking plan is compliant with code, the DRC is recommending that the front parking lot and all customer and employee parking stalls be striped and signed, as shown on the parking plan, prior to the business license being issued.

Due to the building vacancy status, the landscaping along 1000 North has been overgrown with weeds and debris. Past potential renters of the property have informed staff that the landscaping areas are not irrigated. Staff understands that the irrigation system was cut off or removed when the parking lot was resurfaced. The DRC is recommending a condition that the landscaping be improved by July 3, 2023. There are no park strips along 1000 North so the vegetation requirement of the City code does not apply, though drought-tolerant vegetation is encouraged. The applicant is proposing to improve the landscape areas with rock mulch and decorative boulders. The DRC is recommending a condition that vehicles be on a paved surface and may not be stored or displayed in the designated landscape areas per city code 10-1-33E.

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 XLR8 Motors located at 490 East 1000 North with the following conditions:

6. No more than 22 vehicles (4 inside and 18 outside) be stored or displayed at the subject location at any given time;
7. A minimum of 5 parking stalls be available for customers and employees at any given time;
8. The front parking lot and all customer and employee parking be striped, and the ADA sign installed, prior to issuance of the business license;
9. Vehicles must be on a paved surface and may not be stored or displayed in the designated landscape areas per city code 10-1-33E; and
10. The landscaping be improved prior to July 3, 2023.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Street View Photo
- 4) Parking Plan

