



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 22, 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) Consideration of site plan amendment approval for Innophos Water Treatment Facility at 680 North 700 West, Connor Taylor, applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 3/8/2022

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 17th day of March, 2022.

Dated this 16th day of March, 2022.


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 22, 2022
SUBJECT: Site Plan Amendment for Innophos Water Treatment Facility, 680 North 700 West

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for the addition to the Innophos Water Treatment Facility located at 680 North 700 West with the following condition:

1. Completion of Engineering redlines, if any.

BACKGROUND

Located at 680 North 700 West (Parcel 06-168-0013), Innophos is improving their water treatment facility with the addition of two 36 foot tall stainless steel water tanks and a 1,880 sq. ft. addition to the existing building. The subject property is located within the Manufacturing-Distribution (MD) zone and is Lot 13 of the Hughes Industrial Park subdivision. The lot is 7.772 acres (338,548 sq. ft.) in size. There is one existing building with a footprint of approximately 101,438 sq. ft. on the property. A 1,050 sq. ft. carport on the north side of the building is to be removed and replaced with the new building addition.

Innophos is a supplement and vitamin manufacturer that employs approximately 120 people. The maximum number of employees on the highest shift at this location will be 72 people. The business operates every day with some operations occurring 24/7. This project is driven by water permit requirements from South Davis Sewer District that requires treatment for water after it is used within the facilities manufacturing environment.

REVIEW

The applicant will provide 93 parking stalls, four of which will be ADA compliant. The provided quantity of parking stalls meets City Code 10-6-5 which requires 91 total parking stalls for the proposed building and its subsequent uses (see table below). The site modifications will remove four of the existing parking stalls but add 18 new stalls to the north of the existing parking.

Use	City Code 10-6-5	Sq. Ft.	Stalls
Laboratory, research and development	1 stall per 1,000 square feet of floor area or 1 stall per employee on highest shift, whichever is greater	1,506	2
Manufacturing, processing or assembly	1 stall per 1,000 square feet of gross floor area or 1 stall per employee on highest shift, whichever is greater	27,332	28
On site warehouse storage	2 stalls per 1,000 square feet of gross floor area for the first 10,000 square feet, plus 1 stall per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking ratios	26,895	29
General office	1 stall per 250 square feet for the first 20,000 square feet, 1 per 300 square feet thereafter, plus 1 stall per company owned vehicle	7,782	32
Total Required Parking			91

Per City Code 10-11-3, the minimum landscape percentage is 10% in the MD zone. The proposed site plan provides 33,842 sq. ft. of landscaping equating to 10% which meets the standard.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The standards call for all buildings that are visible from a public right of way comply with the standards listed below. The proposed building addition meets architectural design guidelines and is compliant with code.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height-*max height 45 feet (meets standard)*
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)*
- *Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. (meets standard)*

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated- **(meets standard)**
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)- **(meets standard)**
- Metal roofs & doors permitted **(meets standard)**

The stainless steel tanks will be located in the front setback and approximately 85 feet from 700 West. The City does not have a code that would prohibit these tanks in the front setback. The tanks must comply with code 10-1-43, which regulates that “the outside surface of any nonresidential accessory structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated”. Accessory structures in nonresidential zones may be constructed of metal and must be maintained in good condition.

Due to the size of the lot being over 5 acres, this application must go before the City Council.

POSSIBLE MOTION

I move that the Planning Commission recommends to the City Council the approval of the site plan amendment for Innophos Water Treatment Facility located at 680 North 700 West with the following condition:

