

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
JANUARY 22, 2019

FINAL

Commission Chair Ted Knowlton called the meeting to order at 6:32 p.m. and Brandon Tucker led those present in the Pledge of Allegiance.

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

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

OTHERS PRESENT: Dustin Gramoll, Jim Gramoll, Gramoll Construction.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A SITE PLAN FOR GRAMOLL CONSTRUCTION AT 155 SOUTH 750 WEST, DUSTIN GRAMOLL, APPLICANT

Sherrie Llewelyn reported that the site plan approval was for an office warehouse building and construction storage yard at 155 South 750 West. The property was 3.13 acres in the Manufacturing Distribution (MD) Zone located in the new G&G Industrial Subdivision south of Center Street. The business currently located at 1100 North would relocate once construction at 750 West was completed.

The required parking for a contractor's yard and business services would be 1 stall per 500 square feet of floor area in the building so a minimum of 35 parking stalls with 2 ADA accessible stalls would be required. The minimum requirements for 10% landscaping has been exceeded at 13% or 17,643 square feet. The landscaping would be low maintenance and consists of a mix of stone rock mulch, trees, shrubs, ornamental grasses and flowers. The rear portion of

the lot will consist of outdoor storage of construction equipment and will be screened from street view by a six foot masonry wall. The proposed gate for the wall would be chain link and appropriately screened with a vinyl or fabric mesh screen. Per the architectural review all City standards have been met including the addition of parapets on the façade. The building will be constructed of stone and brick. The Development Review Committee (DRC) recommended approval with three conditions including that the storage area be appropriately screened, a shared drainage/detention easement with lot 4 be provided, and the addition of engineers note to the plan regarding final survey of detention elevations.

Dustin Gramoll, Gramoll Construction, commented that they need to vacate their current location by November so they were eager to start construction.

Natalie Gordon arrived at 6:38 p.m.

Chair Knowlton asked in regards to the new road 750 West and where it would begin and end. Sherrie Llewelyn showed a map to those present of where 750 West would be located. She said it was a private street and would be maintained by the business owners there.

Commissioner Garn commented that during previous discussions that an agreement was to be made between DATS Trucking and Gramoll regarding driveway access. Sherrie Llewelyn replied that an agreement had been made to move DATS driveway 15 feet to the west to be a minimum of 50 feet away from the new street; however, a legal agreement could not be reached between the two parties and the driveway relocation plan was withdrawn. In addition, a note was placed on the plat that when the use of the property changes the Center Street access must be eliminated with sole access on 750 West.

Commissioner Garn moved that the Planning Commission approve the requested site plan for Gramoll Construction at 155 South 750 West with the following conditions:

- 1) The chain link gate will be appropriately screened with a vinyl or fabric mesh screen;**
- 2) Provide a shared drainage/detention agreement or easement with lot 4; and**
- 3) Add engineers note to the plans regarding final survey of detention elevations, to ensure installation as designed.**

Commission Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

3. DISCUSSION ITEM-SHORT TERM RENTALS CODE AMENDMENT

Sherrie Llewelyn reported that per the current code short term rentals (STR) were unregulated and if they are not specifically prohibited in the code then they are considered permitted. The proposed code for short term rentals would include: a STR permit, owner occupancy for 183 calendar days per year, one STR per property, rented to 4 unrelated individuals or 8 family members, Accessory Dwelling Units (ADUs) used as STRs may rent 365 days per year, a required parking plan providing off street parking, emergency contact info, owners responsible for maintenance of property and snow removal, penalties for violations, and the requirement to post certain items in the unit including: rules for parking, snow removal, quiet hours, emergency contact, etc.

Commissioner Larson asked about the requirement under section 4:C2 of the proposed code 10-1-45 related to Occupancy during rental period which stated that “the property shall only be rented for a minimum duration of one (1) night and a maximum of ten (10) consecutive nights.” She said it was potentially too restrictive. Commissioner Ward agreed and suggested that it could be increased from 10 days to 14 days.

After discussion the Commissioners determined that the maximum number of consecutive nights should be increased to 45 nights. They also discussed whether provisions should be added to allow for longer stays.

Sherrie Llewelyn clarified that any rentals over 30 days would be considered a long term lease so a short term rental permit would not be required.

Chair Knowlton asked about section 4.A which stated that “the maximum renter occupancy shall be no more than eight (8) related people or four (4) unrelated people in the area to be used for a STR and the maximum occupancy shall not include the owner and immediate family residing in the dwelling.” The Commissioners felt that four unrelated people was appropriate and suggested removing the restriction for eight related people.

Sherrie Llewelyn suggested that each property would be required to state their maximum occupancy on the application and provide a parking plan with adequate parking for the occupancy level.

Chair Knowlton suggested that the parking requirement could be half a parking space per bedroom.

Commissioner Gordon commented that the parking would be market regulated per the rental listings. She explained that renters would be able to see the number of parking spots available in the rental listings and would rent units based on their parking needs.

Commissioner Tucker commented that staff would be able to approve and regulate each short term rental and parking per the permit process.

Commissioner Ward asked if there had been any complaints related to Airbnb rentals to date. Sherrie Llewelyn replied that there had been one complaint due to the fact that a property owner lived in an HOA where short term rentals were not allowed per the HOA CC&Rs.

Commissioner Ward asked what the cost for the permit would be. Sherrie Llewelyn replied that the costs for violations and fines were detailed in the ordinance but the cost for the permit had not been set. She suggested that the permit fee be low cost at a maximum of \$25 per permit.

Sherrie Llewelyn commented that there were approximately ten units available for STR since October and said she did not see the city having a large number of short term rentals.

Commissioner Larson asked about Section 9.A which required a nameplate sign and 24/7 contact information for the owner of the STR to be posted on the exterior of the entrance. Sherrie Llewelyn said that the City would have emergency contact information on file as well as inside the unit so she suggested that this item could be removed.

This item did not require a motion as a public hearing would be required before action could be taken.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of January 8, 2018 were reviewed and approved. **Commissioner Gordon moved to approve the Planning Commission meeting minutes for January 8, 2019 as amended. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.**

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

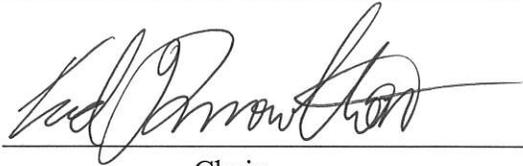
Sherrie Llewelyn reported that the January 15th City Council meeting had a large agenda and the meeting went until 11 p.m. She said one of the issues brought forward by a resident was

predatory towing. The Council also reviewed Dark Sky Designations, the reappointment of BreAnna Larson to the Planning Commission, and the Hepworth Townhomes. The City Council tabled the townhome application as they had concerns with the proposed architecture and the number of units. The Council suggested reviewing a concept design for duplexes rather than townhomes and reaching out to residents in that neighborhood. She said that several of these items including ordinances related to Dark Sky Designation and predatory towing, as well as the Hepworth Townhomes could potentially come to the Planning Commission for review.

Sherrie Llewelyn also reported that the developer for the apartments at Foxboro Marketplace would most likely be bringing a new site plan before the Planning Commission.

6. ADJOURN

Chair Knowlton adjourned the meeting at 7:26 p.m.



Chair

Recorder

Secretary