



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 October 27, 2020 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Proclamation by Planning Commission Chair Regarding Electronic Meeting
- 2) Public comments
- 3) Consideration of a conditional use permit and site plan amendment for Evans Automotive at 35 North 700 West, Robin Evans, applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. October 13, 2020

Adjourn

NOTICE: This meeting will be an electronic meeting online. The host site will be located at 10 East Center Street; members of the public are invited to attend via electronic device at the link below:

Join Electronic Meeting
<http://bit.ly/pcmtg102720>

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 22 day of Oct, 2020.

Dated this 22 day of Oct, 2020.

Sandra Horrocks



PROCLAMATION
OF THE
CITY OF NORTH SALT LAKE
PLANNING COMMISSION

WHEREAS, the Planning Commission Chair has determined that conducting public meetings of the Planning Commission with an anchor location where the public could attend in person, presents a substantial risk to the health and safety of those who may be present at that location based upon the current Covid-19 pandemic and the limited staff support to properly ensure physical distancing and sufficient disinfection for attendees and staff.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission shall hold meetings for the month of October 2020 by electronic means only, and will not include an anchor location where the public could attend in person.

Dated: October 13, 2020

Ted Knowlton, Chair



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: Sherrie Llewelyn, Community Development Director
DATE: October 27, 2020
SUBJECT: Conditional Use Permit & Site Plan Amendment for Evans Automotive located at 35 N 700 West

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit & site plan amendment for Evans Automotive located at 35 N 700 West with the following conditions:

1. Planning redline corrections:
 - a. Verify clear view areas to driveways and intersections
 - b. Customer parking: add island with tree at the end of parking row and relocate parking spaces on east for better access and additional parking spaces
 - c. Modify proposed street trees to approved species and increase number of trees per spacing requirements for tree species
 - d. Remove existing trees located in clear view area and trim tree blocking stop sign visibility on 700 West
2. Engineering redline corrections:
 - a. Correction of typical asphalt paving cross section
 - b. Amend drainage flow per note
 - c. Gravel surface must be a dustless gravel
 - d. Submit hydrology calculations

BACKGROUND

The applicant, Evans Automotive, is proposing to relocate their automotive repair business from 905 N Main Street, Unit A1 to 35 North 700 West. The company does general automotive repair which is listed a conditional use in the General Commercial Zoning District.

The business employs 4 technicians, 1 service writer and 3 support staff. Expected growth at this location is expected to add an additional 3 employees. Based upon the current operation on Main Street, Evans has on site approximately 20 vehicles on site for repair. The former use of the building was as office space and truck repair/maintenance for Schnieder Trucking.

As part of the recent approvals for Maverik, this site was excluded from the site plan amendment and the plat amendment was conditioned that this site would be brought in for a site plan review

and update to current standards when a new use was established on the property. Improvements to the property to comply with current standards include: the removal of the chain link fencing along Center Street and 700 West, to be replaced with a decorative metal fence; the improvement of the landscaping along Center Street similar to the landscaping installed by Maverik to the west; and paving of the customer parking areas.

Identified corrections include choosing a street tree species on the approved species list, addition of parking islands on the ends of each row of customer parking, and placing the parking stalls along the east property line rather than adjacent to the building to provide safer access from the shared access with Maverik, and provide additional spaces.

The parking requirements for the business is as follows:

Use	Area	Standard	Required
General Office	Approx. 1,750 sq. ft.	1/250 sq. ft.	7 spaces
Retail Floor Area	Approx. 600 sq. ft.	1/200 sq. ft.	2 spaces
Repair Bay	4 Bays	3/Bay up to 3 tandem	12 spaces
Vehicle Storage		As needed	

The site can accommodate 2 vehicles parked in tandem in front of each bay door on the north, and at minimum 1 vehicle per bay within the building. (Each bay within the building could potentially park up to 3 vehicles per bay as well.) Ample storage area on the west and south side of the building is available for the storage of vehicles awaiting repair or customer pick up.

Evans Automotive intends to update the building with new paint and exterior finishes in white and possible red as well as signage as attached in the elevation exhibit.

