

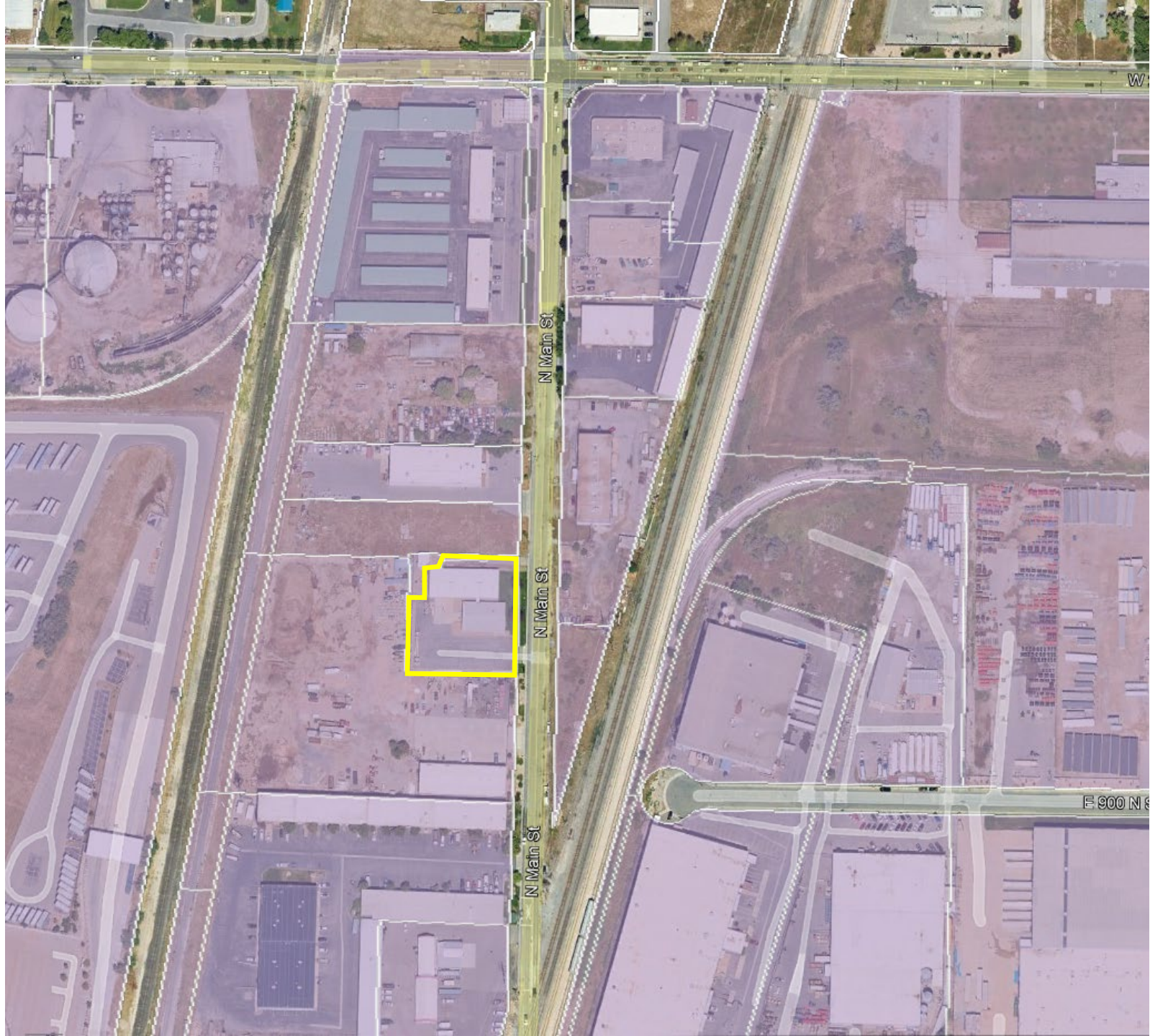
PLANNING COMMISSION MEETING

September 24, 2024
6:30 p.m.



