

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
MAY 26, 2020

FINAL

This meeting was held electronically via 3CX. The host site was located at 10 East Center Street in North Salt Lake.

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 Brandon Tucker
Commissioner BreAnna Larson
Commissioner Alisa Van Langeveld

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Dee Lalliss, resident.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR MAYFLOWER INDUSTRIES, A SPORTING GOODS WHOLESALER, AT 95 NORTH FOXBORO DRIVE, STE. 7, THOMAS DINARDO, APPLICANT

Sherrie Llewelyn reported that Mayflower Industries is currently located at 561 North 700 West and as they have outgrown their current space, they would be relocating to 95 North Foxboro Drive. She explained that the new location is zoned General Commercial (CG) and the use is conditional in this zone, where the current location is Manufacturing Distribution (MD) and is a permitted use. The business is a sporting goods wholesaler with minor product assembly related to the speed skating industry. The new location will allow the business to have a retail showroom and add at least two employees to their current five employees. The existing building is an industrial building with office space fronting the east side and warehouse space on the west, which is accessed by overhead rollup doors.

Mrs. Llewelyn said the business currently has five employees and one contractor and hopes to add at least two more employees at the new location. The business will occupy approximately 1/4 of the building with 4,200 square feet for office and sales and 8,800 square feet of warehouse and assembly area. The business hours are 8 a.m. to 4 p.m. and will entail parking for four to eight employee vehicles and one delivery van, which will be parked within the building. Traffic generation will be no greater than average for the building type and use of the area. She also explained that ample parking has been provided for this use and the other tenants as this building would be shared by multiple businesses.

The Development Review Committee (DRC) recommended approval of the conditional use permit for Mayflower Industries with no conditions.

Commissioner Kirkham moved that the Planning Commission approve the conditional use permit for Mayflower Industries at 95 North Foxboro Drive with no conditions. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Van Langeveld was excused.

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

Sherrie Llewelyn reported that the City Council approved the site plan for the Gardner Batt distribution facility.

Chair Knowlton asked if the property was part of the Redwood Road CDA. Sherrie Llewelyn confirmed that they were but that the tenant had not asked for any incentives. She said the developer of the remaining property, the Kimball family who is selling the property to Gardner Batt, did ask for incentives to purchase the Kelly property where the access road would be constructed. Mrs. Llewelyn explained that the existing dilapidated buildings on the Kelly parcel would be torn down to construct the road.

Commissioner Van Langeveld arrived at 6:42 p.m.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of May 12, 2020 were reviewed and approved. **Commissioner Larson moved to approve the meeting minutes from May 12, 2020. Commissioner Van Langeveld seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

5. ADJOURN

Chair Knowlton adjourned the meeting at 6:45 p.m.



Signed on behalf of Ted Knowlton, as approved

Chair



Recorder

Secretary