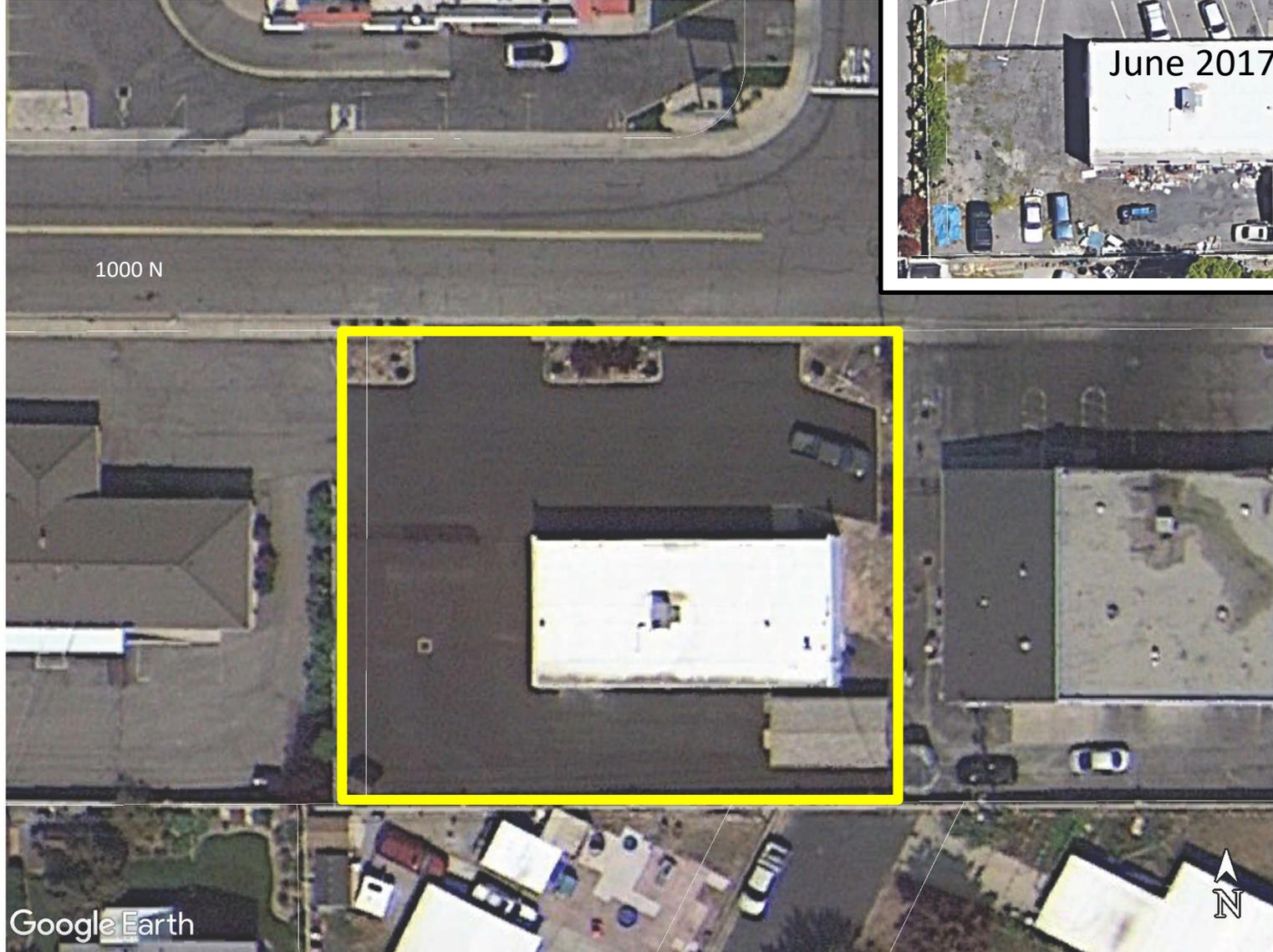


XLR8 Motors 490 East 1000 North Zoning Map





XLR8 Motors
490 East 1000 North
Aerial



Google Earth



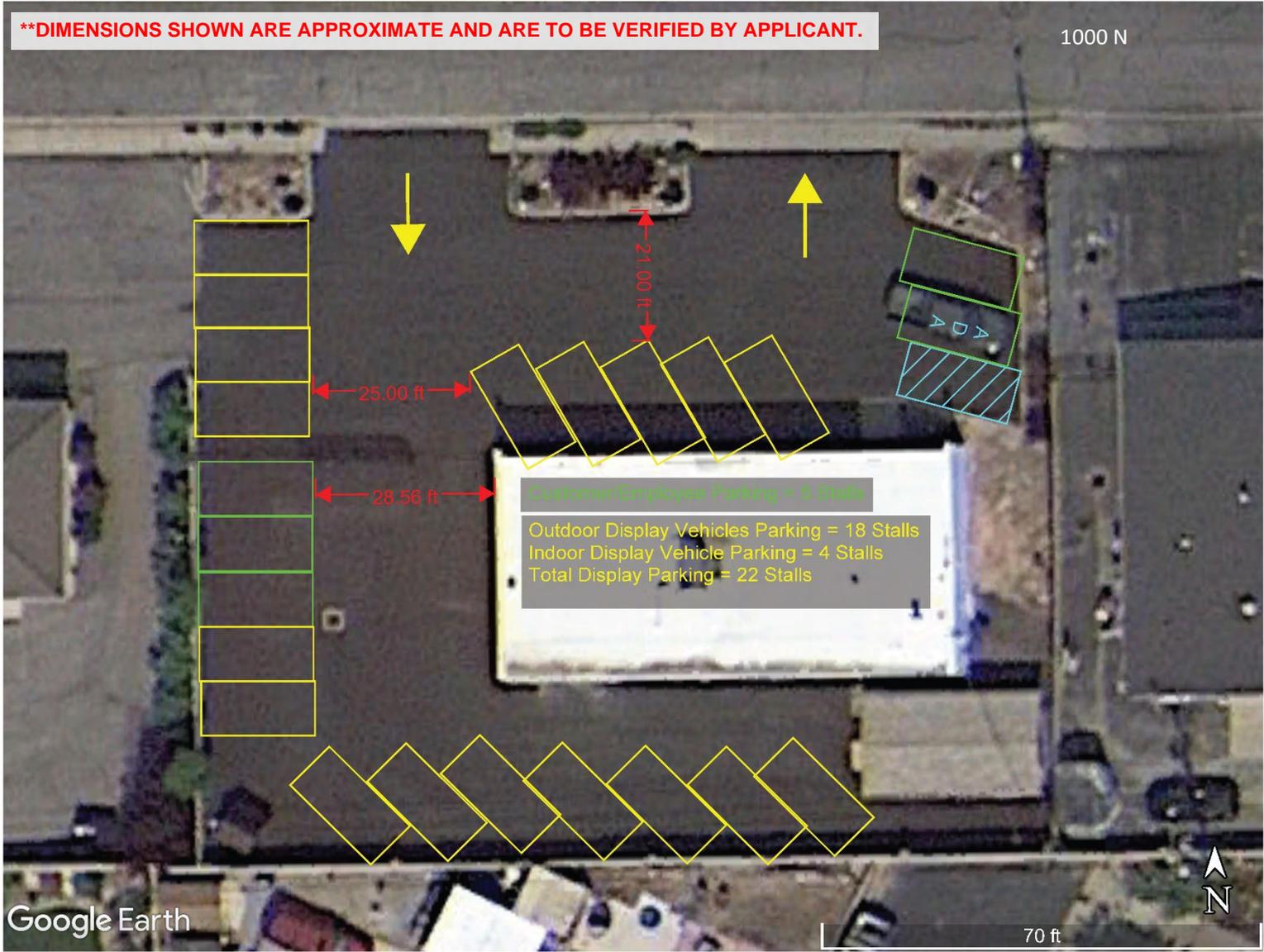


XLR8 Motors
490 East 1000 North
Street View





XLR8 Motors 490 East 1000 North Parking Plan



RESOLUTION NO. 2023-01R

**NOTICE OF ANNUAL MEETING SCHEDULES FOR THE
CITY COUNCIL AND PLANNING COMMISSION
OF THE CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
CALENDAR YEAR 2023**

WHEREAS, the City Council of the City of North Salt Lake, Davis County, Utah, hereby gives notice to the public of the regular meeting schedules of the City Council and Planning Commission for the calendar year 2023.

NOW, THEREFORE BE IT RESOLVED, all City Council and Planning Commission meetings will be held at the North Salt Lake City Hall, in the Council Chambers, 10 East Center Street, with the City Council commencing at 6:00 p.m. for work session and 7:00 p.m. for regular session, and the Planning Commission at 6:30 p.m., unless otherwise posted. If any meeting is canceled or rescheduled, public notice will be given of such new meeting dates. Meetings at times other than as specified shall be held by the City Council or Planning Commission as circumstances require. The dates for holding regular meetings shall be as follows:

CITY COUNCIL MEETING DATES

JANUARY 3	JUNE 20
JANUARY 17	JULY 18
FEBRUARY 7	AUGUST 1
FEBRUARY 21	AUGUST 29
MARCH 7	SEPTEMBER 5
MARCH 21	SEPTEMBER 19
APRIL 4	OCTOBER 3
APRIL 18	OCTOBER 17
MAY 2	NOVEMBER 21
MAY 16	DECEMBER 5
JUNE 6	

PLANNING COMMISSION MEETING DATES

JANUARY 10	JULY 11
JANUARY 24	JULY 25
FEBRUARY 15 (WEDNESDAY)	AUGUST 8
FEBRUARY 28	AUGUST 22
MARCH 14	SEPTEMBER 12
MARCH 28	SEPTEMBER 26
APRIL 11	OCTOBER 10
APRIL 25	OCTOBER 24
MAY 9	NOVEMBER 14
MAY 23	NOVEMBER 28
JUNE 13	DECEMBER 12
JUNE 27	

All meetings of the City Council and Planning Commission are open to the public unless closed pursuant to Section 52-4-204, Utah Code. A written agenda of each open meeting will be posted on the Utah Public Notice website at <https://www.utah.gov/pmnl/>, City's website at www.nslcity.org, and at City Hall, 10 East Center Street, in North Salt Lake, Utah no later than 5:30 p.m. on the regular business day preceding such meeting.

EFFECTIVE DATE. This resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of North Salt Lake this 3rd day of January, 2023.