1. Completion of Engineering redlines, if any.

Attachments

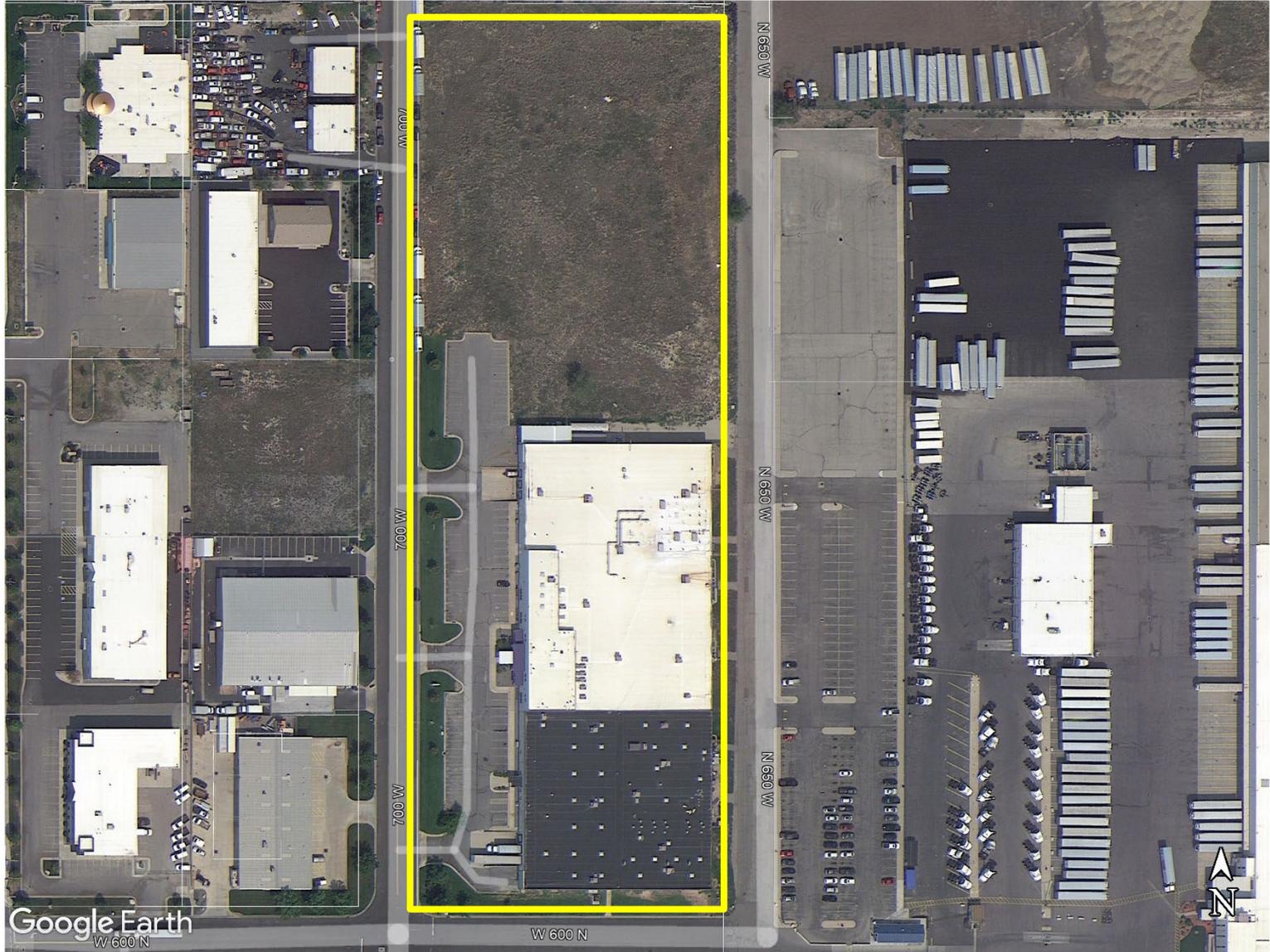
- 1) Zoning/Aerial Maps
- 2) Site Plan
- 3) Elevations
- 4) Floor Plan/Parking Breakdown



Innophos Water Treatment Facility - Site Plan Amendment

680 North 700 West

Aerial





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Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
http://www.archnexus.com

Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by the Architect.



INNPHOS
WATER TREATMENT
680 North 700 West
North Salt Lake, UT 84054

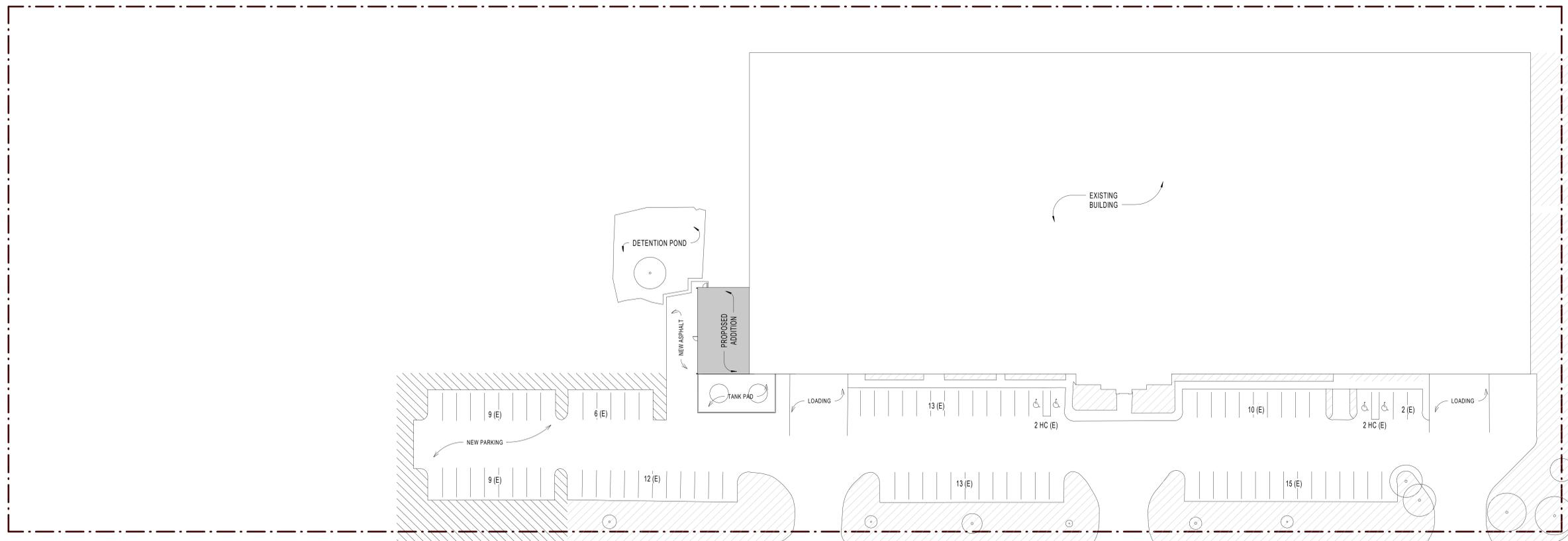
LEGEND

TOTAL ON-SITE PARKING = 93 (INCLUDING 4 HC SPACES)

NEW LANDSCAPED AREA = 6,501 SF

EXISTING LANDSCAPED AREA = 27,341 SF

LOT AREA = 338,406 SF



#	Date	Revision
2	03/17/22	ADD-02

CONSTRUCTION DOCUMENTS

NEXUS PROJ. #: 21090
CHECKED BY: KWH
DRAWN BY: KWH
DATE: FEBRUARY, 2 2022

ARCHITECTURAL SITE PLAN



GENERAL NOTE - BUILDING ELEVATION

- A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
- B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE.



