

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
JUNE 22, 2021

**FINAL**

Commission Chair Ted Knowlton called the meeting to order at 6:31 p.m. and Alisa Van Langeveld led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton  
Commissioner Ron Jorgensen  
Commissioner BreAnna Larson  
Commissioner Katherine Maus  
Commissioner Alisa Van Langeveld  
Commissioner William Ward

EXCUSED: Commissioner Brandon Tucker

STAFF PRESENT: Mackenzie Bennett, Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: In person: Karen Powers, applicant; Dee Lalliss, resident. Via Zoom: Kevin Larsen, Barbara Larsen, applicant.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PLAT AMENDMENT FOR LAKEVIEW ESTATES  
AMENDED SUBDIVISION LOTS 5, 6, AND 9 WITH PARCEL NUMBER 01-109-  
0003, LOCATED AT APPROXIMATELY 561 LACEY WAY, KEVIN LARSEN,  
APPLICANT

Mackenzie Bennett reported that the proposed plat amendment would combined lots 5, 6, and 9 of the Lakeview Estates Amended Subdivision with parcel number 01-109-0003. The new lot would be approximately 1.705 acres with an address of 561 East Lacey Way. Jack Root, who is Kevin Larsen's son, currently owns all four parcels. The Development Review Committee (DRC) was in favor of this development as the lot has extensive slopes that may be difficult to build on. By combining the lots that would eliminate the ability to build homes on those individual lots in the future.

The new lot would have multiple public utility easements as shown on the proposed plat. City staff has attempted to find an underground pipeline in a 20' storm drainage easement along the southern side of the property. The following note would be added to the plat detailing the

information regarding the pipeline and the easement: "The 20.0' drainage easement follows the centerline of an underground pipeline. The true location of the pipeline is unknown. This easement amends a similar easement dedicated as part of the Lakeview Estates Amended Plat (Entry #667851, Davis County Recorder), in which the easement followed "10 FT. on each side of a wash centerline." Said wash is no longer in use and has been replaced by said underground pipeline."

The DRC recommended approval of the plat amendment to combine lots 5, 6, and 9 of the Lakeview Estates Amended Subdivision with the condition that engineering redlines be completed.

Kevin Larsen commented that their son purchased the house and it was disclosed that the front of the home was actually located on lot 5. The original owner of the lots subdivided the property with the intent to sell them to other individuals. He said when that owner built the existing home he placed it on the property line of lots 5 and 6. The Larsen's were able to acquire lot 5 to ensure there were no encroachments from the home on lot 6. They were then told that lots 6 and 9 were unbuildable. They then purchased all three lots and were now requesting to combine them into one lot to preserve the properties as is.

**Commissioner Jorgensen moved that the Planning Commission recommend approval to the City Council of the plat amendment that combines lots 5, 6, and 9 of the Lakeview Estates Amended Subdivision with parcel number 01-109-0003 with the following condition:**

- 1) **Completion of engineering redlines.**

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

3. **CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 32.5 FOOT DRIVEWAY AT 380 CANYON LANE, KAREN POWERS, APPLICANT**

Mackenzie Bennett reported that the property owner of 380 Canyon Lane, Karen Powers, would like to extend her existing 24 foot driveway by 8.5 feet for a total width of 32.5 feet. This would allow for a more efficient access to the concrete RV pad on the side of her house. She showed photos of the property and explained there was a grade change from the sidewalk to the RV pad. The DRC recommended one condition that the sidewalk grade must remain unchanged.

Ms. Bennett explained that per City Code 10-6-2, residential lots were permitted one access driveway, which shall be a maximum of 30 feet wide at the street lot line, or as established by a conditional use permit and not to exceed 40 feet. The Code also regulated that there shall be a

minimum of 3 feet between a driveway and a side property line. City Code 10-1-31 provides that there must be a 10 foot clear view area between a sight obscuring object and a driveway. She explained that the applicant would leave 10 feet between the proposed driveway and the neighbor's 4 foot vinyl fence in order to meet this requirement.

The DRC recommended approval of the conditional use permit for a 32.5 foot wide driveway at 380 Canyon Lane with the condition that the sidewalk grade must remain unchanged.

Commissioner Ward commented that there was a reason for driveway limitation and allowances for exceptions. He felt that this request made sense to allow for an extension.

