

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
JANUARY 10, 2017

FINAL

Chairman Robert Drinkall called the meeting to order at 6:27 p.m. and led those present in the Pledge of Allegiance.

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

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

OTHERS PRESENT: Dal Wayment, South Davis Sewer District; Brad Rasmussen, Aqua Engineering; James Glascock, JBG-ARCH; Spencer Ward, Tom Stuart Construction; Pablo Gotay, SLC Dwelling; Cory Merrell, Sandbar LC.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED SITE PLAN AMENDMENT AT 1475 WEST CENTER STREET. TOM STUART CONSTRUCTION, APPLICANT

Sherrie Llewelyn reported that this is a minor amendment to the site plan, for 1475 West Center Street, to relocate the parking to accommodate roll up doors on the front of the proposed building. The building will be finished for three tenants and the Development Review Committee (DRC) recommends limiting the office space for each unit to 800 square feet in accord with the available parking. There will be three units with a required 25 parking spaces.

Mrs. Llewelyn explained that the placement of the doors on the front of the building will allow for easier access for each tenant due to the shape of the lot and the building; and a minor reduction in the landscaping width along the street, which still meets the minimum requirement

will allow for an increased drive aisle for deliveries. The DRC also recommends that delivery of goods and materials to the building be limited to trucks no greater than 12,000 pounds gross volume weight. The DRC recommends approval of the site plan amendment with the following five conditions: tenants cannot exceed the parking available, office space is limited to 800 square feet per tenant, no outdoor storage is permitted, no delivery trucks greater than 12,000 lbs. gross volume weight, sidewalk and fencing must be provided on the rear portion of the building, and a lighting and photometric plan, along with redline corrections, must be submitted.

Commissioner Baskin asked who the proposed tenant would be and what specific needs they had. Sherrie Llewelyn replied that she was unsure but assumed from the plans that it would be for small assembly.

Council Member Mumford asked if the proposed amendments would change the landscaping plan. Sherrie Llewelyn replied that the landscaping would be slightly reduced but the applicant would still need to meet the requirements per City code.

Commissioner Kirkham moved to approve the amended site plan 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 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.**

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

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

Sherrie Llewelyn reported that 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 to a sewer treatment facility and the proposed food waste recycling/resource recovery plant. She then gave a brief overview of the proposed project which will divert organic waste products from landfills as a food composting operations and land application with the intent to anaerobically digest them to produce biogas and bio-based soil amendment products. The digesters onsite will break down the waste into methane gas which will be scrubbed and put into a natural gas pipeline. Estimated operations will be 24 hours a day with 20-30 employees, upon build out, and approximately 90 trucks a day.

Mrs. Llewelyn then presented the site plan and explained the phasing plan with the gray buildings as part of phase 1 and the buildings with hatch lines to be constructed in phase 2. The site currently meets the 10% requirement for landscaping but the applicant will make other improvements along the east property line with the addition of poplar trees for screening from the highway and as well as tree planting on the property of the nearby school. The applicant will also work with the Nature Preserve to use storm water runoff and a portion of the effluent to restore the upland habitat.

Some of the potential impacts could include noise, chemicals and traffic. The processing equipment will be housed inside to contain noise and odor, and the delivery trucks will be pulled into the bays and the garage doors will be closed to help eliminate these issues as well. There will be no additional water demands as the applicant will use effluent water for processing. Environmental impacts have been addressed through an air quality permit, including the potential emissions from equipment. The site will be paved and dust control practices will be followed during construction.

Delivery truck traffic will increase, and the proposed traffic generation will be approximately 100 trucks a day at full build out of the property. Traffic will generally occur during daylight hours. The applicant will widen Center Street at the east entrance with a right turn lane for the increased traffic. Signage and traffic control will be used throughout the site and drivers will be advised not to deliver during school drop off and pickup times.

The building design standards may be waived for publicly owned buildings as the applicant is proposing metal buildings. Some of the buildings will exceed the maximum height of 45 feet and will also require specific approval. In order to mitigate the impacts of these waivers the applicant will plant trees on the east property line and once the trees are grown they will provide adequate coverage of the buildings. There is currently over 3 acres of landscaping on the 22.8 acres site. The proposed landscaping will be grass, xeriscaping, and the proposed trees for screening.

