

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
MARCH 24, 2015

FINAL

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

PRESENT: Commission Chairman Robert Drinkall
Commissioner Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner Kim Jensen

EXCUSED: Commissioner Lisa Watts Baskin
Council Member Ryan Mumford

STAFF PRESENT: Ali Avery, City Planner; Jim Spung; City Planner; Andrea Bradford,
Minutes Secretary.

OTHERS PRESENT: Dion Richins, Richins Carpentry, Arec Lee, Advanced Drainage Systems.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR RICHINS
CARPENTRY, INC. LOCATED AT 125 NORTH 400 WEST, UNIT F IN NORTH
SALT LAKE. DION RICHINS-RICHINS CARPENTRY, APPLICANT

Jim Spung reported that this conditional use permit request is for wood product manufacturing in the Manufacturing-Distribution (M-D) zoning district. The applicant is proposing to lease unit F in a multi-tenant building located at 125 North 400 West. Richins Carpentry, Inc. specializes in custom woodworking including design, fabrication and assembly. This location will serve as office, production, and warehouse space. There are ten (10) employees on-site during a peak shift and they anticipate 2-3 deliveries per week and possibly several customers to visit the site. There are currently two (2) active business licenses located on this parcel, Harwood Mechanical and Stapp Construction. The parking requirements on-site for this use are ten (10) stalls and there are currently 63 stalls with 3 ADA stalls provided on-site, which complies with the minimum parking requirements per City code. The applicant is not proposing any outdoor storage at this

time. The applicant has two (2) 16 foot trailers which will be parked on-site; however the trailers will be used daily and will not be stored outside for more than one (1) consecutive business day. Approximately 14.4% of the property is landscaped and in good condition which satisfies the minimum 10% landscaping requirement in the City's land use ordinance.

The Development Review Committee (DRC) recommends approval of the conditional use permit for "wood product manufacturing" for Richins Carpentry, Inc. with the condition that no outdoor storage is allowed unless it is in compliance with the outdoor storage requirements in the City Code.

Commissioner Kirkham commented that he is excited for this business and that it will be a great addition to the City.

Commissioner Kirkham moved that the Planning Commission approve the conditional use permit of "wood product manufacturing" for Richins Carpentry, Inc. at 125 N. 400 W. Unit F subject to the following condition:

- 1) No outdoor storage is allowed unless it complies with the screening requirements found in 10-1-33(B) of the City Code. Outdoor storage is any equipment, materials, goods, wares, merchandise, commodities, junk, debris or any other item located outside of a completely enclosed building which is not displayed for sale or lease for a continuous period in excess of one (1) business day.**

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

**3. CONSIDERATION OF A SITE PLAN FOR A BUILDING ADDITION AT
ADVANCED DRAINAGE SYSTEMS LOCATED AT 240 NORTH 400 WEST. AREC
LEE-ADVANCED DRAINAGE SYSTEMS, APPLICANT**

Jim Spung reported that Advanced Drainage Systems (ADS) is requesting approval of a 1,335 square foot addition to the primary structure at 240 North 400 West in North Salt Lake. This property is within the Manufacturing Distribution (MD) zoning district. ADS specializes in manufacturing corrugated plastic pipe. This proposed addition will accommodate business growth and will consist of warehouse/manufacturing space. Anticipated traffic on-site includes 10 shipments daily, 3 deliveries daily and 4-5 rail car deliveries every month. There are currently 21 employees on-site during a peak shift and the company owns and operates 10 semi-trucks and 27 tractor trailers used for delivery. Business hours vary depending on the season. This proposed

addition is not expected to increase the number of employees on-site or generate more traffic on-site. The parking requirements on-site are 41 stalls with 2 ADA stalls, there are currently 25 parking stalls with one (1) ADA stall. The existing structure is considered legal nonconforming, so the DRC is recommending the applicant provide two (2) additional parking spaces to accommodate the proposed addition. The total landscaped area on-site is 14% of the lot with the majority of the landscaping fronting 400 West, and is in compliance with the landscaping standards in the City Code.

The City recently adopted an ordinance outlining building design standards and architectural standards for any nonresidential structures. The proposed addition is surfaced in an embossed smooth metal panel making up 100% of the building exterior. The proposed architectural metal panels are insulated, cost effective, are relatively easy to install and provide the finished look of masonry stucco which satisfies the spirit of the law of the new ordinance; however the letter of the law limits metal surfacing to 20%.

The DRC has determined the proposed addition satisfies the spirit of the law which is to improve the appearance of the industrial and commercial areas of our City and to enhance the quality of design for new and re-developing buildings. The DRC finds the following information relevant in supporting this proposal: The proposed structure is hidden from view from all public right(s) of way, the proposed surfacing is high quality, durable, and has the appearance of stucco, the proposed color scheme breaks up the façade and provides architectural interest, the existing primary structure on the lot is constructed of metal, the proposed addition increases the square footage on-site by 4%.

Mr. Spung then said the Planning Commission has the final approval authority for this application due to the scale of the project. The DRC recommends approval of the site plan with the condition that: two (2) additional standard size vehicle parking stalls shall be provided on site prior to issuance of a building permit.

The applicant then provided the Planning Commission with a sample of the finish for the proposed building addition.

Commissioner Garn moved that the Planning Commission approve the site plan for the Advanced Drainage Systems building addition at 240 North 400 West subject to the following condition:

- 1) Two (2) additional standard size vehicle parking stalls shall be provided on-site prior to issuance of a building permit.**

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

4. APPROVAL OF MINUTES

Commissioner Knowlton moved that the Planning Commission approve the minutes of March 10, 2015 as amended. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Jensen, Knowlton, Kirkham, Garn and Drinkall. Commissioner Baskin and Council Member Mumford were excused.

Commissioner Drinkall commented that in the last Planning Commission meeting some of the participants expressed appreciation for the efforts of the Commission and City staff.

Council Member Mumford arrived at 6:54 p.m.

5. ADJOURN

Chairman Drinkall adjourned the meeting at 6:54 p.m.



Chairman



Secretary