



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 March 8, 2022 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:

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Public Hearing: Consideration of an amendment to City code 10-1-46 and 10-11-3 related to social services, Ituau Youngyen, applicant
- 4) Consideration of a conditional use permit for Utah Valley Towing at 425 North 400 West, Bldg. 3, Kelsee Kinder, applicant
- 5) 2022 Planning Commission Priorities
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 2/8/2022

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 3rd day of March, 2022.

Dated this 3rd day of March, 2022.

Wendy Page
Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: March 8, 2022
SUBJECT: Consideration of an amendment to City code 10-1-45 and 10-11-3 related to social services

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed code amendments with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

BACKGROUND

The applicant, Ituau Youngyen, approached the City with the desire to obtain a business license to operate an adult daycare facility in the Commercial Shopping (CS) zone. The specific land use of "adult daycare services" is not listed in the current code. As such, City staff categorized the applicant's business as "services for the elderly and persons with disabilities" which is not allowed in the CS zone.

This occurrence brought attention to the "social assistance" category in City code section 10-11-3. Most social assistance services (such as community food services, child and youth services, and child daycare services) are not permitted, or conditional in all commercial and industrial zones. City staff informed the applicant that they would support a code amendment application to amend this code section to make social assistance land uses permitted in commercial zones. The applicant is requesting that all social services become permitted in a minimum of the commercial zones of the City. Additionally, the use of "adult daycare services" should be added to the land use table.

REVIEW

The DRC has reviewed the proposed amendment and supports amending the code to permit social assistance services in General Commercial (CG) and Commercial Shopping (CS) zones. As part of the amendment, the DRC is recommending that a new section of the code be created to regulate commercial daycare facilities in commercial zones, and the definitions in code section 10-1-44 are updated in accordance with the North American Industry Classification System (NAICS).

The new section of the code that will regulate commercial daycare facilities is to be located within Title 10, Chapter 1. The purpose of this code sections is to prevent negative impacts on public and private streets in addition to protecting the safety and welfare of daycare patrons, employees, and the general public that may be affected by a commercial daycare facility. This code section was created in accordance with State regulations.

POSSIBLE MOTION

I move that the Planning Commission recommend for approval the proposed code amendments with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments

- 1) Draft Amended Ordinance: 10-1-46 and 10-11-3

10-1-46: COMERCIAL DAYCARE SERVICES:

- A. Scope: This section is established to provide regulations and standards for commercial daycare centers and businesses that care for groups of adults with disabilities, vulnerable persons, or children, for the purpose of protecting health, safety, and general welfare of patrons and the general public.
- B. Requirements and Conditions: Adult or child daycare services are permitted in all commercial zones with the following standards:
1. All drop off and pick up areas shall be designed in a manner that shall allow vehicles to enter and exit from a public street by forward motion only;
 2. Stacking or queuing of vehicles shall not interrupt traffic flow on the public or private street; and
 3. Parking shall be provided in compliance with Chapter 6 of this title.
- C. Business License: Prior to issuance of a business license for any commercial daycare facility the applicant must first submit the following to be reviewed in compliance with City code.
1. The ratio of the standard and maximum quantity of employees and persons to be cared for on premise, to be compliant with State regulations;
 2. Proof of State licensing, where applicable;
 3. A site plan outlining traffic flow during peak drop off and pick up times; and
 4. A safety protocol plan that outlines the procedures to be followed by the daycare facility in the even that a patron leaves the premise unsupervised. This plan shall be reviewed by the North Salt Lake Police Chief.

10-1-476: DEFINITIONS:

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure", the words "used" or "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual; the word "lot" includes the words plot or parcel. An asterisk (*) at the definition means that the word is defined in the State Code. Words used in this title, but not defined herein, shall have the meaning as defined in any other ordinance adopted by the City.

DAYCARE CENTER, ADULT: A nonmedical facility for the daytime care of adults who, due to advanced age, handicap or impairment, require assistance and/or supervision during the day by staff.

DAYCARE CENTER, CHILD: See the definition for daycare center, commercial or daycare center, residential.

DAYCARE CENTER, COMMERCIAL: A commercial establishment for the care of children, for compensation, but not including a public school.

DAYCARE CENTER, RESIDENTIAL: A residential establishment for the care of between five (5) and eight (8) children, for compensation, other than for members of the family residing on the premises, but not including a public school. Such use shall be defined as a home occupation.

