



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 May 28, 2024 6:30 p.m.

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the City Council Chambers located at 10 East Center Street.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Consideration of a conditional use permit for Auto Afflicted at 230 North Cutler Drive, Ali Goulet, applicant (Administrative)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 05/14/2024

Adjourn

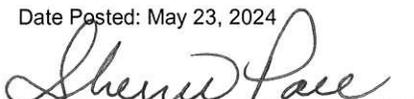
This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

Notice of Posting:

I, the duly appointed Deputy City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **May 28, 2024** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: May 23, 2024


Sherrie Pace, Deputy City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: May 28, 2024
SUBJECT: Conditional use permit for Auto Afflicted at 230 North Cutler Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Auto Afflicted at 230 North Cutler Drive with the following condition:

1. A maximum of two customer vehicles may be stored in the parking lot at any given time, and for no longer than two days; and
2. Trailers associated with the business must be stored offsite or within the building when not in use and cannot be left in the parking lot for more than one business day.

BACKGROUND

Auto Afflicted offers automotive maintenance, performance upgrades, listing of customers vehicles on auctions sites, and rare vehicle consulting. They plan to operate at 230 North Cutler Drive which is zoned General Commercial (CG). The business was classified as “general automotive repair” which is a conditional use in the CG zone. No vehicles will be sold at the Cutler Drive location. The subject property has one multitenant building with 12 units. Approximately 1,000 sq. ft. of the building will be used by Auto Afflicted.

According to the applicant, they will work on a maximum of two vehicles at a time and vehicles will not be stored outdoors for more than two days. The business has one trailer that they planned to store in the parking lot when not in use. City code 10-1-33 states, “no outdoor stage shall be located in a required front yard setback” and therefore, the trailer may not be stored in the parking lot as shown on the applicant’s parking plan. Code defines outdoor storage as, “any equipment, materials, goods, wares, merchandise, commodities, junk, debris or any other item located outside of a completely enclosed building which is not displayed for sale or lease for a continuous period in excess of one business day”. The DRC is recommending that the Planning Commission place a condition that the trailer be stored offsite or inside the building when not in use or in excess of one business day.

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 Auto Afflicted at 230 North Cutler Drive with the following condition:

1. A maximum of two customer vehicles may be stored in the parking lot at any given time, and for no longer than two days; and
2. Trailers associated with the business must be stored offsite or within the building when not in use and cannot be left in the parking lot for more than one business day.

Attachments:

