



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 15, 2023 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 and Introduction
- 2) Public comments
- 3) Consideration of a conditional use permit for Renew Appliances, LLC at 25 North 400 West, Unit #6, Doug Larson, applicant
- 4) Public Hearing: Consideration of a zoning map amendment for the property located at 3943 South 850 West. The property owner has requested the property be considered for RM-7 zoning (previously being considered for R1-7 zoning).
- 5) Public Hearing: Consideration of a proposed code amendment related to the rear setback to require a minimum of ten (10') feet and to reduce the maximum height from sixty (60') feet to thirty (30') feet in the Commercial Highway (CH) zone.
- 6) Public Hearing (Continued from 1/24/2023): Consideration of the proposed zoning map amendment for the Val Verda annexation area. The proposed amendment will modify the zoning from Davis County to North Salt Lake zoning designations.
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes: 1/24/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: February 15, 2023, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting: <https://bit.ly/3jFSrBv>

Meeting ID: 869 0212 6872

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 City Recorder for the City of North Salt Lake, hereby certify that the foregoing notice was posted on the Utah Public Notice website, City's website, and at City Hall on February 13, 2023.

Dated this 13th day of February, 2023

Wendy Page
Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: February 15, 2023
SUBJECT: Conditional Use Permit for Renew Appliances, LLC located at 25 North 400 West, Unit #6

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Renew Appliances, LLC located at 25 North 400 West, Unit #6 with no conditions.

BACKGROUND

Renew Appliances, LLC submitted a business license application to operate at 25 North 400 West, Unit #6, zoned manufacturing-distribution (MD). According to the applicant, the business buys used appliances such as dishwashers, microwaves, washers, dryers, ovens, ranges, and cooktops from homeowners and businesses and then refurbishes and cleans them to be resold to customers in Utah. They do not purchase, refurbish, or sell refrigerators or freezers. Typically, they sell products online and most customers will pick the product up from the warehouse by appointment only. The business also offers delivery services to Salt Lake and Davis County residents. The business has been classified as “used merchandise stores” and “appliance repair and maintenance”, both of which are conditional uses in the MD zone.

The lot has one existing building with 6 units and approximately 73 total parking stalls. Renew Appliances will operate out of unit #6 which is 2,950 sq. ft. Of that total, 364 sq. ft. will be used as reception/office, 1,000 sq. ft. will be used to refurbish/clean products, and the remaining 1,586 will be used as warehousing. Below is the parking requirement breakdown:

Use	Code 10-6-5	Sq. Ft.	Min. Req.
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	364	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	1,000	1
On site warehouse storage	2 stalls per 1,000 square feet of gross floor area for the first 10,000 square feet	1,586	4
Total Required			7

The applicant indicated that they are guaranteed 3 parking stalls for their business and there are 55 additional shared parking stalls. There will not be a retail floor and they do not anticipate walk-ins. Most customers will have a scheduled appointment time to visit the warehouse or pick up an order.

The business will employ a maximum of 3 people with hours of operation between 8:00 AM to 3:00 PM, Monday through Friday, working some Saturdays to accommodate customers by appointment only. The business has one cargo van that will be parked in a parking stall during the day when not in use and in the warehouse during nights and weekends. The business anticipates 1 delivery to the warehouse and no more than 1 to 2 deliveries from the warehouse per day, transported with the company cargo van. There will be no outdoor storage at this location and all business activities will occur within the occupied unit.

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

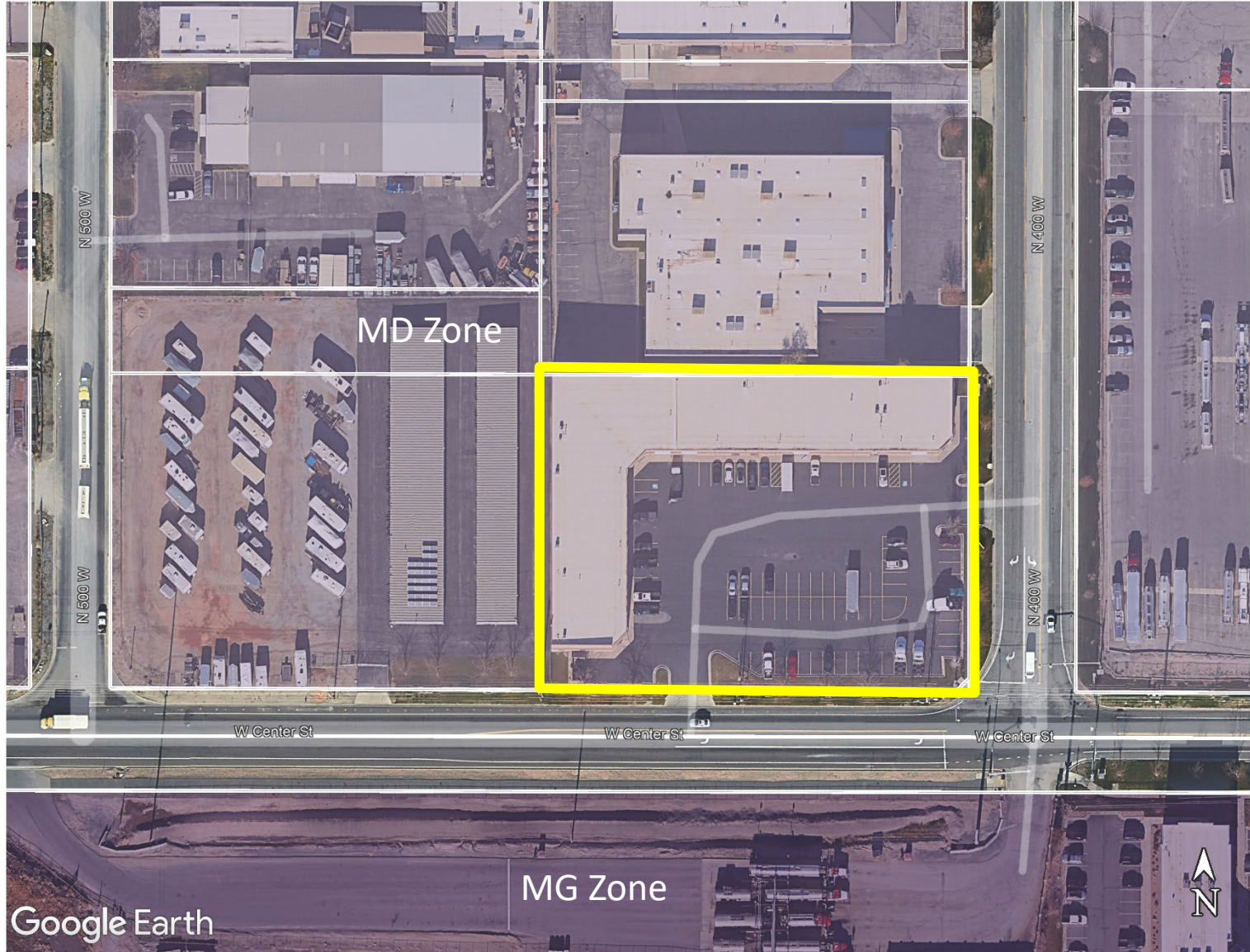
I move that the Planning Commission approve the conditional use permit for Renew Appliances, LLC located at 25 North 400 West, Unit #6 with no conditions.