SERVICES, CHILD AND YOUTH: Nonresidential social assistance services for children and youth. These establishments provide for the welfare of children in such areas as adoption and foster care, drug prevention, life skills training, and positive social development.

SERVICES, COMMUNITY FOOD: Establishments primarily engaged in collecting, preparing, and delivering food for people in need.

SERVICES, ELDERLY AND PERSONS WITH DISABILITIES: Nonresidential social assistance services to improve the quality of life for the elderly or persons with intellectual and/or developmental disabilities. These establishments provide for the welfare of these individuals in such areas as daycare, non-medical home care or homemaker services, social activities, group support, and companionship.

SERVICES, EMERGENCY AND OTHER RELIEF SERVICES: Establishments primarily engaged in providing food, shelter, clothing, medical relief, resettlement, and counseling to victims of domestic or international disasters or conflicts.

SERVICES, OTHER INDIVIDUAL AND FAMILY: Nonresidential and family social assistance services (except those specifically directed toward children, the elderly, or persons with intellectual and/or developmental disabilities).

SERVICES, VOCATIONAL REHABILITATION: Establishments primarily engaged in providing vocational rehabilitation or habilitation services, such as job counseling, job training, and work experience, to unemployed and underemployed persons, persons with disabilities and persons who have a job market disadvantage because of lack of education, job skill, or experience.

10-11-1 : USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section 10-1-46 of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone			
	C-S	C-G	M-D	M-G
Social Assistance:				
Child and youth services	<u>NP</u>	<u>GP</u>	N	N
Services for the elderly and persons with disabilities	<u>NP</u>	<u>GP</u>	N	N
Other individual and family services	<u>NP</u>	<u>SP</u>	N	N
Community food services	<u>NP</u>	<u>GP</u>	<u>NP</u>	N
Temporary shelters or community housing services	N	N	N	N
Emergency and other relief services	<u>NP</u>	<u>GP</u>	<u>GP</u>	N
Vocational rehabilitation services	<u>NP</u>	<u>GP</u>	<u>GN</u>	N
Child daycare services	<u>GP</u>	<u>GP</u>	<u>GN</u>	N
<u>Adult daycare services</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>



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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: March 8, 2022
SUBJECT: Conditional Use Permit for Utah Valley Towing LLC, located at 425 North 400 West, Bldg. 3

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Utah Valley Towing LLC located at 425 North 400 West, Building 3, with the following conditions:

1. The property of 425 North 400 West may not be used as a salvage yard for vehicles to be dismantled and this business shall only operate as a motor vehicle towing and impound lot, as defined by City code;
2. Storage of impounded vehicles by Utah Valley Towing LLC shall be limited to a maximum of 23 vehicles, with no single vehicle being stored for greater than 30 days;
3. Storage of impounded vehicles must only occur on hard, non-porous surfaces;
4. Drive aisles and fire access routes must be kept clear and maintained in good condition at all times;
5. Tow trucks shall not be parked on 400 West at any time;
6. Utah Valley Towing LLC must provide and maintain a minimum of 8 parking stalls for employees and customers only. All stalls must be striped prior to issuance of a business license.

BACKGROUND

The applicant, Utah Valley Towing LLC, performs consent towing practices. They are not currently a state registered non-consent towing and impound lot but plan to become one in the future. Utah Valley Towing is proposing to locate their business to 425 North 400 West, Building 3, within the Manufacturing Distribution (MD) zone. The business has been classified as a “motor vehicle towing and impound lot” which is a conditional use within the MD zone.

The property at 425 North 400 West has four existing buildings. The two buildings on the backside of the property have an outdoor storage area that is fenced. The outdoor storage area is divided in half allowing buildings 3 and 4 their own space.

Building 3 is currently occupied by Direct Auto Care who applied for a business license to operate as a “car dealer” with “automotive body, paint and repair and maintenance” in September of 2020. Car dealerships are permitted in the MD zone but automotive body, paint, repair and maintenance is a

conditional use. On January 26, 2021, the Planning Commission approved the conditionals use permit for Direct Auto Care to operate at 425 North 400 West with the following conditions:

1. Submit paint booth specs/plans for review by South Davis Metro Fire Agency
2. Provide fire suppression information to South Davis Metro Fire Agency

Direct Auto Care has never been issued a formal business license because they have continued to fail fire code inspections. On March 1, 2022, Direct Auto Care received a building permit to install a fire suppression system in their paint booth, which would bring them into compliance with building and fire codes.