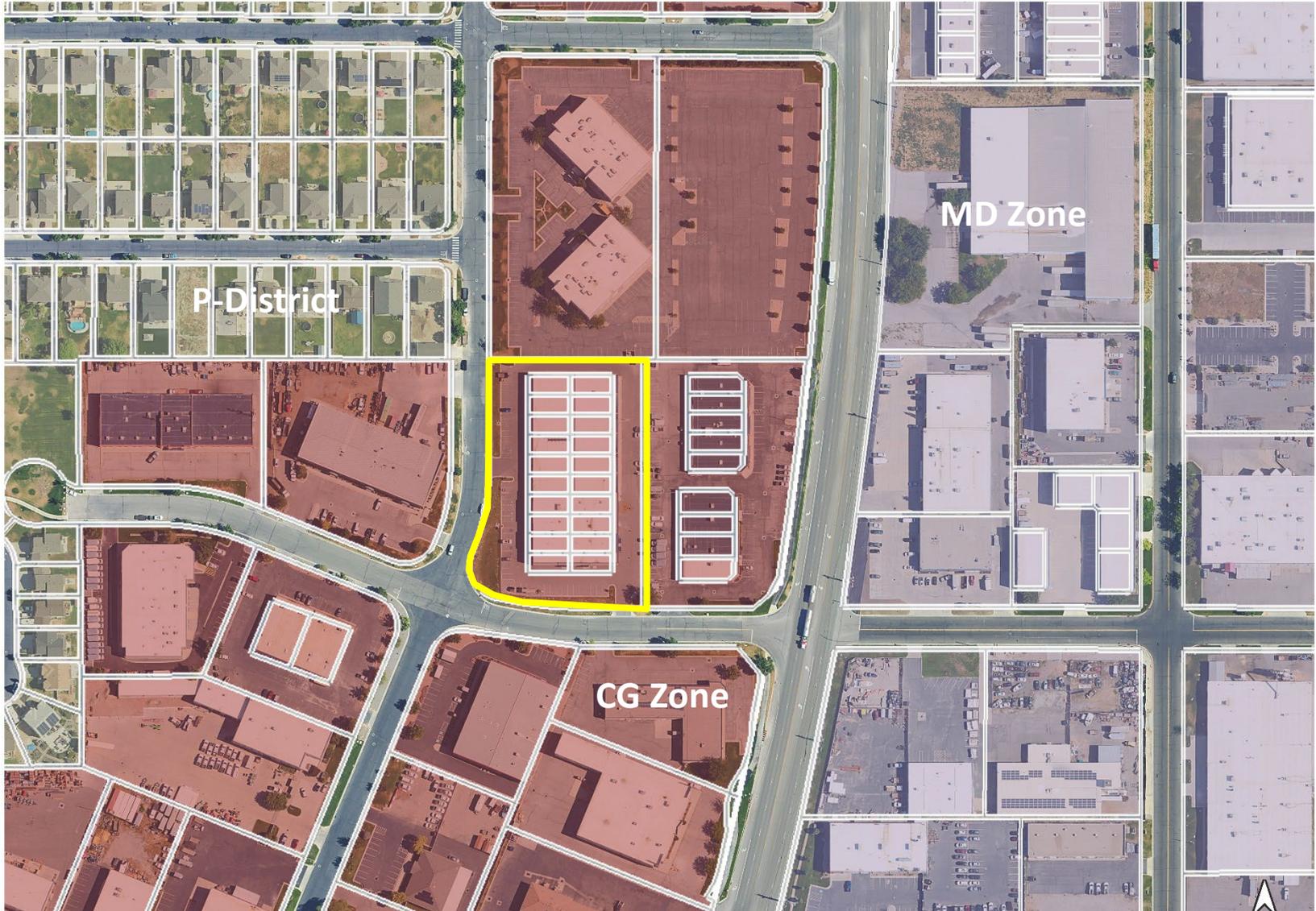
- 1) Zoning Map
- 2) Aerial Map
- 3) Parking Plan



