

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
JULY 14, 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 Stephen Garn led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton  
Commissioner Stephen Garn  
Commissioner Kent Kirkham  
Commissioner Brandon Tucker  
Commissioner BreAnna Larson  
Commissioner Alisa Van Langeveld

EXCUSED: Commissioner William Ward

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

OTHERS PRESENT: Dee Lalliss, resident; Jeff Thomson, Ornamental Elegance; Paul McShane, Design Space; James Kanno, Tim Dahle Nissan; Todd Meyers, Maverik; Colby Anderson, Pat, Trent Jones.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A FABRICATED  
METAL PRODUCT MANUFACTURING FACILITY, ORNAMENTAL ELEGANCE  
AT 905 NORTH MAIN STREET, JEFF THOMSON, APPLICANT

Sherrie Llewelyn reported that Ornamental Elegance was moving from Salt Lake into an existing industrial building located at 905 North Main Street. Ornamental Elegance is a fabrication business that cuts and welds metals as well as manufactures railings, fences, and gates. Metal products fabrication is listed as a conditional use in the Manufacturing Distribution (MD) zone.

This business will have approximately four employees and will occupy 5,000 square feet of the building with 300 square feet of office space. The business will utilize the following equipment:

four welders, a drill press, a punch, forklift, band saw, cold saw, smaller grinders, and a torch. There will be no outdoor storage and all fabrication and cutting will occur inside the building. The Development Review Committee (DRC) advises the Planning Commission and the applicant that if the business should require a paint or powder coating booth, in the future, that additional permitting would be required.

Traffic generation will be no greater than average for the building type and use of the area. The applicant expects one metal delivery per week, which would be stored within the building. Two work trucks will be stored inside the building after hours.

The noise from the metal cutting will be contained entirely within the building and is expected to have no effect on any residential areas. The DRC has not identified any concerns or impacts that would require mitigation and has recommended approval of the conditional use permit with no conditions.

Mrs. Llewelyn then showed the proposed floor plan layout for Ornamental Elegance.

Jeff Thomson, Ornamental Elegance, commented that everything had been covered in Mrs. Llewelyn's presentation.

Commissioner Van Langeveld commented on a fire in the industrial area and asked about any additional fire safety requirements for this type of business. Sherrie Llewelyn replied that a conditional use permit becomes a right by use unless the business violated a condition or City ordinance. She explained that if the business went out of use for a year that a new business would have to reapply for a conditional use permit. The conditional use is attached to the property.

Commissioner Van Langeveld asked if a conditional use permit had an expiration date. Sherrie Llewelyn responded that the unit would be inspected by the fire marshal and that they were part of the DRC. She also said that the fire marshal would not sign off on a permit unless everything was in order.

Commissioner Larson asked if a condition requiring additional permitting for the paint/powder coating booth needed to be added as a condition in the motion. Sherrie Llewelyn replied that this requirement did not need to be added as a condition as it was just a reminder to the applicant.

Commissioner Kirkham questioned where the metal painting was being done. Jeff Thomson replied that all the powder coating was done at a facility in Salt Lake.

**Commissioner Garn moved that the Planning Commission approve the conditional use permit for Ornamental Elegance at 905 North Main Street with no conditions.**

**Commissioner Van Langeveld seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Tucker, Larson and Van Langeveld. Commissioner Ward was excused.**

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A THIRD DRIVEWAY ACCESS FOR DESIGN SPACE AT 147 EAST UNION AVENUE, PAUL MCSHANE, APPLICANT

Sherrie Llewelyn reported that the applicant, Design Space, was granted a site plan approval for the construction of their business at 147 East Union Avenue on November 26, 2019. Currently there is a tenant using the west property area for one additional year. The property owners have requested to divide the single west entrance into two separate driveways.

City ordinance allows for an additional driveway approach as a conditional use with approval from the Planning Commission. The applicant must demonstrate that an undue hardship or the existence of unusual conditions on the property justify the need for an additional driveway. The property must have greater than 400 feet of frontage to qualify for an additional driveway.. The City Engineer must also recommend approval with any conditions to the Planning Commission with a finding that the additional driveway would not create a traffic hazard or unreasonable impediment to traffic flow. A traffic study would be required on streets designated as minor collector, major collector, or minor arterial.

Mrs. Llewelyn stated that the property had approximately 435 feet of frontage. The proposed third driveway would replace the existing thirty foot driveway with two 25 foot driveways that would be 50 feet apart. She explained that Union Avenue was a low volume street and the City Engineer did not foresee any issues as long as the third driveway access met all of the City standards.

Paul McShane, Design Space, commented that the driveway must also be a certain number of feet away from the property line as well. He stated that they had met all of the requirements and would still maintain nice landscaping. Mr. McShane said that this arrangement would help to keep vehicles off the street instead of creating a traffic burden.

Commissioner Van Langeveld commented that she appreciated the trees and landscaping on the site.

Chair Knowlton asked the applicant why they needed a third driveway. Paul McShane replied that the area required a lot of loading and queuing of vehicles. He said it would be more efficient to have the third driveway in that location.

**Commissioner Van Langeveld moved that the Planning Commission approve the conditional use permit for Design Space at 147 East Union Avenue with no conditions.**

**Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Tucker, Larson and Van Langeveld. Commissioner Ward was excused.**

4. CONSIDERATION OF A SITE PLAN AMENDMENT FOR TIM DAHLE NISSAN AT 955 NORTH 400 EAST, JAMES KANNO, APPLICANT

Sherrie Llewelyn reported that this site plan amendment was a request for construction of additional service bays for the Tim Dahle used car dealership located at 955 North 400 East. The addition would be approximately 5,700 square feet and consist of eight additional service bays for a total of sixteen bays and an upstairs parts storage area. The rest of the site would remain as presently built with improvements to the storm drainage and landscaping. The site contains the required 10% landscaping, which would be significantly improved per the submitted plan. The parking on site would not change; however, an analysis of the parking requirements for the facility are warranted by the addition. The parking requirement would be for 205 parking spaces and the applicant provided 214 spaces including ADA parking.

