



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
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NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA April 23, 2024 6:30 p.m.

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the City Council Chambers located at 10 East Center Street.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Public Hearing: Consideration of a code amendment related to approved uses in the Commercial Shopping (CS) Zone to include Automotive Accessory Installation, specifically detailing, tint, glass, and trim, Ryan Pulver, Griffin's Golden Glow Inc., applicant (Legislative).
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 04/09/2024

Adjourn

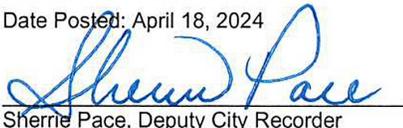
This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

Notice of Posting:

I, the duly appointed Deputy City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **April 23, 2024** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: April 18, 2024


Sherrie Pace, Deputy City Recorder





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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: April 23, 2024
SUBJECT: Consideration of an amendment to City code 10-1-47 and 10-11-3 related to automotive detail and trim shops in the CS Zone

RECOMMENDATION

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

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

BACKGROUND

The applicant, Griffin's Golden Glow Inc, approached the City with the desire to obtain a business license to operate an auto detailing facility at 520 E 1000 N in the Commercial Shopping (CS) zone. The specific land use of "auto detailing" is not listed in the current code. As such, the applicant has requested a code amendment to add that use to the code and specifically the CS Zone.

This occurrence brought attention to a defect in the automotive services category in City code section 10-11-3. Currently the code only has categories for General Automotive Repair, Auto Body and Paint, Oil and lube shops, car washes, and glass replacement. The use of "Car Wash" does not cover the proposed use of auto detailing. Auto detailing would include interior cleaning of upholstery, carpets, windows, and trim, as well as exterior cleaning and waxing. Furthermore, the use "Automotive glass replacement shops" does not include the installation of other accessories such as car stereos, window tinting, running boards, mirrors, hitches, accessory lighting, etc.

REVIEW

The DRC has reviewed the requested amendment and supports amending the code to permit auto detailing in Commercial Shopping (CS) zone. As part of the amendment, the DRC is also recommending that the existing "glass replacement" category be amended to include both auto detailing and installation of auto accessories. The new category will be "Automotive Detail and Trim Shops" and will

include a definition for section 10-1-47. The use would be a permitted use in all commercial zones and the definition is as follows:

AUTOMOTIVE DETAIL AND TRIM SHOPS: An establishment that provides services related to automotive detailing services or the sale and installation of automotive accessories such as replacement glass, tinting, audio, upholstery, or other miscellaneous vehicle trim and includes no outdoor storage of materials, nor outdoor storage of vehicles awaiting service for a period greater than 48 hours.

The change will provide additional business opportunities in all commercial zones and provide clarity for staff in issuing business licenses. The proposed use will have little impact on the zones as they will have either a retail component and provide a method for low impact services.

POSSIBLE MOTION

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

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

Attachments

- 1) Draft Amended Ordinance: 10-1-47 and 10-11-3

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [10-1-47](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

| Use Regulations | Zone | | | |
|------------------------------------------------------------|-----------|-----|-----|-----|
| | C-S | C-G | M-D | M-G |
| Repair And Maintenance: | | | | |
| General automotive repair | N | C | P | P |
| Automotive body, paint and interior repair and maintenance | N | N | C | C |
| Automotive <u>glass replacement detail and trim</u> shops | <u>NP</u> | P | P | P |
| Automotive oil change and lubrication shops | N | P | P | P |
| Car washes | N | P | C | C |
| All other automotive repair and maintenance | N | S | S | S |

10-1-47: DEFINITIONS:

AUTOMOTIVE DETAIL AND TRIM SHOPS: An establishment that provides services related to automotive detailing services or the sale and installation of automotive accessories such as replacement glass, tinting, audio, upholstery, or other miscellaneous vehicle trim and includes no outdoor storage of materials, nor storage of vehicles awaiting service for a period greater than 48 hours.

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 APRIL 9, 2024

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 via Zoom
14 Commissioner Katherine Maus
15 Commissioner Irene Stone
16 Commissioner Brandon Tucker
17

18 EXCUSED: Commissioner William Ward
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director.
21

22 OTHERS PRESENT: Morgan Green, Green Collective Campus; Dee Lalliss, resident; Shandell
23 Smoot, Eaglewood Cove applicant.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR FIVE TEMPORARY
30 OFF PREMISES RESIDENTIAL DEVELOPMENT SIGNS FOR THE EAGLEWOOD
31 COVE PHASE 13-15 SUBDIVISIONS, SHANDELL SMOOT, APPLICANT
32

33 Sherrie Pace reported that the developer of Eaglewood Cove Phases 13-15 planned to begin
34 advertising lots for sale in the new subdivision. She explained that City code 10-4-5 allowed for
35 temporary off premise residential development signs and associated directional signs if approved
36 by a conditional use permit. She said Code regulated that each development be allotted a
37 maximum of three temporary off premise signs (with a maximum height of 20 feet and a
38 maximum sign area per face of 64 square feet) announcing the development and an additional
39 two directional signs (maximum height of 20 feet with maximum sign area per face of 32 square
40 feet). She mentioned that those signs may not be placed on public property or within a public
41 right of way including park strips. Ms. Pace clarified that the signs may not be installed without
42 the developer first providing the City with written authorization from the legal property owner,
43 or the representative, granting permission for the sign location and duration of the posting. She

44 added that the signs must be removed within three years of the date when the conditional use
45 permit was granted and said a time extension not to exceed two additional years could be granted
46 by the Commission.