Security practices will remain consistent with what is in place and a 6' tall chain-link fence topped with barbed wire will enclose the entire property.

The DRC recommends approval with the following six conditions: landscaping to be installed consistent with the site and landscape plans including poplar trees for screening, installation of a right hand turn lane from Center Street, truck drivers to be notified and discouraged from delivering during school drop off and pick up times, additional trees added to the school property line, utilization of storm water for onsite landscaping and offsite improvements to the Nature Preserve, the site will be secured per the South Davis Metro Fire District, and the correction of City Engineer redlines. The fire department recommends approval with the addition of fire hydrants and a Knox box on the gate.

Council Member Mumford commented that there is concern about metal buildings and allowing a corrugated metal building. He also said that some residents are not in favor of the sewer expansion in general.

The Commissioners felt that allowing a metal building is an issue especially if it is only allowed because it is a public building. They discussed whether or not special provisions for government buildings should be allowed. Sherrie Llewelyn commented that the applicant may not be aware of the City new code provision prohibiting metal buildings unless the metal panels look like other materials.

Dal Wayment, South Davis Sewer District, commented that the steel skin they are considering has steel on the outside and inside for insulation and durability. He said there are different surface finishes and they are considering the one that looks like stucco in a matte finish.

Sherrie Llewelyn asked if the appearance would still look like corrugated metal. James Glascock explained that he was the architect on the project and replied that it would be corrugated but that they would try to choose a color that would blend into the environment. He said they could also look at finishes that give the appearance of brick or a wainscot.

Commissioner Drinkall commented that the other requirement is to mix up the materials to help with the appearance of the building. He said that the City understands the need to be cost effective and asked that the applicant consider using other materials as well.

Brad Rasmussen, Aqua Engineering commented that the digester tanks are fabricated a certain way, as are the greenhouses over the drying beds, and there is not a lot of control on the appearance on either of those buildings. Council Member Mumford commented that the digester tanks he viewed in California were not corrugated metal buildings. Brad Rasmussen responded

that California can use concrete because of the temperate climate. Council Member Mumford then stated that the current digester tanks at the North Salt Lake facility are not corrugated metal. Brad Rasmussen confirmed that the current tanks are brick. He stated that the sewer district was asking for corrugated metal on the new tanks because the existing tanks were built in the 60's and the cost of building with brick has greatly increased.

Commissioner Drinkall asked what the R value that needed to be achieved for the digesters would be. Brad Rasmussen replied that he was unsure but that the water is heated to and must be retained at 98 degrees which is why the construction and maximum insulation of the building is critical.

James Glascock commented that even with the concrete and panels there is a low R value and we have to meet the energy code and the project functions. He responded to Commissioner Drinkall's question regarding using other materials on the building and said that they could apply a wainscot, use different colors, or use materials such as a faux brick, concrete. He also said they could present options to the Commission at a later date and bring a sample of the proposed metal panels.

Council Member Mumford asked why the applicant was considering corrugated metal versus other types of metal panels. James Glascock replied that the corrugation would be to enhance the strength of the structure. He said that they may be able to add an exterior skin to cover the look of the corrugated metal but that a typical problem with adding a finish over long metal panels is that it cracks due to the metal expanding and contracting.

Commissioner Drinkall asked what the total height of the digesters would be. Brad Rasmussen replied that the digesters are approximately 35' high with a 25' dome top.

Commissioner Drinkall commented that with the height of the buildings the only way to screen them from view would be with vegetation. James Glascock replied that poplar trees would be planted 15' apart on the east property line. He said these trees are very quick growing and would be 50-60' high in ten years which should mask the height of the building.

Council Member Mumford commented that the height exception had not been discussed until now and that the digesters would be taller than what the City allows. Brad Rasmussen replied that the previously proposed fertilizer building was to be 70' tall and that the height had previously been discussed with City staff. However they are not going to be requesting that building and will be going with a different algae production technology instead.

Sherrie Llewelyn replied that the proposed buildings will be built in at a lower elevation than the existing digesters so they will appear shorter at least from Center Street. City staff has known about height and that the applicant would be requesting an exception which is permitted as part of the conditional use permit.