Conditional Use Permit – Auto Afflicted

230 North Cutler Drive

Zoning Map

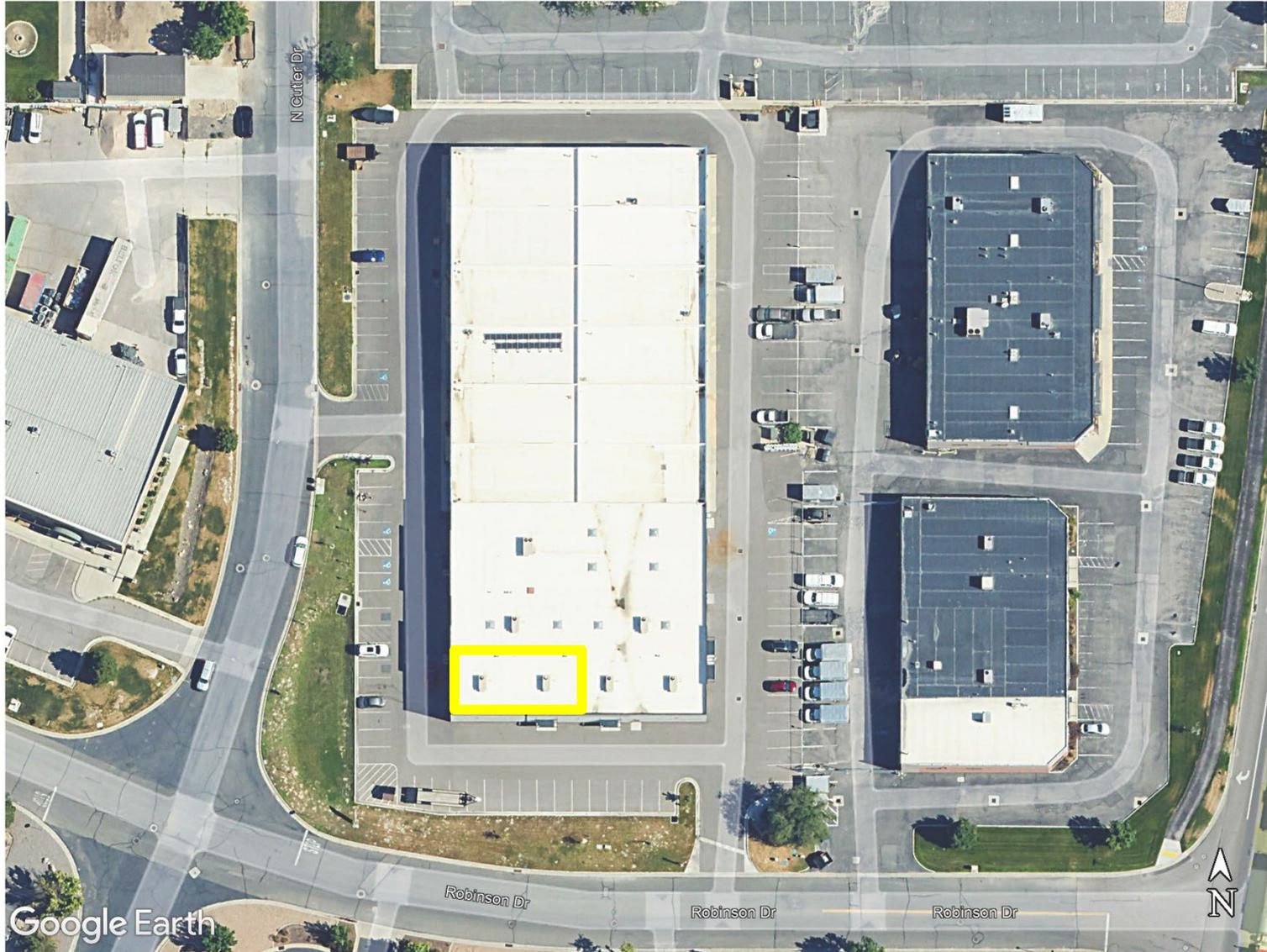




Conditional Use Permit – Auto Afflicted

230 North Cutler Drive

Aerial Map

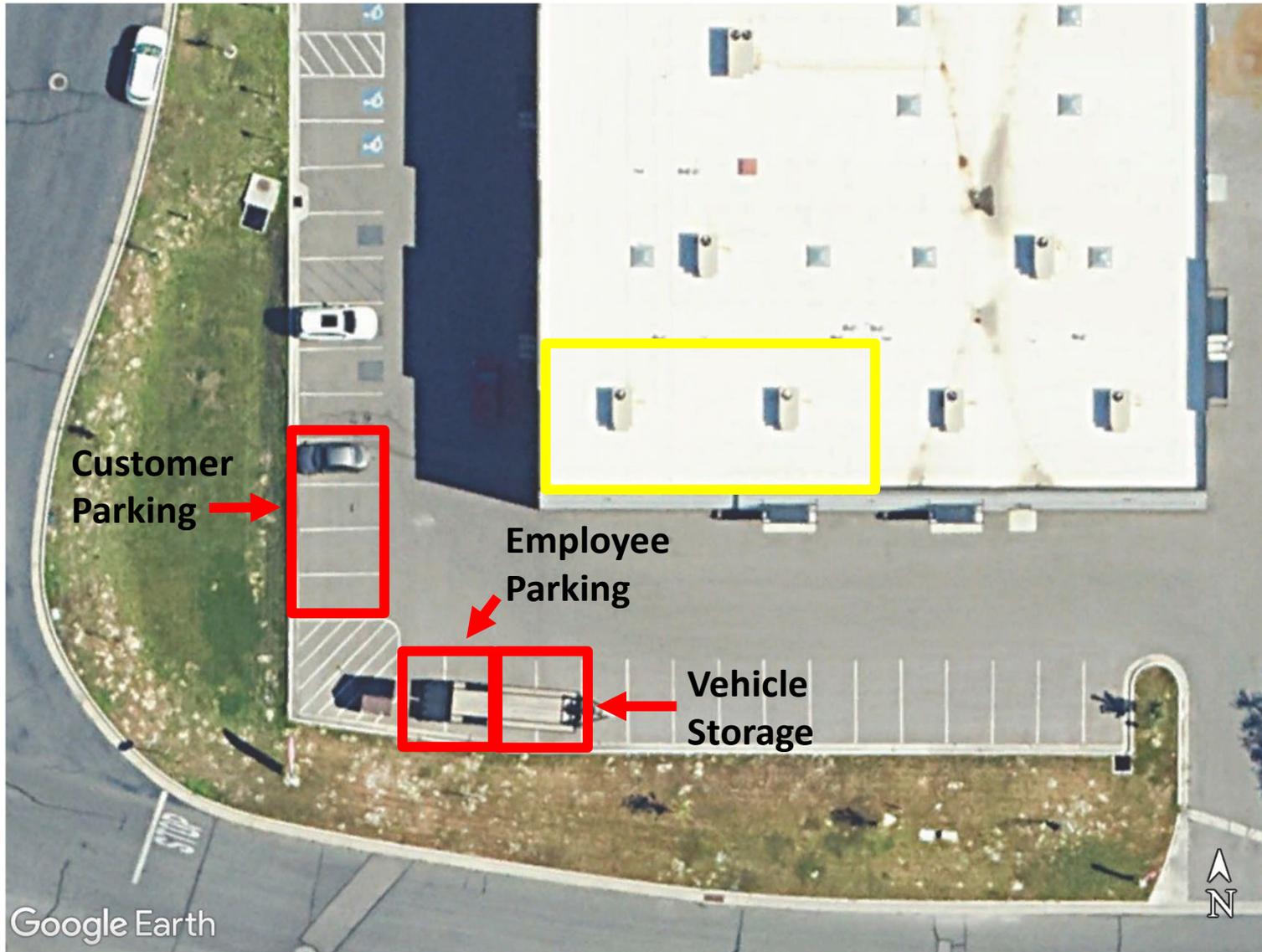




Conditional Use Permit – Auto Afflicted

230 North Cutler Drive

Parking Plan



**Customer
Parking** →

**Employee
Parking**

**Vehicle
Storage**

Google Earth



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 MAY 14, 2024

6
7 **DRAFT**
8

9 Commission Chair 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 Irene Stone
15 Commissioner Brandon Tucker
16 Commissioner William Ward
17

18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
19 Planner; Caden Baines, Planning Intern.
20

21 OTHERS PRESENT: Dee Lalliss, resident; Shawn Poor, John Blocker, Nate Pugsley, Brighton
22 Development; Mike Macfarlane, Leading Tech Development; Dallan Knudsen, Anywhere
23 Movers.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ANYWHERE
30 MOVERS AT 640 NORTH MAIN STREET, DALLAN KNUDSEN, APPLICANT
31

32 Mackenzie Johnson reported that this was a conditional use permit for Anywhere Movers located
33 at 640 North Main Street. She said Anywhere Movers provided residential and commercial
34 moving services and rented U-Haul vehicles for client needs. She mentioned that one F-150
35 truck and one 6' x 12' trailer associated with the business would be stored on site. She
36 commented that the Development Review Committee (DRC) recommended approval of the
37 conditional use permit with the condition that outdoor storage/parking of vehicles, except for the
38 one truck and one trailer, was prohibited at this location unless a conditional use permit
39 amendment was filed and approved that addressed outdoor storage/parking. She explained that
40 the applicant had asked about parking vehicles on the gravel area on the southside of the property
41 but due to the location of the drinking water source protection zone this would not be allowed.
42

43 Mackenzie Johnson informed the applicant that vehicles would not be permissible on the gravel
44 area. She explained that the applicant could request additional parking in the future but would be
45 required to provide paved parking and other tenant information. Dallan Knudsen commented that
46 they did not have additional vehicles at this time.

