

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
SEPTEMBER 12, 2017

FINAL

Chairman Pro Tem Ted Knowlton called the meeting to order at 6:30 p.m. Commissioner Leslie Mascaro led those present in the Pledge of Allegiance.

PRESENT: Commissioner Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner Leslie Mascaro
Council Member Ryan Mumford

EXCUSED: Commission Chairman Robert Drinkall
Commissioner Lisa Watts Baskin

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder.

OTHERS PRESENT: Todd Meyers, Maverik Incorporated.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING: CONSIDERATION OF A PROPOSED PLAT AMENDMENT TO THE NORTH WOOD BUSINESS CENTER SUBDIVISION PHASE III, AMENDING LOTS 2A AND 2B AND CREATING LOT 3 AT APPROXIMATELY 31 NORTH REDWOOD ROAD, MAVERIK INC., APPLICANT

Sherrie Llewelyn presented this item and reported that Phase III of the North Wood Business Center Subdivision currently contained two lots, lot 2A and 2B owned by Maverik, Inc. Lot 2A contains an office building and lot 2B had gas pumps newly added to the site. Maverik also owned the un-subdivided parcel and office building to the north. Mrs. Llewelyn stated that the request before the Planning Commission was to amend the plat, creating a PUD that adjusted the lot lines between lots 2A and 2B, and creating lot 3. A portion of the property formerly attached to lot 3 will also be incorporated into lot 2B.

Mrs. Llewelyn said the plat amendment needed to be processed as a Planned Unit Development to address the previously approved lot 2A which had no frontage on a public street, and the new lot 3 which also has no frontage. She stated the plat amendment provided cross easement access for all lots, as well as shared maintenance and storm water detention responsibilities. Lot 3 had been sold to Spectrum Academy for the purpose of providing educational service to students on the autism spectrum that required additional one-to-one teaching. The school would be self-contained and sufficient parking provided within the existing parking lot which is enclosed with chain link fence. She reported that a traffic control

plan for student pick up and drop off had been submitted to the City and reviewed by the DRC (Development Review Committee) and more specifically with the police chief.

Mrs. Llewelyn added that all engineering and planning redlines had been corrected and the plat was ready for approval.

Commissioner Knowlton opened the public hearing at 6:35 p.m.

Todd Meyers, Maverik Incorporated, addressed the Commission and said he was available to answer any questions.

Commissioner Knowlton closed the public hearing at 6:35 as there were no public comments.

Commissioner Garn moved to recommend approval of the plat amendment for the North Wood Business Center PUD, Phase III, amending lots 2A & 2B and creating lot 3, located at 31 North Redwood Road with no conditions. Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford. Commissioners Baskin and Drinkall were excused.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR HIVE WOODWORKS
LOCATED AT 905 NORTH MAIN STREET #223, CHARLES BRANHAM, APPLICANT

Sherrie Llewelyn reported that the owners of Hive Woodworks had applied for a conditional use permit for their cabinet and furniture manufacturing business that would occupy unit B-7 at 905 North Main Street. She said the unit was approximately 38'x42' or 1,600 sq. ft. and that general woodworking equipment would be used, including table saws, edge banders, etc. The facility would employ a dust collection system and spray booth that would both be inspected by the building official and fire marshal to ensure correct installation and operation.

The applicants were not in attendance, but there were no comments or concerns.

Commissioner Mascaro moved to approve the conditional use permit for Hive Woodworks at 905 North Main Street, Unit B-7 with no conditions. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford. Commissioners Baskin and Drinkall were excused.

4. APPROVAL OF MINUTES – AUGUST 22, 2017

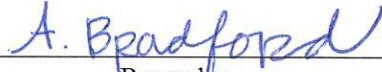
The minutes of August 22, 2017 were reviewed. **Council Member Mumford moved to approve the Planning Commission minutes of August 22, 2017 as written. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford. Commissioners Drinkall and Baskin were excused.**

5. ADJOURN

Commissioner Knowlton adjourned the meeting at 6:49 pm.



Chairman



Recorder