47
48 Sherrie Pace continued that the applicant submitted a plan which mapped the general location of
49 each sign. She shared the plan and said these locations may vary slightly due to obtaining
50 permission from the property owners. She said the developer was proposing one three foot by
51 five foot sign along Eagleridge Drive and across from Parkview Drive. She mentioned that they
52 anticipated one sign at each end of Eaglewood Loop and two additional signs at either
53 Tanglewood Loop, Rockwood Drive, or Woodbriar Way. She commented that these signs were
54 expected to be an A-frame product.

55
56 Sherrie Pace commented that the Development Review Committee (DRC) recommended
57 approval of the conditional use permit for five temporary off premise residential development
58 signs (three announcing the development and two directional) for Eaglewood Cove with the
59 conditions that no sign be placed on public property or within a public right of way (including
60 park strips), that prior to installation of any signs, the applicant must provide the City with
61 written authorization from the legal property owners, or its representative, granting permission
62 for the sign location and duration of the posting, and all signs must be permanently removed
63 within three (3) years from the date of conditional use permit approval. She showed examples of
64 the signage wording/design and the sign types.

65
66 Chair Larson asked if the three year request was from the applicant or part of City Code. Sherrie
67 Pace replied that the three year timeframe was from City Code. She explained that at the end of
68 the three years the developer could request a two year extension which she anticipated would
69 occur in this instance due to the larger lot sizes. She also said the signs must stay in good repair
70 and the Commission could add a condition that the signage must be replaced due to any
71 disrepair.

72
73 Commissioner Stone asked about the total requested signage. Sherrie Pace responded that they
74 could move the temporary A-frame location signs as needed and the permanent signage would
75 remain in place on Eagleridge Drive and Parkview Drive.

76
77 **Commissioner Holbrook moved that the Planning Commission approve the conditional use**
78 **permit for five temporary off premises residential development signs (three announcing the**
79 **development and two directional) for Eaglewood Cove Phase 13-15 Subdivisions with the**
80 **following conditions:**

- 81
82 **1) No sign shall be placed on public property or within a public right of way;**
83 **2) Prior to installation of any signs, the applicant must provide the City with written**
84 **authorization from the legal property owners, or its representative, granting**
85 **permission for the sign location and duration of the posting; and**

- 86 **3) All signs must be permanently removed within three (3) years from the date of**
87 **conditional use permit approval;**
88 **4) If the signs fall into disrepair they would need to be replaced.**

89
90 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
91 **Holbrook, Jorgensen, Larson, Maus, Stone, and Tucker. Commissioner Ward was excused.**

92
93 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 50 FOOT
94 DRIVEWAY AT 1375 WEST CENTER STREET, MORGAN GREEN, GREEN
95 COLLECTIVE CAMPUS, APPLICANT

96
97 Sherrie Pace reported that this was a conditional use permit for an existing building at 1375 West
98 Center Street. She showed the approved site plan that permitted a new 40 foot wide driveway on
99 Center Street to access the new bay doors of the mechanic shop. She said the applicant was
100 requesting that the new 40 foot wide drive approach on Center be increased to 50 feet to better
101 accommodate the safe maneuverability of trucks and trailers to the mechanic shop. She
102 mentioned that the City Engineer visited the site and confirmed that this increase would allow
103 safer and overall better access.

104
105 Sherrie Pace said that City Code regulated that nonresidential driveways be a maximum of 40
106 feet wide or as established by a conditional use permit and the proposed 50 foot wide driveway
107 met all other code regulations regarding driveway separation, distance from the intersection, and
108 proximity to a property line. She added that the DRC recommended approval of the conditional
109 use permit a 50 foot wide drive approach at 1375 West Center Street with no conditions.

110
111 **Commissioner Stone moved that the Planning Commission approve the conditional use**
112 **permit a 50 foot wide drive approach at 1375 West Center Street with no conditions.**
113 **Commissioner Holbrook seconded the motion. Commissioner Tucker seconded the motion.**
114 **The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone,**
115 **and Tucker. Commissioner Ward was excused.**

116
117 4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
118 PLANNING COMMISSION

119
120 Sherrie Pace reported that the City Council approved the Eaglepointe Estates Phase 18 Lot 1819
121 plat amendment. She said the Council also approved the development plan for Silver Sky Lofts
122 Phase 2 and the revised development agreement would return to the Commission for a
123 recommendation on the zone change.

124
125 Chair Larson presented Commissioner Maus with a plaque to thank her for her service on the
126 Planning Commission. Commissioner Maus said it had been an honor to serve and said she
127 would miss the Commission.

128

129 5. APPROVAL OF MINUTES

130

131 The Planning Commission meeting minutes of March 26, 2024 were reviewed and approved.

132

133 **Commissioner Maus moved to approve the meeting minutes from the March 26, 2024**
134 **Planning Commission meeting as drafted. Commissioner Tucker seconded the motion. The**
135 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, and**
136 **Tucker. Commissioner Ward was excused.**

137

138 6. ADJOURN

139

140 Commission Chair Larson adjourned the meeting at 6:46 p.m.

141

142 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
143 *Tuesday, April 23, 2024 by unanimous vote of all members present.*

144

145

146

147 _____
Wendy Page, City Recorder