

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOVEMBER 27, 2018

FINAL

Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and BreAnna Larson led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner BreAnna Larson
Commissioner Natalie Gordon

EXCUSED: Commissioner Brandon Tucker

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Kate Werrett, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Ben Wellman, Horizon Manufacturing.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A SITE PLAN AMENDMENT FOR HORIZON
MANUFACTURING AT 980 WEST CENTER STREET, BEN WELLMAN,
APPLICANT

Sherrie Llewelyn reported that the requested site plan amendment was for the property located at 980 West Center Street between Redwood Road and Foxboro Drive. Horizon Manufacturing currently has an 11,000 square foot building on the 3.98 acre property and had proposed to build an additional 4,500 square foot structure for storage. The property was previously zoned General Commercial (CG) with an existing use overlay zone to allow for manufacturing uses.

The proposed storage building would be a 35 foot tall metal structure that would sit approximately 100 feet behind the existing structure. As the proposed building would be located more than 300 feet from Center Street and materials for accessory structures are permitted to be

constructed of metal in the design guidelines no additional requirements for roof or additional variations are required. The Development Review Committee (DRC) reviewed and recommended approval of the site plan amendment with the condition that all redline engineering corrections be made relating to grading and drainage.

Sherrie Llewelyn commented that the redline corrections had since been submitted to the City Engineer and were no longer required for approval.

Commissioner Larson asked in regards to the height of the existing Horizon Manufacturing building. Ben Wellman replied that it was 25 feet tall.

Commissioner Ward asked the applicant about the nature of their work. Ben Wellman replied that Horizon Manufacturing was a machine shop and specialized in manufacturing items such as parts for local companies such as waste treatment plants, food processing, and the refineries. He said that Newport Steel was one of their biggest customers.

Commissioner Kirkham asked how many employees Horizon Manufacturing currently had. Ben Wellman replied that he purchased the business in 2000 and started out with six employees. He said he now had 17 employees and the proposed building would allow him to hire 5 more employees.

Commissioner Garn commented that Horizon Manufacturing also manufactured parts for Stericycle over the years.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for Horizon Manufacturing at 980 West Center Street with the following condition:

- 1) Redline Engineering corrections related to grading and drainage.**

Commissioner Kirkham seconded the motion.

Commissioner Ward suggested that as the redline conditions had already been submitted to staff that the condition could be removed.

Commissioner Garn amended his motion to remove the condition. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Larson and Gordon. Commissioner Tucker was excused.

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

Sherrie Llewelyn reported that the accessory dwelling unit (ADU) code amendment had been approved by the City Council with one minor change to the parking reduction allowance. The Council determined that one parking stall could be reduced if the home were within a quarter mile of a bus rapid transit line. She explained that this meant that the main dwelling parking could be reduced by one space and that two parking spaces would be required overall with one dedicated space for the homeowner and one allotted to the renter.

Mrs. Llewelyn also said that the Council adjusted the parking reduction amendment from a quarter mile from “any transit line” to a “bus rapid transit line”. She explained that the Council was concerned that by allowing a reduction for homes within a quarter mile to any transit line that this would allow a majority of the homes in Foxboro to qualify based on their proximity to a regular bus line.

Sherrie Llewelyn said that staff would prepare an application form and start to advertise to residents about the ADU code amendments so all illegal apartments could come into compliance. She said that the City would not charge a land use permit or business license fee, but only a building permit fee where required.

Commissioner Kirkham asked for clarification on if homeowners would have to pay a fee for a license. Sherrie Llewelyn replied that no fees would be charged unless the property required a building permit to bring the unit up to code.

Commissioner Kirkham commented that Salt Lake City required a business license for rental units. Sherrie Llewelyn replied that the City does not require a business license for landlords who had fewer than four units for rent.

Chair Knowlton asked for clarification on whether the Council allowed the parking reduction for homes that were within a quarter mile from bus rapid transit or Highway 89. Sherrie Llewelyn replied that the Council determined that the parking reduction would only be granted for homes within a quarter mile of bus rapid transit.

Sherrie Llewelyn also reported that the City Council approved the Winegar’s townhome preliminary plan without any changes. The Council approved The Ridge general development plan and determined that further review as necessary before making a determination on whether the proposed cul-de-sac in that development should be stubbed as a through street.

Chair Knowlton asked if the public was in attendance for the ADU, The Ridge and the Winegar's developments at the last City Council meeting. Sherrie Llewelyn replied that no members of the public were in attendance for those items.

Sherrie Llewelyn commented that the City Council did ask if there would be an ordinance for short term rentals. She said that she explained to the Council that this ordinance was drafted and the Planning Commission would be reviewing this soon.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of November 13, 2018 were reviewed and approved. **Commissioner Gordon moved to approve the meeting minutes of November 13, 2018 as amended. Commissioner Larson seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Larson and Gordon. Commissioner Tucker was excused.**

Sherrie Llewelyn commented that the Planning Commission would meet December 11th to hold a public hearing for a proposed cellular phone tower on the Sewer District's property.

Commissioner Kirkham asked if Granite Construction had finalized the sale of the property for The Ridge development. Sherrie Llewelyn replied that she believed the sale was pending based on the results of the geotechnical study.

5. ADJOURN

Chair Knowlton adjourned the meeting at 6:50 p.m.



Chair

Recorder



Secretary