Mrs. Llewelyn spoke on the architectural review, which included the requirements for horizontal articulation every 100 feet, vertical articulation every 30 feet, and a clearly defined entrance, which the proposed plan met. She explained that the requirement for parapet variations every 60 feet on all facades visible from a public right of way was not met, as the façade was 100 feet long and did not have a parapet variation of 2 feet every 60 feet. The DRC recommended approval of the site plan amendment with the requirement that the rear elevation be modified to include parapet variation.

James Kanno, Tim Dahle Nissan, commented that they were happy to make this change and add parapet variation to the rear elevation.

**Commissioner Garn moved that the Planning Commission approve the site plan amendment for Tim Dahle Nissan at 955 North 400 East with the following condition:**

**Condition:**

- 1) **The rear elevation (west) facing I-15 be modified to provide parapet variation of 2 feet for roof lines longer than 60 feet.**

**Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Tucker, Larson and Van Langeveld. Commissioner Ward was excused.**

5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A DRIVEWAY RELOCATION/EXPANSION AT MAVERIK LOCATED AT 24 NORTH REDWOOD ROAD, TODD MEYERS, APPLICANT

Sherrie Llewelyn reported that the Maverik site plan was approved by the Planning Commission on February 26, 2019 and was constructed soon after approval. Since that time, semi-trucks have had difficulty staying within the turning radius of the existing driveway on Center Street when turning right (west) onto Center Street. She explained that the existing power pole had been hit multiple times over the last year, which had caused power outages in the area. The most recent incident occurred on Wednesday, July 9, 2020, which resulted in the addition of this item to the Commission's meeting agenda.

Mrs. Llewelyn showed a site plan and the existing location of the driveway. She detailed the difficulty for trucks to make the current S shaped turn and avoid driving over the curb.

The DRC recommended approval provided that the applicant submit updated construction drawings showing the landscape plan with curb and gutter, the landscaped island at the end of the parking aisle would have a tree, the landscaping located where the existing driveway is removed would immediately be installed after removal of that driveway, and the conditional use for the relocated driveway on Center Street and the increased driveway width are approved by the Planning Commission with a finding of improved safety for commercial vehicles and public utilities.

Sherrie Llewelyn stated that City code required that any driveway in a commercial or industrial area must be a maximum of 40 feet in width unless increased by the Planning Commission per a conditional use permit. The approved driveway was 50 feet in width and the proposed driveway would be 56 feet in width to provide another turning lane and to better accommodate the semi-truck turning radius.

Todd Meyers, Maverik, explained that an incident occurred on Wednesday in which a semi-truck had difficulty maneuvering the turn and struck the power pole causing the power to go out in the area. He said the two issues were the location of the power pole and the current S shaped turn, which forced trucks into the street. Mr. Meyers said the new exit would allow trucks to remain in their proper travel lane.

Commissioner Kirkham commented that it was easy to approve the conditional use permit for the driveway relocation, as it was currently a safety issue.

Commissioner Van Langeveld asked about the future use of the Maverik building located across the street from this location. Todd Meyers replied that the original plan was to demolish that building once this building had opened. He said that they had several other locations in the valley where two stores were located across from each and had done well. Mr. Meyers said they were

still considering remodeling the older building and keeping both open but had not make a final decision yet.

**Commissioner Garn moved that the Planning Commission approve the conditional use permit for a driveway relocation/expansion at Maverik located at 24 North Redwood Road with the following conditions:**

- 1) **The applicant shall submit updated construction drawings showing the landscape plan and curb and gutter;**
- 2) **The landscaped island at the end of the parking aisle shall have a tree;**
- 3) **The landscaping at the location where the existing driveway will be removed shall be installed immediately after removal of the driveway;**
- 4) **The conditional use for the relocated driveway on Center Street and the increased driveway width are approved by the Planning Commission with a finding of improved safety for commercial vehicles and public utilities.**

**Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Tucker, Larson and Van Langeveld. Commissioner Ward was excused.**

#### 6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION

Sherrie Llewelyn reported on a potential agenda item that may come before the Planning Commission. She said that for the City to consider the annexation of property west of the Jordan River that the annexation policy plan would need to be updated. This plan included the areas between the City and Bountiful, the Chevron property, and the areas above Eaglewood Cove.

Mrs. Llewelyn said if the City engaged in a study for the annexation that they would hold multiple public meetings and hearings to gather input from residents prior to starting the annexation policy plan.

Commissioner Larson asked if there was a push for the annexation or if the City was just being proactive. Sherrie Llewelyn replied that there was a push by the developer. She explained that the developer would reimburse the City for their portion of the study.

Commissioner Larson commented that she was under the impression that the annexation received an opposing vote from Salt Lake City Council, where the property was currently located. Sherrie Llewelyn replied affirmatively and said the developer was going back before the Salt Lake City Council next week.

7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of June 9, 2020 were reviewed and approved. **Commissioner Tucker moved to approve the meeting minutes from June 9, 2020. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Tucker, Larson and Van Langeveld. Commissioner Ward was excused.**

8. ADJOURN

Chair Knowlton adjourned the meeting at 7:10 p.m.



signed on behalf of Ted Knowlton, as approved

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Chair



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Recorder

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Secretary