47
48 Commissioner Jorgensen asked a question related to the general use of the property and the
49 existing automotive business. He spoke on concerns related to that existing business and the
50 drinking water protection zone. Mackenzie Johnson responded that she believed the existing car
51 dealership had been at this location for some time and the City Engineer could determine if a
52 code was being violated. She stated that no new businesses could violate the drinking water
53 protection zone standards and the already permitted businesses were slowly being brought into
54 compliance. Sherrie Pace commented that the City Engineer and Code Enforcement Specialist
55 were actively enforcing on a similar situation north of this property on Main Street. She said that
56 the City Engineer will likely address this property in the future.

57
58 **Commissioner Ward moved that the Planning Commission approve the conditional use**
59 **permit for Anywhere Movers at 640 North Main Street with the following condition:**

- 60
61 **1) Outdoor storage/parking of company vehicles, except for one pickup truck and one**
62 **enclosed trailer, is prohibited at this location unless a conditional use permit**
63 **amendment is filed and approved that addresses outdoor storage/parking.**

64
65 **Commissioner Jorgensen seconded the motion. The motion was approved by**
66 **Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward.**

- 67
68 3. CONSIDERATION OF A PLAT AMENDMENT TO DIVIDE LOT 1B OF THE
69 EAGLEWOOD VILLAGE SUBDIVISION 4TH AMENDMENT INTO TWO LOTS TO
70 BE KNOWN AS LOT 1D AND 1E OF THE EAGLEWOOD VILLAGE SUBDIVISION
71 5TH AMENDMENT AT 290 SOUTH ORCHARD DRIVE, ALEXIS RIGGS,
72 EAGLEWOOD PLAZA LLC, APPLICANT

73
74 Mackenzie Johnson reported that Lot 1B of the Eaglewood Village Subdivision 4th Amendment
75 was located at 290 South Orchard Drive. She said this 2.024 acre parcel would include a
76 Starbucks and a separate building pad with multiple tenants and possibly a double drive thru. She
77 mentioned that the property owner/tenants were requesting a plat amendment to divide Lot 1B in
78 half with all parking and access easements to remain. She explained that the new lots would be
79 known at Lot 1D (0.982 acres) and Lot 1E (1.042 acres). She stated that a public hearing was not
80 required because no easement or right-of-way was being vacated or dedicated and this
81 application would only be reviewed and approved by the Land Use Authority, which was the
82 Planning Commission. She indicated the DRC recommended approval of the plat amendment for
83 Eaglewood Village Subdivision 5th Amendment at 290 South Orchard with condition of the
84 correction of engineering redlines.

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Commissioner Jorgensen moved that the Planning Commission approve the plat amendment for Eaglewood Village Subdivision 5th Amendment at 290 South Orchard with the following condition:

- 1) Correction of engineering redlines.**

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

- 4. CONSIDERATION OF PRPOSED AMENDMENTS TO THE GENERAL DEVELOPMENT PLAN FOR CLIFTON PLACE INCLUDING TOWNHOME DESIGN AND DEVELOPMENT STANDARDS AT 2596 SOUTH AND 1095 NORTH REDWOOD ROAD, JOHN BLOCKER, BRIGHTON DEVELOPMENT, APPLICANT

Mackenzie Johnson reported that Clifton Place was located on the western corners of 1100 North and Redwood Road. She explained that the northwest corner, known as Clifton Place North, had an address of 2596 South Redwood Road and was 6.12 acres. She said the southwest corner, known as Clifton Place South, had an address of 1095 North Redwood Road and was 7.185 acres. She provided history on the project and said the general development plan for Clifton Place was approved by the City Council on July 19, 2022 and the P District rezone, Development Agreement, and preliminary plan were all approved on October 4, 2022. She explained that due to market conditions and the acquisition of land the Development Agreement was never executed and the property was zoned General Commercial (CG).

