

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
MAY 23, 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 Irene Stone
Commissioner Brandon Tucker
Commissioner William Ward

EXCUSED: Commissioner Katherine Maus

STAFF PRESENT: Sherrie Pace, Community Development Director; Meredith Covey, Planning Intern.

OTHERS PRESENT: Sam Pugsley, Brighton Homes; John Macfarlane; Dee Lalliss, resident; Sean Clark.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING: CONSIDERATION OF GENERAL DEVELOPMENT PLAN & P-DISTRICT REZONE FOR CUTLER LOFTS, LOCATED AT 805 NORTH REDWOOD ROAD, BRIGHTON HOMES, LLC, SAM PUGSLEY, APPLICANT

Sherrie Pace reported that the property, located at 805 North Redwood Road, was previously the Leo Thurston Trucking site and currently zoned General Commercial (CG) with Planned (P) District on three sides. City code requires that rezones and General Development plans be filed together and then separate recommendations occur. The Planning Commission would review and hold a public hearing on the rezone request prior to the recommendation of the General Development Plan and include recommendation to the City Council. The City Council would approval the General Development Plan with recommendation of the rezone and development agreement with final site plan or preliminary subdivision plat. She explained that a recommendation on the General Development Plan would be made at this time but not on the zone change.

In 2020 this property was bisected by the City with the completion of Cutler Drive. The western half of the property was developed as Wellington Place PUD with 24 single family homes. Soil contamination was found on the site during the approval of Wellington Place that required remediation. Contamination on the eastern half was expected and testing has been completed by the applicant. The developer initially hoped to develop the site as a for sale townhome project but would now be pursuing a different development due to the extent and costs associated with remediation. As the estimated cost for remediation was between \$900,000 and \$1.3 million the developer has proposed P District rezone for an apartment building. The proposed site contains contamination on the rear half of the property.

The 2.3 acre property is bounded by Redwood Road on the east, Cutler Drive on the west, the Hampton Place Apartments on the north, and the Mirella Apartments on the south. The proposed General Development Plan consists of an L-shaped four story building containing 83 apartments with 161 parking stalls. The proposed density would be 36 dwelling units per acre with a parking ratio of 1.94 spaces per unit. The two neighboring apartments have 20 to 23.4 units per acre with a parking ratio of 2.25 spaces per unit. The 161 parking stalls include nine garage spaces/driveways and 80 carport spaces. Proposed are 3 studio apartments, 36 one bedroom apartments, 41 two bedroom apartments, and 3 three bedroom apartments. The standard parking rate of 2.25 stalls per unit would require 187 stalls and the proposed amount is 161 spaces.

The building is proposed to be approximately 10 feet from the front property line and 30 feet from the curb on Redwood Road. City code requires that the 24 feet behind the curb be landscaped with street trees and an 8 foot meandering trail. The side setbacks are proposed to be approximately 6 feet on the north and 10 feet on the south. Pedestrian access has been provided from the parking lot via a walkway between the carports and on the south side building and swimming pool. The proposed amenities include a pool, gym, locker rooms, and dog park area. The proposed landscaping is 14% of the site with no more than 5,000 square feet of turf/grass.

Sherrie Pace showed renderings of the proposed architecture which was a modern style flat roof structure incorporating masonry brick, stucco, metal accents, and fiber cement board. The final details regarding material and architecture would be defined during the P District rezone process with the draft development agreement. No fencing was proposed along Redwood Road and the building would have direct pedestrian access to the trail and Redwood Road. The proposed building height was 48 feet compared to the neighboring apartments that are more traditional with a pitched roof and an approximate height of 43 feet from the ground floor to the roof peak.

The Development Review Committee (DRC) identified several concerns regarding the proposed plan including the proposed density which is greater than what has been previously approved in the area, the proposed parking ratio is lower than previously approved, and the proposed side and rear setbacks are smaller than previously approved for a structure of that height in the area. The developer has requested the Planning Commission hold a public hearing and review the proposed

General Development Plan for Cutler Lofts to determine the density and parking ratios that would be acceptable to the Planning Commission for the site.

