

**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
APRIL 9, 2024**

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 via Zoom
Commissioner Katherine Maus
Commissioner Irene Stone
Commissioner Brandon Tucker

EXCUSED: Commissioner William Ward

STAFF PRESENT: Sherrie Pace, Community Development Director.

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

1. PUBLIC COMMENTS

There were no public comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. APPROVAL OF MINUTES

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

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

6. ADJOURN

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

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

Wendy Page
Wendy Page, City Recorder

