



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA January 10, 2017 6:30 p.m.

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) Consideration of a proposed site plan amendment at 1475 West Center Street. Tom Stuart Construction, Applicant
- 3) Consideration of a proposed conditional use permit and site plan for waste remediation facility at 1370 West Center Street. South Davis Sewer District & Wasatch Resource Recovery, Applicants
- 4) Consideration of a proposed site plan for a sand volleyball facility at 680 South Redwood Road. Steve Merrell, Sandbar LC, Applicant
- 5) Approval of minutes:
 - a. December 13, 2016

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed deputy recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this ____ day of _____, 20__.

Dated this ____ day of _____, 20__.



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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Senior Planner
DATE: January 10, 2017
SUBJECT: Site Plan Amendment Tom Stuart Construction at 1475 West Center Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for Tom Stuart Construction at 1475 West Center Street subject to the previously approved conditions, as amended:

1. Final tenants shall be limited to uses which do not exceed the minimum parking required, as provided on the site, office space shall be limited to 800 sq. ft. per tenant unit;
2. No outdoor storage is permitted in association with this building;
3. Delivery of goods and materials to this building will be limited to trucks no greater than 12,000 lbs. gross volume weight;
4. Provide a sidewalk and fence on the rear portion of the building between the building and the landscape buffer;
5. Submission of a lighting & photometric plan, as well as the engineers redline corrections.

BACKGROUND

Tom Stuart Construction received site plan approval to build a second building on the property at 1475 West Center St. on July 26, 2016. The total site is 3.38 acres and is zoned Manufacturing Distribution (MD).

The applicant has secured a tenant with specific needs that require a roll up door on the front of the structure. The applicant is requesting an amendment to the parking layout and façade to accommodate the tenant finish of three units, each with a roll up door that faces the street. This will require that the parking be relocated from the front of the building to the landscaped area adjacent to the street. This is permitted, provided that a minimum of ten feet of landscaping between the curb and the parking area be maintained.

The building will be finished for three tenants. The DRC recommends limiting the office space of each unit to 800 sq. ft. Realignment of the parking will allow the developer to meet the required 25 parking spaces for the building in accordance the development code. Parking requirements are determined via the following standard:

Office Space:	2,400 sq. ft.	1 space/250 sq. ft.	9.6 Spaces
Manufacturing:	15,620 sq. ft.	1 space/1,000 sq. ft.	15.6 Spaces

The architectural design will remain as previously approved which meets the required design standards.

POSSIBLE MOTION

I move that the Planning Commission approve the amended site plan for Tom Stuart Construction at 1475 West Center St. subject to the previously approved conditions, as amended:

1. Final tenants shall be limited to uses which do not exceed the minimum parking required, as provided on the site, office space shall be limited to 800 sq. ft. per tenant unit;
2. No outdoor storage is permitted in association to this building;
3. Delivery of goods and materials to this building will be limited to trucks no greater than 12,000 lbs. gross volume weight;
4. Provide a sidewalk and fence on the rear portion of the building between the building and the landscape buffer;
5. Submission of a lighting & photometric plan, as well as the engineers redline corrections.

Attachments

- 1) Aerial Map
- 2) Site Plan
- 3) Elevation



Amended Site Plan

Tom Stuart Construction- 1475 West Center Street

Aerial

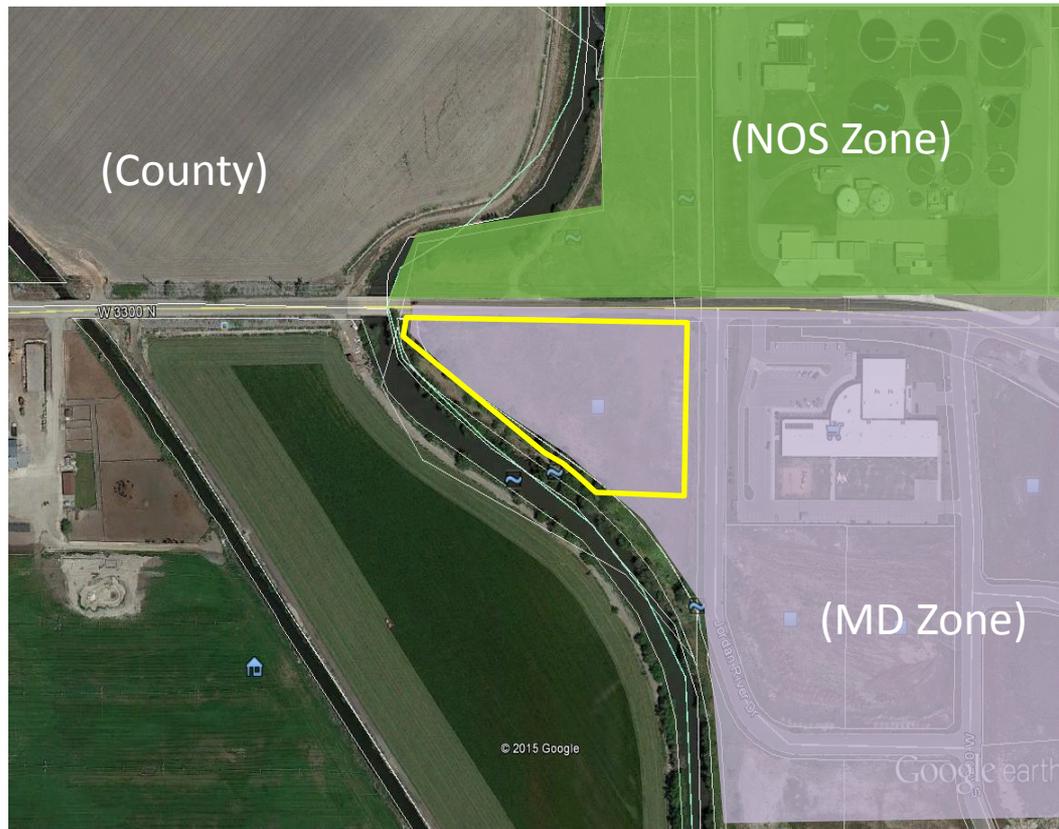




Amended Site Plan

Tom Stuart Construction- 1475 West Center Street

Zoning

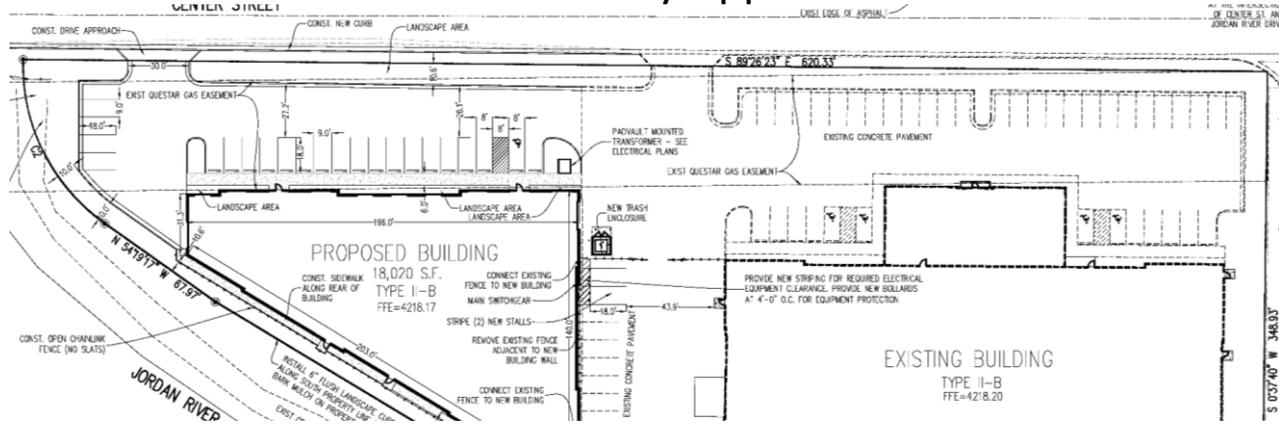


-  Special Use Restricted (SR)
-  Residential (RM-7)
-  Residential (RM-20)
-  Residential (R1-7)
-  Residential (R1-12)
-  Residential (R1-10)
-  Natural Open Space (NOS)
-  General Industrial (MG)
-  Manufacturing-Distribution (MD)
-  Existing Uses Overlay (EUO)
-  Commercial Shopping (CS)
-  Highway Commercial (CH)
-  General Commercial (CG)
-  Planned District (P)

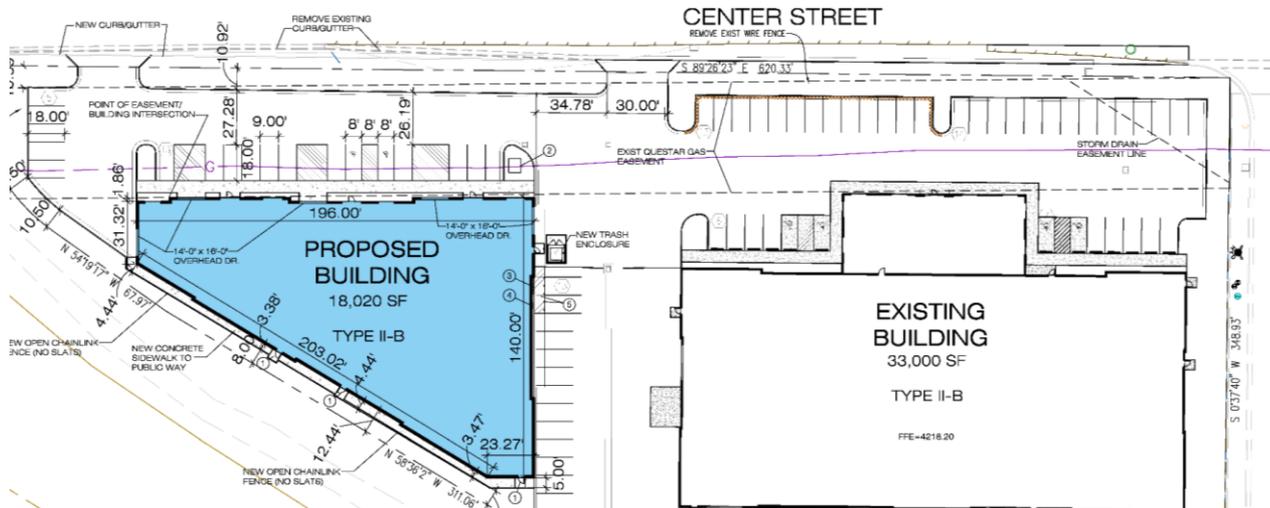


Amended Site Plan Tom Stuart Construction- 1475 West Center Street

Previously Approved



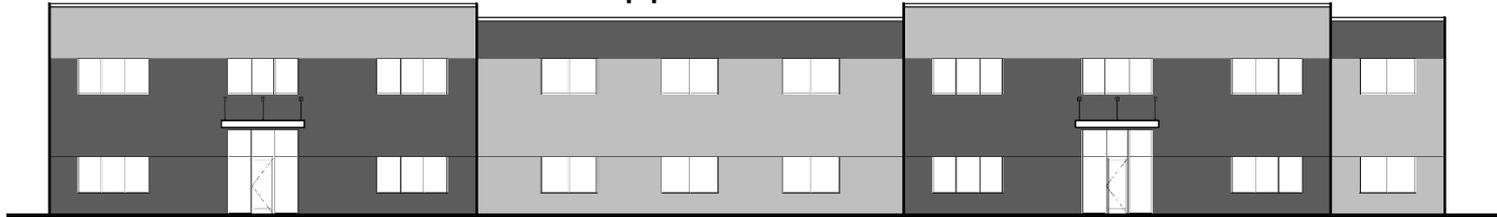
Amended





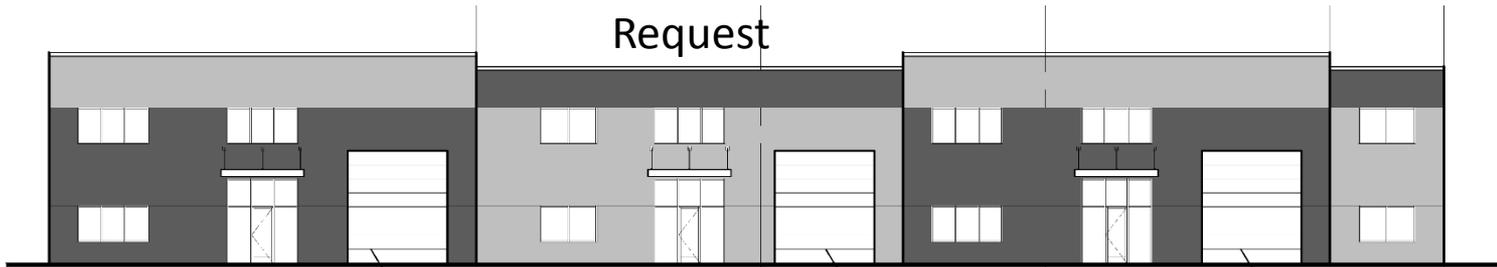
Amended Site Plan
Tom Stuart Construction- 1475 West Center Street
Building Elevations

Previously
Approved



NORTH ELEVATION

Amendment
Request



14'-0" X 16'-0"
OVERHEAD
DOOR, TYP.

14'-0" X 16'-0"
OVERHEAD
DOOR, TYP.

14'-0" X 16'-0"
OVERHEAD
DOOR, TYP.

