

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
OCTOBER 26, 2021

FINAL

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

PRESENT: Commissioner Ron Jorgensen
Commissioner BreAnna Larson
Commissioner Alisa Van Langeveld
Commissioner Brandon Tucker
Commissioner William Ward

EXCUSED: Commission Chair Ted Knowlton
Commissioner Katherine Maus

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett, Planner.

OTHERS PRESENT: Dee Lalliss, resident; Laird Doman, UNITS Storage.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR UNITS STORAGE
LOCATED AT 235 WEST 500 NORTH, LAIRD DOMAN, APPLICANT

Mackenzie Bennett reported that UNITS Storage provides mobile storage units/pods to customer's homes or businesses. Customers then have the option to store their full containers at the warehouse located at 235 West 500 North. This location would be used to store empty containers. The proposed location is within the manufacturing distribution (MD) zone and outside of the storage unit overlay zone. The proposed use would be similar to self storage with the exception that customers would not visit the site to retrieve or store their items. The business was categorized as "other warehousing and storage facilities" per the Development Review Committee (DRC) for review as a conditional use by the Planning Commission.

The business has provided ten parking stalls but those stalls are currently being used for outdoor storage of empty containers. The DRC recommended that the Planning Commission approve this conditional use permit with four parking stalls to be maintained for guest and employee use. The remaining six stalls may be used for outdoor storage space of the containers if they do not block

any drive aisles and are not stacked more than two units high. The business employs two truck drives that would come and go from the warehouse for deliveries and returns. The two delivery trucks would be parked at the warehouse overnight. Additional equipment included one forklift and a flatbed trailer. The DRC recommended approval of the conditional use permit with the following conditions: containers must not be stacked taller than two high, all drive aisles and fire access must be clear, and the business must provide and maintain four parking stalls for employees and guests.

Laird Doman, UNITS Storage, commented that these conditions were reasonable.

Commissioner Jorgensen asked if there were additional businesses operating at this location. He commented that there were RVs/trailers onsite. Mackenzie Bennett replied that there was an active business license for Revolution Athletics, a tumbling and cheer studio, at this location.

Laird Doman commented that Revolution Athletics occupied the first two bays and the next two were used for airstreams and owned by the building owner. He said the property owner was using it for private storage.

Commissioner Van Langeveld asked if the shaded area on the site plan would be occupied by the applicant. Laird Doman responded affirmatively and said that the building was originally built to store the RVs and the current units were separated by plastic dividers for a total of three sections.

Commissioner Van Langeveld spoke on the aerial photo of the property and asked if there was a gate. Laird Doman replied that there was an electronic gate.

Commissioner Van Langeveld expressed concern with children from the tumbling studio being near the stacked storage units in the parking lot. Laird Doman responded that the kids did not venture that deep into the property. He said all the occupants worked well together and he did not think there would be issues.

Commissioner Van Langeveld asked about the process of moving the storage units out of the parking lot. Laird Doman commented that it was a quick process to move the units.

Commissioner Larson spoke on the two delivery trucks and asked how many trips were made daily. Laird Doman replied it was approximately six trips maximum. He said the trucks would pull into the warehouse bays.

Commissioner Jorgensen moved that the Planning Commission approve the conditional use permit for UNITS Storage located at 235 West 500 North with the following conditions:

- 1) If stored outdoors, the containers must not be stacked taller than two high.**
- 2) All drive aisles and fire access must be kept clear.**

- 3) **The business must provide and maintain a minimum of four parking stalls for employees and guests.**

Commissioner Tucker seconded the motion. The motion was approved by Commissioners Jorgensen, Larson, Tucker, Van Langeveld and Ward. Commissioner Knowlton and Commissioner Maus were excused.

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

Sherrie Pace reported that the City Council approved the code amendment pertaining to flag lots.

4. APPROVAL OF MINUTES

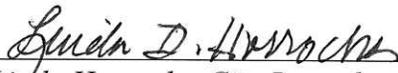
The Planning Commission meeting minutes of October 12, 2021 were reviewed and approved.

Commissioner Tucker moved to approve the meeting minutes for the October 12, 2021 meeting with Commissioner Jorgensen's edits. Commissioner Ward seconded the motion. The motion was approved by Commissioners Jorgensen, Larson, Tucker, Van Langeveld and Ward. Commissioner Knowlton and Commissioner Maus were excused.

5. ADJOURN

Vice Chair Larson adjourned the meeting at 6:42 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday November 9, 2021 by unanimous vote of all members present.



Linda Horrocks, City Recorder