

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
JANUARY 10, 2023

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
Commissioner Katherine Maus
Commissioner Irene Stone
Commissioner William Ward

EXCUSED: Commissioner Brandon Tucker

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

OTHERS PRESENT: Dee Lalliss, resident; Gursimran "Prince" Chaoha, Aaron Lee, XLR8 Motors.

1. PUBLIC COMMENTS

There were no public comments.

2. APPOINTMENT OF CHAIR AND VICE CHAIR

Commissioner Jorgensen moved that BreAnna Larson continue as Chair of the Planning Commission. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone and Ward. Commissioner Tucker was excused.

Commissioner Jorgensen moved that Bill Ward continue as Vice Chair of the Planning Commission. Commissioner Maus seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone and Ward. Commissioner Tucker was excused.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR XLR8 MOTORS AT
490 EAST 1000 NORTH, AARON LEE, APPLICANT

Mackenzie Johnson reported that this was a conditional use permit for XLR8 Motors to be located at 490 East 1000 North in the Commercial Shopping (CS) zone. Car dealers are a conditional use in the CS zone. The business would have two employees and the hours of operation would be 10 a.m. to 6 p.m. The applicant anticipated that two to three vehicles would be delivered or leave the property per day.

The existing building has three bay doors and consists of 100 square feet of office space with the remainder to be used as an indoor display area for a total of 2,600 square feet. Per City code car dealers must provide a minimum of one stall per 200 square feet of sales office area plus one space for every ten vehicles displayed or five stalls, whichever is greater. They must also provide a separate storage area for vehicles for sale or under repair. The applicant proposed to store 4 vehicles inside the building and 18 outside for a total of 22 vehicles displayed. All vehicles on site would be ready for sale and no vehicles that were wrecked, damaged, non-operable, or otherwise under repair would be stored at this location. The applicant provided five parking stalls, including one ADA compliant, for guests and employees only.

The existing parking lot was resurfaced but the parking stalls were not painted. Staff determined that the proposed parking plan would be compliant with code and the Development Review Committee (DRC) recommended that the front parking lot and all customer/employee stalls be striped and signed, as shown on the parking plan, prior to the business license being issued.

Mackenzie Johnson explained that due to the building being vacant the landscaping along 1000 North was overgrown with weeds and debris. Staff was informed that the irrigation system was cut off or removed when the parking lot was resurfaced. The DRC recommended a condition that the landscaping be improved by July 3, 2023. There were no park strips along 1000 North so the vegetation requirement of the City code would not apply, although drought tolerant vegetation would be encouraged. The applicant proposed to improve the landscape areas with rock mulch and decorative boulders. The DRC recommended a condition that vehicles be on a paved surface and may not be stored or displayed in the designated landscape areas per City code.

The DRC recommended approval of the conditional use permit with the conditions that no more than 22 vehicles be stored onsite, a minimum of five parking stalls be available for customers/employees, the front parking lot and all customer/employee parking be striped and an ADA sign be installed prior to issuance of a business license, vehicles must be on a paved surface and not stored/displayed in the designated landscape areas, and the landscaping must be improved prior to July 3, 2023.

Mackenzie Johnson explained that one of the reasons for the condition of paved surfaces was to ensure that no vehicles were parked on either an existing section of dirt on the east side of the building or the unknown surface under an existing accessory structure if it were removed.

Commissioner Stone expressed concern with on-street parking. Mackenzie Johnson replied that this was also a concern of the DRC and that the City's standard parking code and on-street parking code would apply. This meant that after 48 hours a vehicle that had not moved could be ticketed or towed.

Sherrie Pace commented that unlicensed vehicles could be ticketed or towed sooner than 48 hours.

Commissioner Jorgensen commented on wrecked and non-operable vehicles being stored at this location. He proposed amending condition one to say that none of the vehicles could be wrecked, damaged, non-operable, under repair, or part salvaged.

Chair Larson asked the applicant when they planned to commence operations. Prince Chaoa, XLR8 Motors, replied that they planned to complete lease negotiations and then work on the sign permit. He said they were working to promote a professional image. Mr. Chaoa commented that they did not intend to have on-street parking.

Commissioner Maus asked if the dirt patch to the east of the building was designated as a landscape area and asked if improvements would be required. Mackenzie Johnson responded that it was included in the landscape requirement for improvement prior to July 3rd.

Commissioner Jorgensen moved that the Planning Commission approve 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, none of which are wrecked, damaged, non-operable, or under repair or part salvaged;**
- 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.**

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

4. 2023 GOALS AND OBJECTIVES, MEETING SCHEDULES, AND PROJECT TIMELINES

Sherrie Pace reported on City Council priorities, which included the adoption of the Form-Based Code. She then reported on the proposed Planning Commission schedule which included the zoning for the Val Verda annexation area, the Form-Based Code, a General Plan update, the updated subdivision ordinance, and code updates for parking and conditional use permits. She shared the project timeline for the zoning of the Val Verda area including sending notices to those residents for a public hearing on January 24th.

Sherrie Pace spoke on the Form-Based Code and said that the Planning Commission would review chapters 2 (streets) and 7 (parking) next, followed by chapters 6 (parks) and 8 (signs). A joint work session with the City Council to review the Form-Based Code would be held on either March 28th or April 4th. She said after the joint work session, a public open house and/or webinar would be held on April 12th. The public hearing would be scheduled for April 25th with a recommendation to the City Council.

Ms. Pace elaborated on the City Council discussed priorities for 2023 which included many planning aspects including a buffered bike lane pilot program, active transportation, park planning, and general plan updates.

Mackenzie Johnson commented that her due date was April 16th and would be on maternity leave for multiple months. Staff planned to hire an intern to help the department during that time.

Commissioner Jorgensen asked if there were any updates on Hatch Park. Sherrie Pace replied that the bond was approved and the next step would be the design of the construction drawings. The Parks and Arts Committee had reviewed a conceptual design that may or may not include a South Davis Recreation Center.

Sherrie Pace then reviewed the 2023 meeting schedule for the Planning Commission. Noting that the February 14th meeting was moved to Wednesday, February 15th.

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

Mackenzie Johnson reported that the City Council approved the plat amendment for Lots 104, 105R, and 106R in the Eaglewood Cove Subdivision Phase 1. The City Council also approved the final plat for Eaglewood Cove Subdivision Phase 14. Staff was working with the developer on finalizing redlines for that phase. The plat amendment for Eaglewood Cove Phase 13 was also approved by the City Council.

Mackenzie Johnson commented that one of the City Council priorities that she was excited about included more public art in the City.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of November 22, 2022 were reviewed and approved.

Commissioner Jorgensen moved to approve the November 22, 2022 Planning Commission meeting minutes as explained. Commissioner Stone seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone and Ward. Commissioner Tucker was excused.

7. ADJOURN

Commission Chair Larson adjourned the meeting at 7:10 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, January 24, 2023 by unanimous vote of all members present.



Wendy Page, City Recorder