NORTH ELEVATION



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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Senior Planner
DATE: January 10, 2017
SUBJECT: Consideration of proposed conditional use permit & site plan for a Food Waste Remediation Facility at 1370 West Center Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of conditional use permit and site plan for Wasatch Resource Recovery at 1370 West Center Street with the following findings and condition(s):

Findings:

1. The proposed use is suitable for the site;
2. The effects of the proposed use can be mitigated to promote the health, safety, convenience and general welfare of the citizens of North Salt Lake;
3. An exception to the building design standards and height regulations can be granted for public utility facilities and potential impacts are mitigated by required conditions.

Conditions:

1. Landscaping shall be installed in accord with the submitted attached site and landscape plans, including poplar trees planted along the east property boundary to reduce the visual impacts as viewed from Legacy Highway;
2. Installation of a right hand turn lane from Center Street into the plant shall be completed prior to final occupancy of the facility in accordance with city construction standards;
3. Truck drivers will be notified of drop off/pick up time schedules for the neighboring Academy and will be directed to not deliver during those times;
4. Visual and noise impacts for the Academy will be mitigated via the addition of trees to the school property at the expense of the applicant;
5. Storm water will be utilized using low impact design methods, specifically for onsite landscape watering and offsite habitat improvement to the Legacy Nature Preserve;
6. The site will be secured as demonstrated on the site plan and in accord with any requirements from the South Davis Metro Fire District;
7. Correction of City Engineer redlines.

BACKGROUND

On December 13, 2016, the City Council approved the rezone of this property from Natural Open Space (NOS) to General Industrial (MG). The rezone is subject to a development agreement which restricts the use of the property owned by the South Davis Sewer District to the existing sewer treatment facility and the proposed food waste recycling/resource recovery plant.

The South Davis Sewer District was organized by Davis County in 1959 as an independent special service district to provide wastewater service to south half of the county including, North Salt Lake, Woods Cross, Bountiful, West Bountiful, and Centerville. The plant has the current capacity to treat up to 4 million gallons of waste water per day. The plant is located on 22.84 acres on two parcels of property. The existing plant occupies the southern half of the property. The new facility will be a public/private partnership between SDSD and ALPRO Energy & Water and will be known as Wasatch Waste Recovery. The facility will be built in two phases and will occupy the northern half of the property. Phase 1 entails construction of the food waste receiving building and two digesters with membrane covers. Phase 2 will consist of construction of the biosolids processing building and remaining two digesters.

REVIEW

This project is developed to divert organic waste products from landfills, food composting operations and land application with the intent to anaerobically digest them to produce biogas and bio-based soil amendment products. These organic wastes will come from not only the Wasatch Front/Back, but also the Intermountain region. These wastes will include:

- Fats, Oil and Greases (FOG) that is pumped from grease traps found at eating establishments
- Source Separated Organics (food waste) generated by restaurants, cafeterias, institutions, hospitals, grocery stores, and houses
- Liquid Wastes that are generated by food processors
- Expired Beverages
- Carp that are caught as part of an environmental project on Utah Lake
- Zoo waste

It is estimated that plant will operated 24-hours per day (year-round).The full time operation is related to the solids processing at the plant. It is anticipated that some of the truck loads will come during the early morning hours and later in the evenings. The estimated operations staff, at Phase 2 build out, will be 20-30 people.

PHASE 1 (construction 2017) - Processes/Buildings/Equipment

1. Food Waste Receiving Building: ~28,800 square feet, this building houses the process equipment and appurtenances associated with food/liquid waste receiving and processing.
2. Tanks and associated piping and appurtenances:
 - a. Two 2.5MG bolted steel (membrane cover) anaerobic digesters
 - b. One 1.5MG bolted steel (cone top) hydrolysis tank
 - c. One 150k gal bolted steel (cone top) FOG tank
 - d. One 100k gal bolted steel (cone top) digestate equalization tank
 - e. One 160k gal bolted steel (open top) pressate storage tank
3. Dewatering Equipment Building: ~ 10,800 sq. ft., this building will house chemical storage tanks, dewatering and electrical systems/SCADA.

PHASE 2 (construction TBD) - Processes/Buildings/Equipment

1. Tanks and associated piping and appurtenances:
 - a. Two 2.5 MG bolted steel (membrane cover) anaerobic digesters
 - b. One 1.5 MG bolted steel (cone top) hydrolysis tank

POTENTIAL IMPACTS

Disruptive impacts (noise, chemicals, or other) will remain unchanged from the current operations of the existing treatment plant. Delivery truck traffic will increase in the form of food waste, beverage container and FOG receiving. Proposed process equipment (pumps, air blowers, conveyors, HVAC, etc.) will be housed mostly indoors to alleviate noise issues. Odors will be contained in the receiving area. Trucks will pull completely within the enclosed building prior to unloading behind closed overhead doors. Health hazards will not increase and will be consistent with current SDSD Plant operations. There will be no increased water demand on the North Salt Lake City water system. SDSD plant capacity will not be exceeded by the proposal.

Environmental impacts have been address via an air quality permit application for the project. The permit addresses the potential emission from the proposed equipment. Any dust produced will be only during the construction phases, as the site will be paved and dust control practices will be implemented. The Division of Air Quality has jurisdiction over this potential impact. The application is 247 pages, an abstract of the application is attached and a pdf copy is available to the commissioners upon request.

Traffic generation is expected to be approximately 100 waste delivery trucks per day at full buildout. The deliveries will be 7 days per week, during but not limited to daylight hours. A widening of Center Street at the east entrance to the facility is proposed that will provide a right turn lane for the use of truck traffic. Signing and traffic control throughout the site will be designed for efficient traffic flow for staff and the various delivery trucks associated with the project. Truck drivers will be notified of the drop off/pick up schedule for the Academy and will be advised not to deliver during these times.

The building design standards required under section 10-1-43 of the code may be waived for publicly owned or operated utility buildings upon review of the planning commission and approval of the city council. The buildings will be constructed as illustrated in the attached rendering exhibit. The buildings proposed are metal buildings, and thus will require an exemption as a public utility. Some of the buildings will exceed the maximum height of 45 feet and will require specific approval as part of the conditional use permit. Several measures will be implemented to reduce the visual impact of the facilities as viewed from public streets.

The proposed project will utilize grass and xeriscape elements at the existing treatment plant and meets the minimum 10% landscaping requirement with over 3 acres of the 22.8 acre site. Additional trees will be planted across the street at the School to improve the aesthetics along Center Street. A series of trees will be planted on the east property line. The trees along the east side of the property will help provide visual and noise shielding from Legacy Highway. In addition, SDSD and The Nature Conservancy (TNC) are teaming to enhance the vegetation on the east side of the facility. The goal is to

use the runoff water and a portion of the effluent from the treatment plant to create an upland game habitat area. Currently, the property is owned by Utah Department of Transportation (UDOT) and they are in the process of turning the land over to TNC. However, until the land transfer is complete it is not possible to arrange for a final agreement. TNC is intending to enhance the habitat on the land for a variety of species. Through a cooperative effort between SDSD, UDOT and TNC, storm water collected from the new WRR facilities will be discharged on the northeast corner of the property. The storm water will then be used by TNC as part of the habitat restoration project.

The security practices will remain consistent with those currently in place. Additionally, a 6-foot tall chain link perimeter fence topped with 3 strands of barbed wire (currently securing the existing plant) extended to include the entire site.

POSSIBLE MOTION

I move that the Planning Commission recommend to the City Council the approval of a conditional use permit and site plan for Wasatch Resource Recovery at 1370 West Center Street with the following findings and condition(s):

Findings:

1. The proposed use is suitable for the site;
2. The effects of the proposed use can be mitigated to promote the health, safety, convenience and general welfare of the citizens of North Salt Lake;
3. An exception to the building design standards and height regulations can be granted for public utility facilities and potential impacts are mitigated by required conditions.

Conditions:

1. Landscaping shall be installed in accord with the submitted attached site and landscape plans, including poplar trees planted along the east property boundary to reduce the visual impacts as viewed from Legacy Highway;
2. Installation of a right hand turn lane from Center Street into the plant shall be completed prior to final occupancy of the facility in accordance with city construction standards;
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5. Storm water will be utilized using low impact design methods, specifically for onsite landscape watering and offsite habitat improvement to the Legacy Nature Preserve;
6. The site will be secured as demonstrated on the site plan and in accord with any requirements from the South Davis Metro Fire District;
7. Correction of City Engineer redlines.

Attachments

- 1) Aerial Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Building Elevations
- 5) Visual rendering
- 6) NOI Air Quality Application Abstract

