



## 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 February 9, 2021 6:30 p.m.

**ELECTRONIC MEETING LINK:** <https://bit.ly/3jgXuDP>

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:

- 1) Proclamation by Planning Commission Chair Regarding Electronic Meeting
- 2) Welcome, Pledge, and Introduction
- 3) Public comments
- 4) Consideration of a Conditional Use Permit for America Auto Outlet at 1096 North Redwood Road, Carlos Vidal, applicant
- 5) Discussion: 2021 priorities
- 6) Approval of minutes:
  - a. 1/26/2021

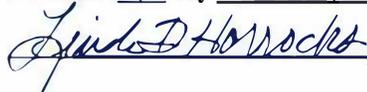
Adjourn

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. The agenda items may be heard in a different order as warranted by the Commission.

**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 4 day of Feb., 2021.

Dated this 4 day of Feb., 2021.





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 February 2021 by electronic means only, and will not include an anchor location where the public could attend in person.

Dated: February 9, 2021

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Ted Knowlton, Chair



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planner  
**DATE:** February 9, 2021  
**SUBJECT:** Conditional Use Permit for America Auto Outlet LLC, 1096 North Redwood Road

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for America Auto Outlet LLC located at 1096 North Redwood Road with the following condition(s):

1. Provide an emergency/fire access plan containing the designated track used to access the east side of the building to South Davis Metro Fire Agency
2. Surface the emergency/fire access track with a minimum of road base (dustless gravel)
3. Clear all junk and debris from the emergency/fire access track
4. Provide sufficient screening for the outdoor storage area on the east side of the building
5. Hard surface and stripe a minimum of nine parking stalls compliant with NSL City Code Title 10 Chapter 6 on the west side of the building
6. Provide one ADA parking stall on the west side of the building

### BACKGROUND

The applicant, America Auto Outlet LLC, is proposing to locate a used car dealership with some outdoor storage at 1096 North Redwood Road. Their business plan is to buy vehicles from auction, store the vehicles in a designated outdoor area, detail the vehicles and cycle them through the display area to be sold. Currently zoned General Commercial (CG), "car dealers" are a permitted use while "outdoor storage, as an accessory use" is conditional.

America Auto Outlet LLC will occupy part of the existing building at 1096 North Redwood Road. Their dealership office is 288 square feet. The outdoor display area is 629.75 square feet and the outdoor storage area is 10,978.11 square feet.

The business has installed a wall sign on the front of their building without obtaining a city permit and having it inspected. The sign says, "America Auto Outlet LLC – El Proveedor – Safety & Emissions". The applicant has confirmed that there will be no safety and emissions, mechanical, or auto body work conducted at this location. They will only operate as a car dealership.

To date, an insufficient amount of hard surfaced parking has been provided in front of the building (facing west). There is a small concrete area directly in front of the unit the applicant occupies and the remainder of the parking area is unpaved. According to the Off Street Parking Requirements, the applicant must provide a minimum of five hard surfaced parking stalls for employees and customers along with the parking stalls used to display vehicles. They plan to store and display four vehicles in the front of the building at a time. The total required hard surfaced and painted parking stalls is nine, one of which must be ADA compliant.

The vehicles that are not ready to be displayed or sold will be stored in the back of the building (to the east). Originally, the applicant planned to store 50 to 70 vehicles in the outdoor storage area. That plan may have changed as the applicant has been cleaning up the area and removing all junk and debris.

The designated storage area is hard surfaced (concrete) but is not properly screened per North Salt Lake City Code 10-1-33 subsection D, "All outdoor storage shall be screened from the view of any adjacent public street or adjacent residential land use or zone district by a decorative solid wall constructed of masonry or concrete tilt up panels which are similarly finished to match or complement the main building material on site. Outdoor storage walls shall be a minimum six feet (6') in height and a maximum twelve feet (12') in height measured at the highest finished grade". Currently the only screening device used from view of 1100 North is a chain link fence. Chain link fences are not an acceptable screening device, even if they come equipped with slat inserts.

Fire and emergency access to the back of the property is unclear. South Davis Metro Fire Agency is requesting that the applicant provide a clear access plan prior to beginning business operations. Per fire code, the access track must be surfaced in a minimum of road base and clear of all debris and junk. Our code requires a dustless gravel. During a site visit on January 21, 2021, staff noted that there were debris blocking a portion of the entrance/exit on the north side of the property between the existing fence and building. The fire access track shall be clear at all times.

There will be two employees at this location. Business will be conducted between 9:00 AM to 5:00 PM, Monday through Friday. The major equipment used at this location consists of hydraulic jacks, lifts and impact guns. Cars will be brought to the facility from auction only on Mondays between the hours of 9:00 AM to 3:00 PM. The applicant has noted that there will be no disruptive impacts or potential health hazards as a result of day to day business.

