

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
JANUARY 28, 2025

FINAL

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Johnathan Marsh
Commissioner Irene Stone
Commissioner Brandon Tucker
Commission Vice Chair William Ward via Zoom

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson, Planner; Caden Baines, Planning Intern; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, residents; Nadia Azarova, Nelson Worldwide via Zoom.

1. PUBLIC COMMENTS

There were no public comments.

2. ANNUAL TRAINING ON THE OPEN AND PUBLIC MEETINGS ACT

Wendy Page presented the annual training on the Open and Public Meetings Act which was required training per State Code for all councils, boards, and commissions that were subject to the Open and Public Meetings Act.

3. CONSIDERATION OF SITE PLAN APPROVAL FOR AMAZON'S AVI ACCESSORY STRUCTURE AT 989 WEST CENTER STREET, NADIA AZAROVA, NELSON WORLDWIDE, APPLICANT

Mackenzie Johnson reported that this site plan applicant was for an accessory structure to be located at 989 West Center Street. She explained that the 56.05 acre property was used by Amazon and the application was for a new pre-engineered 52 foot by 32 foot metal accessory

building. She noted that the accessory building would house the automated vehicle inspection (AVI) drive through. She said the AVI system was a combination of three scanners to monitor vehicle body, undercarriage, and tires. She shared that the metal building would be placed on an impervious surface which would not impact the storm water system.

Ms. Johnson clarified that the structure was over 500 feet from the front property line (adjacent to Center Street) and over 700 feet from the nearest side property line. She shared that the existing parking lot was not impacted by this improvement and the unoccupied space would not require any additional parking stalls. She indicated that City Code 10-1-43 permitted accessory structures to be metal if they had a minimum of a 4 foot wainscot finish on any facade visible from a public right of way. She said the wainscot finish shall be a material that was compatible with the primary structure and the proposed structure was 20 feet tall and had a 4 foot EIFS stucco finish that would be painted gray on the side facing Center Street. She shared that the proposed structure was compliant with code regarding architectural standards.

Mackenzie Johnson noted that the Development Review Committee (DRC) recommended approval of the site plan for an accessory structure located at 989 West Center Street with no conditions.

Commissioner Marsh questioned what type of sensors would be utilized in the building. Nadia Azarova, Nelson Worldwide, explained that there would be four scanners to detect any damage on the Amazon vehicles.

Commissioner Jorgensen moved that the Planning Commission approve the site plan for an accessory structure located at 989 West Center Street with no conditions. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

4. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT MODIFYING TITLE 10, CHAPTER 11 LAND USE TABLE; CHAPTER 1, SPECIFIC USE STANDARDS, AND CHAPTER 4, SIGNS

Chair Larson commented that the Land Use Table was close to completion and noted that the public hearing would be tabled until the next meeting when the review was complete.

Commissioner Marsh moved to table the public hearing. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

Sherrie Pace provided an update on Section 10-11-2 Codes and Symbols and items that were changed from permitted to not permitted or conditional to permitted. She noted that accessory uses were moved to Title 10 Chapter 19. She explained that many uses did not need specific standards and had noted some that did including community and urban gardens, and automotive (dealers, maintenance/repair, paint, tow yards, etc.).

Commissioner Marsh asked if there were requirements for upkeep of buildings. Sherrie Pace commented that other sections of City code addressed maintenance of buildings and that it could be added to this section as well.

Commissioner Jorgensen questioned if there was a change of ownership or business license lapses if the new standards would apply. Sherrie Pace replied that it would only apply if the business license had lapsed for twelve months or more. She explained that the use was attached to the property and not the business owner and the new standards would only apply if changes were made to the property or the business ceased for more than twelve months.

Sherrie Pace continued with her review including regulations for banking and pawnshops. She asked for feedback on building contracting and suppliers. Including outdoor display, outdoor storage, hazardous materials/chemicals, compliance with regulations, and manufacturing performed within enclosed structure. She then reviewed education and schools including group instruction (regulations for size, parking, loading zones). She resumed with other categories that would require regulations including entertainment (parking, outdoor uses, disposal), fitness, recreational sports (parking), recording studios (soundproofing), movie theaters (setbacks), general office (parking), employment agencies, leasing and rental of office machinery/equipment (outdoor storage), healthcare category (licensure, ADA, hours of operation), residential care facilities, alcoholic beverages, banquet/reception centers, food service contractors, catering, mobile food/commissary, recreational vehicle parks/campground, restaurants/coffeeshops, heavy manufacturing, mining/outdoor support activities, animal care/boarding, funeral home/mortuary, religious organizations, etc.

The Commission discussed requirements related to landscaping, parking, drive-through, outdoor storage, chemical storage, disposal, hazards/NFPA, signage, odors, dust mitigation, noise, lighting, emissions, etc. for the aforementioned uses.

Mackenzie Johnson clarified that these standards would apply across all zones and not just those in the Land Use Table including CS, CG, MD, and MG zones.

Sherrie Pace mentioned special use standards and consolidating them to Chapter 19. She commented that there was a parking standard in Chapter 5 that could be referenced. She then

reviewed retail trade (scale per zone), requirements for gas stations, social services (daycare, temporary uses (firework stands), transportation/freight (security, lighting), utilities/public services/waste management remediation, telecommunication (height, screening, security, stealth, setbacks), energy distribution/storage facilities (screening), waste materials, portable toilet (cleaning, disposal, outdoor storage), warehousing/wholesale trade (outdoor storage, fencing), and warehousing/storage facilities (screening, storage). She provided an overview for the sign code regulations with definitions, types, standards, temporary signage, off premise, billboards, quantity, setbacks, on premise interstate signs (distance, height, lighting), electronic signage, and free speech zones. She requested that the Commission send any feedback to staff.

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

Sherrie Pace reported on the approval of the public utility easement vacation at 120 East Center Street. She mentioned that Amberly Place was given general development plan approval and agreed to rotate the development which resulted in wider lots, better alignment of utilities, and the same number of lots. She said the Eaglewood Cove plat amendment for lots 1331 and 1332 was approved. She noted that the Parks, Trails, Arts, and Recreation Board ordinance was repealed. She mentioned the Redevelopment Agency (RDA) met to review a proposal for an affordable senior housing project to be located on Redwood Road. She shared that the RDA was not interested in participating in the cost or in the use but the applicant would like to present to the Commission.

Mackenzie Johnson commented that the Redwood Road property owner wanted a legacy project for the site and did not want to see commercial development such as fast food or a carwash.

Commissioner Marsh questioned if any RDA funds had been allocated for the Town Center. Sherrie Pace clarified that the RDA had other funds to reinvest in the Town Center and Redwood Road but had not used the funding set aside for housing. She said the RDA directed staff to review programs for first time homebuyers.

Commissioner Jorgensen asked about an update to the redevelopment of the Hughes RV property, known as Williamsburg. Sherrie Pace replied that she did not have a recent update but would reach out to the developer.

6. APPROVAL OF MINUTES

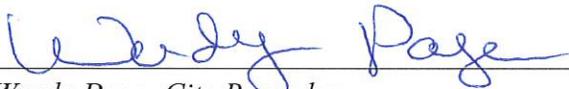
The Planning Commission meeting minutes of January 14, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the January 14, 2025 Planning Commission meeting as drafted. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

7. ADJOURN

Commission Chair Larson adjourned the meeting at 8:28 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, February 11, 2025 by unanimous vote of all members present.



Wendy Page, City Recorder