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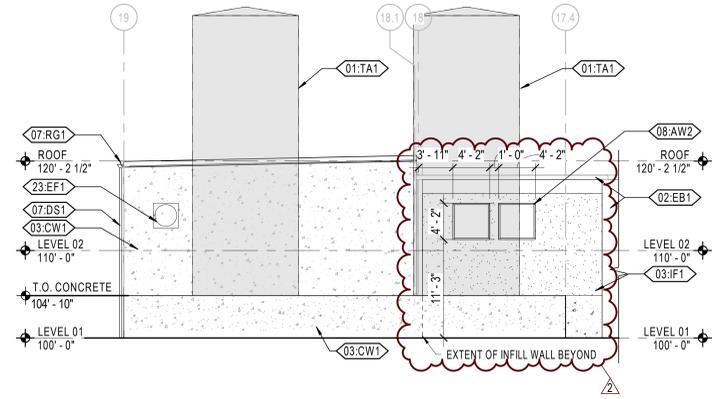
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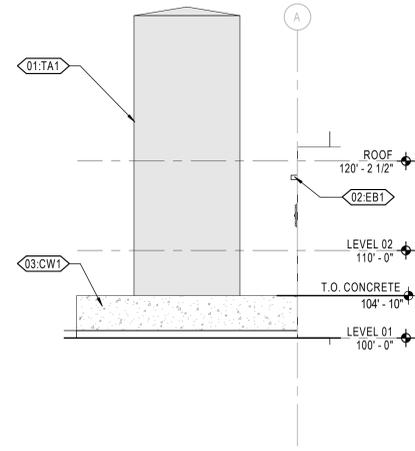
KEYNOTE LEGEND	
Key Value	Keynote Text
01.TA1	304 STAINLESS STEEL TANK, 12'-10" DIAMETER X 36' HIGH, FLAT TOP
02.EB1	EXISTING BUILDING TO REMAIN
03.CW1	CAST-IN-PLACE CONCRETE WALL; COORDINATE WITH STRUCTURAL
03.IF1	INFILL WALL; COORDINATE WITH STRUCTURAL
07.CS1	CONTINUOUS SEALANT AT JOINT BETWEEN EXISTING AND NEW CONCRETE WALLS, TYP.
07.DS1	DOWNSPOUT, MATCH EXISTING DOWNSPOUT SIZE AND COLOR
07.RG1	PRE-FINISHED METAL RAIN GUTTER, MATCH EXISTING GUTTER IN SIZE AND COLOR
08.AW2	ALUMINUM FIXED WINDOW
23.EF1	EXHAUST FAN, COORDINATE WITH MECHANICAL DRAWINGS.



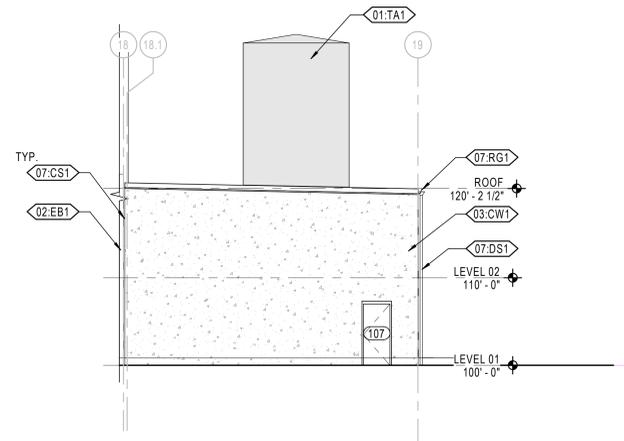
D4 TANK PHOTOS
A201 6" = 1'-0"



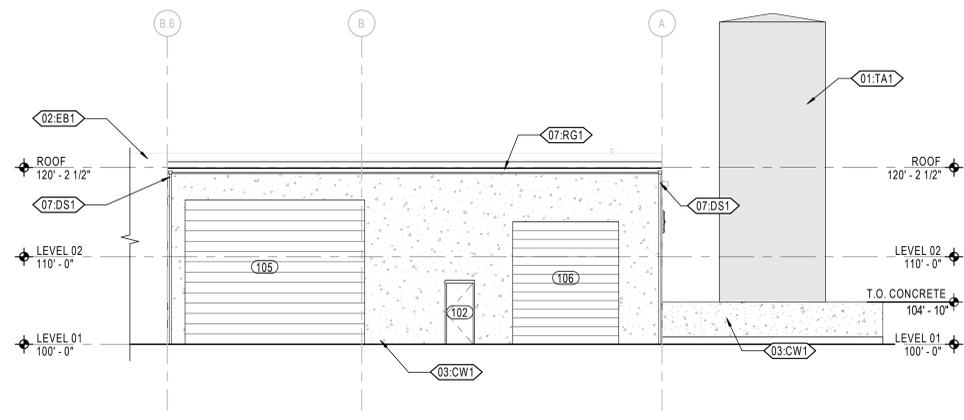
C6 WEST ELEVATION
A201 1/8" = 1'-0"