Attachments

- 1) Zoning & Aerial Map
- 2) Unit Floor Plan

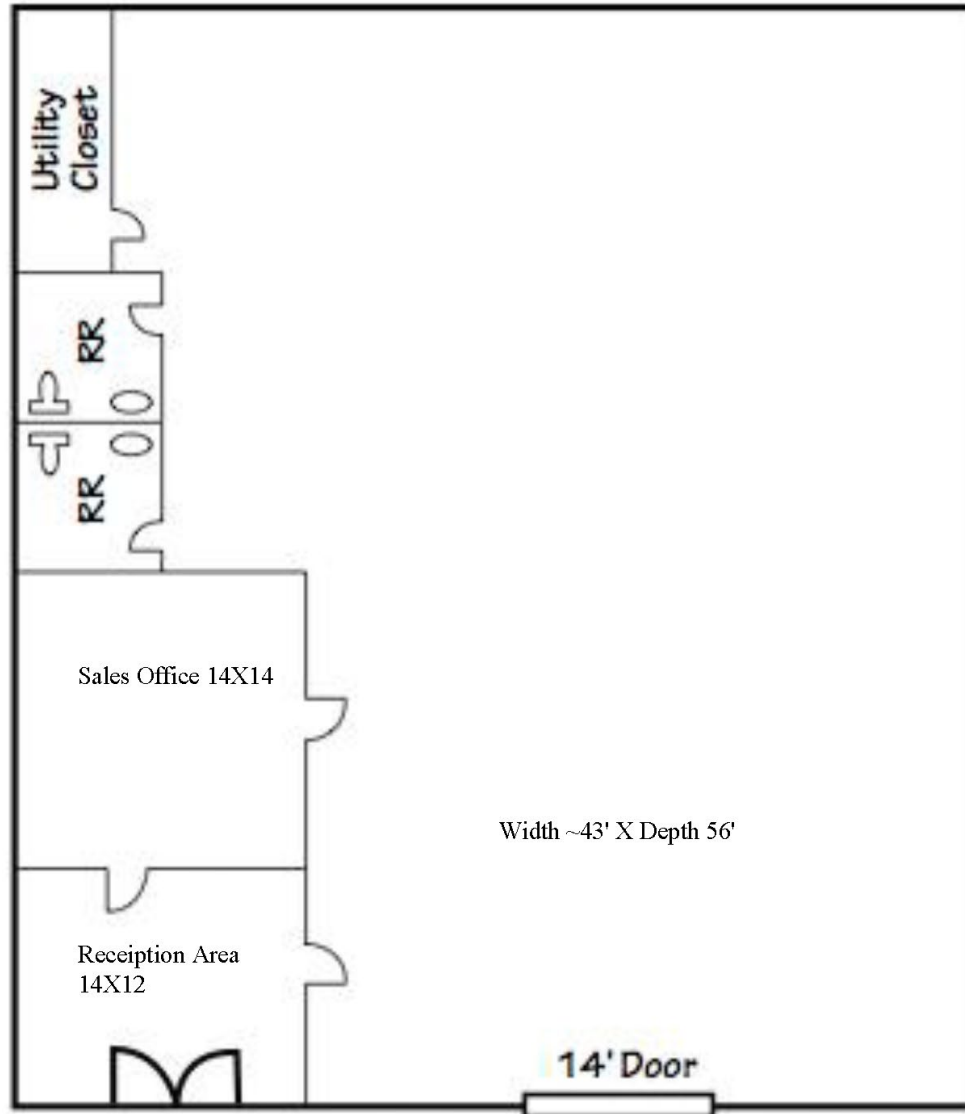


Renew Appliances, LLC 25 North 400 West, Unit #6 Zoning & Aerial Map





Renew Appliances, LLC
25 North 400 West, Unit #6
Unit Floor Plan





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: February 15, 2023
SUBJECT: Public hearing and consideration of a zoning map amendment for the recently annexed Val Verda Area and Title 10 Code Amendments in the R1-7, RM-7, and CH zones

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed zoning map and code amendments following the conclusion of the public hearing, including any modifications the Planning Commission deem appropriate, with the following findings contained within the draft motions below.

BACKGROUND

The City recently finalized the annexation of the Val Verda Area, which became effective on January 1, 2023. The area was zoned under the jurisdiction of Davis County. There were four zoning designations in the area Residential (R-1, R-2, R-3) and Commercial (C-2). During a work session At the October 24, 2022 Planning Commission meeting, the commission reviewed the existing zoning and discussed the possible zoning designations to be considered, if the annexation was approved. The Commission directed staff to draft a map for consideration, proposing that Davis County R-1 & R-2 become R1-7, R-3 become RM-7, and C-2 become CH.

The Planning Commission held a public hearing that resulted in a tabled motion on January 24, 2023 regarding the proposed zoning for the Val Verda area. At the hearing, the owner of property at 3943 South 850 West requested his property be considered for RM-7 zoning instead of the proposed R1-7. Additional concerns were raised related to the height and rear setback regulations for the CH zone, which is directly adjacent to some single family zoning. The Commission directed staff to advertise the requested changes to the map and the CH zone text for consideration at the continued public hearing on February 15, 2023. Notices have been mailed in accordance with the required statutes. The City has received public comments via email/mail, which are attached herein.

REVIEW

R1-7 & RM-7 Zone Text Amendment:

The proposed amendment to the City code affects Chapter 10, Residential and Multiple Residential Districts. Within the R1-7 and RM-7 the minimum lot size for single family dwellings and two family dwellings (duplexes) would be 7,000 sq. ft. Previously the county zoning required a minimum lot size of

9,000 sq. ft. for both single family and two family dwellings. The current city code requires a minimum lot size of 7,000 sq. ft. for a single family dwelling and an additional 3,000 sq. ft. for a two-family dwelling, but does not have that same requirement for Accessory Dwelling Units, which are essentially a two-family dwelling with one unit being owner occupied. This proposed amendment makes those regulations equitable and provides additional opportunity throughout these two zones to provide another avenue for affordable housing within the City.

CH Zone Text Amendment:

The proposed amendment to the City Code affects Chapter 25, Highway Commercial Zoning District. The proposed amendment would create a graduated height allowance in the zone based upon the setback distance from a property line shared with a single family home. The current code allows structures in the CH zone to be a maximum height of 60 feet and 4 stories and has a zero rear setback. The proposed change would require a minimum 10 foot rear setback and a maximum height of 30 feet and two stories without a conditional use permit to exceed the height limit. The height could be approved to 35 feet with a 20 foot setback, 45 feet and 3 stories with a 40 foot setback and 55 feet and 4 stories with a sixty foot setback. The proposed height and setback standard matches the proposal in the draft Town Center the Form Based Code, which has previously been reviewed by the Commission.

Blundell Zoning Request at 3943 South 850 West

The proposed zoning request would affect a parcel which is 0.89 acres (38,795 sq. ft.) in size. The property contains one single family home and is bordered on the north by single family homes (proposed zoning R1-7) and to the south and east by the Sycamore Grove PUD (zoned RM-7). Sycamore Grove PUD is a development of two-family dwellings (owner occupied condo units). The development has 18 units on 2.49 acres (7.2 d.u./acre-net or 9 d.u./acre-net). Essentially if Sycamore Grove had been approved by the City under the RM-7 ordinance in effect today the development would have only been allowed 16 units. If Mr. Blundell's property was zoned RM-7 approximately 6 dwelling units could be allowed on the property. Those units could be twin homes or an attached 6-plex structure. Under the R1-7 zone the same density would be allowed but would have to be in 3 twin home structures. Public comments in opposition to the proposed change have been received and are attached.

The public hearings have been advertised as separate hearings but may be handled in one agenda item for ease of review but should be recommended for approval or denial in separate motions.

POSSIBLE MOTION(S)

Zoning Code Text Amendments

I move that the Planning Commission recommend to the City Council the proposed text amendments to Title 10, Chapter 10 and Chapter 25 as presented (as amended) 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.
3. The proposed ordinance will provide an equitable opportunity for the creation of additional affordable housing in the R1-7 and RM-7 zones in accordance with the City's Moderate Income Plan.

4. The proposed amendment will mitigate the impact of commercial property heights when adjacent to single family residences.

Blundell Zoning Request at 3943 South 850 West

Approval:

I move that the Planning Commission recommend to the City Council the proposed zoning map amendment at 3943 South 850 West to RM-7 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.
3. The proposed RM-7 Zone is adjacent to an existing RM-7 zone and is similar in character of the neighboring development pattern.

Denial:

I move that the Planning Commission recommend to the City Council denial of the proposed zoning map amendment at 3943 South 850 West to RM-7 with the following findings:

1. The proposed amendment is not in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions do not make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.
3. The proposed RM-7 Zone is not compatible with the neighboring development pattern.