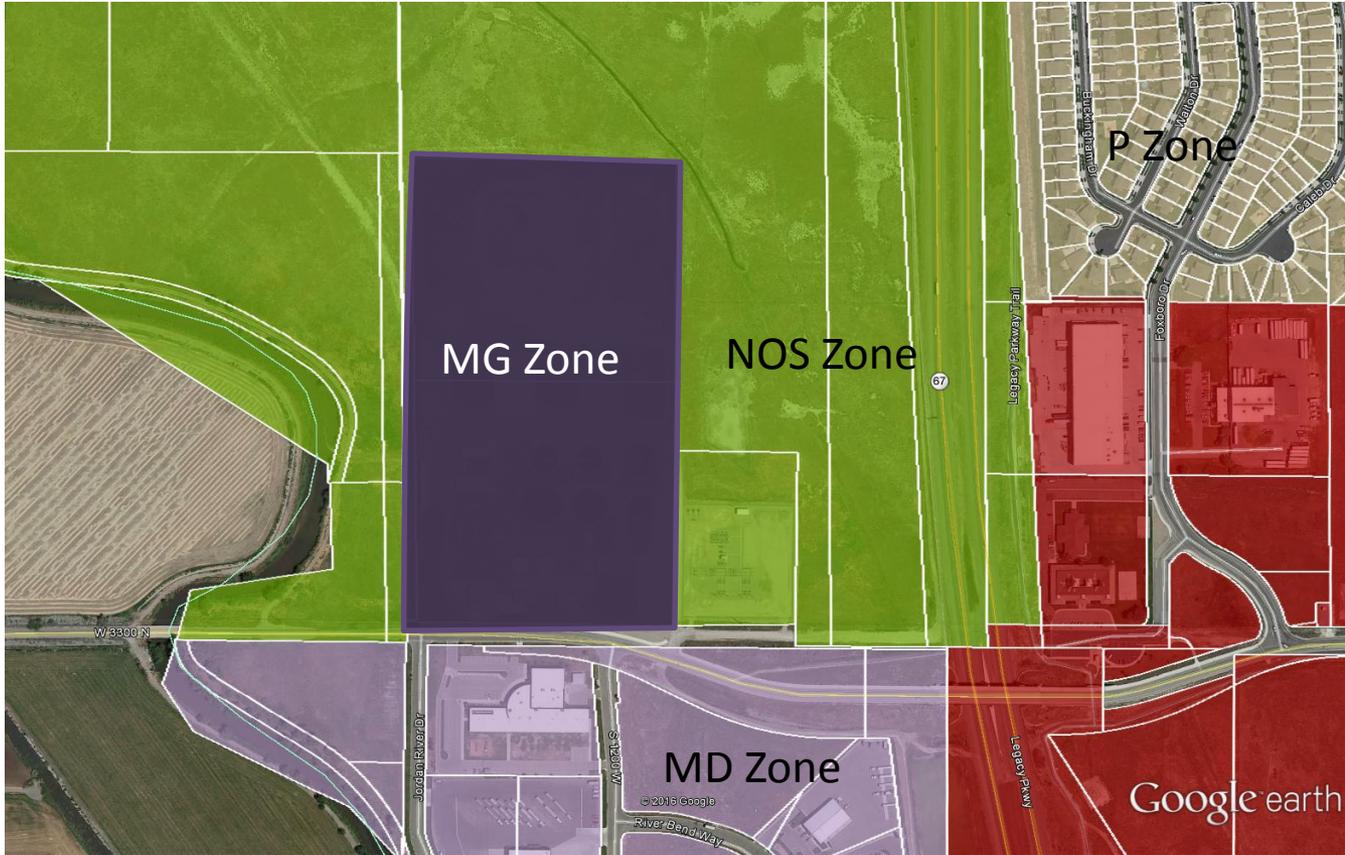


Wasatch Resource Recovery Conditional Use Permit & Site Plan Aerial





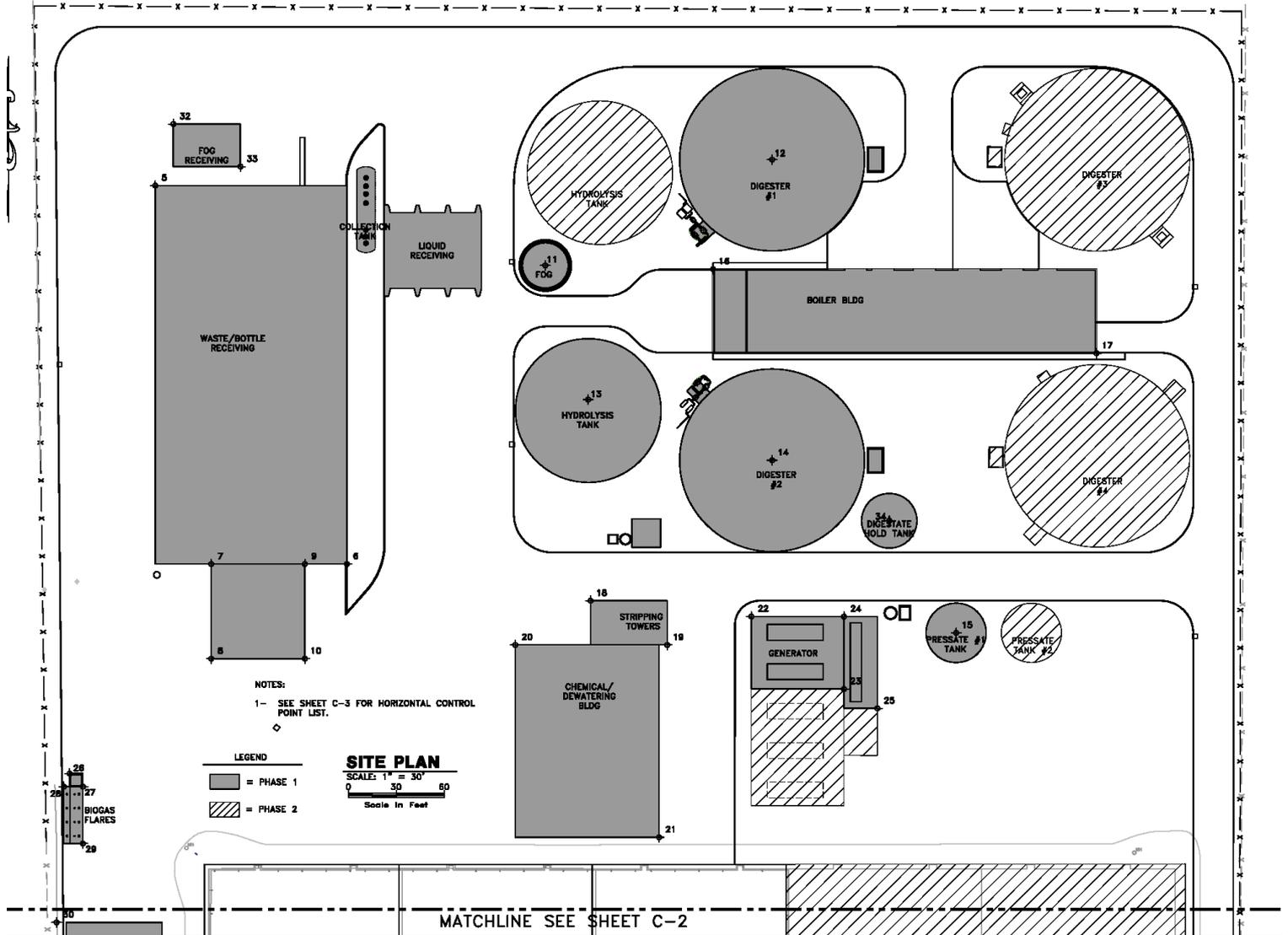
Wasatch Resource Recovery Current-Zoning



- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)



Wasatch Resource Recovery Site Plan



NOTES:
1- SEE SHEET C-3 FOR HORIZONTAL CONTROL POINT LIST.

LEGEND

- = PHASE 1
- ▨ = PHASE 2

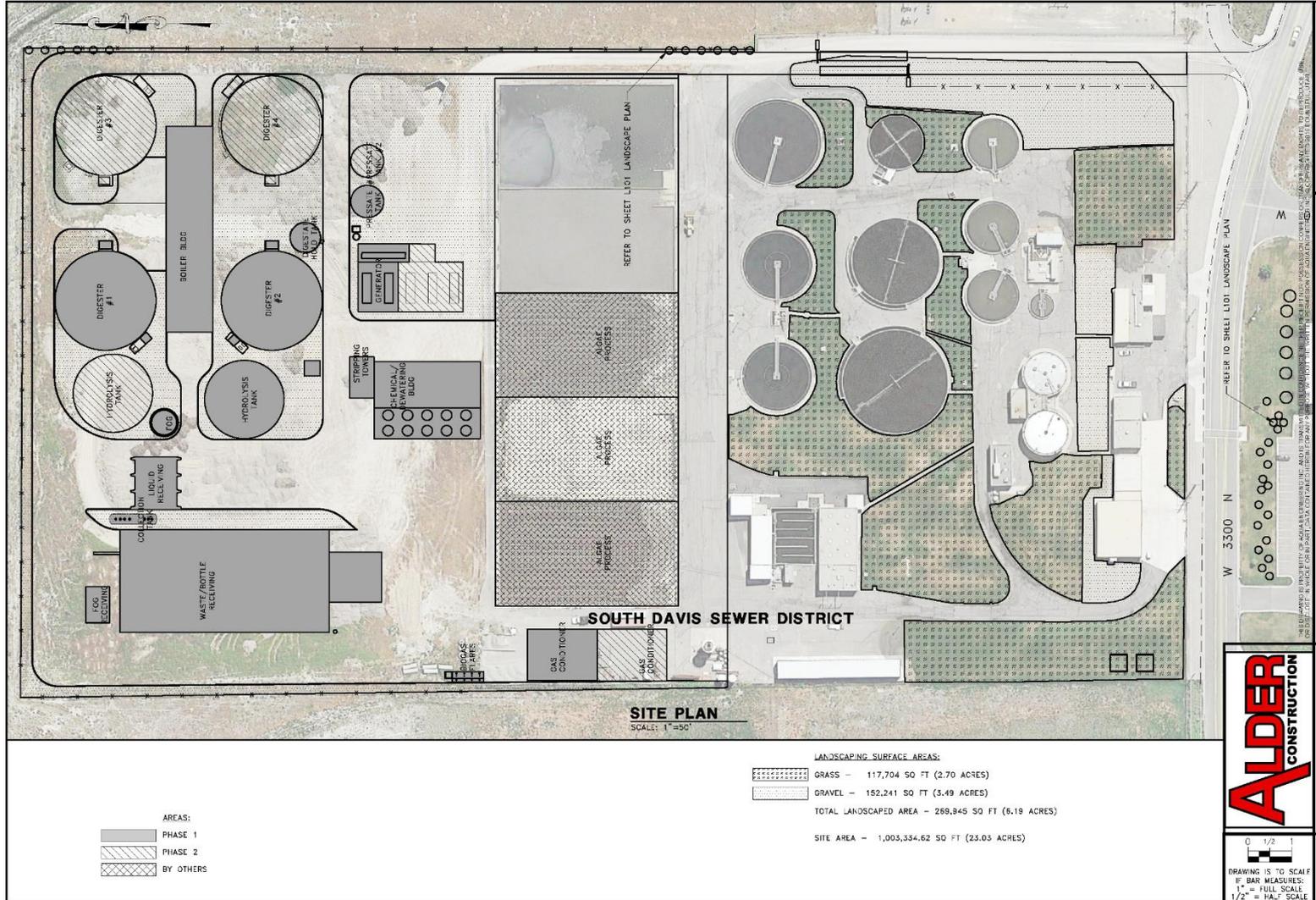
SITE PLAN

SCALE: 1" = 30'
0 30 60
Scale In Feet

MATCHLINE SEE SHEET C-2

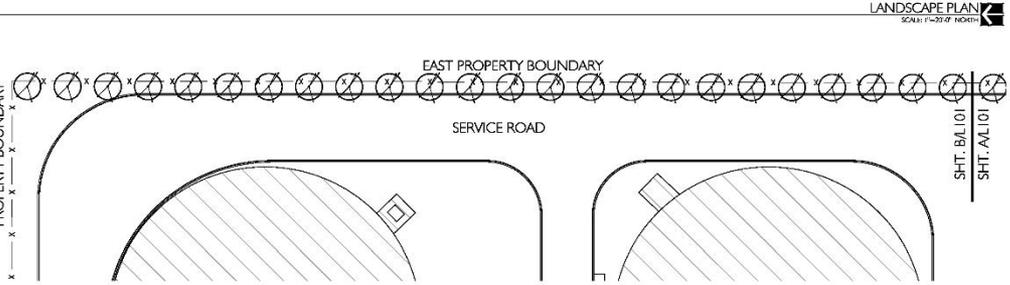
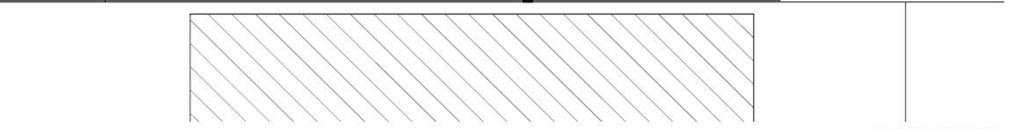
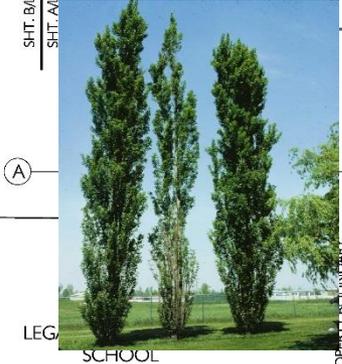
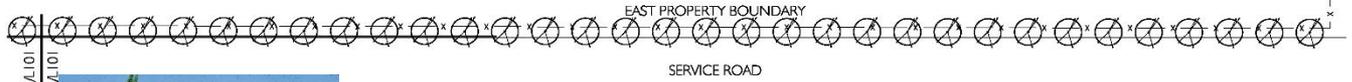
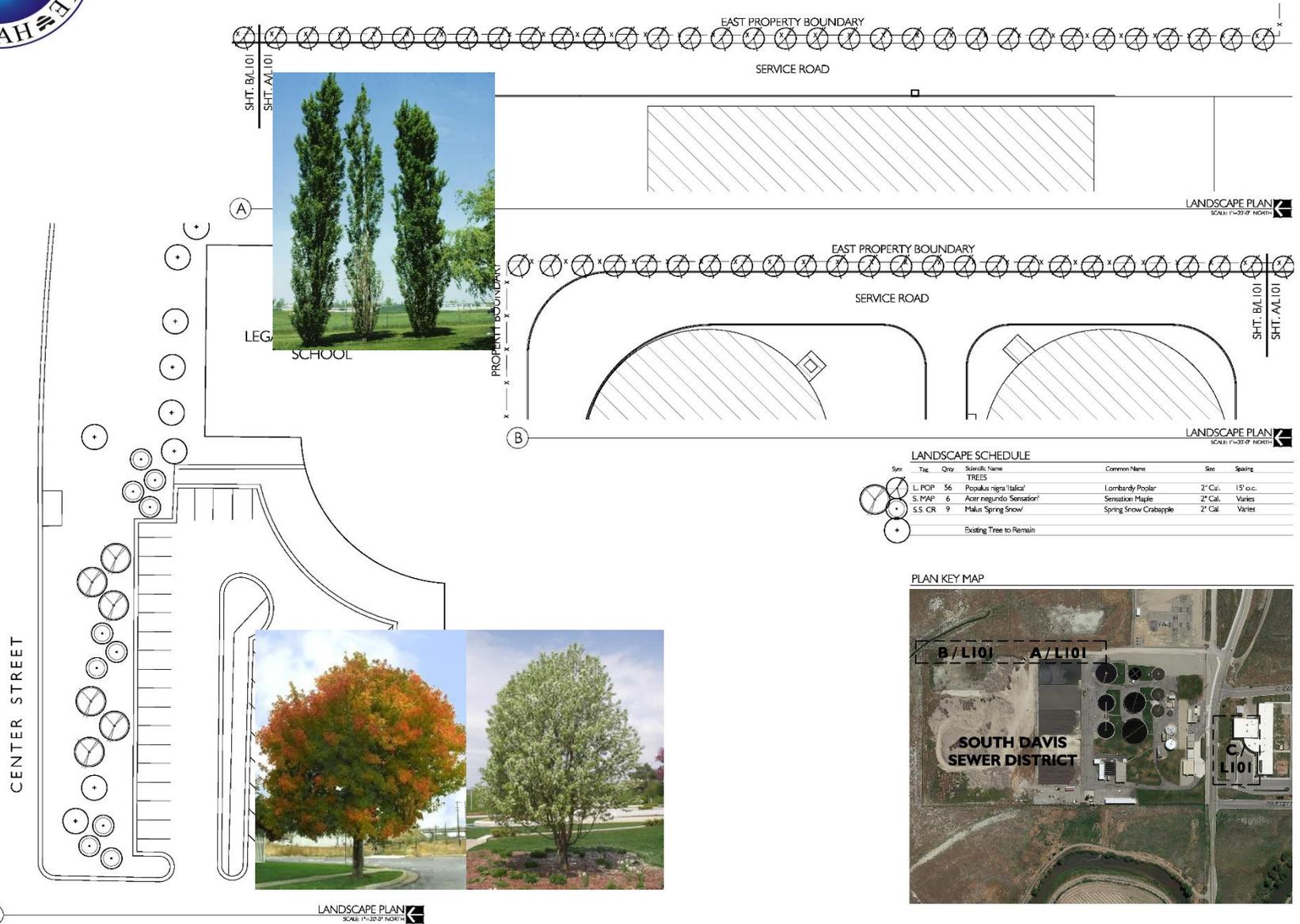


Wasatch Resource Recovery Landscape Plan





Wasatch Resource Recovery Landscape Plan



LANDSCAPE SCHEDULE

Symbol	Tree	Qty	Scientific Name	Common Name	Size	Spacing
TREES						
	L. POP	56	Populus nigra 'Italica'	Lombardy Poplar	2" Cal.	15' o.c.
	S. MAP	6	Acer negundo 'Sensation'	Sensation Maple	2" Cal.	Varies
	S.S. CR.	9	Malus Spring Snow	Spring Snow Crabapple	2" Cal.	Varies
	Existing Tree to Remain					