During a site visit on January 31, 2022, City staff was informed that Direct Auto Care plans to use Utah Valley Towing to transport vehicles from auction to the outdoor storage area. Then the vehicles are taken into the custody of Direct Auto Care who either works on and sells the vehicles or parts them out. Prior to this site visit, the City was unaware that Direct Auto Care was acting as a salvage yard. City code 10-1-46 defines an automotive salvage yard (automobile wrecking or processing yard) as a lot or portion thereof used for the storage, dismantling, demolition or abandonment of automobiles, other vehicles, other machinery, or parts thereof.

Utah Valley Towing will have clients other than Direct Auto Care and therefore is its own entity/business. City code 10-1-46 defines an impound lot as a facility that provides temporary storage for vehicles that are to be claimed by titleholders or their agents or where police or privately impounded vehicles may be kept for legal evidence or other purposes, or while awaiting repairs. Normally where damaged vehicles are taken after an accident.

Building 3 is approximately 3,000 square feet in size. Utah Valley Towing will occupy 361 square feet of office space within the shared building. Direct Auto Care occupies the remainder of the space available in the building. According to the City Staff Report to the Planning Commission dated January 26, 2021, Direct Auto Care will use approximately 700 square feet of the building for sales and office use and the remaining space will be used to repair body damage, paint, and prepare vehicles to be sold.

According to the business license application submitted by the applicant, Utah Valley Towing LLC will operate between the hours of 9:00 AM-5:00 PM, Monday through Friday. The maximum number of employees on the highest shift will be two. On March 1, 2022, the owner of the towing company verbally confirmed with City staff that one tow truck would be used by the business at this location. The tow truck will be stored in the gated outdoor storage area to the west of building 3 when not in use and overnight.

PARKING

When Direct Auto Care received their conditional use permit, they were the only business operating within building 3 at the subject location. At that time, Direct Auto Care stated that the parking on the east side of the building would be used for displaying vehicles that were for sale with one ADA compliant stall, the parking to the south would be used for guests and employees, and all outdoor storage of vehicles would occur on the west side of the building in the fenced storage area. Altogether, Direct Auto Care had provided a total of 14 parking stalls for employees and guests, which was compliant with City code 10-6-5 for off street parking requirements (see table below).

Use	Code 10-6-5:	Service Bay	Sq. Ft.	Qty of Display Vehicles	Req. Parking
Auto repair, body shop and parts	3 stalls per service bay (3 may park in tandem) plus 1 additional stall per every 300 sq. ft. of retail floor area	1	0	0	3
Automobile sales	1 stall per 200 sq. ft. of sales office area plus 1 space for every 10 vehicles displayed, or 5 stalls, whichever is greater	0	700	4	5

Total Required Parking Stalls for Direct Auto Care: 8

Direct Auto Care needed to adjust its parking plan so that Utah Valley Towing could make use of the available parking areas. A new parking plan was discussed during an in-person site visit between City staff, the owner of Utah Valley Towing, and the owner of Direct Auto Care. The new plan is attached to this document.

The City does not have a specific parking code for tow yards and impound lots. Section 10-6-5 (J) of the City Code provides that the Planning Commission, upon the advice of the Community Development Director, shall determine the minimum required off street parking. Utah Valley Towing LLC has provided 8 parking stalls for the use of employees and guests which the Community Development Director and DRC have deemed sufficient for the use.

OUTDOOR STORAGE

The outdoor storage area directly behind (to the west) of building 3 is approximately 20,000 square feet. Of that 20,000 square feet, only about 16,000 square feet is hard-surfaced with asphalt. The remaining square footage is surfaced with gravel. The DRC has concern that the damaged/salvaged vehicles being stored in this area may leak oils and fluids and potentially contaminate groundwater. As a solution to this concern, the DRC is recommending that the Planning Commission place a condition on Utah Valley Towing that all vehicles must be stored on a hard, nonporous surface, such as cement or asphalt.