Val Verda Annexation Area Zoning Map Amendment

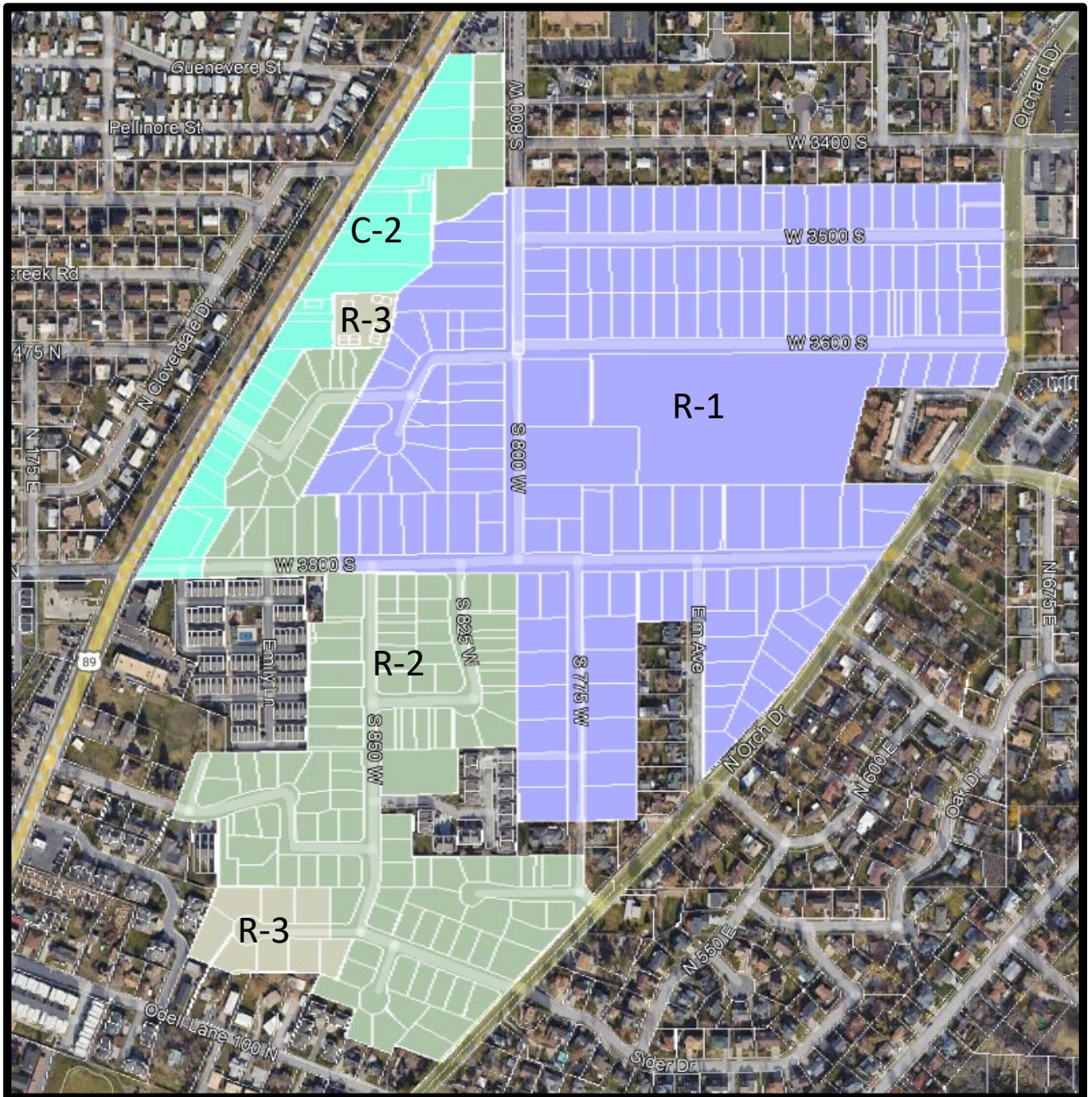
I move that the Planning Commission recommend to the City Council the proposed zoning map amendment for the Val Verda Annexation Area with the following findings:

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.
3. The proposed zoning for the area is similar in character of the neighborhood development pattern.
4. The proposed zoning for the area will provide the property owners with zoning that is equal to or greater than the rights and uses enjoyed under the previous County zoning prior to annexation.

Attachments

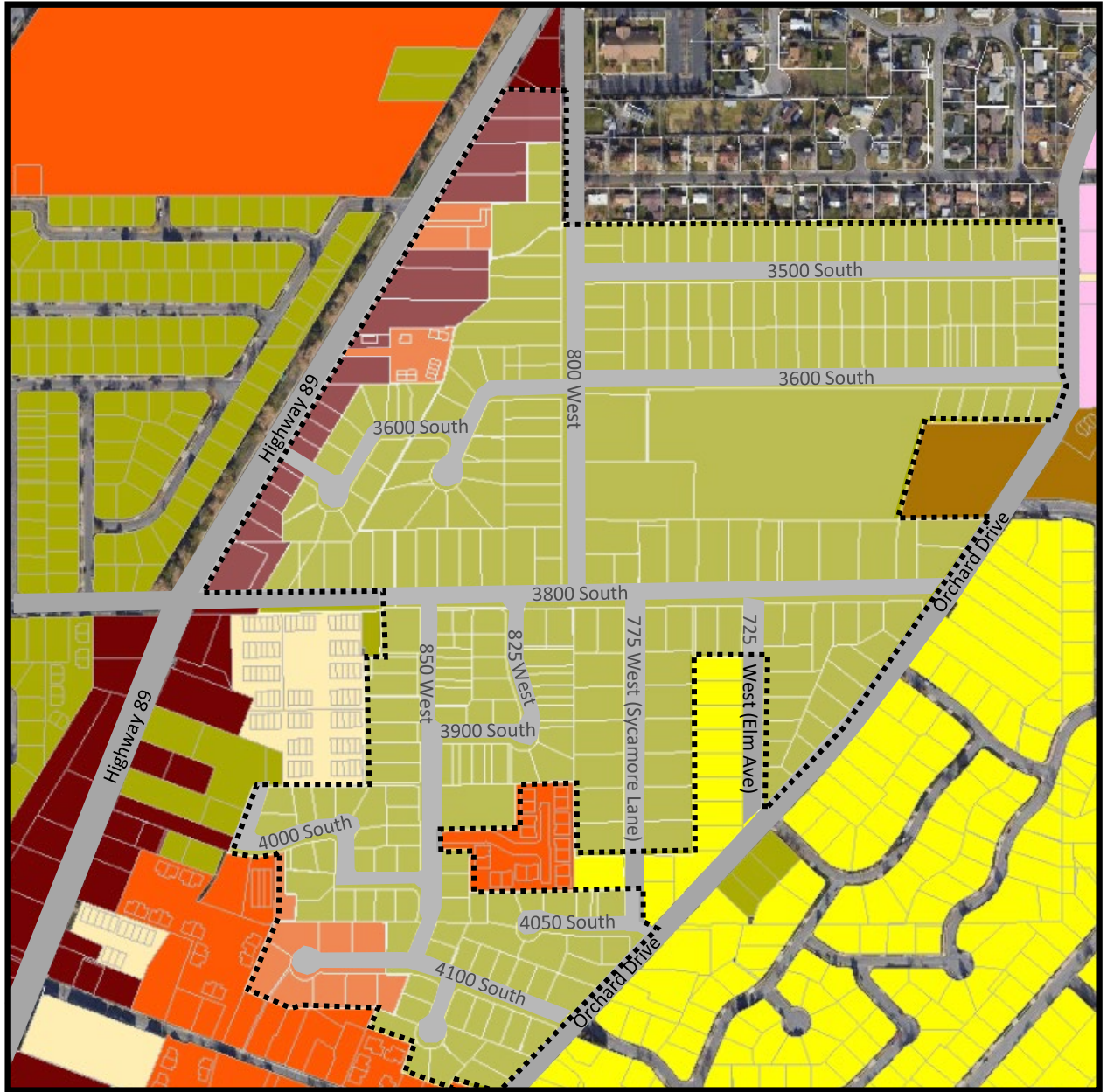
- 1) County Zoning Map
- 2) Proposed Zoning Map
- 3) Proposed Code Amendments