CITY OF NORTH SALT LAKE:



Brian J. Horrocks, Mayor

ATTEST:

City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	<u>aye</u>
Council Member Gordon	<u>aye</u>
Council Member Porter	<u>aye</u>
Council Member VanLangeveld	<u>aye</u>
Council Member Knowlton	<u>aye</u>

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 NOVEMBER 22, 2022

6
7 **DRAFT**
8

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

10
11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Katherine Maus
15 Commissioner Irene Stone
16 Commissioner Brandon Tucker
17 Commissioner William Ward
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner; Karyn Baxter, City Engineer.
21

22 OTHERS PRESENT: Doug Koob, Paul Campbell, applicants; Dee Lalliss, resident; Wilford
23 Cannon, Eaglewood Development.
24

25 1. PUBLIC COMMENTS
26

27 Dee Lalliss commented on the annexation public hearing and said that one thing not mentioned
28 was the unincorporated area wanted to be part of Bountiful as they believed they would save
29 money. He compared tax statements and found that everything was identical with a difference of
30 \$247.90 for Bountiful, \$280.45 for the City, and \$171.21 for the unincorporated area. Mr. Lalliss
31 said it would be a difference of \$13 and there would be reductions for other services in the City
32 such as waste removal, etc.
33

34 Karyn Baxter introduced herself as the City Engineer and said she had worked for the City for 15
35 years.
36

37 2. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT TO COMBINE
38 TWO LOTS, ADJUST PROPERTY LINES, AND VACATE A PUBLIC UTILITY
39 EASEMENT ON LOTS 104, 105R, AND 106R OF THE EAGLEWOOD COVE
40 SUBDIVISION, PHASE 1. PROPERTY(S) LOCATED AT 644, 650, AND 647 SOUTH
41 MOUNTAIN VIEW CIRCLE, DOUG KOOB, APPLICANT
42

43 Mackenzie Johnson reported that the reason this item had a public hearing was due to vacating
44 and relocation of the public utility easement. She said Paul Campbell owned Lot 106R and 105R
45 and Doug Koob owned Lot 104. Lots 106 and 104 each had one single family dwelling and Lot
46 105 was vacant. The intent of the plat amendment was to combine Lots 105 and 106. A fourteen
47 foot wide public utility easement ran along the existing dividing property line of Lots 106 and
48 105. This easement was not being utilized and staff determined that it should be vacated. The
49 City owns the property to the west of the subject lots and could need access which required that a
50 14 foot public utility easement be created along the new dividing property line of Lot 104 and
51 106R This would allow the owners to make the best use of their properties. The property owner
52 of Lot 105R and 106R agreed to sell a small portion of Lot 105R to the property owner of Lot
53 104 so they can build an addition to their garage. The Development Review Committee (DRC)
54 recommended approval of the plat amendment to combine two lots, adjust property lines, and
55 vacate the public utility easement on Lots 104, 105R, and 106R of the Eaglewood Cove
56 Subdivision with the condition that engineering and planning redlines are corrected.

57

58 **Chair Larsen opened the public hearing at 6:38 p.m. There were no public comments and**
59 **she closed the hearing at 6:39 p.m.**

60

61 **Commissioner Jorgensen moved that the Planning Commission recommend to the City**
62 **Council approval of the plat amendment combining two lots, adjusting property lines, and**
63 **vacating a public utility easement on Lots 104, 105R, and 106R of the Eaglewood Cove**
64 **Subdivision, Phase 1 located at 644, 650, and 647 South Mountain View Circle with the**
65 **following condition:**

66

67 **1) Correction of engineering and planner redlines.**

68

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

71

72 **3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 37 FOOT**
73 **DRIVEWAY LOCATED AT 951 SOUTH WINTER LANE, BRADEN HANSEN,**
74 **SAGE VALLEY CONSTRUCTION, APPLICANT**

75

76 Mackenzie Johnson reported that per City code residential lots were permitted not more than one
77 access driveway which shall be a maximum of 30 feet wide at the street lot line or as established
78 by a conditional use permit and not to exceed 40 feet. The applicant requested a conditional use
79 permit for a 37 foot driveway on Lot 209 in The Ridge Subdivision. The Ridge's Development
80 Agreement requires that single family lots with less than 70 feet of frontage at the front property
81 line be limited to a maximum 20 foot curb cut for a driveway. The subject property is 80 feet
82 wide at the right of way line and was permitted one driveway up to 30 feet wide or 40 feet with a
83 conditional use permit. She showed the site plan and said the proposed driveway would be
84 approximately ten feet away from the northern most property line. City code required a