Commissioner Stone asked for a reminder on the number of units in the neighboring apartment buildings. Sherrie Pace replied that the property to the north had 20 units per acre and the property to the south had 24 units per acre. Those buildings were three story walk-up apartments while this building would be a four story with interior elevator access apartments.

Commissioner Stone also asked about the P District zoning and height allowance. Sherrie Pace responded that the height is site specific and approved in the General Development Plan.

Chair Larson mentioned that the P District would be replaced in the future and what other types of existing zoning could be used for this property. Sherrie Pace explained that P-District zoning has been used throughout the city, not just in the town center. She noted that Foxboro , the Ridge and the Views at Eaglewood are all examples of P-Districts. She said another available zoning would be the RM-20 which allowed for 20 units per acre.

Commissioner Jorgensen asked if the site was currently contaminated and who regulated this. Sherrie Pace replied that the site was still contaminated and this was regulated by the Utah State Department of Environmental Quality (DEQ). She said the use of the site would dictate what the remediation would be. She said the contamination on this site was soil and ground water due to oil and diesel spills on the property.

Commissioner Stone asked if there was parking on the street with the existing neighboring apartments. Sherrie Pace replied that she was unaware of a parking problem in this area.

Sam Pugsley, Brighton Homes, spoke on the contamination testing and cleanup for residential, parking lots, and commercial through the Department of Environmental Quality (DEQ). He mentioned the parking ratio and said they had more studio and one bedroom units than the neighboring apartments and how their parking proposal would be comparable.

Commissioner Tucker asked regarding the layout of the building on the site. Sam Pugsley showed how the building would be laid out on the site with apartments on levels two through four with the ground floor consisting of the leasing office, gym, and tuck under garages.

Chair Larson opened the public hearing 6:56 p.m.

Sherrie Pace read an email that had been received from Jeremy Stevens who lived in the Wellington Place subdivision which read “My wife and I are residents of Wellington Avenue in North Salt Lake. We received the notice of public hearing dated May 11, 2023 for the development at 805 North Redwood Road. Unfortunately we will be out of town on the date of the hearing; however, we still wanted to briefly voice our opinion on this project. As young first

time homebuyers we have a couple of concerns about the proposal by Brighton Homes. 1) One the area could potentially be developed into a City park, recreation center, gym, outdoor pool, or public facility that would benefit the residents in the area and improve home values. 2) A four story building would completely block the view of the mountains from our street, Wellington Avenue. 3) I'm not entirely sure what the proposal entails but we would be strongly against this project if it is targeting low income individuals simply because it will have a significant impact on our long term home values. As first time home buyers this is very important to our long term financial stability. Putting these concerns aside, if the project is a nicer apartment building, it would be better than what is currently on this lot. It would also be better than a low income housing project. It just wouldn't be as good as any of the things I mentioned in number one above. If the project moves forward the least Brighton Homes could do is to grant residents access to Wellington Avenue and Wellington Place access to the pool as we are not part of the Foxboro HOA and currently have no pool access. Thank you for your time. Jeremy Stevens."

Dee Lalliss commented that he had been a resident of the City for 50 years and said the property was previously storage for explosives and ammunition. He said the apartments on the north and south were three stories and consideration should be given for how high the four story building would be. Mr. Lalliss spoke on the contamination and remediation on the site and the safety of residents.

Chair Larson closed the public hearing at 7:01 p.m.

Commissioner Holbrook asked about documented issues with parking ratios for the neighboring apartments. Sherrie Pace replied that she had not received any recent complaints since Cutler Drive had been completed.

Commissioner Jorgensen mentioned parking complaints and the size of the parking spaces that could not accommodate larger vehicles, like pickup trucks.

Sherrie Pace spoke on Uber Eats and where delivery parking would be. She said the developer put in three spaces near the pool for the leasing office and delivery drop-off.

Commissioner Stone said 1.94 stalls per unit seemed efficient for the project. She asked for Chair Larson's feedback on Cutler Drive as she lived in the area. Chair Larson said parking was an issue on Cutler Drive particularly with school pickup/drop-off at Spectrum Academy. She stated that when cars are parked at the curb and the Spectrum elementary pickup line was cued, it is cued in the travel lane because of the on street parking. She also spoke on the general issue of under parking in the area.