PLAN KEY MAP

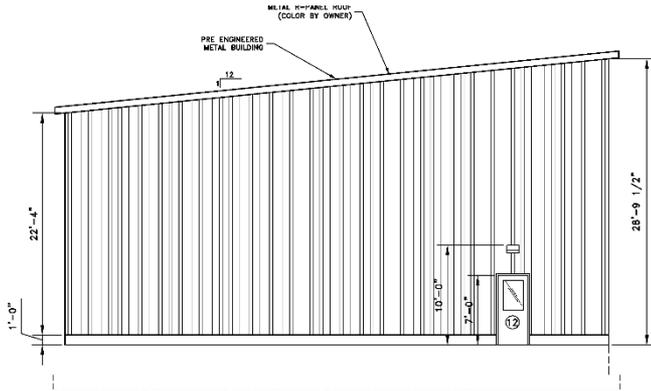


©

LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



Wasatch Resource Recovery Building Elevations Chemical/Dewatering Building

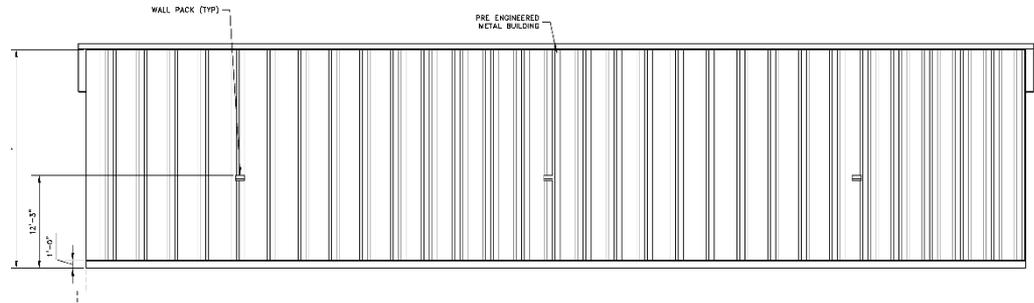


NORTH ELEVATION

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Scale In Feet

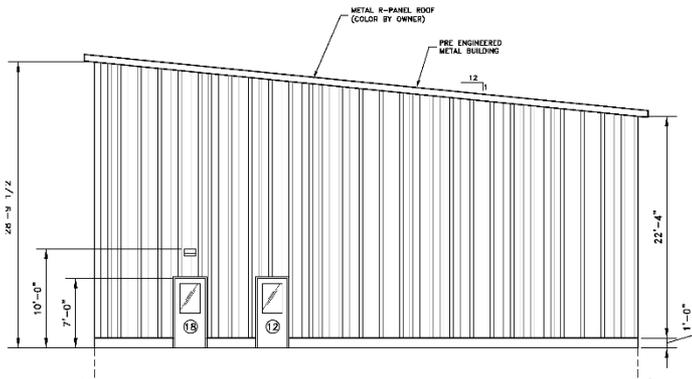


WEST ELEVATION

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Scale In Feet

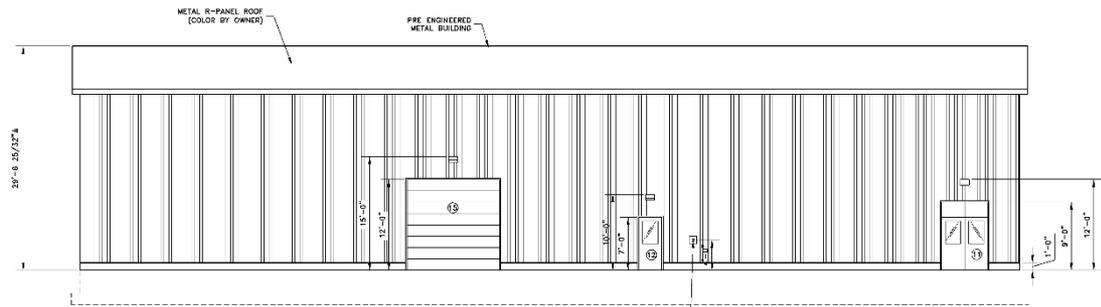


SOUTH ELEVATION

SCALE: 3/16"=1'-0"



Scale In Feet



EAST ELEVATION

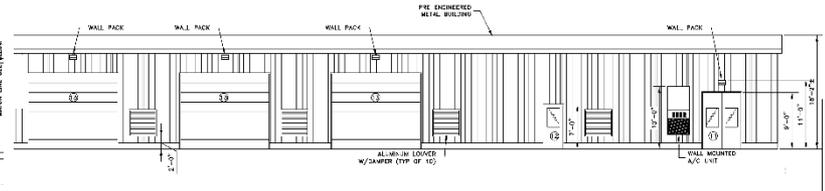
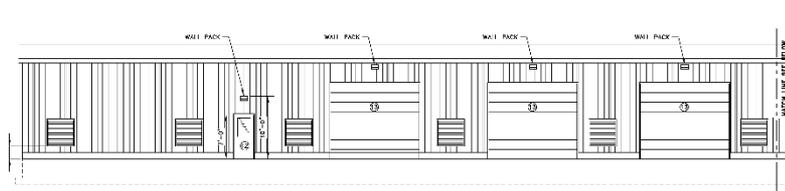
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Scale In Feet



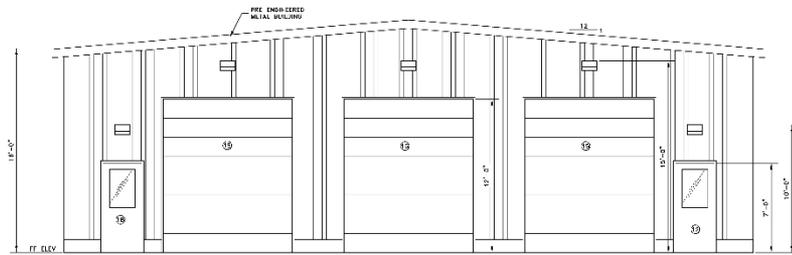
Wasatch Resource Recovery Building Elevations Boiler Building



NORTH ELEVATION

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 Feet

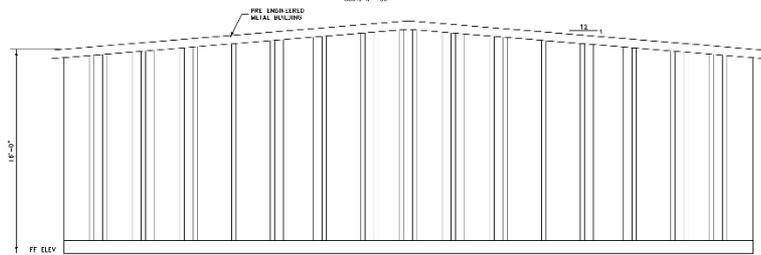
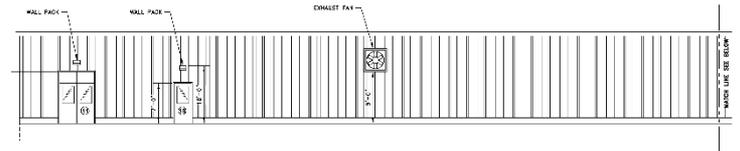
NOTE:
 1- FOR DOOR SCHEDULE SEE SHEET SC-1.



EAST ELEVATION

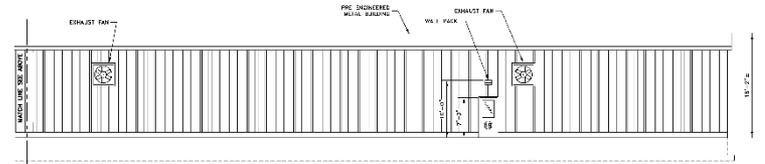
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NOTE:
 1- FOR DOOR SCHEDULE SEE SHEET SC-1.



WEST ELEVATION

SCALE: 3/8"=1'-0"
 0 1 2
 Feet



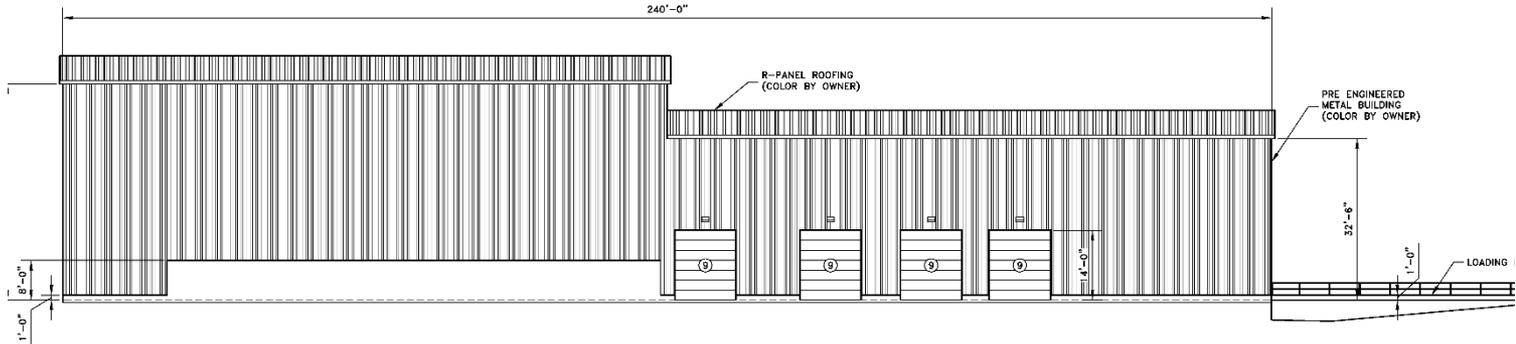
SOUTH ELEVATION

SCALE: 3/8"=1'-0"
 0 1 2
 Feet

NOTE:
 1- FOR DOOR SCHEDULE SEE SHEET SC-1.

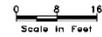


Wasatch Resource Recovery Building Elevations Receiving Building



WEST ELEVATION

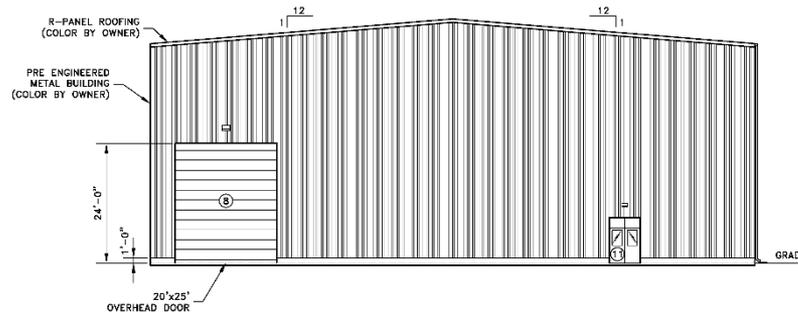
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Scale in Feet

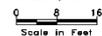
NOTE:

1- FOR DOOR SCHEDULE SEE SHEET SCH-1.



NORTH ELEVATION

SCALE: 3/32"=1'-0"



Scale in Feet





Wasatch Resource Recovery Final Buildout Rendering From Legacy Highway





Wasatch Resource Recovery Final Buildout Rendering From Legacy Highway w/Landscaping





Wasatch Resource Recovery Final Buildout Rendering From Center Street



NOTICE OF INTENT (NOI) TO INSTALL:

TWO (2) NATURAL GAS BOILERS, ONE (1) GAS CONDITIONING SKID, TWO (2) DIGESTER GAS WASTE GAS BURNERS, ONE (1) NUTRIENT RECOVERY SYSTEM AND THREE (3) NATURAL GAS ENGINES AT THE WASATCH RESOURCE RECOVERY FACILITY IN DAVIS COUNTY, UTAH

Prepared by:



533 W 2600 S Suite 275 Bountiful, UT

P (801) 299-1327; F (801) 299-0153

www.aquaeng.com

OCTOBER 2016

ABSTRACT

The Wasatch Resource Recovery (WRR) facility is in south Davis County and is a joint venture between ALPRO Energy and Water and the South Davis Sewer District. This project is developed to divert organic waste products from landfills, food composting operations and land application with the intent to anaerobically digest them to produce biogas and bio-based fertilizer products. These organic wastes will come from not only the Wasatch Front/Back, but also the intermountain region.

These wastes will include:

- Fats, Oil and Greases (FOG) that is pumped from grease traps found at eating establishments
- Source Separated Organics (food waste) generated by restaurants, cafeterias, institutions, hospitals, grocery stores, and houses
- Liquid Wastes that are generated by food processors
- Expired Beverages
- Carp that are caught as part of an environmental project on Utah Lake
- Zoo waste

The summation of these wastes will generate more than 2,600 dekatherms of green biomethane, “Green Gas”, per day. One dekatherm is equal to about 1,000 cubic feet of natural gas. This is equivalent to the amount natural gas that cities like Bountiful (about 44,000 people) consume daily (averaged over the year).

The diversion of waste will reduce the release of methane (CH₄), ammonia, and carbon dioxide (CO₂) associated with the disposal of the organic waste in current methods. While the reduction of emissions from all these gases is beneficial, the greatest benefit is the reduction of methane gas. From a greenhouse gas standpoint, methane is about 25 times more damaging than CO₂ and by placing the methane in the natural gas pipeline, it would be equivalent to taking nearly 92,000 cars off the highway each year with the offset of approximately 1,308 tons of equivalent CO₂ per day. This project also has the benefit of creating renewable green gas, thus reducing the consumption of non-renewable natural gas from oil fields or other sources.

