

1 NORTH SALT LAKE CITY
2 PLANNING COMMISSION MEETING
3 OCTOBER 22, 2013
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7 Chairman Bruce Oblad called the meeting to order at 6:33 p.m. and welcomed those present.
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9 PRESENT: Commissioner Chairman Bruce Oblad
10 Commissioner Robert Drinkall
11 Commissioner Kim Jensen
12 Commissioner Ted Knowlton
13 Commissioner Ryan Mumford
14 Commissioner Lisa Watts Baskin
15 Council Member Brian Horrocks
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17 STAFF PRESENT: Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; Jim
18 Spung, Administrative Planning Technician; Andrea Bradford, Minutes Secretary.
19

20 OTHERS PRESENT: Paul Franzen, ACME Construction.
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22 1. PUBLIC COMMENTS
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24 There were no public comments.
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26 2. CONSIDERATION OF A SITE PLAN FOR THE ACME CORPORATE OFFICE
27 BUILDING LOCATED AT 170 SOUTH 1200 WEST. PAUL FRANZEN-ACME
28 CONSTRUCTION, APPLICANT.
29

30 Jim Spung reported that Acme Construction is proposing to construct their corporate office,
31 including a storage yard and maintenance facility, in the River Bend Industrial Subdivision
32 located along the Jordan River between Center Street and I-215. The proposed building will be
33 13,261 square feet with office and shop space. The three driveways that will provide access to
34 the property off of 1200 West and the four maintenance bays on the east side of the building are
35 in compliance with the Land Use Ordinance. City Staff worked with the applicant to ensure that
36 the building was far enough from 1200 West so that no trucks or equipment would block the
37 driveways or disrupt the public right of way. The applicant is providing 34 parking stalls with 2
38 ADA compliant stalls which exceeds the parking requirements as the total required parking for
39 the site is 33 stalls including 2 ADA stalls. Acme Construction has approximately 30 employees
40 who would be on site during the day, 10 of those would be office employees and 20 others who
41 would arrive at the building each morning to collect supplies and then leave to job sites. The
42 storage yard on the south end of the property will be screened by a 6' high chain-link fence with
43 slats and additional screening will be provided by 7' Colorado spruce trees planted in the park
44 strip along 1200 West. There will be a landscaping buffer along 1200 West as well as along the

45 Jordan River Trail. The storage yard will be comprised of dustless gravel which is the most
46 effective for drainage near the Jordan River. The grading and drainage plans were reviewed and
47 approved by the City Engineer.

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49 Council Member Horrocks asked how the proposed metal building fits into that area. Jim Spung
50 responded that the proposed plan meets the Land Use Ordinance.

51
52 Ken Leetham said that the materials on the existing buildings in that subdivision are brick and
53 concrete. He said there is no City requirement that states that they cannot use metal but that City
54 staff is considering elevating the standard for architectural buildings in the industrial zones.

55
56 Council Member Horrocks also commented that it seemed like a lot of vehicle repairs would be
57 done at the location. Paul Franzen, ACME Construction, replied that the purpose of the facility is
58 to provide maintenance services for the track hoes and other equipment used on various job sites.
59 He said most of the equipment and employees are out in the field except for the office staff.

60
61 Commissioner Oblad asked how they would manage their hydraulic and engine oil. Mr. Franzen
62 replied that the work would be done inside the shop and all the fluids are contained and captured
63 for a company that recycles the fluids.

64
65 Paul Ottoson asked if ACME was putting a locked man gate on the fence near the Jordan River
66 so that landscaping could be maintained behind the fence. Mr. Franzen said that a gate was
67 planned and that they will maintain the area.

68
69 Ms. Baskin asked for clarification about the building design, architects and coloring of the edge
70 line under the roof. Mr. Franzen responded that the roof would be metal but that the color of the
71 roof and siding hadn't been determined yet. He said this wasn't an expansion but just a move to a
72 more central location.

73
74 **Commissioner Drinkall moved that the Planning Commission approve the site plan for**
75 **ACME Corporate Office located at 170 South 1200 West. Commissioner Jensen seconded**
76 **the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall,**
77 **Baskin, Oblad, Jensen and Council Member Horrocks.**

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79 3. APPROVAL OF MINUTES

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81 The Planning Commission minutes of October 8, 2013 were reviewed and amended.

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83 **Commissioner Baskin moved to approve the Planning Commission minutes of October 8,**
84 **2013 as amended. Commissioner Mumford seconded the motion. The motion was approved**
85 **by Commissioners Knowlton, Mumford, Drinkall, Baskin, Oblad, Jensen and Council**
86 **Member Horrocks.**

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88 4. OTHER ITEMS

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90 Commissioner Knowlton commented that there is a group of agencies including Mountainland,
91 UDOT and the University of Utah who have been working on a suite of tools that will be
92 released at the Wasatch Choice for 2040 meeting to be held at the Salt Palace on October 29th at
93 2 p.m. He then invited the Planning Commission and City staff to attend.

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95 5. ADJOURN

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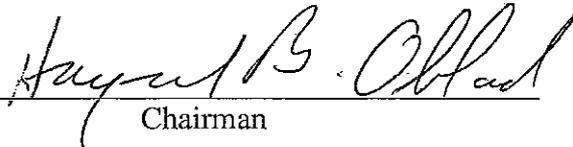
97 Chairman Oblad adjourned the meeting at 6:49 p.m.

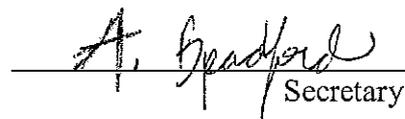
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Chairman


Secretary