

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
JUNE 25, 2013

FINAL

Chairman Eric Klotz called the meeting to order at 6:35 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz  
Commissioner Robert Drinkall  
Commissioner Kim Jensen  
Commissioner Ted Knowlton  
Commissioner Ryan Mumford  
Commissioner Bruce Oblad  
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Steve Hansen, Bonneville Builders; Cory Bice, URS Corporation; Michael Wack, RPS Composites.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR RPS COMPOSITES UTAH, INC. LOCATED AT 615 WEST 900 NORTH. MICHAEL WACK – RPS COMPOSITES, APPLICANT.

Ali Avery reported that the conditional use permit is for plastics and rubber products manufacturing in the M-D zoning district. RPS currently employs 33 people with 20 to 25 people on-site at a peak shift. The total required stalls based on the square footage of the building are 36 stalls including 2 ADA compliant stalls. There are currently 29 stalls including 2 ADA compliant stalls.

The applicant is also proposing some outdoor storage on the south end of the property within the fenced area. The fence is currently chain link so the DRC is recommending slats be installed in the chain link fence around the storage area.

The Development Review Committee (DRC) has reviewed the request and recommends approval of the conditional use permit with the conditions that seven (7) additional parking stalls be striped on the site in compliance with city standards prior to issuance of a business license and that all outdoor storage must be screened from view with a solid fence or wall at least 6' feet in

height also prior to issuance of a business license.

Mr. Wack addressed the Commission and stated that there are six office employees at this time and that they would be included in the count of the 20 employees working at peak operating times.

Commissioner Knowlton stated that the parking demand is met by office staff and there may be double counting regarding the required parking calculation. He recommended reducing the additional required parking spots from seven (7) to five (5).

Ali Avery commented that parking spots are normally calculated by square footage or one stall per employee. Commissioner Knowlton stated that the challenge with this building is the mixed use of office and manufacturing and should be counted as two separate calculations.

Mr. Wack commented that there were 15 full-time manufacturing employees with 6 office staff. He stated that he would need 10 spots for office staff and customers with 25 parking spots for manufacturing employees. Commissioner Klotz stated that there are 29 spots now with the additional 5 new spots equaling 34 total parking spots.

**Commissioner Knowlton moved that the Planning Commission approve the proposed conditional use permit for RPS Composites Utah, Inc. located at 615 West 900 North with the following conditions:**

- 1) Five (5) additional parking stalls must be striped on the site in compliance with City standards prior to the issuance of a business license.**
- 2) All outdoor storage must be screened from view by a solid fence or wall at least 6 feet in height prior to the issuance of a business license.**

**Commissioner Klotz seconded the motion. The motion was approved by Commissioners Klotz, Drinkall, Jensen, Knowlton, Mumford, Oblad and Council Member Horrocks.**

**3. CONSIDERATION OF A SITE PLAN FOR AN OFFICE BUILDING FOR BIG WEST OIL LOCATED AT 333 WEST CENTER STREET. STEVE HANSEN-BONNEVILLE BUILDERS, APPLICANT.**

Ali Avery reported that the applicant is proposing to demolish their existing building and construct a new building southwest of the existing building. The rebuild will occur in phases with Phase 1 to be the demolition of a portion of the existing building while construction of the new building is occurring. The 2<sup>nd</sup> Phase will consist of moving to the new building with the 3<sup>rd</sup> Phase to include the demolition of the remainder of the original building.

Ali Avery stated that appropriate parking will be provided at each stage of the project with parking and exits away from the demolition and construction site. The DRC recommends approval of the site plan with no conditions.

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

4. CONSIDERATION OF A SITE PLAN FOR THE EXPANSION OF THE PARKING AREA FOR FEDEX DISTRIBUTION AREA LOCATED AT 720 NORTH 400 WEST. ROBERT CLEGG- URS CORPORATION, APPLICANT.

Ali Avery stated that currently the parking at FedEx is a mixture of employee parking and trucks, trailers, and storage areas. The additional number of stalls is based on the needs of the business and not on expansion to the building. She stated that the existing areas are currently dirt or weeds and they would like to pave and stripe these areas. They would also like to relocate a storage area and convert it to employee parking.

The DRC has reviewed and determined that city code for landscaped island requirements would not be necessary for the storage portions of the site as it is primarily for more truck and trailer parking. However, the landscaped islands are required at the north end of the site just east of the cul-de-sac at 900 North. This is required because that is a new employee parking area. The employee parking area at the southwest of the site is not required to install landscaped islands because the area is already paved and they are simply re-striping it for employee parking. The DRC recommends approval of the site plan with no conditions.

Ali Avery stated that FedEx has already provided the additional landscaping required at the end of the cul-de-sac in accordance with the 10% landscaping overall. There was some discussion about a landscaping agreement that FedEx has with the City that the landscaping along 900 North and 200 West would be completed many years ago, including irrigation and specific landscaping standards. It appears that the landscaping was installed along 900 North, but not the irrigation, so the landscaping has mostly died. The applicant has agreed to install an irrigation system and re-plant that area in compliance with the agreement. Mrs. Avery also stated that the City Engineer approved the drainage plan and gave consent to start grading the project prior to approval from the Planning Commission but are not permitted to install anything beyond road base until final approval.

Council Member Brian Horrocks asked if FedEx had future plans for the site ten years from now.

Cory Bice with URS Corporation addressed the Commission and stated that FedEx would like to eventually expand the Eastern portion of the property. Ali Avery reported that there may be a

two-story expansion of the existing building. This proposal has been mentioned to some City Staff.

**Council Member Horrocks moved to approve the site plan for the expansion of the parking area for FedEx located at 720 North 400 West with no conditions. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council member Horrocks.**

#### 5. APPROVAL OF MINUTES

The Planning Commission minutes of June 11, 2013 were reviewed and amended.

**Commissioner Klotz moved to approve the Planning Commission minutes of June 11, 2013 as amended. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.**

#### 6. ADDITIONAL ITEMS

Commissioner Mumford notified the Commission that there would be a meeting held at the City Office Building this Thursday night at 7 p.m. with the Governor's office, EPA and Stericycle in attendance. Linda Horrocks stated that this was not a City sponsored event.

Commissioner Klotz stated that there would be an open house on July 2<sup>nd</sup> at 5:30 p.m. to discuss the Deer Hollow Park Retention Basin. Ken Leetham stated that this was discussed at the Council meeting as well.

Ken Leetham addressed the Commission and asked if significant economic development projects could be included on the next agenda. He also asked to more routinely have items on the agenda that are long term and the steps that are being taken to fulfill those projects.

Ken Leetham also addressed that is has been a year since there has been training. He requested that the Planning Commission suggest training topics as well and asked how many of the Commissioners had gone through the Utah League of Cities and Towns training.

Ali Avery commented that one of the billboard conversion applications from the previous agenda may have been misrepresented in regards to re-construction of the pole structure, and that she has invited the owner to come back before the planning commission for re-approval. Commissioner Knowlton asked Ali Avery to have the City Attorney review the issue and advise.

#### 7. ADJOURN

Chairman Klotz adjourned the meeting at 7:08 p.m.

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**Chairman**

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**Secretary**