Some Utah landfills capture biogas and convert it to electrical power. However, these landfills are not collecting 100% of that biogas and the biogas that is captured is used to make power in generators that are in the range of 35% power efficient and the remaining energy is lost to heat that is unable to be utilized. Furthermore, the capture of the biogas can only occur once the area in which the waste is located has been “capped” or covered. With anaerobic digestion, 100% of the biogas produced is captured and nearly all will be conditioned to pipeline grade biomethane and sold into the “green gas” market.

The purpose of this Notice of Intent (NOI) is to provide adequate information to secure an Approval Order (AO) to construct and operate equipment that will be installed in the first of two phases of construction. The air polluting equipment proposed for the first phase of construction includes three (3) natural gas engine generators for power production, two (2) natural gas boilers

for heating of sludge in an anaerobic digestion process, a gas conditioning skid, a sludge nutrient recovery system, and two (2) waste gas burners for destruction of excess digester gas produced at the facility.

The proposed project will improve the air quality in the region by reducing the air pollution created at local landfills and land application of organic wastes. The facility will divert food waste from the landfills and land applications, and collect the methane gas produced as the material breaks down. This methane gas (CH₄) is cleaned and delivered to the natural gas pipeline. As stated previously, methane is 25 times as harmful as carbon dioxide. Therefore, if the food waste were to go to the landfill, the methane produced would equate to 492,600 tons of carbon dioxide released to the atmosphere annually. However, since this waste is diverted to this project, the methane released to the atmosphere (equated to carbon dioxide) will be approximately 15,200 tons per year resulting in a 96.9% reduction.

The facility will be located in North Salt Lake City in Davis County, which is a nonattainment area for PM_{2.5}, and a maintenance area for ozone. As will be shown in the body of this report, this facility will qualify as a minor source.

Rule R307-410-4 of the Utah Administrative Code requires air quality modeling to be completed prior to issuance of an approval order when any individual exceeds the limits given in Table 10. As none of these limits are exceeded, there will be no modeling results provided as part of this NOI.

This report contains a best available control technology (BACT) analysis that evaluates the impacts associated with varying levels of control with each source. Based on this analysis, the BACT has been selected for each source with the resulting combined emissions from all sources summarized in the table below. The complete BACT analysis is included in Appendix B.

Table 1

Component	Symbol	Emissions, TPY
Carbon Monoxide	CO	29.14
Nitrous Oxides	NO _x	21.21
Particulate Matter	PM	0.41
Sulfur Oxides	SO _x	10.73
Volatile Organic Compounds	VOC	19.54
Hazardous Air Pollutants	HAP	7.81
Carbon Dioxide	CO ₂	50,984
Lead	Pb	0.00
Methane	CH ₄	620.70
Hydrogen Sulfide	H ₂ S	0.04
Ammonia	NH ₃	28.00

1 NORTH SALT LAKE CITY
2 PLANNING COMMISSION MEETING
3 DECEMBER 13, 2016
4

5 **DRAFT**
6

7 Chairman Robert Drinkall called the meeting to order at 6:30 p.m., and welcomed those present.
8

9 PRESENT: Commission Chairman Robert Drinkall
10 Commissioner Lisa Watts Baskin
11 Commissioner Stephen Garn
12 Commissioner Kent Kirkham
13 Commissioner Ted Knowlton
14 Commissioner Leslie Mascaro
15 Commissioner Ryan Mumford
16

17 STAFF PRESENT: Sherrie Llewelyn, Senior City Planner; Connie Larson, Minutes Secretary.
18

19 OTHERS PRESENT: Tim Brown, Torey Brown, Taylor Spendlove, Marleen Skabelund, Stuart
20 Hatch, H. A. Henderson, Suzanne Henderson, Dave Harris, Allen Thompson, Janice Twede,
21 Darrel Twede, Cory Merrell, Steve Merrell, Patrick Scott, Steve Pastor, Mark Pantelakos, Bill
22 Gaskill, Dennis Wardle, Pablo Goete.
23

24 PLEDGE: Boy Scout Taylor Wilson
25

26 1. PUBLIC COMMENTS
27

28 Commission Chairman Drinkhall opened the public hearing for comments. There was no one
29 wishing to comment.
30

31 2. PUBLIC HEARING –CONSIDERATION OF A PROPOSED ZONE CHANGE FROM
32 HIGHWAY COMMERCIAL (CH) TO P-DISTRICT FOR CHESHAM VILLAGE
33 LOCATED AT APPROXIMATELY 200 EAST 350 NORTH, BRIGHTON HOMES
34 UTAH, APPLICANT
35

36 Sherrie Llewelyn, Senior City Planner, explained the purpose of the application is to facilitate the
37 General Development Plan Chesham Village (approved previously as The Preserve located at 260
38 East and 350 North. The property is a total of 5.67 acres. The General Development Plan for The
39 Preserve was approved by the City Council on November 1, 2016 with 83 multi-family units in 17
40 buildings. An aerial photo of the property was viewed, and the current zoning of the property is
41 Highway Commercial (CH). The approved site plan was also viewed. The open area next to this
42 development on the west behind the auto dealer will be reserved for future commercial
43 development, if the auto dealership on the corner should become available, and it will be included
44 in the development with cross access for shared parking.
45

1 Each unit will have a two car garage with 37 guest parking stalls, for a total of 203 parking stalls
2 (2.45 stalls/unit). The interior private streets will not be public streets, and the developer is
3 proposing a six-foot composite Trex fence on the west, east, and south boundaries of the property.
4 Three samples of fencing materials were viewed by the Planning Commission. The DRC viewed
5 the fencing materials, and the materials are superior to the previously requested vinyl fencing.
6

7 The development shows 24 percent of the site as permanent landscaping, an additional 7 percent
8 is contained within the reserved commercial lot. Elevation drawings of the proposed townhomes
9 were viewed that are two-story traditional architecture with unfinished basements. Each unit will
10 be 2,005 square feet of living space, which includes the basement. The roof design has been
11 updated from the original roof design to be a gable roof. The site plan has good internal pedestrian
12 circulation paths with connections to the sidewalks to the north. The only street access to Highway
13 89 is from 350 North, but provisions will be created to provide pedestrian access through
14 commercial areas, when redeveloped. The property will be divided into two phases: Phase 1 will
15 contain 53 townhome units and 2 commercial lots, and Phase 2 will contain the final 32 townhome
16 units. Phase 1 will be in the Parade of Homes in the summer of 2017.
17

18 Taylor Spendlove, 215 North Redwood Road, Suite 8, North Salt Lake, applicant, said the Trex
19 fence creates more of a residential feel and is a durable material. Masonry fence is also an option.
20

21 Commissioner Mascaro asked what the rear of the buildings will look like. Mr. Spendlove replied
22 the rear will be a garage with windows above, the same building materials will be used on the rear
23 with no stucco. The townhomes will sell for \$250,000 to \$300,000. Commissioner Kirkham asked
24 if the units will be set-up as an HOA. Mr. Taylor explained to the homes will be for sale with an
25 HOA, which restricts investors from purchasing more than two units, so that one buyer could not
26 buy multiple units for rentals.
27

28 **Commissioner Drinkall opened the public hearing for comments.**
29

30 Marlene Skabelund, 469 South 1300 East, Bountiful said she owns a home on 3800 South. She
31 said one of the plans shows the entrance and exit to the development on 3800 South. If there are
32 three bedrooms in each unit, she estimated that there could be 600 people in this development. She
33 asked how the increased traffic will be handled
34

35 Torey Brown, 867 West 3800 South, North Salt Lake, commented she owns the 38th Street Salon
36 on 3800 South. She is concerned about the lack of parking and increased traffic at her business
37 with the development. She has 17 stylists, and commented that she has property in the rear there
38 is land that could provide parking, but she will not be able to access the rear portion of her property
39 when this development is built. She has been renting a strip of this property in the northeast corner
40 for parking that is now being sold to the developer.
41

42 Dave Harris, 878 West 400 South, North Salt Lake, said the distance from his back door to his
43 fence is 35 feet. His house is set back, and all the other perimeter houses are set back, and he would
44 like to have a taller fence surround the perimeter area. He has lived at this location for 26 years,

1 and he would like to see fewer units. Perhaps the developer could install a higher fence and plant
2 shrubbery to provide a privacy hedge.

3 Commission Chairman Drinkall stated the City Ordinance only allows for a maximum height of a
4 six-foot fence. The Planning Commission is considering a change to the Fencing Ordinance this
5 evening, but not to the height of fences. Approval for a change to the Fencing Ordinance would
6 have to be approved by the Planning Commission and City Council.

7

8 Tim Brown, 867 West 3800 South, commented these developments never have enough parking.
9 There will be vehicles parking on the streets, and he asked if there be any ordinances to prevent
10 parking on 3800 South.

11

12 Commission Chairman Drinkall asked if Davis County owns all of 3800 South to the sidewalk.
13 Sherrie Llewelyn, Senior City Planner, explained 3800 South is a Davis County street, and if in
14 the future is the unincorporated properties on the North side of the street are annexed, the road
15 would become a city street. Commission Chair Drinkall asked the Developer if a traffic study was
16 done. Mr. Spendlove stated no traffic study was done. Sherrie Llewelyn, said this is a P-District,
17 and all of the standards are negotiated for this zone. The fencing height can be negotiated up to
18 eight feet with the conditional use permit.

19

20 Steve Pastor, 3867 South 825 West, said he is a city planner by profession, and has experience
21 reviewing townhome projects. In West Valley City he usually looks for a density for this type of
22 development is usually 10 to 12 units per acre, and this project is 14.5 units per acre, which in his
23 opinion is high. There is no driveway for the units, and many people will use their garage for
24 storage and then park in the visitor parking. On the west side that is open space, there is the
25 potential for this area to convert to commercial.

26

27 Dennis Wardle, owner of Affordable Auto Sales, said earlier this year, there was an agreement
28 with the City that Brighton Homes was going to have retail space in this development. He asked
29 what happened to this agreement. Sherrie Llewelyn, Senior City Planner, explained there were
30 initial discussions when the developer was looking at a more mixed-use design of multi-story
31 buildings with commercial and office on the ground level and 3-4 stories of residential above
32 which would have included the purchase and redevelopment of the Affordable Auto property with
33 this development. The discussions between staff, the developer, and Mr. Wardle were regarding
34 possible RDA involvement in the project to make much higher commercial and residential density
35 feasible. Ultimately it was determined that this location was not the highest priority for use of RDA
36 funds.

37

38 Janice Twede, 3917 South 850 West, commented she has lived in her home for 47 years. She sees
39 a glut of apartment buildings, and she does not want to live in an apartment area. She is concerned
40 the cars will come out on 850 West, and they will go down 4000 South and 3800 South. She
41 believes there will not be enough parking, and she wants enough parking with beautiful areas
42 without apartment glut.

43

1 Commission Chairman Drinkhall said there a lot of apartments that have been developed, but this
2 is a different style of a home, not an apartment, that will be offered for sale, these will be
3 homeowners that, hopefully, will provide beautification to the City. The economic engine suggests
4 that people want a smaller home and yard to maintain. It will not be an apartment complex like the
5 others.

6
7 Herb Henderson, 922 West 4000 South, Bountiful, commented he moved in 1958 to this area. He
8 asked about access to Highway 89 by the luggage shop.

9
10 Commission Chairman Drinkall said people in the development will not access Highway 89 from
11 development. They will have to go to 3800 South and turn left at the signal light. He asked if
12 fencing is all around development. Fencing will not be on 350 North. Mr. Henderson is not
13 opposed to the development, but he is opposed to 83 units in a small area. He would like the area
14 to be single-family homes with property around them.

15
16 Marlene Skabelund, 469 South 1300 East, Bountiful, believes there are too many units for the land.
17 There are too many people and lack of space for parking. She would like the developer to make
18 the units further apart and accommodate the needs of the beauty shop.

19
20 **Commission Chairman Drinkall closed the public hearing.**

21
22 Commission Chairman Drinkall asked for clarification on the traffic flow.

23
24 Taylor Spendlove stated that the traffic studies he has seen show eight to ten trips per unit day per
25 unit, which is typical for townhomes. Commissioner Mascaro asked about open space percentages
26 before the commercial piece is developed, and what it will be after it is developed. Mr. Spendlove
27 said it is 24 percent landscaping after the commercial area is redeveloped. That area is an additional
28 18,000 square feet of landscape space.

29
30 Commission Chairman Drinkall explained in market studies that have been done, this is a product
31 that works for North Salt Lake. There are concerns how a potential homeowner, who uses his
32 garage for storage, is going to have adequate parking. Mr. Spendlove said there are restrictions in
33 the CC&R's that the HOA can enforce, which is that garages cannot be used as a storage unit.

34
35 Mr. Spendlove said he hasn't done a market study on parking at this time. Additional space for
36 parking can be added on the west road but this would require open space to be given up.
37 Commission Chairman Drinkall expressed concerned about parking stalls on the west side that
38 could eventually be removed as part of future development. Mr. Spendlove explained the west
39 parcel will be reserved for shared parking. If the car dealership property is developed, the typical
40 office hours are nine to five, and when residents come home from work, then the parking spaces
41 will be available. Brighton Homes manages the HOA until the last unit is sold, and then they help
42 the residents select a company to manage it. Mr. Spendlove said he has opened a dialog with the
43 salon owners about their parking issues.

44

1 Commissioner Knowlton asked what the on-street parking options are for 3800 South. Sherrie
2 Llewelyn, Senior City Planner, said during the winter months, there is no on-street parking
3 allowed. Parallel parking could be striped, but this would be up to the County. Commissioner
4 Knowlton asked what other cities do with on-street parking during the winter. Commissioner
5 Mumford said that between Nov. 1st and April 1st, no parking is allowed on City streets during the
6 night time hours.