Council Member Mumford commented that the 50-70' buildings will be visible from every direction except the east where the poplars will be planted. He said the City wants to avoid an issue where the height of the buildings is very noticeable after they are built. Sherrie Llewelyn replied that the property line is over 700' to Legacy Highway and commented that the rendering of what the proposed building height would look like from the highway may not provide an accurate perspective on that distance.

Dal Wayment replied that they could continue the tree line to the west along the north property line to further buffer the view line for residents.

Council Member Mumford said that it seems like poplars have a short life span. James Glascock replied that as part of the agreement the property owner should replace the trees when they die.

Dal Wayment also commented that the entire property is currently well-maintained and would continue to be maintained.

Commissioner Mascaro asked for clarification on the height of the buildings as it was not clarified in the elevations. Brad Rasmussen replied that the tank is 35' high and the rounded top is approximately 25-30' tall. He said the top is a specialized membrane.

Commissioner Drinkall summarized that the concerns are regarding the height and appearance of the buildings. Sherrie Llewelyn replied that at this point only the zone change has been approved and the applicant can only use the property for the proposed use.

Commissioner Mascaro requested that the height of the buildings needed to be indicated on an elevation so that it was clear what was being approved. Brad Rasmussen replied that this would be done and given to the Planning Commission.

Commissioner Drinkall commented that with concerns regarding the height and appearance of the exterior façade that this item might need to be tabled until a later date. He asked what the timeline for construction would be. Brad Rasmussen replied that their 30 day comment period for their air permit starts on Thursday and that if they had to wait until the next Planning Commission meeting the project would be delayed at least two weeks.

Commissioner Baskin recommended a joint meeting with the City Council for January 17th and Commissioner Knowlton asked that the applicant bring a sample of the color of the building along with the proposed metal panels.

Commissioner Baskin moved to table this item so the Planning Commission could meet with the City Council next week. The applicant will be required to provide the height of the buildings, the skin/finish on the metal building, and the plan for the trees. The applicant will also explore camouflaging the digester in some fashion. Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.

Commissioner Baskin asked for clarification on the proposed zoo waste that would be processed at the facility. Dal Wayment replied that it would be food and animal waste.

4. CONSIDERATION OF A PROPOSED SITE PLAN FOR A SAND VOLLEYBALL FACILITY AT 680 SOUTH REDWOOD ROAD

Sherrie Llewelyn reported that the proposed property would be located between Lewis Brothers and APCO. The 1.52 acre property is located in the General Commercial zone and will consist of five indoor and four outdoor sand volleyball courts. The property has shared access at the rear of the property between an import auto business and APCO. APCO has encroached upon the access by enclosing a portion of the access behind their building with a chain-link fence. As the current access is blocked, and causes issues with emergency access, the DRC recommends that the fence be moved or the remaining portion of the access be constructed. This would entail completing 290 feet of asphalt to Recreation Way.

Council Member Mumford asked if anything is stored within APCO's fence. Sherrie Llewelyn replied that the fence appears to be just for security purposes and that the private easement is for the benefit of all the property owners.

Pablo Gotay, SLC Dwelling, who is the architect for the project commented that they had discussed adding a gate for access from the sidewalk on the north side of the building from Redwood Road. He also said they will put the fire riser room as close to Redwood Road as possible.

Commissioner Drinkall asked what the length of the building would be. Pablo Gotay replied that it is 220' and that there are two fire hydrants on Redwood Road.

Sherrie Llewelyn reported that the required parking for the site is three parking spaces per court and one space for each spectator seat. The indoor courts will be used during inclement weather and the outdoor courts during summer months, as the courts will not be used concurrently, the maximum number of courts used at one time would be five. The amount of parking spaces required for 5 courts would be 15 spaces, with 22 spaces required for spectator seating, and 7 spaces for office use which would equal a total of 44 required stalls. The applicant is proposing 47 parking stalls with 2 ADA van accessible stalls.

The landscaping plan meets the standard for landscaping along Redwood Road and matches the existing landscape and sidewalk width of both abutting properties. The landscaping meets the minimum standard and provides a buffer along the north and west property lines.