**Commissioner Van Langeveld moved that the Planning Commission approve the conditional use permit for a 32.5 foot wide driveway at 380 Canyon Lane with the following condition:**

- 1) The sidewalk grade must remain unchanged.**

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

**4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR PRIME EQUIPMENT RENTALS, LLC, LOCATED AT 270 WEST 500 NORTH, JERAMY PETERSON, APPLICANT**

Mackenzie Bennett reported that Prime Equipment Rentals, LLC would like to occupy the building located at 270 West 500 North. This property was located in the Manufacturing Distribution (MD) zone. This application was under review by the Planning Commission as the company was considered "construction, mining and forestry machinery and equipment rental and leasing" per City code which was a conditional use in the MD zone.

The building was approximately 20,000 square feet in size with a portion currently used by a separate business for medical billing. Prime Equipment Rentals would occupy 5,000 square feet of the building with 500 square feet to be used for office space and the remaining 4,500 square feet to be used for the indoor storage of trailers and machines when not being rented. The applicant has designated an area on the north west side of the building for potential outdoor storage in the future.

The use and square footage of the business would require 11 parking stalls and the applicant has provided 25 parking stalls. The company provides tilt trailers and skid steers on a rental basis and would only store equipment inside the warehouse at this time. The DRC recommends approval of the conditional use permit for Prime Equipment Rentals with the condition that they

become complaint with City code 10-1-33 prior to storing any equipment or merchandise outdoors.

Commissioner Larson asked if the applicant would share parking with the medical billing company that was currently located in the building. Mackenzie Bennett replied that she believed that the parking was shared with 25 stalls allotted to the applicant. She said the applicant was proposing to only have two employees at this location.

Mackenzie Bennett commented that the traffic generated by the business would consist of customer pickup and drop-off of the equipment or the business delivering and returning equipment.

Chair Knowlton commented that this was only a conditional use permit because of the use. Mackenzie Bennett replied affirmatively.

Commissioner Ward asked if this request would still come before the Planning Commission after the conditional use and performance standards review was completed. Mackenzie Bennett responded that this would be an item to discuss if it should be permitted in certain areas or if the use would not be permitted at all.

Chair Knowlton said that he had seen permitted conditional limited and prohibited uses with limited being permitted with specific conditions. He said that it was specific enough that the request could be handled administratively. Mackenzie Bennett replied that Sherrie Pace had suggested something similar with groupings that had certain conditions, which were straightforward and uniform that could be applied administratively.

Commissioner Ward commented the revised code could include parking, fencing, and requirements related to outdoor storage for this type of use. Mackenzie Bennett responded that City staff would then be able to review the request and that these requirements would protect the City in the future as it would be explicit on what was required.

Chair Knowlton said this would provide clarity for applicants as well. Mackenzie Bennett commented that she had recently created a conditional use permit that would be issued to applicants after Planning Commission approval with the listed conditions.

**Commissioner Ward moved that the Planning Commission approve the conditional use permit for Prime Equipment Rentals, LLC located at 270 West 500 North with the following condition:**

- 1) Become compliant with City code 10-1-33 prior to storing any equipment or merchandise outdoors.**

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

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

Mackenzie Bennett had nothing to report.

Commissioner Jorgensen commented that the last meeting in which the Commission reviewed the conditional uses and performance standards was productive. He said there was a lot of work to be done in terms of completing the classification on permitted uses and excluded uses. He felt there was an even bigger challenge in writing the standards for those particularly the broad categories and making standards that were suited to that.

Commissioner Ward asked about the next step in the process. Mackenzie Bennett replied that there was more to review. She said the Commission provided great discussion on each item that was reviewed. Ms. Bennett suggested that further review could be done during future meetings with no or shorter agendas. She explained that staff was working on multiple projects so this revision would occur at the Commission's convenience and when a format was determined.

Chair Knowlton said in his opinion that the review should not wait until the Commission had an empty agenda. Mackenzie Bennett responded that the Commission could review a page or so after the other agenda items were completed. She said she would add this item to the agenda going forward and the Commission could review at their convenience.

Chair Knowlton asked about the timing for the form based code open house. Mackenzie Bennett replied that she would discuss the timeline with Sherrie Pace on Monday to determine a date.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of June 8, 2021 were reviewed and approved.

**Commissioner Jorgensen moved to approve the June 8, 2021 meeting minutes as drafted. Commissioner Van Langeveld seconded the motion. The motion was approved by Commissioners Jorgensen, Larson, Maus, Van Langeveld and Ward. Commissioners Knowlton and Tucker were excused.**

7. ADJOURN

Chair Knowlton adjourned the meeting at 7:00 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday July 13, 2021 by unanimous vote of all members present.*



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Linda Horrocks, City Recorder