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 & site plan amendment for Evans Automotive located at 35 N 700 West with the following conditions:

1. Planning redline corrections:
 - a. Verify clear view areas to driveways and intersections
 - b. Customer parking: add island with tree at the end of parking row and relocate parking spaces on east for better access and additional parking spaces
 - c. Modify proposed street trees to approved species and increase number of trees per spacing requirements for tree species
 - d. Remove existing trees located in clear view area and trim tree blocking stop sign visibility on 700 West
2. Engineering redline corrections:
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 - c. Gravel surface must be a dustless gravel
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ATTACHMENTS

- 1) Aerial/Zone Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Elevations



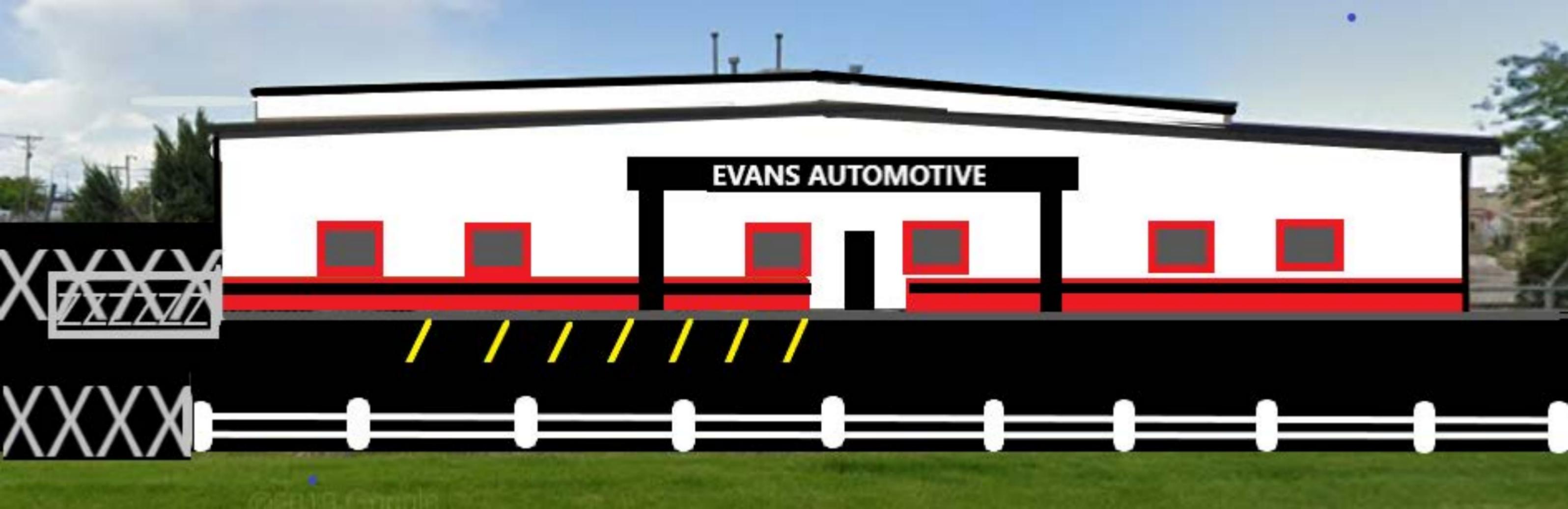
Evans Automotive 35 North 700 West Zoning