Mackenzie Johnson continued that the approved plan consisted of both the northwest and southwest side of the 1100 North and Redwood Road intersection with two commercial lots fronting Redwood Road and 185 three story townhome dwelling units. She said Clifton Place North consisted of 74 residential units and 1.87 acres of commercial while Clifton Place South consisted of 111 residential units and 1.14 acres of commercial. She shared that the amenities included a tot lot on the north side and a swimming pool with bathrooms and changing rooms, sports courts, and open recreation space on the south side. She indicated that Brighton Development was requesting amendments to the general development plan and Development Agreement. She shared that due to an extended closing date for the purchase of the south property Clifton Place South was removed from the Development Agreement noting that an amendment would be filed to re-incorporate it into the P District when the developer closed on the purchase of the land. She added that other modifications included the townhome type being a mixture of two-story and three-story units, a reduction of six residential units for a total of 68, and the site layout. She presented the Clifton Place North proposed concept plan showing 16 dwelling units per acre.

126 Ms. Johnson reviewed the parking table which compared the existing approval for Clifton Place
127 (north and south combined) and the original Clifton Place North with the proposed amendment.
128 She explained that the total number of units for Clifton Place North was reduced to 68 from 74
129 which brought the density from 17.41 dwelling units per acre to 16 dwelling units per acre. She
130 said originally the parking ratio was 2.64 parking stalls per unit for the entire subdivision and
131 had been increased to 3.11 stalls. She noted the updated subdivision ordinance (Title 13) was
132 adopted in January 2024 and staff utilized a draft of that ordinance when the original Clifton
133 Place general development plan was negotiated and approved. She reviewed the comparison
134 between Title 13 and the approved general development plan (for Clifton Place North) and the
135 proposed revision including the parking spaces, parking ratio, driveway length, minimum
136 building setbacks, minimum front perimeter, minimum front street, building separation, front
137 fenced limited common area, minimum building separation (rear and side), minimum rear
138 setback from private street (alley loaded), minimum pedestrian walkway width, and minimum
139 private street pavement. She focused on the benefits including standards for streets, meeting fire
140 code requirements, feel of the courtyards, extension of road near unit 15 for snow removal, etc.,
141 and overall feel of development. She shared that the DRC supported the proposed modifications
142 and was in favor of the shortening the five foot
143 wide driveway areas to no less than four feet in order to increase the total street width.
144

145 **Commissioner Jorgensen moved that the Planning Commission recommends approval to**
146 **the City Council the proposed amended general development plan for Clifton Place located**
147 **at 2596 South 1095 North Redwood Road with the following findings:**
148

- 149 1) **The plan is in accordance with the intent, standards and criteria specified in Title 13**
150 **of City code and other applicable regulations.**
- 151 2) **The plan conforms to the approved concept plan.**
- 152 3) **The plan creates no substantial financial hardship to the City.**
- 153 4) **The plan creates no substantial environmental consequence which will adversely**
154 **impact upon adjacent properties and the health, safety or welfare of the inhabitants**
155 **of the City.**

156
157 **Commissioner Holbrook seconded the motion. The motion was approved by**
158 **Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward.**
159

- 160 5. **CONSIDERATION OF PRELIMINARY PLAN APPROVAL FROM CLIFTON PLACE**
161 **NORTH LOCATED AT 2596 SOUTH REDWOOD ROAD, PROPOSING 68 FOR**
162 **SALE TOWNHOME UNITS AND ONE COMMERCIAL LOT, JOHN BLOCKER,**
163 **BRIGHTON DEVELOPMENT, APPLICANT**
164

165 Mackenzie Johnson reported on Clifton Place North, 2596 South Redwood Road, which was
166 zoned General Commercial (CG). She explained that it would be rezoned from CG to a Planned
167 (P) District and that Brighton Development had requested an amendment to the general

168 development plan and Development Agreement in support of this preliminary plan. She said the
169 proposed preliminary plan consisted of 68 for sale two story and three story townhome units and
170 1.87 acres of commercial fronting Redwood Road. She clarified that this would be a density of
171 16 dwelling units per acre with a parking ratio of 3.11 spaces per unit. She said that the tandem
172 parking stalls were counted as one stall and shared the parking table. She mentioned that 32.8%
173 of the total site would be landscaped with 6.6% of that to be sod. Ms. Johnson shared the
174 architectural renderings including the proposed colors and materials with an example of the
175 courtyard area. She concluded that a site plan application would be submitted separately for the
176 commercial lot where parking, landscaping, and more would be reviewed.

