

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOVEMBER 14, 2017

FINAL

Chairman Robert Drinkall called the meeting to order at 6:28 p.m. Commissioner Kirkham led those present in the Pledge of Allegiance.

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

EXCUSED: Commissioner Lisa Watts Baskin

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Shannon Anderson, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Matt Myers, South Davis Sewer District; Mike Stout, Waterscape Landscaping; Colby Anderson, AutoZone; Brad Nelson, Spectrum Academy.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED SITE PLAN FOR AUTOZONE AT 557 NORTH REDWOOD ROAD, MITCH BRANLITT, APPLICANT

Sherrie Llewelyn reported that AutoZone has requested site plan approval for a new retail location at 557 North Redwood Road in the Foxboro Marketplace South Subdivision. Per City code parking requirements are five spaces per 1,000 square feet of net retail floor space the requirement for this location is 25 parking stalls with 2 ADA compliant spaces as the retail space is 5,060 square feet. The applicant has proposed 27 total spaces with 2 ADA compliant stalls.

The applicant has proposed 24% of the lot to be landscaped, meeting the minimum landscaping requirement of 10%. Landscaping and street trees are to be placed along Redwood Road with the completion of the trail segment and park strip. A landscape buffer is provided on the west

property line. The applicant and the property owners to the north and south are required to coordinate landscaping and irrigation of the islands that straddle the property lines.

Commissioner Knowlton said that the City code requirement of five parking stalls per 1,000 square feet may be excessive and asked staff to review the parking standards. Sherrie Llewelyn replied that this requirement could be high and should be addressed in future code updates.

Council Member Mumford commented on the proposed 24% landscaping and said that providing more landscaping over parking lot area was most likely cheaper and looked nicer.

Commissioner Garn moved that the Planning Commission approve the requested site plan for AutoZone at 557 North Redwood Road with the following condition:

- 1) Landscaping and irrigation in islands between AutoZone and the properties to the north and south will be coordinated with the adjoining property owners based upon the Del Taco and Holiday Oil approved site plans.**

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

**3. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT FOR
WATERSCAPE LANDSCAPING AT 745 WEST 200 NORTH, MICHAEL STOUT,
APPLICANT**

Shannon Anderson reported that this conditional use permit for Waterscape Landscaping had been reviewed and recommended for approval by the Development Review Committee (DRC) with the conditions that any landscaping changes along Redwood Road would be brought up to the cross section standard and that a landscape site plan be submitted showing proper water hookups for any water feature on site.

Waterscape Landscaping has planned to use the west portion of the building for tool and inventory storage as well as office space. Trucks, trailers, and other equipment will be stored outdoors on the west end of the property in the existing outdoor storage yard. The yard is enclosed with chain-link fencing with privacy slats. Parking includes 6-10 stalls with 2 ADA compliant stalls.

Commissioner Drinkall asked the applicant if they would be leasing or purchasing the property. Mike Stout, Waterscape Landscaping, replied that they planned to lease the building for at least five years and were moving their business from Bountiful.

Commissioner Garn asked what type of services Waterscape Landscaping provided. Mike Stout responded that they provided sprinklers, landscaping, and water features. He said they would improve landscaping along Redwood Road but did not have plans to install a water feature at this time.

Council Member Mumford said that there have been compliance issues with outdoor storage along Redwood Road and asked who would be maintaining the landscaping on the property. Mike Stout replied that a property management company had maintained it in the past but felt that his company would take over maintenance in the future as they would like to keep the property presentable as a reflection on their business.

Commissioner Mascaro moved that the Planning Commission approve the proposed conditional use permit for Waterscape Landscaping at 745 West 200 North with the following conditions:

- 1) Landscaping change along Redwood Road would be brought up to the cross section standard;**
- 2) If any upsized water connection is required, the proper hookups will be installed prior to landscaping improvements.**

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

4. CONSIDERATION OF A SITE PLAN FOR SPECTRUM ACADEMY HIGH SCHOOL AT 522 NORTH CUTLER DRIVE, BRAD NELSON, APPLICANT

Sherrie Llewelyn reported that Spectrum was requesting site plan approval for a new charter high school to be located at 552 North Cutler Drive in Foxboro Marketplace South. She explained that the high school would start and end an hour earlier than the adjacent elementary school to help reduce traffic issues. Staff would also escort students to the cars per a dedicated queuing lane. This queuing lane would provide stacking of approximately 70 cars along with 91 parking stalls on site including 4 ADA stalls.

The applicant has proposed 49.9% landscaping with street trees to be placed along Cutler and Foxboro Drive. A sidewalk will also be constructed to connect the sidewalk provided by Holiday Oil along Cutler Drive and provide a connection from the Redwood Road Trail to the wetlands park trail. After review by the police chief and his concern about safety at the roundabout the DRC recommended a condition that the roundabout be widened by five feet.

Commissioner Garn asked if this would be a public high school and if it would accommodate students with disabilities. Sherrie Llewelyn clarified that it would be a charter high school for autistic children.

Brad Nelson said that approximately only five of the expected 200 students would drive to school.