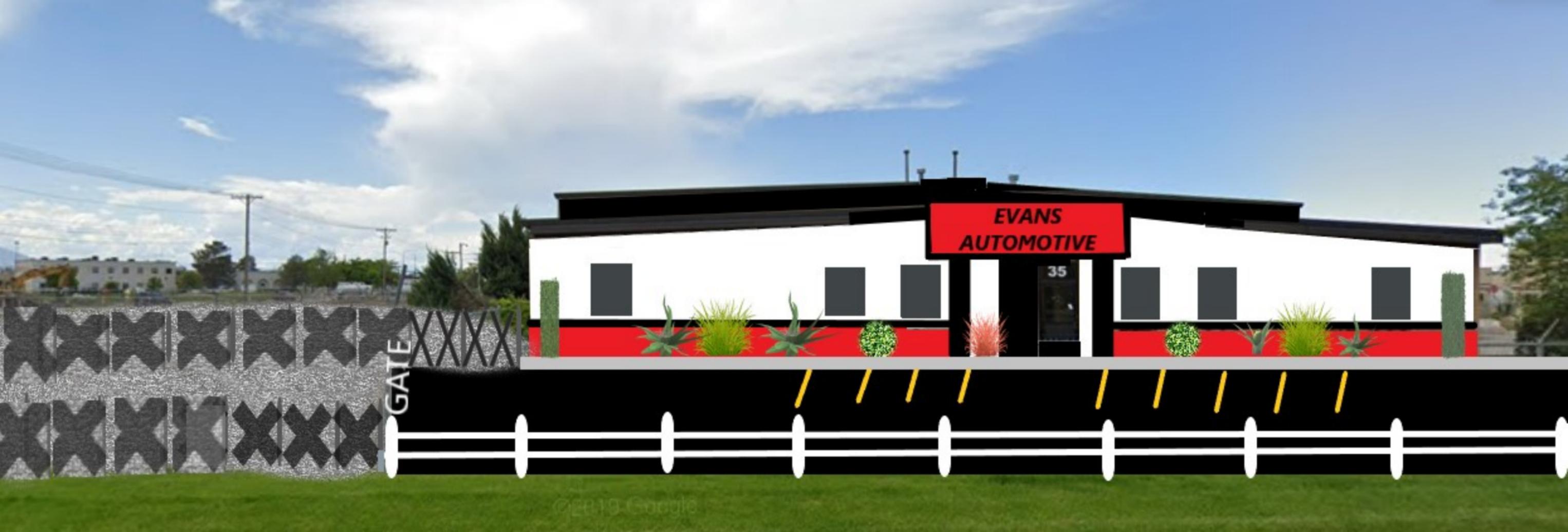


Evans Automotive
35 North 700 West
Aerial





EVANS AUTOMOTIVE



**EVANS
AUTOMOTIVE**

35

GATE

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 OCTOBER 13, 2020

4
5 **DRAFT**
6

7 This meeting was held electronically via 3CX. The host site was located at 10 East Center Street
8 in North Salt Lake.
9

10 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Alisa Van
11 Langeveld led those present in the Pledge of Allegiance.
12

13 PRESENT: Commission Chair Ted Knowlton
14 Commissioner Stephen Garn
15 Commissioner Kent Kirkham
16 Commissioner William Ward
17 Commissioner Brandon Tucker
18 Commissioner BreAnna Larson
19 Commissioner Alisa Van Langeveld
20

21 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Mackenzie Bennett,
22 Planning Technician; Andrea Bradford, Minutes Secretary.
23

24 OTHERS PRESENT: Taylor Spendlove, Trey Ellis, Brighton Utah Development; Dee Lalliss,
25 resident.
26

27 1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING
28 ELECTRONIC MEETING
29

30 Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has
31 determined that conducting public meetings of the Planning Commission with an anchor location
32 where the public could attend in person, presents a substantial risk to the health and safety of
33 those who may be present at that location based upon the current Covid-19 pandemic and the
34 limited staff support to properly ensure physical distancing and sufficient disinfection for
35 attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold
36 meetings for the month of October 2020 by electronic means only, and will not include an
37 anchor location where the public could attend in person.”
38

39 2. PUBLIC COMMENTS
40

41 Sherrie Llewelyn introduced Mackenzie Bennett as the new planning technician. Mackenzie has
42 a degree in Urban Ecology/City & Metropolitan Planning from the University of Utah.