7
8 Commission Chairman Drinkall asked what has been done historically on the density per acre, and
9 if the City is conformance to code. Sherrie Llewelyn stated the density requested is in line with the
10 Town Center Master Plan, which has recommended an intensification of density in the Town
11 Center. The interpretation of that depends upon the location and proximity to services. Some
12 developments like Lofts @ 99, Parkview & Odell Lane are 20-22 units per acre. Other
13 developments on the south end of the Town Center are closer to 40 units per acre.

14
15 The City is planning for a rapid bus transit stations at 3800 South St., Center Street & Eagleridge
16 Dr., which is why the plan calls for mixed-use development at these locations. When the City first
17 met with developer, they were looking at a high density mixed-use development of four to five
18 story units with commercial on the bottom level. After some analysis staff felt this would not be a
19 good transition to the adjacent single-family area.

20
21 The open space requirement for P-District will be set per the development agreement at 24 percent
22 landscaping, which is 58,000 square feet. Commissioner Knowlton asked about the triangular
23 parcel on the northwest corner of 3800 South, and what will happen to the landscaping after that.
24 Sherrie Llewelyn explained it will be a reconfiguration of the parcel, and that parcel contains the
25 ten guest parking spaces, and the development agreement will address that this parking may be
26 reconfigured but is required to be shared guest parking for the development.. As to the landscaping
27 required when Affordable Auto is redeveloped, any combination of redevelopment will require a
28 minimum of 10 percent minimum landscaping.

29
30 Commissioner Ted Knowlton asked what will happen to the triangle shape of the open space.
31 Sherrie Llewelyn said it will become a parking lot/landscaping. Commissioner Mascaro asked
32 about cross access in the future. Sherrie Llewelyn explained in the Development Agreement, these
33 properties will be subject to cross easement access. This will provide for shared parking and
34 landscaping.

35
36 Commission Chairman Drinkall stated staff recommends approval of the P-District, and they feel
37 the streets can handle the additional traffic. The increase density will not have an overload on the
38 street networks. High density development is important around mass transit, and Highway 89 is a
39 strong candidate for rapid bus transit. This P-District is in conformance with the City's General
40 Plan.

41

1 Commissioner Mumford thanked the citizens for their comments. He said the Planning
2 Commission and City Council reviewed the concept site plan, and discussed the impacts of traffic
3 on the surrounding businesses and homes. He voted no on this development at the Planning
4 Commission and City Council level, because he felt it wasn't a good transition. The City Council
5 and Planning Commission are in favor of this development, he wants to make it the best
6 development possible.

7
8 Commissioner Watts Baskin said the City's Master and Development Plan allows for up to 14
9 units, and other subdivisions have a greater number than 14 units per acre. Sherrie Llewelyn,
10 Senior City Planner, explained the number was determined for the size of this property.
11 Commissioner Watts Baskin asked if the Planning Commission could recommend less density.
12 Sherrie Llewelyn that the Planning Commission can make a recommendation that density should
13 be reduced for the City Council to consider. Commissioner Watts Baskin said in previous
14 meetings, there is a driveway and sidewalk between the road and a sidewalk and a garage door.
15 The sidewalk goes to the end of the units. Sherrie Llewelyn said the guest parking is at the end of
16 the buildings which is more convenient than parking in the alley and walking all the way around
17 the building to the front door, as there is no man door on the rear of each unit. Commissioner
18 Baskin asked if the DRC is concerned about the small portion of land that could become a
19 driveway. Sherrie Llewelyn stated that they were not and that with this type of development you
20 are trying to balance desire to provide enough parking, but not too much parking.

21 Commissioner Mumford said there is a similar development in Foxboro where parking is not
22 allowed in the driveways. He asked if the developer would consider providing additional open
23 space for units of Phase C and D. Mr. Spendlove stated that since the process started, the density
24 has gone down from the initial proposal. There is 31 percent open space, and the pool is a big
25 amenity, additional parking could be added at the expense of open space Mr. Spendlove said he is
26 not willing to lose anymore density. Commissioner Mumford said the DRC recommended brick
27 columns on the fence. Mr. Spendlove said he is fine with brick or stone columns at the corners.
28 Commissioner Garn asked about the size of the garages. Mr. Spendlove said the garages are 20 x
29 20 feet.

30
31 Commissioner Garn asked if the conversation will continue with the beauty salon about traffic and
32 parking impacts. Mr. Spendlove said a possible solution is a cross easement parking in the guest
33 area parking. All of the stylists are not working at the same time, as they work different hours.
34 Commissioner Mumford asked at what point the property is vested at unit density. Sherrie
35 Llewelyn, explained that her understanding is that once a vote has occurred, the property is vested
36 to some extent. Commissioner Knowlton said there have been housing analysis about what kinds
37 of housing is most needed in the metro area. The proposed development meets the market need,
38 which is single-family and less expensive.

39

1 Marlene Skabelund asked if there can be modifications to the development plan. Commission
2 Chair Drinkall replied the developer can develop the property according to City Ordinances, but
3 modifications can be made. She suggested the property be rezoned and have another developer
4 come in that will allow for more open space and parking. Sherrie Llewelyn explained the
5 Development Agreement will be adopted as part of the zone change regulations. The Development
6 Agreement will establish the final density, architecture style, parking, landscaping, and open space.

7
8 Torey Brown, 38th Street Salon owner asked if the private street could be relocated adjacent to the
9 property line that her salon will not be landlocked, and then she could use the back of her building
10 for parking. Sherrie Llewelyn that you would not be able to have the street and here current
11 driveway at that location due to required separation distances. She also noted that there would be
12 issues with grading.

13
14 Commissioner Knowlton asked what the open space requirement for multi-family uses. Sherrie
15 Llewelyn replied it is 10 percent. He said the Planning Commission is to make a recommendation
16 to the City Council, and they must address the desires of the residents. However, the purpose of the
17 Planning Commission review projects from a technical standpoint. He feels the land use is
18 appropriate and the open space is exceeding the other standards. Parking is an issue, because it
19 cannot be allowed on 3800 South, especially during the winter. The parking challenges will not be
20 felt by the general community, but by the residents of the development. The Commission discussed
21 the concerns of adequate parking for the development, but the development is exceeding the
22 required parking standards of 2.25 parking stalls per unit.

23
24 **Commissioner Garn made a motion that the Planning Commission recommend approval on**
25 **the proposed rezone from CH to P-District for Chesham Village located at approximately**
26 **260 East 350 North with the following findings and conditions as noted by staff:**

27 **Findings:**
28

- 29 **1. The proposed P-District can be substantially completed within two (2) years of the**
30 **establishment of the P-District.**
- 31 **2. The development contains one phase that can exist as an independent unit capable of**
32 **creating an environment of sustained desirability and stability; and that the uses**
33 **proposed will not be detrimental to present and potential surrounding uses, but will**
34 **have a beneficial effect, which could not be achieved under other zoning districts.**
- 35 **3. The streets proposed are suitable and adequate to carry anticipated traffic, and**
36 **increased densities will not generate traffic in such amounts as to overload the street**
37 **network outside the P-District.**
- 38 **4. The area surrounding said development can be planned and zoned in coordination and**
39 **substantial compatibility with the proposed development.**
- 40 **5. Any exception from standard ordinance requirements is warranted by the design and**
41 **amenities incorporated in the final plan.**

1 **6. The P-District is in conformance with the City General Land Use Plan.**

2 **7. Existing or proposed utility services are adequate for the population and use densities**
3 **proposed.**

4
5 **Conditions:**

6
7 **1. Redline site plan corrections: inclusion of ADA loading areas, and correction of site**
8 **triangle note at 350 North.**

9 **2. Approved fencing material shall be Trex Composite Fencing, with the decorative**
10 **elements, such as brick or stone columns at property corners.**

11
12 **Sherrie Llewelyn asked for clarification on the fencing. Would there be brick columns on the**
13 **corners and the decorative trellis, or none. Patrick Scott, Brighton Homes, explained the**
14 **property slopes away from the residential areas. The six-foot fence will be placed along the**
15 **east side of the property, and there will be a drop in the grade of the slope from the existing**
16 **residents that will not be imposing. Mr. Spendlove said he will discuss this with the landscape**
17 **architect.**

18
19 **Additional Condition:**

20
21 **3. Review landscaping options with the developer and staff to provide proper screening**
22 **on the south area of the property.**

23
24 **Commissioner Knowlton seconded the motion, which was passed by unanimous roll-call vote**
25 **(7-0).**

26 **3. CONSIDERATION OF A PROPOSED PRELIMINARY DESIGN PLAN FOR CHESHAM**
27 **VILLAGE LOCATED AT APPROXIMATELY 260 EAST 350 NORTH BRIGHTON**
28 **HOMES UTAH, APPLICANT**

29
30 **Sherrie Llewelyn, Senior City Planner, explained that on previous general development plans with**
31 **apartments, the zone change was accompanied by a site plan, because these are for sale units, they**
32 **are accompanied by the Preliminary Plan. Phase 1 is the northern parcel, which is 53 units. Phase**
33 **2 is the southern parcel, which is 30 units. The DRC recommends approval of the proposed**
34 **preliminary design plans.**

35 **Commissioner Mascaro made a motion that the Planning Commission recommend approval**
36 **on the proposed preliminary design plan for Chesham Village, Phases 1 and 2, located at**
37 **approximately 260 East 350 North with the following conditions:**

38
39 **1. Engineering corrections of civil drawings prior to final plat approval and construction.**

40 **2. Redlines: correction of label and note two for Lots 152 and 153 as commercial lots.**

41 **3. Include a plat note which indicates that there will be a cross easement on Lots 152 and**
42 **153 to realign ten parking stalls.**

1 **Commissioner Watts Baskin seconded the motion, which was passed by unanimous vote (7-**
2 **0).**

3
4 4. PUBLIC HEARING – CONSIDERATION OF A PROPOSED LAND USE CODE
5 AMENDMENT REGARDING METAL BUILDINGS. STEVE MERRELL, SANDBAR,
6 APPLICANT

7
8 Sherrie Llewelyn, Senior City Planner, explained this application is a site plan for an
9 indoor/outdoor sand volleyball facility. The proposed plan is for a metal building, but the code
10 doesn't allow for metal buildings. The applicant has asked about the possibility of allowing the
11 use insulated metal panels. Samples of the insulated metal panels were viewed by the Commission.
12 There is the argument that some of these insulated panels don't look like metal. The applicant is
13 requesting to amend the code to allow for metal panels when the metal panels mimic stucco, wood,
14 brick or other materials. Photographs of buildings using the proposed insulated metal panels were
15 viewed, along with the proposed building design from the applicant was viewed. The applicant is
16 asking that Section D be changed to give the Planning Commission permission to waive the
17 requirement, so that the entire building will be allowed to be insulated metal panels. DRC
18 determined that the request should be considered by the Planning Commission to provide for use
19 of higher quality metal buildings.

20
21 Steve Merrell, applicant, explained the manufacturer is out of state, and he is working with a local
22 supplier of metal buildings. All Weather Insulated Panels (AWIP) is a new material that many
23 buildings are now using. The next cheapest material is stucco, but stucco does no hold-up like
24 metal and it has maintenance problems.

25
26 This material is very durable and energy efficient, and the inside will look cleaner with concealed
27 fasteners. The standard panel size is 40 inches, but the length varies from eight to forty feet. It can
28 be pieced together in sections, with the minimum width being 36-inches. Commissioner Watts
29 Baskin asked if the two-inch width is façade material or the actual wall. Mr. Merrell explained
30 there is a metal frame and the panels are attached to. Commissioner Watts Baskin asked about
31 earthquake durability. Pablo Goetie, Architect-SLC Dwelling, said the insulated panels are far
32 superior to stucco, because there is no cracking. It is flexible during an earthquake, and the panels
33 have seams so they can slide and move.

34
35 Commissioner Watts Baskin asked about the ordinance. Sherrie Llewelyn said the applicant is
36 proposing an original change to the ordinance. DRC said they recommended alternate language
37 that is more comprehensive. Commissioner Watts Baskin asked if it is accurate to call the materials
38 a metal system or a metal panel design. Mr. Goetie replied it is a metal panel system. Commissioner
39 Watts Baskin said that this is an issue that should be subject to City Council approval.
40 Commissioner Knowlton said he feels the approval of the metal panel system is sufficient to be
41 decided at staff level. The Commission discussed amendments to the Land Use Ordinance, and
42 approval by the City Council.

43

1 **Commission Chairman Drinkall opened the public hearing for comments. There was no one**
2 **wishing to comment, and the public hearing was closed.**

3
4 Mr. Merrell stated he would like to remove the gabled triangle from the wall calculations, so that
5 there will be a more consistent appearance on all sides.