CITIZEN COMMENT

PUBLIC HEARING
Code Amendment
Accessory Caretaker Residences
Mike Anderson, Core Architecture



Title 10 Amendments

Chapter 1: Definition Accessory Caretaker Residences

A dwelling unit located within or upon a non-residential building or property that is occupied by a person or a single family with at least one occupant who is employed by or who owns the primary business located on that property and has on-site job responsibilities associated with said business. All caretaker dwellings must be accessory to the primary use of the property.

Chapter 11:

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	<u>Specific Use Standards</u>
Residential Uses:					
<u>Accessory Caretaker Residence (ACR)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>10-19-3</u>
Developments which contain residential uses or mixed commercial and residential uses must obtain a rezone to a "Planned District (P)", see chapter 13 of this title					

Title 10, Chapter 19 Specific Use Standards

10-19-1: SPECIFIC USE STANDARDS: Purpose & Intent

10-19-2: Applicability

- A.** Permitted and Conditionally Permitted uses
- B.** Specific Standards for land uses as applicable

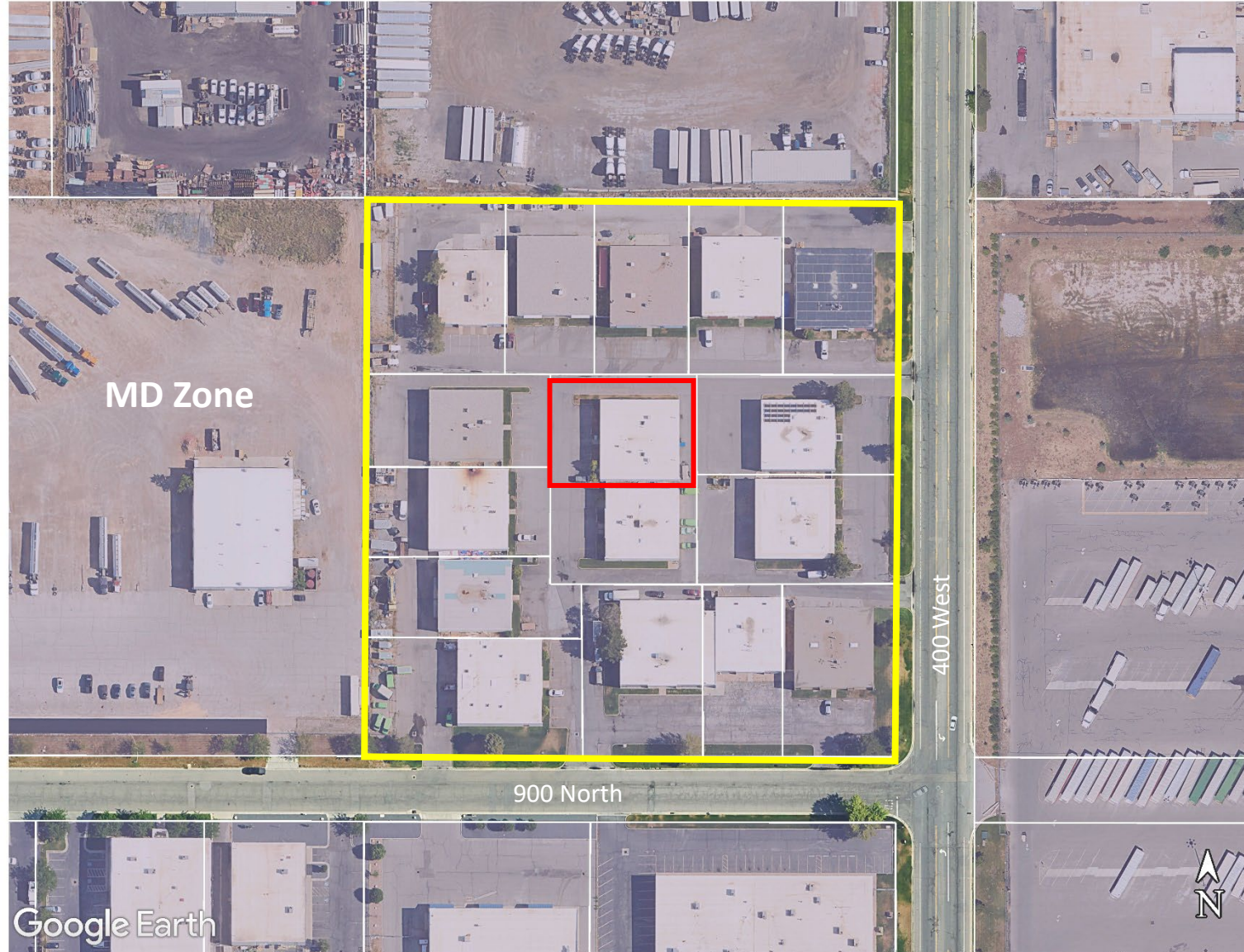
10-9-3: Accessory Caretaker Residence (ACR)