Val Verda Annexation Davis County Zoning Map





Val Verda Annexation Proposed Zoning Map



- | | | | |
|---|--|---|--|
|  | Highway Commercial (CH)- <i>existing</i> |  | Highway Commercial (CH)- <i>proposed</i> |
|  | Residential (R1-7)- <i>existing</i> |  | Residential (R1-7)- <i>proposed</i> |
|  | Multi-Family Residential (RM-7)- <i>existing</i> |  | Multi-Family Residential (RM-7)- <i>proposed</i> |
|  | Residential (R1-10)- <i>existing</i> |  | Val Verda Annexation Boundary |



Blundell Property Request

CHAPTER 10, RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS

10-10-3: USE REGULATIONS:

	Zone				
	R1-12	R1-10	R1-7	RM-7	RM-20
Area Regulations (in square feet)					
Single-family dwelling lot.	12,000	10,000	7,000	7,000	7,000
Two-family dwelling lot.	-	-	407 ,000	407 ,000	10,000
Three-family dwelling lot.	-	-	-	-	13,000
Four-family dwelling-lot.	-	-	-	-	15,000
Single family, attached developments density: PUDs, multi-family buildings, or multiple building development on a single lot, under a common development plan (net acreage).			8 d.u./ net ac. *single and two family only	8 d.u./ net ac.	20 d.u./ net ac.
Minimum lot area in square feet for all main uses or buildings other than dwelling.	-	-	5,000	3,500	3,500

CHAPTER 25, HIGHWAY COMMERCIAL ZONING DISTRICT (CH)

10-25-3: SITE REGULATIONS:

A. Height Regulations: The maximum height for all buildings and structures in feet shall be ~~sixty-thirty~~ feet (~~60'30'~~), or ~~four-two~~ (~~42~~) stories, whichever is lower, except as approved by conditional use with the following standards:

1. Location:

a. The property is located within the Town Center Master Plan; or

b. The property is located north of 1000 North Street.

2. Setback: To transition from residential neighborhoods, a graduated setback is required from shared property lines with existing single family homes as a condition of height exception:

<u>Minimum Setback (feet)</u>	<u>Maximum Stories</u>	<u>Maximum Height (feet)</u>
<u>20</u>	<u>2</u>	<u>35</u>
<u>40</u>	<u>3</u>	<u>45</u>
<u>60</u>	<u>4</u>	<u>55</u>

D. Setbacks:

1. The front yard setback shall be ten feet (10'), but can be increased through the site plan review process in order to provide for pedestrian and other street level activities and land uses such as plazas, outdoor sitting and eating areas, open spaces and other types of human scale amenities. The front yard setback is measured from the front property line after any necessary right of way has been dedicated.

2. The rear yard setback shall be ten feet (10").

23. There are no side ~~or rear yard~~ setbacks, except as required by the international building code.

From: [brandi w](#)
To: [Sherrie Pace](#)
Subject: new annexation zoning
Date: Monday, January 30, 2023 12:37:43 PM

Hi Sherrie,

Our home is in the new annexation area. 868 W. 3600 S. It was zoned R-2 with the county. We would like to keep the duplex zoning. Our lot size is .22 of an acre., so about 9583.20 sq. ft. I believe it was mentioned in the recent NSL meeting that we would be able to keep our zoning if it was over 7,000 sq. ft. We would appreciate it if that could happen.

Also, car dealership rules and regulations were also brought up in the meeting. We live across the street from the car dealership on 3600 S. The workers, car lot visitors, and often unlicensed vehicles, park in front of my house, along the curve of my yard as the street turns, and across from my driveway every day, but Sunday. It creates a blind corner, and often a one-lane road.

Also, the mailman has posted a note in my mailbox mentioning that my mail would not be delivered if vehicles are parked near my mailbox. They often park in front of or too close to it. If it is possible could a regulation be placed on the car dealerships requiring them to have enough parking for their employees, unlicensed cars, and visitors?

I appreciate your help. Thank you for your time!

Brandi Wendel

From: [Jo Ellen Ashworth](#)
To: [Mackenzie Johnson](#); [planning](#); [Sherrie Pace](#)
Subject: Wed, Feb 15, NSL Planning Commission Public Hearing re property located at 3943 South 850 West, Bountiful
Date: Monday, February 6, 2023 5:24:25 PM

MacKenzie--

RE: Wed, Feb 15, NSL Planning Commission Public Hearing re property located at 3943 South 850 West, Bountiful.

Would you please research the following questions for me, to be answered at or prior to the February 15 hearing:

1. When was the last time the North Salt Lake Planning Commission/Mayor and City Council said no to a multi-family-housing developer. Do not count times when the developer wanted five stories, and NSL let him have three.
2. When is the last time the North Salt Lake Planning Commission/Mayor and City Council okayed the building of single-family homes east of Highway 89? And where?
3. Which of the North Salt Lake Planning Commission members and Mayor and City Council live within two blocks of 1) an apartment complex; 2) a four-plex; 3) a duplex; 4) twin homes; 5) quintuple homes; and/or 6) a basement apartment?

I live within two blocks of a four-plex, a duplex, twin homes, and a basement apartment. People living on 850 West and about 3900 South live within two blocks of quintuple homes, a four-plex, a duplex, twin homes, quintuple homes, and apartments.

I've never seen a multi-family dwelling complex with enough parking, even though developers always promise that there's plenty of parking. There is a lot of street parking on 850 West without another multi-family development. I live in a cul-de-sac on 825 West South of 4100 South, and we have had residents of Chesham village, on 3800 West between 850 South and Highway 89, park in our circle! Multiple times I have seen Chesham Village residents park illegally right up to the corner of 3800 South and 850 West on the south side.

Isaiah 5:8 Woe to you who add house to house and join field to field till no space is left . . .

We do not want the property at 3943 South 850 West rezoned to RM-7. It should remain R1-7. It's 1.1 acres--several single-family homes could be built on that property.

Jo Ellen Ashworth
4148 South 825 West
Bountiful, Utah 84010-8509
E-mail: joellen.ashworth@gmail.com

From: tbird3@juno.com
To: mackenzie@nslcity.org; [planning](#)
Subject: rezoning for Brent Blundell's property
Date: Tuesday, February 7, 2023 4:24:50 PM

I live next door to the south to this property that is requesting a zone change and I defiantly do not want that property to be rezoned for multi-family living!! Right here on 850 West and 3900 South in a radius of 2 blocks on my north and 2 blocks on my south, and down to the Highway and up to 825 West I have, 90 town houses 9 twin homes 15 four plexes, 6 duplexes, 1 triplex ,and 6 basement apts. that we know of. Besides the care center on 4000 South. If I took in 4050 south above 850 W, I could add a lot more. Don't you think I have enough multi family dwellings in this small area? We are not Europe!!!!

For the past 2-3 years I have battled cars parked in front of my home for undisclosed amounts of time. At one time the kids who lived in the four-plex had people sleeping there who would bring sleeping bags, pillows, and put their deodorant on from the trunk of their cars. A Jeep was parked in front for 2 months. And I know and see others that live in these multis park along up the street in front of other peoples homes as well. Our street is not built for cars to be parked on both sides and traffic. It is dangerous!!! Never enough parking!

I would be more than glad to have the Blundell property cleaned up and even 2 or 3 nice homes put in there but as a property owner I do not want more people, more cars and just more of everything!!!! We have put up with his junk, rats, mice, animals, pyricantha, and such without complaint but it now time to stand up for the rights of the people in the area!! NO MORE MULTI FAMILY UNITS. Not in our back yards!!!!

I have wondered for a long time if you have ever said NO to developers???? Especially Brighten? Think about it, would you like it if you were in our shoes! Please try to walk in them and see how you would feel. We love our neighborhood and it has been a wonderful one for over 53 years to me and my family,as well as a long time for others. We would like to keep it that way and multi housing does not do that.