6
7 **Commissioner Watts Baskin made a motion that the Planning Commission recommend**
8 **approval to the City Council of the proposed revised amendments to the Land Use Ordinance**
9 **as provided in the attached interlineations as provided by Commissioner Watts Baskin and**
10 **approved by the Planning Commission, and attached to the minutes with the following**
11 **findings as stated in the staff report:**

- 12
- 13 **1. The proposed amendment is in accord with the comprehensive General Plan, goals and**
14 **policies of the City.**
- 15 **2. Changed or changing conditions make the proposed amendment reasonably necessary**
16 **to carry out the “purposes” stated in this title.**
- 17 **3. The proposed change would increase flexibility in building design while maintaining the**
18 **intent of the design standards to improve the quality, longevity, and economic viability**
19 **of commercial and industrial buildings.**
- 20 **4. One-third of any exterior wall, not including gables, shall be finished with the metal**
21 **panel system.**

22
23 **The motion was seconded by Commissioner Mascaro, which was passed by unanimous roll-**
24 **call vote (7-0).**

- 25 5. CONSIDERATION OF A PROPOSED GENERAL DEVELOPMENT PLAN FOR
26 FOXBORO MARKETPLACE SOUTH LOCATED AT APPROXIMATELY 555 NORTH
27 REDWOOD ROAD. CHRIS ROBINSON, FOXBORO MP DEVELOPMENT L.C.,
28 APPLICANT

29
30 Sherrie Llewelyn, Senior City Planner, explained this application is for the property is for Foxboro
31 Marketplace South, which is south of where Lee’s Market and a second commercial building are
32 currently under construction. Building permit application was received today for the Burger King.
33 The property is currently zoned CG and is located at 555 North Redwood Road. The property is a
34 total of 7.4 acres, with 3.88 acres to be developed into retail commercial, and 3.6 acres to be
35 developed into residential single-family townhomes, for a total of 40 townhomes. The proposal is
36 for two fast food retailers, convenience store/gas station, and auto parts totaling 17,000 square feet
37 of retail area in a P-Zone District.
38

1 The DRC came to the conclusion that this is the most appropriate use for the land. Under the
2 existing General Commercial Zoning, this property would be allowed to do a full development
3 with commercial/office uses. After considering the compatibility to the adjoining properties, it was
4 determined that office space could be a permitted use on the west side of the property. DRC has
5 determined there is not a demand for office use, and staff has asked the developer to reduce the
6 units down to 40, and add additional amenities. The site plan review for the commercial component
7 is four pads, and vehicular access would be from Redwood Road and Foxboro Drive. The
8 residential units will be offered for sale, but they may be rented until they can sell. Each unit has
9 a garage and driveway, and there will be ten guest parking spaces, which is 4.2 parking spaces per
10 unit.

11
12 Commissioner Mascaro asked about the detention ponds and who it will serve. Sherrie Llewelyn
13 explained the detention pond on the residential side only serves the residential area unless there is
14 cross detention agreement for maintenance. The commercial development area has 18 percent
15 landscaping, and the residential area has 35 percent landscaping. The DRC recommends modifying
16 the roof structures of the townhomes, and approving the General Development Plan.

17
18 Bill Gaskill, 358 Rio Grande, said there are 11.1 units per acre and each unit will have a driveway.
19 There is a fast food retailer that wants to open by April 2017. He has received offers from auto
20 parts and gas retailers to be in the same area as the grocery store, which they did not want, so this
21 location south of Foxboro Drive is more feasible. He tried to get UDOT to allow moving the access
22 drive, but they have separation requirements from the intersection that must be met. He anticipates
23 each townhome will sell for around \$250,000.

24
25 **Commissioner Watts Baskin made a motion that the Planning Commission recommend**
26 **approval of the General Development Plan for Foxboro Marketplace South located at**
27 **approximately 550 North Redwood Road with the findings and conditions as provided in the**
28 **staff report dated December 13, 2016.**

29
30 **Commissioner Watts Baskin amended the motion to include an additional condition that**
31 **construction of some of the commercial construction will precede the development of the**
32 **residential development.**

33 **Commissioner Findings:**

- 34
35 **1. The General Development plan conforms to the City's comprehensive General Plan;**
36 **2. The plan meets all requirements of the Development Code.**

37
38 **Conditions for inclusion in the Development Agreement:**

- 39
40 **1. Commercial and residential sign information (height, size, multi-tenant, design**
41 **aesthetic);**
42 **2. Fencing permitted as presented on the site plans with composite privacy fence between**
43 **the commercial and residential components;**

- 1 **3. Commercial architectural design elements and standards which are similar in quality**
- 2 **and design to the approved Foxboro Marketplace.**
- 3 **4. The construction of some of the commercial development shall precede the residential**
- 4 **development.**

5
6 **Commissioner Mumford seconded the motion, which was passed by unanimous vote (7-0).**

- 7
8 6. PUBLIC HEARING – CONSIDERATION OF A PROPOSED LAND USE CODE
9 AMENDMENT REGARDING FENCING MATERIALS FOR COMMERCIAL AND
10 INDUSTRIAL LAND USES. CITY OF NORTH SALT LAKE, APPLICANT

11
12 Sherrie Llewelyn, Senior City Planner, explained that staff has drafted amendments at the request
13 of the City Council to the Fencing Ordinance that the Planning Commission reviewed and
14 discussed. The changes reflect the desire to have a nicer fencing material adjacent to streets in the
15 industrial and commercial areas.

16
17 **Commission Chair Drinkall opened the public hearing for comments. There was no one**
18 **wishing to comment, and the public hearing was closed.**

19
20 Commissioner Mumford discussed problems with the commercial developer on 1100 North where
21 there was no landscape buffer between the fence and sidewalk where it is facing the street. The
22 proposed amendments should solve this problem.

23
24 **Commissioner Knowlton made a motion that the Planning Commission recommend**
25 **approval to the City Council of the proposed revised amendments as amended, and included**
26 **as an attachment to minutes, the Land Use Ordinance with the following findings as noted**
27 **in the staff report:**

- 28
29 **1. The proposed amendment is in accord with the comprehensive General Plan, goals**
30 **and policies of the City.**
- 31 **2. Changed or changing conditions make the proposed amendment reasonably**
32 **necessary to carry out the “purposes” stated in this title.**
- 33 **3. The proposed change would improve the visual aesthetics along public and private**
34 **streets, and increase the durability and longevity of required fencing.**

35 **Commissioner Mumford seconded the motion, which was passed by unanimous vote (7-0).**

- 36
37 7. CONSIDERATION OF A PROPOSED SITE PLAN FOR A PORTER’S LANDING BOAT
38 TAKEOUT AT APPROXIMATELY 1395 WEST JORDAN RIVER DRIVE. CITY OF
39 NORTH SALT LAKE, APPLICANT

1 Sherrie Llewelyn, Senior City Planner, explained this site plan is for the Porter's Landing Boat
2 Takeout. The Commission reviewed the Landscape Plan and park strip. The island in the parking
3 lot is a new storm water development technique that will utilize storm water runoff in landscaped
4 areas. There will be a small pavilion for people who want to relax while watching the boats. There
5 will be a trail made of crushed gravel with solar lighting, and two street lights will be installed at
6 the park strips at the entrance to the parking lot.

7
8 **Commissioner Garn made a motion that the Planning Commission approve the site plan for**
9 **the Porter's Landing Boat Takeout at 1395 West Jordan River Drive with no condition(s).**
10 **Commissioner Kirkham seconded the motion, which was passed by unanimous vote (7-0).**

11
12 8. REVIEW OF 2017 PLANNING COMMISSION MEETING SCHEDULE.

13
14 The Commission viewed the 2017 Planning Commission meeting schedule, and agreed to
15 eliminate February 14, 2017 from the schedule.

16
17 9. APPROVAL OF MINUTES

18
19 **Commissioner Kirkham made a motion to approve the minutes of October 25, 2016 as**
20 **written. Commissioner Mascaro seconded the motion, which was passed by unanimous vote**
21 **(7-0).**

22
23 10. ADJOURN

24
25 **At 10:00 p.m., Commissioner Garn made a motion to adjourn.**
26
27
28
29

30 _____
Chairman

Secretary



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Senior Planner
DATE: January 10, 2017
SUBJECT: Site Plan Approval for Sandbar at 680 South Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval with the following findings and condition(s):

Findings:

1. The proposed metal panel system is approved with the utilization of surfaces which mimic stucco and wood, with metal accents;
2. The project qualifies for a waiver of the 1/3 alternative material based upon the utilization of metal panel systems that give the appearance of multiple construction materials.

Conditions:

1. Vehicular access behind APCO shall be cleared of any obstruction for the width of the recorded access or the access shall be completed from the property to Recreation Way;
2. Engineering redline corrections be submitted prior to building permit.

SITE PLAN REVIEW

The proposed site plan is for an indoor outdoor sand volleyball facility located at 680 South Redwood Road. The 1.52 acre property is in the Outdoor Recreation Subdivision between Lewis Brothers and APCO. The facility will be used mainly for team practices, as well as some matches. Sand volleyball teams have 2 players each.

Platted access to the lot is via the shared access between APCO and Salt Lake Imports. The deeded access continues at the rear of the APCO building to the Sandbar lot and proceeds across the vacant lot 4D to Recreation Way. At this time APCO has encroached upon this access easement by enclosing a portion of their property with a chain link fence. With the current access blocked the DRC is recommending that the fencing either be removed or the remaining portion of the access be constructed on lot 4D to Recreation Way.

Required parking for the use is 3 spaces per court and 1 space for each 4 spectator seats. The building has five indoor courts and three outdoor courts. The indoor and outdoor courts will not be utilized concurrently. The indoor courts will be used during inclement weather and the outdoor courts will be

used during the summer months. Therefore the maximum number of courts to be used at one time is five requiring 15 spaces. There is spectator parking for 88 people, requiring 22 spaces. The office area is 1700 sq. ft. requiring an additional 7 spaces for a total required parking of 44 parking stalls. The proposed site plan contains 47 parking stalls, including 2 ADA van accessible stalls. The site plan poses no health, safety & noise concerns.

The landscape plan meets the standard for landscaping along Redwood Road and matches the existing landscape and sidewalk width of both abutting properties. The landscape is attractive and meets the minimum standard with provisions for buffers along the north property line and west of the improved access lane.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The code was recently amended to allow metal buildings when the materials used have the appearance of alternative materials.

The originally proposed design has been modified to meet the newly adopted standards. The architectural metal panels mimic the appearance of wood, and stucco with metal accents. Roof variation has been provided and the building entrance has been designed with an awning to provide shelter and define the entrance. The Planning Commission will need to approve the exception to utilized insulated metal panels on 100% of the building.

The new code is as follows:

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height-*max height 30 feet (meets standard)*
- Roof & Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (The applicant has designed a parapet wall variation that varies the wall height above the regular wall height but does not vary the peak height. The Planning Commission will need to determine if this meets the standard.)*
- Primary Building Entrance: *Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather.*

•

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated-*brick construction (meets standard)*
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)-*(meets standard)*

- Architectural Metal Panels may be permitted with the following restrictions:
 - *Any structures using metal panels shall be designed to have an exterior appearance of a non-metal building and shall appear to be constructed of conventionally built structure materials such as stucco, stone, concrete, brick or wood. Approved panel patterns are shall have a flat finish which mimic the appearance of concrete panels or embossed finish which mimics the appearance of stucco, stone, brick, or wood. **(meets standard)***
 - *A metal panel system shall include high quality finished profile panels and concealed fastener systems, with a baked-on enamel painted to the manufacturer's standards. Corrugated metal, plastic, or fiberglass panels are prohibited. **(meets standard)***
 - *Panel placement shall include a repeating pattern through a change in plane, offset, and reveal, pilaster, projection, fenestration patterns, or piers. **(meets standard)***
 - *One-third (1/3) of an exterior wall, not including gable ends, shall be finished with materials such as hardie plank or wood siding, stucco, plaster, glass, stone, brick, or other decorative masonry, unless the planning commission waives or reduces this requirement upon determination that panel color, design, layout, pattern or texture will result in the appearance that more than one primary material was used on the wall in equivalent proportion or greater. **(requires waiver by Planning Commission)***
 - *Minimum width for any metal panel is 36".*
- Metal roofs & doors permitted **(meets standard)**
 - *Must utilized contrasting or complimentary colors when used in conjunction with architectural metal panel systems*

POSSIBLE MOTION

I move that the Planning Commission approve the site plan request for Sandbar at 680 South Redwood Road with the following findings and condition(s):

Findings:

3. The proposed metal panel system is approved with the utilization of surfaces which mimic stucco and wood, with metal accents;
4. The project qualifies for a waiver of the 1/3 alternative material based upon the utilization of metal panel systems that give the appearance of multiple construction materials.

Conditions:

3. Vehicular access behind APCO shall be cleared of any obstruction for the width of the recorded access or the access shall be completed from the property to Recreation Way;
4. Engineering redline corrections be submitted prior to building permit.