43 3. CONSIDERATION OF A P-DISTRICT REZONE AND PRELIMINARY PLAT
44 APPROVAL FOR NSL CITY CENTER PHASE 2 AT 71 NORTH HIGHWAY 89,
45 BRIGHTON UTAH DEVELOPMENT, APPLICANT
46

47 Sherrie Llewelyn presented an overview of the site showing the existing NSL City Center. She
48 reported that the purpose of this application is to facilitate an amendment to City Center P-
49 District Development located at 25 East Center Street. The property at 71 North is 1.55 acres,
50 which currently contains Chaparral Fire Protection, will be added as a second phase to the
51 residential portion of the existing 3.6-acre City Center project. The amended general
52 development plan for City Center was approved by the City Council on August 18, 2020. In
53 conjunction with the P-District rezone request, the amended development agreement will include
54 preliminary plat approval for the project.
55

56 During the review of the amended general development plan, the Planning Commission asked
57 the applicant to consider a site plan modification that would front more units onto a common
58 green space area. The developer considered the option and would like to continue with the
59 proposed layout stating that the proposed layout offers more units with full driveways for guest
60 parking. The alternative layout reduces the number of parking stalls by eight while also reducing
61 private backyards, building massing, and the marketability of the project.
62

63 Sherrie Llewelyn spoke on amendments to the plan including corrections for approved street
64 trees along Highway 89 and the addition of two pedestrian walkways into the future shared use
65 of the North Town Station open space and detention. The architecture and all original terms of
66 the approved development agreement would be placed upon the phase. The Development
67 Review Committee (DRC) has reviewed the preliminary plat for compliance with applicable
68 standards. The engineering division has a few additional redlines that will need to be corrected
69 prior to final plat. Ms. Llewelyn showed a plan for improvements for the shared open space and
70 detention between the two developments. She explained that the improvements to this area
71 would include additional landscaping, a dog park, a walking path, and the replacement of a
72 portion of the existing vinyl fence with a decorative metal fence.
73

74 Ms. Llewelyn explained that the architecture and approved terms would remain the same. The
75 DRC recommends approval of the preliminary plan for Phase 2 with the proposed P-District and
76 amended development agreement with engineered corrections of civil drawings prior to final plat
77 approval. She said a draft of the amended development agreement could be found in the
78 Commission's packet.
79

80 Chair Knowlton inquired more information about the dog park. Sherrie Llewelyn showed the
81 original proposed location and the new location per the agreement with North Towne Station.
82

83 Chair Knowlton asked how the amount of green space changed between the developers proposed
84 plan and the alternative plan requested by the Planning Commission. Sherrie Llewelyn replied
85 that the amount of green space would have been double per the Commission's request.

86
87 Commissioner Van Langeveld asked if the P-District fit into the current code and the form based
88 code that staff was preparing. Sherrie Llewelyn replied that the P-District would meet the
89 requirements of the code including the proposed walkways, landscaping and building separation
90 standards.

91
92 Taylor Spendlove, Brighton Utah Development, commented that they reviewed the site in
93 regards to the comments from the Planning Commission. He said that research showed the
94 private backyards were very desirable and allowed for eight more parking stalls. Mr. Spendlove
95 stated that the original layout made the most sense.

96
97 Taylor Spendlove also spoke on the detention basin and said that they approached North Towne
98 Station at the beginning of Phase 1 to see if their existing storm water basin could be enlarged
99 and utilized by the residents of the proposed Park Lofts-City Center development as well. He
100 said North Towne was not ready at that time but have been more enthusiastic now, at the
101 beginning of Phase 2. North Towne would expect Brighton to take over maintenance of the
102 detention property as well as improving the area with landscaping, a dog park, and picnic areas.
103 Mr. Spendlove said the City Center HOA would maintain the property through an agreement and
104 an access easement while North Towne HOA would retain ownership of the property. The
105 residents of both HOAs would use the property. He said the proposed plan of using North
106 Towne's detention was contingent on this agreement and if things did not work out then City
107 Center HOA would utilize underground detention.

108
109 Chair Knowlton asked in regards to the statement that the proposed plan from the developer
110 provided better building massing. Taylor Spendlove replied that when trying to change the layout
111 it made the buildings longer and closer together. He said that the proposed plan provided better
112 separation of the buildings per the form based code.

113
114 Sherrie Llewelyn commented that the spacing between the buildings was very important
115 particularly when pedestrians walk between the buildings, as it makes for a more pleasant
116 walkway.

117
118 Chair Knowlton said that there were more than two options that could be considered. He said it
119 did not have to be one option or the other. He asked for feedback from the Commission on
120 parking, massing, separation between the buildings, etc.