Utah Valley Towing plans to use approximately 8,000 square feet of the hard-surfaced outdoor storage space for vehicles in their custody. As part of their conditional use permit application, they noted that they would store up to 20-30 vehicles in that space at any given time. City staff has determined that approximately 23 vehicles could be stored in the designated storage area. The vehicles will be stacked in front of one another and the applicant does not have concerns about accessing the vehicles because they have a forklift and tow truck to maneuver vehicles around as needed. The remaining hard surface space will be used by Direct Auto Care to hold vehicles under repair and intended for resale. Only 3-4 vehicles will be available to be sold at a time by Direct Auto Care. These vehicles will be stored on the east side of the building, as shown in the parking plan.

City code 10-1-33 requires that all outdoor storage areas be screened from the view of any adjacent public streets or residential land uses. The subject outdoor storage area is screened from the public right of way by buildings and a chain-link gate with a site obscuring material over it. The area is not adjacent to residential land use. The outdoor storage area appears to be in compliance with current City code.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Utah Valley Towing LLC located at 425 North 400 West, Building 3, with the following conditions:

1. The property of 425 North 400 West may not be used as a salvage yard for vehicles to be dismantled and this business shall only operate as a motor vehicle towing and impound lot, as defined by City code;
2. Storage of impounded vehicles by Utah Valley Towing LLC shall be limited to a maximum of 23 vehicles, with no single vehicle being stored for greater than 30 days;
3. Storage of impounded vehicles must only occur on hard, non-porous surfaces;
4. Drive aisles and fire access routes must be kept clear and maintained in good condition at all times;
5. Tow trucks shall not be parked on 400 West at any time;
6. Utah Valley Towing LLC must provide and maintain a minimum of 8 parking stalls for employees and customers only. All stalls must be striped prior to issuance of a business license.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Parking Plan
- 4) Site Photos Submitted by Applicant
- 5) 1/31/2022 Site Visit Photos



