

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
FEBRUARY 25, 2014

FINAL

Chairman Bruce Oblad called the meeting to order at 6:30 p.m. and welcomed those present.

PRESENT: Commissioner Chairman Bruce Oblad
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Robert Drinkall
Commissioner Lisa Watts Baskin
Commissioner Stephen Garn
Council Member Ryan Mumford

STAFF PRESENT: Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Greg Steffensen, Stephanie Geisler, Medical Horizons; Chris Furstenu, First Construction; Jackson Jerman, Summit Schmerse, Derrick Schmerse, Tim Hoyt, Erik Hoyt, residents; Kenny Custer.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A SITE PLAN AND CONDITIONAL USE FOR AN INCREASE IN DRIVEWAY WIDTH FOR MEDICAL HORIZONS LOCATED AT 669 WEST 900 NORTH. JEFFERY BRAY, APPLICANT.

Jim Spung reported that Medical Horizons is a manufacturer and bottler of nutritional supplements and have been operating at 669 West 900 North. This application is for a 34,396 square foot addition to the current building. There will be 23 employees on site during a peak shift with approximately 11 deliveries and 2 outgoing shipments during the week. This expansion will help accommodate business growth and will include more office, warehouse and manufacturing space. The applicant is proposing 82 parking stalls with 4 ADA parking stalls which will meet the parking requirements per City code. They are also proposing 16.8% landscaping on the site which satisfies the 10% minimum landscaping requirement. The grading and drainage plans were reviewed and approved by the city engineer.

The applicant is also applying for a conditional use permit to increase the driveway width on the eastern side of the property. The existing driveway width is 39-40' wide and does not accommodate the proposed expansion of the loading dock. The applicant is proposing a 79-80' wide driveway which will help to increase the turning radius and access area for trucks. The Development Review Committee (DRC) recommends approval but as 600 West is a private right-of-way owned by Albertsons, the applicant is required to get permission from Albertsons to make any changes along this street. The applicant has not been successful in contacting Albertsons so far and as a condition of approval they will not be issued a building permit until the consenting documentation from Albertsons has been provided.

Commissioner Drinkall asked if the trucks are backed in to the loading zone if that would prohibit traffic flow. Jim Spung responded that this is a possibility if it was a semi truck with a trailer but that vehicles may still be able to drive past.

Commissioner Jensen inquired what types of custom products would be manufactured there. Stephanie Giesler, Medical Horizons, responded that the company manufactures nutritional supplements primarily for physicians and also sells supplements online. They produce various capsules and ship mainly in the United States.

Commissioner Drinkall asked what type of regulation requirements the company would need to meet. Ms. Giesler said that one of the reasons for the expansion is to have a facility better suited to comply with good manufacturing practices (GMP).

Commissioner Drinkall also asked if contact had been made with Albertsons regarding the changes affecting the private right-of-way owned by Albertsons and how long construction would take. Chris Furstenau, First Construction, replied that he was able to contact the manager of real estate for Albertsons to provide them with the information and is now waiting on a response. Construction should take approximately 6-7 months and the expansion will be comprised of concrete tilt-up.

Commissioner Drinkall moved that the Planning Commission approve a Conditional Use Permit for an increase in a driveway width as shown in submitted application materials for Medical Horizons located at 669 West 900 North with the following condition:

- 1) The applicant will provide the City with a signed "Affirmation of Sufficient Interest" or a letter of intent or a signed letter from the fee title owner of the 600 West street giving consent to this Conditional Use Permit application with the proposed changes along 600 West prior to the issuance of a building permit.**

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Oblad, Jensen, Knowlton, Drinkall, Baskin, Garn and Council Member Mumford.

Commissioner Drinkall moved that the Planning Commission recommend approval for the site plan to the City Council for Medical Horizons located at 669 West 900 North with the following condition:

- 1) The applicant will provide the City with a signed letter of sufficient interest or letter from the fee title owner along 600 West to give consent to the proposed access changes to 600 West prior to the issuance of the building permit.**

Commissioner Oblad seconded the motion. The motion was approved by Commissioners Oblad, Jensen, Knowlton, Drinkall, Baskin, Garn and Council Member Mumford.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of February 11, 2014 were reviewed and amended.

Council Member Mumford moved to approve the minutes from the Planning Commission meeting on February 11, 2014 as amended. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Oblad, Jensen, Knowlton, Drinkall, Baskin, Garn and Council Member Mumford.

4. ADJOURN

Chairman Oblad adjourned the meeting at 6:49 p.m.

Chairman

Secretary