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 America Auto Outlet LLC located at 1096 North Redwood Road with the following condition(s):

1. Provide an emergency/fire access plan containing the designated track used to access the east side of the building to South Davis Metro Fire Agency
2. Surface the emergency/fire access track with a minimum of road base (dustless gravel)
3. Clear all junk and debris from the emergency/fire access track
4. Provide sufficient screening for the outdoor storage area on the east side of the building
5. Hard surface and stripe a minimum of nine parking stalls compliant with NSL City Code Title 10 Chapter 6 on the west side of the building
6. Provide one ADA parking stall on the west side of the building

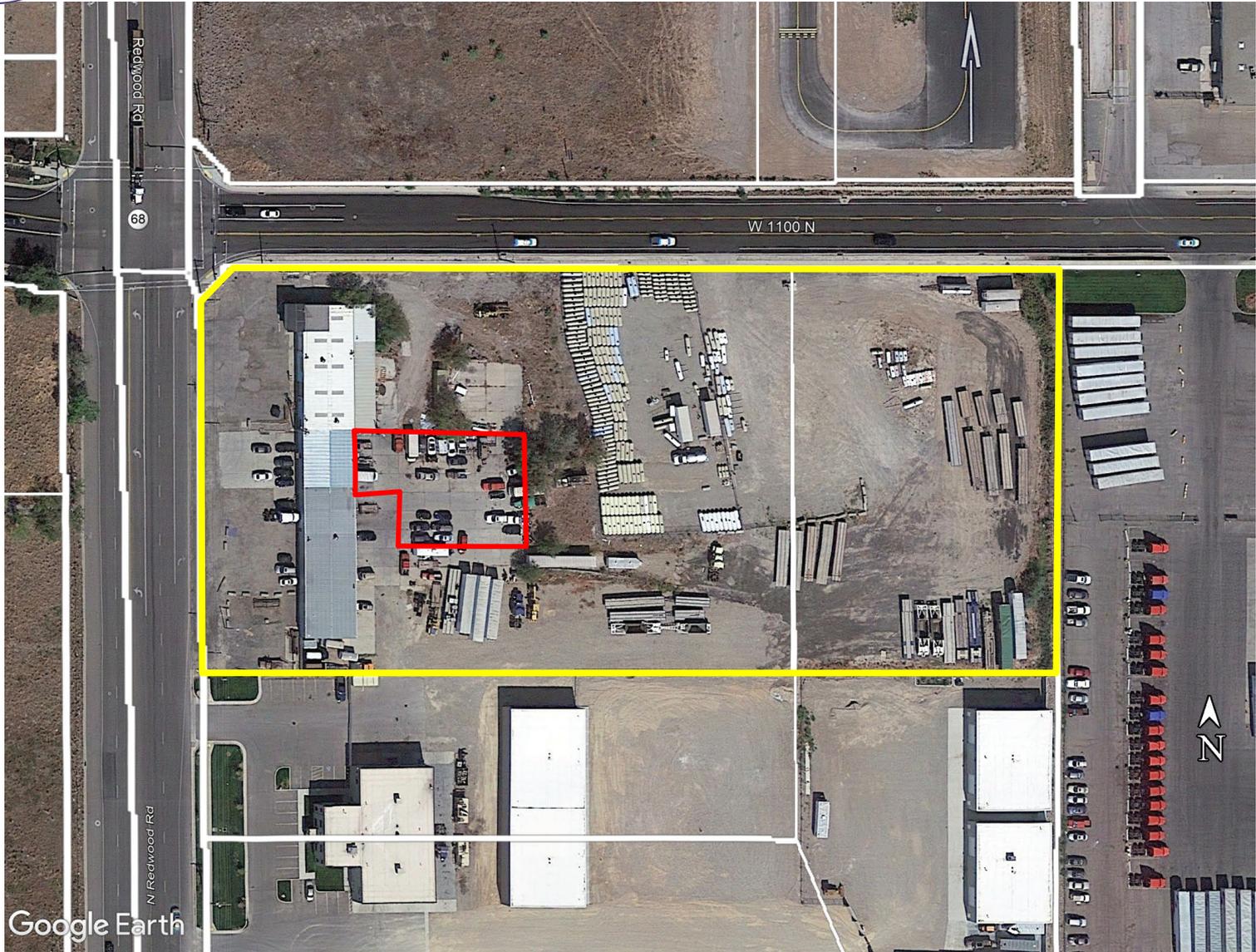
## Attachments

- 1) Aerial/Zone Map
- 2) Images from January 21, 2021 site visit





America Auto Outlet LLC  
1096 North Redwood Road  
Aerial





America Auto Outlet LLC  
1096 North Redwood Road  
1/21/2021 Site Visit



1  
2 CITY OF NORTH SALT LAKE  
3 PLANNING COMMISSION MEETING  
4 JANUARY 27, 2021

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 BreAnna Larson  
11 led those present in the Pledge of Allegiance.

