

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
AUGUST 8, 2023

FINAL

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Katherine Maus
Commissioner Brandon Tucker
Commissioner William Ward

EXCUSED: Commissioner Irene Stone

STAFF PRESENT: Mackenzie Johnson, Planner.

OTHERS PRESENT: Dee Lalliss, resident; Cal Johnson, Legend Engineering; Via Zoom: Jeremy Jensen, Mike Warren, Union Court Subdivision.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR A TWO LOT SUBDIVISION CALLED UNION COURT LOCATED AT 25 AND 95 EAST UNION AVENUE, CAL JOHNSON, LEGEND ENGINEERING, APPLICANT

Mackenzie Johnson showed an aerial view of the property including parcels 25 and 29 on East Union Avenue. She explained that these two parcels were separately owned and had been in existence for decades. The owners of these parcels had applied for a minor subdivision that would allow Lot 2 (the 95 East parcel) to acquire the back 1.41 acres of land from Lot 1 (the 25 East parcel). These two parcels zoned Manufacturing Distribution (MD) complied with City code on lot size as they were both greater than the required 2 acres and frontage. She said the 1.41 acres on Lot 1 was currently used for onsite drainage for both Lots 1 and 2. The owners of Lot 2 planned to grade and install gravel on the newly acquired land for more parking/outdoor storage for their business, Ferrell Gas LP (DBA Warren Energy Group Inc).

Mackenzie Johnson said that as these properties were developed decades ago, they were not compliant with today's stormwater retention and detention requirements and standards. Due to the known future land use the applicant was required to submit civil drawings to be constructed addressing drainage concerns. These drawings were to be approved by the City Engineer prior to the plat being finalized and recorded. The plan was to create a shared retention basin on Lot 2 behind the existing building on Lot 1. The applicant also planned to create a new retention basin on the front of Lot 2 adjacent to Union Avenue that would not be shared. She showed a site plan of the properties with the proposed property lines.

Staff recommended approval of the preliminary design plan and final plat with the correction of all redlines on the plat and construction drawings.

Commissioner Jorgensen asked about the proposed use for the gravel area of Lot 2. Mackenzie Johnson replied that the existing business was Ferrell Gas LP and they had existing outdoor operations and the expectation was to expand the area for more outdoor storage. She explained that the applicant would need to return for site plan approval when they surfaced the area as it was over 5,000 square feet.

Jeremy Jensen, who was the Lot 1 property owner, replied that it would be consistent with what was there now, which was vehicle parking.

Mackenzie Johnson commented that the City Engineer did not have concerns about the proposed use as the property was not in the drinking water wellhead protection zone.

Commissioner Jorgensen mentioned that his concern was more related to flammable material near the rail corridor. He asked about the regulatory process due to the existing LP business. Jeremy Jensen confirmed that the property owner, Mike Warren, said there would not be additional storage of propane and that the proposed area would be used for parking.

Commissioner Holbrook moved that the Planning Commission recommend approval to the City Council of the Preliminary Design Plan and Final Plat for a two lot subdivision called Union Court located at 25 and 95 East Union Avenue with the following condition:

- 1) Correction of all redlines on the plat and construction drawings.**

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

- 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION**

Mackenzie Johnson had nothing to report on the City Council meeting.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of July 25, 2023 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes as drafted for the July 25, 2023 meeting. Commissioner Maus seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Tucker, and Ward. Commissioner Stone was excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:40 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, September 12, 2023 by unanimous vote of all members present.



Wendy Page, City Recorder