Commissioner Drinkall asked about pedestrian crosswalks. Brad Nelson replied that there is a crosswalk currently in place to access Spectrum Academy Elementary which would continue to be maintained for students.

Commissioner Knowlton inquired about implementing a crosswalk in the parking lot, from the building to Cutler Drive and said that one parking stall could be removed to add a clear pedestrian connection there. The Commission discussed the placement of pedestrian access both onto Foxboro and Cutler Drive and from the edge of the play field in regards to student safety.

Council Member Mumford requested that the applicant show those present the location of the sidewalk and fencing. Brad Nelson responded that there would be a chain link fence surrounding the play field and a 2' vinyl split rail fence along Cutler Drive which would run along the sidewalk and end at the crosswalk.

Commissioner Knowlton asked if there was an accommodation for a pedestrian connection near the play field. Brad Nelson replied that they could review the site plan to see if this could be added without affecting the safety of the property. He also said they were considering a connection to the trail section in that area.

Council Member Mumford asked if the students would access the nearby church building for seminary classes. Brad Nelson replied that they would have three classes per day and that students would access the church via the crosswalk on Cutler Drive at the roundabout. He said they would review the Planning Commission's suggestions for traffic and pedestrian crossings as well.

Commissioner Knowlton moved that the Planning Commission approve the requested site plan for Spectrum High School at 552 North Cutler Drive with the following conditions:

- 1) Correction of engineering redlines, namely related to ball field drainage slope, taper of sidewalk, 5' widening in roundabout, and moving water meter out of drive aisle,**
- 2) Addition of sidewalk connection from Holiday Oil to Cutler Drive;**
- 3) A pedestrian access connection is provided across Cutler Drive and through parking and circulation areas to the primary buildings.**

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

5. CONSIDERATION OF A SITE PLAN AMENDMENT FOR SOUTH DAVIS SEWER DISTRICT AT 1380 WEST CENTER STREET, MATTHEW MYERS, APPLICANT

Sherrie Llewelyn reported that on January 17, 2017 the City Council approved the conditional use permit and site plan for the Wasatch Waste Resource Recovery facility to be located on the South Davis Sewer District property. The proposed facility would recycle food waste into methane gas. The previously submitted plan proposed a large white, tent-like structure to process treated sludge from the sewer district with bio solids from the food recycling operation to create fertilizer for end user sale. However after further investigation it was discovered that EPA regulations would not allow for the sludge to be combined with the bio solids. Therefore an alternative method of removing the high nutrients from the effluent is needed. The sewer district has updated their site plan and is requesting a site plan amendment to install three 32' green houses to treat waste water and produce algae products instead of the 60' tent structure. They are also requesting to remodel an operators building which will be similar to the color and materials of the existing buildings. The maximum height of the addition would be 36'.

Commissioner Kirkham asked what the timeframe would be for the breakdown of the product. Matthew Myers explained that the process would take several hours in the greenhouse.

Commissioner Mascaro asked what the end product could be used for. Matthew Myers replied that the product would be used for plastic resin beads, as aqua feed, and for foam shoe insoles among other things.

Matthew Myers clarified that this would be a South Davis Sewer District project, the proposed changes would not affect the food waste recycling, all the requirements such as landscaping

would remain the same from the original site plan approval, and the construction timeframe would be the same.

Council Member Mumford asked if additional staff would be required per the new treatment process. Matthew Myers replied that they would need to hire an additional 8 to 16 employees. Council Member Mumford also asked about the proposed building that would be visible from the street. Sherrie Llewelyn clarified that the dewatering facility would need to meet the design criteria for public buildings and that any side of a building visible from the street would be masonry while those obstructed from public view could be constructed of metal.

Commissioner Kirkham moved that the Planning Commission recommend to the City Council the approval of the proposed site plan amendment for South Davis Sewer District at 1380 West Center Street with no conditions.

Council Member Mumford commented that a condition should be added that the south façade of the dewatering building that is visible from the street be of masonry construction.

Commissioner Kirkham amended his motion to include one condition that the south façade of the dewatering building, which is visible from the street, be of masonry construction. Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Baskin was excused.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of October 24, 2017 were reviewed and approved. **Commissioner Knowlton moved to approve the Planning Commission meeting minutes of October 24, 2017 as amended. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Baskin was excused.**

Sherrie Llewelyn reported that the City Council would review the conditional use permit for the petroleum rail terminal at their next meeting. She also said the area was a “no horn zone” so trains were not allowed to blow their horns.

Mrs. Llewelyn also said that there would be two more Planning Commission meetings held in 2017 on November 28th and December 12th. She also said there would be a staff Christmas party on December 5th.

Commissioner Drinkall commented that November 28th and December 12th would be his last two meetings on the Planning Commission as his two consecutive three year terms would be concluded. Council Member Mumford said that he could possibly be replaced with a new City Council representative in January as well.

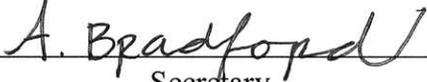
7. ADJOURN

Commission Chairman Drinkall adjourned the meeting at 7:46 p.m.



Chairman

Recorder



Secretary