C4 SOUTH ELEVATION
A201 1/8" = 1'-0"



A6 EAST ELEVATION
A201 1/8" = 1'-0"



A4 NORTH ELEVATION
A201 1/8" = 1'-0"

INNPHOS WATER TREATMENT
 680 North 700 West
 North Salt Lake, UT 84054

#	Date	Revision
1	03/02/22	ADD-01
2	03/17/22	ADD-02

CONSTRUCTION DOCUMENTS

NEXUS PROJ. #: 21090
CHECKED BY: KWH
DRAWN BY: SL
DATE: FEBRUARY, 2 2022

BUILDING ELEVATIONS

A201

PARKING REQUIREMENTS

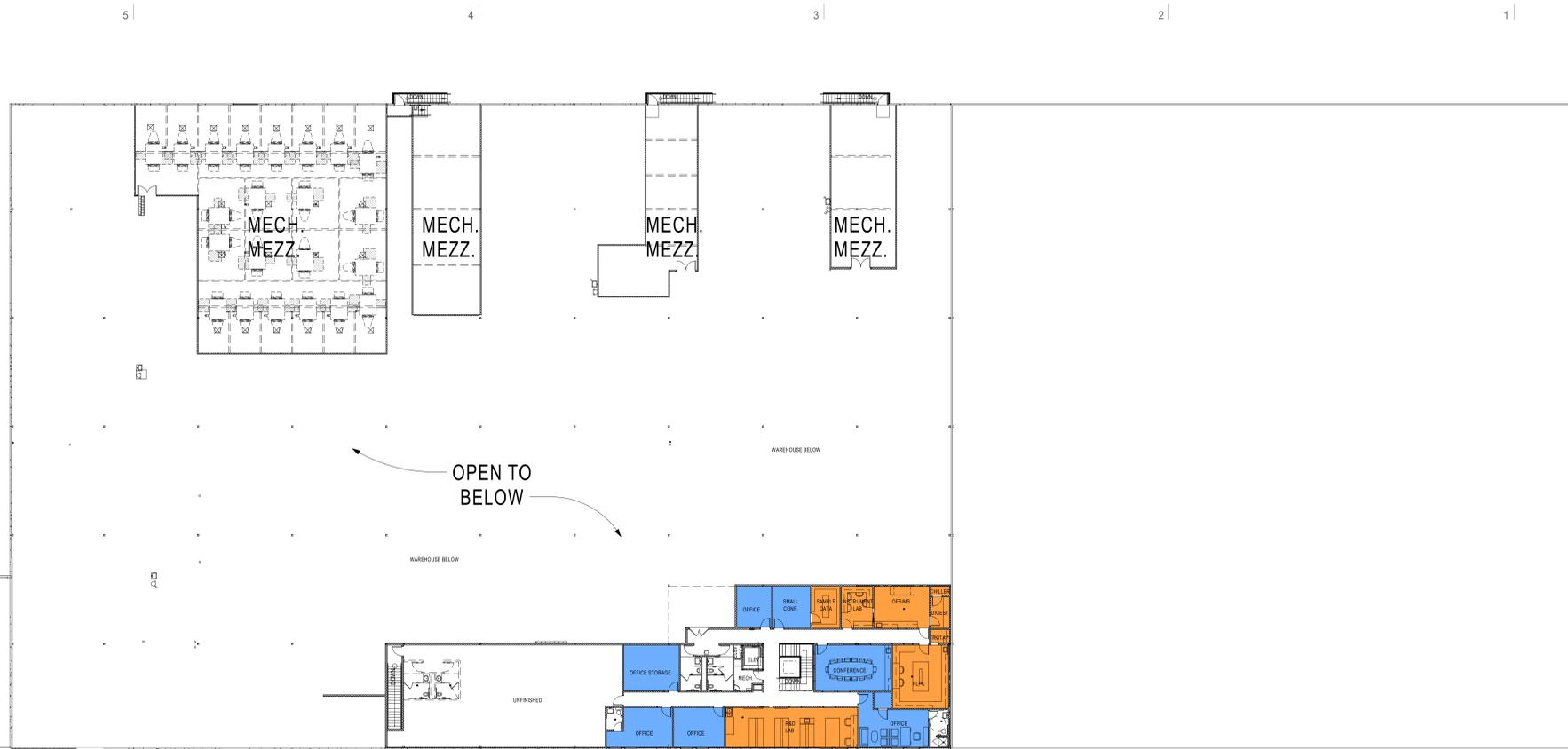
CATEGORIES

- - LABORATORY, RESEARCH AND DEVELOPMENT
1,506 sf = 2 SPACES
- - MANUFACTURING, PROCESSING OR ASSEMBLY
27,332 sf = 28 SPACES
- - ON SITE WAREHOUSE STORAGE
26,895 sf = 29 SPACES
- - GENERAL OFFICE
7,782 sf = 32 SPACES