Commissioner Ward said the two scenarios were being under parked or over parked and was in favor of imposing additionally parking requirements and having unused stalls. He was in favor of imposing the 2.25 parking stalls per unit ratio.

Commissioner Tucker felt that a three story building would fit the proposed parking.

Chair Larson asked if the building was three stories in height if the configuration would remain the same. Sam Pugsley replied that they would need to reconfigure the entire plan. He said there were about 25 units per floor with the proposed plan.

Sherrie Pace suggested that the applicant could work to obtain the density needed by shortening part of the L-shape. She asked if the concern was the proposed height or the density.

Chair Larson asked for input on the proposed setbacks.

Commissioner Tucker, Jorgensen, and Stone were not concerned with the setbacks particularly on Redwood Road. Chair Larson said that she was more concerned with density and parking and that the project fit the property and neighborhood than the proposed setback accommodations.

Commissioner Jorgensen spoke on site contamination and obtaining a letter from the DEQ specific to the project and cleanup. Sherrie Pace replied that the developer would make a proposal on the cleanup to the DEQ and would then be required to obtain permits from the State. She said a condition could be made that the cleanup must happen and the City required verification of the approved plans and inspections.

Commissioner Holbrook commented that he did not have an issue with the height of four stories if it was five to ten feet higher than the adjacent but was in favor of a 2.25 parking ratio.

Sherrie Pace asked if the density needed to be reduced until the property could meet the 2.25 parking ratio. Commissioner Ward suggested a two story parking structure could be built as well. He said if the Commission imposed a ratio then the developer could determine how to meet that.

Commissioner Tucker said he did have an issue with the height, and while it was a good use of the property, he did not want this project to be higher than the neighboring apartment buildings.

Chair Larson spoke on the proposed density and said she would like to see the parking work and then accommodating the density to a point. She was in favor of matching the density of the neighboring apartment buildings around 20-23 units per acre. Sherrie Pace commented that at 161 spaces with a 2.25 parking ratio that would be 71 residential units or 30.86 units per acre.

Chair Larson spoke on the expectations placed on the neighboring developments and the contamination cleanup but said that it was not the responsibility of the City or the residents to bear that cost. She said the residents would have to deal with the density for 50+ years and felt that apartments would be a revenue generator for the property owner.

Sherrie Pace mentioned the three options including recommendation to the City Council with conditions, recommendation for denial, or table and ask the developer to provide a revised proposal.

Commissioner Ward asked the applicant what option they would prefer. Sam Pugsley replied that they could review the project but were in favor of the four story building to have residents away from the ground floor and any contamination. He asked about height or density restrictions. He stated he would rather have the item tabled and return with a revised plan.

Chair Larson asked for feedback on a parking ratio at 2.25 stalls per units which was the City standard per Code.

Sam Pugsley asked about Spectrum Academy's overflow parking. Sherrie Pace said one of the issues with Spectrum was that the City had limited jurisdiction. She said any issues with safety could be addressed with the City's Safety Committee.

Chair Larson asked for feedback on a proposed motion with the approved number of units limited to 23 units per acre, a parking ratio of 2.25 stalls per unit, and setbacks variable within reasonable conformity with the neighboring properties. All the Commissioners were in favor of this proposed motion with an increase to 25 units per acre.

Commissioner Jorgensen mentioned parking requirements and the oversized vehicle issue and potential code amendment in the future.

Sam Pugsley asked about the restriction on units per acre and whether it was density or building height/four story. Chair Larson said the role of the Planning Commission was to administer the code and having conformity with the P District to similar developments to ensure fairness.

Commissioner Ward moved that the Planning Commission table the General Development Plan for Cutler Lofts located at 805 North Redwood Road. Commissioner Jorgensen seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.