121
122 Commissioner Van Langeveld commented that part of the process included fire department
123 review of the site. She also spoke on the need for residents in this development to evacuate
124 quickly. Sherrie Llewelyn replied that there was a hammerhead turnaround for both access to the

125 units and for fire/emergency vehicle use. She said this development had 84 units and that two
126 exits was sufficient for the size of the development especially with the proposed circulation
127 patterns. Ms. Llewelyn also explained that the occupants of the office building would not be
128 onsite during the evening hours when the residents were home and vice versa.

129
130 Commissioner Van Langeveld asked about having a right out only turn. Sherrie Llewelyn replied
131 that the access could be reviewed by City staff in the future and a right out only exit could be put
132 in place.

133
134 Commissioner Tucker spoke on the P-District compared to the existing zoning of the property.
135 Sherrie Llewelyn responded that the existing zoning is Commercial Highway (C-H) which
136 allowed for multi-family housing without any codified density or other restrictions. All
137 residential developments in a Town Center area must be zoned as a Planned District (P) to ensure
138 conformity to architectural and design standards. Therefore, the current zoning must be changed
139 from C-H to P in order to be compliant.

140
141 Some Commission members were uncertain concerning the proposed development. It was
142 concluded that the project requires a final plat approval, therefore, it would be acceptable to
143 approve it thus far in the preliminary stage.

144
145 **Commissioner Garn moved that the Planning Commission recommend approval to the**
146 **City Council the proposed P-District Rezone at 71 North Hwy 89 and amendment**
147 **Development Agreement for NSL City Center with the following conditions:**

148
149 **1) Engineering corrections of civil drawings prior to final plat approval.**

150
151 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**
152 **Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

153
154 Taylor Spendlove commented that he toured the project with Sherrie Llewelyn and the Utah
155 League of Cities and Towns. He said the City had done a good job of providing them with the
156 tools to do this project.

157
158 Chair Knowlton said that his hesitation with the project was centered on minor things. He said
159 the master plan for the City Center was existing and Brighton Homes was a big part of that.

160
161 **4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
162 **PLANNING COMMISSION**

163
164 Sherrie Llewelyn spoke on joint session for the Planning Commission and City Council and said
165 staff was working on a way to accommodate a meeting as the Governor just announced that
166 gatherings were once again limited to ten individuals or less.

167

168 Ms. Llewelyn said that on September 30th she spoke on the annexation proposal before the North
169 Point Community Council and felt it was well received. She said her presentation helped people
170 to see that this was just the start of the process. There is also a webpage on the City's website to
171 keep residents and the general public updated and to provide information about future public
172 hearings and meetings regarding the annexation.

173

174 Chair Knowlton spoke on the Utah League of Cities and Towns conference and said there were
175 several tours including the Town Center area. Sherrie Llewelyn said that there were eight
176 participants from Centerville, Murray, etc. who participated in a walking tour of Hatch Park and
177 the City Center as well as a discussion about the development agreement. She said the discussion
178 included street light requirements and a story about how Rocky Mountain Power placed a green
179 power box right in front of a new building and encroached into two feet of sidewalk. Ms.
180 Llewelyn said in the future the City would tell Rocky Mountain where to place the boxes to
181 accommodate for good design and not just where it was convenient.

182

183 Ms. Llewelyn also related the story of the installation of wrought iron tree grates, which were
184 supposed to be black to match the light posts and how they rusted right after installation. This
185 resulted in the need for them to be removed, powder coated black and reinstalled.

186

187 5. APPROVAL OF MINUTES

188

189 The Planning Commission meeting minutes of September 22, 2020 were reviewed and approved.

190

191 Commissioner Kirkham commented that he would refrain from voting as he was not present at
192 the September 22nd meeting.

193

194 **Commissioner Larson moved that the Planning Commission approve the meeting minutes**
195 **from September 22, 2020 with the adjustments mentioned. Commissioner Van Langeveld**
196 **seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Ward,**
197 **Tucker, Larson and Van Langeveld. Commissioner Kirkham abstained from voting.**

198 6. ADJOURN

199

200 Chair Knowlton adjourned the meeting at 7:20 p.m.

201

202

203

204

205 _____
Chair

Recorder

206

207

208

209

210 _____
Secretary