Mrs. Llewelyn reported that the proposed fencing along Redwood Road will be a solid 30" high with wrought iron above that.

Pablo Gotay commented that the fence will enclose the courts and the building so that the courts are only accessible through a gate.

Sherrie Llewelyn then presented the elevation of the proposed building and showed that there would be three different finishes on the metal panels that would resemble wood, stucco and flat panels. She asked that the Commission take into consideration if the parapet wall and the roof height would meet the standards for variation.

Commissioner Knowlton commented that the pitch of the roof is subtle enough but asked if the setback was far enough especially for those walking the nearby Jordan River Trail.

Commissioner Drinkall asked for the height of the roof. Pablo Gotay replied that it is a 4' and 12' pitch. He said the roof would be metal and needs to be higher for volleyball.

Commissioner Knowlton suggested exaggerating the popup element of the parapet. Pablo Gotay replied that with a metal building that there has to be a tapered roof for water drainage and that the higher the parapet goes the more snow load is placed on the roof. He also said they could add the parapet to all four sides instead of just two or on the ends that are visible from the trail and the road and that it would just be an additional cost.

Commissioner Drinkall asked if there needed to be a requirement regarding fire access. Sherrie Llewelyn suggested that the Planning Commission could require the applicant resolve this issue to the satisfaction of the fire department.

Council Member Mumford moved to approve the site plan request for Sandbar at 680 South with the following findings and conditions:

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 materials 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 access shall be completed from the property to Recreation Way;**
- 2) Engineering redline corrections be submitted prior to a building permit;**
- 3) That parapets be added to the east & west elevations of the building.**

Commissioner Garn asked if the height of the parapets needed to be specified. The Commission determined that the applicants look into this option but that it would not be a requirement.

The applicant asked in regards to condition number one regarding access and if they could negotiate this item with the fire department.

Council Member Mumford moved to amend the motion for condition one to include “or that fire access be meet to the fire district’s satisfaction.”

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

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of December 13, 2016 were reviewed and approved. **Council Member Mumford moved to approve the minutes from the Planning Commission minutes of December 13, 2016 as amended. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.**

Council Member Mumford reported on the Foxboro Marketplace Development and the requested meeting with the public. The public opinion was mostly against residential buildings in the

development. The item has not come back to the City Council for a vote but the developer may come back with a modified or changed plan.

Commissioner Drinkall commented that it seemed like Brighton Homes was very interested in being the builder for the residential project in that development. He also said it seemed like residents were concerned with increased traffic and school overcrowding. He said that other ideas for developing that area could be a bowling alley or assisted living facility.

Sherrie Llewelyn said that Brighton Homes has been involved in the Foxboro Marketplace project since the beginning and that there was no contract at this time. She said Brighton only provided the design for the residential project as a favor to the developer.

Commissioner Baskin commented that it sounded like, from Council Member Mumford's earlier comments, the City Council had gone to California and viewed food waste facilities and digesters. Council Member Mumford responded that he and Council Members Jensen and Porter, Paul Ottoson, Ken Leetham, and Police Chief Black went to California to view two facilities with Dal Wayment. He said he made an effort to smell each vehicle to see if there was a waste odor. He also said the two facilities in Oakland and Monterey were less advanced than the proposed facility and that they effectively concealed the odors. He felt that it was worth the cost to tour these facilities so they could make an informed decision.

Council Member Mumford then reported that the Planning Commission had requested to change the City Code for when to hold public meetings in regards to the Planned (P) District. The City Council reviewed the request and was worried that if the change is made that developers would have to deal with public clamor rather than spending the time creating a quality plan with City staff. The City Council found that there is nothing in the code to prohibit holding or requiring a public meeting or feedback at any time. The Planning Commission and City Council can request meetings and send letters to inform residents on controversial items. In the future the City should be more aggressive in providing public notice and getting feedback.

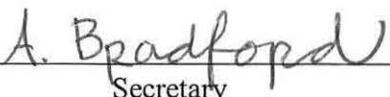
Sherrie Llewelyn commented that maybe the City Council could request a code amendment that requires the developer to hold an open house before they submit for general development plan.

6. ADJOURN

Chairman Drinkall adjourned the meeting at 8:20 p.m.



Chairman



Secretary