Attachments

- 1) Aerial Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Elevations
- 5) Architectural Rendering



Sandbar Site Plan Aerial





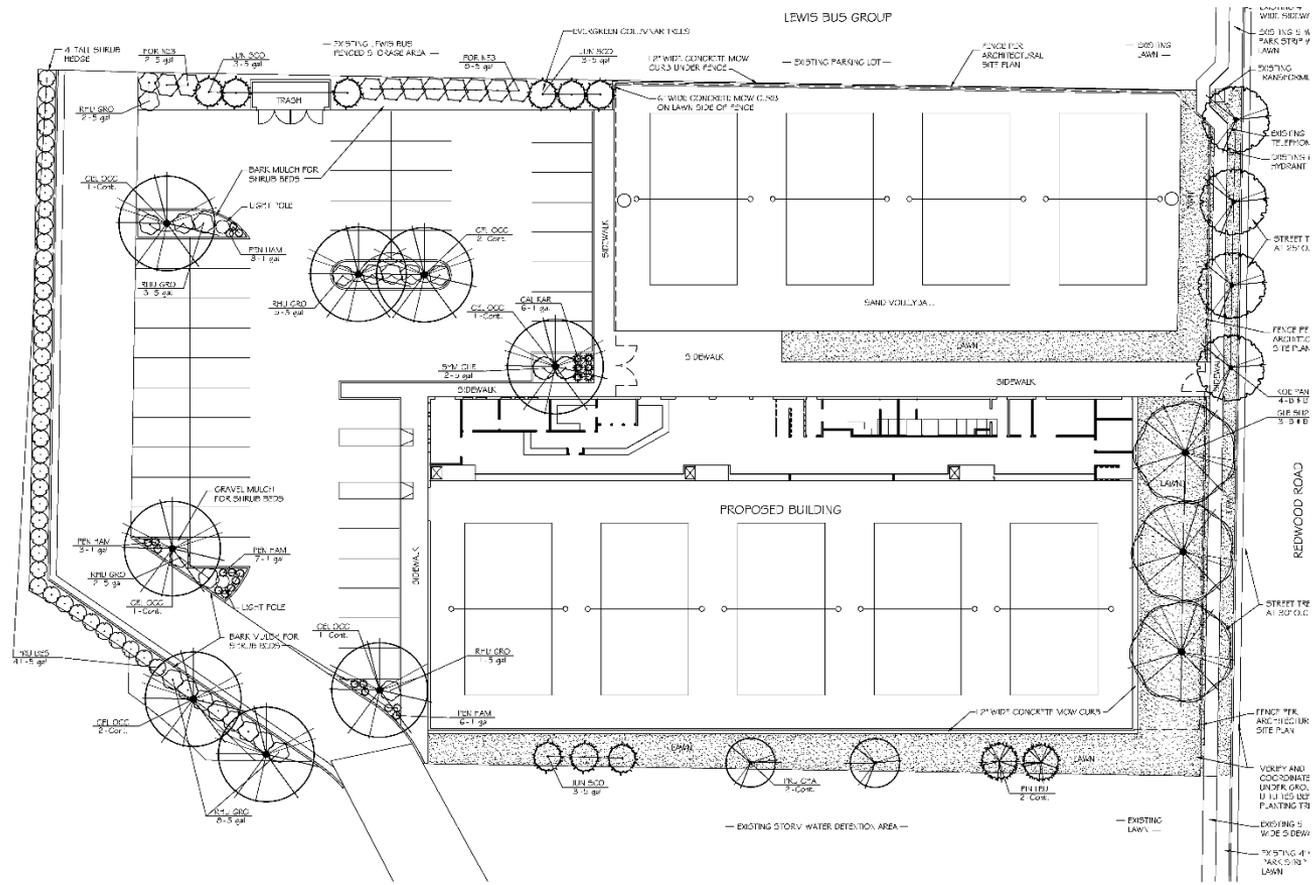
Sandbar Site Plan Zoning



-  Special Use Restricted (SR)
-  Residential (RM-7)
-  Residential (RM-20)
-  Residential (R1-7)
-  Residential (R1-12)
-  Residential (R1-10)
-  Natural Open Space (NOS)
-  General Industrial (MG)
-  Manufacturing-Distribution (MD)
-  Existing Uses Overlay (EUO)
-  Commercial Shopping (CS)
-  Highway Commercial (CH)
-  General Commercial (CG)
-  Planned District (P)



Sandbar Landscape Plan



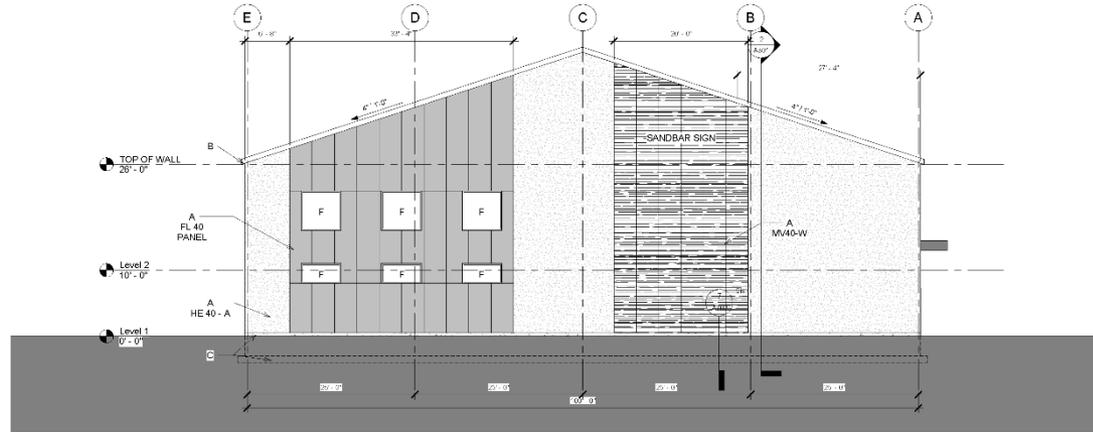
PLAN SCHEDULE

SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	CON.	CALL	SIZE
CE. OCC	5	Common Hackberry / <i>Celtis occidentalis</i>	Cor.	1.5' Cal	2' Z
GF. S/P	3	Shade Tree / <i>Quercus macrocarpa</i> (Shadelobster™)	5 4 B	2' Ca.	
LN. OCC	5	Rosy Mountain Juniper / <i>Juniperus scopulorum</i>		3' gpl	
KCC. FAN	4	Golden Rod / <i>Galatella racemosa</i>	3 4 B	2' Ca.	
FR. LEJ	2	Boxelder Tree / <i>Alexandria racemosa</i>	Cor.	5' gpl	
FRJ. CHA	2	Chastnut Tree / <i>Pyrus californica</i> (Chastnut)	Cor.	1.5' Cal	
SH. SUD	QTY	COMMON NAME / BOTANICAL NAME	CON.		
CALIF. CAR	5	Flowering Currant / <i>Sambucus racemosa</i> 'Kali' (Flowering)	Cor.	1.5' Cal	
FOR. LVS	0	Red Mexican Privet / <i>Ligustrum robustum</i>		3' gpl	
FRN. HAM	9	Flame Tree / <i>Fraxinus viridis</i> (Flame Tree)		1.5' Cal	
FRU. RES	41	Sand Cherry / <i>Prunus pesseyi</i>		3' gpl	
RHU. GRO	2	Green Leaf Manzanita / <i>Quercus agrifolia</i> (Green)		3' gpl	
SYN. GIE	2	Hamock Coriander / <i>Symphoricarpos x chrysantha</i> (Hamock)		5' gpl	

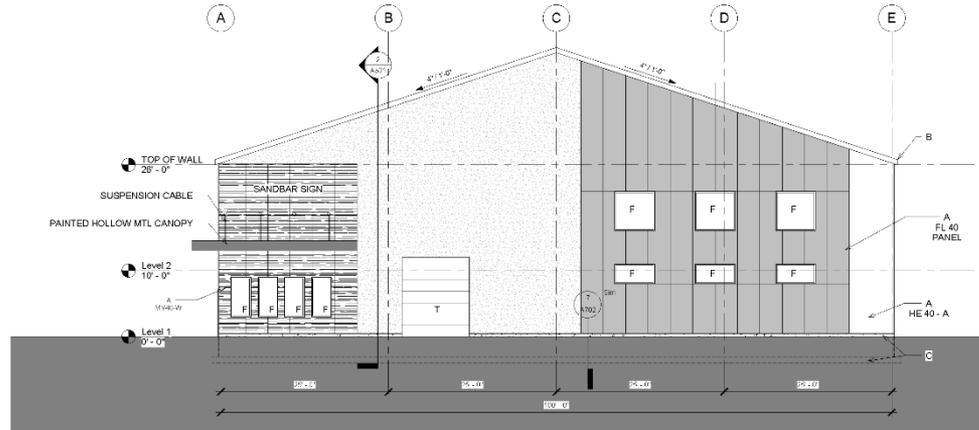
LANDSCAPE
5-FILE BOOK
FORM
SAND BAR
LANDSCAPE
LANDSCAPE



Sandbar Elevation



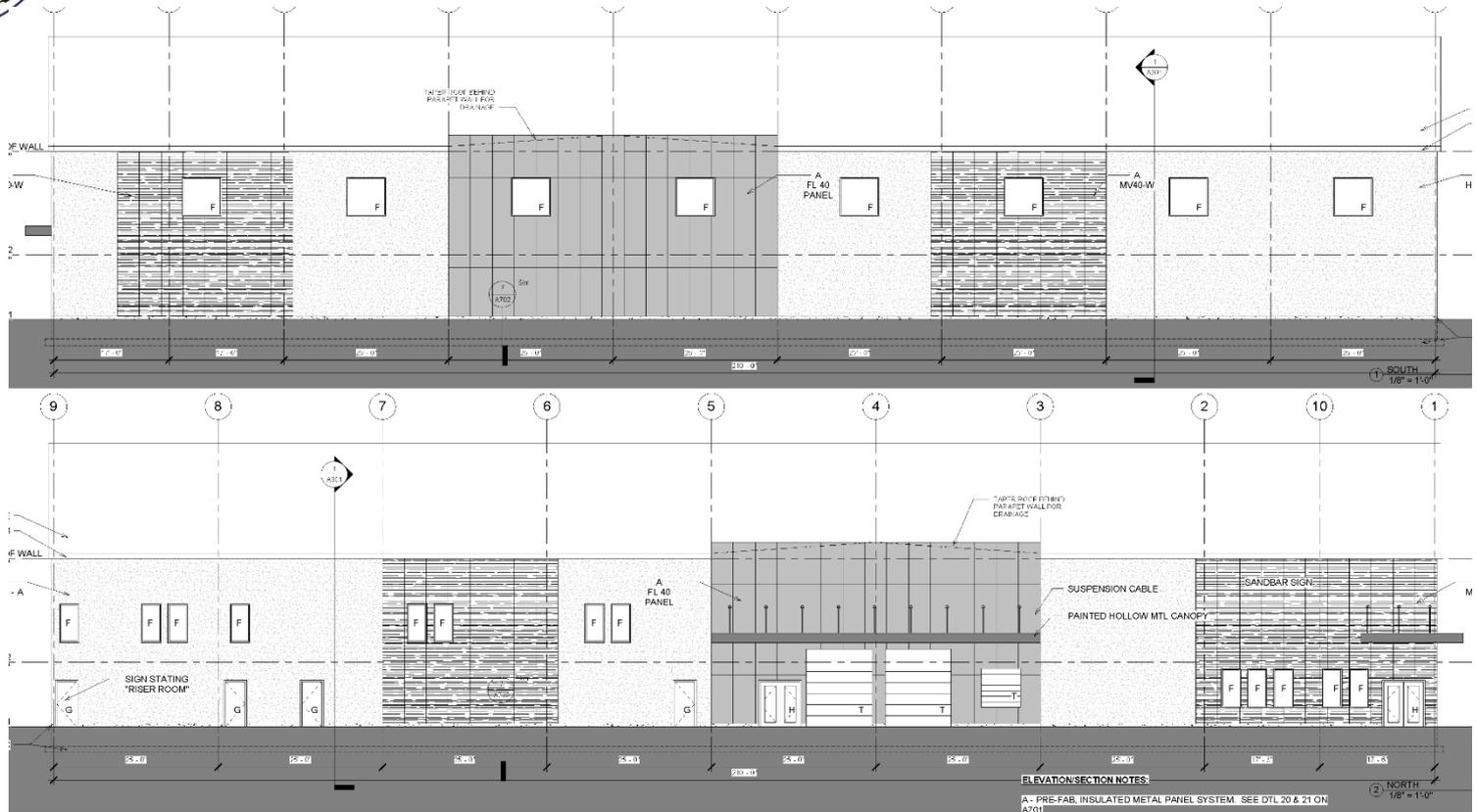
1 EAST
1/8" = 1'-0"



2 WEST
1/8" = 1'-0"



Sandbar Elevation



- ELEVATION SECTION NOTES:**
- A - PRE-FAB. INSULATED METAL PANEL SYSTEM SEE DTL 20 & 21 ON A701
 - B - PRE-FINISHED METAL FASCIA
 - C - FOOTING AND FOUNDATION WALL
 - D - PRE-FINISHED METAL SOFFIT
 - E - PRE-FINISHED METAL ROOFING PANEL
 - F - ALUMINUM WINDOW SYSTEM
 - G - HOLLOW METAL DOOR AND FRAME
 - H - ALUMINUM STOREFRONT DOOR
 - J - R-19 BATT INSULATION BELOW ROOF DECK W/ R-11 CONT. INSULATION BELOW THERMAL BREAK SEE DTL 18 ON A701
 - K - R-20 BATT INSULATION AT WALLS OF WALLS SEE DTL 19 ON A701
 - L - CONCRETE SLAB OVER VAPOR BARRIER
 - M - 6" FREE DRAINING GRAVEL
 - N - VAPOR BARRIER
 - P - GYP BOARD, PAINTED
 - Q - METAL TRACK
 - R - STEEL STRUCTURE BY MANUFACTURER
 - S - 42" METAL GUARDRAIL
 - T - STEEL STUD FRAMING, SEE DTL 8.9 ON A702
 - U - STEEL FRAMING
 - V - STEEL BEAM
- *ALL BUILDING COMPONENTS TO BE INSTALLED PER METAL BUILDING MANUFACTURER'S RECOMMENDATIONS. IF ARCHITECTS DETAILS CONFLICT WITH MANUFACTURER'S RECOMMENDATIONS, NOTIFY ARCHITECT



Sandbar
Site Plan
Architectural Rendering