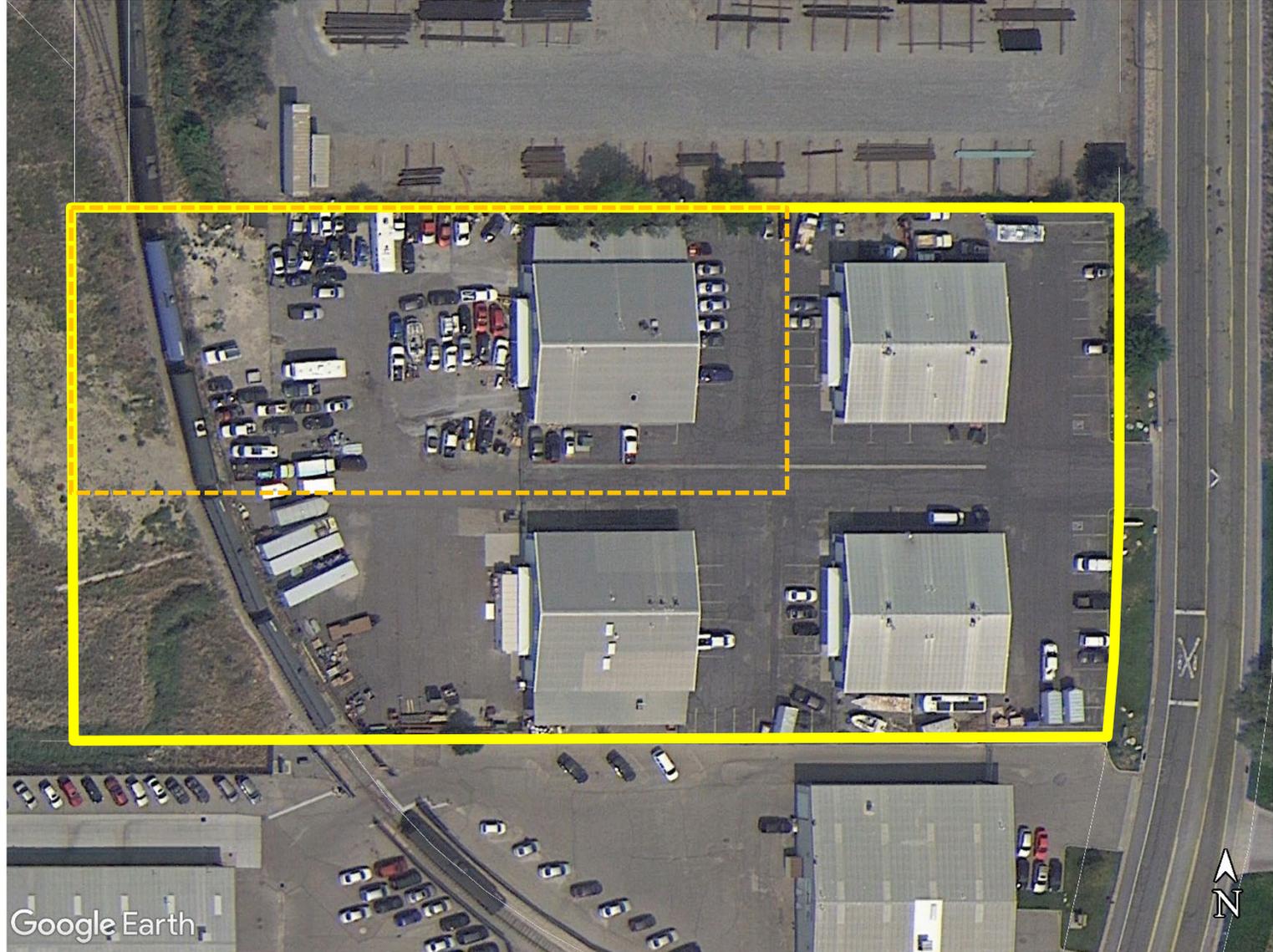
Utah Valley Towing

425 North 400 West, Bldg. 3
Zoning Map





Utah Valley Towing
425 North 400 West, Bldg. 3
Aerial Map





Utah Valley Towing 425 North 400 West, Bldg. 3 Parking & Storage Plan





Utah Valley Towing
425 North 400 West, Bldg. 3
Site Photos Submitted by Applicant





Utah Valley Towing
425 North 400 West, Bldg. 3
1/31/2022 Site Visit



1
2 CITY OF NORTH SALT LAKE
3 PLANNING COMMISSION MEETING
4 FEBRUARY 8, 2022

5 **DRAFT**

6
7 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m. and William Ward
8 led those present in the Pledge of Allegiance.

9
10 PRESENT: Commission Chair BreAnna Larson
11 Commissioner Ryan Holbrook
12 Commissioner Ron Jorgensen
13 Commissioner Katherine Maus
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commissioner William Ward

17
18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,
19 Planner.

20
21 OTHERS PRESENT: Dee Lalliss, Gentry Holbrook, residents.

22
23 1. PUBLIC COMMENTS

24
25 There were no public comments.

26
27 2. NEW COMMISSIONER INTRODUCTIONS

28
29 Irene Stone reported that she had lived in the City for six years. She is currently employed at the
30 Utah State Board of Education and previously taught at Foxboro Elementary School.

31
32 Ryan Holbrook said he also lived in the City for six years and grew up in Davis County. He
33 founded an engineering firm that built wastewater filtration equipment for power plants and
34 municipalities.

35
36 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A COMBINED
37 TOTAL DRIVEWAY WIDTH OF 39 FEET AT 823 WEST OXFORD DRIVE, MATT
38 SHURTLIFF, APPLICANT

39
40 Mackenzie Bennett reported that the applicant, Matt Shurtliff, was the owner of 823 West
41 Oxford Drive. The existing conditions of the lot consisted of a two-story single-family dwelling
42 unit, a small shed, and one 24 foot wide driveway on Oxford Driveway. The lot is located in the
43 Foxboro P District zone and adjacent to property zoned general commercial (CG).

44 The applicant would like to build a detached garage on the south side of their property. To access
45 this garage the applicant has requested a conditional use permit that would allow them to create a
46 second driveway that was 15 feet wide. The two driveways (existing and proposed) would equal
47 39 total feet.

48
49 Ms. Bennett explained that this conditional use permit was not for the proposed accessory
50 structure. Plans for that structure would be reviewed during the building permit process. This
51 application was specific to the total width of the driveways allowed on the property. The subject
52 lot has a frontage of approximately 200 linear feet and is located on a corner and therefore is
53 permitted up to two driveways. City code 10-6-2 allows a residential lot with greater than 100
54 linear feet of frontage to have up to two access driveways. When combined these driveways must
55 not equal more than 30 feet wide unless a conditional use permit is granted by the Planning
56 Commission. With a conditional use permit, the combined driveway size could be increased up
57 to 40 feet. She said the existing driveway on Oxford Drive was 24 feet wide and the proposed
58 secondary driveway on Culter would measure 15 feet wide for a total width of 39 feet.

