

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
OCTOBER 9, 2012

Chairman Pro tem Bruce Oblad called the meeting to order at 7:02 p.m. and welcomed those present.

PRESENT: Commissioner Kim Jensen  
Commissioner Ted Knowlton  
Commissioner Ryan Mumford  
Commissioner Bruce Oblad  
Council Member Brian Horrocks

EXCUSED: Commission Chairman Eric Klotz  
Commissioner Robert Drinkall

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Conrad Jacobson, NSL City Council; Ben Wellman, Horizon Manufacturing; Phuong Nguyen, PG Nails; Steve Froebe, Big West Oil; Derrick Schnerse, resident.

1. WELCOME AND INTRODUCTION

Chairman Pro tem Oblad introduced Ted Knowlton, who was recently appointed to the North Salt Lake Planning Commission. Mr. Knowlton reported that he is currently the Deputy Director with the Wasatch Front Regional Council. He has lived in North Salt Lake for the last eight years, has three children, and is looking forward to serving on the Commission.

2. PUBLIC COMMENTS

There were no public comments.

3. PUBLIC HEARING FOR AND CONSIDERATION OF A REQUEST TO PLACE THE EXISTING USES OVERLAY ZONING DISTRICT ON THE PROPERTY LOCATED AT 980 WEST CENTER STREET. BEN WELLMAN – HORIZON MANUFACTURING, APPLICANT.

Ken Leetham reported that in February 2012, the City Council approved the rezoning of several properties from Manufacturing Distribution (M-D) to General Commercial (C-G). Based upon the request of several property owners affected by this action, the City Council also instructed staff to prepare a code amendment that would allow property owners to clarify their status in a way that would allow continued use of their properties without being classified as “legally non-conforming.” The result of that assignment was the adoption of Ordinance No. 2012-09 which

established the “Existing Uses Overlay Zone.” This overlay zone allows owners, through a rezoning application process, to have the existing uses on their properties classified as permitted uses in the C-G zoning district at that particular location only.

This application, submitted by Horizon Manufacturing, is to apply the Existing Uses Overlay zoning district to their property such that the approved and legal uses in operation on February 7, 2012 will now be considered permitted uses on that property. Horizon Manufacturing is the only licensed business at this location.

The Development Review Committee (DRC) recommends approval of the proposed placement of the Existing Uses Overlay zoning district for Horizon Manufacturing on the property generally located at 980 West Center Street. The Existing Uses Overlay zoning district will allow for commercial and industrial machinery equipment and repair, machinery manufacturing, and outside storage of vehicles.

**Chairman pro tem Oblad opened the public hearing at 7:11 p.m.** There were no public comments, and he closed the public hearing at 7:12 p.m.

**Council Member Horrocks moved to recommend approval of the placement of the Existing Uses Overlay zoning district for Horizon Manufacturing generally located at 980 West Center Street to the City Council. The Existing Uses Overlay zoning district for Horizon Manufacturing will allow for commercial and industrial machinery equipment and repair, machinery manufacturing, and outside storage of vehicles. Commissioner Mumford seconded the motion.**

Commissioner Knowlton asked how many other parcels in the City were approved for this overlay zone. Mr. Leetham responded that currently, two other property owners, Runaway Bay Investments and Stericycle, have applied and been granted this overlay zoning. He added that the southeast corner of Center Street and Redwood Road, and two other properties on 1100 North were also rezoned from M-D to C-G.

**The motion was approved by Commissioners Oblad, Mumford, Jensen, Knowlton, and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.**

4. **CONDITIONAL USE PERMIT FOR PG NAILS AT 460 NORTH REDWOOD ROAD BUILDING B UNIT 110**

Ali Avery stated that PG Nails is seeking a conditional use permit to allow a nail salon at 460 North Redwood Road, Building B, Unit 110 in the M-D zoning district. The proposed business activity at this location is classified as “salons and barbershops” which is a conditional use in the M-D zoning district. The applicant is meeting the City’s parking requirements, etc., and the DRC is recommending approval of the conditional use permit with no conditions.

**Commissioner Mumford moved to approve the proposed conditional use permit for PG Nails with no conditions. Commissioner Jensen seconded the motion. The motion was**

**approved by Commissioners Oblad, Mumford, Jensen, Knowlton, and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.**

5. CONSIDERATION OF A SITE PLAN FOR BIG WEST OIL GENERALLY  
LOCATED AT 333 WEST CENTER STREET. STEVE FROEBE – BIG WEST OIL,  
APPLICANT

Ken Leetham reported that Big West Oil is seeking site plan approval to build a new shop in a 4,000 sq. ft. warehouse building to be located in the southwest portion of their refinery site. The new building is in an area of the property where it would have virtually no impact on the public. There appears to be sufficient parking, and it is doubtful that additional traffic would be generated as a result of this construction.

Mr. Leetham stated that City staff met with representatives of Big West Oil and learned that they are intending to construct additional buildings closer to Center Street in the near future. At that time, the City will recommend some landscaping improvements on the site, particularly along Center Street.

Council Member Horrocks asked if Big West Oil is required to have a buffer zone. Mr. Froebe, representing Big West Oil, responded that they do have a buffer zone and are currently raising horses on it.

Commissioner Oblad asked how high the water table is in this area (the buffer zone). Mr. Froebe said it is about 18” and is somewhat boggy, but they are aware of it.

**Council Member Horrocks moved to approve the site plan for Big West Oil generally located at 333 West Center Street with no conditions. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Oblad, Mumford, Jensen, Knowlton, and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.**

6. APPROVE MINUTES

The Planning Commission minutes of September 11, 2012 were reviewed and amended.

**Council Member Horrocks moved to approve the Planning Commission minutes of September 11, 2012 as amended. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Oblad, Mumford, Jensen, Knowlton, and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.**

Ken Leetham informed the Commission that a public hearing for the General Plan amendments will be held October 23, 2012. He stated that the current version, including the revisions from the Planning Commission, will be posted on the website later this week and will be available for the public to review.

7. ADJOURN

Chairman Pro tem Oblad adjourned the meeting at 7:35 p.m.

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Chairman Pro Tem

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Secretary