I will also take this opportunity to give my opinion on address change and it is NO. It would cost me a lot of money to change all of the things I would have to. If I moved it would be my choice. But if you are willing to pay for that that will be your decision and i will be glad to send you the bills.

Thank you for your time,
Janice Twede
3917 South 850 West
Bountiful, Utah 84010



Monday, February 13, 2023

Ms. BreAnna Larson, Chair
Planning Commission
City of North Salt Lake
10 East Center Street
North Salt Lake, Utah 84054-2598

Ms. Larson:

**RE: 6:30pm, Wednesday, February 15, 2023, Public Hearing
to consider changing 3943 South 850 West, Bountiful,
from R1-7 (Residential) zoning to RM-7 (Multi-family Residential) zoning**

My objections to changing the zoning of 3943 South 850 West, Bountiful, from R1-7 (Residential) to RM-7 (Multi-family Residential) zoning, are:

- 1) **Street parking and traffic problems.** Changing 3943 South 850 West, Bountiful, from R1-7 to RM-7 zoning would increase street parking and traffic problems on 850 West.

Although I'm sure you followed the law in sending notices only to people who live within 300 feet of the above-named property, **the change in zoning affects more than just those individuals who live within 300 feet of the above-named property.**

Multi-family-dwellings are notorious for not having enough parking, even though every developer tells the Planning Commission that there will be plenty of parking. I live in a cul-de-sac on 825 West just south of 4100 South; we've had people from the four-plexes at the bottom of 4100 South and Chesham Village, on 3800 South, just east of Highway 89, park in our cul-de-sac! You can expect that **street parking will increase if 3943 South 850 West becomes a multi-family residential property.**

850 West is a narrow road. If a car is parked on one side of the street, two cars, one going north, one going south, cannot pass each other; one must stop and yield to the other.

850 West is a thoroughfare for all of the people who live on 850 West (including Sycamore Grove which feeds onto 850 West) and 4100 South and some of the people who live on 4000 South to get to or from Adelaide Elementary, the church on 800 West, the post office on 3800 South and Highway 89, and Highway 89. **The increased street parking that will result from changing 3943 South 850 West to RM-7 zoning will make it more difficult to traverse 850 West.**

- 2) **850 West has more than its fair share of multi-family dwellings--**twin homes (Sycamore Grove); four-plexes, duplexes, and basement apartments. And a half a block west of 850 West, on 3800 South, are the quintuple homes in Chesham Village.

- 3) **Multi-family Residential zoning** is incompatible with having a stable, cohesive, prosperous community. Those living in quintuple homes, four-plexes, duplexes, and basement apartments want to buy homes—and when they can, they do—which leads to a transient population.
- 4) **Four small homes, each on 0.2 acres, could be built on the 3943 South 850 West property**, giving young couples the opportunity to buy a home.

You job is to protect the average citizen from greedy developers, greedy property owners, and influenced politicians. **Do your job and vote “no”** on changing the zoning of the 3943 South 850 West, Bountiful, property to RM-7 (Multi-family Residential).

Sincerely,



Jo Ellen Ashworth
4148 South 825 West
Bountiful, Utah 84010-8509
E-mail: joellen.ashworth@gmail.com
Land line: (801) 294-6464

cc: Mayor and City Council
Mr. Ken Leetham, City Manager
Ms. Sherrie Pace, Community Development Director
Ms. Mackenzie Johnson, Planner

P.S. I am unable to attend the 6:30pm, Wednesday, February 15, 2023, Public Hearing to consider changing 3943 South 850 West, Bountiful, from R1-7 zoning to RM-7 zoning, **and I will ask a neighbor to read a prepared three-minute statement at the Hearing, for the record, which I will send with her.**

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 JANUARY 24, 2023

6
7 **DRAFT**
8

9 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m.

10
11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Katherine Maus
15 Commissioner Irene Stone
16 Commissioner Brandon Tucker
17 Commissioner William Ward
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner.
21

22 OTHERS PRESENT: Whitney Richardson, Elaine Christensen, Jon Marsh, Katy Bingham, Jared
23 Wendel, Brent Blundell, Carolyn Blundell, Michelle Fairbanks, Chris Moss, Scott Hodgson, Dee
24 Lalliss, Thomas Call, Mort Campbell, Alejandro Gomez, Carrie Marsh, Brandi Wendel, Rosann
25 Miller, residents; Butch Dailey, Dailey Development Group; Rick Crossley, Ben Larson, Lime;
26 Via Zoom: Hayden Harvey, Lime.
27

28 1. PUBLIC COMMENTS
29

30 There were no public comments.
31

32 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 40-FOOT WIDE
33 DRIVEWAY LOCATED AT 799 SOUTH WINTER LANE, BUTCH DAILEY,
34 DAILEY DEVELOPMENT GROUP, APPLICANT
35

36 Mackenzie Johnson reported that this was a conditional use permit for a 40 foot wide driveway at
37 799 South Winter Lane, also known as Lot 146-A of The Ridge Subdivision. She showed the
38 location of the property on an aerial map. She elaborated that this corner lot had over 200 linear
39 feet of frontage with a buildable area of 60 feet from the side property line. This buildable area
40 was based on a requirement from the fire district to restrict access due to the curvature and
41 steepness of the adjacent road. Dailey Development Group submitted a building permit to
42 construct a single family home on the vacant lot. To accommodate the proposed three car garage
43 the applicant requested a conditional use permit to expand the driveway to 40 feet wide. The

44 driveway would be five feet from the closest property line and entirely within the buildable area.
45 The existing water meter would be outside of the buildable area and not affected by the proposed
46 driveway. Per City Code 10-6-2 residential lots would be permitted not more than one access
47 driveway at a maximum of 30 feet wide at the street lot line or as established by a conditional
48 use permit and not to exceed 40 feet. The code also regulated that there be a minimum of three
49 feet between a driveway and a side property line. The driveway cannot be built over an existing
50 water meter.

51
52 The Development Review Committee (DRC) recommended approval of the conditional use
53 permit with no conditions.

54
55 **Commissioner Ward moved that the Planning Commission approve the conditional use**
56 **permit for a 40 foot wide driveway at 799 South Winter Lane with no conditions.**

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

59
60 3. CONSIDERATION OF A CONDITIONAL USE PERMIT TO OPERATE A MICRO-
61 MOBILITY SERVICE (E-BIKE/E-SCOOTER) WITHIN THE CITY PUBLIC RIGHTS
62 OF WAY, NEUTRON HOLDINGS, INC (DBA LIME), APPLICANT
63

64 Sherrie Pace reported that the city had been approached by Lime with a proposal to operate a
65 micro-mobility service for e-bikes and e-scooters within the City. The proposed land use that
66 most closely aligned with the use was “all other transit and ground passenger transportation”
67 which was a conditional use in all commercial zones. The City Council would review and
68 approve the drafted Memorandum of Understanding (MOU). This conditional use permit would
69 be similar to the conditional use permit that was issued to Bird Scooters, who had not yet
70 commenced operations in the City.

71
72 All vehicles must meet the State safety requirements including head/tail lights, brakes, bells, and
73 an age limitation of 18 years. All vehicles would be equipped with GPS monitoring for parking
74 and operation location and maintenance issues to be monitored remotely via programming.
75 These vehicles would have a maximum speed of 15 mph. Field inspections would be conducted
76 for a variety of additional issues that could not be monitored remotely. Lime employees would
77 monitor and relocate scooters and bikes to ensure they were charged and neatly parked in
78 designated locations based on demand. The company would provide numerous methods to reach
79 customer service if an issue should arise and would be staffed 24/7. Hot spot locations would be
80 coordinated with City staff to ensure operations were safe and the locations were suitable.

81
82 Ms. Pace shared a map with the hot spot locations suggested by both Lime and City staff. Lime
83 would continually work with the City on the locations. At the end of the first year City staff
84 would reevaluate the land use and determine what regulations should be adopted and make
85 recommendations to the City Council regarding the continuation of the service. Considerations

86 and items to monitor during the first year included acceptable/designated parking locations for
87 electric scooters, limited speeds on and off sidewalks, use on sidewalks, and limitation of areas
88 where the vehicles would be operating such as business districts and transit accessible areas.