1. One accessory caretaker residence per property
2. Must be incidental and subordinate to the primary use on the property
3. Be located in the primary building unless:
 - a. The lots is 5 acres or more
 - b. The accessory building is designed to conform to the required architectural design standards for commercial structures, unless it cannot be viewed from a public street
 - c. Prohibits use of an RV as an accessory caretaker residence
 - d. Allows tiny homes to be used if connected to utilities and skirted
 - e. Provides separate utilities, if necessary or required by the utility
4. Must meet building code, including fire separation, sprinkling, as applicable
5. Each unit must have kitchen, living area, sleeping area
6. Maximum size of 1,500 sq. ft.
7. Requires payment of residential impact fees
8. Minimum of 1 parking space required
9. Occupied by only 1 family
10. Minimum of 1 resident must be an employee or the owner of the business
11. Recordation of a covenant that the residence will be converted back to a commercial use if the business is terminated.

Conditional Use Permit
Core 4 Distillery
900 North 400 West, Bldg. 16
Makayla Martin



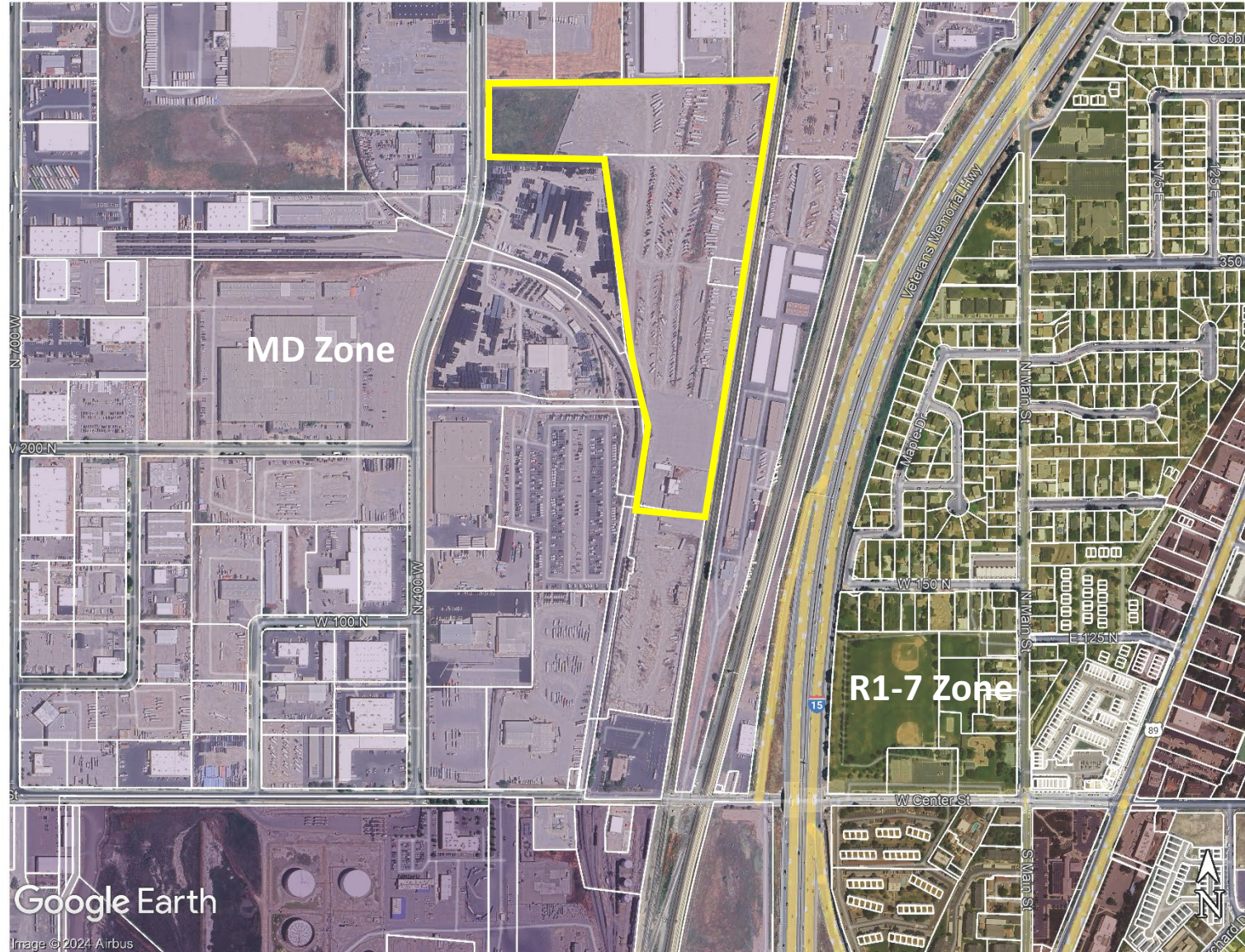
Conditional Use Permit – Core 4 Distillery
900 North 400 West, Bldg. 16
Zoning/Aerial Map



