Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

1) 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.

3) Consideration of a conditional use permit for Hive Woodworks located at 905 North Main St. #223, Charles Branham, applicant

4) Approval of minutes:
   a. August 22, 2017

Adjourn
MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: September 12, 2017
SUBJECT: Plat amendment to North Wood Business Center, Phase III at 31 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for North Wood Business Center, Phase III at 31 North Redwood Road with no conditions.

BACKGROUND

Phase III of the Northwood Business Center Subdivision currently contains two lots, lot 2A & 2B owned by Maverik, Inc. Lot 2A contains an office building and lot 2B has the new gas pumps that were recently added to the site plan. Maverik also owned the unsubdivided parcel and office building to the north. The request before the Planning Commission is to amend the plat, creating a PUD that adjusts the lot lines between lots 2A and 2B, creates lot 3, and adds a portion of the property formerly attached to lot 3 into lot 2B.

The plat amendment must be processed as a Planned Unit Development to address the previously approved lot 2A which has no frontage on a public street and the new lot 3 which also has no frontage. The plat amendment provides cross easement access for all lots, as well as share maintenance and storm water detention responsibilities.

Lot 3 has been sold to Spectrum Academy for the purpose of providing educational services to students on the autism spectrum that require additional one to one teaching. The school will be self-contained and sufficient parking is provided within the existing chain link fence enclosed parking lot. A traffic control plan for student pick up and drop off has been submitted to the City and has been reviewed by the DRC and more specifically with the Police Chief.

All engineering and planning redlines have been corrected and the plat is ready for approval.

POSSIBLE MOTION

I move that the Planning Commission 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 the no conditions.
Attachments

1) Aerial/Zoning Map
2) Amended Plat
Plat Amendment
North Wood Business Center PUD, Phase III Amended
Aerial/Zoning
MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: September 12, 2017
SUBJECT: Conditional use permit for Hive Woodworks at 905 North Main, Unit B-7

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Hive Woodworks at 905 North Main, Unit B-7 with no condition(s).

BACKGROUND

Hive Woodworks has applied for a conditional use permit for the business of cabinet and furniture manufacturing. The business will occupy unit B-7 at 905 North Main Street. The unit is approximately 38’x42’ or 1,600 sq. ft. General woodworking equipment will be used, including table saws, edge bander, etc. The facility will employ a dust collection system and spray booth, both of which will be inspected by the building official and fire marshal to ensure correct installation and operation.

The unit is assigned four parking spaces and will employ one person. No customers would be visiting the business at this location. Regular deliveries would be expected at one to two per week between the hours of 8 a.m. and 5 p.m. The unit is part of industrial & manufacturing business development in the Manufacturing and Distribution Zone (MD). Several other similar businesses of an industrial nature are located within the development. There is no adjacent residential zoning and impact is expected to be minimal and similar to the other approved uses in the zone.

Wood product manufacturing is listed as a conditional use in the MD zone. The DRC has reviewed the application and makes a recommendation for approval.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Hive Woodworks at 905 North Main Street, unit B-7 with no conditions.

Attachments
1) Aerial/Site Map
2) Floor Plan
Chairman Pro Tem Ted Knowlton called the meeting to order at 6:32 p.m. Council Member Mumford led those present in the Pledge of Allegiance.

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

EXCUSED: Commission Chairman Robert Drinkall

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

OTHERS PRESENT: Denny Howard, Jim Camberlango, Camberlango Development.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED PRELIMINARY AND FINAL PLAT FOR Romaine Court PUD AT 390 North Main Street, Jim Camberlango, Applicant.

Sherrie Llewelyn reported that the revised concept plan of eight (8) townhome units for the Romaine Court PUD was approved March 21, 2017 by the City Council. The proposed property is one acre in size with each townhome to be individually sold and the remainder of the property to consist of open space, amenities, and driveways. Four of the proposed townhomes will front onto Main Street and will have rear access garages. All of the units will have two car garages and driveways for a total of 16 garage spaces, 16 driveway spaces, and an additional 7 guest parking spaces. The proposed architecture is a traditional style with stacked stone, stucco, and Hardie board siding. Approximately 0.50 acres of the property will be landscaped and includes a tot lot. The proposed two story townhouses will be approximately 1,900 square feet. The proposed
fencing consists of six foot vinyl fencing along the perimeter of the property with three foot fencing in the front setback areas. The developer has also submitted the CC&R’s, detailing the management and maintenance of the common area and private drive, which are to be recorded with the plat.

The Development Review Committee (DRC) recommends approval of the preliminary and final plat approval for Romaine Court PUD with the conditions of correct labeling of common and limited common areas, labeling of easement, correct unit labels, addition of unit addresses, city engineer redlines, and the submittal of a preliminary title report.

Jim Camberlango commented that he has developed this product in several locations throughout Utah County. He said that the proposed townhomes will be 1,900 square feet but that they are testing the land to see if 700 square foot basements could be added to these properties. Mr. Camberlango explained that the appearance of the homes will have a timeless appeal with stacked stone, stucco, and Hardie board siding. Each unit will also have two car garages, two car driveways, and visitor parking to help eliminate the need for street parking.

Council Member Mumford asked if there would be pedestrian access gates. He also asked about the proposed pricing per unit. Jim Camberlango replied that there would be gates to access the sidewalk from those east facing units and the property will be pedestrian friendly. The townhomes will be priced at approximately $200,000 to $225,000 per unit.

Commissioner Baskin asked where the easement, which was noted as a condition, was located. Sherrie Llewelyn responded that there is a 15 foot easement along I-15 which is not labeled and staff is unsure which entity holds that easement.

Jim Camberlango explained that per the title reports the easement is owned by the State of Utah and consists of communication lines that support I-15 infrastructure. It will be properly noted on the title and plat going forward.

Commissioner Baskin asked in regards to the distance of the fencing and townhome unit #8 which is adjacent to I-15 and if the freeway noise would be an issue to the residents in the proposed development. Jim Camberlango replied that there will be a landscaped between the unit and the sound wall on the freeway. Sherrie Llewelyn noted that along with the 15’ easement on this property, the distance from the property line to the sound wall is 70 feet. The nearest unit would be 85 feet from the sound wall/freeway. He said they built a housing development near Center Street in Provo and that the residents have become accustomed to the noise.
Commissioner Kirkham asked about garbage collection. Jim Camberlango responded that garbage can pickup placement and snow removal will be designated in the CC&R’s and covered by the homeowner’s association (HOA).

Commissioner Mascaro commented that the elevations detail a covered porch and asked if this area would project into the front yard setback. Jim Camberlango replied that the porch would be part of the building footprint and not the setback.

Commissioner Knowlton asked for clarification regarding parking restrictions per the CC&R’s specifically along Main Street. Jim Camberlango replied that the parking restrictions would be for the private roads in the development.

Commissioner Baskin moved that the Planning Commission recommend approval of the preliminary and final plat for Romaine Court PUD at 391 North Main Street to the City Council with the following conditions:

1) Redline corrections:
   a. Correct label for common area and limited common area
   b. Label easement along west property line
   c. Unit labels corrected on all sheets
   d. Add unit addresses
   e. City engineer redlines

2) Submittal of a preliminary title report

Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Drinkall was excused.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of August 8, 2017 were reviewed and approved. Council Member Mumford moved to approve the Planning Commission meeting minutes of August 8, 2017. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Drinkall was excused.
4. ADJOURN

Chairman Pro Tem Knowlton adjourned the meeting at 6:48 p.m.

__________________________________________________________
Chairman

__________________________________________________________
Recorder

__________________________________________________________
Secretary