85 minimum of three feet from the property line. During the subdivision planning process, the
86 water meters in The Ridge Subdivision were strategically placed in the center of each lot to allow
87 a drive approach on either side. Per City code, the driveway cannot be built over a water meter
88 and a City ordinance also prohibited cutting into Winter Lane for a minimum of 5 years after
89 installation. Therefore, the water meter on Lot 209 could not be relocated and the proposed drive
90 approach could not interfere with it. According to the Public Works Director, the water meter on
91 Lot 209 is approximately 52 feet away from the northern most property line and five feet from
92 the proposed driveway. The DRC recommended approval of the conditional use permit with the
93 condition that the proposed driveway may not cross over or interfere with the existing water
94 meter on the lot.

95
96 Commissioner Jorgensen asked if the five year moratorium on the road included the Google
97 Fiber that was generally placed between the pavement and the curb and gutter. Mackenzie
98 Johnson replied that no one would be allowed to cut into the new road for five years, including
99 utilities such as Google Fiber. Sherrie Pace clarified that they would need to cut into the park
100 strip or behind the sidewalk until the moratorium expired.

101
102 Commissioner Holbrook questioned if there was verification after the fact on the placement of
103 the proposed driveway. Mackenzie Johnson responded that in this situation, the applicant would
104 not be required to pull an excavation permit as there was already a right of way/concrete bond as
105 part of the building permit fees. In order for that bond to be released, the new driveway and all
106 other concrete in the right of way would need to be inspected.

107
108 **Commissioner Ward moved that the Planning Commission approve the conditional use**
109 **permit for a 37 foot wide driveway at 951 South Winter Lane with the following condition:**

110
111 **1) The proposed driveway may not cross over or interfere with the existing water**
112 **meter on the lot.**

113
114 **Commissioner Maus seconded the motion. The motion was approved by Commissioners**
115 **Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

116
117 4. CONSIDERATION OF A PLAT AMENDMENT TO EAGLEWOOD COVE
118 SUBDIVISION PHASE 13 TO ADD 7 NEW "HILLSIDE PARCELS" IN
119 CONTINUATION WITH AND TO BE OWNED AND USED BY THE OWNERS OF
120 LOTS 1310A-1316A. PROPERTY(S) LOCATED AT APPROXIMATELY 1375 EAST
121 THROUGH 1525 EAST WOOD OAKS LOOP, WILFORD CANNON, EWC 13
122 DEVELOPMENT LLC, APPLICANT

123
124 Sherrie Pace reported on the plat amendment for Eaglewood Cove Phase 13 and said the final
125 plat was approved on April 6, 2021. Since that time, most of the infrastructure had been
126 completed and the developer was preparing for home construction to begin. She showed a map

127 of the parcels and said that the developer reached an agreement with the adjoining property
128 owners, MRF, to add the remaining associated property along the north boundary. The proposed
129 amendment would add this property, much of which was over 30% slope, to the development as
130 Hillside Parcels that may be used for limited recreation and open space. This amendment added
131 an additional 22.19 acres to the development with seven Hillside Parcels to Lots 1310-1316. The
132 Hillside Parcels would be restricted by recorded plat notes that included Parcels with the “HP”
133 design being sold in conjunction with the building lot of the corresponding number, for example,
134 Lot 1316 & Parcel 1316HP. The HP may not be sold to someone that does not own the adjacent
135 property. It would allow for future plat amendments that may combine HP or modify the
136 property lines, access to an HP was only permitted via the adjacent lot, the entire HP would be
137 restricted with a Critical Slope Easement, accessory structures may be permitted on an HP if the
138 Critical Slope Easement was reduced by the City Engineer after submittal of a topographical
139 survey that demonstrated a portion of the area had a slope of less than 30%, standards for
140 construction of accessory structures were detailed in Note 14, and permitted uses for an HP
141 would include picnic areas, trails, gardens, ski or sledding runs, or outdoor sports courts. The
142 DRC recommended approval of the Eaglewood Cove Subdivision Phase 13 Amended with the
143 condition that any remaining engineering redlines be corrected. She clarified that the majority of
144 the redlines had been corrected.