Site Plan
Copart Access Road
430 North 400 West
TJ Breslin, Entellus



Site Plan – Copart’s Access Road 430 North 400 West Zoning





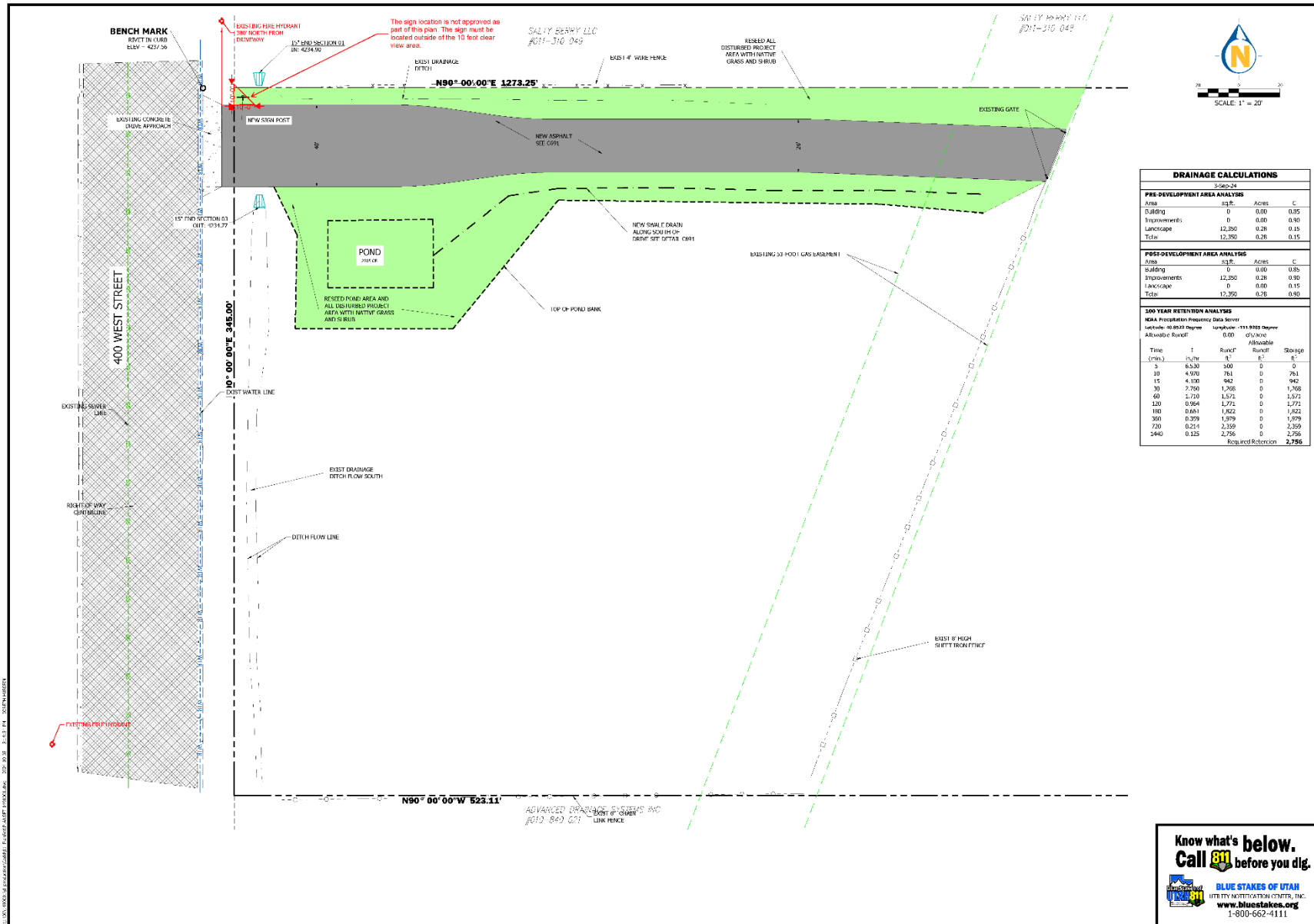
Site Plan – Copart’s Access Road 430 North 400 West Aerial





