

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 13, 2024

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 Brandon Tucker
Commissioner William Ward via Zoom

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

OTHERS PRESENT: Dee Lalliss, Jarom Johnson residents; Jim Ames, Gary Hunt, South Fork Property Management/Senergy.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT TO COMBINE LOT 1817 OF THE EAGLEPOINTE ESTATES PHASE 18 SUBDIVISION WITH PARCEL NUMBER 01-120-0084 AND TO VACATE THE PUBLIC UTILITY EASEMENTS AT 935 SOUTH SILVERTREE LANE, DEB KILLPACK & MATT RUSSELL, BUILD UTAH, APPLICANT

Mackenzie Johnson reported that this was a plat amendment application for Lot 1817 of the Eaglepointe Estates Subdivision. She showed an aerial view of the property and explained that the property owner purchased 0.0273 acres of adjacent property, parcel number 01-120-0084, from Davis County School District. This plat amendment would combine the existing lot with that parcel. The applicant proposed to construct a pool house, pool, and retaining wall in the rear yard which prompted the request to vacate the 7.5 foot south side yard setback and 10 foot rear yard setback that were part of the existing lot. City ordinances required public utility easements to be located along the rear property lines and every other side yard property line to provide utility access. The City Engineer reviewed the development in this area and determined that the

easements were not likely to be needed in the future by adjacent properties. Staff also provided notice to the utility companies servicing the area and had not received any responses in opposition to the proposed vacation.

The Development Review Committee (DRC) recommended approval of the plat amendment and vacation of the public utility easements located in the rear and side yard at 935 South Silvertree Lane with no conditions. The condition to correct engineering redlines was resolved prior to the Planning Commission meeting.

Commissioner Jorgensen asked if there were plans for a school on that adjacent Davis County School District property. Sherrie Pace replied that Davis County School District purchased the property with the intention of building a school but the need in the area has not warranted the building of a school at this time. She explained that several of the property owners on this street had approached the school district to purchase additional property.

Commissioner Jorgensen asked for clarification on the parcel number. Mackenzie Johnson replied that the parcel number was 01-120-0084. She explained parcel number 01-120-0083 was the remaining property owned by Davis School District.

Chair Larson opened the public hearing 6:39 p.m. There were no public comments and she closed the public hearing at 6:40 p.m.

Commissioner Holbrook moved that the Planning Commission recommend approval to the City Council of the plat amendment to combine lot 1817 of the Eaglepointe Estates Phase 18 Subdivision with parcel number 01-120-0084 and to vacate the public utility easements located along the rear and side yard (south) lot lines at 935 South Silvertree Lane no conditions. Commissioner Jorgensen seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.

3. CONSIDERATION OF SITE PLAN APPROVAL FOR NSL SENERGY AT 480 WEST 900 NORTH, JIM AMES, SOUTH FOR PROPERTY MANAGEMENT, APPLICANT

Mackenzie Johnson reported that the 8.16 acre property was zoned Manufacturing Distribution (MD) and had one existing 12,000 square foot office building with a service and wash bay. Senergy and Teton Transportation operated out of this location and supplied lubricants and fuels to industrial businesses along with transportation services of petroleum products. She explained that the petroleum products would not be stored on site. These uses were considered general warehousing/storage facilities and local freight trucking and permitted in the MD zone. City code required that site plan applications for properties over five acres or more must be reviewed by the Commission and the City Council.

Mackenzie Johnson showed an aerial view of the property and said the site plan added a new 19,200 square foot warehouse building to be used by Senegy for the storage and distribution of lubricants. She said there were two existing drive approaches along 630 feet of frontage that were 45 and 32 feet in width and would not be modified regarding location or size. The existing parking lot was asphalt and only a small section would be disturbed as part of the construction. The parking lot striping was required in accordance with the site plan prior to receiving a Certificate of Occupancy on the new building. The site would be required to provide 35 parking stalls. The proposed plan provided 74 parking stalls, 3 of which were ADA compliant.

There would be a maximum of eight employees on the highest shift at this location. The rear portion would be regraded and fitted with storm drain retention/detention. The number of stalls and the parking layout were compliant with the City code except for the required landscaped islands at the end of each parking row and every twenty stalls. The Planning Commission could waive that requirement due to the existing conditions and use of the property. The property would not be regularly visited by guests and had no retail component. The DRC felt that the parking islands were not necessary.

Mackenzie Johnson explained that 22,000 square feet or 6% of the site was existing landscaping. The minimum required landscape percentage was 15% except where reduced by the Commission. No more than 5% of the lot or 5,000 square feet could be landscaped with sod/lawn. The applicant proposed to remove the grass in the area between the street and the existing fence and install a rock mulch product with a drip system to support the existing trees.

Mackenzie Johnson said City code required that loading bays were screened by a masonry wall but the Planning Commission could grant an exception to that code due to the building being setback over 100 feet from the public right of way. The DRC supported the exception.

Commissioner Stone moved that the Planning Commission recommends approval of the site plan for NSL Senegy located at 480 West 900 North with no conditions.

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

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

Sherrie Pace reported that the City Council approved the contract with Landmark Design for the General Plan Update. She then spoke on an application for a minor residential subdivision that would be reviewed by the Commission at their next meeting.

Chair Larson questioned the status of the Kum and Go that was approved to be constructed on the corner of Redwood and 1100 North. Sherrie Pace responded that it was bought by a different gas station that canceled the building permit application. The future of the site is unknown.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of January 23, 2023 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the January 23, 2024 Planning Commission meeting as drafted. Commissioner Maus seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.

6. ADJOURN

Commission Chair Larson adjourned the meeting at 6:58 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, February 27, 2023 by unanimous vote of all members present.



Wendy Page, City Recorder