3. PUBLIC HEARING: CONSIDERATION OF CODE AMENDMENTS TO TITLE 10, RELATED TO ANIMAL CONTROL

Sherrie Pace reported on amending Title 10 in the City code related to Animal Control. The proposed amendments included changes to Title 5 and Title 10. The Planning Commission was not required to review or recommend changes to City code outside of Title 10, Land Use and Subdivision Codes so the amendments to Title 5, Chapter 4 were only included for context. Title 5, Chapter 4 currently provides regulations for dog licensing, prohibits acts related to animals, and dangerous animals, rabies, bites and attacks, etc. The items currently included in this

code section would be replaced entirely by the Davis County Animal Control Ordinance. However, the county regulations do not address the specific land uses associated with animals, like animal hospitals or domestic farm animals. Therefore, a provision would remain in the code allowing the city to seek civil enforcement of our animal ordinances by City staff and the hearing officer.

Ms. Pace explained that the County ordinance specified that household pets were limited to three cats or dogs or a combination therein and provided for a special permit for a fourth dog or cat. Current City ordinances allow residents to have two dogs and required a kennel license for three or more dogs. As the City contracts with the County for animal services and the County ordinance defines a kennel as a commercial endeavor this has caused confusion surrounding enforcement of that provision. Thus would require an updated definition of a kennel in the City code. She explained that each city paid a service fee for animal control services to the County. The cities and the County have agreed to adopt the County regulations uniformly and the county will collect property tax for the service directly rather than each city paying a yearly service fee. Each city would reduce their property tax assessment equally to the yearly service fee and the County would increase their portion of the property tax in the same amount for the services countywide.

Sherrie Pace said the adoption of these changes would mean that residents would now be able to have three household pets and may be permitted a fourth pet with a special permit. The special permit would be approved based upon specifics of each application such as the size of the pet, ability of the owner to care for four pets, previous animal control citations, etc. The City ordinance related to domestic farm animals would remain unchanged with a provision in the ordinance to be enforced by the City with assistance of the County in the event of nuisance animals that may need to be removed from a residential property. She explained that a public hearing was required for the changes to Title 10 and the DRC had reviewed and supported the proposed amendments.

Chair Larson opened the public hearing at 7:49 p.m. There were no comments and she closed the public hearing at 7:58 p.m.

Commissioner Jorgensen spoke on the definitions and the ambiguity for dangerous animals. He asked if there was an issue with the existing language and exotic or dangerous pets. Sherrie Pace said the County ordinance had more detail related to dangerous animals.

Commissioner Jorgensen said that the City code did not have a specification for the number of animals allowed and if it should be updated to reference the County ordinance. Sherrie Pace suggested that the wording of the City code could be revised to say subject to Davis County code and the number allowed and the City website could include a link to the County ordinance.

Commissioner Ward moved that the Planning Commission recommend for approval the proposed code amendments with the following findings:

- 1) The proposed amendment is in accord with the comprehensive general plan, goals, and policies of the City.**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the “purposes” stated in this title.**
- 3) One amendment to the Code “subject to Davis County Animal Control ordinances including a potential limit on the number.”**

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

4. CONSIDERATION OF A SITE PLAN AMENDMENT FOR EAGLEWOOD PLAZA, LLC, FOR THE CONSTRUCTION OF 2 COMMERCIAL RETAIL STRUCTURES AT 290 SOUTH ORCHARD DR., MICHAEL MACFARLANE, APPLICANT

Sherrie Pace reported that this was for a site plan amendment for Eaglewood Plaza located at 290 South Orchard Drive. The Planning Commission previously approved the site plan for the Eaglewood Plaza office building in 2020. Since that time construction costs have increased dramatically and the need for office space has decreased. The property owners have submitted an alternative site and development plan for the parcel. The new plan consisted of two fast food service buildings. The first building has a confirmed tenant (Starbucks) with 2,226 square feet and the second building would be 5,000 square feet with a double drive thru for two separate businesses.

The site was zoned P District and permitted uses in the development agreement include general retail and restaurants. There is no prohibition of drive thru facilities or fast food restaurants. The site plan includes a ten foot wide bike path trail connection from Orchard Drive to the Highway 89 trail along the north boundary of the property. A crosswalk would need to be added for access from the trail connection to the building across the drive aisle stacking area. The Starbucks building would provide a patio area for outdoor seating on the west side of the building adjacent to the drive thru lane with a landscape buffer. The Starbucks drive thru lane would be located 58 feet from the curb on Highway 89 and 5 feet from the water line easement on the property. The drive thru lanes on the second building would have one lane within the water line easement and would be located 43 feet from the curb on Highway 89.