89
90 The DRC recommended approval of the conditional use permit for Lime with the conditions that
91 approval was subject to City Council approval of the Memorandum of Understanding with
92 Neutron Holdings, Inc., DBA Lime and the applicant would operate in conformity with the
93 Operations Plan including coordination with City staff on appropriate deployment locations as
94 necessary.

95
96 Commissioner Holbrook asked if the City attorney had reviewed the Memorandum of
97 Understanding prior to Planning Commission review. Sherrie Pace replied affirmatively.

98
99 Commissioner Holbrook stated that he had several issues with the contract including Article 9C
100 indemnity specifically that it limited Lime's obligations to gross negligence versus negligence.
101 He also said the contract proposed the City receive \$0.05 per ride and asked what Salt Lake City
102 received per ride. Sherrie Pace responded that this was the amount specified in Bird Scooters
103 contract and staff determined that it should be consistent.

104
105 Sherrie Pace commented that she would share the comments related to gross negligence versus
106 negligence with the City attorney.

107
108 Rick Crossley, Lime, said that the contract was standard related to gross negligence. He said
109 there were only three cities in Utah, including North Salt Lake, that required a permit fee.

110
111 Commissioner Jorgensen asked how Lime determined the demand for service, whether through a
112 market study or a trial period. Rick Crossley responded that there were several metrics they used
113 including recommendations for missed demand through their app and software modeling.

114
115 Commissioner Jorgensen questioned the scope of the operations plan and State law allowance in
116 regard to sidewalks. He said that scooters would be allowed to be used in the bike lanes or on
117 roads. Rick Crossley replied that they recommended scooters be used in bike lanes and only on
118 the sidewalk in areas that were not safe such as streets without a shoulder. He explained that they
119 could limit the scooter speed limit on sidewalks.

120
121 Sherrie Pace commented that bicycles and scooters were supposed to be ridden in bike lanes or
122 on the street. She said the one year period should show any conflicts or what areas may need a
123 speed restriction on sidewalks.

124
125 Commissioner Jorgensen asked about the compatibility with higher speed corridors such as US-
126 89 and Redwood Road. He asked Lime about their experience with these types of roads. Rick

127 Crossley replied that they had hot spots in Salt Lake on Highway 89 near the City and did not see
128 any data supporting a need to restrict that use.

129
130 Commissioner Jorgensen requested a summary of the safety record for e-scooters. He asked if
131 they could require the use of helmets. Rick Crossley said their data showed 99% safety but could
132 not provide further data at that time. He mentioned that they encouraged the use of helmets on
133 the scooters and handed out free helmets at events.

134
135 Commissioner Jorgensen then asked about the history of litigation with respect to claims and
136 accidents with the scooters. He mentioned indemnity insurance related to the City. Rick Crossley
137 responded that there were two requests to sequester a vehicle in the last year related to claims
138 and those vehicles were still awaiting inspection by the requesting party.

139
140 Commissioner Jorgensen requested that staff solicit input from residents related to the sidewalk,
141 safety, and conflicts. He said an internet search would provide a recent report associated with
142 injuries related to e-scooters, etc.

143
144 Commissioner Tucker spoke on the geofence and asked about the ability of the scooters or bikes
145 to cross City boundaries. Rick Crossley replied that the e-bikes and scooters could be taken past
146 the City boundaries south into Salt Lake but would stop if the individual tried to go north of the
147 City.

148
149 Chair Larson asked if Lime had initiated discussion with Bountiful. Rick Crossley said that they
150 did not want a gap between service cities so were awaiting approval from the North Salt Lake
151 first.

152
153 Commissioner Stone asked for clarification on the maintenance and charging of the e-bikes and
154 scooters by Lime employees. Rick Crossley responded that all of the maintenance would be
155 performed at their warehouse in West Valley. He said that the scooters or bikes were charged by
156 gig workers or small business partners.

157
158 Commissioner Stone questioned who ensured the scooters and bikes were put in the proper hot
159 spots. Rick Crossley said that he and other operations managers reviewed the location of the
160 scooters and the gig workers activity, including requiring photos of the locations of the
161 equipment.

162
163 Commissioner Stone asked how well the scooters and bikes functioned on steep hills. Rick
164 Crossley replied that the newer vehicles had 500 watt motors and could go 8-10 miles per hour
165 on a 15% incline.

166
167 Chair Larson asked about the turnaround time for moving scooters that were outside of boundary
168 limits or improperly placed. . Rick Crossley responded that they had idle time calculators and

169 said that 72 hours was the limit in Salt Lake. Tickets could also be created to have the scooters
170 removed as soon as possible.

171
172 Chair Larson asked about braking capability and capacity on hills. Rick Crossley said that there
173 were three braking mechanisms on the scooter and when the brakes were applied, the throttle
174 could not be used.

175
176 Commissioner Maus requested that the City attorney review Section 10 related to termination
177 and suspension and the ability to terminate at any time without a condition. She asked about the
178 unintended positive and negative impacts of this use.

179
180 Chair Larson asked if this would negate the Bird Scooter application. Sherrie Pace responded
181 that they could both run together in the City. She said that staff had not heard a peep from Bird
182 Scooters since their conditional use permit was approved last year. Their conditional use permit
183 would be void after one year of non-operation.

184
185 Chair Larson asked if there was a limit in the number of scooters that could be allowed in the
186 City at a time. Sherrie Pace replied that this agreement allowed for the deployment of up to 300
187 scooters/e-bikes at a time. She said that if the vehicles would be staged on private property that
188 Lime would need to complete a separate agreement with those property owners.

189
190 Chair Larson questioned how many e-bikes and scooters would be utilized at initial launch. Rick
191 Crossley anticipated between 75-100 units initially and if the demand was there, they would
192 work with the City on providing additional units.

193
194 Chris Moss, 3552 South 800 West, commented that he did not want to see motorized vehicles on
195 the sidewalks as it was a safety issue. He said this would put the City in a bad position legally as
196 well.

197
198 Commissioner Holbrook asked if his comments related to the Memorandum of
199 Understanding/Operations Plan need to be part of the motion. Sherrie Pace replied that she had
200 taken notes of the items to be reviewed with the City attorney. She said there were several other
201 comments made that staff would review including a quarterly review of the data, etc.

202
203 **Commissioner Holbrook moved that the Planning Commission approve the conditional use**
204 **permit for Lime to operate a micro-mobility service within the city public rights of way**
205 **with the following conditions:**

- 206
207 **1) Approval is subject to City Council approval of the Memorandum of Understanding**
208 **(MOU) with Neutron Holdings, Inc., DBA Lime;**
209 **2) The applicant will operate in conformity with the Operations Plan, including**
210 **coordination with city staff on appropriate deployment locations, as necessary.**

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Commissioner Stone seconded the motion.

Commissioner Maus asked if this conditional use permit would be approved contingent on the proposed edits being made in the MOU or relying on the City Council to include those edits. Sherrie Pace replied that any changes to the MOU would be approved by the City Council.

The motion was approved by Commissioners Holbrook, Larson, Maus, Stone, Tucker and Ward. Commissioner Jorgensen voted in opposition to the motion.

4. PUBLIC HEARING: CONSIDERATION OF THE PROPOSED ZONING MAP AMENDMENT FOR THE VAL VERA ANNEXATION AREA. THIS AREA WAS RECENTLY ANNEXED FROM UNINCORPORATED DAVIS COUNTY TO THE CITY OF NORTH SALT LAKE. THE PROPOSED AMENDMENT WILL MODIFY THE ZONING FROM THE EXISTING COUNTY TO NORTH SALT LAKE ZONING DESIGNATIONS

Sherrie Pace reported that the City recently finalized the annexation of the Val Verda Area, which became effective on January 1, 2023. She presented a zoning map, which showed how the area was zoned under the jurisdiction of Davis County with four zoning designations including residential (R-1, R-2, R-3) and commercial (C-2). She reviewed the work session held at the October 24, 2022 Planning Commission meeting regarding the potential zoning designations for the annexation area. The Commission had directed staff to draft a map for consideration with the proposal that Davis County R-1 and R-2 become R1-7, R-3 become RM-7, and C-2 become CH.