145
146 Commissioner Tucker asked the reasoning behind adding the additional property and the value
147 of the land. Wilford Cannon, Eaglewood Development, replied that the value was that some
148 people like to have a lot of open space. He said that having the ability to say they had multiple
149 acres had value to some people. MRF was not able to use the property in the way they had
150 planned and concluded that the best course was to sell it to be added to these lots.

151
152 Mackenzie Johnson commented that they met with a potential property owner who wanted
153 “country living” which these lots would provide.

154
155 Commissioner Jorgensen asked about the requirement to maintain the native vegetation and if
156 the fire district required the removal of certain vegetation for a fire buffer. Sherrie Pace
157 responded that the building envelope on these lots was large and would meet any standard. She
158 was not concerned about the need for property owners to clean the urban wildland interface
159 around the structures. Ms. Pace said that the intent was to maintain the vegetation that would
160 keep the soil stable and avoid erosion problems.

161
162 Commissioner Jorgensen mentioned the permitted uses and said there seemed to be a
163 contradiction in the notes. He said that one part of the notes specified that accessory structure
164 could not include mechanical equipment or systems for ski or sledding tow rope motors but
165 another section said that private ski or sledding runs which required the use of motorized tow
166 ropes may only be permitted in certain instances. Sherrie Pace replied that the intent was to only
167 allow one accessory structure and that a cabinet for the tow rope motor would not count as an
168 accessory structure.

169
170 Commissioner Holbrook asked if the hillside slope area was elevated above the building area or
171 located in a gully. Sherrie Pace replied that it was above.

172
173 Wilford Cannon replied that technically it was both as there was a gully. Sherrie Pace said the
174 parcels in Phase 14 were above.

175
176 Commissioner Maus asked if the permitted uses, including the ski run and sports courts, would
177 allow for grading and vegetation removal. Sherrie Pace responded that the property owner would
178 have to demonstrate that the use could be constructed without large equipment or cutting in
179 pads/roads.

180
181 Chair Larson asked if there was clear delineation in City code for the difference between
182 accessory structures and accessory dwelling units. Sherrie Pace replied affirmatively and said
183 that detached accessory dwelling units were not permitted.

184
185 Mackenzie Johnson clarified that accessory dwelling units (ADUs) could be permitted inside the
186 main building envelope but not within the HP or critical slope easement.

187
188 Commissioner Jorgensen asked if the hillside parcel was a construct of the plat only or defined in
189 the code. Sherrie Pace responded that it was a construct of the plat and would be implemented by
190 the developer to be placed on the plat in perpetuity. She said that the restrictions were
191 enforceable through code violations.

192
193 Sherrie Pace clarified that the property owners/seller were responsible for notifying the buyer of
194 the restrictions. The property owner would also be informed when they applied for permits with
195 the City.

196
197 **Commissioner Tucker moved that the Planning Commission recommend to the City**
198 **Council the approval of the proposed Eaglewood Cove Subdivision, Phase 13 Amended,**
199 **located at approximately 1375 East to 1525 East Wood Oaks Loop, subject to the following**
200 **findings and conditions:**

201
202 **Findings:**

- 203
204 **1) The proposed amended plat meets the minimum standards of the land use code**
205 **for plat approval;**
206 **2) The additional Hillside Parcels will be governed in accordance with the**
207 **requirements related to geological hazards in City Code Title 10, Chapter 12;**
208 **3) The geotechnical report has been approved by the city consultant and the plat**
209 **has been designed to meet the specific standards and recommendations**
210 **contained therein;**

211 **4) The plat contains the appropriate notes regarding the individual lots and**
212 **requirements of the geotechnical report.**

213
214 **Conditions:**

215
216 **1) Any remaining engineering redline corrections be completed prior to**
217 **recordation of final plat.**

218
219 **Commissioner Stone seconded. The motion was approved by Commissioners Holbrook,**
220 **Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