12  
13 PRESENT: Commission Chair Ted Knowlton  
14 Commissioner Ron Jorgensen  
15 Commissioner BreAnna Larson  
16 Commissioner Katherine Maus  
17 Commissioner Brandon Tucker  
18 Commissioner Alisa Van Langeveld  
19 Commissioner William Ward

20  
21 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,  
22 Planner; Andrea Bradford, Minutes Secretary.

23  
24 OTHERS PRESENT: Dee Lalliss, Natalie Gordon, residents; Shana Stevens/Lopez, Direct Auto  
25 Care; Bryan Larson.

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 January 2021 by electronic means only, and will not include an anchor  
37 location where the public could attend in person.”

38  
39 Chair Knowlton commented that there were two new planning commissioners and invited  
40 Katherine Maus and Ron Jorgensen to introduce themselves.

41

42 Katherine Maus said that she works for an organization in the field of conservation and is  
43 completing a master's degree from the University of Utah. She has lived in the City for two  
44 years.

45  
46 Chair Knowlton asked what organization Katherine worked for and what her degree would be in.  
47 Commissioner Maus replied that her degree was in environmental chemistry and biology and she  
48 worked for Utah Open Lands.

49  
50 Ron Jorgensen said he is a long term resident of the City and has lived here for over 25 years. He  
51 was a civil engineer and had worked for the pipeline companies with a master's degree in  
52 business.

53  
54 2. PUBLIC COMMENTS

55  
56 There were no public comments.

57  
58 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR DIRECT AUTO CARE  
59 AT 425 NORTH 400 WEST, BLDG #3, SHANA LOPEZ, APPLICANT

60  
61 Mackenzie Bennett reported that the applicant, Direct Auto Care, was proposing to locate a car  
62 dealership at 425 North 400 West, in building #3. She showed the location of the building on an  
63 aerial map to those present. This property was located within the Manufacturing-Distribution  
64 (MD) zone and the existing building was approximately 3,000 square feet in size. Of the 3,000  
65 square feet, 700 square feet have been dedicated to general/sales office use. The remaining  
66 square footage would be used for repairing body damage, painting, and preparing cars to be sold.  
67 Direct Auto Care buys vehicles with clean and salvaged titles, repairs any body damage and then  
68 sell the vehicles. Engine work and or maintenance would not be conducted at this location.

69  
70 Ms. Bennett explained that "Car dealers" were permitted in the MD zone but "automotive body,  
71 paint and interior repair and maintenance" required a conditional use permit. Vehicles that were  
72 not ready to be sold would be stored at the back of the building (to the west) on a paved area.  
73 There would be an average of ten vehicles in this storage area at a time. Once repaired, an  
74 average of three to four vehicles would then be moved to the front of the building (to the east) to  
75 be displayed and sold. The parking stalls for display, customers and employees would be on the  
76 eastern and southern sides. The east side would be used predominately for displaying cars that  
77 are for sale. One of the referenced eastern parking stalls would be ADA compliant. The parking  
78 stalls on the southern side of the building will be used for employee and customer parking.  
79 Fourteen (14) parking stalls have been provided and the applicant meets Off Street Parking code  
80 requirements.

81  
82 There would be a maximum of three employees at this location. Business will be conducted  
83 between 10:00 AM to 5:00 PM, Monday through Friday. The major equipment used at this

84 location consists of the following: paint booth, frame rack, vehicle lift, jumper, and other  
85 miscellaneous bodywork tools. All paint will be stored in a locked cabinet and only handled  
86 while using protective gear. The applicant has noted that there would be minimal noise, potential  
87 health hazards, and traffic generation from the business. This conditional use permit is subject to  
88 the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional  
89 Use Permit shall expire by limitation and become null and void if the work authorized by such  
90 permit has not commenced within one (1) year, or is not completed within two (2) years from  
91 date of issue.

92

93 The Development Review Committee (DRC) recommended approval with two conditions  
94 including the submittal of paint booth specifications/plans for review as well as fire suppression  
95 information to South Davis Metro Fire Agency.

96

97 Commissioner Van Langeveld asked if the entire rear portion of the lot was paved. Mackenzie  
98 Bennett replied that the majority of the property was paved.

99

100 Shana Stevens, Direct Auto Care, clarified that the areas, which were previously dirt were now  
101 covered with gravel.

102

103 Commissioner Larson asked in regards to any fencing on the property as well as lighting in the  
104 rear of the property and if there were any security concerns. Shana Stevens replied that there was  
105 chain link fencing topped with barbed wire adjacent to the train tracks and the neighboring  
106 buildings as well as outdoor lighting. She said they did not have any security concerns in this  
107 area.