The properties in the proposed R1-7 zone would allow single or two-family units on a single lot to remain in conformance with code. The minimum lot size in the R1-7 zone is 7,000 square feet for single-family units and 10,000 for two-family units. The County zoning requires 9,000 square feet. There are approximately ten lots in the Val Verda area with less than 7,000 square feet that are considered legal non-conforming in the county and would continue that legal status under the new City zoning.

The multi-family properties proposed for the RM-7 zoning would be legal non-conforming as it related to the density of the projects. The RM-7 zone allowed for 8 dwelling units per acre and the existing developments were developed at approximately 13 dwelling units per acre. No additional multi-family units would be permitted in those projects. Ms. Pace spoke on the proposed RM-7 zoning that included lots identified as triplexes or other multi-family products and provided their locations. She explained why each unit would be legal non-conforming and grandfathered.

The properties along Highway 89 proposed to be zoned CH, which permits similar uses to the County's C-2 zone. If an active use was permitted in the County but it was not a listed permitted

253 use in the CH zone, it will be considered legal non-conforming and allowed to continue. . Of the
254 properties proposed to be zoned CH, four were identified as single-family lots that would be
255 considered legal non-conforming. If they were converted to another use, they would need to
256 conform to the zone at that time. Ms. Pace explained that there were several single-family homes
257 in the City’s current CH zone that were legal non-conforming so this would be a similar situation
258 and process.

259
260 Sherrie Pace presented a table that compared the existing Davis County residential zoning with
261 the proposed City zoning and showed the minimum lot size, permitted uses, setbacks, and
262 maximum heights. She said staff would prepare a zoning letter for each identified legal non-
263 conforming or grandfathered property that detailed the rights that would continue.

264
265 Staff identified some accessory dwelling units (ADUs) and duplexes including those lots which
266 were less than the required 10,000 square feet. She suggested that the minimum lot size for
267 duplexes could be reevaluated by the Planning Commission and potentially changed in the City
268 code.

269
270 Sherrie Pace said staff received public comment from property owner Brent Blundell requesting
271 that his property at 3943 South 850 West be considered for the RM-7 zone instead of the R1-7
272 zone. His property is adjacent to the Sycamore Grove Subdivision that was approved by Davis
273 County and then annexed into the City at the request of the developer. Sycamore Grove was
274 zoned RM-7 as it was the most compatible zone to the development density granted by Davis
275 County prior to annexation. Ms. Pace explained that if the Planning Commission wanted to
276 consider this amendment to the proposed zoning map, staff recommended tabling the public
277 hearing and action on the zone change so staff could update the proposed zone map and send
278 notice to adjacent property owners as required by the State and City statutes.

279
280 Commissioner Holbrook asked about the non-conforming locations in the proposed RM-7 zone.
281 He asked if the property owners were protected in the event of a remodel. Sherrie Pace replied
282 that the properties could be remodeled, but could not add additional dwelling units. If destroyed
283 by fire or other natural disasters, these lots could be rebuilt in the same footprint with a building
284 permit, required to be submitted within 12 months. She clarified that no additional units could be
285 built.

286
287 Mackenzie Johnson said that two additional public comments were received via email on
288 January 24, 2023, which she read into the record. The first email was from Carrie Marsh, 3879
289 South 775 West, which stated that the proposed zone of R1-7 fit with the current lot sizes and
290 uses of properties in the annexed and surrounding areas. Ms. Marsh explained that the zoning
291 and the uses allowed for many students to live near major transportation routes and nearby
292 universities/colleges and businesses/services. The existing housing type was some of the most
293 affordable in the area and filled a need for students, families, and professionals in the
294 community.

295
296 Mrs. Johnson then read an email from Jon Marsh, 3879 South 775 West, who was in support of
297 the proposed R1-7 zoning for Sycamore Avenue and surrounding Val Verda residential area. He
298 said it provided the most freedom and flexibility for property owners in the annexation area as it
299 aligned with the existing County zoning.

300
301 Sherrie Pace commented on the west side of Elm Avenue which is already located in the City
302 and zoned R1-10. She suggested that those lots could be considered for rezoning to R1-7 at a
303 future date.

304
305 Commissioner Stone asked about the Blundell property, adjacent to the Sycamore Grove
306 Subdivision, and the property owners request for RM-7 zoning. Sherrie Pace replied that the
307 rezone would allow for development as the property was approximately one acre in size.

308
309 Chair Larson explained that staff and the Planning Commission had spent considerable time on
310 the proposed zoning of the annexed area to allow the same amount of freedom as the County
311 zoning.

312
313 **Chair Larson opened the public hearing at 7:03 p.m.**

314
315 A person attending the meeting asked for clarification on how square feet calculates to acres.
316 Sherrie Pace explained that an acre was 43,560 square feet and a quarter acre was 10,800 square
317 feet.

318
319 Whitney Richardson, 804-806 West 4050 South, said she owned a duplex which was listed as a
320 multi-family property in the County, and was in favor of the proposed zoning to maintain this.

321
322 Elaine Christensen, 3552 South 800 West, said her property is adjacent to the commercial
323 properties on Highway 89 and she is confused about the allowable height in the CH zone. She
324 asked if condos or townhomes could be built right behind her property. Sherrie Pace replied that
325 the CH zone did not allow multi-family but did allow commercial structures up to 60 feet high.

326
327 Jon Marsh, 3879 South 775 West, said the biggest issue with the R1-7 zoning was the
328 requirement for 60 foot frontage minimums for redevelopment. He asked about subdivisions in
329 the annexation area that would allow for PUDs. Sherrie Pace explained that most properties in
330 the annexation area, with the exception of the homes along on 3800 South, were contained
331 within existing subdivisions and said there is not a lot of room for redevelopment.

332
333 Katy Bingham, 860 West 3600 South, said she lived just behind the commercial properties on
334 Highway 89. Her property was zoned R-2 and would become R1-7 and currently had a basement
335 apartment. Ms. Bingham asked for clarification on the minimum lot size for an ADU. Sherrie
336 Pace replied that an ADU would be on a single-family lot, which required a minimum lot size of

337 7,000 square feet. To be considered an ADU, one of the units had to be owner-occupied. She
338 said if the desire was for a duplex with both units rented out, the lot would need to be a minimum
339 of 10,000 square feet in size, per the existing R1-7 code.. Ms. Pace suggested that the Planning
340 Commission could reevaluate the minimum lot size in the R1-7 zone to be 7,000 square feet for
341 both single and two-family units.

342
343 Katy Bingham was in favor of the change to allow duplexes at 7,000 square feet and preserve
344 that use. She spoke on the proposed changes to commercial from C-2 to CH because the rear
345 setback allowed in the CH zone is zero and the County standard was ten feet. She expressed
346 concern as there were commercial properties adjacent to her property. Sherrie Pace explained
347 that these were the current regulations in the CH zone She said usually the implementation of
348 the zero foot rear yard setback only occurred if the property owner had two commercial
349 properties and had a single building that would cross the property line. Most commercial
350 properties would not be built to the rear setback to allow for maintenance, building code, and
351 firewall requirements.

352
353 Katy Bingham stated that she wanted to see the ten foot setback remain especially as the
354 commercial building allowable height was 60 feet. She said buildings bordering residential
355 should stay at 30 feet in height and 10 feet from the property line.

356
357 Jared Wendel, 868 West 3600 South, said his property was similar to Ms. Bingham's and would
358 like to also have the ability to maintain their duplex.

359
360 Brent Blundell, 3943 South 850 West, commented that he had requested to have his property
361 zoned as RM-7. He asked if the R1-7 allowed for townhomes. Sherrie Pace clarified that RM-7
362 allowed for townhomes and R1-7 allowed for a duplex.

363
364 Michelle Fairbanks, 856 West 3600 South, said she was also in favor of retaining the 30 foot
365 building height and objected to the 60 foot height increase and the zero foot setback in the CH
366 zone.