Sherrie Pace said based upon the proposed square footage of the building the parking required would be 96 spaces. The project has an agreement to share 62 of those spaces with Village Station Building 5 after business hours. The site would provide 100 spaces and 4 ADA spaces. The site has 18,754 square feet or 21% landscaping with the minimum required landscaping under the development agreement of 25%. The Planning Commission could reduce the required

landscaping to 20% with the improvements and maintenance of the right of way along Highway 89. The proposed landscaping included lawn, trees, and shrubs. The total lawn permitted would be limited to 5,000 square feet with additional improvements to the site including a five foot sidewalk and park strip along Orchard Drive. A lighting plan has not yet been submitted and would be required as part of the building permit package. All signage must conform to the development agreement.

Sherrie Pace explained that there were three dumpster sites and City regulations prohibited dumpster sites adjacent to the street property line. The property has two street frontages so the developer has asked that the dumpster sites be allowed along the Orchard Drive side because the proposed location on the plan is in the middle of the parking area. The DRC does not have an issue with the requires and recommended the dumpster enclosures be of high quality materials with landscaping around the enclosure if adjacent to the street.

Sherrie Pace said the development agreement set forth the architectural guidelines for the development. The building design standards aimed to improve the quality of construction and architectural aesthetics in entry to the City and within the Town Center area. The building design uses similar materials to the Village Station Building 5 and had varied roof heights to address the height different in the businesses and the planned apartment building to the south. She shared several renderings and aerial views of the proposed buildings and noted that there would not be the same amount of lawn as shown in the images.

Other concerns raised by the DRC included internal circulation with a review by a traffic engineer and if the number of dumpsters were necessary. The applicant responded that their civil engineer reviewed the plan and determined that the rate of cars entering and exiting would be an average of one car per minute. The varied options provided and the widened drive thru lanes would allow traffic to self regulate through the project. The developer would also have a traffic engineer review the plan. The developer would like four dumpsters but found the site difficult to determine the best location as the lot was double fronted. The developer has asked if the Commission would allow the dumpsters to be located closer to Orchard Drive.

Sherrie Pace said the previous site plan was a recommendation to the City Council for approval as the office building was greater than 30,000 square feet. The proposed site plan contained approximately 7,500 square feet and required only approval from the Planning Commission. The DRC recommended approval with three conditions related to site plan review by a traffic engineer, addition of a crosswalk, and submittal of full civil engineering prior to building permit approval.

Commissioner Tucker asked about the pedestrian access and asked if any vehicles would access Highway 89 from the site. Sherrie Pace replied that no vehicles would access Highway 89 from the site and said staff had asked the developer for less vehicle crossings for the trail location. She

said the developer would need to work with Brighton on building a portion of the access for the third exit and should be added as a condition of approval.

Commissioner Holbrook said previously the commercial buildings on the site were conditioned on the apartment buildings being built. He asked about on street parking along Orchard Drive. Sherrie Pace clarified that the commercial buildings had to be constructed first before the building 5 was allowed to begin construction. She said there would not be designated on street parking along Orchard Drive. Staff would be reviewing the parking issue along Orchard Drive particularly related to Eaglewood Lofts.

Commissioner Jorgensen commented on potential safety issues with cars accessing Starbucks and the need for a turn signal/traffic light at Eaglegate. Sherrie Pace replied that staff met with UDOT and were working on a memorandum of understanding and cross section agreement for Highway 89 from Eaglegate to 350 North, including a traffic light at Eaglegate.

Commissioner Holbrook asked about the two drive thru proposal. John Macfarlane replied that the company had developed multiple properties with two drive thru concept.

Chair Larson asked about traffic indicator or how the double drive thru worked. John Macfarlane said there would be arrows to indicate.