177
178 Commissioner Jorgensen asked regarding the fire redlines. Mackenzie Johnson replied that it
179 related to the requirement to widen the asphalt and area around the fire hydrant.

180
181 Sherrie Pace clarified that it would provide for temporary turnarounds for emergency vehicles
182 during building construction as well as 26 feet of drive-able surface near the fire hydrants.

183
184 Commissioner Jorgensen questioned the phasing plan for 1A, 1B, and 2. Mackenzie Johnson
185 replied that Phase 1 included the townhomes on 1100 North, Phase 1B contained the commercial
186 component, and Phase 2 was the remaining townhome development.

187
188 Commissioner Holbrook mentioned the Lofts on Center Street and any concern with the
189 amenities on the south side. Sherrie Pace said she was confident that Clifton Place South would
190 be built but explained how a Development Agreement could not be finalized on property that
191 Brighton did not yet own.

192
193 Mackenzie Johnson commented that the DRC had discussed the possibility that Clifton Place
194 South, including the proposed amenities, may not be built but felt that Clifton Place North was
195 located very closely to an existing park.

196
197 **Commissioner Holbrook moved that the Planning Commission approve the preliminary**
198 **plan for Clifton Place North located at 2596 South Redwood Road with the following**
199 **conditions:**

200
201 **Conditions:**

- 202 **1) Correction of engineering, planning, and fire redlines prior to final plat review,**
203 **including increasing the minimum private road width to 22 feet of asphalt;**
204 **2) Subject to the approval of the proposed amendments to the Development Agreement**
205 **by the City Council.**

206
207 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**
208 **Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward.**

209

210 6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
211 PLANNING COMMISSION

212
213 Sherrie Pace reported on the May 7th City Council meeting and said the Parks and Arts Board
214 had requested a \$10,000 match and an application to apply for the Discover Davis mural \$10,000
215 grant program. She explained that the mural would be located on a building along Redwood
216 Road and that the City Council had granted approval to apply for the grant program. She spoke
217 on the Town Center Market Study report and said it had been shared with the Council and
218 Commission. She then said the code amendment for the automotive accessory installation had
219 been approved by the Council.

220
221 Sherrie Pace explained that the City Council had tabled the request for Annexation Area D to be
222 removed for the City's Annexation Plan. She said this included the Cross E Ranch and Misty
223 River properties. She then mentioned that the vacant Planning Commission position had been
224 posted on the City's website. She requested that a few Commissioners participate as
225 representatives for the Beehive Bikeways to help develop family friendly bikeways with funding
226 through the Utah Trails Network. Ms. Pace mentioned that there would be a joint trails
227 discussion with Bountiful City on July 11th to discuss active transportation and facilities
228 infrastructure to have a north/south route to connect the cities.

229
230 Commissioner Jorgensen agreed to attend the Beehive Bikeways meeting on May 23rd.
231 Commissioners Stone and Holbrook agreed to attend the joint trails discussion on July 11th.

232
233 Mackenzie Johnson shared that a General Plan neighborhood meeting would be May 16th at
234 Foxboro Elementary, the General Plan stakeholder and business owner meeting would be May
235 20th at City Hall, and the citywide General Plan meeting would be June 27th at City Hall.

236
237 7. APPROVAL OF MINUTES

238
239 The Planning Commission meeting minutes of April 23, 2024 were reviewed and approved.

240
241 **Commissioner Jorgensen moved to approve the meeting minutes as drafted for the April**
242 **23, 2024 Planning Commission meeting. Commissioner Ward seconded the motion. The**
243 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and**
244 **Ward.**

245
246 8. ADJOURN

247
248 Commission Chair Larson adjourned the meeting at 7:22 p.m.

249
250 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
251 *Tuesday, May 28, 2024 by unanimous vote of all members present.*

252

253

254

255 *Wendy Page, City Recorder*