367
368 Katy Bingham asked about the zero setback. Sherrie Pace explained that staff tried to find the
369 most similar City zoning to the existing County zoning, which was C-2 to CH. She was in
370 agreement that the building height and setback should be adjusted in the CH zone when adjacent
371 to residential lots and uses. A code amendment could be made to increase the minimum setback
372 and decrease the allowable height in the CH zone.

373
374 Katy Bingham mentioned that the existing dance studio on Highway 89 seemed taller than 30
375 feet and asked how this occurred. Sherrie Pace responded that she could speak to the County to
376 see what the approved plans stated for the height.

377

378 Chris Moss, 3552 South 800 West, opposed the annexation. He said the zoning did not benefit
379 the community and only helped the developers. Mr. Moss expressed that he did not agree with
380 the annexation and felt that this proposed rezone should be placed on a ballot for affected
381 residents to vote.

382
383 Scott Hodgson, 762 West 3600 South, asked that the car lots be restricted to ensure they did not
384 park their inventory on the street to prevent public safety issues.

385
386 Commissioner Holbrook asked about car dealerships in the CH Zone. Sherrie Pace replied that
387 car dealerships were a permitted use in the CH zone. She elaborated on the car dealership at 3287
388 South Highway 89 and explained that the adjacent street was in Bountiful which created
389 jurisdictional issues for enforcement. Ms. Pace agreed that a dealership should not be allowed to
390 store inventory on the street. She said that the City's code enforcement would be involved to
391 remedy those issues.

392
393 Scott Hodgson mentioned that the police could ticket them for parking too close to a stop sign
394 per State law. He said the City police could ticket those that were violating that law. Mr.
395 Hodgson then expressed concern about the residents in the annexation area not receiving any
396 communication or input.

397
398 Chris Moss commented that the car dealership created a safety hazard by parking vehicles on the
399 street. He suggested signage restricting parking near the corner and urged the City to resolve this
400 problem.

401
402 Dee Lalliss, 74 East 300 North, said he lived in this area and was concerned about safety as well.
403 He said that Bountiful City owned the road and North Salt Lake did not have the authority to
404 regulate parking there. Mr. Lalliss spoke on the proposed zone changes and said overall it
405 provided the residents with more control and the government with less. He clarified that a duplex
406 had two separate units that were rented, an ADU was a two-family home with one unit owner-
407 occupied, and a twin home had two separate owner-occupied units.

408
409 Dee Lalliss spoke on the annexation and said Bountiful declined to annex the area, the County no
410 longer wanted to serve the area, and the City agreed to take care of the residents and their needs.
411 He said he had lived in the City for over 50 years, and felt it was a great place to live with few
412 restrictions for residents. Mr. Lalliss said there were a few things to consider such as the height
413 and setbacks in the CH zone but felt that overall, the City had put in a lot of effort to ensure the
414 residents received the best resolution.

415
416 Elaine Christensen asked for clarification on the car lot located on 800 West, the church,
417 annexed property, and Bountiful City limits. Sherrie Pace showed a map of the area and clarified
418 that the road (north of approximately 3436 South) was entirely within Bountiful City. She agreed
419 it was a problem that the City would try to find a solution to.

420

421 Elaine Christensen was also against the 60 foot building height in the CH zone. She asked who to
422 contact about issues with the car lot parking their inventory on the street. Sherrie Pace replied
423 that the subject street was part of Bountiful and it was their responsibility for snow plowing,
424 maintenance, etc. She said there would need to be some coordination with Bountiful for ticketing
425 vehicles on the street when the business was operating outside of the approved terms.

426

427 Thomas Call, 828 West 3900 South, said his home had a basement apartment and would like to
428 retain that ability. Sherrie Pace asked that those single-family homes with ADUs or duplexes,
429 that were not shown on the map, contact staff so it could be documented and properly retained.

430

431 Chris Moss spoke on another issue with the road near the car dealership. He said there was
432 speeding on the road and wanted to see citations being issued. Chair Larson replied that the road
433 was owned by Bountiful and they would be responsible for citations there.

434

435 Sherrie Pace commented that any issues with speeding or citations on City roads needed to be
436 brought to the City Police Department or City Council and not the Planning Commission.

437

438 **Chair Larson closed the public hearing at 8:25 p.m.**

439

440 Commissioner Holbrook said that the minimum setback and the maximum height in the CH zone
441 should be reviewed.

442

443 Chair Larson said that if the Planning Commission was in favor of considering the Blundell
444 zoning request, then this item should be tabled. Sherrie Pace replied that a code amendment
445 could also be advertised so the Planning Commission could review the CH zoning.

446

447 The Planning Commission was in favor of tabling this item to review the zoning request for Mr.
448 Blundell and review the CH zone.

449

450 Chair Larson clarified that the Planning Commission would move forward the consideration of
451 the Blundell zoning request to RM-7, consider the R1-7 adjustment to the minimum lot size for
452 one and two family dwellings being the same, consider rezoning Elm Avenue to match the
453 proposed adjacent R1-7 zoning, and adjust the CH zone minimum rear setbacks and maximum
454 height.

455

456 Commissioner Holbrook asked staff for information on modifying the current CH zone or
457 creating a new zone. Sherrie Pace replied that staff would review this and explained the other
458 areas of the CH zone would become part of the Town Center zone. She said it would be
459 appropriate to make modifications to the CH zone related to height and setback at this time and
460 in the future to address additional restrictions on car dealerships.

461

462 The Commission had a discussion on potentially rezoning the Sycamore Lane and Elm Avenue
463 area. It was determined that this could be discussed at a future date if the property owners had an
464 interest.

465
466 Commissioner Maus asked about the change to require a minimum lot size of 9,000 square feet
467 in the R1-7 zone for a duplex and if that would result in more non-conforming lots. Sherrie Pace
468 said this was just a simple misstatement and should be 7,000 square feet, not 9,000. She clarified
469 that with the proposed change to the R1-7 zone, a duplex or a single-family home could be on a
470 7,000 square foot lot. This would create less non-conforming lots and allow more existing
471 properties to conform to the code.

472
473 **Commissioner Jorgensen moved that the Planning Commission table action on the**
474 **proposed zone map amendment and directed staff to modify the proposed zoning map and**
475 **ordinance subject to the discussion. Commissioner Tucker seconded the motion. The**
476 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone,**
477 **Tucker and Ward.**

478
479 5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
480 PLANNING COMMISSION

481
482 Sherrie Pace reported that the City Council approved a temporary planning intern. Nine
483 applications had been received and the intern would be hired shortly. This position would be a
484 part-time temporary position, up to 32 weeks. The intern would assist with building and land use
485 permits, conditional permits, lot line adjustments, posting agendas and meeting materials, and
486 assisting with the Form-Base Code, and the General Plan update.

487
488 Ms. Pace provided a timeline for the Form-Based Code with Commission review on February
489 28th and March 14th, a tentative joint work session on March 28th, a public open house on April
490 12th, a public hearing on April 25th, and consideration by the City Council on May 2nd. She then
491 provided a timeline for the General Plan update with the RFP and consultant selection in July
492 2023, scoping and data collection in August and September, community visioning in October, a
493 draft plan from November 2023 through January 2024, community review in February 2024,
494 with review and adoption in March/April 2024.

495
496 Sherrie Pace said the next Planning Commission meeting would be on Wednesday, February 15th
497 and would include a review of the agenda item tabled tonight.

498
499 6. APPROVAL OF MINUTES

500
501 The Planning Commission meeting minutes of January 10, 2023 were reviewed and approved.
502

503 **Commissioner Jorgensen moved to approve the minutes as drafted for the January 10,**
504 **2023 Planning Commission meeting. Commissioner Maus seconded the motion. The motion**
505 **was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and**
506 **Ward.**

507
508 7. ADJOURN

509
510 Commission Chair Larson adjourned the meeting at 8:25 p.m.

511
512 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
513 *Wednesday, February 15, 2023 by unanimous vote of all members present.*

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515
516
517

Wendy Page, City Recorder