Site Plan – Copart's Access Road
430 North 400 West
Existing Conditions (Google Earth Street View)





1470 South 600 West Woods Cross, UT 84010 Phone 801.268.2236 www.tellerits.com 		DEVELOPER COPART INC Contact: Benjamin Stephens 14185 Dallas Parkway Dallas, TX 75254 Phone: 469.217.5965							
COPART - NORTH SALT LAKE 430 NORTH 400 WEST PARCEL 010-400-035 LOCATED IN THE N 1/2 OF SECTION 2, T 1 N., R 1 W., S 1 E. S.W. NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH									
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2024-09-09</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	2024-09-09	ISSUED FOR PERMIT	DRAWN: JH 2024-09-09 APPROVED: STA 2024-09-09 PROJECT # 14185 FILENAME: 14180001.dwg	
NO.	DATE	DESCRIPTION							
1	2024-09-09	ISSUED FOR PERMIT							
C400 SITE PLAN									

Work Session

- Conditional Use Standards & Land Use Table
 - 1. Production (Agriculture)
 - a. Updating agriculture definitions and land uses,
 - b. Commercial operations
 - c. Livestock
 - d. Community gardens
 - 2. Mining
 - a. Support activities for mining defined
 - b. Support activities for oil and gas
 - 3. Utilities
 - a. Compress to public and private utilities
 - b. Power Generation
 - c. Water supply
 - d. Sewage treatment
 - e. Steam and air conditioning supply

Work Session

- Conditional Use Standards & Land Use Table
 - 4. Building, Developing and General Contracting
 - a. Contractor yard standards to be moved from 1-1-33
 - 5. Manufacturing
 - a. Prohibited in C-S & C-G?
 - b. Prohibited uses:
 - i. Slaughtering/rendering
 - c. Compression of categories:
 - i. Heavy Manufacturing
 - ii. Light Manufacturing
 - iii. Heavy Assembly
 - iv. Light Assembly
 - v. Sub-assembly

Work Session

- Conditional Use Standards & Land Use Table
 - 6. Wholesale/Retail Trade
 - a. Compress into
 - i. Durable goods
 - ii. Non-durable
 - iii. Wholesale Electronic Markets
 - b. Prohibited Wholesale uses
 - i. Used auto parts/salvage yards
 - ii. Metal service centers
 - iii. Coal and mineral
 - c. Outdoor storage regulations
 - d. Special regulations for
 - i. Chemicals
 - ii. Raw farm materials
 - iii. Petroleum

ACTION UPDATE

September 3 Info and public Input related to a proposed homeless shelter facility at 1130 West Center Street

September 17 Reagan Outdoor Advertising Agreement
Alcoholic Beverages Code Amendment (Title 3 Chapter 2)

UPCOMING:

October 7 General Plan Workshop (Pizza and Planning) 6 p.m.
October 10-11 APA Conference (Provo)
October 21 2024 Wasatch Choice Fall Workshop (Farmington) 4 p.m.

MINUTES

ADJOURN