221
222 5. CONSIDERATION OF FINAL PLAT APPROVAL FOR THE EAGLEWOOD COVE
223 SUBDIVISION PHASE 14, 13 LOTS AND 2 “HILLSIDE PARCELS”. PROPERTY(S)
224 LOCATED AT APPROXIMATELY 1355 EAST THROUGH 1455 EAST COVE
225 CREST COURT, WILFORD CANNON, EWC 14 DEVELOPMENT LLC,
226 APPLICANT

227
228 Sherrie Pace showed the phasing plan for Eaglewood Cove Phases 13-15 and highlighted Phase
229 14 consisting of 13 lots and 2 Hillside Parcels. The Hillside Parcels were not building lots and
230 were intended to be used and sold in conjunction with the adjoining building lot of the
231 corresponding number. Staff reviewed the plat for compliance with the code and the same notes
232 regarding usage and critical slope easements from Eaglewood Cove Phase 13 Amended would
233 apply. Phase 14 contained 26.68 acres with 13 lots ranging in size from 0.68 acres to 1.51 acres.
234 The DRC recommended approval with the condition that all redline corrections be made as well
235 as the addition of an address being assigned for each building lot.

236
237 Sherrie Pace clarified that the road for this phase had not yet been built but would be constructed
238 after the final plat was approved.

239
240 Commissioner Holbrook asked if the two flag lots shared a driveway or if there were two
241 individual driveways. Wilford Cannon responded that there was a cross easement that allowed
242 them to share a driveway or individual driveways could be built. He said one individual was
243 interested in purchasing both lots.

244
245 Wilford Cannon commented that the geotechnical testing in this area came back at a lower
246 strength ratio than anticipated. The original building envelopes were reduced to bring the
247 parameters into acceptable ratios. A drilling company would perform additional testing on
248 January 3rd. The construction work would have no impact on those buildable envelopes and
249 Eaglewood Development could return to the City to request increased buildable envelopes after
250 the testing was completed.

251

252 **Commissioner Stone moved that the Planning Commission recommend to the City Council**
253 **the approval of the proposed final plat for Eaglewood Cove Subdivision, Phase 14 located**
254 **at approximately 1355 East through 1455 East Cove Crest Court, subject to the following**
255 **findings and conditions:**

256
257 **Findings:**

- 258
- 259 **1) The proposed final plat meets the minimum standards of the land use code for**
260 **final plat approval;**
 - 261 **2) The geotechnical report has been approved by the city consultant and the plat**
262 **has been designed to meet the specific standards and recommendations**
263 **contained therein;**
 - 264 **3) The plat contains the appropriate notes regarding the individual lots, hillside**
265 **parcels and requirements of the geotechnical report.**
- 266

267 **Conditions:**

- 268
- 269 **1) Any remaining engineering redline corrections be completed prior to**
270 **recordation of final plat.**
- 271

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

274

275 **6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
276 **PLANNING COMMISSION**

277

278 Sherrie Pace reported that the City Council annexed Area B, the unincorporated Davis County
279 Val Verda area with an effective date of January 1, 2023. This date may vary as the surveyor
280 would need to draw the annexation map, a review by the County, certification by the Lieutenant
281 Governor's office, and recordation of the plat at the County Recorder's office. Staff would work
282 on a plan for the residents related to addresses, etc., and with the County on when to start City
283 coverage of services.

284

285 Chair Larson asked about the zoning. Sherrie Pace replied that a public hearing on the zoning
286 would be held in January.

287

288 Sherrie Pace explained how sales tax would work with the addresses remaining the same. She
289 also clarified that this annexation did not include two parcels on Highway 89.

290

291 Sherrie Pace invited the Planning Commission to the holiday dinner on December 6th. She said
292 there would be a Planning Commission meeting on December 13th but the December 27th
293 meeting was canceled.

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7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of October 25, 2022 were reviewed and approved.

Commissioner moved to approve the meeting minutes for the October 25, 2022 Planning Commission meeting as drafted. Commissioner Maus 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 7:26 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, January 10, 2023 by unanimous vote of all members present.

Wendy Page, City Recorder