108

109 Commissioner Jorgensen questioned what type of equipment would be used with the proposed  
110 paint booth. He asked about odors and other potential issues. Shana Stevens responded that the  
111 City required multiple fire extinguishers onsite and that the paint be kept in a locked cabinet. She  
112 said they would not be performing any oil changes or mechanical work onsite. Ms. Stevens  
113 explained that they used Allstar Fire Suppression, which would be sending the building's fire  
114 suppressant plans to the City.

115

116 Commissioner Tucker asked if Direct Auto Care was associated with the nearby auto auction.  
117 Shana Stevens replied that they did purchase cars from Copart Auto Auctions in the City.

118

119 **Commissioner Larson moved that the Planning Commission approve the conditional use**  
120 **permit for Direct Auto Care located at 425 North 400 West, #3 with the following**  
121 **conditions:**

122

123 **1) Submit paint booth specs/plans for review by South Davis Metro Fire**

124 **2) Provide fire suppression information to South Davis Metro Fire**

125

126 **Commissioner Van Langeveld seconded the motion. The motion was approved by**  
127 **Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**  
128

129 4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR THE FITNESS  
130 GROUP AT 215 NORTH REDWOOD RD, #7, BILL PATTERSON, APPLICANT  
131

132 Mackenzie Bennett reported that The Fitness Group Inc. operates retail stores within Utah and  
133 Idaho. They sell, service, and install fitness equipment such as treadmills, weight benches, etc.  
134 The main proposed use of the 215 North Redwood Road, Unit #7, zoned General Commercial  
135 (CG), would be to receive inventory from manufacturers to deliver to customers and other retail  
136 outlets. In the future, the applicant plans to use some of the building area as a retail showroom.  
137 This business falls under “Sporting and recreational goods and supplies wholesalers” which is a  
138 conditional use in the CG zone. The applicant has provided adequate parking, at eleven parking  
139 stalls, for the proposed use as well as for future retail use.  
140

141 Deliveries would occur approximately five to seven times a week during normal business hours,  
142 which would be 8:30 a.m. to 5:30 p.m. Monday through Friday. There would be one to two  
143 employees at this location. The DRC recommends approval of a conditional use permit with no  
144 conditions.  
145

146 Commissioner Tucker asked if this location was the old Brighton Homes building. Mackenzie  
147 Bennett replied that she believed it was and that this would be a great use as there would not be  
148 any parking issues.  
149

150 Commissioner Van Langeveld asked in regards to the proposed storage of the 14 foot box truck  
151 and 14 foot trailer at the rear of the building. Mackenzie Bennett responded that she believed the  
152 plan was for the truck and trailer to be stored at the rear of the property after business hours. She  
153 said that other similar sized trailers were stored on the property.  
154

155 Commissioner Larson asked why the use required a conditional use permit in this zone. Sherrie  
156 Pace replied that the City should review the list of conditional and permitted uses. She said she  
157 was unsure why this use would be a conditional but in some locations a similar use may cause an  
158 impact.  
159

160 Chair Knowlton commented that these types of applications were rare and he said the Planning  
161 Commission could advise staff on changes to be made to the City code, which would then need  
162 to be approved by the City Council. He said staff could approve these types of items, which  
163 would free up the Commission to do other work.  
164

165 **Commissioner Van Langeveld moved to approve the conditional use permit for The Fitness**  
166 **Group located at 215 North Redwood Road with no conditions. Commissioner Tucker**  
167 **seconded the motion.**

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Commissioner Larson asked if the unit number should be added to the motion.

**Commissioner Van Langeveld amended her motion to include Unit #7. Commissioner Tucker seconded the amended motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

5. APPOINTMENT OF PLANNING COMMISSION CHAIR FOR THE 2021  
CALENDAR YEAR

Chair Knowlton asked if any of the Commissioners were interested in serving as the Chair for 2021.

**Commissioner Larson moved to appoint Ted Knowlton as Planning Commission Chair for the 2021 calendar year. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

Chair Knowlton asked who would be interested in service as vice chair. He said Commissioners Tucker, Larson and Ward had served the longest.

**Commissioner Ward nominated Commissioner Larson as vice chair. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

Chair Knowlton explained that the Chair did not make motions. He said this was wise particularly as the Chair generally drove the discussion and if they also made the motion that would allow for too much sway.

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

Sherrie Pace had nothing to report.

7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of January 12, 2021 were reviewed and approved.

**Commissioner Larson moved that the Planning Commission approve the meeting minutes from January 12, 2021. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

210

211 8. ADJOURN

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213 Chair Knowlton adjourned the meeting at 7:05 p.m.

214

215 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
216 *Tuesday February 9, 2021 by unanimous vote of all members present.*

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*Linda Horrocks, City Recorder*