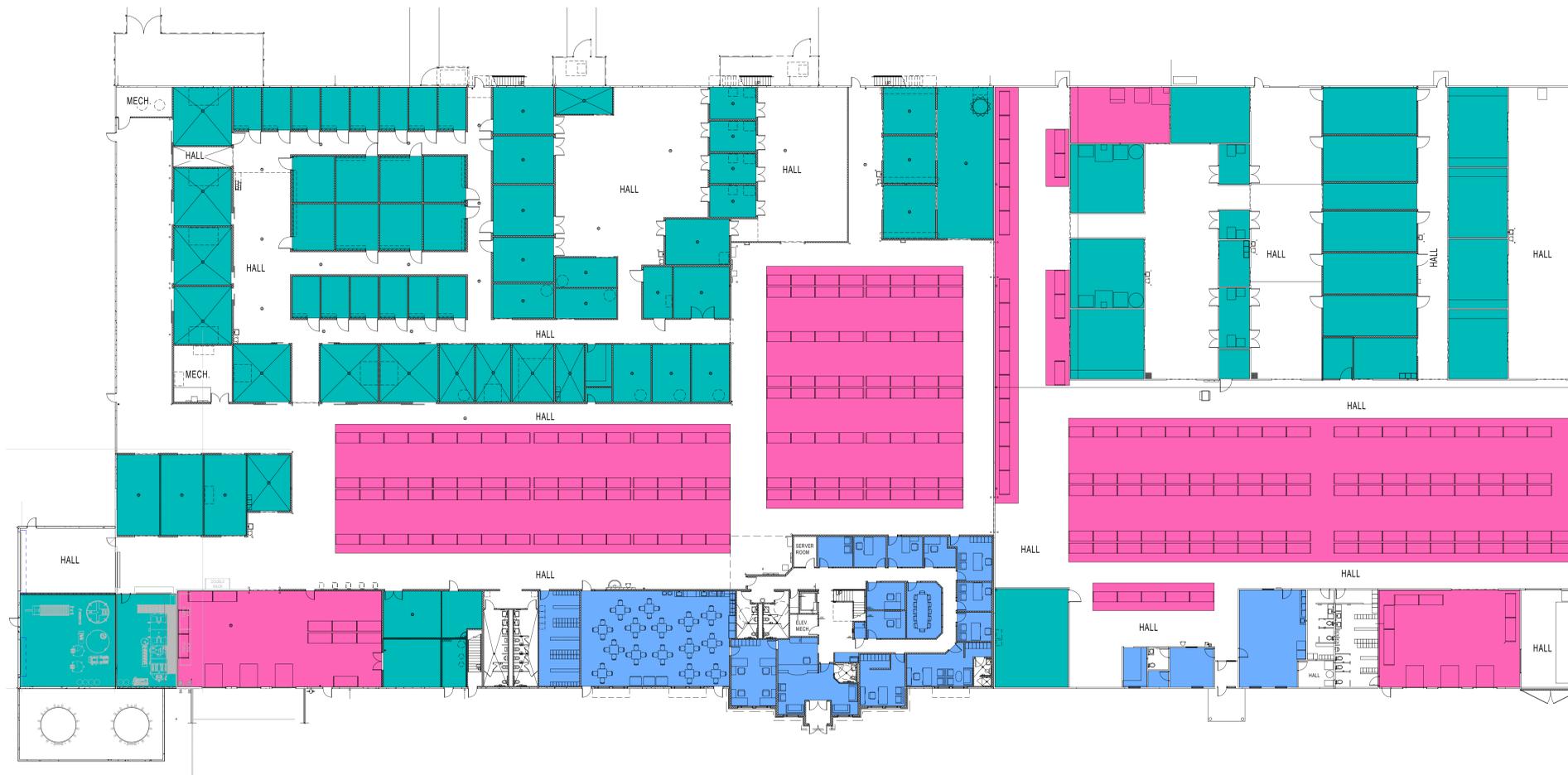
91 TOTAL SPACES REQUIRED

PARKING PROVIDED

- 79 EXISTING SPACES
- 4 SPACES BEING REMOVED
- 75 TOTAL SPACES REMAIN**
- 18 SPACES BEING ADDED
- 93 TOTAL SPACES PROVIDED**



C5 LEVEL 02 - OVERALL FLOOR PLAN
G200 1" = 20'-0"



A5 LEVEL 01 - OVERALL FLOOR PLAN
G200 1" = 20'-0"



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INNOPHOS
WATER TREATMENT
680 North 700 West
North Salt Lake, UT 84054

#	Date	Revision
1	03/02/22	ADD-01

CONSTRUCTION DOCUMENTS

NEXUS PROJ. #: 21090
CHECKED BY: KWH
DRAWN BY: KWH
DATE: FEBRUARY, 2 2022

PARKING REQUIREMENTS

G200

3/16/2022 11:50:57 PM

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

4
5 **DRAFT**

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

9
10 PRESENT: Commissioner Ryan Holbrook
11 Commissioner Ron Jorgensen
12 Commissioner Katherine Maus
13 Commissioner Brandon Tucker
14 Commissioner William Ward

15
16 EXCUSED: Commission Chair BreAnna Larson, Commissioner Irene Stone

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

20
21 OTHERS PRESENT: Dee Lalliss, resident; Kelsee Kinder, Oscar Palma, Utah Valley Towing;
22 Ituuu Youngyen; Serafi T.

23
24 1. PUBLIC COMMENTS

25
26 There were no public comments.