59
60 Mackenzie Bennett explained the details of a clear view area, which was measured from
61 driveways and intersections to ensure there is enough room for a vehicle to have visible access to
62 their surroundings when exiting a driveway or turning at an intersection. It is measured in a ten
63 foot triangle which started at the point when the driveway met the sidewalk and ten feet into the
64 property and along the property. Ms. Bennett said there were some concerns with the clear view
65 area on this property due to the existing six foot vinyl fence. Staff has determined that the
66 existing fence was a legal non-conforming use and was compliant with code when it was
67 constructed. She reported that prior to this meeting, the applicant agreed to remove any fencing,
68 trees, and other site obscuring objects from the clear view area as defined by City code 10-1-31.

69
70 The site plan submitted by the applicant did not show the sidewalk along Cutler Drive being
71 replaced. Any sidewalk removed must be replaced in accordance with the City Engineering
72 Standards. Before any work can begin in the public right of way the applicant must obtain an
73 excavation permit from the City and before the accessory structure can be constructed the
74 applicant must obtain a City issued building permit.

75
76 The Development Review Committee (DRC) recommended approval with three conditions
77 including that any sidewalk that was removed must be replaced in accordance with the City
78 Engineering Standards, an excavation permit must be issued by the City prior to any work
79 occurring in the public right of way, and any trees, fences, and other site obscuring objects
80 cannot be within the clear view area as defined by City code 10-1-31.

81
82 Commissioner Holbrook asked if the 40 feet that was permitted included the cutout in the curb so
83 the applicant could concrete the 5 foot and 10.6 foot sections on either side of the driveway.
84 Sherrie Pace replied that it was measured where the property line and sidewalk met. She said it
85 could be widened out, but the approach could not be wider than 15 feet.

86

87 Chair Larson clarified that the conditional use permit was to grant the nine additional feet.

88 Mackenzie answered affirmatively.

89

90 **Commissioner Jorgensen moved that the Planning Commission approve the conditional**
91 **use permit for a combined total driveway width of 39 feet at 823 West Oxford Drive with**
92 **the following conditions:**

93

94 **1) Any sidewalk that is removed must be replaced in accordance with the City**
95 **Engineering Standards;**

96 **2) An Excavation Permit must be issued by the City prior to any work occurring in the**
97 **public right of way;**

98 **3) Trees, fences, and other site obscuring objects cannot be within the clear view area**
99 **as defined by City code 10-1-31.**

100

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

103

104 4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
105 PLANNING COMMISSION

106

107 Sherrie Pace reported that the City Council reappointed Planning Commissioners Tucker and
108 Ward to a second term for an additional four years. The Council also appointed Ryan Holbrook
109 and Irene Stone to fill the vacant seats left by Ted Knowlton and Alisa Van Langeveld. She said
110 that with the two new Commissioners, a new building inspector, and a permit technician that
111 staff could now focus on creating a to do list of priorities for the Commission for 2022.

112

113 Chair Larson asked about the next step for the form based code. Sherrie Pace recommended a
114 review, particularly for the two new Commissioners, and then a work session with the City
115 Council. This would be followed by a public open house and a public hearing once the document
116 was ready for adoption.

117

118 Commissioner Jorgensen questioned what the second priority would be such as permitted and
119 conditional uses. He asked if the Commission could review the list of items that needed to be
120 completed. Sherrie Pace responded that the other top priorities included code updates to business
121 licensing and code enforcement, driveways, special events, and the revision to the subdivision
122 ordinance. She also mentioned issues with code enforcement and the need for simplification as
123 well as clarifying definitions.

124

125 5. APPROVAL OF MINUTES

126

127 The Planning Commission meeting minutes of January 11, 2022 were reviewed and approved.

128

129 **Commissioner Jorgensen moved to approve the January 11, 2022 meeting minutes as**
130 **drafted. Commissioner Ward seconded the motion. The motion was approved by**
131 **Commissioners Holbrook, Jorgensen Larson, Maus, Stone, Tucker and Ward.**

132

133 6. ADJOURN

134

135 Chair Larson adjourned the meeting at 6:52 p.m.

136

137 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
138 *Tuesday, February 22, 2022 by unanimous vote of all members present.*

139

140

141 _____
Wendy Page, City Recorder