Commissioner Stone asked for more information on the double drive thru. Sherrie Pace illustrated how this would work.

John Macfarlane commented that his partners confirmed there would be a curb separating the double drive thru.

Chair Larson asked if there was anything to obtain low flow drive thru tenants for the site. John Macfarlane said that nothing was setup to prohibit a higher flow tenant but he did not see a restaurant like a Chickfil-a moving to this location.

Commissioner Stone asked about the patio area and if there would be tables. John Macfarlane said Starbucks did not want the patio on Highway 89 and preferred to have it on the front of the building. Sherrie Pace said that if the Commission was amenable to having the patio in the front that they push the building towards Highway 89.

Commissioner Holbrook asked about the flexibility of removing the dual drive thru. John Macfarlane said they would be open to this if a long term tenant did not want a drive thru.

The Commission discussed moving the dumpsters and did not have an objection to moving it by Orchard Drive.

Commissioner Holbrook moved that the Planning Commission approve the site plan for Village Station office building at 290 South Orchard Drive with the following conditions:

- 1) The site plan be reviewed by a traffic engineer for interior circulation;**
- 2) Add a crosswalk from the trail along the north boundary to the building;**
- 3) Submittal of full civil engineering prior to building permit approval;**
- 4) Incorporation of the third access onto the south side be completed as part of the construction of building two;**
- 5) Dumpster locations moved towards Orchard Drive;**
- 6) With patio location of the tentative Starbucks to be moved to the east side of the building with the building moving towards west of the drive thru location.**

Commissioner Jorgensen seconded the motion.

Commissioner Jorgensen suggested amending condition five to include “visual mitigation”.

Commissioner Holbrook amended his motion for condition five to include “visual mitigation” Commissioner Ward seconded the amended motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.

Commissioner Jorgensen commented on the parking issues along Orchard Drive. Sherrie Pace replied that she would raise the issue with the City’s Safety Committee.

5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR S LINK PLUS LLC, FOR A GENERAL WAREHOUSING AND DISTRIBUTION BUSINESS LOCATED AT 95 NORTH FOXBORO DR. #100, SEAN CLARK, APPLICANT

Sean Clark spoke on the logistics of his business.

Meredith Covey reported that Slink Plus/Link Plus Auctions had submitted a business license application for the location of 95 Foxboro Drive #100. This property was zoned General Commercial (CG) and general warehousing and storage facilities would be a conditional use. The location was previously used by Harvest Right, who operated as miscellaneous manufacturing. This business purchased miscellaneous items from surplus truckloads or liquidation to sort and resell. This location would serve as a warehouse and distribution center for the business. Daily operations included receiving pallets, sorting goods, and as a distribution center.

There would be a maximum of four employees at this location. Hours of operation would be 9 a.m. to 5 p.m. Monday through Friday. The applicant indicated that there would be ten dedicated parking stalls. One box truck and two company vehicles would be stored on site. The entire

building was approximately 57,000 square feet and the applicant would use half of the warehouse space. The DRC recommended approval with no conditions.

Sean Clark commented that employees would work on Saturdays and they would not be open to the public at this time.

Commissioner Jorgensen moved that the Planning Commission approve the conditional use permit for Slink Plus Warehouse located at 95 Foxboro Drive #100 with no conditions. Commissioner Stone seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.

6. REPORT ON CITY COUNCIL ITEMS RECOMMENDED BY PLANNING COMMISSION

Sherrie Pace replied that the City had signed a contract for the Town Center market study with the Leland Group. There would be a kick-off with interview of stakeholders, business owners, staff, etc. She said the General Plan update for water and preservation element was adopted by the City Council. Ms. Pace said there was also a work session related to water conservation and efficiency standards. These changes would come before the Commission for review.

Sherrie Pace said the General Plan update would begin in July and provide direction for the Form-Based Code. She said Ali Avery had obtained a grant for the City from UDOT for the General Plan update.

7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of May 9, 2023 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the May 9th meeting as drafted. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.

8. ADJOURN

Commission Chair Larson adjourned the meeting at 8:46 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, June 13, 2023 by unanimous vote of all members present.



Wendy Page, City Recorder