27
28 2. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT TO CITY CODE 10-
29 1-46 AND 10-11-3 RELATED TO SOCIAL SERVICES, ITUAU YOUNGYEN,
30 APPLICANT

31
32 Mackenzie Bennett reported that this was a consideration for an amendment to City code
33 sections 10-1-46 and 10-11-3. The applicant, Ituuu Youngyen, approached the City with the
34 desire to obtain a business license to operate an adult daycare facility in the commercial
35 shopping (CS) zone. Adult daycare services were not listed in the current code so staff
36 categorized the business as “services for the elderly and persons with disabilities” which was not
37 allowed in the CS zone. Most social assistance services were not permitted or conditional in
38 commercial and industrial zones. Upon guidance from City staff, the applicant submitted a code
39 amendment application requesting that all social services become permitted in a minimum of the
40 commercial zones in the City. The use of “adult daycare services” should also be added to the
41 land use table.
42

43 The Development Review Committee (DRC) recommended approval of the proposed code
44 amendments with the following findings: that the proposed amendment was in accord with the
45 comprehensive general plan, goals and policies of the City and that changed or changing
46 conditions make the proposed amendment reasonably necessary to carry out the “purposes”
47 stated in this title. The DRC supported amending the code to permit social assistance services in
48 the general commercial (GC) and commercial shopping (CS) zones. As part of the amendment
49 the DRC recommended that a new section of code be created to regulate commercial daycare
50 facilities, and the definitions in code section 10-1-44 were updated in accordance with the North
51 American Industry Classification System (NAICS). The new section of code would regulate
52 commercial daycare facilities to be located within Title 10, Chapter 1. The purpose of this code
53 section would be to prevent negative impacts on public and private streets in addition to
54 protecting the safety and welfare of daycare patrons, employees, and the general public that may
55 be affected by a commercial daycare facility.

56
57 Commissioner Maus asked if the conditional uses in City code would be reformatted in
58 conjunction with the NAICS, as discussed during the prior staff and Commission review of land
59 uses. Mackenzie Bennett replied affirmatively and said all of the uses would eventually be
60 reviewed and reformatted with NAICS definitions.

61
62 Commissioner Jorgensen commented that his concern was safety of the clients, such as children,
63 at these facilities and if there should be a requirement for fencing. He spoke about outdoor play
64 or seating areas and the consideration for fencing with traffic in commercial areas. Mackenzie
65 Bennett responded that the DRC did not discuss fencing but suggested that the applicant may
66 have some thoughts. She said fencing had not been required for other daycare type uses in the
67 City.

68
69 Sherrie Pace mentioned State requirements for these types of uses. She explained that these uses
70 were licensed and regulated by the State and how a new State bill could make it so that the City
71 would be prohibited from regulating daycares.

72
73 Ituau Youngyen said that there was a State requirement for a safety plan to be in place. She
74 explained that if they were in a high traffic location they would consider fencing. Ms. Youngyen
75 stated they planned to accommodate 10-15 individuals at one time and they had studied the State
76 safety requirements. She said there was a daycare facility three units down which did not have
77 any fencing.

78
79 Sherrie Pace explained that the bill she had referenced prohibited municipalities from imposing
80 additional requirements beyond what the State required for licensing.

81
82 Mackenzie Bennett reported that the land use table found in 10-11-3 was updated to show that
83 these services were permitted in the CS and CG zones and not permitted in the manufacturing
84 (MD and MG) zones. Sherrie Pace commented that the City already had childcare facilities in the

85 MD zone, along Redwood Road, and changing the use of child daycare services to not allowed
86 would cause existing businesses to become non-conforming.

87
88 Mackenzie Bennett explained that the City was working towards updating the City code to limit
89 the use of conditional uses in an effort to become more compliant with a 2021 State bill. It was
90 clarified that conditional uses were still possible in certain situations. She asked for the
91 Commission's thoughts on childcare or other care services in the MD zone.

92
93 Commissioner Tucker commented that he did not want to limit any currently operating
94 businesses.

95
96 The Commission was in favor of allowing childcare and other social services as a permitted use
97 in the MD zone as well.

98
99 Commissioner Jorgensen spoke on compatibility issues in the MD zone with childcare services
100 and manufacturing or industrial uses such as chemicals or explosives. Mackenzie Bennett replied
101 that the DRC had expressed concerns with the compatibility of these uses in the MD zone related
102 to large trucks, traffic, and the proximity to potential pollution causing industries.

103
104 Ituuu Youngyen said that she shared the concern and suggested that those uses could be
105 conditional in the MD zone.

106
107 Commissioner Maus explained that the City could have conditional uses but wanted to limit the
108 amount in the future. She had reservations about blanket permitting daycare services in the MD
109 zone but did not want to limit current businesses. She was in favor of conditional uses for
110 daycare services. Several other Commissioners were also in favor of daycare services being a
111 conditional use in the MD zone.

112
113 **Commission Vice Chair Ward opened the public hearing at 6:57 p.m. There were no public**
114 **comments and he closed the public hearing at 6:58 p.m.**

115
116 **Commissioner Tucker moved that the Planning Commission recommended for approval**
117 **the proposed code amendments with the following findings:**

- 118
119 **1) The proposed amendment is in accord with the comprehensive general plan, goals**
120 **and policies of the City.**
121 **2) Changed or changing conditions make the proposed amendment reasonably**
122 **necessary to carry out the "purposes" stated in this title.**

123
124 **With the edit to keep child daycare services as a conditional use in the MD zone.**

125

126 **Commissioner Maus seconded the motion. The motion was approved by Commissioners**
127 **Holbrook, Jorgensen, Maus, Tucker and Ward. Commissioners Larson and Stone were**
128 **excused.**

129
130 CONSIDERATION OF A CONDITIONAL USE PERMIT FOR UTAH VALLEY TOWING
131 AT 425 NORTH 400 WEST, BLDG. 3, KELSEE KINDER, APPLICANT
132

133 Mackenzie Bennett reported that Utah Valley Towing LLC is a consent towing business that is
134 currently not a state registered non-consent towing and impound lot, but plans to become one in
135 the future. The applicant, Utah Valley Towing LLC, proposed to locate their business at 425
136 North 400 West Building 3 within the MD zone. The business has been classified as a “motor
137 vehicle towing and impound lot” which is a conditional use within the MD zone.
138

139 Ms. Bennett presented an aerial map showing the location of building 3 on the site. She said the
140 property at 425 North 400 West had four existing buildings. The two buildings on the backside
141 of the property had a fenced outdoor storage area. The outdoor storage was divided in half
142 allowing buildings 3 and 4 to have their own space. Building 3 was currently occupied by Direct
143 Auto Care who applied for a business license to operate as a “car dealer” with “automotive body,
144 paint, repair and maintenance” in September 2020. Car dealerships are permitted in the MD zone
145 but automotive body, paint, repair and maintenance is a conditional use. On January 26, 2021 the
146 Planning Commission approved the conditional use permit for Direct Auto Care to operate at 425
147 North 400 West with the conditions to submit paint booth specs/plans for review and to provide
148 fire suppression information to South Davis Metro Fire Agency (SDMFA). Direct Auto Care has
149 never been issued a formal business license because they have continued to fail fire code
150 inspections. On March 1, 2022 Direct Auto Care received a building permit to install a fire
151 suppression system in their paint booth which would bring them into compliance with building
152 and fire codes.
153

154 During a site visit on January 31, 2022 staff was informed that Direct Auto Care planned to use
155 Utah Valley Towing to transport vehicles from auction to the outdoor storage area. Then the
156 vehicles would be taken into the custody of Direct Auto Care who would repair or sell the
157 vehicles or part them out. Prior to this site visit, the City was unaware that Direct Auto was
158 acting as a salvage yard. City code 10-1-46 defined an automotive salvage yard as a lot or
159 portion thereof used for the storage, dismantling, demolition, or abandonment of automobiles,
160 other vehicles, machinery, or parts thereof. Due to this, the DRC has recommended a condition
161 that the property at 425 North 400 West may not be used as a salvage yard.
162

163 Utah Valley Towing would occupy 361 square feet of office space within the shared 3,000
164 square foot building. Direct Auto Care would occupy the remaining space with 700 square feet
165 for sales office use with the remainder to be used for repairing body damage, paint, and
166 preparation for vehicles to be sold.
167

168 According to the business license application submitted by the applicant, Utah Valley Towing
169 would operate between the hours of 9 a.m. and 5 p.m. Monday through Friday. The maximum
170 number of employees on the highest shift would be two. The owner of the towing company
171 verbally confirmed to staff that one tow truck would be used by the business at this location. The
172 tow truck would be stored in the gated outdoor storage area to the west of Building 3 when not in
173 use.

174
175 Mackenzie Bennett reported on parking and said when Direct Auto Care received their
176 conditional use permit they were the only business operating within Building 3. At that time they
177 stated that the parking on the east side of the building would be used for displaying vehicles for
178 sale along with one ADA compliant stall and the parking to the south would be used for guests
179 and employees. All outdoor storage of vehicles would occur on the west side of the building in
180 the fenced storage area. Altogether, Direct Auto Care has provided a total of 14 parking stalls for
181 employees and guests which was compliant with City code 10-6-5. She said Direct Auto Care
182 needed to adjust their parking so Utah Valley Towing could use the available parking areas.

183
184 A new parking plan was discussed on site between City staff and the owners of Utah Valley
185 Towing and Direct Auto Care. The agreed upon parking plan was provided to the Commission.
186 Per City Code 10-6-5, Direct Auto Care must provide a minimum of eight parking stalls for
187 guests and employees. They provided those stalls and slated four additional stalls for vehicles to
188 be displayed for sale. The City does not have a specific parking code for tow yards and impound
189 lots but provides that the Planning Commission, per recommendation by the Community
190 Development Director, shall determine the minimum required off street parking. Utah Valley
191 Towing has provided eight parking stalls for the use of employees and guests, which the
192 Community Development Director and the DRC deemed sufficient for the use. Utah Valley
193 Towing would use the gated outdoor storage area for vehicles under their control.

194
195 The outdoor storage area would need to comply with City standards including screening from a
196 public right of way, which it was. The applicant has proposed to store 20-30 vehicles in this area.
197 After a site visit, staff determined 23 vehicles could be stored in the area designated for Utah
198 Valley Towing without overlapping into the area for Direct Auto Care. The DRC recommended
199 approval with the following conditions: that the property may not be used as a salvage yard for
200 vehicles to be dismantled and this business shall only operate as a motor vehicle towing and
201 impound lot, storage of impounded vehicles shall be limited to a maximum of 23 vehicles with
202 no single vehicle being stored for more than 30 days, storage of impounded vehicles must only
203 occur on hard, non-porous surfaces, drive aisles and fire access routes must be kept clear and
204 maintained in good condition at all times, tow trucks shall not be parked on 400 West at any
205 time, and Utah Valley Towing must provide and maintain a minimum of eight parking stalls for
206 employees and customers only with all stalls to be striped prior to issuance of a business license.

207

208 Ms. Bennett showed images submitted by the applicant of the exterior of the building and the
209 gated area as well as images from her visit to the site showing the existing conditions such as
210 drive aisles, etc.

211
212 Commissioner Maus asked for clarification on the existing business on site. She said that Direct
213 Auto Care was currently out of compliance until they installed their fire suppression system.
214 However, Utah Valley Towing was a separate entity that could be approved now. Mackenzie
215 Bennett replied affirmatively and said Direct Auto Care and Utah Valley Towing were separate
216 entities that would work together.

217
218 Sherrie Pace clarified that the property itself had a violation and staff wanted to see forward
219 movement in fixing that issue. She said that Direct Auto Care had obtained their building permit
220 to start the installation of the fire suppression system that was needed in order to secure a
221 business license.

222
223 Commissioner Holbrook asked if the applicant obtained their non-consent towing license if it
224 would return to the Planning Commission. Mackenzie Bennett responded that the only reason
225 this was mentioned is that in order to be a state registered impound lot included requirements
226 such as signage, barbed wire on the fencing, etc. that could be reviewed by staff.

227
228 **Commissioner Holbrook moved that the Planning Commission approve the conditional use**
229 **permit for Utah Valley Towing LLC located at 425 North 400 West, Building 3, with the**
230 **following conditions:**

- 231
- 232 **1) The property of 425 North 400 West may not be used as a salvage yard for vehicles**
233 **to be dismantled and this business shall only operate as a motor vehicle towing and**
234 **impound lot, as defined by City code;**
 - 235 **2) Storage of impounded vehicles by Utah Valley Towing LLC shall be limited to a**
236 **maximum of 23 vehicles, with no single vehicle being stored for greater than 30**
237 **days;**
 - 238 **3) Storage of impounded vehicles must only occur on hard, non-porous surfaces;**
 - 239 **4) Drive aisles and fire access routes must be kept clear and maintained in good**
240 **condition at all times;**
 - 241 **5) Tow trucks shall not be parked on 400 West at any time;**
 - 242 **6) Utah Valley Towing LLC must provide and maintain a minimum of 8 parking stalls**
243 **for employees and customers only. All stalls must be striped prior to issuance of a**
244 **business license.**
- 245

246 **Commissioner Maus seconded the motion. The motion was approved by Commissioners**
247 **Holbrook, Jorgensen, Maus, Tucker and Ward. Commissioners Larson and Stone were**
248 **excused.**

249

250 3. 2022 PLANNING COMMISSION PRIORITIES

251

252 Sherrie Pace reported that she met with Mackenzie Bennett and Planning Commission Chair
253 BreAnna Larson to discuss the priorities for the year. The top priority included the Form-Based
254 Code to be adopted in September of 2022. The timeline for adoption included a review of each
255 chapter from April 12th through June 14th. Staff would then make revisions in July and hold a
256 joint work session with the City Council on August 3rd. A public open house webinar would be
257 held on August 30th and a public hearing would be held on September 13th with a
258 recommendation from the Planning Commission to the City Council for adoption on September
259 20th.

260 She said other priorities included the sign code to be reviewed along with a public hearing by the
261 Commission on August 22nd with adoption by the City Council on September 6th, the parking
262 code to be reviewed along with a public hearing on August 22nd with adoption by the City
263 Council on September 6th, and conditional uses to be reviewed in October. Ms. Pace also
264 mentioned that landscape/xeriscape drought response was another item that needed to be
265 reviewed as Weber Basin Water would be cutting 60% of the City's water allotment this year.

266
267 Mackenzie Bennett asked that Commissioners with old drafts of the Form-Based Code send their
268 notes and redlines to staff as soon as possible to be incorporated into the latest draft.

269
270 Commissioner Jorgensen commented that this was an aggressive schedule and he was
271 appreciative of staff efforts. He mentioned geologic hazards and updating the sensitive lands
272 overlay map. Sherrie Pace replied that she felt the City had a good geologic hazards code and
273 recommended updating and adopting the actual maps for the sensitive lands overlay zone. She
274 said this could be added to the priorities list.

275
276 Commission Vice Chair Ward commented that if it was too difficult to schedule the joint
277 meeting with the City Council for the Form-Based Code, it could be skipped.

278
279 The Commission had a discussion about landscape/xeriscape.

280
281 4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
282 PLANNING COMMISSION

283

284 Sherrie Pace had nothing to report.

285

286 5. APPROVAL OF MINUTES

287

288 The Planning Commission meeting minutes of February 8, 2022 were reviewed and approved.

289

290 **Commissioner Tucker moved to approve the February 8, 2022 meeting for Planning**
291 **Commission. Commissioner Holbrook seconded the motion. The motion was approved by**

292 **Commissioners Holbrook, Jorgensen, Maus, Tucker and Ward. Commissioners Larson**
293 **and Stone were excused.**

294

295 6. ADJOURN

296

297 Vice Chair Ward adjourned the meeting at 7:30 p.m.

298

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

301

302

303 _____
Wendy Page, City Recorder